

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, May 14, 2025 at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Westmeyer, Wolke, Ehrlich and Emerick (Mr. Emerick was in attendance at 3:35 p.m.); Development Staff – Eidemiller, Bruner and Burgei; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich, the minutes of the April 23, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 14 N. MARKET STREET, EXTERIOR PAINT AND MURAL INSTALLATION; OWNER/APPLICANT – ROBIN MC GRATH, MCDONALD-STEVENS, LLC. Staff reported: the property is located in the B-3 Central Business District; the Ohio Historic Inventory (OHI) form describes this property as a row of two bay structures of early commercial construction; contributing features include rectangular windows with stone lintels and sills; applicant proposes painting the main body color of the building Sherwin Williams Salty Dog (SW 9177) with accent trim will be painted Sherwin Williams Extra White (SW 7006); applicant is proposing to install a mural above the second-floor windows; mural characteristics include a face in a sunset eating a sub sandwich (applicant did not include the exact color specs); and staff analysis follows:

STAFF ANALYSIS (Paint):

Staff analysis can be found following each bold 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.**

STAFF ANALYSIS (Mural):

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

Section 6.2 Wall Orientation and Placement. Murals should respect the size, scale, and design of historic buildings with minimal impact on surrounding buildings. The location shall be on the side, interior, or rear walls of existing historic buildings. The proposed mural does not meet this requirement. **The mural does not respect the size scale and design of the historic building. Additionally, the mural is proposed on the front façade of the building and does not meet the “shall be on the side, interior, or rear walls” portion section 6.2.**

Staff recommended approval of painting the main body color of the building due to the compliance with Design Manual Section 2.6; staff recommended denial of the mural as it is located on the front façade and does not respect the design of the historic building as required by Section 6.2 of the Design Manual

DISCUSSION. In response to Mrs. Ehrlich, it was stated the canopy is not being changed from the current faded black. In response to Mr. Emerick, staff noted that the Commission previously approved the mural for the Eclipse, which was replaced with the Selfie Mural located within the Square, and recently approved the brick sized micro murals.

ACTION OF THE COMMISSION. A motion was made by Mr. Westmeyer, seconded by Mr. Emerick, to approve the Historic District Application, Certificate of Appropriateness for 14 N. Market Street for the painting the main body color of the building Sherwin Williams Salty Dog (SW 9177) with accent trim will be painted Sherwin Williams Extra White (SW 7006) based on the findings that it complies with Design Mural Section 6.2. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to deny the Historic District Application, Certificate of Appropriateness for 14 N. Market Street for the painting of a mural as it is located on the front façade and does not respect the design of the historic building as required by Section 6.2 of the Design Manual.

Voting: Yes - McGarry, Westmeyer, Wolke, Ehrlich; No – Emerick.

MOTION TO DENY ADOPTED

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 112-118 W. MAIN STREET, ACCENT PAINTING AROUND THE FRONT OF THE BUILDING; OWNER – JUDY TOMB; APPLICANT – CATHCART & CO. Staff reported: the property is located in the B-3 Central Business District; per 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; the Commission approved paint on the side and rear exterior elevations on September 18, 2024; and at this time the applicant has withdrawn all elements of the application other than painting the ceiling of the storefront, with the color to be Sherwin Williams Extra White 7006 rather than Cream and staff recommends approval of the revised application as complying with the Design Manual Section 2.6. It is noted that the owner was present.

A motion was made by Mr. Westmeyer, seconded by Mr. Emerick, to approve the revised application for 112-118 W. Main Street to only cover the Sherwin Williams Extra White 7006 painting of the ceiling of the storefront based on the findings that the revised application complies with the Design Manual Section 2.6. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

There being no further business, the meeting adjourned at 3:40 p.m., upon motion of Mrs. Emerick, seconded by Mr. Westmeyer, and approved by a unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

