

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, September 18, 2024, at 3:30 p.m. with Vice-Chairman Larry Wolke presiding as Chairman McGarry (who was present) was not feeling well. 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. Titterington, the minutes of the August 28, 2024, meeting were approved by unanimous vote.

FINAL RECORD PLAN – SOMERSET RESERVE PHASE 1 PLANNED DEVELOPMENT – RESIDENTIAL (PD-R); LOCATED OFF SR 55 W; OWNER – SOMERSET RESERVE PROJECT I, LLC; APPLICANT - DDC MANAGEMENT LLC. Staff reported: the Planned Development located on the southwest corner of Nashville Road and W. Market Street; the planned development process requires three steps for approval; the first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan (FDP); once approval of the FDP is granted, the final step is approval of the Final Record Plan by the Planning Commission and City Council; the proposed Final Record Plan is in accordance with the General Plan and Final Development Plan; and staff recommends approval of the Final Record Plan of the Somerset Reserve Phase I Planned Development – Residential (PD-R) as it conforms to the approved General Plan and Final Development Plan, with the condition that the financial guarantee is received and approved in accordance with Subdivision Regulations Section 1113.08.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to recommend to Troy City Council the approval of the Final Record Plan of the Somerset Reserve Phase I Planned Development – Residential (PD-R) as it conforms to the approved General Plan and Final Development Plan, with the condition that the financial guarantee is received and approved in accordance with Subdivision Regulations Section 1113.08.

MOTON ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS FOR 112-118 W. MAIN STREET FOR EXTERIOR MODIFICATIONS: WINDOW REPLACEMENTS, TWO NEW THIRD FLOOR WINDOWS INSTALLED ON THE WEST ELEVATION, AND PAINTING OF THE REAR AND SIDE FACADES; OWNER: TROY HISTORIC PRESERVATION ALLIANCE (THPA); APPLICANT: THPA BY BEN SUTHERLY. Staff reported: “ Applicant Ben Sutherly, on behalf of the owner, Troy Historic Preservation Alliance, has requested the Planning Commission to review window replacements, two (2) new window installations, and paint at the property located at 112-118 W. Main Street. This request will be for the second and third floor windows. The property is located in the B-3 Central Business District.

BACKGROUND:

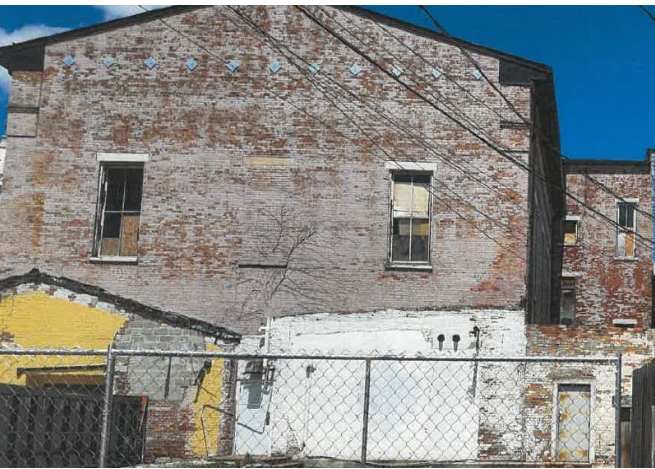
An update to the Ohio Historic Inventory (OHI) form was accepted by the State Historic Preservation Office on or about July 29, 2023. According to the OHI form, the 1902 façade reflects elements of the Richardsonian Romanesque style (popular in 1880-1900) with round-topped arches at the first-story entrance and third-story windows as well as its masonry construction. Key features that represent this style include wide-rounded arches around doors and windows. Often these windows are recessed deep into the masonry. It is important to note that the OHI form does not consider the number of panes and material of the windows in its analysis in determining the significance of the windows, rather the opening design. Although not referenced in the OHI form, the number of panes and material are significant overall in defining the character of the building and the streetscape.

The 1840 portion of the building (courtroom) includes eight (8) existing windows with a ninth window opening that was bricked in the center of the south-facing elevation. See below pictures of the current windows:

West Façade:



South Façade: (Rear)



The windows have two over two divided muntins on the majority of the windows on the west, south, and east portions of the 1840 building. The applicant has noted it is likely the current double hung windows were installed sometime after 1953 and are not the original.

The 1902 portion of the building (three-story portion) includes twenty (20) windows with significant features in the arches, panes, and material. The third story on the front façade has four (4) prominent arched windows with two (2) smaller accent arches. Nine (9) over six (6) divided lights are present in the main arched window. The accent arches are one (1) over one (1) double hung windows. The second-floor windows are one (1) over one (1) double hung windows with accent double hung windows in between. The dynamic size of the second-floor windows makes these windows significant in comparison to the third-floor arched windows. The Applicant explained that due to the wave of the glass, it is likely that the windows are extremely old or original. A door opening is present on the fire escape on the south side of the 1902 building. The following pictures are from previous dates due to the windows being currently boarded up:

Front Façade: Present



Front Façade: Previous



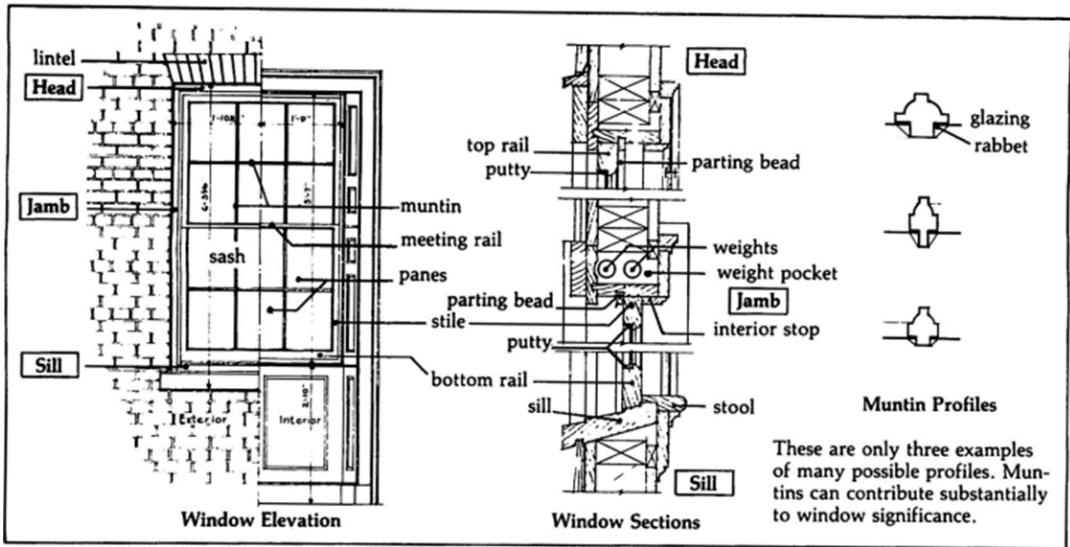
Third-floor arched Windows



Third-floor accent arches



The following graphic illustrates terminology, details, and major components of double-hung wood windows:



Source: Historic Education Preservation Foundation

DISCUSSION:

Paint. The applicant is proposing a single main body color on the side and rear facades (facing east, west, and south). The proposed color is Sherwin Williams Bona Fide Beige (SW 6065). The side and rear facades were previously painted a mauve color according to the applicant.

Two (2) new window installations on west façade: The proposal identifies two new window installations on the west façade. This is due to natural light requirements to meet the Building Code should the upstairs rooms adjacent to this wall turn into commercial spaces.

Window Replacements: The applicant is proposing the replacement of all the second and third floor windows on the 1902 building with Pella reserve Wood Windows wrapped in black aluminum. The number of muntins will match the original windows. On the 1840 building, the applicant is proposing six (6) over six (6) pane window replacements with the Pella Reserve Wood windows wrapped in black aluminum. A total of nine (9) windows are proposed for replacement on the 1840 building and twenty (20) on the 1902 building.

STAFF ANALYSIS (Window Replacements):

Staff analysis can be found following each *bold* Design Manual guideline below:

Section 2.8 A. of the Design Manual, the position, number, and arrangement of original windows in a building should be preserved. The position, number, and arrangement of original windows is being preserved. The applicant is proposing two additional windows on the west façade. Although this is not part of an original window opening, it is necessary to utilize the space for commercial uses and comply with natural light requirements of the Building Code.

Section 2.8 B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. The application mentions “most of the windows are also in an advanced state of deterioration”. There is no evidence submitted by the applicant that supports this statement. The Design Manual also requires that only the deteriorated windows should be replaced. It is unclear which windows are extensively deteriorated and which windows are repairable. The application does not meet this key guideline from the Design Manual. Additional evidence is needed to determine compliance with Section 2.8 B.

Section 2.8 C. Avoid enlarging or downsizing window openings to accommodate stock replacement window sizes. The proposal does not enlarge or downsize the original window openings to accommodate stock replacement window sizes. The application meets this requirement.

Section 2.8 D. Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals. The same material as the original windows, usually wood, should be used. The number of panes will match the original windows. There is not enough evidence in the application to determine the original dimensions and profiles of sash members and muntins. The application does show similar operation characteristics of the originals. The material proposed are wood windows that are wrapped in black aluminum. The material will meet this guideline.

Section 2.8 D. Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals. The same material as the original windows, usually wood, should be used. The number of panes will match the original windows. There is not enough evidence in the application to determine the original dimensions and profiles of sash members and muntins. The application does show similar operation characteristics of the originals. The material proposed are wood windows that are wrapped in black aluminum. The material will meet this guideline.

Section 2.8 E. Interior or exterior storm windows may be used to increase energy efficiency of existing windows. These should be either a single pane or, if they have an upper and a lower pane, the division between the two should be at the meeting rails of the original exterior windows. Storm windows should match the color of the existing window trim. Not applicable in this request.

Section 2.8 F. Windows that have an original storm sash should be repaired and retained. Not applicable in this request.

STAFF ANALYSIS (Paint):

Staff analysis can be found following each Design Manual guideline below:

- Section 2.6 A. A concentration of similar colors on the same block should be avoided. Similar colors on the same block are being avoided. The proposal meets this guideline.
- Section 2.6 B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. The unpainted surfaces are remaining unpainted. The proposal meets this guideline.
- Section 2.6 C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. The proposal will have a simple color scheme and will meet this guideline.
- Section 2.6 D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. High gloss paint will be avoided. The proposal will meet this guideline.
- Section 2.6 E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. Bright, obtrusive, and neon colors are being avoided. The proposal meets this guideline.

PAINTING. The staff reported supported the painting application for the rear and side facades due to the compliance with Design Manual Section 2.6."

PLANNING COMMISSION DISCUSSION AND RECOMMENDATIONS:

PAINTING OF REAR AND SIDE FACADES. A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the Historic District Application – Certificate of Appropriateness for 112-118 W. Main Street for the painting of the rear and side facades, 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

REPLACEMENT OF 29 WINDOWS. The staff report stated that staff is unable to recommend approval on the window replacements based upon 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.

Development Director Davis noted that the Commission members had received supplemental information from the application (copy attached to original minutes) and that information included pictures showing the bad state of repair of the windows. Mr. Davis indicated that information had been reviewed by staff and, based on that information, staff would now recommend approval of the replacement of the 29 windows. Mr. Davis asked THPA representatives to comment. Pella company representatives provided a sample of the windows proposed to be used for the replacement of the second and third floor windows. Mr. Davis stated that 29 windows would be replaced, 9 on the 1840 building portion and 20 on the 1902 building portion.

Pella representatives stated the windows would be basically maintenance free and, other then 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 based on the height of the building, and that 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. Titterington about the condition of all the existing windows, both the Pella representatives 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 confirmed that the window replacement under discussion are only on the second and third floors.

Commission Recommendation on Replacement of 29 Windows: A motion was made by Mr. Titterington, seconded by Mrs. Ehrich, that based on the supplement information from the application and the amended recommendation of staff to approve the window replacement as meeting the guidelines, that the Troy Planning Commission approves the Historic District Application - Certificate of Appropriateness for the replacement of 29 windows for 112-118 W. Main Street.

MOTION TO APPROVE THE WINDOW REPLACEMENT APPROVED BY UNANIMOUS ROLL CALL VOTE

INSTALLATION OF TWO NEW WINDOWS ON THE WEST ELEVATION. 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.

It was stated that the proposal meets the building code and is in anticipation of using the third floor for commercial use and the requirement for natural light. There was a discussion about having lintels created for the two new windows. Mr. Sutherly noted that the west elevation is the only elevation that does not have lintels; however, Commission members indicated favoring requiring lintels to continue the historic character of the building, with Mr. Westmeyer indicating it would just require proper framing above the new windows to install the lintels.

Commission Recommendation on Installation of Two New Windows: A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, that based on the recommendation of staff, that the Troy Planning Commission approves the Historic District Application - Certificate of Appropriateness for the installation of two new windows to be installed on the West Elevation of 112-118 W. Main Street with the condition that the window installation include the installation of lintels above the windows.

MOTION ON INSTALLATION OF TWO NEW WINDOWS ON THE WEST ELEVATION APPROVED BY UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting was adjourned at 4:00 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 applicton for 112-118 W. Main Street as submitted based on the exact colors as set forth in the application and viewed by the Commissionm 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 represeatatives 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 buildig and 20 on the 1902 building. Mr. Davis stated that with the supplement information provided, staff now recommends approval of the replacement of the 29 windows.

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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.

Window open the sae with mathcin lintels. With lintels confirmed

Ben n ele have side wihere no lintels. Ben consider put proper frame above iwind ed and