

**July 25, 2017**

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, July 25, 2017 at 7:30 pm. Other Board members in attendance included: Ralph Brown, Heather Wendel, Josh Hartman, Vonda Alberson, Lisa Lawson, and Joel Gruber. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Laura Tobias.

Citizens signing the register: Tabitha Bundenthal and Eric Boyd.

#### Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Mr. Brown **moved to approve the June 27, 2017 meeting minutes as written**, seconded by Ms. Alberson. **Motion carried.** Ayes: Brown, Alberson, Hartman, Lawson, Wendel, Bayliff. Nays: None. Mr. Gruber abstained from the vote.

#### 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

**Eric and Tabitha Bundenthal – 16 N. Third Street. – Lot: Pt. IL 45** – The applicant seeks an approved Certificate of Appropriateness for the removal of the existing brown colored 3-tab asphalt shingles and replacement with "Dual Black" colored architectural shingles for the single-family home located at 16 N. Third 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 removal of the existing brown colored 3-tab asphalt shingles and replacement with "Dual Black" colored architectural shingles for the single-family home located at 16 N. Third Street. The proposed shingles are *Cambridge* shingles manufactured by *IKO*, and provide a lifetime limited warranty.

Mr. Spring mentioned to the Board that he included the Standards and Guidelines for Roofs, Gutters, and Downspouts in their staff reports, and added that, if the Restoration Board approves the roof replacement, a Certificate of Appropriateness will be issued in accordance with code.

#### Excerpt from the Design Manual on Roofs, Gutters and Downspouts

##### **Standards and Guidelines for Roofs, Gutters, and Downspouts**

- 1) The original roofing materials, shape, overhang style, roof structure, gutters, and downspouts shall be maintained and preserved to the maximum extent feasible.
- 2) 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.
- 3) 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.

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- 4) 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.
- 5) 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.
- 6) 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.
- 7) Low-profile ridge vents are not appropriate if they detract from the original design and destroy historic roofing materials or design.
- 8) 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 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.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) New downspouts shall be round in shape.
- 15) Cast iron boots, scuppers, and other ornamental roof accessories shall be cleaned, repaired, and painted.

Ms. Tabitha Bundenthal and Mr. Eric Boyd, 16 N. Third Street, Tipp City, Ohio approached the dais.

Ms. Bundenthal provided a sample of the roof shingles for the Board to see.

Ms. Lawson thanked her, and said it makes the Board's job a lot easier when they can see samples.

Mr. Brown asked if the black roof color is in preparation for a change in paint color of the house.

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Ms. Bundenthal said the colors were approved administratively through the planning and zoning department, but she did bring samples of the paint colors as well and provided those for the Board to see.

Ms. Alberson inquired if fascia, gutters, or downspouts would be replaced.

Ms. Bundenthal said yes, and explained that the dark gray color will be the trim, the light gray color will be the house, and the gutters will match the dark gray trim.

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

Old Business

There was none.

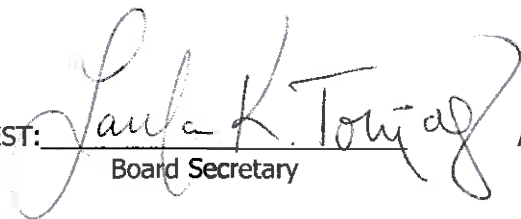
Miscellaneous Business

There was none.

Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Mr. Gruber **moved for adjournment**, seconded by Mr. Brown and unanimously approved. **Motion carried.** Meeting adjourned at 7:35 p.m.

ATTEST:

  
Paula K. Tomaj  
Board Secretary

APPROVED:

