

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, March 8, 2023 at 3:30 p.m. with Vice-Chairman James McGarry presiding. ATTENDING: Members – Wolke, Ehrlich, Oda, Westmeyer, McGarry and Titterington; Development Staff – Eidemiller, Long, Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich, the minutes of the February 22, 2023 meeting were approved by unanimous roll call vote.

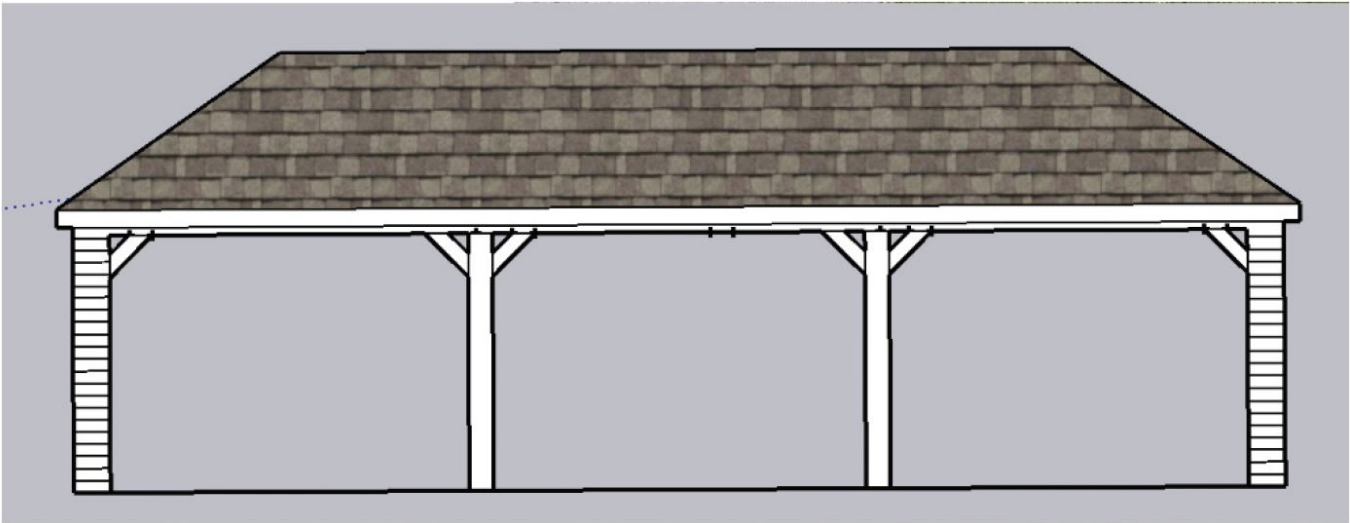
HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS 207 E. MAIN STREET FOR EXTERIOR ALTERATIONS: REPAIR AND REPAINTING OF DAMAGED PORCH SOFFIT AND COLUMNS, REPLACEMENT OF TWO ROTTED COLUMNS; RAISE HAND RAIL HEIGHT; REPAINTING THREE ENTRY DOORS; INSTALLATION OF EXTERIOR LIGHTING; REMOVAL OF REAL “LEAN TO”; GARAGE IN REAR MADE INTO A CARRIAGE STYLE GARAGE; OWNER/APPLICANT: SHELDON SHOBE. Staff reported: property is zoned B-3 Central Business District; the Ohio Historic Inventory (OHI) form identifies this as a two-story brick building with stone lintels and sills. It does indicate a rear addition to the original structure; application includes multiple alterations and repairs.

- 1) Repair and repainting of damaged porch soffit and columns to include the replacement of two rotted columns with like-kind and quality material. The porch color will remain white.



PORCH REPAIR

- 2) Raise the hand rail height on the porch to approximately 34 inches by modifying the current railing system to maintain the appearance and to be in code compliance.
- 3) Repainting of the three (3) entry doors Charleston Green (RGB: 43, 88, 64).
- 4) Installation of exterior lighting to include lantern style wall sconces outside the three primary entrances and hanging lantern style lights on the porch. All fixtures will be Oil Rubbed Bronze in color.
- 5) The removal of the rear “lean to” style addition on the rear of the building. This was an addition to the original building and will not be replaced. The addition currently is in significant disrepair and lacks a foundation.
- 6) The garage in the rear will be made into a carriage style garage as indicated in the application. The structure will remain as it appears with only the north face being removed leaving structure open for entry. New support structure and columns will be added on the north face. A new concrete approach will be added to access the accessory structure.



Staff recommends approval of the application based on the findings of staff that:

- The contributing features as referenced on the OHI form are being maintained;
- The paint color currently is present on the site.

Mr. Titterington asked to see a swatch of Charleston Green as it appeared black in the packet. A color sample was provided, which is a very dark green.

A motion was made by Mr. Titterington, seconded by Mr. Wolke, that the Planning Commission approve all elements of the application for the Certificate of Appropriateness for 207 E. Main Street as submitted, based on the exact materials, dimensions, and colors as stated within the application and based on the findings of staff that:

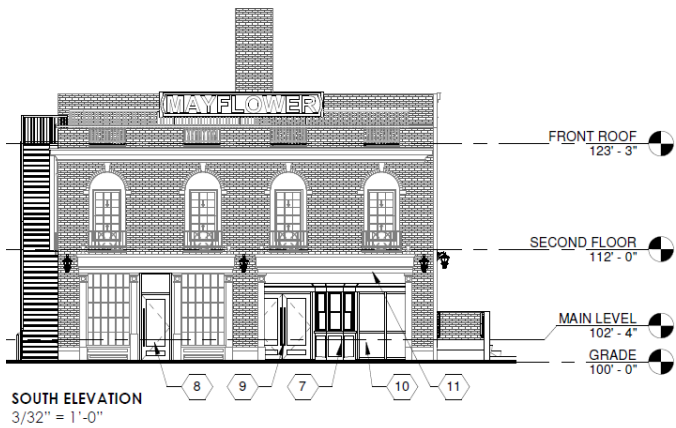
- The contributing features as referenced on the OHI form are being maintained;
- The paint color is currently is present on the site.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR 9-11 W. MAIN STREET FOR ALTERATIONS ON THE FRONT FAÇADE (FACING W. MAIN STREET) AND THE WEST FAÇADE (FACING N. CHERRY STREET), AND PAINTING OF THE DOORS, RECESSED STOREFRONT, DECORATIVE RAILS ON SECOND STORY, AND ROOF SIGN; OWNER – WESLEY MARTIN; APPLICANT – ANDREW CIRCLE ARCHITECT LLC. Staff reported: 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; the property is listed on the National Register of Historic Places; Planning Commission previously approved the DR-O for the roof sign in December of 2022; the east façade improvements that included the ADA ramp and bathroom entrance were approved at the September 28, 2022 Planning Commission meeting; regarding this application:

“DISCUSSION:

Front Façade. The east store front (facing W. Main Street) will be recessed from the front plane of the building to recreate the 1927 recessed entry. A new aluminum entry door will be installed to the west of the ticket booth and an aluminum storefront will be added to the east of the ticket booth. The original marquee lighting will be restored and exposed that will provide accent to the new recessed entry. The original columns and other contributing features will be maintained. A fire escape will be added along the west façade. The fire escape will be painted steel channel stringers and treads in the Tricorn Black.



- REVISED ELEVATION NOTES
1.

NEW DOUBLE HUNG WINDOW TO MATCH EXISTING.
2.

NEW BRICK INFILL ON CMU WALL w/ PRE-CAST CONC BAND BELOW. TOOTH IN BRICK @ JAMB. LEAVE LINTEL IN PLACE.
3.

NEW ENTRY / EGRESS DOOR IN EXIST FRAME
4.

EXIST DOOR TO REMAIN. PAINT
5.

EXIST STEEL DOOR TO REMAIN
6.

NOT USED
7.

NEW RECESSED BAR ENTRY, NEW WOOD FRAMED TICKET BOOTH w/ TRANSACTION WINDOW
8.

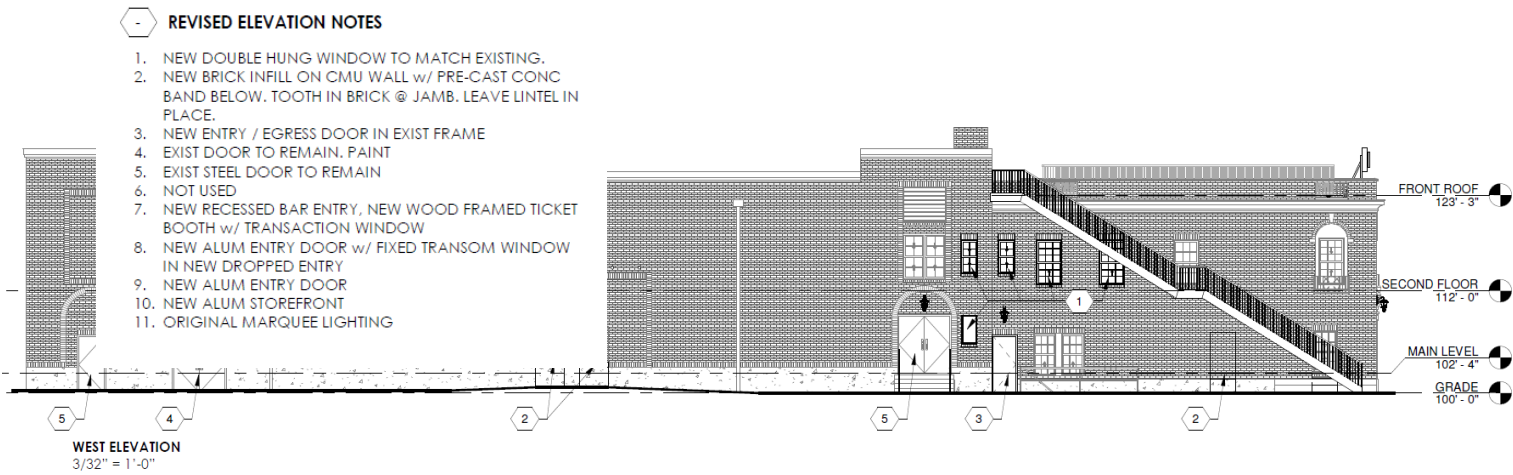
NEW ALUM ENTRY DOOR w/ FIXED TRANSOM WINDOW IN NEW DROPPED ENTRY
9.

NEW ALUM ENTRY DOOR
10.

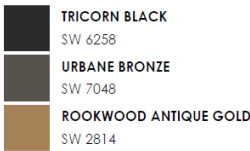
NEW ALUM STOREFRONT
11.

ORIGINAL MARQUEE LIGHTING

West Façade. The applicant is proposing five (5) new window installations to match the existing windows. Two (2) windows will be double hung with nine (9) over nine (9) divided grills. Two (2) windows will be double hung four (4) over four (4) divided grills and one small window on the chimney column. All windows will have the appropriate brick soldiers on the sills and cap to match the existing (see note 1 below). Three (3) sections of brick infill are being proposed (see note 2 below). One (1) new entry door is being proposed east of the chimney column. All existing doors will be painted the Tricorn Black to match.



Paint. The applicant is requesting to paint the storefront details facing W. Main Street Urbane Bronze (SW 7048). The doors and the new recessed storefront will be painted Tricorn Black (SW 6258). The decorative rails on the second story will be painted Rookwood Antique Gold (SW 2814). The roof sign will also be painted with the matching colors with the background being the Tricorn Black, the lettering being Urbane Bronze, and the outline being painted the Rookwood Antique. Please see below colors:



Staff recommended approval with the condition that the fire escape complies with Chapter 717 Use of Public Sidewalks prior to installation. The conditional recommendation is based on findings of:

1.

The contributing features referenced on the OHI form are not being altered.
2.

The paint colors are currently used in the district.
3.

The alterations comply with the Design Manual.

DISCUSSION.

In response to questions regarding the fire escape, architect Andrew Circle stated that the end of the fire escape will be 10' from the curb; there will be a gate to keep people from using the fire escape to access the roof; and the fire escape will be 4' wide, which meets the Codes.

Staff noted that Chapter 717 requires that the owner will need to meet insurance requirements of the City regarding the fire escape being in the public right-of-way.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Planning Commission approve all elements of the application for the Certificate of Appropriateness for 9-11 W. Main Street as submitted, based on the exact materials, dimensions, and colors stated within the application, with the condition that the fire escape complies with Chapter 717 Use of Public Sidewalks prior to installation, based on the findings of staff that:

- The contributing features referenced on the OHI form are not being altered.
- The paint colors are currently used in the district.
- The alterations comply with the Design Manual.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

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

Respectfully submitted,

Chairman

Secretary