

A rescheduled meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, July 31, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Westmeyer, Oda and Titterington; Development Staff – R. Long; A. Eidemiller, and Development Director Davis. It is noted that Mr. Westmeyer was in attendance at 3:39 p.m.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Titterington, the minutes of July 10, 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 Mrs. Ehrlich, to remove the application for 15 S Market Street from the table. **MOTION PASSED, UNANIMOUS ROLL CALL VOTE.**

Staff reported: The property is zoned B-3 Central Business District; the OHI form lists this property as a Gothic Revival Victorian Cottage style built in 1870; it is listed on the National Register; contributing features include the size and placement within the plane of the commercial streetscape; previous alterations use to cover the original characteristics of the building until the owner removed all of the metal that was hiding the original characteristics; the applicant wishes to proceed with just the brick color alteration outlined in the proposal section below; the applicant is removing the metal awnings, flowerboxes, and the spotlights from this request, which had been part of the application tabled on June 12; applicant is requesting to stain the brick façade in ZAR Oil based stain, Black in color; and staff provided the following analysis (in red print):

“Design Manual: 2.6 Paint Colors states: “Paint colors varied through history, not only with fashions, but also because of available materials. These colors often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style structures which were often not white but a variety of colors and shades.

- A. A concentration of similar colors on the same block should be avoided. **There are no similar colors on this same block.**
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **The brick is unpainted. Character defining features are present on the building around the windows and “Thomson” sign. Staff does not recommend that this brick be painted or stained due to these features.**
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **Two colors meet this requirement.**
- 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.” **The colors are not bright or obtrusive.**

The Secretary of the Interior’s Standards for the Treatment of Historic Properties state that for the preservation of Stone, Brick, Terra Cotta, Concrete, Adobe, Stucco and Mortar it is not recommended that paint or other coatings be applied to masonry that has been historically unpainted or uncoated.”

Staff recommended denial of the proposed alterations based upon the following:

1. The brick, which is historically unpainted and unstained, includes character defining features. Brick soldiers and other bands exist around both the second and third story windows and the Thomson Sign at the top. The proposed stain will hide those features and otherwise detract from the historic integrity of the building.
2. The proposed brick alterations go against the Historic District Guidelines approved by this Planning Commission.
3. The proposed brick alterations are not recommended by The Secretary of the Interior’s Standards for the Treatment of Historic Properties.

The Commission reviewed the referenced design standards, the Secretary of the Interior Standards, and the proposed color.

DISCUSSION. Mr. McGarry confirmed that the only item before the Commission is the staining of the brick.

Mr. Titterington noted the guidelines were approved in February of 2023 by the Commission and approved by Council by an amendment to the Zoning Code; the brick appears to be discolored and could be treated as other buildings have, cleaned up and remain unpainted; unpainted brick is not unusual downtown; and stated that the north wall of the building had been painted and is flaking and asked about the plan for that. Beth Kerber stated she would like to prime the side wall and do a ghost mural of what was painted on the side when the building was constructed, and that would be Phase 2 after the building is painted. When asked the plan if the painting/stain is not approved, Ms. Kerber stated that will change her plans for the approved work for 13 N. Market, and she would just do some wood work. Ms. Kerber stated she consulted with Brian Brothers, the company that has worked on a number of downtown buildings, and was advised that the stain will make the building stand out more and tuck-pointing mortar may just look different from the original mortar.

Mrs. Ehrlich asked why paint, with Ms. Kerber commenting that cleaning is not going to improve the dingy building; when she had the drawings for the work done, the design standards did not exist so there was no reason not to paint; she feels this will greatly improve the building and the downtown; and the stain will not trap moisture inside. Ms. Kerber did not know of a similar building that had this treatment. She also commented that the word “Thompson” would be treated with a different color so it stands out as a feature. She suggested gray but is open to suggestions. She will accentuate any historic features.

Mr. Titterington stated that does not negate the standards or Secretary of the Interior Standards.

Maor Oda state her issue is that nothing in the downtown can be changed any more. Mr. Eidemiller replied that the desire is to keep the original look and feel and the concern that paint is a moisture barrier. The Mayor stated she is struggling with allowing this to be done, and following the guidelines, and following historic preservation guidelines, and that she would have to vote for following the code whether she agreed with it or not.

