

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, December 13, 2023, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Oda, Emerick, Westmeyer, Ehrlich, and Titterington; Development Staff – Long, Eidemiller and Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mayor Oda, the minutes of the November 22, 2023 meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 9 – 11 E. MAIN STREET (WASSERMAN BUILDING)

EXTERIOR ALTERATIONS; OWNER – PATCH PLACE 1 LLC (ANDREW CIRCLE); APPLICANT – ANDREW CIRCLE ARCHITECT LLC. The staff report noted: application is for exterior alterations and a partial demolition at the property located at 9/11 E. Main Street; property is zoned B-3 Central Business District; the OHI form describes this as a three-story brick commercial building in High Victorian Italianate style built by John Wasserman in 1880; significant features include recessed bays with corbelling at the top, Eastlake hood molding, bracket box cornice with a decorated frieze; the building had a major roof collapse in 2007 followed by an extensive renovation; and the building is on the National Register. The applicant was present. The report further stated:

“PROPOSAL:

Front Façade (facing Main Street). The Applicant is proposing to re-paint all previously painted surfaces. All unpainted brick will remain unpainted in accordance with the Design Manual. The second and third floor façade’s main color will be painted SW 0050 Classic Light Buff. The First floor will be painted SW 7623 Cascades with an accent color of the Classic Light Buff from the upper stories. New steel balconies will be visible from the front façade. The balconies will be painted SW 6258 Tricorn Black.

East Façade (facing Walnut Street). Four (4) new balconies are being proposed on the east façade. The balconies will project from the building 5’ and will be 15’ in length. The balconies will be painted tricorn black. The existing fire escape is being removed and replaced. The fire escape will exit towards the rear of the property instead of W. Main Street. The storefront that is CMU block is being replaced with an aluminum storefront to match the E. Main Street façade. The significant feature columns are going to remain unaltered. The cornice will be painted with SW 7623 Cascades to match the Main Street façade.

Partial Demolition and New Construction. The applicant is proposing to demolish the rear single-story CMU block addition adjacent to the alley facing Walnut Street for a new infill construction two story brick façade. The new construction will be a three-story construction with a brick front façade facing Walnut Street. The brick will be a “slate velour” and a visual example will be presented at the meeting. The front façade will also feature five (5) double hung Pella wood windows in the portobello color and one entry door. A black fabric awning will be above the main entrance. A limestone base and window sills and trim are also being proposed. The limestone trim will separate each floor with the first floor keeping the scale from the original building. Two brick columns are found on both sides of the front façade with a recessed detail on each floor. A brick soldier cornice is found at the top of the building. On the north elevation (alley façade), two patios with cable railings are found on the second and third floor. This façade will be made of CMU and will be painted to match the building.

STAFF ANALYSIS:

Compliance with the Zoning Code. Zoning Code 1143.22 (m)(6) B. states: “For structures that the Planning Commission finds that are not historically significant, the Planning Commission may relax or waive the standards or guidelines found in this Chapter or Guidelines. Zoning Code 1143.22(m)(6) C. The Planning Commission shall determine whether a structure or site is historically significant by meeting at least four (4) of the following criteria:

- i. Value as a reminder of the cultural or archaeological heritage of the city, state, or nation; **N/A**
- ii. Location as a site of a significant local, state, or national event; **N/A**
- iii. Identification with a person or persons who significantly contributed to the development of the city, state, or nation; **N/A**
- iv. Identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation; **N/A**
- v. Value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance; **N/A This portion of the building is constructed of Concrete Masonry Unit (CMU) block and otherwise has no architectural significance.**
- vi. Example of an architectural style or period; **N/A**
- vii. Contribution to the historical nature of the overall site; and/or **This portion of the building is not original and does not contribute to the historic nature of the overall site.**
- viii. Character as a contributing element in the Historic Preservation Overlay District. **The rear addition does not contribute to the historic character of the HPO.**

When using criteria from 1143.22 (m)(6) C, it is Staff’s opinion that the portion proposed for demolition is not significant. Staff analysis can be seen in **red** above.

Compliance with the Design Manual. Design Manual 3.2 B. states: “New construction should be similar to existing contributing buildings in the district. New buildings should be obviously new to the observer, but there should be continuity and compatibility with surrounding historic structures. They should share underlying principles of design, form, mass, height, scale and lot coverage as prevails on adjacent lots.”

The proposed building meets the above standards. The height, mass, and design match the original building. The continuity of the original building is continued through the addition. The first-floor separation is carried through. Please see visual example in Figure A.1 below.

Design Manual 3.6 Façade

- A. Façade proportions, including width to height ratio, should be similar to other buildings in the district.
- B. The primary entrance to the building should front the street.
- C. Avoid blank façades and monotony of materials. Avoid large surfaces of glass.
- D. Avoid concrete block foundations or exposed poured concrete. Foundations should be clad with brick or stone.
- E. Where multi-story buildings are permitted, the façade should incorporate a three-part composition including a base, a middle, and a top.

3.7 Doors and Windows

- A. The pattern and proportions of window and door openings should be proportional to the building façade and reflect the pattern of other buildings in the District.
- B. The window-to-wall ratios should be similar to other buildings in the district.
- C. Windows and doors should be framed in materials that are similar in scale and character with other buildings in the district.

The pattern and proportions of window and door openings are proportional to the original building. The addition incorporates double-hung windows that functionally operate the same as the original building, with similar sizing and separation. The window-to-wall ratios also match the original building. See figure A.1 below.



When using criteria from the Design Manual, it is Staff’s opinion that the proposed new construction meets the standards and intent of the Design Manual. Staff analysis can be seen above in red.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.”

Staff recommended approval of the application and approval of the alterations, partial demolition, and new construction based on the following:

- The new construction meets the standards of the Design Manual
- The Contributing features as referenced per the OHI form are being maintained
- The proposed awning, including colors, are suitable with the surrounding character of the Historic District.

DISCUSSION: In response to Mr. Titterington, it was stated that “cascade” is forest green in color. In response to Mr. Westmeyer, it was stated that the new edition will have headers across two windows rather than individually over each window and the brick will be a lighter gray. Mr. Circle, the owner, commented that all windows will be replaced with the same double-hung windows, the windows on the balcony will be replaced with doors, and no balconies will be installed on the Main Street side of the building.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the Certificate of Appropriateness for the exterior alterations at 9 – 11 East Main Street as submitted, based on the exact colors and materials stated in the application and as viewed by the Commission, and based on the findings of staff that:

- The new construction meets the standards of the Design Manual
- The Contributing features as referenced per the OHI form are being maintained
- The proposed awning, including colors, are suitable with the surrounding character of the Historic District

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

At the request of staff, a further motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Planning Commission finds that the addition at 9 – 11 E. Main Street that is being demolished is of no historic significance.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:42 p.m. upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary