

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, November 13, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Westmeyer, Wolke, Titterington Ehrlich and Emerick; Development Staff – A. Eidemiller, T. Bruner and Andrew Burgei, and Development Director Davis.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS FOR 121 S. MARKET STREET, FOR A BUILDING SIGN; OWNER – FOUR SONS DEVELOPMENT, LLC; APPLICANT – ADVANTAGE SIGN FOR HARRIS’ ENTERPRISES, JULES HARRIS. The applicant was present. Staff reported: zoning is B-3, Central Business District; the Ohio Historic Inventory (OHI) form describes the building as a two-story commercial building with gable roof in the downtown commercial core area; the building is not listed on the National Register of Historic Places; the front façade has previously been altered; proposed sign is 54” by 60” (22.5 square feet), which is less than the signage area permitted; sign material will be aluminum; sign will include green, yellow, purple, and pink colors to make up the flower logo of the new tenant; the sign background is white; and regarding the design manual section 5.4 (with staff responses in bold):

- A. Wall signs in pedestrian environments should be interesting to look at, adding vibrancy to the streetscape. **The wall sign is interesting to look at and adds vibrancy to the streetscape.**
- B. Wall signs should be three dimensional, with letters carved by a router, or; **The lettering is three-dimensional.**
- C. Letters should be individually pin-mounted or incorporated into a sign panel. Internally illuminated signs are not permitted. **N/A**
- D. Signs should be illuminated in a way that is subordinate to the design of the building. External illumination is preferred. **N/A**

Staff recommended approval based on the finding that the proposed sign complies with Design Manual Section 5.4.

A motion as made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Historic District Certificate of Appropriateness for the sign application for 121 S. Market Street as presented, based on the exact materials and colors stated in the application, and based on the finding of staff that the sign complies with Design Manual Section 5.4.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting was adjourned at 3:33 p.m. following motion of Mr. Emerick, seconded by Mr. Westmeyer.

Respectfully submitted,

_____Chairman

_____Secretary

RECOMMENDATION : (Window Replacements)

Staff is unable to recommend approval on the window replacements based upon the following:

- Per Design Manual Section 2.8 B: Clear evidence was not supplied by the applicant that illustrates extensive deterioration is present on the second and third floor windows on the front and rear facades. Additionally, clear evidence was not provided that the windows cannot be repaired, even at significant cost.
- Per Design Manual Section 2.8 D: The application does not provide information on the dimensions and profile of the original window sash and muntins.

RECOMMENDATION: (Two window installation on the west facade)

Staff recommends approval of the two new window installations on the west façade as they are needed to comply with natural light requirements of the Building Code.

RECOMMENDATION (Paint):

Staff recommends approval of the paint due to the compliance with Design Manual Section 2.6."

Planning Commission Discussion and Recommendations:

Regarding the painting, a motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the historic district application for 112-118 W. Main Street as submitted based on the exact colors as set forth in the application and viewed by the Commission and based on the findings of staff that the application meets the Design Manual guidelines.

MOTION TO APPROVE THE PAINTING PORTION OF THE APPLICATION APPROVED BY UNANIMOUS ROLL CALL VOTE

Regarding the windows. Development Director Davis noted that the Commission members had received supplemental information from the application (copy attached to original minutes) and that report included pictures showing the bad state of repair of the windows that would alter the recommendation of staff, and he asked THPA representatives to comment. Pella company representatives provided a sample of the windows proposed to be used for the replacement of second and third floors. Mr. Davis stated that 29 windows would be replaced, 9 on the 1840 building and 20 on the 1902 building. Mr. Davis stated that with the supplemental information provided, staff now recommends approval of the replacement of the 29 windows.

Pella representatives stated the windows would be basically maintenance free and, other than the one high arch window, the price of the wood and aluminum windows are about the same. Regarding maintenance frequency required on wood windows, it was stated that depends on the elements, and aluminum windows extend the life of the windows.

Mr. Titterington inquired regarding the visibility and appearance of the windows. The Pella representatives stated that the material around the windows would not be very visible. From an appearance basis, the windows would have an historic appearance and the aluminum clad cover would not have a high gloss finish, and from a historical appearance, the aluminum and wood will have the same appearance. .

In response to Mr Tittington about the condition of all the windows, both the Pella represnetatives and Mr. Sutherly, representing the applicant, stated the vast majority are beyond repair and are as shown in the pictures in the supplemental information.

In response to Mr. McGarry, it was stated that the window replacement under discussion are only on the second and third floors.

New wndwo. Matur light requirements same to not cover any historical feature, staff rec approval., meets building code

PT meets building code now in antic aof using the third flor of com space.

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