



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MAY 22, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - May 8, 2024
3. Historic District Application - Certificate of Appropriateness, new awning and awning sign for 7 S. Market Street, Creative Countertops.
Owner - Jay Harris
Applicant - Creative Countertops
-Commission to make decision
4. Other
5. Adjourn

Next Meeting -- June 12, 2024

Note to Commission members: If you will not be attending, please email or call Sue.

May 8, 2024

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, May 8, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Ehrlich, Wolke, Westmeyer, Oda and Titterington; Development Staff – R. Long; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Emerick, seconded by Mr. Westmeyer, the minutes of April 24, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 109 W. WATER ST., PAINT COLORS: OWNER – ANNEISE KIMMEL; APPLICANT - RANDY KIMMEL. Staff reported: zoning is B-3, Central Business District; OHI form describes this structure as old vernacular structure with simple frame voids; the siding is 6 course American bond which indicates antiquity; contributing features include the Eastlake door and 1/1 double hung windows; Planning Commission approved the paint and exterior alterations of the adjacent building on February 22, 2023; application is to paint the main building color Iron Ore (SW 7069); accent colors will be Tricorn Black (SW 6258), and the window trim will be Extra White (SW 7006); proposed paint colors will complement the adjoining building as the main body color of that building is the Extra White (SW 7006) and the window and door trim is Black of Night (SW 6993); Design Manual Section 2.6 states: "Concentration of similar colors on the same block should be avoided. Historically Unpainted surfaces should not be painted. Historically painted surfaces should remain painted. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues." Staff feels that the request meets these requirements of the Design Manual and recommends approval of the application as the paint colors comply with Design Manual Section 2.6 and the alterations do not cover the contributing features noted on the OHI Form.

Discussion. Mr. Titterington asked what is being repainted and it was stated it will be the entire building.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission approves the Historic District Application, Certificate of Appropriateness for 109 W. Water Street as submitted, based on the exact colors of main building Iron Ore (SW 7069), accent colors will be Tricorn Black (SW 6258) and the window trim Extra White (SW 7006) as stated in the application, and based on the findings of staff that the paint colors comply with Design Manual Section 2.6 and the alterations do not cover the contributing features noted on the OHI Form.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

PAINTED PIANO PROGRAM IN THE HISTORIC DISTRICT JUNE – AUGUST. Staff noted the design standards do not require approval as the placement of the pianos is temporary, and this is provided as information. The City and Troy Main Street again plan to have the public art program of Painted Pianos in the downtown the months of June – August; the program will promote visual arts and music; some of the pianos will be painted to help celebrated the 100th Anniversary of The Troy Foundation; general locations have been determined by the City; and this program has been enjoyed by the public in prior years.

There being no further business, the meeting adjourned at 3:39 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Titterington, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: May 22, 2024

SUBJECT: Historic Review – 7 S. Market St. – New Awning and Awning Sign

BACKGROUND:

The applicant and tenant, Creative Countertops, at 7 South Market St, has requested the Planning Commission to consider the installation of a new awning and sign. The property is located in the B-3 Central Business District.

The OHI form lists this as a three-story, brick building built in 1886. It lists the style as High Victorian Italianate with circular windows and bracketed box cornice. Contributing feature include: 1/1 double hung windows, bracket box cornice, and paneled frieze.

DISCUSSION:

The proposed awning will be composed of fabric on a metal frame mounted to the building using the existing brackets and hardware. The new awning will measure 4 feet by 15 feet and be black in color. This new awning will be the exact size and color as the current awning.

The proposed signage will be printed on the new awning. The lettering and Logo will be centered on the awning and will be Gold and White in color. The sign area will be 3 feet by 7 feet totaling 21 square feet.

STAFF ANALYSIS:

The design manual states the following regarding awnings:

3.11 Awnings and Canopies

- A. Fabric awnings should have a matte rather than a glossy surface.
- B. Each window or door should have its own awning, rather than a single full-width awning covering an entire façade.
- C. A traditional flat, sloped awning design should be used.
- D. Awning color(s) should complement the building and be compatible with historically appropriate colors used on the building but avoid overly ornate patterns and too many colors. A simple pattern using no more than two colors is preferred.

The proposed awning meets this requirement. The awning is black fabric and not a glossy surface. The awning is also traditional and flat and avoids using overly ornate patterns or styles.

5.6 Awning Signs A. Awning sign designs should be coordinated with the architectural character of the storefront. The use of stripes and scalloped edges should be minimized unless there is substantial evidence that the detail is historically appropriate.

The sign complies with this requirement. The sign is simple in design, and avoids scalloped edges.

RECOMMENDATION:

Staff recommends approval of the proposed awning and sign based on the following:

- The alteration does not cover or otherwise negatively affect the contributing features as referenced on the OHI form.
- The proposed alterations and signage are in line with the Design Manual and the City of Troy Sign Code.
- Similar awnings and signage currently exist within the Historic District.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. MJA 230-05 '0928-00057N County Miami		4. Present Name(s) 1886 Building		1. No. 10928 2. County Miami 3. Present Name(s) 1886 Building 4. Other Name(s)
3. Location of Negatives Regional Office 5HA		5. Other Name(s)		
6. Specific Location S. Main Street, 75 meters from Public Square, East-side.		16. Thematic Category C		28. No. of Stories 3 29. Basement? Yes ☐ No ☐ 30. Foundation Material 31. Wall Construction 32. Roof Type & Material 33. No. of Bays Front 7 Side 34. Wall Treatment 35. Plan Shape rectangular
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1886		
8. Site Plan with North Arrow 		18. Style or Design High Victorian Italianate		36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐ 37. Condition Interior Exterior excellent
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 7 3 8 5 9 0 4 4 3 5 5 8 0 Zone Easting Northing Site ☐ Structure ☐ Building ☐ Object ☐		19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent commercial 22. Present Use commercial 23. Ownership Public ☐ Private ☒ 24. Owner's Name & Address, if known		
11. On National Register? Yes ☒ No ☐ 12. Is it Eligible? Yes ☐ No ☐ 13. Part of Estab. Hist. Dist.? Yes ☒ No ☐ 14. District Potent'l? Yes ☐ No ☐		25. Open to Public? Yes ☒ No ☐ 26. Local Contact Person or Organization Troy Historical Society 27. Other Surveys in Which Included		38. Preservation Underway? Yes ☒ No ☐ 39. Endangered? By What? Yes ☐ No ☒ 40. Visible from Public Road? Yes ☒ No ☐ 41. Distance from and Frontage on Road Street front 45' wide
15. Name of Established District Troy Public Square Historic Dist.		42. Further Description of Important Features Store fronts butchered. Central bay and terminals set off by stylized pilasters. Windows are 1/1 D.H.S. with continuous segmental hood moulds. Third range slight circular windows, bracketed box cornice central peak		
43. History and Significance An excellent high Victorian Italianate facade.				
44. Description of Environment and Outbuildings In downtown Troy				
45. Sources of Information				46. Prepared by L.S. Gannon, Jr. 47. Organization Regional Office 5HA 48. Date 7/77 49. Revision Date(s)





TROY

DEVELOPMENT
DEPARTMENT

Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 5.7.24

Applicant Creative Countertops Telephone No. 937.540.9450

Owner of Property Jay Harris Has the Owner been Notified? Yes

Address of Project 7 South Market Street

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Flawless Signs

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☐

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☒

Other: Replace Awning

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

[Signature]

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

Jay Harris

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours





PROPOSED NEW AWNING

Existing Awning is 18' x 6'
 New awning will be black and remain the same size
 Lettering will be gold as in the picture.
 Lettering size should be no greater than 3'x7'



EXISTING AWNING

