

**May 26, 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 May 26, 2020 regular Board Meeting using GoToMeetings, 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, and April Group all dialed in using the GoToMeetings system.

Reporter Nancy Bowman dialed in for this meeting.

Other participants who dialed in to the meeting include: Lisa and Shawn Richards and Lisa Santucci.

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, May 26, 2020 at 7:50 p.m.

#### Absence

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

#### Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Ms. Wendel **moved to approve the February 25, 2020 meeting minutes as written**, seconded by Ms. Group. **Motion carried.** Ayes: Wendel, Group, Brown, Bayliff. Nays: None.

#### 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

##### **Lisa and Shawn Richards -15 S. Second Street – Chaffee's Brewhouse – Lot: IL 21 76 & IL 39**

– The applicant seeks an approved Certificate of Appropriateness for the installation of an 80' linear, 4' high fence made of galvanized wire and logs to define the outdoor seating area.

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

**Zoning Code Section(s):** § 154.06 (A)(4)(i)(vii)

Mr. Carville explained the applicant seeks an approved Certificate of Appropriateness for the installation of an 80' linear by 4' high fence made of galvanized wire and logs to define the outdoor seating area. The proposed fence will be installed on the rear, southern side of the property and will be made of 4' tall wooden logs, attached with galvanized wire. The fence will be roughly 80' linear feet. The purpose of the fence is to better define the seating area around the garage behind 15 S. Second Street.

Mr. Carville mentioned he included additional regulations for fences:

#### **Additional Regulations for Fences, Walls, and Hedges in the RA District**

A. A certificate of appropriateness is required for fences and walls in the RA district but the COA shall be reviewed by the Zoning Administrator in accordance with § [154.03\(E\)\(4\)](#).

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B. Where the underlying zoning district is residential, the regulations for fences, walls, and hedges shall be the same as those established for all residential districts in § 154.06(A)(4)(i)(vi).

C. Where the underlying zoning district is the CC District, fences and walls shall only be permitted in the side and rear yards and in both cases, shall not exceed 8 feet in height.

D. Fences and walls may be constructed out of wood, wrought iron, decorative metal, brick, stone, or other natural materials that represent historical materials for fences and walls, typically found in Tipp City. The use of vinyl or other artificial materials is prohibited.

Mr. Carville added some additional notes. In an application for a liquor license, most establishments that have outdoor drinking areas require some sort of barrier or fence. If the Restoration Board approves the applicant's request, a Certificate of Appropriateness will be issued in accordance with code, and if the Restoration Board approves the applicant's request, a separate Zoning Compliance Permit will also be required.

Mr. Carville reminded the Board there are pictures in their agenda packets of what the fence would look like.

Shawn Richards stated they chose wood and metal because they wanted to incorporate that kind of style. He indicated Attachment "F-3" shows a picture of the hop yard, and they'd like to use the same materials for the fence.

Ms. Bayliff stated the fence looks like it is completely behind the building so it would be in compliance. She asked Mr. Richards if it is visible from the street. Mr. Richards said it cannot be seen from Main Street or Second Street. It is only visible from the alley and the Monroe Federal Bank parking lot.

Ms. Bayliff asked if the fence would be attached to the building, and Mr. Richards said no, it would not be attached to the building. If it had to be removed it could be.

Ms. Wendel stated she would be concerned with the material being used if it were seen from Main Street, but since it will not be visible at all, she doesn't think it is an issue.

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

#### Old Business

Ms. Bayliff reminded the Board that this issue was tabled at the February 25, 2020 meeting.

**Lisa Santucci – 11 East Main Street – Tipp City Public Library – Lot: IL 27** – The applicant seeks an approved Certificate of Appropriateness for the painting of a mural in the alleyway between the Tipp City Public Library and Coldwater Café. The mural will be on the wall of the Tipp City Public Library.  
**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 a mural in the alley between the Tipp City Public Library and Coldwater Cafe. The mural will be on the wall of the Tipp City Public Library. Lisa Santucci, the Director of the library, is the applicant. Mr. Carville reminded the Board that this case was previously heard three months ago, in February. At that

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time, the Board was open to the possibility of a mural being painted on the Tipp City Public Library, away from street view. The Board decided to table the case and request more information on the impact paint would have on brick.

Mr. Carville added Ms. Santucci was able to get quotes from local artists, the mural would be painted using acrylic gloss paint, and Mr. Carville reminded the Board the library is not a historic building. The applicant has not provided a design of what the mural will look like because she hopes to do a large unveiling of the design to generate more publicity for it.

The applicant was able to speak to a representative named Shawn Wells from Snyder Brick and Block. Mr. Carville also spoke with Mr. Wells. He informed them both there is nothing that prevents brick from breaking down, sealants prohibit brick from breathing and are not recommended, and paint must not contain acid. Mr. Wells said most outdoor paints do not have that component. Finally, paint on brick will not aid in the aging of the brick in any way.

Lisa Santucci mentioned she spoke to Mr. Wells for quite awhile. She reminded the Board the mural won't be an entire canvas, meaning the paint won't cover every inch of the brick. She reached out to a famous muralist who happens to be from Tipp City. Her name is Atalie Gagnet. Her family lived in Tipp City, and she grew up in the big purple house. She is a muralist and was commissioned to paint the Dayton mural after the shooting in the Oregon District. She also painted the "Dayton Inspires" mural. Ms. Gagnet is on board to paint the Tipp City Library's mural.

Ms. Santucci added that the Tipp City Library building is a public entity, owned by the citizens of Tipp City. The Board of Trustees, which have a seven year rotation on the Board, created a resolution stating that they approve the mural and that the Library Director has no ownership of it. It would be considered a Community Art Project in the sense that the words included in the mural would have meaning and purpose to the citizens of Tipp City.

Ms. Wendel thanked Ms. Santucci for the additional information.

Ms. Bayliff mentioned there is a lesser concern because the mural would not be on a historical section of the building. She also appreciates that the mural won't be a full canvas.

Mr. Carville asked Ms. Santucci what the time frame for the mural was. Ms. Santucci stated she needs to secure funding, and the grant foundations are currently backed up due to Covid-19. Her goal is as soon as possible, and hoping by the fall. She would like to have it done prior to the Mum Festival in September.

Mr. Brown asked Mr. Carville about the recommendation from Mr. Wells at Snyder Brick and Block. Mr. Carville informed the Board that Mr. Wells said, as long as you are using the correct materials, he would recommend painting on brick.

Ms. Wendel said she would be concerned about setting a precedent if this were a historical building, but because it is on the rear portion, and that section was built in the 1990's, she is in support of the mural.

Mr. Brown asked when the original library was built. Ms. Santucci answered there are three portions of the library. The first was built in 1923, the second was built in 1991, and in 2016 they added the rear entrance.

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

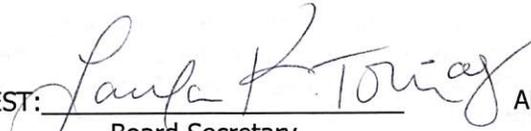
Miscellaneous Business

Mr. Carville thanked everyone for joining the call and for their patience.

Adjournment

Chairman Bayliff asked for further discussion or comments. There being none, Ms. Wendel **moved for adjournment**, seconded by Ms. Bayliff and unanimously approved. **Motion carried.** Meeting adjourned at 8:15 p.m.

ATTEST:

  
Board Secretary

APPROVED:

