

January 28, 2020

Vice Chairman Ralph Brown called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, January 28, 2020 at 7:30 p.m. Other Board members in attendance included: Heather Wendel, April Group, and Gregory Kussman. Also in attendance were Director of Community Development and Revitalization Matthew Spring, City Planner/Zoning Administrator Colin Carville, Board Secretary Laura Tobias, and Notary Dawn Gross.

Citizens in attendance: Karen Mantia and Mike Jackson.

Absence

Mr. Brown announced that Ms. Bayliff had informed the Board she was ill and would not be able to attend. Mr. Brown **moved to excuse Lauryn Bayliff from the meeting**, seconded by Ms. Wendel and unanimously approved. **Motion carried.**

Board Member Ms. Lisa Lawson arrived at 7:31.

Oath of Office

Notary Dawn Gross administered the Oath of Office to new Board Member Gregory Kussman.

Election of Chairman

Mr. Brown **moved to nominate Ms. Bayliff as Chairman of the Restoration and Architectural Board of Review**, seconded by Ms. Group. **Motion carried.** Ayes: Brown, Group, Kussman, Wendel, Lawson. Nays: None.

Mr. Carville announced that Ms. Bayliff had agreed via email to accept if nominated.

Election of Vice Chairman

Ms. Wendel **moved to nominate Mr. Brown as Vice Chairman of the Restoration and Architectural Board of Review**, seconded by Ms. Group. **Motion carried.** Ayes: Wendel, Group, Kussman, Lawson. Nays: None. Mr. Brown abstained from the vote.

Minutes

Vice Chairman Brown asked for discussion. Being no further discussion, Ms. Wendel **moved to approve the October 22, 2019 meeting minutes as written**, seconded by Ms. Lawson. **Motion carried.** Ayes: Wendel, Lawson, Kussman, Brown, Group. Nays: None.

Citizens Comments Not on the Agenda

There were none.

Chairman's Introduction

Vice Chairman Brown 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

Tony Mantia – 132 E. Main St. – Tony's Bada Bing – Lot: IL 3627 – The applicant seeks an approved Certificate of Appropriateness for the installation of a new front door on the commercial business (Tony's Bada Bing) located at 132 E. Main Street.

Zoning District: CC/RA – Community Center/Old Tippecanoe City Restoration and Architectural District

January 28, 2020

Zoning Code Section(s): § 154.05 (C)

Mr. Carville explained the applicant seeks an approved Certificate of Appropriateness for the installation of a new front door on the commercial business, Tony's Bada Bing, which is located at 132 E. Main St.

The property located at 132 East Main Street is looking to remove their front door and replace it with two, 36" doors. The current door was damaged and the company doing the door replacement, Buck Run Door Company, does not recommend repair and does not believe the doors can be fixed.

The replacement door replicates some features of the current door, but there are several noteworthy differences:

1. The new door does not have full glass, it is replaced with two, ½ pane insulated clear glass with decorative wood-looking grain panels on the bottom.
2. The current door is wood, replaced by hollow metal doors.
3. Panic bars with rods installed down in the floor will be more secure than what currently exist.
4. Handles will be "pulls" (not shown in the picture) providing greater durability.
5. Hinges to the door will be 4 ½ inches, designed to be sturdier.
6. Frame will be wrapped providing greater stability.
7. Currently, there are no plans of advertising on the glass doors.

The new door that has been chosen provides the following improvements:

- a) Greater HVAC cost savings
- b) Increase security
- c) Greater esthetic value to the establishment
- d) Long-term maintenance savings

Mr. Carville pointed out that Attachment "C-1" shows the current door, and Attachment "C-2" shows an example of the proposed new door.

Mr. Carville provided an excerpt from the design manual on Doors.

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.

January 28, 2020

- 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.
- 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.

Ms. Karen Mantia, 636 Burnside Drive, Tipp City, Ohio approached the dais.

Mr. Kussman asked if the glass on the new door would be tinted, because he was concerned the public would be able to see the panic bars.

Mr. Carville explained the quote on Attachment "B-2" indicates that it is clear glass. He also mentioned the panic bars would be installed down in the floor.

Ms. Mantia explained she did the majority of the work on obtaining estimates. She did explain that the new door would provide a lot more security.

Ms. Wendel asked to confirm that the current door is wood. She was surprised. Mr. Brown agreed it looks metal.

Ms. Mantia confirmed the current door is wood.

Ms. Mantia discussed with the gentleman who did the estimates how secure a hollow metal door would be, and he assured her it is designed for a place like Tony's Bada Bing. It is a half panel safety glass. She added they do not plan to put logos on because they like the clean look. She did say if they change their mind they understand they need to come back to the Board.

January 28, 2020

Ms. Lawson asked if the door frame would be replaced. Ms. Mantia stated the door frame is in pretty decent condition. If there are any repairs however, the time to do it is now. There is nothing ornate or decorative about the frame, it is just wood. She said they would replace it if necessary.

Mr. Brown asked if that would be replaced like for like, if necessary. Ms. Mantia confirmed it would be replaced wood for wood.

Ms. Mantia added the entrance to Tony's (the foyer) is going to be redone, so that will be redone first, and then the door will complete the process. She expects it to be done sometime in the spring.

Ms. Wendel said the new door looks very nice, better than the current one.

Ms. Mantia said she did do some research by driving around historical areas and looking. She said the new door looks richer.

Vice Chairman Brown asked for further discussion. There being none, Mr. Brown **moved to approve the Certificate of Appropriateness as presented**, seconded by Ms. Wendel. **Motion carried.**
Ayes: Brown, Wendel, Lawson, Kussman, Group. Nays: None.

Ms. Wendel reminded Ms. Mantia about the Façade Improvement Program Grant offered by Downtown Tipp City. One calendar year is required in between each grant, but they may be able to apply for another grant for the door, since the improvement must be to the outside of the building.

Old Business

There was none.

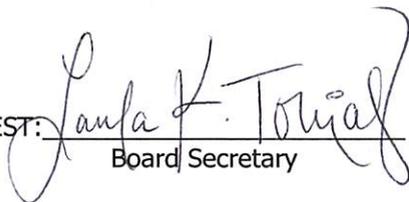
Miscellaneous Business

There was none.

Adjournment

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

ATTEST:


Board Secretary

APPROVED:

