

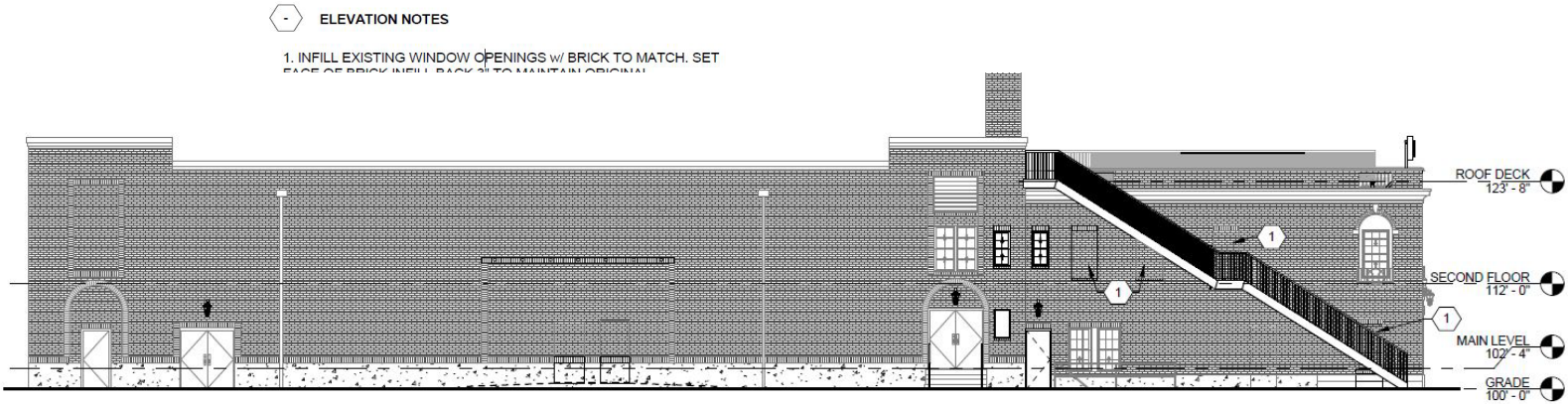
A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, November 22, 2023, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Oda, Emerick, Westmeyer, Wolke, and Titterington; Development Staff – Long and Bruner.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Emerick, the minutes of the November 8, 2023 meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 9 – 11 W. MAIN STREET, EXTERIOR ALTERATIONS ON THE WEST FAÇADE OF THE BUILDING (FACING N. CHERRY ST.). APPLICANT PROPOSES TO INFILL FOUR WINDOWS WITH BRICK; OWNER – WESLEY MARTIN; APPLICANT - ANDREW CIRCLE ARCHITECT LLC. The staff report noted: the OHI form lists this property as a two-story brick commercial building with Neo-Classical Revival elements built in 1859 by George Ziegenfelder; important exterior features listed on the OHI form include a façade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have wrought iron balconies and keystone designs atop the arch; this property is listed on the National Register of Historic Places; the Planning Commission previously approved phase-two alterations on March 8, 2023, which included the fire escape and window replacement on the west façade; to have the fire escape installed, the infill of certain windows is required to meet the Ohio Building Code per the Chief Building Official due to fire prevention and safety to properly egress the building in the event of a fire.

DISCUSSION:

West Façade. The applicant is proposing to infill four (4) total windows facing N. Cherry Street. The brick they will use to infill the windows will match the existing west façade of the building. Three (3) of the four (4) windows were previously approved to be replaced by the Planning Commission. A majority of the window openings are not original to the building nor is a contributing feature listed on the OHI form. The other original window has extensive deterioration and is recommended to be replaced under section 2.8 of the Design Manual. The face of the brick will be recessed three (3") inches into the exterior wall to maintain the original opening while still meeting the Ohio Building Code Requirement (see note 1 below).



Staff recommends approval with the condition that the applicant follows the Ohio Building Code for the infill of windows and the fire escape complies with Chapter 717 Use of Public Sidewalks prior to installation, based on the findings that

1. The alterations do not alter the character defining features as referenced on the OHI form
2. The alterations comply with the Design Manual

In response to Mr. Titterington, staff confirmed that the red outline shown on the application was just to show the windows being filled in and that there will not be a red border on the wall. The Commission viewed a sample of the bricks to be used for the infill.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the Certificate of Appropriateness for the exterior alteration at 9 – 11 West Main Street as submitted, based on the exact colors and materials stated in the application and as viewed by the Commission, with the condition that the applicant follows the Ohio Building Code for the infill of windows and the fire escape complies with Chapter 717 Use of Public Sidewalks prior to installation, and based on the findings of staff that:

- The alterations do not alter the character defining features as referenced on the OHI form
- The alterations comply with the Design Manual

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:34 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Emerick, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary