

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, March 25, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Wolke, Oda, Ehrlich, Westmeyer and Emerick; Development Staff – Bruner, Burgei and Eidemiller.

APPROVAL OF MINUTES: Upon motion of Mayor Oda, seconded by Mrs. Ehrlich, the minutes of the February 11, 2026, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT REVIEW, 14 N. WALNUT STREET, FOR EXTERIOR ALTERATIONS. (THIS SAME APPLICATION WAS SUBMITTED AND APPROVED 1-22-2025. THAT APPLICATION HAS EXPIRED AND HAS NOW BEEN RESUBMITTED.)
OWNER – ERIC CAREY; APPLICANT ANDREW CIRCLE, ARCHITECT. The architect was present. Staff reported: property is zoned B-3, Central Business District; there is no OHI form for the property; and there is no change from the prior application. Staff noted:

DISCUSSION OF STAFF:

East Façade (facing Walnut Street): Starting on the ground level, the CMU block will be painted Rookwood Dark Green from the current blue color. The existing brick on the front façade will remain unpainted. The storefront will be replaced with a new aluminum storefront in the Iron Ore color. On the upper stories, (elevation notes 9 & 10) the applicant is proposing a black metal roof and metal board and batten siding. This portion of the building had vinyl siding that was removed by the previous owner.

Improvements along the alley: The main building components will be painted Rookwood Green. A total of three (3) new aluminum storefronts will be installed along the alley. A fire rated egress door and fire rated coiling door will be installed next to the old storefront.

West façade (facing public square): The main body color of this façade will be painted the Rookwood Green to match the rest of the building including the alley. The trim will be painted Iron Ore. The applicant is also proposing two (2) vinyl replacement windows on this façade.

It is important to note that the other repair items are being done prior to these alterations that include extensive tuckpointing, a header repair (that ties into the CAS building) and new gutters and downs.

Design Manual: (Staff Analysis can be seen below in red following each item). 2.6 Paint Colors:

- A. A concentration of similar colors on the same block should be avoided. **Similar colors are being avoided.**
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **Historically unpainted surfaces will remain unpainted.**
- 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 color scheme is simple with two colors.**
- 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. **Bright obtrusive colors are being avoided.**

Design Manual 2.8 Windows

- A. The position, number, and arrangement of original windows in a building should be preserved. **The position, number, and arrangement will be maintained.**
- B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable.
- C. Avoid enlarging or downsizing window openings to accommodate replacement window sizes. **The window openings will remain unaltered.**
- 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 request is for vinyl and aluminum clad storefront windows. The windows on the west façade (facing public square) have one wood double hung window and one vinyl window. The windows along the alley have already been replaced with vinyl windows by a previous owner.**
- 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. **N/A**
- F. Windows that have an original storm sash should be repaired and retained. **N/A**

Staff recommended approval of the proposed alterations due to the compliance with Design Manual Sections 2.6 and 2.8.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mr. Emerick, to approve the Historic District Application for 14 N. Walnut Street as presented, based on the exact materials and colors as set forth in the application and as viewed by the Commission, and based on the recommendation of staff that the proposed alterations comply with Design Manual Sections 2.6 and 2.8.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT REVIEW, CERTIFICATE OF APPROPRIATENESS, 9/11 E. MAIN STREET, FOR EXTERIOR ALTERATIONS AND PARTIAL DEMOLITION OF THE PROPERTY AT 9/11 E. MAIN STREET. (THIS SAME APPLICATION WAS SUBMITTED AND APPROVED 12-13-2023. THAT APPLICATION HAS EXPIRED AND HAS NOW BEEN RESUBMITTED.); OWNER - PATCH PLACE 1 LLC; APPLICANT – ANDREW CIRCLE, ARCHITECT. Staff reported: property is zoned B-3 Central Business District; OHI form describes this as a three-story brick commercial building in High Victorian Italianate style built by John Wasserman in 1880; significant features include recessed bays with corbelling at the top, Eastlake hood molding, bracket box cornice with a decorated frieze; this building (Wasserman Building) had a major roof collapse in 2007 followed by an extensive renovation; the building is on the National Register; and there is no change from the prior application. The architect was present. Staff noted:

PROPOSAL:

Front Façade (facing Main Street). The Applicant is proposing to re-paint all previously painted surfaces. All unpainted brick will remain unpainted in accordance with the Design Manual. The second and third floor facades main color will be painted SW 0050 Classic Light Buff. The First floor will be painted SW 7623 Cascades with an accent color of the Classic Light Buff from the upper stories. New steel balconies will be visible from the front façade. The balconies will be painted SW 6258 Tricorn Black.

East Façade (facing Walnut Street). Four (4) new balconies are being proposed on the east façade. The balconies will project from the building 5' and will be 15' in length. The balconies will be painted tricorn black. The existing fire escape is being removed and replaced. The fire escape will exit towards the rear of the property instead of W. Main Street. The storefront that is CMU block is being replaced with an aluminum storefront to match the E. Main Street façade. The significant feature columns are going to remain unaltered. The cornice will be painted with SW 7623 Cascades to match the Main Street façade.

Partial Demolition and New Construction. The applicant is proposing to demolish the rear single-story CMU block addition adjacent to the alley facing Walnut Street for a new infill construction two story brick façade. The new construction will be a three (3) story construction with a brick front façade facing Walnut Street.

The brick will be a “slate velour” and a visual example will be presented at the meeting. The front façade will also feature five (5) double hung Pella wood windows in the portobello color and one entry door. A black fabric awning will be above the main entrance. A limestone base, and windowsills and trim are also being proposed. The limestone trim will separate each floor with the first floor keeping the scale from the original building. Two (2) brick columns are found on both sides of the front façade with a recessed detail on each floor. A brick soldier cornice is found at the top of the building. On the north elevation (alley façade), two patios with cable railings are found on the second and third floors. This façade will be made of CMU and will be painted to match the building.

STAFF ANALYSIS:

Compliance with the Zoning Code. Zoning Code 1143.22 (m)(6) B. states: “For structures that the Planning Commission finds that are not historically significant, the Planning Commission may relax or waive the standards or guidelines found in this Chapter or Guidelines. Zoning Code 1143.22(m)(6) C. The Planning Commission shall determine whether a structure or site is historically significant by meeting at least four (4) of the following criteria:

- i. Value as a reminder of the cultural or archaeological heritage of the city, state, or nation; **N/A**
- ii. Location as a site of a significant local, state, or national event; **N/A**
- iii. Identification with a person or persons who significantly contributed to the development of the city, state, or nation; **N/A**
- iv. Identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation; **N/A**
- v. Value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance; **N/A This portion of the building is constructed of Concrete Masonry Unit (CMU) block and otherwise has no architectural significance.**
- vi. Example of an architectural style or period; **N/A**
- vii. Contribution to the historical nature of the overall site; and/or **This portion of the building is not original and does not contribute to the historic nature of the overall site.**
- viii. Character as a contributing element in the Historic Preservation Overlay District **The rear addition does not contribute to the historic character of the HPO.**

When using criteria from 1143.22 (m)(6) C. It is Staff’s opinion that the portion proposed for demolition is not significant. Staff analysis can be seen in **red** above.

Compliance with the Design Manual. Design Manual 3.2 B. states: “New construction should be similar to existing contributing buildings in the district. New buildings should be obviously new to the observer, but there should be continuity and compatibility with surrounding historic structures. They should share underlying principles of design, form, mass, height, scale and lot coverage as prevails on adjacent lots.”

The proposed building meets the above standards. The height, mass, and design match the original building. The continuity of the original building continues through the addition. The first-floor separation is carried through.

Design Manual 3.6 Façade

- A. Façade proportions, including width to height ratio, should be similar to other buildings in the district.
- B. The primary entrance to the building should front the street.
- C. Avoid blank façades and monotony of materials. Avoid large surfaces of glass.
- D. Avoid concrete block foundations or exposed poured concrete. Foundations should be clad with brick or stone.
- E. Where multi-story buildings are permitted, the façade should incorporate a three-part composition including a base, a middle, and a top.

3.7 Doors and Windows

- A. The pattern and proportions of window and door openings should be proportional to the building façade and reflect the pattern of other buildings in the District.
- B. The window-to-wall ratios should be similar to other buildings in the district.
- C. Windows and doors should be framed in materials that are similar in scale and character with other buildings in the district.

The pattern and proportions of window and door openings are proportional to the original building. The addition incorporates double hung windows that functionally operate the same as the original building, with similar sizing and separation. The window to wall ratios also matches the original building. See figure A.1.



When using criteria from the Design Manual, it is Staff’s opinion that the proposed new construction meets the standards and intent of the Design Manual. Staff analysis can be seen above in **red**.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

Staff recommended approval of the alterations, partial demolition, and new construction based on the following:

- The new construction meets the standards of the Design Manual, and;
- The Contributing features as referenced per the OHI form are being maintained, and;
- The proposed awning, including colors, are suitable with the surrounding character of the Historic District.

ACTION OF THE COMMISSION:

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the Historic District Application for 9/11 E. Main Street as submitted, based on the exact materials and colors as set forth in the application and as viewed by the Commission, and based on the recommendation of staff that:

- The new construction meets the standards of the Design Manual, and;
- The Contributing features as referenced per the OHI form are being maintained, and;
- The proposed awning, including colors, are suitable with the surrounding character of the Historic District.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT REVIEW, CERTIFICATE OF APPROPRIATENESS, 16 S. MARKET STREET, FOR PAINT, SIGNAGE AND AN AWNING; OWNER - EVAN ILES AND DAN BURNS APPLICANT – ANDREW CIRCLE, ARCHITECT. Staff reported: property is zoned B-3 Central Business District; the OHI Form describes this property as an early Victorian structure with contributing features including the windows that have shaped head molds and stone sills and eaves and boxed cornice with frieze and elongated brackets are also mentioned; application is to paint the main body color Sherwin Williams Mint Condition (SW 6743) and to install a six square foot with dimensional lettered building sign above the main storefront with a four foot wide downlight fixture; a 1.5 square foot projecting sign and 6 square foot window sign. The architect was present. Staff noted:

STAFF ANALYSIS (Paint): Staff analysis can be found following each Design Manual guideline below in ***bold***:

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 (Signage):
Staff analysis can be found following each Design Manual guideline below in ***bold***:

Section 5.4 A. Wall signs in pedestrian environments should be interesting to look at, adding vibrancy to the streetscape. **The wall sign is interesting to look at.**

Section 5.4 B. Wall signs should be three dimensional, with letters carved by a router, or; **The lettering is three dimensional at a dimension of ¾”**

Section 5.4 C. Letters should be individually pin-mounted or incorporated into a sign panel. Internally illuminated signs are not permitted. **The lettering is individual mounted.**

Section 5.4 D. Signs should be illuminated in a way that is subordinate to the design of the building. External illumination is preferred. **An indirect lighting source is being provided above the sign.**

Section 5.7 A. Three-dimensional elements are strongly encouraged, along with the creative use of textures and shadows to give the sign dimensionality and interest. **The lettering will be three-dimensional at a dimension of ¾”.**

Section 5.7 B. The bracket or attachment device should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture. **The attachment device is architecturally appropriate to the building.**

Staff recommended approval of the paint due to the compliance with Design Manual Section 2.6 as outlined above and approval of the signage due to the compliance with Design Manual Sections 5.4 and 5.7 and being within the allowed maximum signage.

ACTION OF THE COMMISSION:

A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, to approve the Historic District Application for 16 S. Market Street as submitted based on the exact materials and colors as set forth in the application and as viewed by the Commission, and based on the recommendation of staff that the paint color is in compliance with Design Manual Section 2.6 as outlined above and signage is in compliance with Design Manual Sections 5.4 and 5.7 and withing the maximum allowed signage.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:39 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, followed by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary