

A regular meeting of the Troy Planning Commission was held remotely on Wednesday, September 23, 2020, at 3:30 p.m., with Chairman Alan Kappers presiding. Members attending – Titterington, Wolke, Oda, Westmeyer, McGarry, and Ehrlich; Staff attending: Development Director Davis and Assistant Development Director Harris.

MINUTES OF AUGUST 26, MEETING. Minutes were approved upon motion of Mr. Wolke, second by Mr. Titterington.

HISTORIC DISTRICT APPLICATION – 2 & 6 N. MARKET STREET FOR EXTERIOR RENOVATIONS (INCLUDING: REMOVAL OF SHUTTERS ON BOTH SOUTH AND EAST ELEVATIONS; REMOVE AWNINGS FROM EAST ELEVATION DOOR AND WINDOWS; INSTALL NEW AWNING COVER; REPLACE SIX PICTURE WINDOWS UNDER THE AWNING ON THE SOUTH ELEVATION WITH WOOD ALUMINUM CLAD BI-FOLD WINDOWS; REPAINTING OF ALL WALLS/CORNICES/ WINDOWS. REPAINTING/FINISHING DOORS; NEW SIGNAGE AND LIGHTING); OWNER: 2 N. MARKET STREET, LLC; APPLICANT: WADE AND YAVONNE SARBER.

Staff reported: application is requesting exterior renovation at 2 and 6 N. Market Street; both buildings are listed on the National Register of Historic Buildings; 2 N. Market Street commercial building was built by Henry Mayo in 1848 and classified as a Victorian with Greek Revival influence, it has two frontages with the main entrance on the Market Street side and a covered porch on the square; 6-8 N. Market Street is a commercial building that was built between 1900-1910, and has been separated into two buildings separately owned; in February 2020 a new owner purchased the former La Piazza building which includes both 2 and 6 N. Market Street buildings; since that time apartment spaces have been renovated and new leases issued; the first floor stretches across both buildings and has attracted a new concept restaurant Agave & Rye, which is a modern Tequila and Bourbon Hall creating epic experiences for patrons; this would be their sixth location; and the application includes several exterior modifications:

1. Shutters:
 - a. Remove shutters on both the South and East Elevations.
2. Awnings:
 - a. Remove (4) and install (5) black and white striped 4'x6' sculpted awnings (Sunbrella) over the East Elevation door and windows as indicated on renderings.
 - b. Replace 54"x4'-4" awning cover with a black and white striped cover.
3. Windows:
 - a. Replace (6) picture windows (apx. 30"x70" each) under the awning on the South Elevation with (4) sets of wood aluminum clad Bi-Fold Windows made by Sierra Pacific. Matching color black.
4. Painting:
 - a. All wall elevations color change to black with white trim along the cornice and windows as indicated on the renderings
 - b. Doors:
 - i. South elevation has (3) doors. Far left side and next to the awning will be painted black. The other (2) doors under the awning will have a faux finish (faux color combines transparent yellow, red and black)
 - ii. East Elevation has (2) doors and have a faux finish
5. Signage and Lighting:
 - a. South Elevation:
 - i. A total of 25.84 sq. ft. of signage in white lettering and graphic along the valance of the awning.
 - ii. Building wall signage towards the roof located at the top 35"x120" in white 1/2" PVC lettering including bee logo.
 - b. East Elevation:
 - i. Building wall signage above door/awning for "Carry Out" (11"x53") and Agave & Rye with logo located above the arched window (25"x88") using PVC lettering.
 - ii. Both South and East Elevations share equally a large agave bee on the corner
 - c. Existing Projecting Sign to be refaced each side with a 42"x66" panel with white lettering. Sign cabinet to be painted black. External lighting fixture also painted black to be mounted as a corner bracket.

Staff further reported: "This property is located at the Northwest Corner of the Public Square and is zoned B-3, Central Business District. The ground floor has been vacant for a couple of years as an empty restaurant space and the second story is being used as residential.

Agave & Rye propose the noted exterior building modifications to both make the updated improvements to the building and to bring their epic experience that sets them apart from the traditional restaurant.

The 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 recommends approval of the proposed modifications of the applicant as submitted."

Mr. Harris noted that on the first level, stone lintels will be painted black, with lintels and sills on the upper floors painted white.

The Commission members had received information relating the colors and materials.

Mr. Titterington commented that he did not see "murals" covered in the sign code. Mr. Titterington commented that the murals on the Masonic Temple building were twice considered by the Commission; and, as there may be other mural requests pending, murals would be an item considered by the Commission if in the Historic District. Mr. Kappers asked if there was historic data that indicated that murals had existed in this block of the Historic District, with Mr. Davis stating it is not known about prior murals in this particular block, but "ghosts" of murals can be seen on the sides of other buildings in the District, particularly after an adjacent wall may have been removed or paint removed.

Mr. Kappers asked about the outdoor dining area that had been installed by the prior owner. Mr. Davis commented that the owner is following the process of having the area in this application, with the next step being a submittal to the Director of Public Service & Safety and providing insurance.

Mr. Wolke noted that in the past the Commission has struggled with items such as materials and colors meeting the ambiance and history of the downtown, and asked if any member had a concern in that regard for this application.

Mrs. Ehrlich commented that she has been looking at the buildings in the downtown and is concerned about the building being painted black.

Mr. Titterington commented that he sees the black being as unique and fitting with a number of other perhaps "unique" colors of paint in the downtown – noting the bright red of the Redmen's building, the newly repainted CASS Building to a deep blue as the building had been white for decades, the mint green shade of Ruby's, and others that have been approved for various shades including purples.

Mr. Westmeyer commented that he feels the color scheme to be artistic and will show well in the downtown.

Mayor Oda commented that she likes the color plan and made a motion to approve all elements of the application for 2-6 N. Market Street as submitted, including the specific colors and materials in the application filed with the City. Motion seconded by Mr. Titterington.

Discussion: Mr. Kappers commented he first shared the concerns of Mr. Wolke and Mrs. Ehrlich, but considered that while the CASS building had been painted white for decades, research indicated it had been a very deep color initially, and he feels that the black color fits now.

Vote on Motion: Yes – Kappers, Wolke, Westmeyer, Oda, Titterington and McGarry No – Ehrlich.

MOTION APPROVED

There being no further business, the meeting adjourned at 3:52 p.m. upon motion of Mrs. Ehrlich, seconded by Mayor Oda.

Respectfully submitted,

_____ Chairman

_____ Secretary