

A regular meeting of the Troy Planning Commission was held Wednesday, February 12, 2020, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Others present: Members: Oda, Titterington, Wolke, McGarry, and Westmeyer; Zoning Inspectors Watson and Brandon; Assistant Development Director Harris; Development Director Davis.

Upon motion of Mr. McGarry, seconded by Mr. Westmeyer, the minutes of the January 22, 2020 meeting were approved.

**HISTORIC DISTRICT APPLICATION, FOR 201 E. WATER STREET (OVERFIELD TAVERN); TO REPLACE EXISTING CEDAR SHAKE ROOF WITH ENVIROSHAKES (ENGINEERED ROOFING MATERIAL); OWNER/APPLICANT IS OVERFIELD TAVERN MUSEUM BY CHRIS MANNING, EXECUTIVE DIRECTOR.**

Representatives of the applicant were present. Staff reported – property was built as a hand-hewn log cabin built in 1808; building has been used as a tavern, courthouse, Masonic lodge, and now a museum; it is on the National Register of Historic Places, and has been recognized as an Ohio Historic Landmark; the applicant has requested Enviroshakes, an engineered roofing material that mimics the look of taper-split cedar shingle that has a lifetime warranty of up to 50 years; and staff recommends approval based on the findings of:

- The roof is in bad shape and needs replaced in order to prevent further damage to the interior of the building;
- The change of roof material from cedar shakes to Enviroshakes will not detract from the historic appearance of the building, or buildings within the same block front;
- The State Historic Preservation Office has previously suggested and approved, engineered roofing to replace older, less common roofing material.

It was noted that at one time a building had been constructed over the Overfield Tavern.

A motion was made by Mr. Wolke, seconded by Mr. Titterington to approve the application for 201 E. Water Street as submitted based on the material viewed by the Commission, and based on the findings of staff that:

- The roof is in bad shape and needs replaced in order to prevent further damage to the interior of the building;
- The change of roof material from cedar shakes to Enviroshakes will not detract from the historic appearance of the building, or buildings within the same block front;
- The State Historic Preservation Office has previously suggested and approved, engineered roofing to replace older, less common roofing material.

MOTION PASSED, UNANIMOUS VOTE

**HISTORIC DISTRICT APPLICATION, FOR 101 S. MARKET STREET TO REFACE (CHANGE LETTERING ONLY) SEVEN EXISTING SINGLE-FACED WALL SIGNS; OWNER – ROB & HEATHER DAVEY; APPLICANT - KELLI SZAKAL OF ECHO BOUTIQUE.**

The applicant was present. Staff reported: address is located at the south east corner of East Franklin Street and South Market Street; zoning is B-3 Central Business District; brick structure was built between 1814 and 1832 with major changes in 1860; colors of the existing signs are black PVC with a 5mil luster, with white lettering; application is to only change the lettering on the signs; with no change in colors, materials, and size of the signs; and staff recommends approval of the proposed wall sign, based on the following:

- The signs are appropriate in scale to the building with which it is associated; and
- The signs are appropriate in design to the architectural style or period of the building with which it is associated; and
- The colors selected for the signs are compatible with the building with which it is associated; and
- The signs are located so as to reasonably minimize adverse aesthetic effects on the architectural design of the building with which it is associated.

It was discussed that there are two signs on Franklin Street, and two on each side of the door facing S. Market Street that would be replaced, with the building actually holding three boutiques – Echo, Poppy Lane and September Sky, with September Sky being clothing for kids. When asked about the background of the initial name Ark and Echo, own of the owners Shelle Kessler stated that Echo Boutique is from a Bible verse regarding hope as the word echo is Greek for hope, and ARK stands for acts of random kindness.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda to approve the historic district application for 101 S. Market Street as submitted, and based on the findings of staff that:

- The signs are appropriate in scale to the building with which it is associated; and
- The signs are appropriate in design to the architectural style or period of the building with which it is associated; and
- The colors selected for the signs are compatible with the building with which it is associated; and
- The signs are located so as to reasonably minimize adverse aesthetic effects on the architectural design of the building with which it is associated.

MOTION APPROVED, UNANIMOUS VOTE

**HISTORIC DISTRICT APPLICATION, FOR 310 W. FRANKLIN STREET, TO INCLUDE: REPLACEMENT OF ROOF OF ACCESSORY GARAGE, REPAINTING BUILDING TRIM AND ACCESSORY STRUCTURE SIDING, INSTALLATION OF PRIVACY FENCE, INSTALLATION OF MASONRY PAVERS FOR DRIVEWAY AND PATIO AREA, ADDITION OF A COVERED PORCH; OWNER/APPLICANT: DAVID & CHRISTINA FARRALL.**

Staff reported: property is zoned R-5, Single Family Residential; construction was around 1910; the property is not on the National Historic Registry; the application includes:

**Roof:** replacement of the existing shingled roof of the accessory structure, due to damage from the storms on January 19th. The shingles are, Iko Shingles, asphalt style in the color Weathered Wood. The shingles match what the current roof of the home, which will also be repaired and replaced due to damage from the January 11 tornado:

**Paint:** The applicant requests approval for the repainting of the trim and accessory structure siding from the current color of Mustard Yellow to the color Muslin Wrap, Sherwin Williams -SW6133. This is a close match to the previous color choice prior to the yellow.

**Fence:** The applicant seeks approval on installing a six-foot privacy fence, built and stained (Cabot, Burnt Hickory) to match the existing privacy fence. Replacing the four-foot chain link along the East property line of the neighboring property at 116 S. Short St. The chain link and portions of the existing privacy fence were damaged in the storm.

**Pavers:** The applicant is requesting approval for the installation of masonry pavers for the driveway and patio areas that are currently concrete in various stages of deterioration. The applicant agreed to the additional requirements to allow the use of pavers for parking. Those requirements are that the pavers must be installed on a four-inch compacted gravel base. With the paver's having no more than a quarter of an inch separation, and must have a masonry type filler between the pavers. The applicant has chosen the Panorama brand, Demi, in both Chicago and Eddington Blend colors. These pavers are two and three-eighths thick, both colors are to be used to create one of the patterns in the attachment, and were chosen to compliment the house color.

**Addition:** The final request for approval is the addition of a covered porch that will connect to the rear portion of the home at the existing flat roof. This covered porch will have a slightly more contemporary style with post frame construction, with a trellis system to connect the patio cover to the home. The roof will match using the same shingles as proposed on the accessory garage and home.

Staff recommends approval based on the findings of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building products will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.
- All requests follow the Secretary of the Interiors Guidelines for Treatment of Historic Properties.

Mr. Kappers asked about the covered porch being of contemporary style when in the Historic District, with staff advising that guidelines are not to match but to complement. It was noted that there is little view of the porch and that is from Short Street.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the application for 310 W. Franklin Street as submitted, based on the materials/specific colors viewed by the Commission, and based on the findings of staff that:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building products will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.
- All requests follow the Secretary of the Interiors Guidelines for Treatment of Historic Properties.

MOTION PASSED, UNANIMOUS VOTE

OTHER. Mr. Davis commented that a webinar would be emailed to the Commission Members to view.

There being no further business, the meeting adjourned at 3:46p.m.

Respectfully submitted,

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary