

July 28, 2020

Due to the Covid-19 outbreak and Ohio's stay-at-home order, the Tipp City Restoration and Architectural Board of Review held its July 28, 2020 regular Board Meeting using Zoom, a remote meeting platform. City Planner/Zoning Administrator Colin Carville and Board Secretary Laura Tobias were physically present at the Tipp City Government Center. Chairman Lauryn Bayliff, Vice Chairman Ralph Brown, Heather Wendel, Lisa Lawson, and April Group all dialed in using the Zoom system.

Other participants who dialed in to the meeting include: James and Andrea Trzeciak.

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, July 28, 2020 at 7:31 p.m.

Absence

Due to the circumstances of the Covid-19 situation and the virtual meeting, Ms. Bayliff **moved to excuse Gregory Kussman from the meeting**, seconded by Ms. Wendel and unanimously approved. **Motion carried.**

Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Ms. Wendel **moved to approve the May 26, 2020 meeting minutes as written**, seconded by Mr. Brown. **Motion carried.** Ayes: Wendel, Brown, Group, Bayliff. Nays: None. Ms. Lawson abstained from the vote.

Chairman's Introduction

On behalf of Chairman Bayliff, Ms. Tobias 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

James and Andrea Trzeciak -114 West Main Street - Lot: IL 133 76 – The applicant seeks an approved Certificate of Appropriateness for the replacement of disintegrating concrete steps to the front entrance of the home located at 114 West Main Street. The concrete steps would be replaced with wooden steps and coordinating handrails.

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

Mr. Carville explained the applicant seeks approval from the Restoration & Architectural Board of Review for the replacement of disintegrating concrete steps with wooden steps and coordinating handrails to the front entrance of the home located at 114 West Main Street. According to the Tipp City Design Manual, it is strongly encouraged to maintain and preserve such structures so that restoration is possible. When repair or replacement is necessary, new elements should match the original in shape, material, texture, detail and dimension. Here, the applicant is proposing a material change to the front steps from concrete to wood.

Mr. Carville included the regulations on porches and decks in the staff report.

July 28, 2020**Porches and Decks**

Porches, entries and balconies are often primary features of historic buildings, primarily residential porches. Porches and stoops historically have been, and often still are, a focal point for socialization. They constitute an extension of the interior living space and are sometimes the dominant frontal feature of a house. Because of their influence on the look of a building, front porches were often altered over time in an effort to reflect a more modern or current architectural style than the original. In some cases, wood columns have been removed, and replaced with inappropriate wrought-iron railings and columns that are visually out of proportion to their function.

Standards and Guidelines for Porches and Decks

- 1) Because of the significant contribution the porch makes to the historic character of the building, it is never appropriate to enclose a front porch or balcony in the district. Enclosure of side or rear porches is similarly discouraged.
- 2) The elimination of a porch or balcony is not appropriate, nor is the addition of a porch or balcony that was not originally installed or which is not in keeping with the architectural style of the home. Even if a door is closed off and other entrances to the building are used, it is not appropriate to remove the associated porch. Instead it should be maintained and preserved so that it is always possible to restore the entrance to functional use.
- 3) Reconstruction of an existing porch or balcony should be done with careful study any documentation available as to the original size, style and accents of the original. When repair or replacement is necessary, new elements should match the original in shape, material, texture, detail and dimension. Do not eliminate detail rather than replace it. Also, do not add detail such as brackets, spindles or scrollwork if documentation does not show it was an original part of the building. Excess ornamentation can be as negative an effect on the appearance of a building as the lack of the original. Replacement of an original style porch with a modern open deck is inappropriate.
- 4) Porches and additions reflecting later architectural styles should be retained where they are important in maintaining the historical integrity of the architectural style.
- 5) Porches and steps which are appropriate to the building should be retained and repaired.
- 6) When a new porch or deck is added where one does not currently exist, the porch or deck should be compatible with the building in terms of the materials and textures, color, scale, and detailing.
- 7) The detailing of the components of the porch or deck, including roofs, railing, and trim, should be compatible with existing buildings.
- 8) Decks on rear elevations are permissible and shall follow the guidelines for new construction.
- 9) Porches and decks shall be required to comply with Section 154.06 of the Tipp City Zoning Code and may be subject to additional zoning or building permit requirements.

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Mr. Carville mentioned the following additional notes. The applicant attests that the proposed new steps are historically accurate, it is unclear if the original concrete steps are salvageable, many homes in and around the historical district have wooden steps, and the other two entrances to the home have wooden steps.

Ms. Trzeciak stated her home was built in the 1890's, and the concrete steps are not original to the home. She added there are currently no railings on the concrete steps, and therefore are not safe. Mr. and Ms. Trzeciak feel wooden steps would be more historically accurate.

Mr. Brown asked if the wooden steps would be true wood or composite. Ms. Trzeciak said they would be true wood.

Ms. Group asked if the porch itself was wood or concrete. Ms. Trzeciak answered the entire porch is wood, and the only thing that is concrete is the steps. She believes the porch is original to the house, and they are replacing and repainting spindles that have deteriorated.

Ms. Bayliff asked if the steps would remain the same size and width. Ms. Trzeciak said they plan to keep the steps the same size.

Ms. Wendel mentioned she knows the Trzeciaks have attempted to repair the concrete steps numerous times and they continue to crumble.

Chairman Bayliff asked for discussion. Being no further discussion, Mr. Brown **moved to approve the Certificate of Appropriateness as written**, seconded by Ms. Lawson. **Motion carried.** Ayes: Brown, Lawson, Group, Bayliff, Wendel. Nays: None.

Old Business

None.

Miscellaneous Business

Mr. Carville mentioned Lisa Santucci thanked City Council and the Restoration Board for their permission to paint the mural at the library, and she is currently pursuing funding.

Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Ms. Wendel **moved for adjournment**, seconded by Mr. Brown and unanimously approved. **Motion carried.** Meeting adjourned at 7:48 p.m.

ATTEST:



Paula H. Torial
Board Secretary

APPROVED:

