

**March 22, 2016**

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, March 22, 2016 at 7:30pm. Other Board members in attendance included: Ralph Brown, Ann Harker, Vonda Alberson, and Joel Gruber. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretaries, Laura Tobias and Kelly Rowlands.

Citizens signing the register: Brandon Brown, Heather Dorsten, and Nick Hoover.

#### Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Mr. Brown **moved to approve the February 23, 2016 meeting minutes as written**, seconded by Ms. Alberson. **Motion carried.**  
Ayes: Brown, Alberson, Gruber, Harker, Bayliff. 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

**Heather Dorsten – DTCP for Keith Long – Owner (land contract) – 120 E. Main St. – Lot: Pt. IL 24** – The applicant seeks an approved Certificate of Appropriateness for the installation of a 12' x 13' x 4" thick concrete slab and three bicycle hoops at the northeast corner of the lot located at 120 E. Main Street.

**Zoning District:** CC/RA – Community Center/Old Tippecanoe City Restoration and Architectural District  
**Zoning Code Section(s):** § 154.05 (C)

Mr. Spring stated that the applicant seeks an approved Certificate of Appropriateness for the installation of a 12' x 13' x 4" thick concrete slab/bicycle parking area at the northeast corner of the lot located at 120 E. Main Street, which is the location of Sam & Ethel's Restaurant. The pad would be placed in an existing landscaping bed and extend from the building wall easterly and from the existing sidewalk southerly. The existing pavers and sidewalk under the stairs would be removed.

Mr. Spring detailed the following additional points on this particular case. In coordination with this project, the Downtown Tipp City Partnership will install three hooped bike racks on the slab which will accommodate up to six bicycles. The project is being funded through an *America's Best Communities* grant, and there are no specific guidelines for this type of project noted in Code or the Design Manual. Mr. Spring continued that Ms. Dorsten was present and would be happy to address any questions.

Ms. Heather Dorsten, 6615 Peters Road, approached the dais. She explained that the area currently contains benches that don't see much use, and is in somewhat of a dark spot. They believe this project would brighten the area and create a better use for the space.

Ms. Bayliff referred to a picture on Attachment "E" and asked if the area is mulched.

Ms. Dorsten confirmed that the area is a combination of mulch and benches. She also mentioned that Keith Long is in support of the project. She continued that Sam & Ethel's gets many bicyclist customers who want to visit a local historic diner. She described that the bike racks will have the same black,

March 22, 2016

powder-coated appearance as the other bike racks located in the downtown area, so that they match the current streetscape. One of them, which will be facing toward the sidewalk where everyone can see, will be a patterned, decorative bike rack containing a picture of a bicycle and tree, as well as the words, "Tipp City". The pattern was designed by Leslie Trimbach from Studio 14.

Mr. Brown inquired if any lighting would be added.

Ms. Dorsten stated that she was unaware of any lighting being added.

Ms. Alberson inquired if the railroad ties would be removed along with the benches.

Ms. Dorsten answered that she believed they would have to be removed in order to pour the concrete.

Mr. Gruber mentioned that he frequently visits Sam & Ethel's and sees bicycles on the sidewalk as well as in front of the building quite often. He agreed that adding the bike rack was a good idea.

Ms. Dorsten added that Sam & Ethel's will be one of the signs featured on the Bike Path signage, which will attract more bicyclists to town.

Chairman Bayliff asked for further discussion. There being none, Mr. Brown **moved to approve the Certificate of Appropriateness**, seconded by Ms. Harker. **Motion carried.** Ayes: Brown, Harker, Bayliff, Gruber, Alberson. Nays: None.

**Nick Hoover – Proprietor – Barrels & Bakes – 27 E. Main St. – Lot: Pt. IL 26** – The applicant seeks an approved Certificate of Appropriateness for the removal of the existing sign panel and curtains (awning) on the commercial store front located at 27 E. Main Street.

**Zoning District:** CC/RA – Community Center/Old Tippecanoe City Restoration and Architectural District  
**Zoning Code Section(s):** § 154.05 (C)

Mr. Spring stated that, in association with the recent lease of the property at 27 E. Main Street, which is the former location of Urban Ava, the applicant seeks an approved Certificate of Appropriateness for the removal of the existing canvas sign panel and curtains, similar to an awning, on the commercial store front. The applicant is currently renovating the location for the upcoming opening of Barrels & Bakes, which is a subsidiary of Coldwater Café, located next door. The store will specialize in the retail sales of wines and baked goods. The applicant notes that the existing canvas sign panel has the *Feather Your Nest* sign imprinted on it, and needs to be removed.

For review, Mr. Spring referenced an excerpt from the Design Manual on Awnings. He added that this would marginally be considered an awning.

Excerpt from the Design Manual on Awnings

**AWNINGS**

Historically, awnings were used during summer months to reduce heat and prevent sun damage. They provide decorative protection from the elements on both commercial and residential structures. Typically, they were not permanent features of a building, but were used seasonally, and stored during the winter.

Awnings are available in a wide range of colors and styles and can often be retracted to a position against the structure to which it is attached. When properly maintained, canvas material

March 22, 2016

has proven to be durable and long lasting. For prolonged life, it is recommended that awnings be stored indoors during the winter months.

***Standards and Guidelines for Awnings***

- 1) Existing canvas or canvas-based awnings shall be maintained and preserved to the maximum extent feasible.
- 2) Awnings shall not be used or placed in locations that will obscure significant architectural features or require the removal of such features.
- 3) New awnings should be designed and constructed with materials that are equal to or mimic the material of the original awning (e.g., canvas or canvas-based materials). The size and scale of the original awning shall also be maintained.
- 4) When replacing awnings, the applicant shall utilize any previously created mounting hardware or holes in the façade.
- 5) No awning shall be installed that will cover or damage architectural details of the building that are important features to the architectural era or style.
- 6) Simple awning extensions from the face of the building, similar to what is seen in many historic photographs of early Tippecanoe, are preferred. Inappropriate awning enclosures or modern shapes are discouraged.
- 7) Solid colors or simple stripes are usually appropriate. Colors should correspond with those appropriate to the building on which the awning is mounted.
- 8) Cloth or canvas awnings are strongly encouraged.
- 9) Any visible steel frames or supports should be of a like color to that of the awning, so they do not detract from the awning itself.
- 10) Awnings shall be constructed of a canvas or other pliable material. Metal and other modern, rigid awning materials are prohibited.
- 11) Back-lit vinyl awning are prohibited.
- 12) Use existing hole for replacement to the maximum extent feasible. Do not damage any architectural details in installation of the awning.

Mr. Spring added one additional note to bring to the Board's attention. On March 11, 2016 he administratively issued a Certificate of Appropriateness for the exterior painting of the structure. The primary exterior façade would be a gray color and the primary door would be a red color. Mr. Spring continued that Mr. Hoover was in attendance and would be glad to address any questions.

Mr. Nick Hoover, 565 Stonecrest Drive, approached the dais. Mr. Hoover mentioned that the name of the store has been changed from Barrels & Bakes to Bodega. Mr. Hoover said that he wanted to take the awning down, see what the storefront looks like without it, and then he would follow-up once he determines new signage, whether it is an awning or not. He did indicate that they will be keeping the current awning in storage so that they can consider replacing the faded material in the future.

After some discussion, Ms. Alberson inquired if the small piece that appears to go to the second floor would also be removed.

Mr. Hoover confirmed that it would be removed.

Chairman Bayliff asked for further discussion. There being none, Mr. Brown **moved to approve the Certificate of Appropriateness**, seconded by Ms. Alberson. **Motion carried.** Ayes: Brown, Alberson, Bayliff, Gruber, Harker. Nays: None.

March 22, 2016

Old Business

There was none.

Miscellaneous Business

Mr. Spring announced that City Council appointed a new member to the Restoration and Architectural Board of Review. She will attend the April meeting to be sworn in. She was appointed to a full term, which will expire December 31, 2018.

Mr. Brown said he attended one of the meetings regarding Tipp City's Ten Year Comprehensive Master Development Plan. He commented that the meeting was encouraging and the focus groups indicated that the Historic District was a top priority.

Mr. Spring voiced his appreciation for everyone who was able to attend.

Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Ms. Alberson **moved for adjournment**, seconded by Ms. Harker and unanimously approved. **Motion carried**. Meeting adjourned at 7:40 p.m.

ATTEST:

  
Board Secretary

APPROVED:

