



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 28, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - Aug. 14, 2024
3. Historic District Application - Certificate of Appropriateness, 9-11 W. Main Street for exterior alteration to add a rooftop bar
Owner: Busted Brick LLC, Wesley Martin
Applicant: Andrew Circle, Architect
-Commission to make decision
4. Other
5. Adjourn

Other Items May Be Added

Next Meeting -- Sept 11, 2024

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

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, August 14, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Westmeyer, Wolke and Titterington; Development Staff – R. Long; A. Eldemiller, and Development Director Davis. Also present were citizens, City Council President Rozell and Council Member Westfall.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the minutes of July 31, 2024, meeting were approved by unanimous vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 15 S. MARKET STREET FOR STAINING EXTERIOR BRICK TO BLACK; OWNER APPLICANT – TECUMSEH OF TROY LLC. BETH KERBER, Remove from Table: A motion was made by Titterington, seconded by Mr. Westmeyer to remove the application for 15 S Market Street from the table.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE.

Staff stated that the summary report was unchanged from the prior meeting, and staff continued to recommend the application be denied based on the same findings.

The applicant was present. The Commission had received in the packet information about the benefits of staining brick and information related to KEIM exterior coating. Information directly from Brian Brothers regarding their stated recommendation for staining brick was not provided.

DISCUSSION. Ms. Kerber, applicant, stated she would agree not to stain any area/areas the Commission did not want stained; that her application be considered "grandfathered" because when the drawing was made, that was prior to the City adopting any standards, even though the application was not submitted prior to the approval of the standards; each brick can be individually stained and the mortar left unstained; and as the Commission approved the painting of the brick at 13 S. Market Street, she does not understand why the Commission will not approve the staining of the brick of 15 S. Market Street;

Regarding 13 S. Market Street, staff concurred that will be painting unpainted brick, but there is nothing within the brick that gives it any special character; that the idea of the standard is to preserve the look and character of the original façade and painting the brick of 15 S. Market Street will change that look and character; and staff continues to recommend denial of the application.

Mr. Wolke commented that he sees the difference as brick covering and blocking the brick, and stain changing the color but allowing the brick to breathe. He also stated he was hoping to have additional information from the painting contractor as to why the staining was recommended and how it is not detrimental to the brick.

In response to Mr. Westmeyer, staff stated that any stain applied will change the color of the brick.

Mr. Titterington noted that the Commission has adopted standards, and that this application does not comply with the standards, and that prior to the current standards, the Commission followed the Secretary of the Interior recommendations which are unchanged.

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, to approve the application for 15 S. Market Street as submitted.

VOTE: Yes – Wolke; No – Titterington, McGarry and Westmeyer

MOTION FAILED ADOPTION

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 10 N. MARKET STREET, PAINTING OF THE BUILDING; OWNER – 3 N RIDGE, LLC; APPLICANT – ANNELISE KIMMEL. Staff reported: the zoning is B-3 Central Business District; the OHI form describes this property as a small, turn-of-the-century commercial building; distinguishing features include a sheet metal cornice, brackets and frieze, ornate upper sash and plain longer sash; building was previously painted in 2017; proposed colors are to paint the paneled frieze a Deluxe Lt Bronze #244; the main body color on the second story is proposed to be painted SW Pure White 7005; and the main body color on the first floor is proposed to be SW Iron Ore 7069; regarding the design manual:

*Design Manual: *Design Manual*: 2.6 Paint Colors states: (Staff analysis can be seen below in red following each section):

- A. A concentration of similar colors on the same block should be avoided. A concentration of similar colors is avoided on the same block. Although the Agave and Rye building is black, the proposed colors have a second story body color of white of which will complement the Agave and Rye building.
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. All the surfaces have previously been painted.
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. Three colors are being proposed that will highlight the significant features on the building.
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. High gloss paint is being avoided.
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. There are no bright or obtrusive colors. "

Staff recommended approval as the proposal complies with section 2.6 of the Design Manual. Staff commented that the repainting is in basically the same colors now on the building, just using those colors on different areas of the building. Mr. Titterington reminded staff that the Commission has previously stated that the Commission wishes to see color swatches with all applications.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the Historic District Application Certificate of Appropriateness for 10 N. Market Street as submitted, based on the exact colors stated in the application, and based on the findings of staff that the application complies with Section 2.6 of the Design Manual.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HALIFAX VILLAS PLANNED DEVELOPMENT, CHANGE NAME OF HALIFAX VILLAS AND PATIO HOMES TO "COTTAGES OF HALIFAX SUBDIVISION": OWNER-APPLICANT HALIFAX LAND DEVELOPMENT LLC, FRANK HARLOW. Staff reported: the Record Plan for the Halifax Villas Planned Development was approved as O-10-2019 and O-36-2021 with additional minor amendments in 2021 and 2023; applicant is requesting the Planning Commission to allow for a minor amendment to the Planned Development to change the name of the Halifax Villas and Patio Homes Planned Development phase two to the "Cottages of Halifax Subdivision"; this request has been reviewed by the Law Director and it was determined that this request is a minor amendment. No other changes will be made to phase two; and staff recommend approval of the minor amendment as the subdivision will still conform to the Final Development Plan and General as approved by the Planning Commission and City Council.

It was discussed that this name change is only for Section Two of the Planned Development.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, that the Troy Planning Commission approves the name change from Halifax Villas and Patio Homes Planned Development – Residential Phase Two to the "Cottages of Halifax Subdivision".

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

COMPREHENSIVE PLAN UPDATE: Consultants of American Structurepoint provided the attached update, noting their work on that document was about 80% complete, and they are hoping Commission members can consider final approval in September. The consultants stated that the current draft incorporates what they heard from the Commission, other officials, the advisory groups, and the community. The Consultant noted that a public Comprehensive Plan update session will be held on August 15 at 6 p.m.

Also discussed was the update regarding the Zoning Code and Subdivision Regulations. The consultants indicated they plan to place these codes and regulations into one document as this should help avoid conflicts in the provisions and provide for easier review and applicability. The consultants discussed that the proposal for the Zoning Code should address ambiguous provisions, some uses may need to be spelled out individually rather than combining a number of like provisions into one title, and that they will propose some processes being handled individually rather than going before boards and commissions which lengthen processes.

Commission members provided some feedback, with Mr. Wolke reminding the consultants of his prior request that the wording be in as simple English as possible for easier understanding by all parties using the documents.

There being no further business, the meeting was adjourned at 5:08 p.m.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 28, 2024

SUBJECT: Certificate of Appropriateness (COA) – 9-11 W. Main Street

BACKGROUND:

The applicant Andrew Circle on behalf of the owner Wesley Martin, is requesting the Planning Commission to review an exterior alteration to add a rooftop bar. This is the final phase of the exterior alterations for this site.

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.

The 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 was approved at the September 28, 2022 Planning Commission meeting. The west façade improvements were approved in March of 2023.

DISCUSSION:

Rooftop Bar: The applicant is proposing a black steel rooftop structure near the main elevator shaft. The steel will be painted black to match the railing that encompasses the rooftop and the fire escape. See attached Design Graphics:

Design Manual: (Staff Analysis can be seen below in red following each item). 2.12 Building Additions:

- A. Additions should be clearly distinguishable from the original structure by designing additions to be subordinate and secondary to the primary structure. If the additions or alterations were removed, the essential form and integrity of the original structure should be unimpaired. **The roof structure will be clear and distinguishable from the original structure.**
- B. Additions should be located to the rear of the original building so that the most significant and visible faces (e.g. front elevations) of historic properties are given priority. If space needs or lot conditions require that the addition be placed farther forward, the façade of the addition should be set back from the original façade. **The original features on the building are given priority. The rooftop bar is located on the rear of the roof near the elevator shaft.**
- C. A break or reveal should be provided between the original building and the addition, so it is apparent that they are two separate structures. **N/A**
- D. The design for additions to existing properties should not destroy significant historic, architectural, or cultural materials. The design should be compatible with the size, scale, color, material, and character of the property, neighborhood, or environment. **No significant architectural features will be altered with the rooftop bar.**

- E. Avoid duplicating the original building's architecture and design in the addition. The addition should take its major design cues such as form, massing, and roof shape. **N/A**

RECOMMENDATION:

Staff recommend approval of the proposed rooftop bar as it is in compliance with the Design Manual.



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 08/20/2024

Applicant Andrew Circle Architect LLC Telephone No. 937-623-0251

Owner of Property Wesley Martin Has the Owner been Notified? Yes

Address of Project 9 / 11 W Main St

Contact Address (if different than Project Address) 320 E Main St

Name of Architect/Engineer and/or Contractor Andrew Circle Architect LLC / A.M. Scott

Application for renovation to include the following:

- ☒ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

- ☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☐ Other: _____

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:

Andrew C. L.

SIGNATURE OF PROPERTY OWNER:

Wesley Martin

PRINTED NAME OF PROPERTY OWNER:

Wesley Martin

OFFICE USE ONLY:

DATE FILED: _____

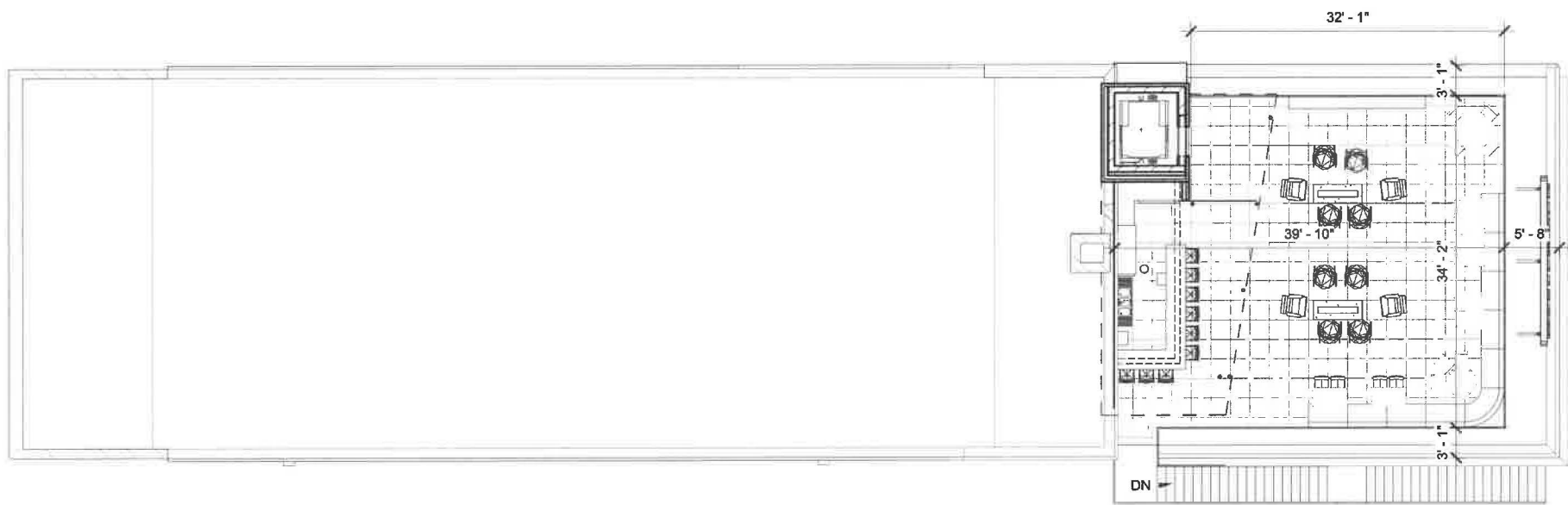
CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.

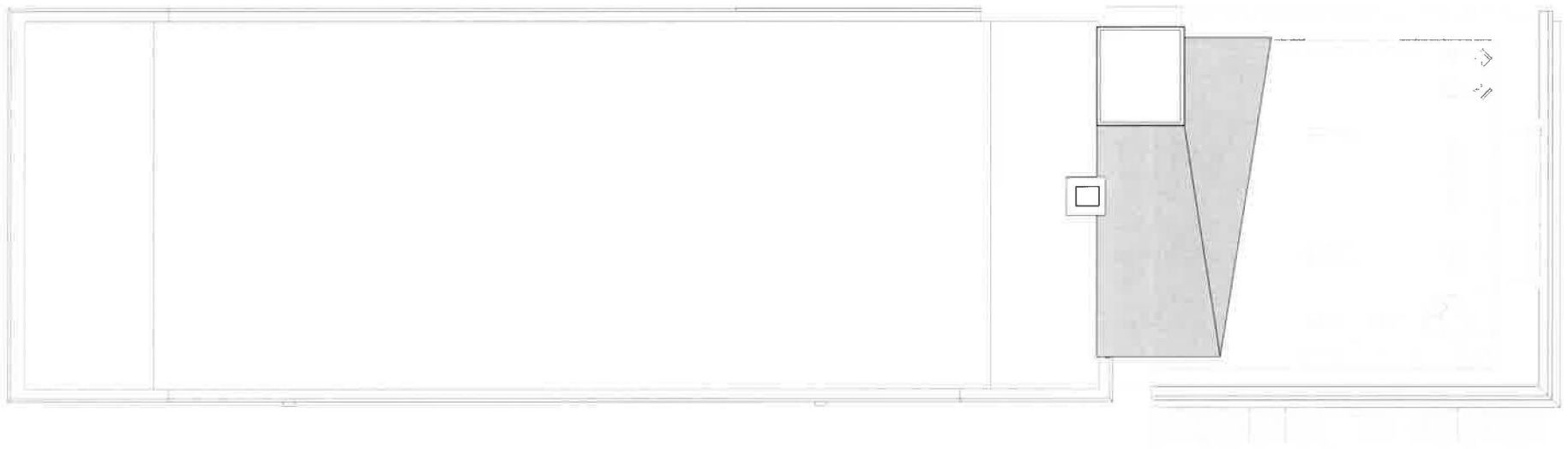




ROOF PLAN
3/32"=1'-0"

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
ROOFTOP SUBMISSION
08/20/24

AO ANDREW
CIRCLE
ARCHITECT

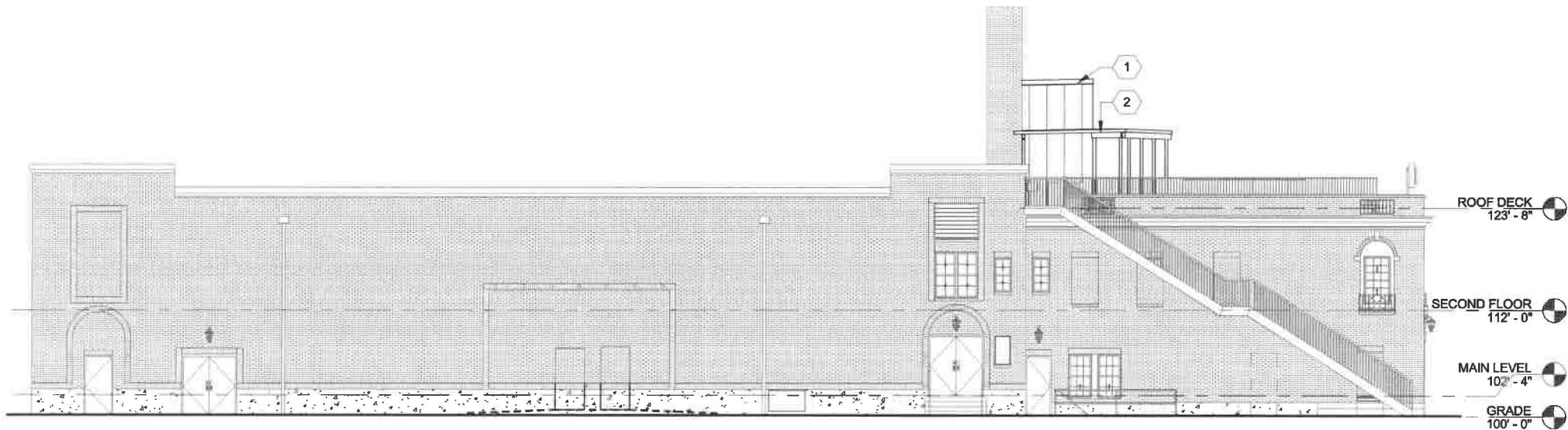


HIGH ROOF PLAN
3/32"=1'-0"

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
ROOFTOP SUBMISSION
08/20/24

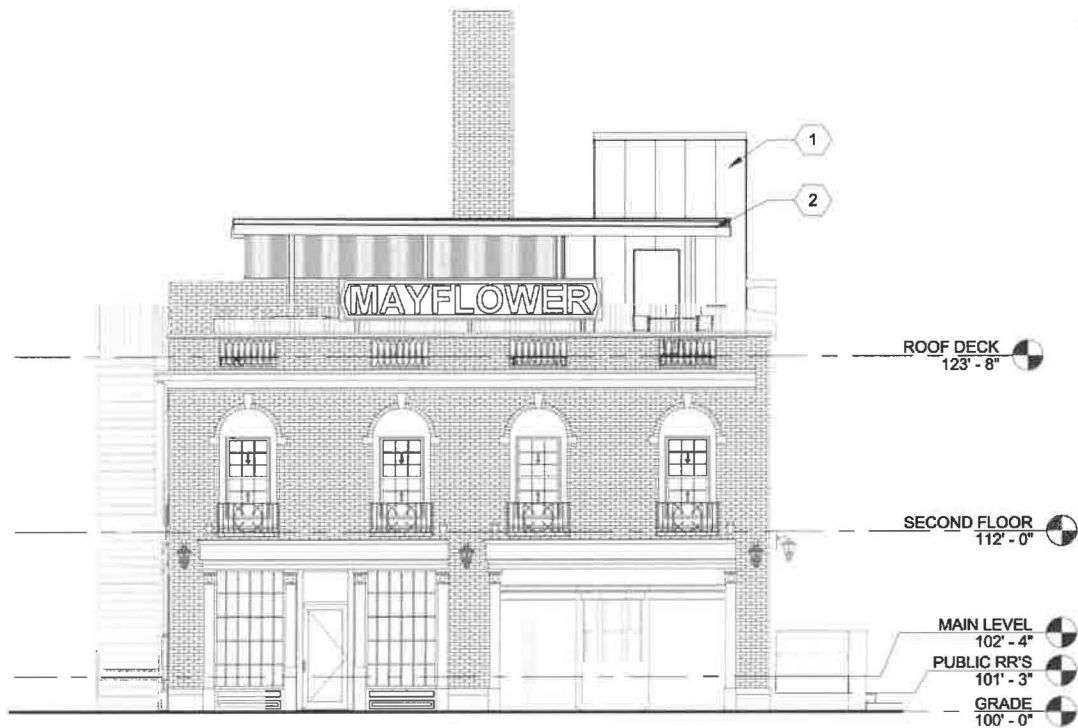
 ELEVATION NOTES

1. ELEVATOR HOISTWAY BEYOND
2. NEW ROOFTOP BAR STEEL ROOF STRUCTURE



WEST ELEVATION
3/32"=1'-0"

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
ROOFTOP SUBMISSION
08/20/24



ELEVATION NOTES

1. ELEVATOR HOISTWAY BEYOND
2. NEW ROOFTOP BAR STEEL ROOF STRUCTURE

SOUTH ELEVATION
3/32"=1'-0"

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
ROOFTOP SUBMISSION
08/20/24

AO ANDREW
CIRCLE
ARCHITECT



PERSPECTIVE FROM PLAZA

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
ROOFTOP SUBMISSION
08/20/24

AO ANDREW
CIRCLE
ARCHITECT



PERSPECTIVE OF ROOFTOP BAR

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
ROOFTOP SUBMISSION
08/20/24

AO ANDREW
CIRCLE
ARCHITECT

TRICORN BLACK
SW 6258

URBANE BRONZE
SW 7048

ROOKWOOD ANTIQUE GOLD
SW 2814

*Color for
Railing + Roof
Structure*



SOUTH ELEVATION
NTS

MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/16/23

AO ANDREW
CIRCLE
ARCHITECT