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Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, October 25, 2016 at 7:30 p.m. Other Board members in attendance included: Ralph Brown, Heather Wendel, Ann Harker, Lisa Lawson, and Joel Gruber. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Laura Tobias.

Citizens signing the register: Shaun and April Group.

Absence

Chairman Bayliff announced that Ms. Alberson was absent. Ms. Harker **moved to excuse Vonda Alberson from the meeting**, seconded by Ms. Wendel and unanimously approved. **Motion carried.**

Ms. Alberson arrived at 7:31.

Oath of Office

City of Tipp City staff member and notary, Dawn Gross, administered the Oath of Office to Board Member Lisa Lawson.

Minutes

Chairman Bayliff asked for discussion. Ms. Alberson noted a correction on page 8. The word "clad" needs to be omitted from paragraph 1, line 4. Mr. Gruber **moved to approve the August 23, 2016 meeting minutes as amended**, seconded by Ms. Wendel. **Motion carried.** Ayes: Gruber, Wendel, Harker, Alberson, Bayliff. Nays: None. Ms. Lawson and Mr. Brown abstained from the vote.

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

Shaun & April Group – 203 W. Main Street – Lot: IL 139, Pt. IL 146, and Pt. vacated N. Fifth Street – The applicant is considering purchase of the single-family home located at 203 W. Main Street. Prior to purchase, the applicant would like to discuss and review a number of items that need repair, replacement, or modification.

Zoning District: R-2/RA – Two-Family Residential/Old Tippecanoe City Restoration and Historic District
Zoning Code Section(s): § 154.05 (C)

Mr. Spring explained that this was a bit of an unusual request. The applicant is considering the purchase of the single-family home located at 203 W. Main Street, which is the home directly west of the railroad tracks on the north side of Main Street. Prior to purchase, the applicant is interested in discussing and reviewing a number of items with the Restoration Board that need to be repaired, replaced, or modified. Rather than the standard staff report, Mr. Spring responded to each question that was submitted directly on the multi-page letter. The applicants' questions, comments, and pictures on the letter were left in, and then Mr. Spring responded in a bold, Times New Roman font. He feels this particular case might lend itself better to a back-and-forth discussion between the Board, staff, and the applicants.

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Ms. Bayliff inquired if they are seeking an actual Certificate of Appropriateness, pre-ownership, or if this is more of a discussion.

Mr. Spring suggested the Board go step-by-step. Several items are going to be reviewed as out of the jurisdiction of the Board, repair/replacement that would not require a Certificate of Appropriateness, or an inquiry at the Board level as to what would be acceptable if they move forward with the purchase. They need a certain sense of what the Board is willing and not willing to work with them on.

Mr. Spring added that the home they are interested in has been vacant since approximately 2008.

Ms. April Group and Mr. Shaun Group, 2859 Quail Ridge Drive, New Carlisle, OH, approached the dais.

Ms. Bayliff reiterated that the house has been vacant for quite awhile, and the Board is excited to see interest in the home. The house has gotten worse and worse as time has gone on. She started with the first two issues listed: repairing the front steps, and the driveway. She asked Mr. and Mrs. Group to introduce themselves to the Board.

Mr. Group has lived in Tipp City for eight years. He sold his home in Curry Branch subdivision in order to build a home in Hunter's Ridge Phase II. Unfortunately, they were not able to meet the requirements for covenants and restrictions during negotiations. They have always had an interest in the home at 203 West Main, even before they considered building a home. It has been a very difficult property to negotiate the acquisition of. They love historic homes, and in fact they have family who owns a home just outside the historic district on Dow Street. Mr. Group continued that he works in Vandalia, and wants to come back home and be a local in Tipp City.

Ms. Bayliff explained that the repair of the front steps and driveway would not require a Certificate of Appropriateness, as long as they were repaired in a similar concrete and similar fashion. She explained that the key is that it must be "like for like". If you are replacing with the same thing that was already there, and it does not affect the architectural value of the home, the Guidelines are set up to allow for that, or allow for staff approval. The steps obviously need to be fixed since they are not safe.

Mr. Group explained that a concrete contractor visited the home. It is his understanding that any work in the Public Right-of-Way would require registration with the City of Tipp City. His contractor's expert opinion is that the steps would need to be removed entirely, because patching would only last for a couple of years. The objective would be to remove the steps in their entirety and replace "like for like".

Mr. Group confirmed that they are under contract, they are going to purchase the property, and they are waiting for a final closing date. They are pushing for the closing to occur in a timely manner, and they are hoping to close within a few weeks. The Homeowners Insurance requires several major safety repairs. Those included the front steps, the driveway approach, and the landscaping. He continued that everything is so overgrown, the trees are overhanging the carriage house and the balcony, which has led to a lot of deterioration. The basis of this meeting was to inform the Board of the repairs that the Homeowners Insurance requires, and also to get an idea of the process they would need to follow in order to execute some of the improvements they want, whether it be from a safety standpoint, modernization standpoint, or a pure restoration standpoint.

Mr. Spring clarified for the record, regarding the repair of the front steps. If it is a repair that is "like for like", even if all of the steps are removed and replaced, as long as they are the same size, shape, rise,

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and run, that can be done without a Certificate of Appropriateness. It is considered to be maintenance, although it is significant maintenance.

Mr. Spring continued regarding the driveway approach. He explained that is actually outside of the jurisdiction of this Board. It is in the City's right-of-way. Anyone that does work in that particular area is required to be registered. If the only concrete work done by the steps contractor is the front steps, this would not require registration with the City, since it is not in the public right-of-way.

Mr. Spring discussed the landscaping questions on "Page 1-9". First of all, there is a question about removing trees. As a policy of the City, trees, regardless of age, on private property (trees not in the curb lawn area) can be removed without a permit and would not require a Certificate of Appropriateness to proceed. Mr. Spring requested Board feedback, not for jurisdictional reasons, but because in the Historic District there are a lot of old, mature trees. To remove all of them would significantly change the look of the property. Mr. Spring continued, reading the following question from "Page 1-9": Are there any restrictions on where we can plant trees, shrubs, or flowers, such as between the sidewalk and the street? Specifically, Mr. Spring mentioned the area between the sidewalk and the street called the curb lawn is not private property. The owner is required to maintain it with grass and mowing, but there's not much ability to be able to plant anything there. If interested in planting a tree there, a request to the Tree Board would be required. The Tree Board meets every other month. It would not fall under the jurisdiction of this Board, but the Board can take a moment to discuss the landscaping issues.

Ms. Bayliff commented that trees grow and change, while the homes in the Historic District do not. The big concern would be a dead tree or dead limbs. The goals of the Restoration Board would be to maintain and preserve the neighborhood and the properties as they are in the District. Generally the Board tries to preserve the older, mature trees that are there. The bushes definitely are completely overgrown. As a safety issue and an insurance issue, they would need to be addressed. They could even be replaced using historic photos as a guideline and inspiration. She said removing the shrubs would definitely change the look of the property, but they have far overgrown their life and usefulness, and they are obstructing the view of the architecture.

Ms. Wendel asked if Mr. Group had something specific in mind with regard to removal of trees.

Mr. Group commented that the front shrubs haven't been cut in probably ten years. All of the landscaping in the front of the property would be removed due to overgrowth and the hazard to people walking back and forth. In addition, specifically what they are requesting is the tree line that lies adjacent to the railroad track. Between the railroad track and the property, they are going to request a survey of the property to confirm the trees are on their property. More than half of the trees are either decaying or dead, and there are a couple that have been uprooted and fallen fairly close to the railroad tracks, but not on them. It was these trees specifically that the Homeowners Insurance Company said need to be addressed, to at least cut back to the trunk. However, Mr. Group thinks it looks ridiculous to leave a trunk, as opposed to taking an entire tree down. Further into the staff report, privacy fencing is discussed. In order to help maintain the integrity of the property and what little life is left in the roof, they would like to move the trees that are adjacent to the driveway, in between there and the railroad track, and replace them, if possible, with a privacy fence that matches the fence that already exists on the property. When facing the property, the existing fence is on the left. The goal is to preserve what is already there and add a privacy fence.

Ms. Alberson asked if he was referring to the area east of the driveway.

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Mr. Group responded yes.

Mr. Spring continued on to "Attachment B", "Page 2-9" because the conversation was regarding several items on that page. Mr. Spring read the following from letter "C": Are there any restrictions on the use of shrubs, pines, or various trees for privacy barriers? He explained shrubs, pines, and various trees for privacy barriers may be considered fencing per Tipp City Code subject to the requirements of Code and may require an approved Certificate of Appropriateness. Essentially, if you are creating a hedge, that is considered a fence, wall, or hedge by Tipp City Code, and it does require a permit. It is not necessarily the jurisdiction of the Restoration Board, but it would require a zoning permit.

Mr. Spring continued reading from letter "D": Are there restrictions on the use of privacy fencing adjacent to the railroad track? He explained yes, all fencing is subject to the requirements of Code whether you are in the Historic District or not. It would require an approved Certificate of Appropriateness, which can be approved without this Board. It can be approved administratively by Mr. Spring as the Zoning Administrator. The Code specifically states that the height of the fence cannot exceed 6 feet in the side and rear yards, and 42 inches in the front yard. Specifically in the Historic District, fences and walls can be constructed out of wood, wrought iron, decorative metal, brick, stone, or other natural materials that represent historic materials. The use of vinyl or other artificial materials is prohibited.

Mr. Spring pointed out that Mr. Group had mentioned multiple times the impact some of the landscaping and trees have had on the roof, so on the top of "Page 3-9", there is some information on roof replacement. The applicant states, "We have been informed by the inspector that the clay tile roof on the main house and carriage house need to be replaced. What are the roof replacement guidelines?" Those are in the staff report.

Excerpt from the Design Manual on Roofs, Gutters and Downspouts

Standards and Guidelines for Roofs, Gutters, and Downspouts

- 1) If the roof or roof material is to be replaced, restoration to the original roof style, material, shape, and color is preferred. Metal roofs, if replaced, should be replaced with standing-seam metal roofing.
- 2) Changing the original roof shape or adding features inappropriate to the essential character of the roof, such as oversized dormer windows or connected dormers, is discouraged.
- 3) The replacement of an asphalt shingle roof with asphalt shingles is acceptable. Generally, light colored shingles are not appropriate because they are a more modern development.
- 4) The use of asphalt shingles as valley flashing is strongly discouraged. Copper, galvanized metal, and rolled aluminum with a baked-enamel finish are more appropriate choices for valley flashing than today's woven shingle technique.
- 5) Removing elements such as chimneys, skylights, light wells, dormers and cupolas that are part of the architectural style or era of the building's roof is not appropriate.
- 6) Low-profile ridge vents are not appropriate if they detract from the original design and destroy historic roofing materials or design.
- 7) Skylights, roof decks, and roof gardens may be permitted if they do not detract from the architectural character of the building. Generally, the use of skylights, roof

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- decks, or roof gardens on a façade facing a public right-of-way is discouraged because of increased visibility and incompatibility with most architectural styles.
- 8) To the maximum extent feasible, the original roof materials should be retained. In cases where new roofing is required, the materials should match the old in composition, size, shape, color, and texture. Preserve or replace, where necessary, all architectural features that give the roof its essential character such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.
 - 9) Adding antennae, satellite dishes, skylights, solar collectors and the like on the front of a building or street elevation. These items should be installed on non-historic accessory buildings or on non-character-defining areas of the roof that are not prominently visible from the streets.
 - 10) Modern hanging gutters shall only be permitted on the side and rear of the building and shall not be located on the façade facing a public right-of-way. Hanging gutters should be half-round.
 - 11) Exposed gutters and downspouts that are not made of copper should be of a color similar to the color of the structure or other trim.
 - 12) Baked enamel finishes are preferred for gutters, downspouts, and flashings, rather than bare aluminum, zinc, or galvanized steel. Copper flashings and gutters should be kept unpainted.
 - 13) New downspouts shall be round in shape.
 - 14) Cast iron boots, scuppers, and other ornamental roof accessories shall be cleaned, repaired, and painted.

Mr. Spring continued on, reading from letter "B": May we put on a roof that has the appearance of clay tile, but is made of an alternative construction such as metal or composite? We are afraid the cost to replace the roof tile with actual tile will be cost prohibitive and will exceed \$100,000. Mr. Spring responded that, in general, Code and the Guidelines specifically state that the original roofing materials, shape, overhang style, roof structure, gutters, and downspouts shall be maintained and preserved to the maximum extent feasible. The applicant may propose an Alternative Equivalent Compliance for the roofing material per Code, and the Guidelines are specifically listed on "Page 4-9" through "Page 5-9". The information states how Alternative equivalent compliance is defined, its purpose, applicability, and how that is achieved.

Alternative equivalent compliance is a procedure that allows an applicant for a COA, and other limited applications, to propose unique design options, new materials, or new technologies, as an alternative to a standard or guideline established in the Tipp City Zoning Code provided it meets or exceeds the intent of the design-related provisions. It is not a variance, waiver or weakening of regulations; rather, this procedure permits an applicant to suggest an alternative approach that is very specific to the project and that is equal to or better than the strict application of a specific standard or guideline. An approval of an alternative equivalent compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests.

An alternative equivalent compliance application can be obtained at the Tipp City Community and Economic Development Department. The application shall be review

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simultaneously with the COA application with the Restoration Board having the authority to make a decision on both applications.

Decisions on an alternative equivalent compliance application shall be based on consideration of the review criteria that is officially identified in the Tipp City Zoning Code but is also summarized as follows:

- 1) The proposed alternative achieves the intent of the subject standard or guideline to the same or better degree than the subject standard or guideline;
- 2) The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard or guideline;
- 3) The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard or guideline; and
- 4) The proposed alternative imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Tipp City Zoning Code.

(1) Purpose

Alternative equivalent compliance is a procedure that allows applicants to propose unique design options as an alternative to a development standard established in this code provided it meets or exceeds the intent of the design-related provisions of this code. It is not a variance, waiver or weakening of regulations; rather, this procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in this code. Alternative equivalent compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests.

(2) Applicability

The alternative equivalent compliance procedure shall be available only for the following sections of this code:

- (a) §154.05(C) RA Old Tippecanoe City Restoration and Architectural District Overlay District;
- (b) §154.07(B) Outdoor Lighting;
- (c) Section 154.08: Architectural Standards;
- (d) Section 154.09: Landscaping Standards; and
- (e) Section 154.10: Parking, Access, and Mobility Standards.

(3) Initiation

- (a) Pursuant to Section §154.03(B)(1), any person having authority to file applications may initiate an application for an alternative equivalent compliance.
- (b) A request for alternative equivalent compliance shall be made concurrently with a site plan review or a certificate of appropriateness application, whichever is applicable.

(4) Alternative Equivalent Compliance Review Procedure

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The review procedure for any alternative equivalent compliance application shall be as follows:

(a) Step 1 – Application

The applicant shall submit an application in accordance with §154.03(B) and with the provisions of this section.

(b) Step 2 – Review and Decision

(i) Any alternative equivalent compliance application related to the RA district shall be reviewed by the Restoration Board concurrently with, and in the same manner as, the related COA application. See §154.03(E)(5).

(ii) Any alternative equivalent compliance application related to other standards outside of the RA district shall be reviewed concurrently with, and in the same manner as, the related site plan. Such application shall be reviewed by the Planning Board in accordance with §154.03(F)(6).

(5) Review Criteria

Decisions on an alternative equivalent compliance application shall be based on consideration of the following criteria:

- (a) That the proposed alternative achieves the intent of the subject design or development standard to the same or better degree than the subject standard;
- (b) That the proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;
- (c) That the proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard; and
- (d) That the proposed alternative imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this code.

(6) Conditions

The reviewing authority may impose conditions on an approval for alternative equivalent compliance provided such conditions are related to ensuring the performance of the alternative equivalent compliance to meet or exceed the subject standard. Such conditions may include financial guarantees, required timeframes, amendments or revisions to the proposal, or the ability to revoke an approval for alternative equivalent compliance.

(7) Decisions

Any decision on an alternative equivalent compliance application shall not be binding on the city related to future applications requesting an alternative to any of the applicable standards. Each case shall be review and decided upon based on the individual circumstances.

(8) Time Limit

- (a) An approval of an alternative equivalent compliance application shall expire if the site plan or certificate of appropriateness to which it applies expires.

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(b) Upon expiration of an alternative equivalent compliance approval, a new application, including all applicable fees, shall be required before a new application will be reviewed.

(9) Amendment of an Alternative Equivalent Compliance Approval

An alternative equivalent compliance approval may be amended, extended or modified only in accordance with the procedures and standards established for its original approval.

(10) Appeals

Any person or entity claiming to be injured or aggrieved by any final action of the Planning Board or Restoration Board shall have the right to appeal the decision to the BZA as established in [§154.03\(M\)](#).

Ultimately, whether a repair is done with non-clay tile material or there is a proposal of the alternative equivalent compliance, this Board would be the final arbiter of that.

Mr. Brown inquired if they happened to bring a sample.

Mr. Group replied no, but they have requested samples from a couple different distributors of the pseudo-clay tile lookalikes. Both a composite and a metal. They are hoping to receive the samples before the next time they address the Board. He explained they understand it needs to be replaced, but the immediate objective is to use some existing tile that is behind the carriage house to do patchwork. The short term goal is to patch it, and know that it will last a few more years, maybe five. This is a long-term "what-if" scenario. As soon as the materials are received they would like to bring them to the Board to show some options of what they are looking at. There are several different material constructions out there, some may look better than others.

Mr. Brown asked if anyone who specializes in that type of roofing has come to look at it.

Mr. Group said no one has come out to physically inspect it. They want to wait until after the purchase of the property. They knew that the condition of the roof would not deter them from buying the property. The objective, once they own the property, is to call a few different contractors with this specific experience, and they have contacts from people across the Dayton and Columbus area who have replaced clay tile roofs on historic homes.

After more conversation about different kinds of roofing and the contractors who specialize in them, Ms. Bayliff explained the Board tries to stress the method of maintenance, repair, and small replacement in small areas versus a total tear off of the historic materials. The goal of the Guidelines, first and foremost, is to maintain what you have. The Board does understand that sometimes things do need to be replaced, and if the entire roof needed replacing, The Board really enforces original materials. The Board has never seen alternatives to clay tile presented to them, and is interested in seeing what alternatives are out there. The roof is such a significant architectural feature of that home, that maintaining that look to the fullest extent possible would be the ultimate goal of the Guidelines and the Board. Usually, the Board tries to steer away from man-made materials.

Mr. Brown added that an asphalt roof would drastically change the look of the house.

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Mr. Group explained their objective is to maintain the integrity and look of the house. They are hoping to show that through samples that would be color matched and would look very similar to a clay tile, but would be a fraction of the weight. It is just unfortunate, because this house has been vacant for eight years and the overgrown trees have ruined the roof.

Mr. Spring continued reading from "Page 6-9". He read the following: If we are permitted to replace the roof with an alternative material, are there any color restrictions? We would like to go from an orange colored tile to a more neutral, alternative tile. Mr. Spring responded that would be a direct responsibility of this Board. The main spirit of the Restoration Guidelines is always restore rather than change.

Ms. Bayliff added that the color is created by what the material is made out of, so in her personal opinion, they go hand-in-hand. Since the Board hasn't seen the alternative materials, this is all hypothetical.

Mr. Group inquired what sorts of tools would be helpful for the Board to understand his way of thinking at future meetings.

Mr. Brown replied that samples are great, because the Board can hold them in their hands and look closely at them.

Ms. Bayliff added that renderings, different options, and anything that gives the Board a complete picture are all helpful. We want to work with you, we understand that taking on a historic home is difficult, so the Board tries to balance what the Guidelines say with the goals of the Board as well as the goals of the homeowner.

Ms. Bayliff continued that, on that same page of the staff report, there are questions about paint and stain.

Mr. Spring clarified if there is just a color change, it can be approved administratively. A Certificate of Appropriateness is still needed, but Mr. Spring can sign off on it.

Mr. Spring read as follows from question "5-B": We would like to replace the eaves of the 2nd and 3rd storied portion of the house with matching tongue and groove board to match the porch eaves and carriage house eaves. We would like to stain this as well. Are there any restrictions? Mr. Spring explained that the staining could theoretically be an administrative approval, but switching from the existing eaves to the tongue and groove board would require Board approval.

Ms. Alberson inquired what the eaves are now.

Mr. Group explained the current eaves are just plywood. He said they are painted an atrocious red that he thinks sticks out like a sore thumb. He commented that a lot of homeowners on Main Street have done an awesome job of restoring the tongue and groove board under their porch, or they've stained it an oak color, and they would like to conform to what the rest of Main Street has done. The objective is to carry the stain onto the second floor eaves and match that with the carriage house as well.

Mr. Spring confirmed that, at this point, the Board is not giving their formal approval but it sounds like that is a possibility.

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Ms. Bayliff added that the Board always appreciates when historic homes are restored to their original condition. Regarding the staining versus the painting, Ms. Bayliff stated she would need to look deeper into the Guidelines for specifics.

Mr. Spring recommended that, since Mr. Group would be coming before the Board again anyway, the Board should formally review the color and any specific changes, rather than having Mr. Spring administratively approve color and then asking the Board to review other changes. This would give a much more complete picture of the proposal.

Mr. Spring continued, with regard to question "5-C" on "Page 6-9". He suggested if Mr. Group is going to be repainting, but is presenting something else at the Board level, it would be best to just present everything to the Board.

Mr. Spring included an excerpt on the Guidelines for Paint and Color:

Paint colors varied through history, not only with fashions, but also because of available materials. Wherever possible, paint colors appropriate to the style and period of the particular building should be used. Ideally, paint color research should be conducted on your building to determine the original color. Building color has a greater visual impact than any other exterior architectural feature. This refers not only to exterior paint, but also to roof colors and colors for such items as window sashes, doors, and ornamentation.

Choice of color is a matter of personal preference. In the case of historic buildings, however, certain colors are more appropriate to a building's forms, style and setting than others. A balance must be struck between existing use of colors, the desires of property owners to use various colors and the limitation of color use. The end result of a project involving color choice should be compatible with the area's character and with colors used in nearby buildings.

Original paint colors for a building should be researched as a starting point. The book, *A Century of Color*, by Roger Moss, has color plates of similar types of houses to those found in Tipp City. Determine what combination of colors was used, in what locations, and how many colors were used. It is always recommended that the first choice of paint color be a return to whatever the original color(s) were used on the subject building or architectural style. You can sometimes find out what the original color of your house by scraping away layers of paint in an inconspicuous spot. The bottom layer may be the primer color and the layer on top of that, the original color. A layer of dirt between bare brick and the first paint layer indicate that the brick was not originally painted. Body, trim, shutters and doors may have been painted different colors, so you should check these areas as well.

If original colors will not be used, choose paint colors that are appropriate to the period and style of the building. For late 19th century buildings, contrasting colors may be appropriate, but avoid too many colors on one building. The simpler the building design, the fewer colors should be used. On commercial buildings, the color selected for the storefront is usually repeated on the upper facade details such as friezes, cornices and window sash. A color appropriate as an accent or trim color may be entirely inappropriate on the body of a wall.

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Gloss black paint could be acceptable for the trim on an early 20th century building, for example, but would be prohibited on its siding.

In general, do not paint surfaces that have never been painted (e.g. foundations and steps). For example, stone surfaces were almost never painted (although brick often was during the 19th century). Painting stone can affect its texture and surface appearance, as well as lead to possible moisture problems by trapping moisture.

If you are repainting a building the same color(s) for the purposes of maintenance, you will not need a COA for painting. If you are proposing to change any colors of any element of the building (siding, trim, roof, etc.), a COA will be required but may be initially reviewed by staff in a shorter review period. Please refer to the Tipp City Zoning Code for information on the review procedure and criteria.

Standards and Guidelines for Paints and Colors

- 1) It is not necessary to paint a building in its original colors. However, an applicant is encouraged to paint buildings in historically accurate colors. The Tipp City Community and Economic Development Department maintains information and references to assist in the selection of colors in addition to the guidelines and standards of this section.
- 2) The colors applied to any building should be selected from colors available at the time the building was built and considered appropriate for the original style and design.
- 3) The colors should be applied to enhance the design of the structure and in a manner originally intended.

Mr. Spring continued on "Page 8-9", reading the following about balcony restoration: We would like to restore the original balcony. What roof material or decking would we be restricted to using? Would we have to use solid wood rails and posts? Would we have to bring the Board a list of materials used as well as conceptual pictures/ideas? Mr. Spring's response was that, if other than a "like for like" restoration, the balcony restoration would require an approved Certificate of Appropriateness from this Board and it would require a specific delineation of the project including materials, colors, and styles. Therefore, every one of the questions would need to be addresses specifically by the Board.

Ms. Bayliff added, when restoring something, in order to avoid something being mismatched, the historical materials are a significant portion of the restoration. There is a difference between doing an addition and doing a restoration. In this case, the goal is to bring the balcony back to life and try to make it look like it is part of the original house, the way it was built. The photo documentation, plans, and materials would all be considered to move forward. When an addition is requested, the Board has restrictions, but the goal there is to make sure it does not look like the original house. The biggest goal, when trying to restore, is matching what was there before. That is more likely to be approved, as opposed to proposing alternative materials.

Mr. Group stated that they are trying to find like materials, but sometimes it is difficult to find people who do millwork and that kind of craftsmanship. He added they found a picture of the house that shows the balcony, and they were very happy because all the pictures they've seen thus far do not show the balcony.

Mr. Brown recommended a website called Vintage Railings that would be helpful in locating pieces for restoration.

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Ms. Alberson commented on the Building that houses Newsome's Realty. She said that they have redone their railings, and they may have an idea of where to find pieces for restoration.

Ms. Bayliff asked what kind of roofing was on the porch.

Mr. Group responded that the porch has old copper roofing, and it is very deteriorated. All the tar that has patched all of the tiles together is also coming off. That would be something they would present at a future meeting, when they are ready to restore the balcony.

Ms. Alberson suggested that, if you can't see it, put something on it that will keep the weather out.

Mr. Group informed the Board that the current homeowners, Mr. and Mrs. Wert, had a replacement roof put on the back addition of the property and it was a rubber membrane. Their initial thought was to do something like that, if possible, for the balcony. That is something they would address at a later date.

Mr. Brown suggested they determine if they actually will use the balcony, because if it is used, a rubber membrane is not going to work well.

Ms. Bayliff continued onto question "7". She noted that air conditioning units and similar equipment, shall be located on the roof or to a side of the façade not visible from public rights-of-way, to the maximum extent feasible. She inquired if the house has central air, because she saw window units in some of the pictures.

Mr. Group said the house does have central air, and the window units are there likely because the air conditioner is about twenty years old.

Ms. Bayliff said she isn't sure how she feels about the air conditioner being located on the roof.

Mr. Spring clarified that he thinks air conditioners on the roof would be more for a commercial, flat roof.

Mr. Group clarified that the current air conditioning unit that is on the side of the property is not visible from the right-of-way because of the overgrown nature of the landscaping, which is not very practical or safe. The goal is to remove the landscaping and replace the air conditioning unit with a larger unit. The air conditioner probably will be seen from the public right-of-way, and they have no intentions of planting anything around it because they don't want to have maintenance related issues due to landscaping.

Ms. Wendel asked if it was located on the west side of the house.

Mr. Group clarified it is on the east side, just past the porch.

Mr. Brown explained if the existing vegetation is cut back and an air conditioner is discovered there, the Board won't complain that it is there. If an air conditioner was installed where there wasn't one before, then that would be an **issue**.

Mr. Brown and Ms. Bayliff clarified that if the unit is replaced and is located in the same spot it was already located in, then that is acceptable to the Board.

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Ms. Bayliff continued on to discuss the garden room addition on the back deck. She asked if anyone knew when that was added.

Mr. Group answered he did not know when it was added. They have not seen any pictures of the back of the house in historic photos. Based on the construction, it looks as though it was constructed at the same time as the back addition, because of the cinder blocks.

Mr. Brown asked if that room is accessible from the house.

Mr. Group said no, and the inspector said that part of the building is deteriorated. It is structurally unsafe. Because it was not original, and because of the current condition, the objective would be demolition.

Ms. Bayliff commented that one thing that helps their case is that there are no window or door openings that go into the original home. She said the Board would require a full presentation, and having a contractor present that could justify the demolition would be helpful. She also suggested they check with the Historical Society to determine if the garden room was attached to the home when the Historic District was created. Part of the discussion would be, once it is demolished, what is left and how would it be fixed. The Board would need to know each step from start to finish, since it has a roof structure with gutters.

Ms. Harker suggested the Historical Society may have some information on the garden room addition.

Mr. Group agreed that he checks with the Historical Society often.

Ms. Bayliff continued regarding the paver driveway. She said it does not require a Certificate of Appropriateness, but it would require an approved zoning permit. She requested they keep in mind the historical significance of the neighborhood by not putting something out of character on the property.

Mr. Spring concluded that anything that is "like for like" does not require any approvals from the Board or the City. It would be helpful if Mr. Spring was contacted regarding any "like for like" replacements, just so that he is aware. He added that it is important that Mr. Group is aware of the function of the Restoration Board and what requires approval from the Board. He added that multiple requests can be addressed at one meeting, but they can also come back as often as needed.

Ms. Bayliff mentioned that new unexpected challenges could also require them to come back to the Board to consider alternate solutions.

Mr. Brown stressed the Board is not there to make things difficult. The Board wants to just maintain the historic aspect of town.

Ms. Harker complimented the home and said it was beautiful.

Mr. Gruber said he was excited to see the house being purchased.

Mr. Brown added that he and his four sons tried to trim the landscaping years ago, because it was so overgrown.

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Old Business

There was none.

Miscellaneous Business

There was none.

Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Ms. Bayliff **moved for adjournment**, seconded by Mr. Brown and unanimously approved. **Motion carried.** Meeting adjourned at 8:20 p.m.

ATTEST:


Board Secretary

APPROVED:

