

A regular meeting of the Troy Planning Commission was held Wednesday, August 28, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Other Members Present: Mahan, Titterington, McGarry, Wolke and Snee; Zoning Inspectors Brandon and Watson; and Assistant Development Director Davis.

The minutes of the Aug. 14, 2019 meeting were approved upon motion of Mr. Titterington, second by Mrs. Snee.

HISTORIC DISTRICT APPLICATION, 322 W. MAIN STREET, FOR NEW WALL SIGNAGE ON BOTH THE W. MAIN STREET AND OXFORD STREET SIDES OF THE BUILDING AND ON THE ENTRY DOOR; OWNER - JONATHAN COOMER; APPLICANT - LEIS REALTY CO. The applicant and owner were present. Staff commented: property is zoned B-2, General Business District; the structure was established in 1847 is not on the national register; originally built as a residence, a wagon shop was added to the rear and it was a funeral home in 1975; application is to install wall signage matching the sign placement of previously approved wall signage; allowed sign area is 150 square feet and the proposed and existing sign area will be below that; W. Main Street face of the building, the proposed sign is 3.6 square feet and along Oxford Street face the proposed sign is 22 square feet, with the entry door for the business entrance a proposed sign of 3.5 square feet; proposed colors of the signs are as follows: Sherwin William Safety Red, SW7076 Cyberspace Gray, SW6994 Black of Night, and White; the colors are presented in a different format than from the previous application denied at the 8-14 meeting; and staff recommends approval based on the findings of:

- The proposed sign colors do not detract from the historic integrity of the building;
- The proposed sign colors are in keeping with the visual relationship of the surrounding streetscape;
- The proposed colors are in keeping with the surrounding character of the Historic District.

The sign now considered was the alternate reviewed at the prior meeting.

The owner and the applicant were present. Staff confirmed that the application under consideration is for the alternate sign that was in the packet at the prior meeting.

Mrs. Snee asked when the Hospice sign, shown in all renditions of the sign, will actually be placed. Mr. Coomer stated that Hospice is awaiting final review by its governing body, which should take place this week, and the Hospice sign should go up next week.

A motion was made by Mr. Titterington, seconded by Mrs. Snee, to approve the historic district sign application for 322 W. Main Street as submitted, with the specific colors of Sherwin William Safety Red, SW7076 Cyberspace Gray, SW6994 Black of Night, and White, and based on the findings of staff that:

- The proposed sign colors do not detract from the historic integrity of the building;
- The proposed sign colors are in keeping with the visual relationship of the surrounding streetscape;
- The proposed colors are in keeping with the surrounding character of the Historic District.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 8 S. MARKET STREET, FOR FAÇADE CHANGES; OWNER-APPLICANT – FOUR SONS DEVELOPMENT LLC. Wade Westfall, applicant, was present, as well as Jess Nielsen, designer. Staff commented: the property is zoned B-2, General Business District, and is listed on the National Historic Register; the application covers:

- The removal of the exterior weather screen, opening the front façade back to the original recessed entry.
- Existing storefront will be renovated and replaced with new similar entry doors and new storefront style windows in a dark bronze trim.
- A new installation of flat roof covering the entryway from the original recessed windows to the existing entry doors matching the building style, with cables and bolt plates as accents for the appearance of a supported overhang.
- Installation of new art deco styled wall sconce lighting at the sides of the entryway.
- Installation of new signage using cut and painted metal for the Lockbox 290 sign mounted on top of the entryway, vinyl window graphics on the entry doors in matching colors.

Staff further reported: request for the removal of the existing weather screen would restore the recessed entry to the original design of the building as it was in 1930s; the installation of new store-front entry doors and windows in dark bronze with a four foot flat roof providing the transition from the original recessed windows to the storefront entry using similar materials and style; the flat roof will be accented with painted cable and bolt plates as accents for the appearance of a supported overhang from the existing original recessed entry and the new entry; installation of new art deco styled lighting on both sides of the entry way is in keeping with the building era and style, though not originally installed when the building was erected; installation of the new sign and vinyl graphics will use the colors of Dark Bronze and Gold measure a total of 23.75 square feet in size and under the maximum allowance for this building; and staff recommends approval based on:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed alterations restore the building and façade more to the original design than what's existing, while staying compatible with the surrounding streetscape environment;
- The proposed materials and colors are in keeping with the existing colors, the architectural style and time period of the building.

Mr. Kappers asked if the original design material was still in place, and was advised that it is, just covered for a number of years.

Mr. McGarry asked about the name "Lockbox 290" which is not the address. Mr. Westfall commented that the name is based on different pieces of Troy history – the building was initially a bank and still has a number of lockboxes plus the history of the Hayner Distillery which did business by mail order and had the number Lockbox 290, thus the name reflects both the Troy history of the bank and the Hayner Distillery.

In response to a question of Mr. Titterington, staff advised that the sign will be laser cut metal, mounted directly on a beam and that the sign will not project out.

A motion was made by Mr. McGarry, seconded by Mrs. Mahan to approve the historic district sign application for 8 S. Market Street as submitted and based on the findings of staff that:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed alterations restore the building and façade more to the original design than what's existing, while staying compatible with the surrounding streetscape environment;
- The proposed materials and colors are in keeping with the existing colors, the architectural style and time period of the building.

PASSED, UNANIMOUS VOTE

COMMENTS ON THE WORK SESSION ON HISTORIC DISTRICT STANDARDS.

Regarding the summary prepared by the consultant following the work session, Commission members noted that it did not address the discussion regarding demolition and the questions of "how historic do we want to be?" and "what is historic?" Mr. Kappers stated he liked the references to "good, better, or best" and he would always like to go with "best" but knows that may not be feasible to do so; however, the consultant did not provide a lot of direction or clarity on standards.

Members indicated that it is very helpful when an application includes research of how the structure initially looked, preferably with pictures, as that information provides a basis for staff to provide a recommendation and the Commission to consider, and those levels of research should be provided by the applicant.

Mr. Wolke commented that often decisions are more of a "gut" decision, and it would be good to know what communities do this better than Troy and how.

There was a discussion about the merits of establishing a certain color palate, with Mr. Kappers commenting he does not favor this, as the Commission needs some level of subjectiveness and flexibility.

Mr. Titterington stated he found the consultant recommendation to be more of a "one size fits all" but the Commission has found that may not be the case for many applications. Mr. Titterington stated he liked the model of being able to back up specific color requests with actual history.

There was discussion of possible application requirements depending on the magnitude of the project, with Mr. Kappers noting that sometimes it is the application smallest in nature that is the hardest.

Mrs. Snee noted that the consultant did not address the discussion regarding demolition.

The Commission asked staff to survey nearby communities to determine if that community requires a specific color palate, the reasons for establishing a color palate, and if the community sticks to it when considering applications.

The Commission asked staff to indicate to the consultant workshop elements that were left out of the summary (i.e. demolitions) and that what was provided is not too helpful in providing what the Commission anticipated.

OTHER. Mr. McGarry commented that a citizen asked if the Commission reviewed the proposed Duke Park improvements. Mr. Kappers stated that Park Board supported the proposed levy, reserving recommendation on particular locations of elements of the improvements. It was noted that such improvements would not be reviewed by the Commission.

Commissioners were advised that the annual Planning Workshop would take place Dec. 6.

There being no further business, the meeting adjourned at 4:04 p.m.

Respectfully submitted,

_____ Chairman

_____ Secretary