

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, May 22, 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; A. Eidemiller, T. Bruner, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of May 8, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 7 S. MARKET STREET, NEW AWNING AND SIGN; OWNER – JAY HARRIS; APPLICANT - CREATIVE COUNTERTOPS. Staff reported: zoning is B-3, Central Business District; OHI form lists this as a three-story, brick building built in 1886, the style as High Victorian Italianate with circular windows and bracketed box cornice; awning will be composed of fabric on a metal frame mounted to the building using the existing brackets and hardware; awning will measure 4 feet by 15 feet and be black in color; new awning will be the exact size and color as the current awning; proposed signage will be printed on the new awning; lettering and logo will be centered on the awning and will be Gold and White in color; sign area will be 3 feet by 7 feet, totaling 21 square feet; 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.”

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.

Discussion. Following questions of Mr. McGarry and Mr. Titterington, it was clarified that the awning will be one shade of black with the lettering in white reading “Cambria”, with the logo in gold.

A motion was made by Mr. Titterington, seconded by Mayor Oda, that the Troy Planning Commission approves the Historic District Application, Certificate of Appropriateness for 7 S. Market Street as submitted, based on the exact materials and colors of the awning as stated in the application and based on the findings of staff that

- 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.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:37 p.m. upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary