TROY
OHIO

AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 12, 2020, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - 1-22-2020
3. Historic District Application - for 201 E. Water Street (Overfield Tavern Museum) to replace existing cedar shake roof with Enviroshakes (engineered roofing material that mimics look of taper-split cedar shingles)
   Owner/Applicant: Overfield Tavern Museum by Chris Manning, Executive Director
   -Commission to make decision
4. 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
   -Commission to make decision
5. 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
   -Commission to make decision
6. Other

Note to Commission members:
If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held Wednesday, January 22, 2020, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Vice-Chairman James A. McGarry presiding. Others present: Members: Oda, Titterington, Wolke, Ehrlich, and Westmeyer; Zoning Inspectors Watson and Brandon; Assistant Development Director Harris.

Upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the minutes of the January 8, 2020 meeting were approved.

HISTORIC DISTRICT APPLICTION, FOR THREE SIGNS - A WALL SIGN AND TWO SIGNS ABOVE WINDOWS, AND TO REFACE AN EXISTING WALL SIGN AT 233 S. MARKET STREET, AND TO INSTALL GOOSENECK LIGHTS ABOVE THE WINDOWNS ON THE FRONT OF THE BUILDING; OWNER – SOLUTIONS REAL ESTATE INVESTMENTS, LLC, JIM AND JUDY KASTER; APPLICANT KEVIN AND JENNIFER SMITH, ARK HOUSE CO. The applicant was not present. Staff reported: the OHI form describes this building as a two-story vernacular commercial building with a gable roof over half the building and a flat roof over the remaining half; all trim and windows look original; three storefronts survive in close to original form; building is currently painted a light grey with white trim around the windows, black awnings and accessories, and black metal work on the second story; the block in which this building resides, in the Historic District, consists of the following: an automotive repair shop, a beverage drive-thru, and a parking lot; it seems that both buildings have gone through renovations in the past that have resulted in the possible loss of historic architecture; application is for a total of 21 square feet for all three signs, with 25 square feet permitted; material of the signs is PVC; will be a black background with white lettering; and staff recommends approval based on the findings of:

- The proposed signs are a color that complements the existing colors found on the building;
- The buildings in the same block have been altered in the past and have no character defining features;
- The proposed signs and lighting will not alter the look of the building, and will not alter the look of the street block as a whole.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to approve the historic district application for 233 S. Market Street as submitted, based on the colors and materials stated in the application, and based on the findings of staff that:

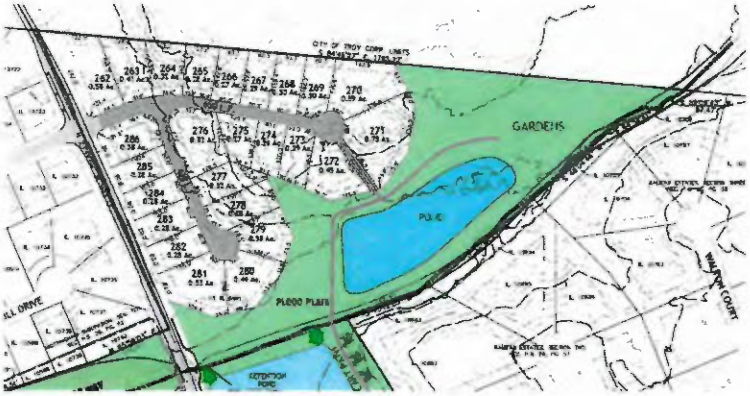
- The proposed signs are a color that complements the existing colors found on the building;
- The buildings in the same block have been altered in the past and have no character defining features;
- The proposed signs and lighting will not alter the look of the building, and will not alter the look of the street block as a whole. MOTION PASSED, UNANIMOUS ROLL CALL VOTE.

HALIFAX VILLAS PLANNED DEVELOPMENT, MAJOR REVISIONS TO PHASE 2 OF THE GENERAL PLAN OF THE PLANNED DEVELOPMENT: RELOCATION OF THE CLUB HOUSE; EXPANDING THE BOUNDARY OF THE PLANNED DEVELOPMENT; REZONING OF AREA OF EXPANDED BOUNDARY FROM A-R, AGRICULTURAL RESIDENTIAL ZONING DISTRICT, TO A RESIDENTIAL PLANNED DEVELOPMENT (PD-R); OWNER/APPLICANT IS HALIFAX LAND COMPANY, FRANK HARLOW. Staff reported: the General Plan of the Planned Development approved by City Council as Ordinance O-35-2018; the original Planned Development measured 107.171 acres and is surrounded by residential uses to the north, east and west of the property, with a mixture of residential and the county grange building to the south; the proposed Planned Development includes a revised Phase Two and adds a Phase Three to the development as follows:

"Phase Two:

Phase Two of the development does not include new land, which is located to the northeast of the Planned Development. This area is depicted with a yellow star as shown below.

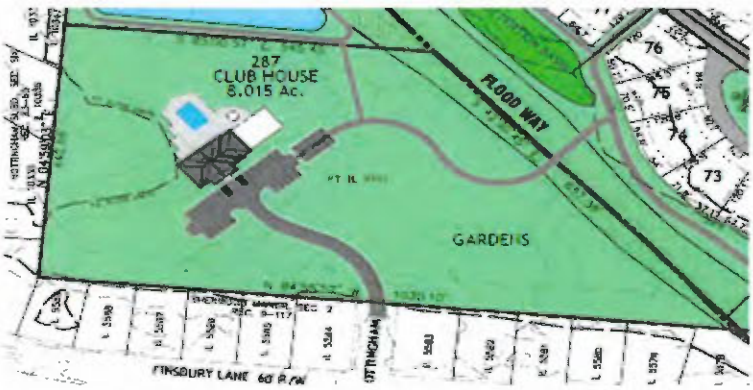
It is the intent of the applicant to develop Phase Two by replacing the area designated as Senior Care single-family lots and remove the Club House to the southwestern property as a separate PD. The Gardens would remain as originally planned. There is no change to the existing Planned Development in Phase One (located south of Phase Two) as established by Ordinance 0-35-2018.



The proposed Phase Two replaces the area designated as Senior Care with 25 single-family lots thet range from .27 acres (17,761 square feet) to .75 acres (32,670 square feet). The proposed lot sizes fall within the R-4 through R-2 zoning districts.

Phase Three:

The revised proposal does include new land into the Planned Development as a Phase Three, which requires a zoning amendment for a Planned Development on PT Inlot 9891 (Parcel R50-005200), which will consist of 8.015 acres and located on the west side of Piqua-Troy Rd. The applicant's intention is to construct a private clubhouse to serve the members of the Halifax Villas subdivision, which directly abuts this land. A map and site plan depicting the proposed layout of the property has been attached to this report.



The established zoning on this property is A-R Agricultural Residential zoning district. The Zoning Code describes the A-R zoning district as "designated to provide for both agricultural and residential activity on large tracts and open land with a minimum of five (5) acres or greater of lot per dwelling unit. This district is mapped in undeveloped areas along existing roadways where there is minimum water and sewer service."

The property is currently undeveloped and currently being used for agricultural purposes. The surrounding area contains residential uses to the north, east and west of the property, with a mixture of residential and the county grange building to the south.

Surrounding zoning includes: Planned Development zoning to the north and east with R-4 Single-Family to the south and west.

This request for Planned Development zoning with submittal of the General Plan is the first step of the approval process. Each phase of development will require a Final Development Plan and Record Plan in order to create the lots to be sold and to dedicate the streets and public utilities (in this case, a one-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Record Plan will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Record plan.

PROPOSAL:

Uses & Layout: The proposed development will be completed in one phase. A private club house is proposed which will be used by the residents of the Halifax Villas development. The clubhouse will provide 28 regular parking spaces and 20 golf cart parking spaces. Access will be provided by way of Nottingham Road and golf carts can access the clubhouse by the connection around the pond or the connection to the cart path around the single-family residential lots. Maintenance of the facility will be the responsibility of the HOA.

Utilities: This development will be served by city water and sewer lines. Maintenance of these private utility lines will be the responsibility of the HOA.

Parks & Recreation Facilities: This planned development is a private clubhouse located southwest of the Halifax Villas and provides recreational opportunities for all residents of the Halifax Villas development. In addition to the outdoor swimming pool, an extensive cart path and walkway are available for the enjoyment of the residents. The Zoning Code requires 10% of the entire acreage in the development to be used as open space. The proposed development has met the open space requirement for a planned development. Maintenance of the private clubhouse, open space and cart path will be the responsibility of the HOA.

Protective Covenants: Staff will require the Protective Covenants and Restrictions be provided during the at the Final Record Plat submittal of this planned development. The Final Record Plat does require Planning Commission and City Council Approval.

GENERAL PLANS STANDARDS:

As this is a Major alteration to the approved Planned Development, Planning Commission is required to review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, the following criteria:

(1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; The Troy Comprehensive Plan indicates the proposed area to be developed as residential use according to the Future Land Use Map.

(2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; The exemption to conventional zoning is justified as the development will fill a need for this style of development inside the City.

(3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; The Plan is compatible with these characteristics.

(4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; The public improvements have been designed to meet city recommendations (water and sewer). The majority of the infrastructure (streets and storm water will be privately owned and maintained).

(5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; The proposed use does fill a need in the market for this type of development. This development will be marketed to the empty nester that does not want to maintain a larger home and still want to reside inside a subdivision within the City Limits.

(6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; The public improvements (including turning lanes) will be installed to permit the development to be properly served.

(7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; An exemption is warranted from regular zoning as this PD proposes to provide living facilities, to accommodate the rate of aging citizens in Troy.

(8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; Not applicable in this request.

(9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; The proposed PD will create a positive effect on the community. A recent market study shows the need for senior living facilities to accommodate the rate of aging citizens.

(10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. The General Plan is capable of implementation by a Final Development Plan.

ZONING CODE:

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The rezoning would be consistent with the following sections of the Zoning Code:

1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."

1131.02 (k) "To facilitate the efficient and economical development and use of land and public facilities."

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

No changes in the area have created this rezoning request.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use of the property is compatible with the other uses in the immediate vicinity as it serves the residential development that abuts the property.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

The proposed PD can and will be served by City water and sewer.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

The property is surrounded by developed land to the north, east, south and west that hold residential zoning districts. There is no other land that holds the proposed PD zoning district designation with the vicinity that provides recreational opportunities.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request."

Staff did not recommend a public hearing as Council will hold a hearing, and staff recommended that Planning Commission make a positive recommendation to City Council regarding this application, which includes a major modification to the Halifax Villas Planned Development and allows for the rezoning zoning of additional land to be designated as a Planned Development, based on the findings of:

1. The development and rezoning are found to be consistent with the intent and purposes of the City of Troy Zoning Code, Comprehensive Plan and is compatible with zoning classifications and uses in the area.

DISCUSSION:

Mr. Harlow commented that 90% of the PD is unchanged; he plans to move the club house and put in 25 single family lots where the club house had been shown; the club house will be just north of Finsbury Lane; it is recognized that neighbors previously objected to development in this area, however, it will not be houses and the clubhouse will be located as from the houses on Finsbury as possible. The Commission noted that residents will need to cross N. Market Street to access the club house, with Mr. Harlow noting that was the case no matter which side of N. Market Street the club house was located on. In response to Mr. Titterington, it was stated that the development will have a HOA to support the club house and private roadways. In regard to the mile-long cart path off of Finsbury Lane and Nottingham Road, Mrs. Oda questioned persons using those roads to get to the club house, with Mr. Harlow commenting that the club house is for residents of the development and invited guests and he believes this is no different from a driveway off a public street or people driving down those roads to get to any of the houses.

PUBLIC HEARING: A motion was made by Mr. Titterington, seconded by Mr. Wolke, that the Planning Commission not hold a public hearing on the major revisions to the General Plan of the Halifax Villas Planned Development.

MOTION PASSED, UNANIMOUS VOTE, PLANNING COMMISSION NOT TO HOLD A PUBLIC HEARING

RECOMMENDATION: A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich that the Troy Planning Commission recommends to Troy City Council that the proposed major revisions to the General Plan of the Halifax Villas Planned Development be approved as submitted, which are:

- Relocate the club house from the Northeast Section of the Planned Development to the Southwest Section of the Planned Development;
- Expand the boundary of the initial Planned Development of 107.171 acres by adding an additional 8.015 acres to the Southwest Section of the Planned Development, for a total of 115.186 acres;
- Rezone the 8.015 acre area of expanded boundary from A-R, Agricultural Residential Zoning District, to a Residential Planned Development (PD-R). This expanded boundary is located in the Southwest Section of the Planned Development, north of Finsbury Lane with access off of Nottingham Road.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:45 p.m.

Respectfully submitted,

_____Chairman

_____Secretary

TO:	Troy Planning Commission
FROM:	Development Staff
DATE:	February 12, 2020
SUBJECT:	Historic District Review: 201 E. Water St.
CASE #:	HR-03-20
OWNER:	Overfield Tavern Museum
APPLICANT:	Overfield Tavern Museum – Chris Manning, Executive Director

INTRODUCTION:

Chris Manning, Executive Director of the Overfield Tavern Museum, is requesting the Planning Commission to review the exterior change to the building located at 201 E. Water St. The property is zoned B-1, Local Retail District.

BACKGROUND:

The OHI form lists this property as a hand-hewn log cabin built in 1808. The building has previously been used as a tavern, courthouse, Masonic lodge, and now a museum. Character defining features include 9/9 double hung, sash windows, chimney on the east side of the building, and a dog run, log wing to the rear with a frame second story. This building is on the National Register of Historic Places, and has been recognized as an Ohio Historic Landmark.

The block front which includes the Overfield Tavern, includes one other industrial/commercial, masonry, vernacular building. The OHI forms shows that there are no character defining features with this building, and due to alterations throughout the years, there are no exterior features that would make this building historically significant.

PROPOSAL:

The Executive Director of the Overfield Tavern Museum comes before the Planning Commission with a request to replace the existing cedar shake roof with Enviroshakes. Enviroshakes are an engineered roofing material that mimics the look of taper-split cedar shingles. However, unlike cedar shakes which have a life expectancy of 15-20 years, Enviroshakes have a lifetime warranty of up to 50 years. An example of the material will be provided at the meeting.

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 recommends approval of the request, based on the following:

- 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.

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: 1-17-2020

Case #: HR-03-20

Date of Meeting: February 12, 2020

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 01/14/2020

Applicant Overfield Tavern Museum Telephone No. 253-985-0415 (cell, best #) 937-335-4019 (office)

Owner of Property Overfield Tavern Museum Has the Owner been Notified? yes

Address of Project 201 E. Water St., Troy, OH 45373

Contact Address (if different than Project Address) same

Name of Architect/Engineer and/or Contractor Architectural Reclamation, Inc.

Application for renovation to include the following:

- ▯ Alteration
- ▯ Construction
- ▯ Moving A Building
- ▯ Painting
- ▯ Repair
- ▯ Demolish – Principal Structure
- ▯ Demolish – Accessory Structure
- X Other: Roof replacement

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

(a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
(b) Description of proposed use, if different than existing use.
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT: M. Chris Manning

SIGNATURE OF PROPERTY OWNER: Ben Sutherly

PRINTED NAME OF PROPERTY OWNER: M. Chris Manning

Ben Sutherly

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

OHIO HISTORIC INVENTORY

Historic Preservation Office
Ohio Historical Society
Columbus, Ohio 43211

1. No. MIA 22-5 75

2. County: Miami

3. Location of Negatives: Mont. Co. Hist. Soc.

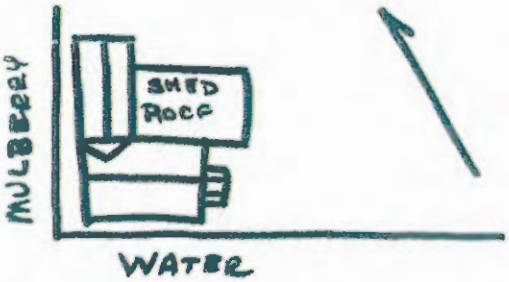
4. Present Name(s): Overfield Tavern

5. Other Name(s):

6. Specific Location: 201 East Water Street (NE Corner Water and Mulberry)

7. City or Town: Troy — If Rural, Township & Vicinity:

8. Site Plan with North Arrow



9. Coordinates: Zone 19 UTM; Lat. Easting 738790; Long. Northing 4435570

Site ☐ Structure ☐ Building ☒ Object ☐

10. On National Register? Yes ☒ No ☒

11. Is It Eligible? Yes ☒ No ☐

12. Part of Estab. Hist. Dist.? Yes ☐ No ☒

13. District Potent'l? Yes ☐ No ☒

14. Name of Established District

16. Thematic Category: I,M,C TRANS POL

17. Date(s) or Period: 1808

18. Style or Design: Log Cabin

19. Architect or Engineer: Overfield

20. Contractor or Builder: Overfield

21. Original Use, if apparent: Tavern

22. Present Use: Museum

23. Ownership: Public ☐ Private ☒

24. Owner's Name & Address, if known: C.C. Hobart Foundation, c/o W.H. Hobart, Jr., 250 Ridge Avenue, Troy, Ohio 45373

25. Open to Public? Yes ☒ No ☐

26. Local Contact Person or Organization: Troy Historical Society

27. Other Surveys in Which Included: Southwestern Ohio Survey, Ohio Historical Society

28. No. of Stories: 2

29. Basement? Yes ☐ No ☒

30. Foundation Material: Stone

31. Wall Construction: Log

32. Roof Type & Material: Gable

33. No. of Bays: Front 3 Side 1

34. Wall Treatment:

35. Plan Shape: Rectangular

36. Changes (Explain in #42): Addition ☒ Altered ☒ Moved ☐

37. Condition: Interior Excellent; Exterior Excellent

38. Preservation Underway? Yes ☒ No ☐

39. Endangered? By What? Yes ☐ No ☒

40. Visible from Public Road? Yes ☒ No ☐

41. Distance from and Frontage on Road: St. Front 50'x30'

42. Further Description of Important Features: The three bay facade faces south with a central door and 6/6 double hung sash windows. An exterior chimney on the east end. A dog run log wing to the rear with a frame second story and the dog run filled in. An addition to the NE in the reentrant angle.

43. History and Significance: Overfield Tavern is one of two log structures standing in Ohio that served as a temporary courthouse, the first courthouse in Miami County and the first building raised in the newly platted county seat, Troy, Ohio.

44. Description of Environment and Outbuildings: In an established residential district three blocks from the Public Square of Troy, Ohio (population 17,187)

45. Sources of Information

Wheeler, Thomas Bemis. Troy--the Nineteenth Century, Troy, Ohio: The Troy Historical Society, 1970.

46. Prepared by: L. S. Gannon, Jr.

47. Organization: Mont. Co. Hist. Soc.

48. Date: 3/26/75

49. Revision Date(s):

01.29.2020 12:36

MARKER

OVERFIELD TAVERN

Benjamin Overfield (1774 - 1831), son of a Revolutionary War soldier, opened his tavern in this log house on September 13, 1808. Never moved, it is the oldest surviving building in Troy. The tavern provided food, lodging and space for business and social gatherings. Overfield agreed to let the county use a room on the second floor of the building as a temporary courtroom. Behind the tavern, Benjamin built a small log cabin that was home to his family. He prospered here until 1825 when he moved to the Public Square. Today's structure includes the tavern, the cabin, and later additions. Used as a dwelling from 1825 until 1948, the building now houses the Overfield Tavern Museum. Benjamin Overfield and his first wife Mary are buried in Rose Hill Cemetery.

TROY FOUNDATION, MIAMI CO. FOUNDATION
MIAMI COUNTY MILESTONE
2007 THE OHIO

01.29.2020 12:36

City of Troy Planning Commission
Application for Historical Troy Architectural District
Overfield Tavern Museum – Roof Replacement
February 2020

A. **Site Plan:** See Attachment A

B. **Description of proposed use, if different than existing use:** Not Applicable

C. **Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures:** See below

D. **Description and samples of materials proposed to be used in the project:** See below

E. **Paint samples for painting applications:** Not Applicable

F. **Any other photographs or illustrative visual aids and/or materials relevant to the project:** See below

G. **A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.** Signature included on application form.

Description of Proposed Exterior Changes

The Overfield Tavern Museum, Troy's oldest building, is situated on the corner of East Water Street and North Mulberry Street in downtown Troy. The property consists of a two-story, hewn-log building constructed in 1808, a circa-1803 log cabin attached to the north side via an enclosed dogtrot, and a series of one-story additions on the north and east elevations that were constructed in the mid-nineteenth century (see Attachment A: Site Plan). Between 1995 and 1999, the Overfield underwent a major restoration, which included installation of a new wood shingle roof, replacement of select logs, siding a portion of the building, and numerous interior modifications. In spring 2019, an architectural assessment funded by a grant from the Troy Foundation was completed on the museum building by Architectural Reclamation, Inc., of Franklin, Ohio (see Attachment E). The assessment report confirmed that the building once again needs to be resided, numerous logs need repair and stabilization (and possibly replaced), and much of the door and window trim needs replaced, all work that was anticipated. What was not anticipated, however, was the discovery that the wood shingle roof was also at the end of its life and needed to be replaced. Inspection of the moss-covered roof by the architectural assessment team, as well as evidence of water infiltration resulting in damage to plaster and adjacent artifacts in several places inside the building, has made it clear that roof replacement should be the museum's first priority in order to protect the 210-year-old building and its valuable collection of early Miami County artifacts and nineteenth-century decorative arts (see Attachment B).

Future repair work to the museum building has been divided into two phases. Phase I will include removal of the existing deteriorated cedar shake roofing; repair and/or replacement of chimney and roof valley flashing to remedy leaks; and installation of new roofing material, with the work to be completed in early 2020. **This is the work for which we are currently seeking approval.**

Phase II will consist of the removal of existing deteriorated new-growth poplar siding on the west elevation; removal of latex paint on the logs on the south and east elevations; repair and/or replacement of deteriorated logs, as needed, and chemical treatment to deter insects and biological growth; installation of new siding on all three log elevations; repair of damaged plaster in the kitchen and courtroom; repair/replacement of existing

wood window and door trim to accommodate the new siding; and purchase and installation of a new AC unit. Work for Phase II is planned for late 2020 or early 2021 and is not being included in this application at this time.

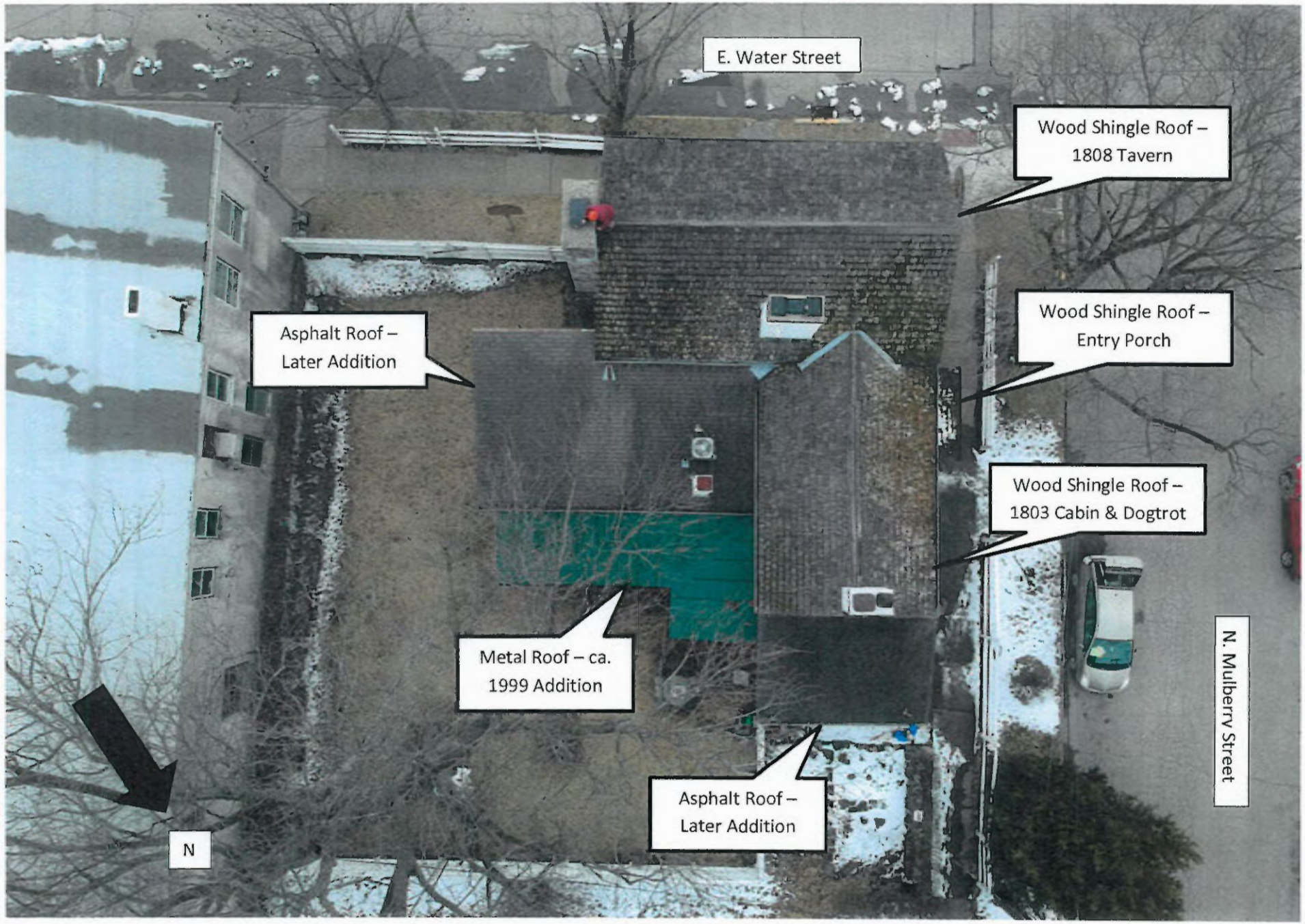
The Board of Trustees of the Overfield Tavern Museum recently requested bids from three firms that specialize in historic buildings—Architectural Reclamation, Inc., of Franklin, Ohio; Midwest Maintenance of Piqua, Ohio; and Wilson Historical Concepts of Camden, Ohio (see Attachment C). Wilson Historical Concepts declined to submit a bid. Architectural Reclamation, Inc. quoted a price of $40,000 for replacement of the current cedar roof with old-growth cypress wood shingles and $28,000 for replacement of the roof with Enviroshakes, an engineered roofing material designed to replicate the look of cedar shingles (see Attachment D). Midwest Maintenance quoted a price of $72,000 for replacement of the roof with cedar shingles and declined to quote a price for Enviroshakes. After much research by the museum's Building Committee, including site visits to three other log buildings in the Miami Valley—Newcom Tavern in Dayton, the Iddings Log House in Miami County, and the DeWitt Log Homestead near Oxford—and extended discussion with the museum's Board of Trustees, the decision was made to have Architectural Reclamation replace the current cedar wood shingle roof with Enviroshakes.

Enviroshakes are an engineered roofing material that mimic the look of taper-split cedar shingles. Unlike cedar shingles, however, which have a life expectancy of 15–20 years, Enviroshakes have a lifetime warranty of up to 50 years. They are also mold, mildew, and insect resistant, hail resistant, fire retardant to meet Class "C" fire ratings, will not rot, crack, or peel, and are maintenance free. And at just 70% of the cost of old-growth cypress shingles (which are more durable but more costly than cedar), the Board of Trustees has determined that Enviroshakes are the best choice for the Overfield Tavern Museum. The small shed roof over the entry porch facing North Mulberry Street, which is more visible to the public due to its lower level, will be replaced with old-growth cypress wood shingles at an additional cost of $1,200. The repair work will set the stage for the continued maintenance of what is arguably one of Troy's most important landmarks.

Attachments

Attachment A: Site Plan
Attachment B: Current Photos of Roof and Plaster Damage
Attachment C: Bids for Roof Replacement
Attachment D: Photos and Examples of Enviroshake Roofing
Attachment E: Architectural Assessment Report for the Overfield Tavern Museum

Attachment A: Site Plan



Attachment B: Current Photos of Roof and Plaster Damage

Figure 1: South and west elevations of the Overfield Tavern, showing cedar shingle roof from a distance, November 2018.

Figure 2: Overhead drone view of the Overfield Tavern Museum roof, Spring 2019.

Figure 3: Detail of deteriorated cedar shingle roof on north slope, Spring 2019.

Figure 4: Detail of deteriorated cedar shingle roof on west slope, Spring 2019.

Attachment D: Photos and Examples of Enviroshake Roofing

Figure 9: Example of an Enviroshake roof.

Figure 10: Side-by-side comparison of a 12-year-old Enviroshake roof (left) and a 12-year-old cedar roof (right) (http://roofingcontractingservices.blogspot.com/2011/09/)

TO:	Troy Planning Commission
FROM:	Development Staff
DATE:	February 12, 2020
SUBJECT:	Historic District Review: 101 South Market Street
CASE #:	HR-05-20
OWNER:	Rob and Heather Davey
APPLICANT:	Kelli Szakal of Echo Boutique

DISCUSSION:

The applicant comes before the Planning Commission requesting approval for the reface of a seven (7) existing wall signs. This address is located at the south east corner of East Franklin Street and South Market Street and is in the B-3 Central Business District.

The OHI form lists the building as a two-story brick commercial. The original brick structure was built between 1814 and 1832 by Asa Coleman. Major changes were done in 1860 by W.H.H. Dye. The building is not listed on the National Register of Historic Places. Character defining features include wire cut brick, and decorative brickwork on the piers located on the north and west elevations.

PROPOSAL:

The applicant is requesting to reface seven (7) existing single faced wall signs. The colors of the existing signs are black PVC with a 5mil luster, with white lettering. The applicant is proposing to only change the lettering on the signs. The colors, materials, and size of the signs will not be changing.

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.

RECOMMENDATION:

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.

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: 2-5-2020

Case #: HR-05-20

Date of Meeting: 2-12-2020

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 1/30/2020

Applicant Kelli Szakal Telephone No. 937-776-8198

Owner of Property Rob & Heather Davey Has the Owner been Notified? yes

Address of Project 101 S. Market St. Troy, OH 45373

Contact Address (if different than Project Address) 3302 Heatherstone Dr. Troy, OH 45373

Name of Architect/Engineer and/or Contractor Ken Thompson - Flawless Design

Application for renovation to include the following:

- ✓ Alteration
- ☐ Construction
- ☐ Moving A Building
- ☐ Painting
- ☐ Repair
- ☐ Demolish – Principal Structure
- ☐ Demolish – Accessory Structure
- ☐ Other:

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

(a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
(b) Description of proposed use, if different than existing use.
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT: Kelli Szakal

Please see attached e-mail

SIGNATURE OF PROPERTY OWNER: **PRINTED NAME OF PROPERTY OWNER:**

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

From: Heather Davey heatherdavey1@gmail.com
Subject: Re: ECHO BOUTIQUE SIGN PERMIT.pdf
Date: Jan 30, 2020 at 10:04:33 PM
To: Sheila jskesling4@yahoo.com

Dear Shelia,

Let it be known that I am aware and approve of the intended permanent sign pictured and described in the attached document to be placed at my property located at 101 S. Market, Troy, OH. This letter grants permission for you to provide the material and labor of said sign. The sign may be placed at the property after approval from the City of Troy.

Thanks,

Heather Davey

> On Thu, Jan 30, 2020 at 8:04 PM Sheila <jskesling4@yahoo.com> wrote:
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Jacob Kesling <jacob.kesling@icloud.com>
> > **Date:** January 30, 2020 at 7:31:58 PM EST
> > **To:** Sheila Kesling <jskesling4@yahoo.com>
> > **Subject: ECHO BOUTIQUE SIGN PERMIT.pdf**
>
> Sent from my iPhone

APPLICATION FOR SIGN PERMIT

20200054

(A SEPARATE APPLICATION MUST BE FILED FOR EACH TYPE OF SIGN)

Address of Project: 101 S. Market St. Troy

Name of Business: Echo Boutique

Applicant Name: Kelli Szakal

Mailing Address: 3302 Heatherstone Dr. Troy

Daytime Phone: 937-776-8198

Email: Kelliszakal@hotmail.com

Contractor Name: Ken Thompson - Flawless Design

Mailing Address: 144 Bruce Dr. West Milton 45383

Daytime Phone: 937-559-0672

Property Owner Name: Rob & Heather Davey

Mailing Address: 1640 Surrey Road Troy, OH 45373

Daytime Phone: 937-335-2017

Are you a New Tenant? Yes No

Lot Frontage: 96'

Materials: 6mm dibond / vinyl

Building Frontage: 50'

? **Building Setback:** 0'

Number of Faces: 1

Top of New Sign from Grade: 11'4"

Manner of Fastening: screws

Cost of Sign: 800.00

Type of Proposed Sign (circle)

Free Standing	Projecting	Billboard
Wall	Marquee	On-Site
Roof	Off-Site	Canopy/Awning
Other	Internal Illumination	Reface Only

Actual Dimensions of Proposed Sign(s) See attachments

Quantity: _____ Length: _____ Width: _____ Height: _____ Total Area: _____

Actual Dimensions of Similar Existing Sign(s) (if applicable)

Quantity: _____ Length: _____ Width: _____ Height: _____ Total Area: _____

Sign Full Name ***Processing time: 7-10 business days**

By signing this application, I acknowledge that I am authorized by the owner to make this application. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Signature: Kelli Szakal

Date: 1/30/2020

Development Department
102 S. Market St.
Troy, OH 45373
Phone: (937) 339-9481
Fax: (937) 339-9341
www.troyohio.gov

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470

OHIO HISTORICAL SOCIETY
SINCE 1885

1. No.

2. County: Miami

3. Location of Negatives: City of Troy Devel. Dept.

Roll No.: B Picture No.(s): 3,4

4. Present Name(s): Award /Waco Museum ☐ Coded

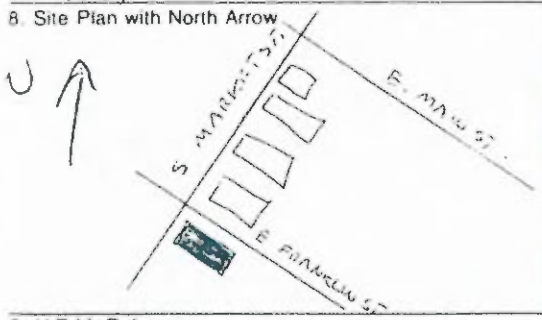
5. Historic or Other Name(s)

6. Specific Address or Location: 101 S. Market St.

6a. Lot, Section or VMD Number

7. City or Village: Troy If Rural, Township & Vicinity

8. Site Plan with North Arrow



9. U.T.M. Reference
Quadrangle Name: TROY

Zone	Easting	Northing
16	738540	4435560

10. Site ☐ Structure ☐ Building ☒ Object ☐

11. On National Register? Yes ☐ No ☒

12. N.R. Potential? Yes ☐ No ☐

13. Part of Estab. Hist. Dist.? Yes ☒ No ☐

14. District Potential? Yes ☐ No ☐

15. Name of Established District (N.R. or Local): Troy Historic District

16. Thematic Association(s): Commercial

17. Date(s) or Period: C. 1925

17b. Alteration Date(s): Unknown

18. Style or Design: N/A ☐ High Style ☐ Elements

18a. Style of Addition or Element(s): N/A

19. Architect or Engineer

19a. Design Sources

20. Contractor or Builder

21. Building Type or Plan: Commercial

22. Original Use, if apparent: Commercial

23. Present Use: Commercial

24. Ownership: Public ☐ Private ☒

25. Owner's Name & Address, if known
Parker Behm
1640 Surrey Rd
Troy, OH

26. Property Acreage

27. Other Surveys in Which Included

28. No. of Stories: 2

29. Basement? Not visible Yes ☐ No ☐

30. Foundation Material: Not visible

31. Wall Construction: Brick

32. Roof Type & Material: Flat/Blt Up

33. No. of Bays: Front 3 Side 6

34. Exterior Wall Material(s): 9 course running bond side; Running bond front

35. Plan Shape

36. Changes (Explain in #42): Addition ☐ Altered ☒ Moved ☐

37. Window Type(s): ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other altered

38. Building Dimensions: 50 x 125

39. Endangered? By What? Yes ☐ No ☐

40. Chimney Placement: None visible

41. Distance from and Frontage on Road: 15 x 60

42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)
Two story brick commercial building with openings set within recesses, three recesses across the front (entrance recess is narrower), and six equal size recesses along the north side of subject. CDF: Wire cut brick on the facade and some decorative brickwork on the piers are present on the north and west elevations. Openings are

43. History and Significance (Continue on reverse if necessary)
The original brick structure on this site was built between 1814 and 1832 by Asa Coleman. Major changes to the structure were done in 1860 by W.H.H. Dye. The current building dates from about 1925.

44. Description of Environment and Outbuildings (See #52)
Downtown commercial core area.

45. Sources of Information
Field observation
City of Troy
Miami Co. property records

46. Prepared by: J.Darbee/N.Recchie

47. Organization: F. Conaway & Assoc.

48. Date Recorded in Field: 5/97

49. Revised by

50a. Date Revised

50b. Reviewed by

CURRENT SIGNAGE

NORTH WALL

EAST WALL

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FLAWLESS
SIGNS & WRAPS

Customer:Ark & Echo
Job:Front Signage Change
Size: See Above
Materials: Cast White Vinyl
Colors: White
Description: Remove and Replace Vinyl

Price: +Tax Installed

50% Deposit Required to begin production

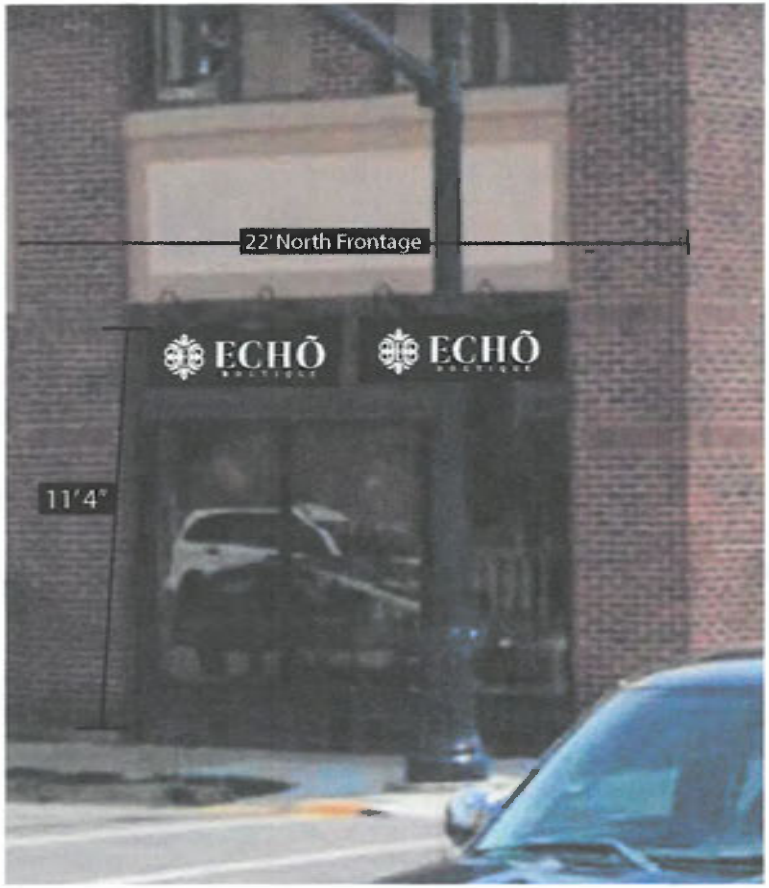
Customer Approval Signature_____ Date__/__/____

Contact: Ken Thompson
Email: Ken@FlawlessSigns.com
Cell: 937.559.0672

937.969.SIGN • FlawlessSigns.com

PROPOSED SIGNAGE

NORTH WALL



EAST WALL

REMOVE & REPLACE VINYL

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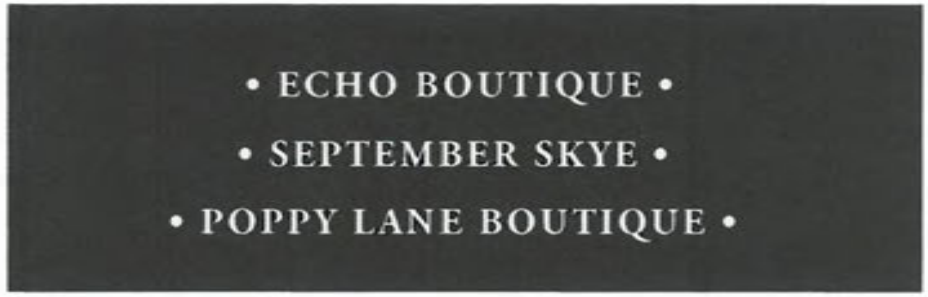
A,B,C,D



E

F,G

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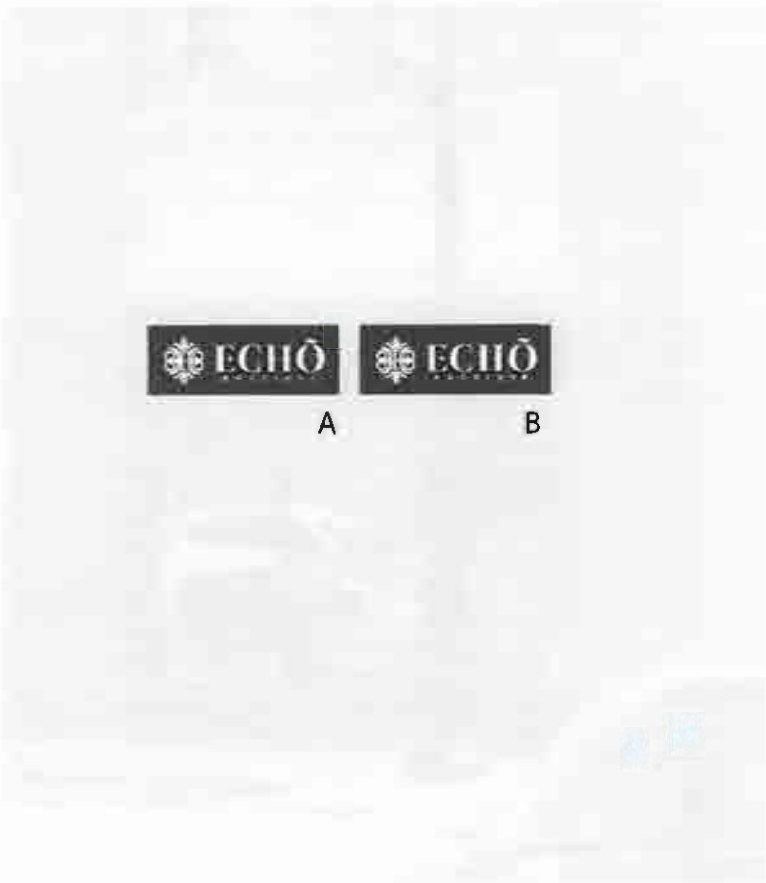
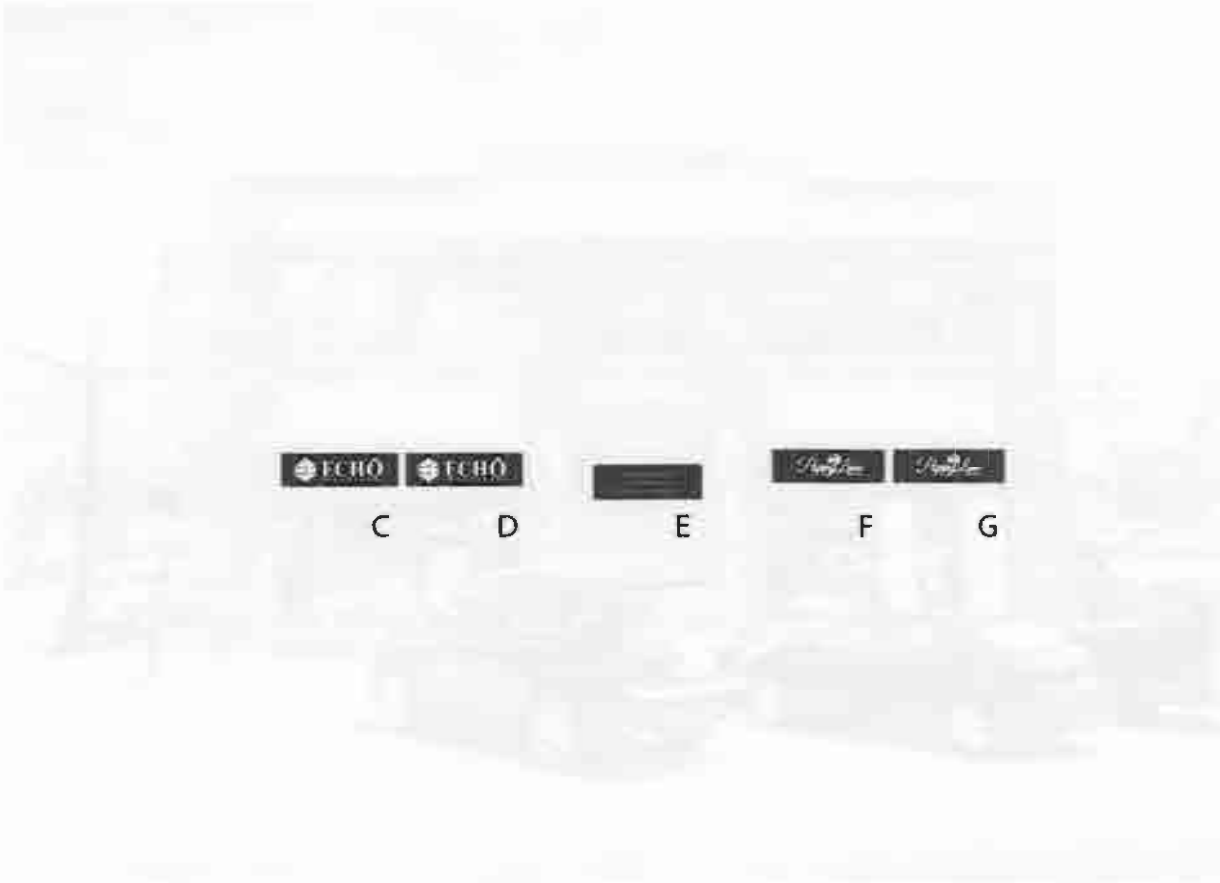
NORTH WALL



EAST WALL



A =77.5″ x 21.5″ (11.5 SF)
B =77.5″ x 21.5″ (11.5 SF)
C =77.5″ x 21.5″ (11.5 SF)
D =77.5″ x 21.5″ (11.5 SF)

E =75″ x 22.5″ (11.7 SF)
F =78.5″ x 21.5″ (11.6 SF)
G =77.5″ x 21.5″ (11.6 SF)

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Colors: White
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Price: +Tax Installed

50% Deposit Required to begin production

Customer Approval Signature_____ Date__/__/____

Contact: Ken Thompson
Email: Ken@FlawlessSigns.com
Cell: 937.559.0672

937.969.SIGN • FlawlessSigns.com

TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	February 12, 2020
SUBJECT:	Historic District Review: 310 W. Franklin St.
CASE #:	HR-04-20
OWNER:	David & Christina Farrall
APPLICANT:	David & Christina Farrall

DISCUSSION:

The applicant requests the Planning Commission to review their proposal of roof replacement of the accessory garage, repainting of the building trim, installation of fencing, pavers for the driveway and patio, along with the addition of a covered porch located at 310 W. Franklin St. The property is zoned R-5, Single Family Residential.

The Ohio Historic Inventory lists this property constructed around 1910, as a two-story Neo-Classic Revival design. The structure contributes to the street scape and is a good example of neo-classical design. Including Ionic columns, centered entry door with sidelights and a centered bay window on the second story. This property is not on the National Historic Registry.

PROPOSAL:

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

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 before the current 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 also 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 and in various stages of deterioration. The applicant agreed to the additional requirements to allow the use of pavers for parking. Those requirements are 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-eighth's 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 and 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.

RECOMMENDATION:

Staff recommends approval of the proposed alterations, based on the following:

- 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.

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed:_____

Case #:_____

Date of Meeting:

_____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 1/27/20

Applicant Christina Farrall Telephone No. 567-712.4932

Owner of Property Christina Farrall Has the Owner been Notified? yes

Address of Project 310 W. Franklin St. Troy

Contact Address (if different than Project Address)_____

Name of Architect/Engineer and/or Contractor Armour Roofing and Restoration

Application for renovation to include the following:

- ☒ Alteration
- ☒ Construction
- ☐ Moving A Building
- ☒ Painting
- ☒ Repair
- ☐ Demolish – Principal Structure
- ☐ Demolish – Accessory Structure
- ☒ Other: re-roof

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

(a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
(b) Description of proposed use, if different than existing use.
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT: C Farrall

SIGNATURE OF PROPERTY OWNER: C Farrall

PRINTED NAME OF PROPERTY OWNER: Christina Farrall

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. MIA 178-05
10928-00156W

2. County
Miami

3. Location of Negatives
Regional Office 5HA

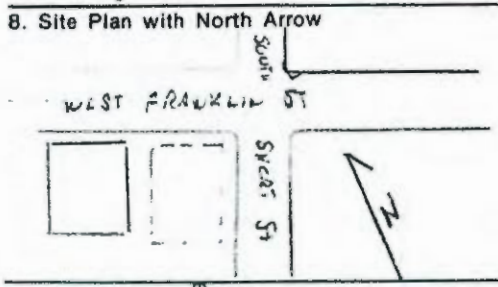
4. Present Name(s)
310 West Franklin St.

5. Other Name(s)

6. Specific Location
310 W. Franklin

7. City or Town — If Rural, Township & Vicinity
Troy

8. Site Plan with North Arrow



9. Coordinates
Lat. _____ Long. _____
U.T.M. Reference

Zone	Easting	Northing
16	738280	4435660

Site ☐ Structure ☐
Building ☒ Object ☐

11. On National Register? Yes ☐ No ☒
12. Is It Eligible? Yes ☐ No ☒
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒
14. District Potent'l? Yes ☐ No ☒
15. Name of Established District

16. Thematic Category
D

17. Date(s) or Period
est. 1910

18. Style or Design
Neo-Classic Revival

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent
residence

22. Present Use
residence

23. Ownership — Public ☐ Private ☒

24. Owner's Name & Address, if known

25. Open to Public? Yes ☐ No ☒

26. Local Contact Person or Organization
Troy Historical Society

27. Other Surveys in Which Included

28. No. of Stories 2

29. Basement? Yes ☒ No ☐

30. Foundation Material
rockfaced stone

31. Wall Construction
brick

32. Roof Type & Material
pyramidal slate

33. No. of Bays Front 3 Side

34. Wall Treatment
quoins

35. Plan Shape square

36. Changes (Explain in #42) — Addition ☐ Altered ☐ Moved ☐

37. Condition
Interior _____
Exterior good

38. Preservation Underway? Yes ☒ No ☐

39. Endangered? By What? Yes ☐ No ☒

40. Visible from Public Road? Yes ☒ No ☐

41. Distance from and Frontage on Road
25' back 60' wide

42. Further Description of Important Features

Central door with engaged columnetts and sidelights; entrance porch with Ionic columns, entablature and modillion; bay windows above door; dioclitian window in gable; semi-circular windows with rectangular sash and stone trim first floor and rectangular with radiating stone voussoirs second floor.

43. History and Significance

Adds to the street scape. Good neo-classic example.

44. Description of Environment and Outbuildings

A solid old residential neighborhood near the center of town.

45. Sources of Information

46. Prepared by
L.S. Gannon, Jr.

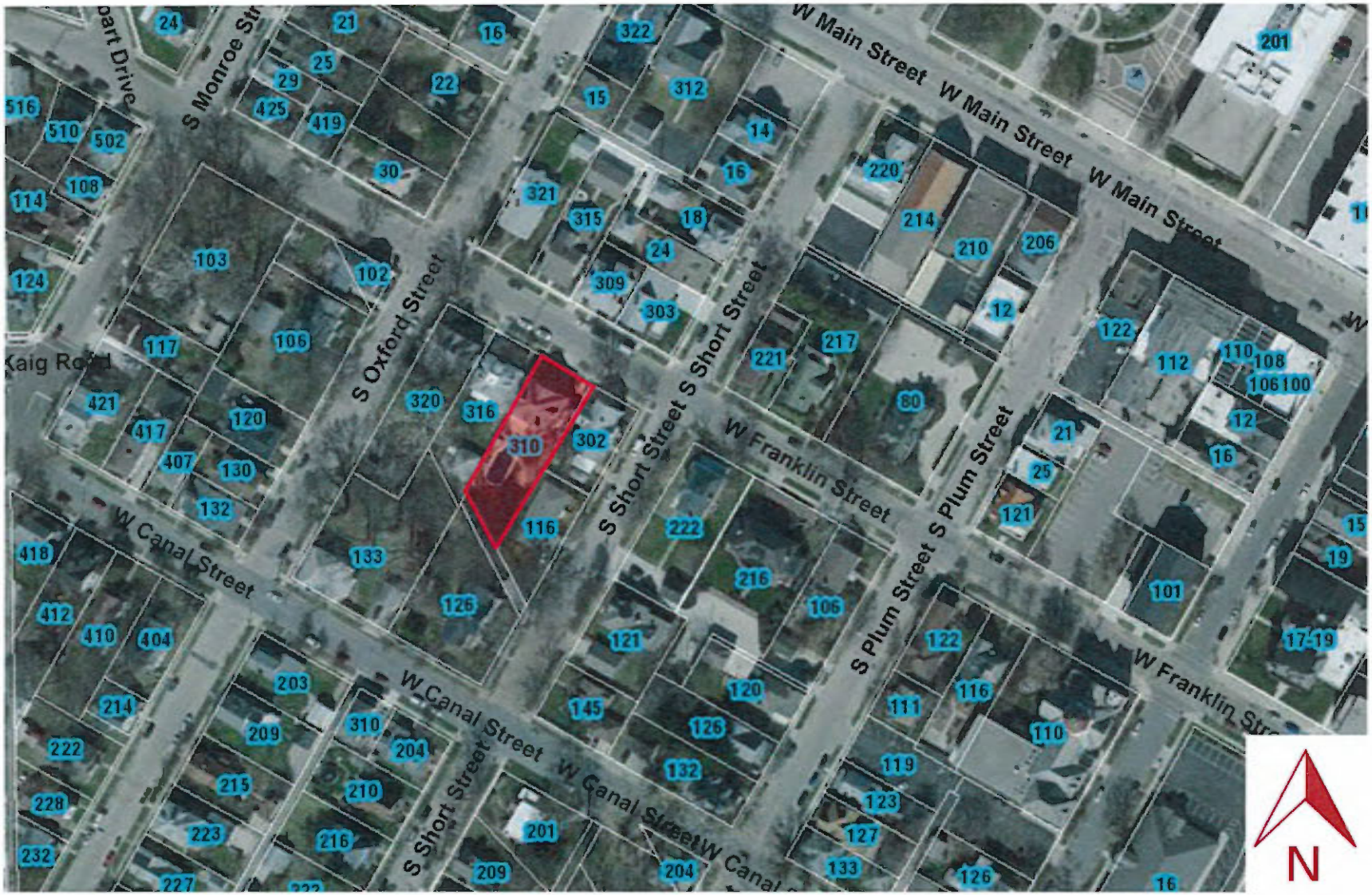
47. Organization
Regional Office 5HA

48. Date
5/77

49. Revision Date(s)

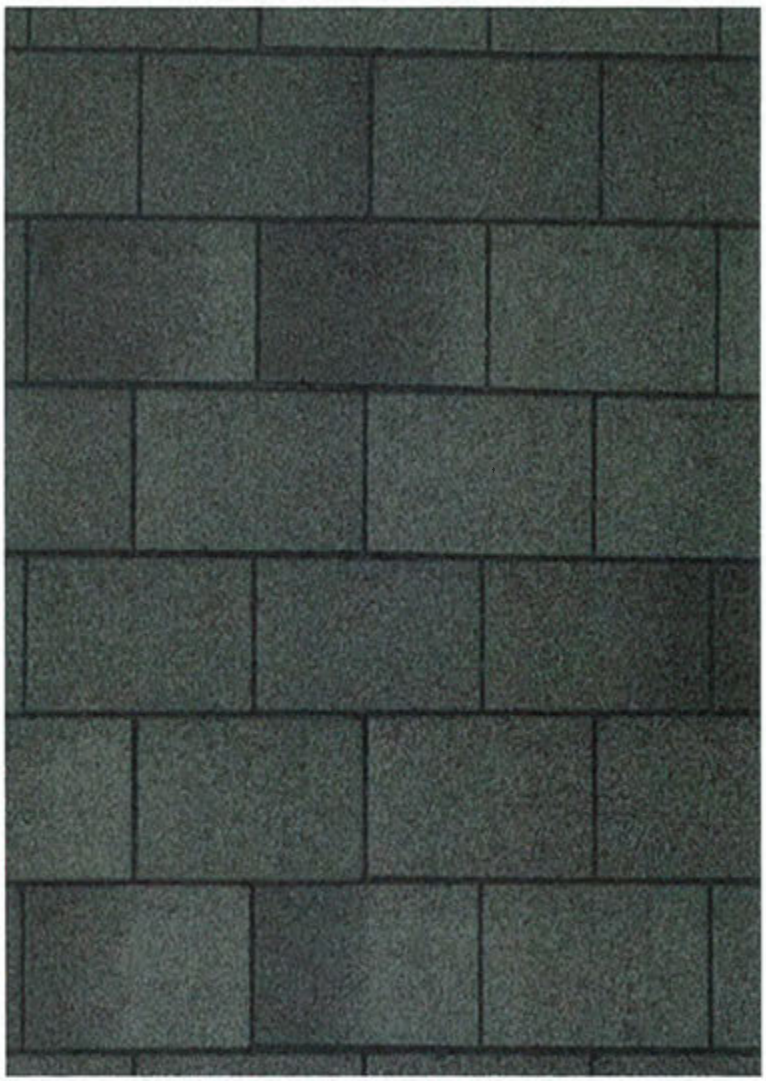
1. No. 10928-00156W
2. County Miami
4. Present Name(s) 310 W. Franklin
5. Other Name(s)

310 W. Franklin St. – Historic Review



310 W. Franklin St. – Streetscape

310 W. Franklin Ave. – Proposed Shingles



Weatherwood

Marathon Plus AR or Marathon

SHINGLE COLOR:

Weatherwood

Rustic, informal, laid-back.

PERFECT PAIRING:

Log, beige stone or brick (especially red) facings; brown trim.

Learn more

SHERWIN-WILLIAMS.

SW 6133
Muslin

Interior / Exterior
Locator Number: 263-C5

COORDINATING COLORS

SIMILAR COLORS

DETAILS

COLOR STRIP 263

FIND INTERIOR PAINT +

FIND EXTERIOR PAINT +

Save to mySW +

Add to my Project List +

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

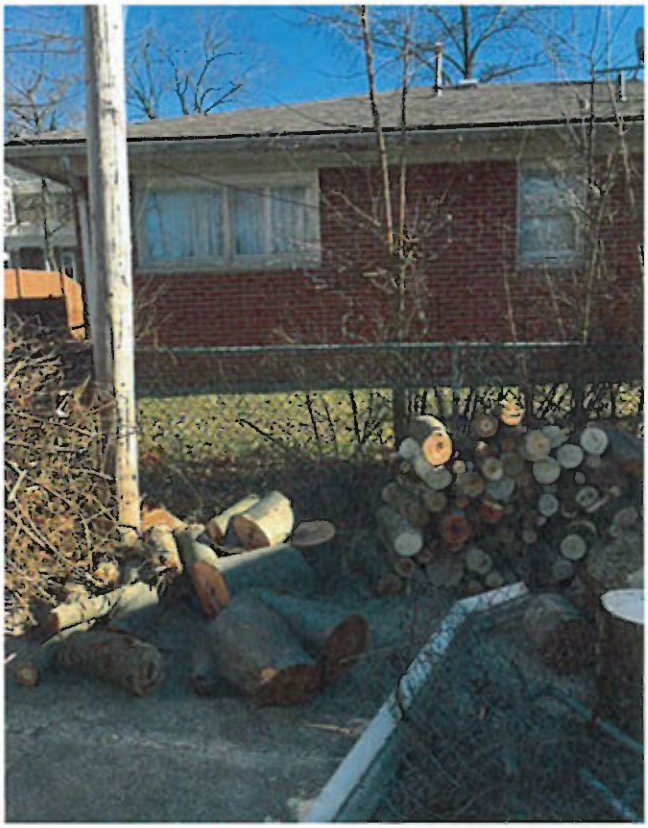
Your Sherwin-Williams

Sorry, we're unable to locate your store at this time.

Find a Store +

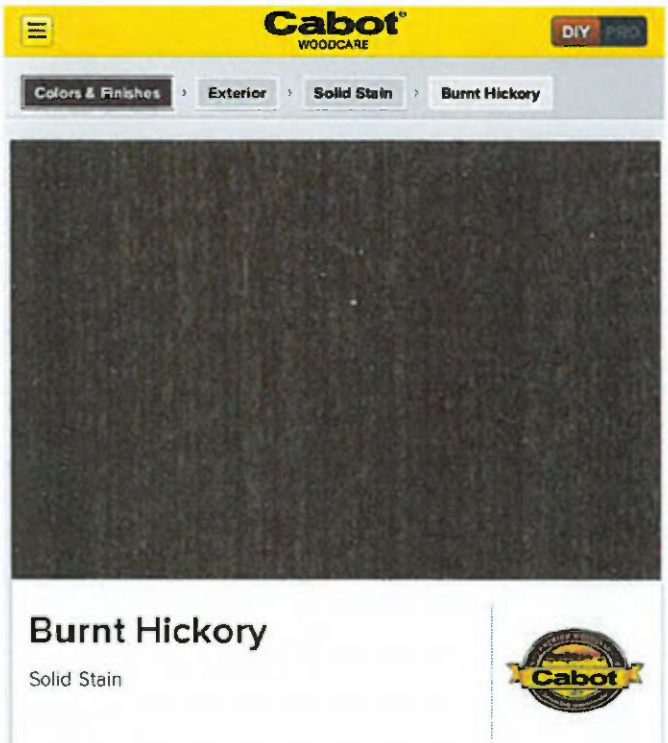
310 W. Franklin Ave – Fence

Existing Chain Link – to be removed



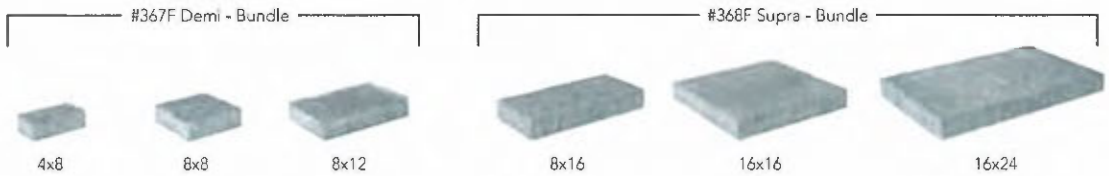
Existing Privacy & Proposed replacing the Chain Link

Existing fence color and proposed for new fence portion.



PANORAMA™ Demi & Supra

Panorama Demi & Supra combine the look of a natural stone with the ease of installation that interlocking pavers offer. Let this six-piece Panorama series bring your next hardscape design to life with sophistication and style. Panorama Demi & Supra can also be installed as stand-alone three-piece paving systems.



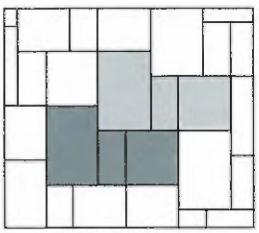
AVAILABLE COLORS

Café
Platinum Series

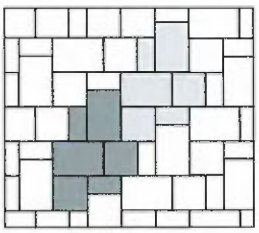
Chicago Blend
Platinum Series

Eddington Blend
Platinum Series

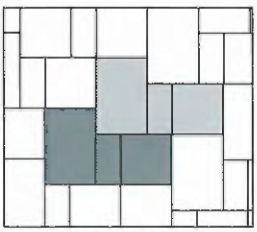
INSTALLATION PATTERNS



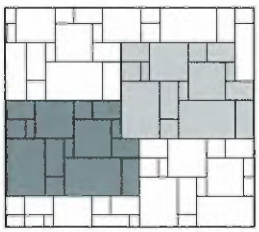
Demi Pattern 1



Demi Pattern 2



Supra Pattern 1



Demi/Supra Pattern 1
Demi (30%), Supra (70%)

Demi/Supra Pattern 2
Demi (50%), Supra (50%)

SPECIFICATIONS

DEMI

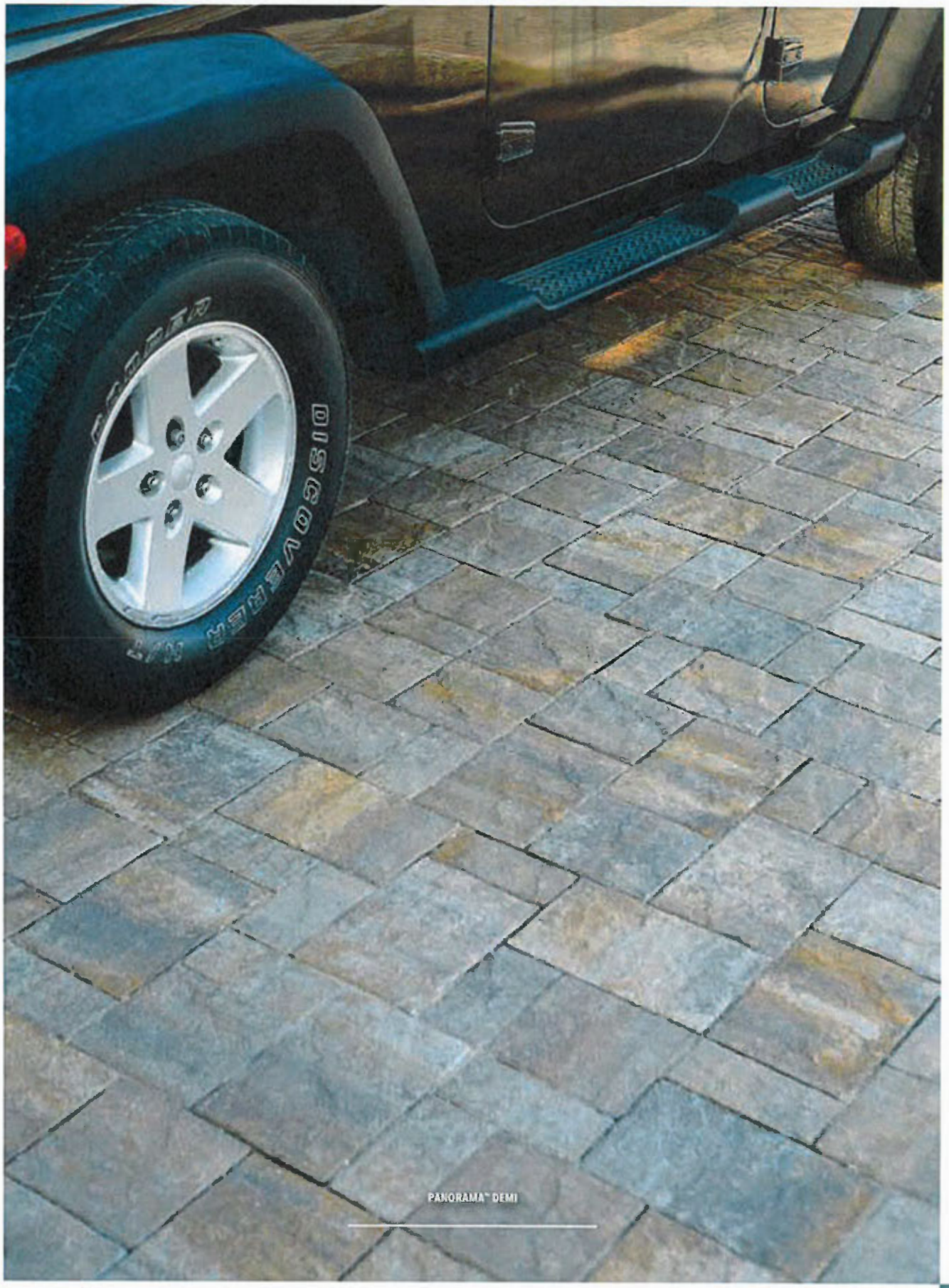
		HEIGHT	DIMENSIONS	WEIGHT	STONES/PALLET	PALLET WT.	STONES/SQ.FT.	SQ.FT./PALLET	PRODUCT NO.
Bundled	4x8	60mm	4"W x 8"L x 2⅜"H	6 lbs	80	2,884 lbs	2.33	103	#367F (Platinum Series)
	8x8	60mm	8"W x 8"L x 2⅜"H	12 lbs	80				
	8x12	60mm	8"W x 12"L x 2⅜"H	18 lbs	80				

SUPRA
(Recommended for Non-vehicular Applications)

		HEIGHT	DIMENSIONS	WEIGHT	STONES/PALLET	PALLET WT.	STONES/SQ.FT.	SQ.FT./PALLET	PRODUCT NO.
Bundled	8x16	60mm	8"W x 16"L x 2⅜"H	24 lbs	20	2,884 lbs	0.58	103	#368F (Platinum Series)
	16x16	60mm	16"W x 16"L x 2⅜"H	48 lbs	20				
	16x24	60mm	16"W x 24"L x 2⅜"H	72 lbs	20				

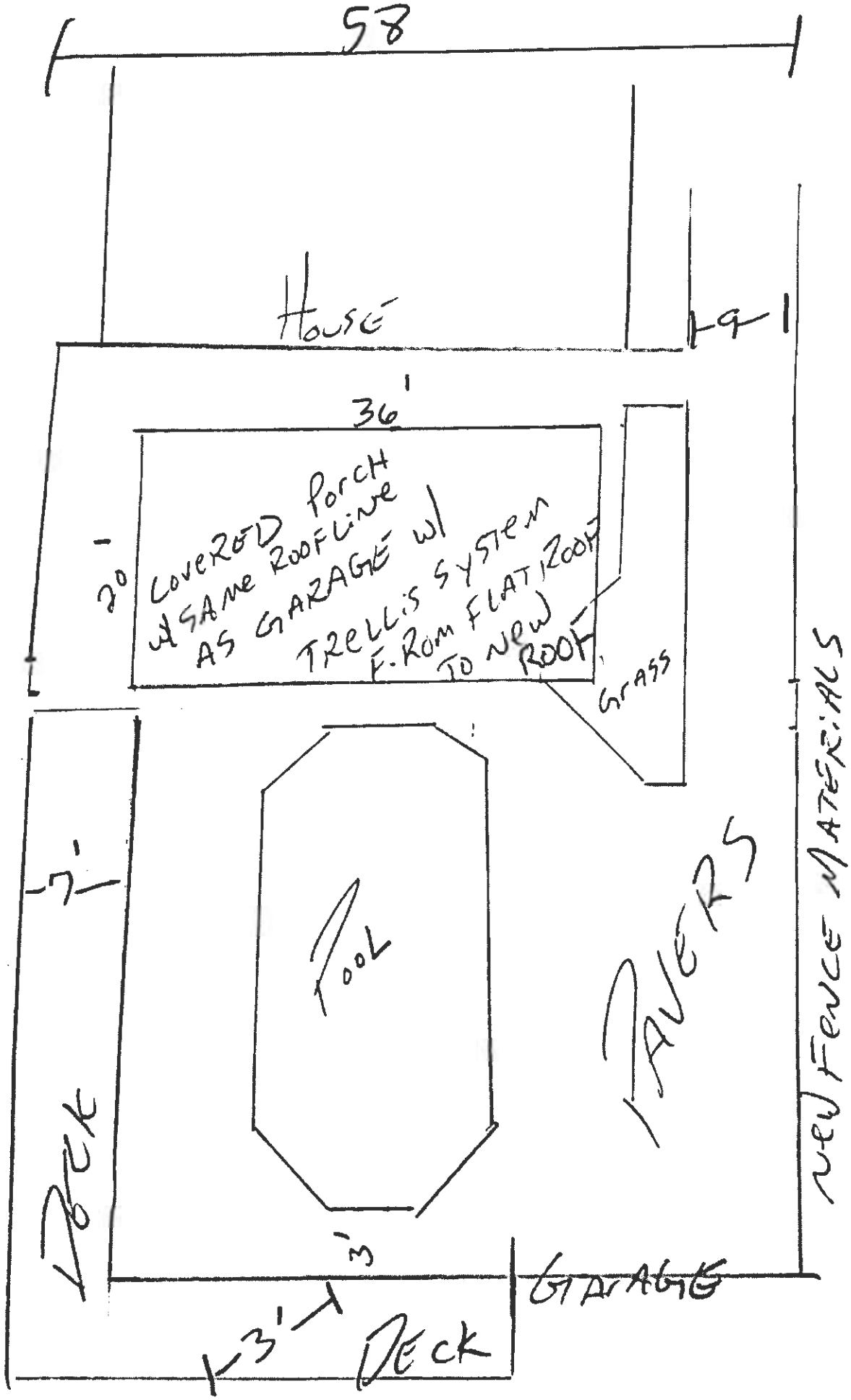
Colors printed here are as true a match as the printing process will allow. For best matching results, please refer to actual samples.

PANORAMA™ DEMI / SEALED


PANORAMA™ DEMI

PANORAMA™ DEMI & SUPRA

310 W. Franklin Ave. – Covered Porch Design Examples


58
HOUSE
9'
36'
20'
COVERED PORCH
W/SAME ROOFLINE
AS GARAGE W/
TRELLIS SYSTEM
F. ROM FLAT ROOF
TO NEW
ROOF
GRASS
7'
POOL
PAVERS
NEW FENCE MATERIALS
ROCK
3'
GARAGE
3'
DECK