

**October 27, 2015**

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, October 27, 2015 at 7:30 pm. Other Board members in attendance included: Joel Gruber, Vonda Alberson, Ralph Brown, and Ann Harker. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary, Kimberly Patterson.

Citizens signing the register: Darby Mahan, Toby Mahan, Rex Spencer, Mike Mahan, and Andrew Thornbury.

#### Absence

Mr. Brown **moved to excuse Ms. Karen Kuziinsky from the meeting**, seconded by Mr. Gruber and unanimously approved. **Motion carried.**

#### Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Mr. Brown **moved to approve the September 22, 2015 meeting minutes as written**, seconded by Chairman Bayliff. **Motion carried.** Ayes: Brown, Bayliff, Harker, Gruber, and Alberson. Nays: None.

#### Chairman's Introduction

Chairman Bayliff explained Board procedure to all present to include the order of business; the appeal process; citizens wishing to speak for or against a request; and the acquisition of all required permits upon any approval.

#### Citizens Comments Not on the Agenda

There were none.

#### New Business

**Toby Mahan - 214 E. Walnut St. Lot: Pt. Inlot 491** – The applicant requested an approved Certificate of Appropriateness for the demolition of the existing home & two sheds and the construction of a new home and detached garage.

**Zoning district:** CC/RA – Community Center/Old Tippecanoe City Restoration and Historic District

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the following:

1. The demolition of an existing home & two sheds at 214 E. Walnut Street
2. The construction of a new home & detached garage at 214 E. Walnut Street.

Mr. Spring also stated that the applicant proposed the demolition of the existing home ( $\pm$  1,200 sq. ft.) and two sheds ( $\pm$  185 sq. ft. &  $\pm$  88 sq. ft.) in order to make way for the construction of a new home & detached garage. Staff noted that Restoration Board approval of the demolition was a prerequisite for the proposed new home construction. If the Restoration Board denied the COA for demolition of the home, the corresponding construction portion would be moot and not applicable.

**October 27, 2015**

**1. Demolition of existing home & sheds**

It was the opinion of staff that the two sheds were incidental and non-contributing to the historic district. Mr. Spring focused solely on the demolition of the home. Code §155.05(C)(7) requires that the Restoration Board first make a determination as to the historical significance of the home:

**Mr. Spring provided the following Excerpt from the Design Manual on New Construction and Additions for the Boards review:**

**DETERMINING THE SIGNIFICANCE OF A STRUCTURE**

When making decisions or recommendations about changes to structures in the Restoration District, the Restoration Board shall have the authority to make a determination of the historical significance of the structure based on this section. For structures that the Restoration Board finds are not historically significant, the board may relax or waive the standards or guidelines of this document. If the Restoration Board finds that the structure is historically significant, the standards and guidelines of this manual may be fully applied.

The Restoration Board shall determine whether a structure or site is significant based on the following criteria:

- Its value as a reminder of the cultural or archaeological heritage of the city, state, or nation;
- Its location as a site of a significant local, state, or national event;
- Its identification with a person or persons who significantly contributed to the development of the city, state, or nation;
- Its identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation;
- Its value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance;
- Its characteristic of an architectural style or period;
- Its contribution to the historical nature of the overall site; and/or
- Its character as a contributing element in the Restoration District.

Mr. Spring noted the following:

- The property under consideration was within the Old Tippecanoe City Restoration and Historic Overlay District.
- The Ohio Historic Inventory had no information concerning the home.
- The Miami County auditor indicated that the home was constructed in 1920.

**Not Historically Significant**

*If the Restoration Board finds that the structure subject to the application is not historically significant, the Restoration Board shall state the basis for such determination and shall be required to make a formal determination that the proposed demolition or movement of*

**October 27, 2015**

*a structure will not harm or reduce the historical significance of the site on which it is located or on the RA District as a whole.*

Historically Significant

*If the Restoration Board finds that the structure is historically significant, the demolition or movement of a structure may only be considered if the applicant can clearly demonstrate that three or more of the following conditions prevail:*

- A. That the building proposed for demolition or movement is not inherently consistent with other structures within the district;*
- B. That the building contains no features of special architectural and/or historic significance;*
- C. There is no viable economic use of the building as it exists or as it exists on the site;*
- D. A written report by a contractor acceptable to the Restoration Board demonstrates it is not feasible to restore the structure; or*
- E. A written report by a contractor acceptable to the Restoration Board demonstrates it is not feasible to move the structure to another location (applicable in demolition requests only).*

*Even with a demonstration that the above conditions exist, the Restoration Board may also take into consideration the following criteria when making its decision.*

- A. The historic, scenic, cultural, aesthetic or architectural significance of the building, structure, site, or object;*
- B. The importance of the historic structure, building, site, or object to the ambiance of a district;*
- C. The difficulty or the impossibility of reproducing such a structure, building, site, or object because of its design, texture, material, detail, or unique location;*
- D. Whether the historic structure, building, site, or object is one of the last remaining examples of its kind in the Restoration District or the city;*
- E. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;*
- F. Whether the structure would be more appropriate in the proposed new location;*
- G. Whether reasonable measures can be taken to save the historic structure, building, site, or object from collapse; and/or*
- H. Whether the historic structure, building, site, or object is capable of earning reasonable economic return on its value.*

Mr. Spring stated that the applicant had provided the following documentation regarding demolition of the home:

- Ownership History Information
- The applicant's narrative on condition of the property

**October 27, 2015**

- Photos of Home (Interior & Exterior) taken by the applicant
- A narrative from Terry Kessler – Kessler Construction regarding the current condition of the home and in support of the proposed demolition
- A narrative from Rob England –Miami County Building Regulations regarding the current condition of the home and in support of the proposed demolition
- The applicant's narrative on justification for the demolition
- The applicant's research of historical & other significance

Per Code §154.05(C)(7)(b)(iii): *If the Restoration Board approves the COA for demolition or movement of the structure, the applicant shall be subject to additional bonds or sureties as established in §154.05(C)(7)(d).* In addition, the applicant will be required to furnish and keep in full force and effect, at all times during the period of demolition or moving, a policy of insurance written by a solvent insurance company authorized to do business in Ohio (per §154.05(C)(8)).

Mr. Spring stated that subsequently, the Restoration Board can proceed with review of the proposed new garage, driveway, and landscaping as delineated. Mr. Spring reiterated that if the Restoration Board denies the COA for demolition of the shed/garage, the remainder of the request was moot and not applicable, since the demolition was required for the proposed construction.

Ms. Darby Mahan, 620 Redwood Square, Tipp City, Ohio approached the dais. Ms. Mahan stated that a lot of research has been done.

Board Members found the following: Structurally was difficult to find historic significance on the interior; an actual interior demo had been completed and engineers made an assessment of the integrity of the building; structure had been empty for a couple of years and had been neglected; it was found that just to get the frame of the structure up to code would cost over \$100,000; water damage on the original beams with the bark also included termite damage they were not good enough for salvage;

Ms. Alberson noted that she would agree that meeting the criteria of the difficulty or reproducing the structure and reuse of the property and not meeting economic return; the request seemed to meet the specific criteria.

Mr. Brown stated that the proposed replacement structure would enhance the area greatly.

Chairman Bayliff asked for further discussion in regards to the demolition request. There being none **Mr. Gruber moved to approve the demolition**, seconded by Mr. Brown. **Motion carried.** Ayes: Gruber, Brown, Harker, Bayliff, and Alberson. Nays: None.

Mr. Spring noted that the demolition would be professionally completed by Mike Hawk Homes.

October 27, 2015

**2. Construction of New Home**

Mr. Spring stated that the applicant proposed the construction of a new home. The proposed home would have an area of  $\pm$  1,684 square feet and a height of  $\pm$  31.66 feet. The setbacks of the home will be 2.5' from the eastern property line, 10.5' from the western property line, and 5' from the northern property line. The home will include a basement, a covered front porch, and a rear deck. The construction details include the following:

- Roof – Cambridge Architectural shingles. Color: Harvard Slate
- Primary Siding – LP Smartside® Cedar lap siding. 7.84" lap. Smartside® is a proprietary engineered wood product. Color: Valspar Churchill Hotel Olive 5008-2A
- Trim & Facia – LP Smartside® trim & facia. Color: Valspar Ultra White 7006-24.
- Front Door – Fiberglass Entry door. 3' x 6' 8". 2 panel door, 3 window with chord glass, plus 4-block dentil shelf. Color: Mahogany gel stain. Thermatru®
- Rear Patio Door – Fiberglass Hinged Patio entry door (3-door) left & right fixed, center hinged 3' x 6' 8" each. Craftsman grille (3-section-top). Color: Ultra White. Thermatru®
- Windows – Anderson 200 Series – double-hung, vinyl-clad wood with upper window grill. Color:

<u>Quantity</u>	<u>Style</u>	<u>Size</u>
9	Double-Hung	28" x 52"
9	Double-Hung	24" x 52"
4	Double-Hung	20" x 42"
1	Double-Hung	30" x 32"
1	Transom	34" x 32"
1	Transom	34" x 10"
1	Transom	24" x 24"
1	Transom	60" x 24"
4	Block	36" x 18" (6 block x 3 block) basement

- Porch - Front (decking, steps, rails) – wood. Colors: Deck - Clove Brown; Railing - Ultra White; Balusters - Seine; Stair Riser - Ultra White; Stair Step - Clove Brown.
- Porch Columns – LP Smartside® (engineered wood). Color: Columns, main - Ultra White; Columns, inset - Valspar Seine 6005-2B.
- Foundation Façade – Dutch Quality Stone – Limestone Veneer – Ohio White Vein
- Deck – rear (decking, steps, rails) – wood. Colors: Boards – Olympic Semi-Transparent Clove Brown stain; Railing - Valspar Ultra White; Balusters - Clove Brown stain; Stair riser - Ultra White; Steps - Clove Brown.
- Exterior Lamps – Jardin du Jour – Sierra Craftsman 11" rubbed bronze

Mr. Spring noted that although not shown on the plans, the applicant also requested Restoration Board approval for the installation of 4" aluminum gutters and downspouts

October 27, 2015

color to be white, on the home and detached garage. If the size, color, or material of the gutters/downspouts would change, the applicant would seek a modification to the CoA, as required.

#### Construction of New Garage

Mr. Spring stated that the proposed detached garage would "match" the primary home regarding style, color and construction materials. The garage would have an area of ± 336 square feet and a height of ± 15.5 feet. The setbacks of the garage would be 3' from the western and southern property lines and ± 19' from the eastern property line, and include:

- Roof – Cambridge Architectural shingles. Color: Harvard Slate
- Primary Siding – LP Smartside® Cedar lap siding. 7.84" lap. Smartside® is a proprietary engineered wood product. Color: Valspar Churchill Hotel Olive 5008-2A
- Trim & Facia – LP Smartside® trim & facia. Color: Valspar Ultra White 7006-24.
- Garage Side Door – Fiberglass Entry door. 3' x 6' 8". 2 panel door, 3 window with chord glass, plus 4-block dentil shelf. Color: Mahogany gel stain. Thermatru®
- Exterior Lamps – Jardin du Jour – Sierra Craftsman 11" rubbed bronze
- Overhead Garage Door – Clopay. Coachman Collection Series One. 6-window panel. Color: Valspar Ultra White

Mr. Spring also stated that in accordance with Code § 154.10, the detached garage has a 10.5' wide paved hard-surfaced driveway of concrete. On October 21, 2015, the Tipp City Board of Zoning Appeals granted a setback variance of 3' to allow the required driveway to abut the western property line.

#### **Mr. Spring provided the following Excerpt from the Design Manual on New Construction and Additions for the Boards review:**

Even though the Restoration District is a historic district, there may be occasions where a building has to be demolished or where an applicant was to add onto an existing building. While new construction or additions are not intended to look aged, they do need to maintain a historic character to ensure compatibility with the overall district.

When reviewing new construction or additions, the Restoration Board may refer to other guidelines in this document, as appropriate. For example, if the addition includes adding a porch to the building, the Restoration Board may refer to the standards and guidelines for porches that are found earlier in this manual. The demolition of structures is addressed in the Tipp City Zoning Code.

#### **Standards and Guidelines for New Construction and Additions**

- 1) New construction and additions shall be clearly differentiated so that the addition does not appear to be an original part of the historic building.

**October 27, 2015**

- 2) To the maximum extent feasible, any additions to an existing building should be located in the rear or in the most inconspicuous portion of the site so as to not overwhelm the original historic structure.
- 3) Additions such as balconies, decks, exterior stairs, and greenhouses may be permitted but shall be placed on non-character defining elevations such as the rear or side façade.
- 4) New additions should look new but should be compatible with the surrounding structures as outlined in this manual. Do not try to making the building look older;
- 5) The overall height of new construction should relate to that of adjacent buildings. As a general rule, new buildings should generally be the same height as the average height of existing buildings within the vicinity. The Restoration Board may authorize slightly taller buildings on corner sites to create a focal point for the intersection.
- 6) The width of a new building shall be designed to continue the established rhythm of the block. If the lot is wider than 50 feet, the building façade shall be broken into smaller bays with architectural details to maintain the building rhythm.
- 7) The scale of a buildings proportions and the building's massing shall be similar in character to surrounding buildings.
- 8) New buildings or additions shall maintain the same directional expression (horizontal or vertical) as surrounding buildings. Horizontal buildings can be detailed to relate to more vertical adjacent structures by breaking the façade into smaller masses and bays. Strongly horizontal or vertical façade expressions shall be avoided.
- 9) The roof shapes and forms of new buildings shall resemble, but shall not necessarily duplicate, the shape, style, and form of roofs for nearby structures. Introducing roof shapes, pitches, or materials not traditionally associated with the area or architectural style shall be prohibited.
- 10) Principal buildings shall be set to the back of the sidewalk or the front right-of-way. Buildings may set back from the front lot line an amount equal to the average setback of buildings within 250 of the subject building.

**October 27, 2015**

- 11) Exceptions to the setback requirement above may be made to allow room for outdoor dining areas, landscaped entries, pedestrian plazas, enhanced customer entrances, and similar pedestrian amenities.
- 12) Open spaces between buildings that create courtyards or walkways to the rear of the property are encouraged.

Mr. Spring noted the following:

- If approved by the Restoration Board, the applicant would be required to obtain an approved Demolition Permit, prior to commencement of the proposed demolition.
- If approved by the Restoration Board, the applicant would be required to provide surety in accordance with Code §154.05(C)(7)(d) for the project.
- If approved by the Restoration Board, the applicant would be required to furnish and keep in full force and effect, at all times during the period of demolition or moving, a policy of insurance written by a solvent insurance company authorized to do business in Ohio.
- If approved by the Restoration Board, the applicant would be required to obtain an approved Zoning Permit prior to construction.
- If approved by the Restoration Board, the applicant would be required to obtain an approved Building Permit from Miami County.

Chairman Bayliff asked for discussion.

Chairman Bayliff noted that a lot of the features that the Board keeps in mind for repairs and remodeling the same standards that are noted in the Guidelines should be adhered to.

Mr. Brown mentioned that it would be his preference to utilize wood material as much as possible and understands that it was hard to retrofit a new home.

Chairman Bayliff inquired if the vinyl clad wood windows were permitted. Mr. Spring stated that the vinyl clad windows were specifically not prohibited. The engineered wood siding was similar to wood flooring and would fall under the new material clause in the Guidelines.

Ms. Mahan approached the dais. Chairman Bayliff asked about the width of the siding and that it seemed very large at 8". Mr. Brown noted that the existing asbestos siding was at least 8' in width, but did inquire about the textured grain. Ms. Mahan presented the Board with a sample of the proposed cedar grain siding and noted that the wood grain was not as visible as shown in the picture. The siding also comes already primed and ready to paint.



**October 27, 2015**

Board Members found the following: Height of previous structure was 28', proposed structure will be 31'; width of previous structure was 24.4', the proposed structure will be 25';

Mr. Gruber stated that he had performed an internal checklist and noted that the engineered wood was better than an aluminum or vinyl siding and all other materials were sufficient.

Mr. Brown noted that the plan was well thought out and would be a great asset to the area.

Mr. Brown moved to approve the Certificate of Appropriateness as presented, second by Mr. Gruber. Motion carried. Ayes: Brown, Gruber, Bayliff, Alberson, and Harker. Nays: None.

#### Old Business

Mr. Spring stated that City Council met on October 19, 2015 in which Mr. Gruber was in attendance. City Council did ask Mr. Gruber his input regarding the request for removal from the Restoration Historic District, address being 10 E. Walnut. There will be a first reading November 2, 2015 and the public hearing with City Council will be held November 16, 2015. Planning Board followed the recommendation of the Restoration Board and forwarded a negative recommendation to City Council.

#### Miscellaneous

Mr. Spring stated that Friday, October 23, 2015, Rex Spenser had come into the office and requested an opportunity to possibly add a request for storm windows at 23 W. Main Street. Mr. Spenser's request was past the deadline and could not be added to this meeting's agenda. Mr. Spenser is in attendance and wished to present his request.

Mr. Rex Spenser, 5215 S. State Route 202, and owns 23 E. Main Street sometimes referred to as the Dietrich house which has belonged to his family for a number of years. Mr. Spenser noted that the structure was in some disrepair and has had some animal damage in the eaves. In order to add protection and to lessen the utility costs.

Mr. Spring stated that maintenance does not require a Certificate of Appropriateness and if the Board wished to move forward to the request an amendment to the agenda was necessary to add the request.

Mr. Brown **moved to add the request at 23 W. Main Street for the addition of storm windows to the agenda**, seconded by Ms. Alberson. **Motion carried.** Ayes: Brown, Alberson, Harker, Gruber, and Bayliff. Nays: None.

Mr. Spring explained that the Board had just amended the agenda in order to hear Mr. Spenser's request.

**October 27, 2015**

Mr. Spenser stated that he was part of the original steering committee that set up the Restoration Board. Mr. Spenser stated the following on his application: that he would not be changing any colors and noted repair of animal damage to the eaves on the east side; some repainting (using existing colors of dark brown and cream); addition of dark brown metal frame storm (20); windows to west and south sides of upper floors; Columbus durable slate to replace some missing roof slates.

Mr. Spenser noted that the double hung windows will have double hung storm. Mr. Spenser also noted that there was a twenty day lead time and actually had them on order but was holding until after Board approval.

Chairman Bayliff asked for further discussion. Mr. Brown wanted to confirm with the Board that they were only entertaining the storm windows for approval. Board members concurred. Mr. Spring noted the specifics to be twenty aluminum storm windows brown in color to match existing to be on the upper floors on the eastern and western sides of the building. Mr. Brown moved to approve the Certificate of Appropriateness as presented, seconded by Mr. Gruber. Motion carried. Ayes: Brown, Gruber, Bayliff, Harker, and Alberson. Nays: None.

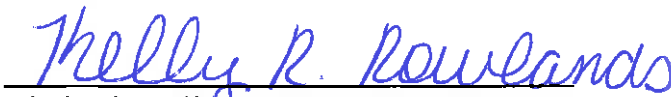
Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Ms. Harker **moved for adjournment**, seconded by Ms. Alberson and unanimously approved. **Motion carried**. Meeting adjourned at 8:10 p.m.

APPROVED

  
Board Chairman Lauryn Bayliff

ATTEST:



~~Kimberly Patterson, Board Secretary~~

*Kelly Rowlands, Acting Board Secretary*