Mr. Titterington commented that if the concern is that an unpainted building can never be painted, why was that put into the standards, also noting that the Commission had issues with another owner painting a building and ignoring a stop work order, and the Commission was advised that removing the paint would then cause more building damage.

Mr. McGarry commented that he understands the stain may enhance the building, but there is no information or specs that assures how the stain would actually allow the brick to breathe and not cause issues that paint may. He also commented that if this is approved, there may be other applicants, and the Commission needs more assurance.

Mr. Westmeyer asked if Brian Brothers would be willing to provide more details as to how the stain would actually help preserve the brick, and that information may assist the Commission. Mr. Westmeyer also asked if the word “Thompson” is actually limestone.

Ms. Kerber also noted that she is under orders from the City to make certain repairs. She also indicated that if the application is denied, she does not see proceeding with the approved application to 13 S. Market Street as she believes that would still leave part of the building looking rough and part improved and not be a good finished look for the downtown.. She also stated she appreciates historic preservation, but also noted that for many years the building was completely covered in metal and no windows could be seen, with that looking being historic for that time period.

Mr. Titterington noted that prior to the standards being adopted, not painting unpainted brick was still part of the Secretary of the Interior guidelines which were referenced before the adoption of the standards.

Mrs. Ehrlich questioned that if the intent of Design Manual is to preserve the historic look, why go against that?

Mr. McGarry and Mr. Westmeyer commented there would be some benefit in having information from Brian Brothers backing up their recommendation about using the stain, as the Commission does not want to set a precedent. Mr. Westmeyer also stated he has seen brick clean up well but that depends on the material used for the cleaning.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to table the application for 15 S. Market Street so that the applicant could provide additional information from the contractor, Brian Brothers, regarding their recommendation that the applicant request to apply a stain to the building.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 8 S. MARKET STREET FOR NEW AWNING SIGNAGE AND LIGHT FIXTURES; OWNER – CRAFTED & CURED; APPLICANT – STULL WOODWORKS, INC.

Staff reported: the zoning is B-3 Central Business District; the OHI form lists this building as being constructed in 1929 in the Modernistic Style; the facade contains a two story semi-circular entranceway with rope molding and ashlar arch and frame relief panels, with a 7 bay Romanesque arcaded balcony capped by an eagle supported torch base; the property is listed on the National Register of Historic Places; application is for a new sign that will attach to the existing metal awning; sign will be made of moisture resistant MDF and consist of 3 dimensional, routed lettering; the sign base color will be black with white lettering and gold trim; dimensions of the sign will be 168" by 15" and have a depth of 1"; the sign will have a total square footage of 17.5, which is below the allowable of 63 square feet; the sign will attach to the awning with metal bracketing that will be hidden once installed; the application includes the installation of 3 metal gooseneck lights for the sign; and the lighting will be mounted to the metal entryway awning and extend out above the sign as detailed in the attached rendering. Staff further commented regarding comparing the application to the Design Manual:

“-The Design Manual section 5.6 states "Awning sign designs should be coordinated with the architectural character of the storefront." The section further states that "Awning signs should include simple text and logos on subdued backgrounds." This sign complies with the Design Manual.

-The Design Manual section 4.6 states that light fixtures should be simple in design. Subdued, soft, warm lighting should be used. Avoid large, ornate light fixtures. The proposed fixtures comply with the Design Manual.”

Staff recommended approval based on the findings that:

- The signage complies with section 5.6 of the Design Manual as well as the City of Troy Sign Code
- The signage keeps the overall integrity of and does not detract from the Historic District.
- The lighting complies with section 4.6 of the Design Manual and there are similar fixtures installed throughout the Historic District.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the Historic District Application Certificate of Appropriateness for 8 S. Market Street as submitted, based on the exact materials, colors and design stated in the application, and based on the findings of staff that:

- The signage complies with section 5.6 of the Design Manual as well as the City of Troy Sign Code
- The signage keeps the overall integrity of and does not detract from the Historic District.
- The lighting complies with section 4.6 of the Design Manual and there are similar fixtures installed throughout the Historic District.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 322 W. MAIN STREET, FIVE NEW WALL SIGNAGE FOR TWO TENANTS (C. HINES BUILDERS AND SENIOR CHECKUP): OWNER – JON COOMER; APPLICANT – QUINT CREATIVE SIGNS. Staff reported: zoning is B-2, General Business District; the OHI form lists this property as a very plain house built in 1839; original structure was built by wagon maker, David Adams, whose shop was located in the rear; contributing features are stone lentils and sills with projecting soffit and frieze from the eaves; there have been alterations some of which include being connected to another house with a modern addition; application is for wall signs for two tenants of the building; the signs will be separate from each other; the signage will be 3D routed lettering on 1 inch thick High Density Urethane (HDU) board; and signs will be mounted to the building using a combination of French cleats and other mechanical fasteners which will be hidden when installed; allowed signage for the building is 100 square feet, these signs will place total signage at 94.4 square feet, which is below the allowed signage; and the Design Manual provides:

“*Design Manual.* The Design Manual section 5.4 states “wall signs should be three dimensional, with letters carved by a router, or; letters should be individually pin-mounted or incorporated into a sign panel. The proposed signage meets section 5.4 of the Design Manual. “

Details for the signs:

Tenant #1 – C.Hines Builders: There will be a total of 2 signs installed for this tenant.

1. Sign one will be installed on the north elevation facing W. Main St. The sign will measure 23.5” by 19” and consist of Black of Night (SW 6994), Pantone Blue (301), White with a border in Umber (SW 6146).
2. Sign two will be installed on the west elevation facing S. Oxford St. The sign will measure 104” by 26”. The color palate will remain the same as sign #1.

Tenant #2 – Senior Check-up: There will be a total of 3 signs installed for this tenant.

1. Sign one will be installed on the north elevation facing W. Main St. The sign will measure 28” by 19” and consist of Black of Night (SW 6994), Yellow Green Nova, White with a border in Umber (SW 6146).
2. Sign two will be installed on the west elevation facing S. Oxford St. The sign will measure 112” by 26”. The color palate will remain the same as sign #1.
3. Sign three will be installed on the southern part west elevation facing S. Oxford St. The sign will measure 60” by 17.5”. The color palate for this sign will be the same with exception of the border which will be the color Softer Tan (SW 6141)

Staff recommended approval based on the findings that:

- The signage complies with section 5.4 of the Design Manual as well as the City of Troy Sign Code
- The signage keeps the overall integrity of and does not detract from the Historic District

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Historic District Application Certificate of Appropriateness for the five separate and additional signs at 322 W. Main Street as submitted, based on the exact materials, colors and designs as provided in the application, and based on the findings of staff that:

- The signage complies with section 5.4 of the Design Manual as well as the City of Troy Sign Code
- The signage keeps the overall integrity of and does not detract from the Historic District

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

FINAL PLAT, THE RESERVES AT CLIFF OAKS PHASE ONE, LOCATED ALONG FENNER ROAD, NORTH OF THE EDGEWATER SUBDIVISION; OWNER – BOGLE INVESTMENTS, LLC; DOUG ERNST, SOLE MEMBER; APPLICANT – CHOICE ONE ENGINEERING. Staff reported: the Commission approved the Preliminary Plan on March 13, 2024; Section One conforms to the approved Preliminary Plan; details include:

- The Final Plat of Phase One is in general conformance with the approved Preliminary Plan.
- The subdivision will be developed in four sections.
- Phase One is an area of 21.301 acres with 54 buildable lots.
- There will be 3.599 acres of new right-of-way to be dedicated – Hoying Drive, Netherfield Circle, Cliff Trail, and Longbourn Lane. There is also .369 acres of existing street right-of-way in Phase One.
- The approved zoning is R-4, Single-Family Residential District, which requires a minimum lot size of 9,000 square feet. Actual lot sizes range from .207 acres (9,016 square feet) to .478 acres (20,821 square feet).
- The developer will be providing private open space for this subdivision, which will be maintained by the future HOA; however, no private open space is included in Phase One. The open space will be a part of future Phase Three.

Staff recommended approval as the Final Plat of Phase One conforms to the approved Preliminary Plan.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to recommend to Troy City Council that the Final Plat of The Reserves at Cliff Oaks Subdivision Section One be approved as submitted based on the finding of staff that the Final Plat conforms to the approved Preliminary Plan.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

OTHER: The Commission confirmed that there will be a Comprehensive Plan Update Presentation at the 8-14 meeting, and a Town Hall presentation on the Comprehensive Plan on 8-15 at 6:00 p.m. at the Troy Jr. High School Library.

There being no further business, the meeting adjourned at 4:45 p.m. upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary