

May 24, 2016

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, May 24, 2016 at 7:30 pm. Other Board members in attendance included: Heather Wendel, Ann Harker, Vonda Alberson, and Joel Gruber. Also in attendance were City Planner/Zoning Administrator Matthew Spring, and Board Secretary Laura Tobias.

Citizens signing the register: Walter Burton

Absence

Chairman Bayliff announced that Mr. Brown had called and was out of town. Ms. Alberson **moved to excuse Ralph Brown from the meeting**, seconded by Ms. Harker and unanimously approved. **Motion carried.**

Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Ms. Wendel **moved to approve the May 3, 2016 meeting minutes as written**, seconded by Ms. Alberson. **Motion carried.** Ayes: Wendel, Alberson, Gruber, Harker, Bayliff. Nays: None.

Citizens Comments Not on the Agenda

There were 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.

New Business

Walter Burton – Project Manager for the City of Tipp City – 3 E. Main St. – Lot: Pt. IL 28 – The applicant seeks an approved Certificate of Appropriateness for the removal of an existing 2nd floor emergency door and replacement with an insulated metal door at the Tipp City Municipal building located at 3 E. Main Street.

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

Mr. Spring stated that the applicant seeks an approved Certificate of Appropriateness for the removal of an existing 2nd floor emergency exit door and replacement with an insulated metal door at the Tipp City Municipal building, located at 3 E. Main Street. The project will include the removal of the existing 2nd floor laminated wood emergency exit door, which would be replaced with an insulated metal door. The door in question is at the north end of the second floor, on the east elevation. The applicant states that this door was not part of the original building, but was added probably much later to comply with egress requirements as codes changed over the years. Without this door, the second floor could not be used today.

Mr. Spring continued that the existing door is laminated wood door with no window, and painted to match the surrounding wall. The door is only visible from the ground, from the far side of the Coldwater Café parking lot, and from an approximately 10' section of Walnut Street behind that parking lot. The applicant also states that the existing door is delaminating, warped, no longer seals, and does not open properly for emergency egress. The new door would be an insulated metal door and frame, which would match the existing in appearance. This door will also be painted to match the surrounding wall.

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Mr. Spring added that, regarding visibility, the applicant states that the door is only visible from a small section of Walnut Street and the far side of the Coldwater Café parking lot. Staff notes that the door in question is essentially hidden from view from all directions. The lower photo in Attachment "E" of the staff report was taken from the Coldwater Café parking lot and only shows a partial view of the door.

Mr. Spring indicated that he provided an Excerpt from the Design Guidelines Manual on Doors for the Board's review and that Mr. Burton was present.

Excerpt from the Design Manual on Doors

DOORS

Doors are an important element of the fenestration of a building. The front door of a structure is usually the focal point of the design. It often reflected the owner's taste, character, and wealth. In commercial buildings lighting, signage and showcase windows were incorporated into the design of the front door area. Rear doors and side doors were often less elaborate and were used as service or delivery doors. Even so, they were usually sympathetic in design and style to the more decorative front door.

Standards and Guidelines for Doors

- 1) The original doors, original hardware, existing glazing, and other details shall be maintained and preserved to the maximum extent feasible.
- 2) Doors shall not be reduced or enlarged in size, or filled in, especially on street facades unless such change will allow for the reinstallation or restoration of historically accurate sidelights and/or transoms.
- 3) Original transoms and sidelights should be retained to the maximum extent feasible.
- 4) If the original doors are not desired (for use), the door may be fixed in place to retain the original appearance of the building. If the original door openings are filled in on the side or rear the outline of the original door should remain apparent by setting infill material back from the surface of the façade and leaving original sills and lintels in place.
- 5) If a new door is required, a replacement door may be permitted when the new or refurbished door matches the original door in size, shape, design, hardware, and material. The design of the original door should be duplicated to the maximum extent feasible.
- 6) New doors installed where there are no existing openings should match the existing doors or doors styles that are typical of the building's architectural style or era, to the maximum extent feasible. The creation of new door openings shall be prohibited on the primary façade of the building as determined by the street frontage.
- 7) Replacement of a door should never include elimination of original casing trim pieces or ornamental surrounds, such as door hoods.
- 8) Storm or screen doors are not always used at every door, but some historic periods did include them. Original storm or screen doors should be repaired if at all possible.
- 9) New storm or screen doors should be chosen for their decorative abilities, as well as for their energy conservation and protective properties.
- 10) Plain, bare aluminum storm doors shall never be added to an historic building. Storm doors should be chosen for their compatibility with the style of the building. A Colonial cross-buck storm door should not be installed on an Italianate home, for example.

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11) The color of the storm door should also be chosen to fit the color scheme of the building. On some buildings, a door may be painted an accent or trim color, while on another it may need to be painted to match the body of the wall.

Mr. Walter Burton, 637 Primrose Lane, Tipp City, Ohio approached the dais.

Ms. Bayliff asked if the door would be painted to match the outside of the building, and if there would be any decorative trim.

Mr. Burton responded yes, it would be painted to match, and there would be no decorative trim.

Ms. Alberson asked if it would be a hollow metal door with frame.

Mr. Burton answered yes, and added that it would be insulated. He also explained that the hardware would be identical in appearance.

Ms. Alberson inquired about a little piece of metal at the top of the door, and asked if it would remain.

Mr. Burton explained that it was a rain shield that was likely added because the door does not seal properly. He stated he would have to determine what would be involved in removing it, and voiced his concerns that more damage could be caused by removing it, but he would take a closer look at that.

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

Jeff Griffith – Owner – 111-113 E. Main St. – Lot: Pt. IL 18 – The applicant seeks an approved Certificate of Appropriateness for the removal and replacement of the existing awning on the structure located at 111-113 E. Main Street (Burwell Building).

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 removal and replacement of the existing awning fabric on the commercial store front located at 111-113 E. Main Street. The applicant states that the existing green and white border trim canvas fabric would be removed, but the framework would remain in place. The awning fabric would be replaced with a black, with off-white border trim, canvas fabric of the exact same size and shape. The applicant states that the existing text would also be duplicated on the new awning fabric. In other words: "111" at the far left, "The Burwell Building" centered on the awning, and "113" on the right.

Mr. Spring indicated that he provided an Excerpt from the Design Guidelines Manual on Awnings for the Board's review.

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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 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 that, on May 9, 2016, a Certificate of Appropriateness was issued administratively for the re-painting of the exterior façade with similar color schemes to the existing color schemes. The Sherwin Williams colors are noted:

1. SW 2801 Rookwood Dark Red
2. SW 6258 Tricorn Black (replaces existing dark green)

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3. SW 7532 Urban Putty
4. SW 7513 Sanderling

Ms. Bayliff indicated that, because Mr. Griffith was not present, the Board had the option to postpone a decision until the next meeting. However, if the Board felt as though there was enough information provided in the staff report as presented, they could proceed on a vote. Ms. Bayliff continued that, based on the Guidelines, she did not see anything that would be considered offensive, or not in compliance with the Guidelines. Because the awning was pre-existing, and no new attachments would be added to the building, no new holes would be added that would damage the existing architecture. Ms. Bayliff added that she had just been downtown, and the new painting scheme looked great.

Ms. Alberson agreed that the new painting scheme looked very nice.

Ms. Wendel suggested that the black color would look nice and would complement the permanent bench in front of the building, which has black trim as well, and voiced concern about the color fading.

Ms. Alberson pointed out that the awning would be made with umbrella fabric, and would therefore fade less than regular canvas fabric.

Ms. Bayliff mentioned that, while she was unaware of what the current awning fabric was, she knows it has been hanging for as long as she can remember, and while it is in disrepair, it does not seem to be faded. She wondered if it gets much direct sunlight, based on what side of the street it is located on.

Ms. Alberson responded that it probably gets a lot of sunlight from the south, but agreed that umbrella fabric was likely the best fabric for an awning.

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

Old Business

There was none.

Miscellaneous Business

Ms. Wendel announced that she will not be able to attend the June 2016 meeting.

Mr. Gruber said he was glad to see "The City of Tipp City" on the agenda. Being on the Board for several years, he has observed a lot of citizen's inquiring if the City adheres to the same guidelines with regard to the historic district. He thanked Mr. Burton for coming and appreciated that the City is held to the same standards as everyone else.

Adjournment

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

TIPP CITY, MIAMI COUNTY, OHIO

RESTORATION AND ARCHITECTURAL BOARD OF REVIEW

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ATTEST:


Board Secretary

APPROVED:

