

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, August 28, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Westmeyer, Wolke, Oda, Ehrlich, Emerick and Titterington; Development Staff – A. Eidemiller, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, the minutes of the August 14, 2024, meeting were approved by unanimous vote.

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. Staff reported: this is the final phase of the exterior alterations for this site; 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; 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; 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; and regarding the Design Manual:

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**

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

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the Historic District Application Certificate of Appropriateness for 9 – 11 W. Main Street as submitted, based on the exact material as stated in the application with colors that will be the color scheme of the building (other than the mural) and based on the findings of staff that the application complies with the Design Manual.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

The Commission reviewed the schedule for the review of the Comprehensive Plan Update.

There being no further business, the meeting was adjourned at 3:37 p.m.

Respectfully submitted,

_____Chairman

_____Secretary