TROY
OHIO

Troy Zoom is inviting you to a scheduled Zoom meeting.

Topic: 5-13-20 Troy Ohio Planning Commission
Time: May 13, 2020 03:30 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/85214189077

Meeting ID: 852 1418 9077

Please note the following:

1. City Hall will be closed to the public during these meetings
2. The meetings may be televised live on the City's Facebook page (subject to the technological capability)
3. The public can submit questions or comments on any item in advance of the meeting by submitting them to Planning Commission Secretary, Sue Knight at sue.knight@troyohio.gov. Questions or comments are to be submitted no later than noon, the day of the meeting

Notes for Planning Commission Members:

1. Members should be un-muted (unless there are background noises that would be picked up on audio)
2. Everyone else is asked to stay muted unless called upon
3. Please be aware that once you join the meeting you are on video

AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MAY 13, 2020, 3:30 P.M.

1. Roll Call

2. Minutes - 4-22-2020

3. Historic District Application for 107 and 109 E. Main Street for repainting
   Owner: Douglas Boyle & Lodge IORM 222
   Applicant: Douglas Boyle
   -Commission to make decision.

4. Historic District Application, 214 W. Main Street (Moeller Brew Barn) for modification to the fence, installation of shade canopies, and addition of a silo on the property
   Owner: Rooster Land Company LLC
   Applicant: Moeller Brew Barn
   -Commission to make decision.

5. Historic District Application for the demolition of the residential and garage structure located at 126 South Cherry Street
   Owner: First United Methodist Church
   Applicant: Linda Bosick, Trustee Chair
   -Commission to make decision.

6. Rezoning Application for 6 N. Madison Street, parcel D08-026290 and the vacant lot of D08-026300 from R-6, Two Family Residential District to OC-1, Office Commercial District
   Owner/Applicant: Kelly Moler Larger
   -Commission to determine whether or not to hold public hearing.
   -Commission to make recommendation to Council.

7. Other

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

April 22, 2020

A regular meeting of the Troy Planning Commission was held Wednesday, April 22, 2020, at 3:30 p.m. Attendance was remote by Zoom. Members participating: Kappers, Titterington, Wolke, Oda, McGarry, and Ehrlich; Staff attending: Zoning Inspector Watson and Development Director Davis. Commission Chairman Alan Kappers chaired the meeting.

The Minutes of the March 25 meeting were approved upon motion of Mr. Titterington, seconded by Mrs. Ehrlich.

HISTORIC DISTRICT APLICATION FOR 126 S. PLUM STREET FOR THE INSTALLATION OF FENCING (INSTALLING A BLACK WROUGHT IRON STYLE FENCE ALONG THE PROPERTY LINE, REPLACING THE EXISTING WOOD PRIVACY FENCE WITH A NEW VINYL FENCE); OWNER/APPLICANT: MATTHEW DENIUS AND AMANDA FELTNER. Staff reported: zoning is R-5, Single-family Residential District; house was built around 1911; it is not on the National Registry; application is to install a 4.5 feet tall black vinyl, wrought iron style fence along the property line and remove an interior, older wood privacy fence and replace with a new white vinyl fence; and staff recommends approval based on the findings of

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.

In response to Mr. McGarry, it was stated that the fence is made of reinforced vinyl spans with aluminum posts. In response to Mr. Keppers, it was stated that there are no issues with setback for the fence, that all are met, and the fence can go to the property line.

A motion was made by Mr. Wolke, seconded by Mr. McGarry, that the historic district application for 126 S. Plum Street as submitted based on the findings of staff that:

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 110 E. CANAL STREET, FOR DEMOLITION OF THE VACANT STRUCTURE. OWNER/ APPLICANT: CITY OF TROY. Staff reported: property is zoned B-3, Central Business District and is located on the southeast corner of E. Canal Street and S. Walnut Street; the building is not on the National Register of Historic Places; the property was purchased by the City of Troy on November 25, 2019 with the intent of using the property to construct a new fire station to replace Fire Station 1 on Race Drive; previous uses were cold storage and warehousing, with a couple of residential apartments on the second floor added recently; existing structure was built in the early 1900's with several modern modifications to the building that has diminished the historical significance; it is in some disrepair as it's been vacant since 2018 with little to no activity to improve the structure over the past several years; the City's contractor is working to provide the extent of any hazardous waste or materials are on site (possibly some asbestos and lead paint); and the design engineering contractor has provided a letter reviewing the deficiencies of the existing building to be reused as a fire station and the cost associated.

STANDARDS REGARDING DEMOLITION IN THE HISTORIC DISTRICT

Codified Ordinance Section 1143.22(f)(10) requires that demolition permits shall not be issued unless accompanied by an approved certificate of appropriateness and a certificate of appropriateness may only be approved if clear evidence that two or more of the following conditions exist:

I) The structure has incurred extensive damage to its basic structural elements such as the roof, walls, and foundation requiring substantial reconstruction and presenting an immediate danger to the public safety as declared by the Chief Building Official.

II) The structure is listed as non-qualifying or is not consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback or mass.

III) The square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district.

IV) The structure is contributing and has been declared a public nuisance and its removal will not adversely affect the architectural or historic integrity of the streetscape.

In considering the application against the standards, staff reports:

I) In absence of the Chief Building Officials declaration, the structure is not an immediate danger to the public, there for not meeting this standard for demolition.

II) The second standard has been met as the existing structure doesn't provide any architectural benefit to the surrounding area. It is not the original building to the Troy downtown area though constructed in early 1900's. There are no features to the building that make it unique, other than the mass of the building. The building has been modified with newer, non-historically appropriate materials or treatments. Over the years the lack of maintenance to the building has allowed the wood windows, stone lintels, brick and mortar to be in various stages of disrepair, unsalvageable or cost prohibitive to repair and needs replaced.

III) The third standard has been met, as it requires the square foot cost of meeting the minimum building code would exceed the square foot market value of similarly structures in the historic district. After researching the recent property transactions of similar sized properties and structures in the historic district. It was determined that the average cost per square foot is thirty-nine dollars per square foot in market value. Given the existing structure has some defects and multiple key deficiencies in meeting the minimum building code requirements, staff contacted the design firm for the project to estimate the cost to reuse the current structure. Per the letter by KZF Design (Attached) the threshold was placed at forty dollars per square foot. That average cost exceeds the market value due to the deficiencies and upgrades required for the current building to meet the minimum building code requirements and not including any other costs upfitting for the proposed use.

IV) The fourth standard requires the structure to be declared a public nuisance with no adverse impact on the historic integrity of the streetscape. The fourth standard has not been met due to the property has not been deemed a public nuisance. However, the removal of this structure would not adversely affect the integrity of the streetscape given this is the only building in the block. The reuse plan will upgrade the site to provide a more complete use of the block.

Staff further advised that in addition to meeting two of the four criteria as stated, the ordinance section 1143.22(12) gives criteria for unusual and compelling circumstances which the applicant believes they meet based on:

1) The property has little or no significant historic and architectural significance. This property is a plain brick building that's been modified with modern materials that diminish the significance of the overall historical nature of the structure.

2) This property cannot be reasonably maintained in a manner consistent with the pertinent architectural standards and guidelines due to the lack of prior care and maintenance of the structure.

3) No reasonable means of saving the structure due to the cost associated with the possible remediation required, repairs and upgrades needed to reuse the structure for the intended use.

REUSE PLAN:

Related to a Reuse Plan, staff advised that the applicant has submitted a reuse plan that mitigates any adverse effects of the proposed removal upon the property, the streetscape, and the historic district through:

The reuse plan is to construct a new fire station that will complement the surrounding area and neighborhood while meeting the needs of the City Fire Department to provide service to the city. Any further plans for development will be required to come before the Planning Commission for a Historic Review.

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 based on the findings of:

- The property meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- The applicant has provided criteria to be unusual and compelling circumstances per Section 1149.22(f)(12)
- The property is not listed on the National Register;
- The proposed demolition will not negatively impact the historic or architectural significance or integrity of the block, surrounding area or streetscape;
- The property has little or no significant historical or architectural value;
- A reuse plan has been submitted.

DISCUSSION. Mr. Kappers asked for clarification as to if the provisions of Section 1143.22(12) can be used if two of the four provisions of Section 1143.22(f)(10) cannot be met. It was stated that two of the four provisions of Section 1143.22(f)(10) must be met for demolition, and the provisions of 1143.22(12) can be stated as additional provisions/reasons thereto but, in no case, in place of. Mr. Kappers stated his concerns with staff's comments regarding provision two and does not see why the building is not consistent with other nearby structures. Mr. Watson advised that staff is not saying it is not historic based on prior use, but with the adjacent properties, the size of this structure, the many modifications, and while the arched windows remain, with this being a four-story brick building there are no historic or unique features that can be noted other than the arched windows and nothing that matches other buildings in the near area. Mr. McGarry and Mr. Kappers discussed the deterioration of the building, with Mr. McGarry commented that his reference to deterioration is to the deterioration of the historic features over the years and not the building itself. Mr. Davis noted that the City cannot justify demolition by neglect as a reason to recommend approval, that the value of the building and the cost of appropriate repairs must be taken into consideration; with this building, staff has determined that the changes over the decades stripped it of this historic architectural feature. Mrs. Ehrlich stated she understood the building to be historic with the relationship to the history of the Sunshade Company in Troy, but does not consider it an historic structure. Mr. Watson commented that when owned by Sunshade, the building was only one story. It was commented that the owner prior to the City found the cost of renovations/required improvements to be too excessive to attempt. There was discussion that Mr. Titterington, as signer of the application for the City and the Mayor, based on her position, would abstain.

A motion was made by Mr. McGarry, seconded by Mrs. Ehrlich, to approve the Certificate of Appropriateness for the Historic District Application for the demolition of the structure at 110 E. Canal Street as submitted, based on the findings of staff that:

- The property meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- The applicant has provided criteria to be unusual and compelling circumstances per Section 1149.22(f)(12)
- The property is not listed on the National Register;
- The proposed demolition will not negatively impact the historic or architectural significance or integrity of the block, surrounding area or streetscape;
- The property has little or no significant historical or architectural value;
- A reuse plan has been submitted.

VOTE – Yes – Kappers, Wolke, McGarry, Westmeyer and Ehrlich; Abstain – Oda and Titterington. MOTION PASSED

HISTORIC DISTRICT APPLICATION, 2 E. MAIN STREET (HAREN'S MARKET) FOR INSTALLATION OF OUTDOOR SEATING; OWNER – CHACRES LLC; APPLICANT – MIKE TWISS, MT STUDIO. Staff reported: property is zoned B-3 Central Business District is located on the southeast corner of the public square; the building has had renovations; it is listed on the National Register for Historic Places; current owner wishes to:

- Install a black metal awning that covers from the building out to the extent of the seating area.
- Installing a black fence to create an outdoor seating area for the patrons of the business Haren's Market.
- Install matching black tables, chairs and planter boxes.

Staff did not recommend approval of the metal awning to cover the seating area based on the findings of:

- The proposed awning is not historically accurate for an early 1900's Neo-classical Revival styled building. Metal awnings were predominant through the 1950's-1980's.
- Based on the Secretary of the Interior, Preservation Brief 11: Preserving Historic Storefronts. *"Fixed aluminum awnings and awnings simulating mansard roofs and umbrellas are generally inappropriate for older commercial buildings. If awnings are added, choose those that are made from soft canvas or vinyl materials rather than wood or metal; be certain that they are installed without damaging the building or visually impairing distinctive architectural features."*
- Along with the Secretary of the Interior, Preservation Brief 44: The use of awnings on historic buildings. *"A new awning should be compatible with the features and characteristics of a historic building, as well as with neighboring buildings, or the historic district, if applicable."* and *"When selecting and installing a new awning, a number of other factors should be considered: shape, scale, massing, placement, signage, and color."*

Staff did recommend approval of the following elements of the application:

- The proposed fence design meets the City of Troy requirements;
- The proposed modifications will not detract from the historic integrity of the building;
- The proposed modifications are temporary in nature and may be removed with minimal repairs needed to the historic building.

DISCUSSION: Staff provided an optional application for an angular fabric awning, which staff stated would receive a recommendation for approval. It was clarified that the area is within the public right-of-way; Council amended the legislation regarding the use of public right-of-way for outdoor furnishings, establishing the application as an administrative matter rather than a matter of legislation requiring a lease with the City to use the right-of-way. It was noted that a rendition showed some seating in other areas, which are not part of this application and were only for artistic purposes. It was noted that the awning would not cover all of the seating area; the applicant may want to add umbrellas in the future for that part not covered, which would require another application.

A motion was made by Mr. McGarry, seconded by Mr. Westmeyer to approve the Historic District Application for 2 E. Main Street for Option 2 which would be for the fabric awning and in only the area of the application, based for the recommendation/findings of staff:

- The proposed fence design meets the City of Troy requirements;
- The proposed modifications will not detract from the historic integrity of the building;
- The proposed modifications are temporary in nature and may be removed with minimal repairs needed to the historic building.
- The fabric awning would be appropriate. MOTION PASSED, UNANIMOUS VOTE

REZONING APPLICATION FOR 0.61 ACRE PARCEL WITH ADDRESS OF 430 KIRK LANE FROM R-4, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO OC-1, OFFICE COMMERCIAL DISTRICT, OWNER/APPLICANT: PHILLIP WRAY. Staff reported: the application is for parcel D08-057920 (0.61 ac.), the land, consisting of 26,572 sq. ft. is currently developed with 4,700 square feet, vacant building that was previously used as a commercial day care facility; surrounding zoning districts are B-2 General Commercial District to the north and west, and the R-4 Single Family Residential to the northeast and east; the applicant has reason for the proposed rezoning is to be able to use the property for an event venue and meeting space as permitted in the OC-1 zoning district; R-4 zoning is "designated to provide accommodate single-family dwellings on lots with erees of at least nine thousand (9,000) square feet per dwelling unit. This district is mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future." "The Comprehensive Plan describes the R-4 District as a medium to high density."; Zoning Code describes the proposed OC-1 zoning district as "designed to accommodate a mixture of office and commercial uses consisting of groupings of professional, research, executive, administrative, accounting, clerical, stenographic and similar uses. Residential development is not permitted in the district. This district is designed and intended to act as a buffer. This district is mapped elong major thoroughferes, near hospitals, and as a transitional area between nonresidential and nonresidential uses." ; the City of Troy Comprehensive Plan, Economic Development Goal #8: Troy can re-establish local ownership in our business districts, and continue to allow us to promote on-going programs supported by the Development Department; new ownership of this property is local and accomplishes the Goal set forth in the comprehensive plan; the rezoning will allow a vacant building to be utilized once again; it will give the northeast area of the city another resource and continue the positive development in this area; rezoning would allow the owner to do more with the building than permitted in the residential zoning, with similar low intense uses than the surrounding area; the rezoning will ect as a buffer from the general commercial activity along N. Market Street; and

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 proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(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.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use should not have any adverse effects in the area and is similar to the previous use and the existing commercial uses that currently exist in the surrounding area.

(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 is compatible and similar to the uses that currently exist in the surrounding area.

(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. All utilities can be provided.

(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.

In the vicinity of the subject property, there is no available vacant land with the OC-1 zoning classification. Additionally, there is only one vacant lot of OC-1 zoning in City limits.

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

This would not correct any errors in the application of the Zoning Code.

Staff indicated that the proposed rezoning is consistent with both the desired goals of the Comprehensive Plan and existing design of the property; provides a buffer between the general commercial district and the neighborhood; the building was built as a commercial structure, and having it occupied as a low intense commercial use is appropriate; and staff recommended approval of the rezoning based on the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning creates the desired effect of a buffer district with the surrounding zoning districts; and
- Proposed use is consistent with permitted uses in the OC-1 district; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

PUBLIC HEARING: A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to not hold a public hearing on this rezoning request. MOTION PASSED, UNANIMOUS VOTE

RECOMMENDATION TO COUNCIL:

A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, to recommend to Troy City Council that the 0.61 acre parcel, known as parcel D08-057920, with the address of 430 Kirk Lane, be rezoned from R-4, Single-Family Residential District, to OC-1, Office Commercial District, es requested and based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning creates the desired effect of a buffer district with the surrounding zoning districts; and
- Proposed use is consistent with permitted uses in the OC-1 district; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan. MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 4:10 p.m.

Respectfully submitted,

_____Chairman

_____Secretary

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	May 13, 2020
SUBJECT:	Historic District Review: 107 & 109 E. Main St.
CASE #:	HR-11-20
OWNER:	Douglas Boyle & Lodge IORM 222
APPLICANT:	Douglas Boyle

DISCUSSION:

The applicant, Douglas Boyle owner of 109 E. Main St, is requesting approval from the Planning Commission to modify the paint color of a portion of 107 E. Main St. and 109 E. Main St., located in the B-3 Central Business District.

The OHI form describes both buildings are a part of the commercial core and of High Victorian Italianate architecture. Having bracketed cornices, with paneled friezes and double hung windows. The form also notes that both buildings are significant contributing structures and are listed on the national register.

PROPOSAL:

The applicant is requesting modification to the properties occupied by Mojo's Bar & Grill to be painted to match the existing storefront of the restaurant at 109 E. Main St.

For the 109 E. Main St property, the applicant is proposing to paint the second and third floor windows, window hoods, sills, and the cornice trim in Sherwin Williams Tricorn Black (SW6258). With the rosette detail in the frieze painted in the Sherwin Williams Real Red (SW6868).

The 107 E. Main S. portion occupied by the restaurant will be painted in the Sherwin Williams Tricorn Black (SW6258) and the trim details that are currently red are to remain and painted in Sherwin Williams Real Red (SW6868) to match the existing restaurant's design.

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 modifications provided based on the following:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed paint scheme is appropriate for the style of the building and will maintain the visual relationship of the streetscape.
- The modification does not alter any of the historical or architectural features of the property.

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 ~~Sep~~ April 14, ~~2019~~ 2020

Applicant Doug Boyle Telephone No. 937-216-9920

Owner of Property Redmans / Doug Boyle Has the Owner been Notified? Yes

Address of Project 107/109 E. Main St. Troy, Ohio 45373

Contact Address (if different than Project Address) 109 E. Main St. Troy, Oh 45373

Name of Architect/Engineer and/or Contractor TBD

Application for renovation to include the following:

- [ ] Alteration
- [ ] Construction
- [ ] Moving A Building
- [x] 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:

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER: Doug Boyle

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

IMPROVED ORDER OF RED MEN

From the Office of the Trustees 103 ½ East Main St, Troy Oh 45373

Tribe
Tonquas
222

4/17/2019

David Fitzgerald, Tam Welbaum, & Jay Carver
Improved Order of Red Men
From the Office of the Trustees 103 ½ East Main St, Troy Oh 45373

Doug Boyle (MoJo's)
107 East main street Troy Ohio 45373. Painting the unit, he currently Lease's form us!

The unit in mention is located at 107 east main street Troy Ohio. Doug you requested permission to paint 107 the same colors as your main business? We have no problem with you doing so, we do ask that you paint it back to the colors of our units when you leave! Also, it must be in compliant with all city codes and not effect our current paint and protective coding! If anyone have any questions my number is 937-524-9834.

Thanks again
In FF&C

David Fitzgerald, Tom Welbaum, & Jay Carver

D L Fitzgerald

Trustee of the
Improved Order of Red Men

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. MIA 232-05
0928-00027W
County
Miami

3. Location of Negatives
Regional Office 5HA

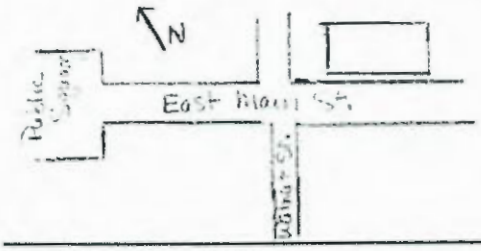
4. Present Name(s)
Red Man Building

5. Other Name(s)

6. Specific Location
107 E. Main

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

8. Site Plan with North Arrow



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

Zone	Easting	Northing
16	738730	4435610

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
Troy Public Square Historic Dist.

16. Thematic Category
C

17. Date(s) or Period
c1880

18. Style or Design
High Victorian Italianate

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent
commercial

22. Present Use
commercial

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

NATIONAL REGISTER

28. No. of Stories 3

29. Basement? Yes ☒ No ☐

30. Foundation Material
stone

31. Wall Construction
brick

32. Roof Type & Material
truncated hip asphalt shingl

33. No. of Bays Front 9 Side 5

34. Wall Treatment
stucco

35. Plan Shape rectangular

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

37. Condition
Interior
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
Street front 100' wide

42. Further Description of Important Features
With the exception of an ugly aluminum awning the store front is basically intact. The front has stone pillars, iron mullion columns and small light transoms. Windows are 1/1 and triple sash with stone lintels and sills. Quions and a bracketed box cornice with panelled frieze define the terminals. A three bay addition to the right is lower but similar.

43. History and Significance
A significant contributor to the historic district.

44. Description of Environment and Outbuildings
In the commercial core of Troy.

45. Sources of Information

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

47. Organization
Regional Office 5HA

48. Date
7/77

49. Revision Date(s)

1. No. 10928 00027W
2. County Miami
4. Present Name(s) Red Man Building
5. Other Name(s)

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. MIA-1493-5
10928-00027E

County: Miami

3. Location of Negatives: Regional Office 5HA

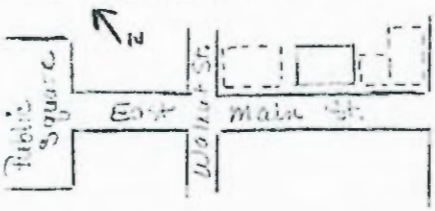
4. Present Name(s): 109 E. Main

5. Other Name(s):

6. Specific Location: 109 E. Main

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

8. Site Plan with North Arrow



9. Coordinates: Troy

Lat. _____ Long. _____

U.T.M. Reference

Zone	Easting	Northing
16	738760	4435600

Site ☐ Building ☒ Structure ☐ 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: Troy Public Square Historic Dist.

16. Thematic Category: C

17. Date(s) or Period: est. 1880's

18. Style or Design: High Victorian Italianate

19. Architect or Engineer:

20. Contractor or Builder:

21. Original Use, if apparent: commercial

22. Present Use: commercial

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:

NATIONAL REGISTER

28. No. of Stories: 3

29. Basement? Yes ☒ No ☐

30. Foundation Material: stone

31. Wall Construction: brick

32. Roof Type & Material: shed

33. No. of Bays: Front 6 Side

34. Wall Treatment:

35. Plan Shape: rectangular

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

37. Condition: Interior _____ Exterior excellent

38. Preservation Underway? Yes ☒ No ☐

39. Endangered? Yes ☐ No ☒ By What?

40. Visible from Public Road? Yes ☒ No ☐

41. Distance from and Frontage on Road: st. front 45' wide

42. Further Description of Important Features

Store front covered by mondernization. Windows are 1/1 D.H.S. with incise metal caps triangular on 2nd level and semi-circular on 3rd. with bracketed cornice on panelled frieze with fenials.

43. History and Significance

Significant contributor to the historic district.

44. Description of Environment and Outbuildings

Commercial core of Troy.

45. Sources of Information

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

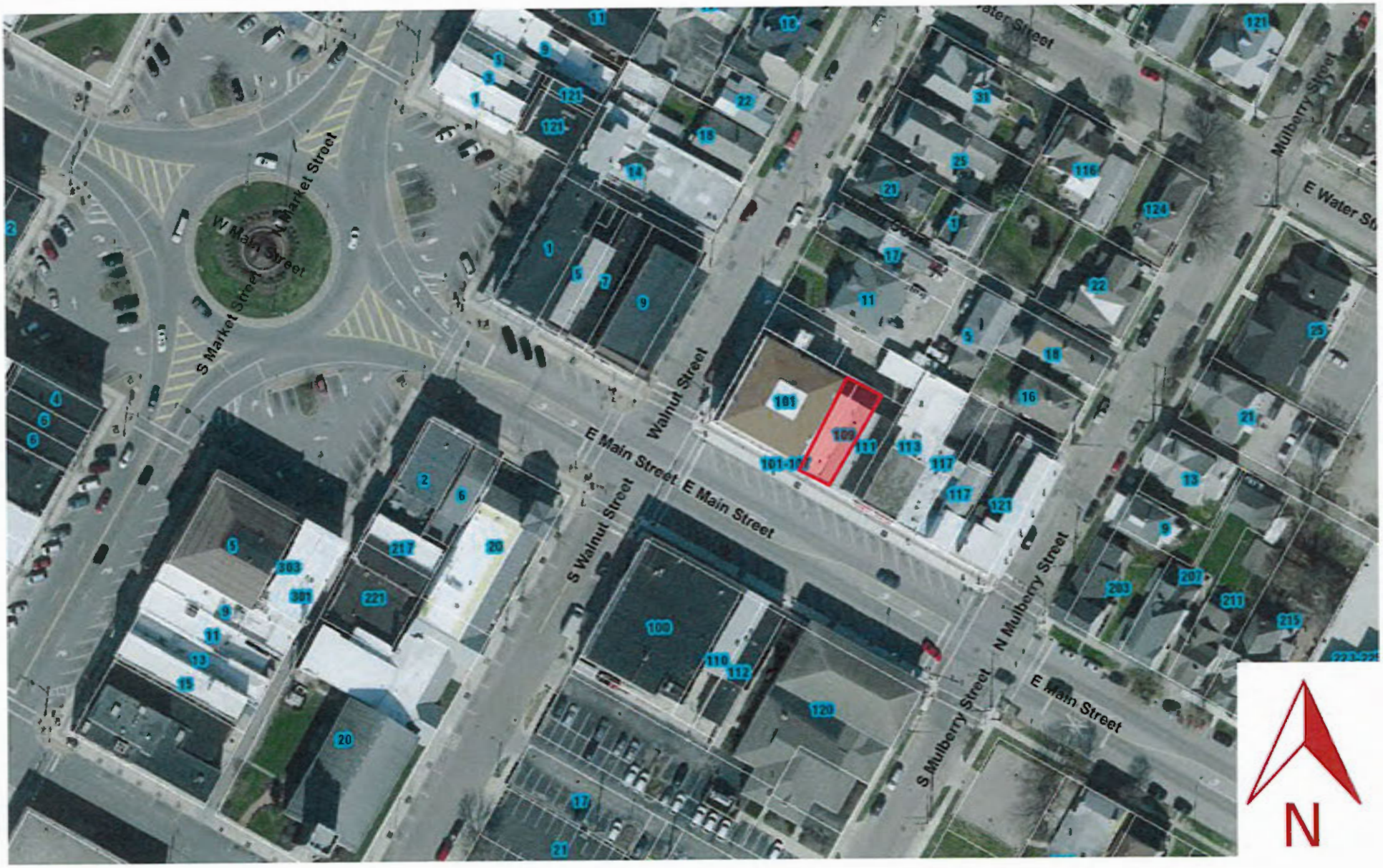
47. Organization: Regional Office 5HA

48. Date: 7/77

49. Revision Date(s):

1. Inv. 10928 2. County: Miami 4. Present Name(s): 109 E. Main 5. Other Name(s)

109 E. Main St


W Main Street
S Market Street
N Market Street
E Main Street
Walnut Street
S Walnut Street
N Mulberry Street
S Mulberry Street
Mulberry Street
E Water St
101
109
111
113
117
121
N

BAR & MOJOS GRILL
109

Owner: Redmons

Owner: Doug Boyle

107 E. Main | 109 E. Main

107 & 109 E. Main St – Paint colors

Homeowners › Paints & Supplies › Tricorn Black SW 6258

SW 6258
Tricorn Black
Interior / Exterior
Location Number: 251-C1

FIND INTERIOR PAINT ›
FIND EXTERIOR PAINT ›
Save to mySW ›
Add to my Project List ›

Homeowners › Color › Find & Explore Colors › Explore All Paint Colors › Real Red SW 6868

SW 6868
Real Red
Interior / Exterior
Location Number: 101-C6

FIND INTERIOR PAINT ›
FIND EXTERIOR PAINT ›
Save to mySW ›
Add to my Project List ›

107 & 109 E. Main St. - Streetscape

TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	May 13, 2020
SUBJECT:	Historic District Review: 214 W. Main St.
CASE #:	HR-12-20
OWNER:	Rooster Land Company LLC.
APPLICANT:	Moeller Brew Barn

INTRODUCTION:

The applicant, Moeller Brew Barn, is requesting the Planning Commission to review the proposed modification to the fence, installation of shade canopies, and the addition of a silo on the property of 214 W. Main St.

BACKGROUND:

The OHI form lists this property as a two-story brick church with an unusual, rough faced, wire cut exterior, and is a well-preserved example of early church design in the 20th century. With character defining features that include large windows and wood frame work, wall buttresses, stone coping, stone trim at the windows and doors, and rough faced, wire cut brick. The property is zoned B-2, General Business District, and is not listed on the National Historic Register.

PROPOSAL:

The request is for the addition of a fifteen-foot-tall silo, 24' x24' x 24' shade canopies and modification to the fence along the side of the building that creates the outdoor seating area. (Rendering Attached)

DISCUSSION:

The request is the installation of an additional silo that's fifteen feet tall and fifteen feet in diameter, with a plain steel color. This will be in the side and rear portion of the property to provide storage for seasonal items like umbrellas, grills/ smokers and other items for the outdoor seating area.

The second portion of the request is the modification of the fence layout to enclose the seating area and the proposed silo. This will allow the outdoor seating to conform to the requirements for having the outdoor beer garden along with providing some screening

The last proposal is the installation of triangular shade canopies to the outdoor seating area one in black and one in white using heavy duty outdoor shelter cloth. Providing a 95% UV protection, that are 24 feet by 24 feet by 24 feet in dimension.

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 04.21.20

Applicant MOELLER BREW BARN Telephone No. 937.552.9430

Owner of Property ANTHONY SCOTT Has the Owner been Notified? YES

Address of Project 214 WEST MAIN ST. TROY, OH 45373

Contact Address (if different than Project Address) —

Name of Architect/Engineer and/or Contractor KEYSTONE HOMES

Application for renovation to include the following:

- [x] Alteration
- [x] 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:

ANTHONY SCOTT

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

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

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

4. Present Name(s): First Lutheran Church ☐ Coded

3. Location of Negatives: City of Troy Devel Dept

Roll No.: J Picture No.(s): 2

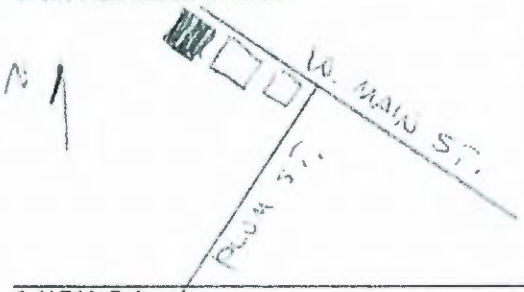
5. Historic or Other Name(s): First Evangelical Lutheran Church

6. Specific Address or Location: 214 W. Main 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 16 | Easting 733320 | Northing 4435760

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):

17. Date(s) or Period: 1912 (cornerstone) 17b. Alteration Date(s):

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:

22. Original Use, if apparent: Church

23. Present Use: Church

24. Ownership: Public ☐ Private ☒

25. Owner's Name & Address, if known: First Evangelical Lutheran Church, 214 W. Main St, Troy, OH

26. Property Acreage:

27. Other Surveys in Which Included: N/A

2. County

28. No. of Stories: 2

29. Basement? Yes ☒ No ☐: Raised

30. Foundation Material: Poured Concrete

31. Wall Construction: Brick Bearing

32. Roof Type & Material: Gable/Clay Tile

33. No. of Bays: Front 3 Side 7

34. Exterior Wall Material(s): Running Bond

35. Plan Shape: Irregular

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

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

38. Building Dimensions: 40 x 120

39. Endangered? Yes ☐ No ☐ By What?:

40. Chimney Placement: Off center in roof

41. Distance from and Frontage on Road: 15 x 45

4,5. Present or Historic Name

42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)

Two story brick church. Unusual rough faced wire cut exterior. A well preserved example of early 20th century church design. CDF: include large windows and wood framework; wall buttresses; stone coping; stone trim at windows and doors; main doors; rough faced wire cut brick; lanterns over doors.

PHOTO

43. History and Significance (Continue on reverse if necessary)

Cornerstone indicates a 1912 construction date.

44. Description of Environment and Outbuildings (See #52)

Small urban setting of closely spaced buildings and numerous shade trees.

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.

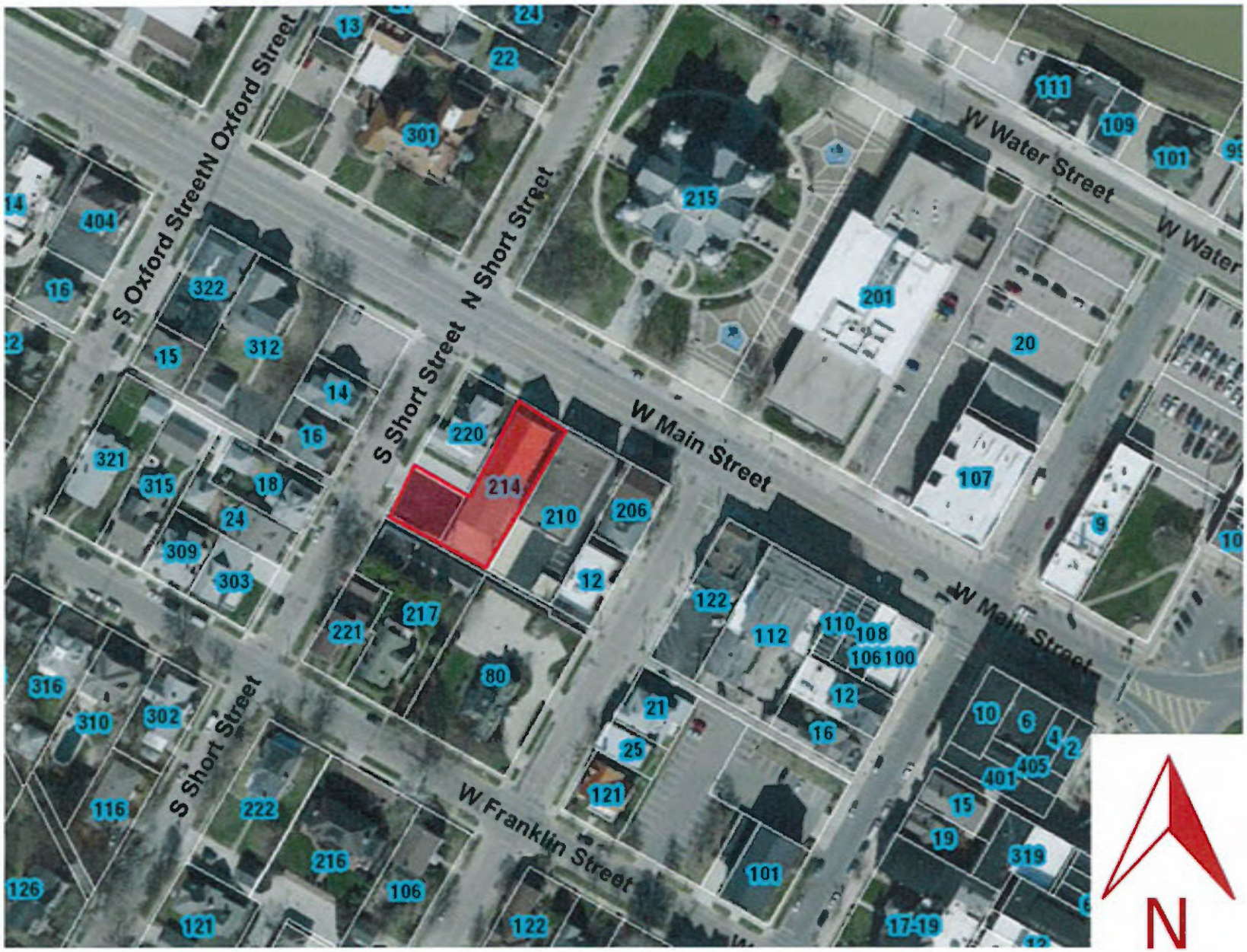
48. Date Recorded in Field: 5/97

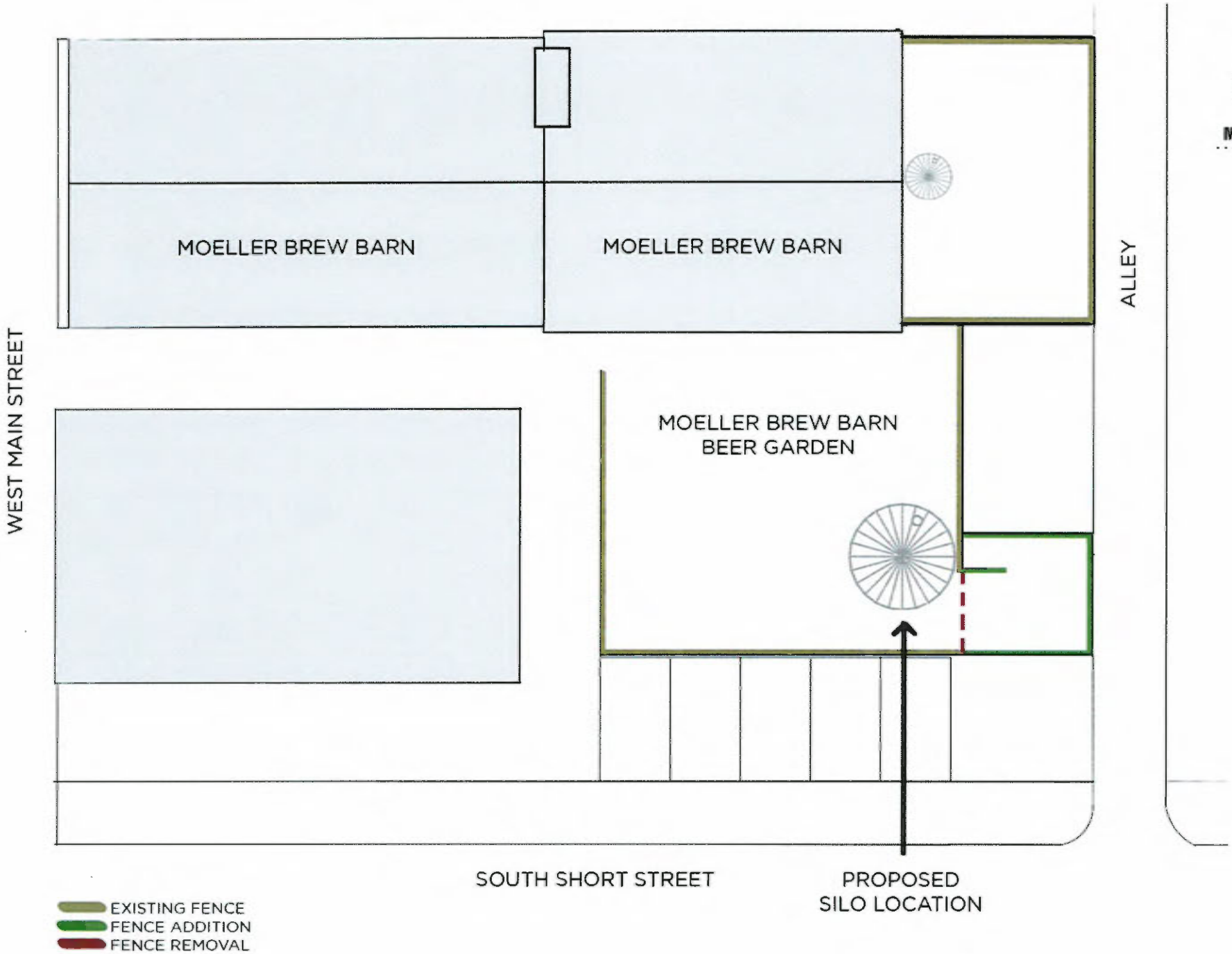
49. Revised by: 50a. Date Revised:

50b. Reviewed by:

6. Specific Address or Location

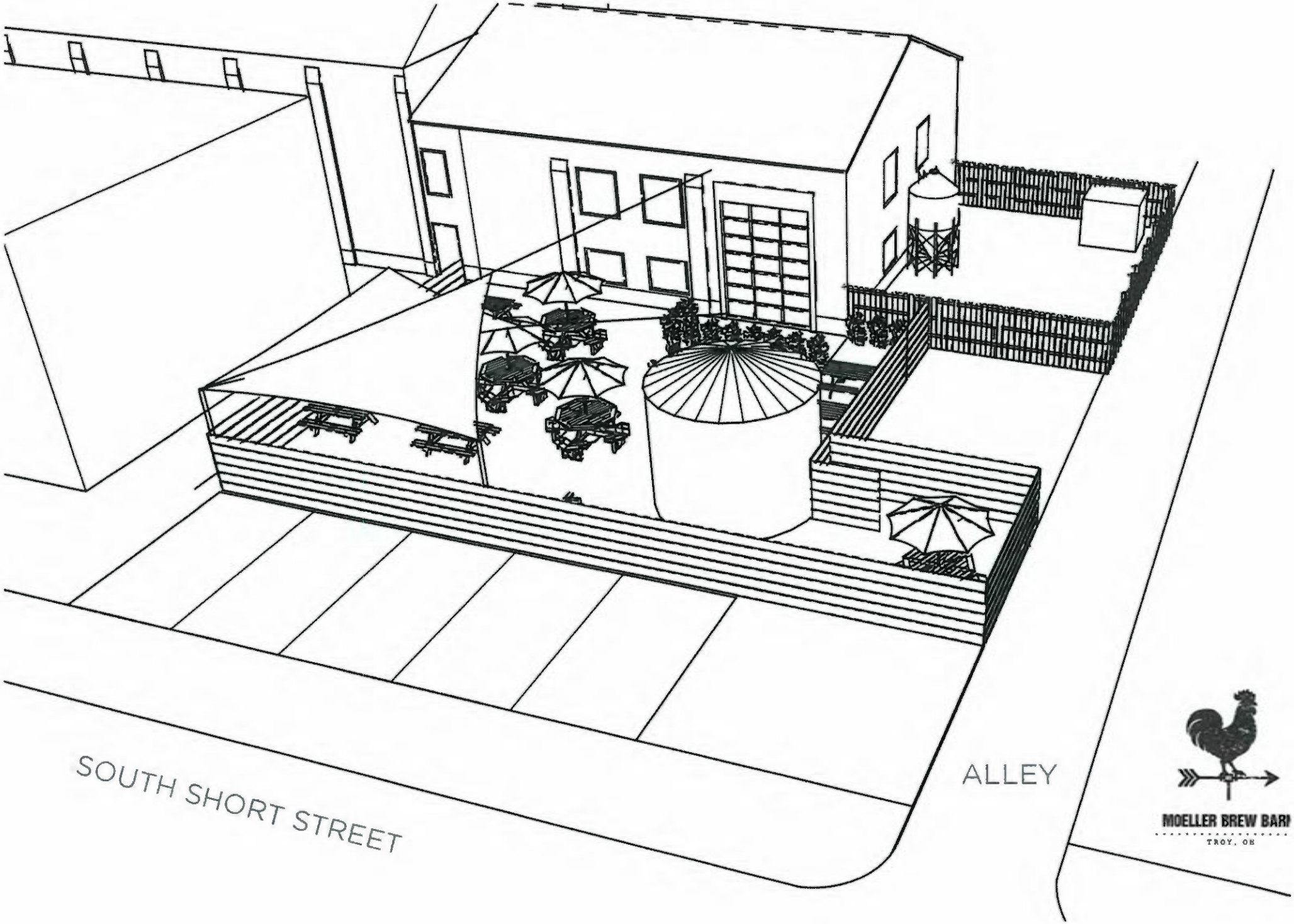
214 W. Main St. – Tabernacle Brewing Co.





MOELLER BREW BARN

TROY, OH


SOUTH SHORT STREET
ALLEY
MOELLER BREW BARN
TROY, OH

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	May 13, 2020
SUBJECT:	Historic District Review: 126 South Cherry Street
OWNER:	First United Methodist Church
APPLICANT:	Linda Bosick, Trustee Chair

BACKGROUND:

The applicant requests a certificate of appropriateness from the Troy Planning Commission regarding the demolition of the residential and garage structure located at 126 South Cherry Street. The property is zoned OR-1, Office-Residential District and is located near the south end of the block on the west side of South Cherry Street (near the S. Cherry Street/W. Canal Street intersection).

DISCUSSION:

The OHI describes the building as a two-story High Victorian Italianate design built in 1878. Important features listed on the OHI include the double moulded door crowned by a shaped moulded and bracketed cap. A polygonal bay in the left bay was box cornice with brackets on a paneled frieze. The OHI references the ugly porch on the front and states the structure is "a fine house but for the bad porch." This building is not eligible nor listed on the National Register for Historic Places. The OHI form has been attached to this report and labeled as Appendix A.

The property was purchased by the First United Methodist Church on October 1, 2013. It was the intent to rent the property as a single-family residential unit to offset the mortgage and maintenance costs until a final use was decided for the property. The property was in use as a residence until the Ohio Department of Health (ODH) found that there was lead paint in the residence and garage structure. The church was informed by ODH that the property could not be occupied as residential use until the lead paint was abated. The church considered renting the property with a commercial use but advertisement of the property has been unsuccessful. The report from ODH has been attached to this report and labeled as Appendix B.

The church has received estimates for the removal of the lead-based paint, provided by Allied Environmental Services, INC, at a cost of a minimum of $150,000. This report has been attached to this report and labeled as Appendix C.

A Structural Evaluation has been provided by Tracy S. Mitchell of Consulting Engineers, Corp., which states "The structural reinforcements and repairs to this property are extensive. This is in addition to the cosmetic repairs typically required and the possibly of lead paint and asbestos with the house to be removed professionally. A financial review of the repairs required should be weighed against the possibility of demolition of the property." This report has been attached to this report and labeled as Appendix D.

The church obtained a repair estimate from Westfield Construction Co., LLP, for the electrical, mechanical, interior and exterior repairs. The cost provided by the estimate is listed as $223,504.80. This report has been attached to this report and labeled as Appendix E.

Lastly, an estimate was provided by Foundation Services LLC, for repairs to the back porch, portions of the foundation and support beams. The cost provided for the services is listed as $33,500. This report has been attached to this report and labeled as Appendix F.

STANDARDS FOR DEMOLITION OR REMOVAL:

Section 1143.22(f)(10) requires that demolition permits shall not be issued unless accompanied by an approved certificate of appropriateness and a certificate of appropriateness may only be approved if clear evidence that two or more of the following conditions exist:

I) The structure has incurred extensive damage to its basic structural elements such as the roof, walls, and foundation requiring substantial reconstruction and presenting an immediate danger to the public safety as declared by the Chief Building Official.

II) The structure is listed as non-qualifying or is not consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback or mass.

III) The square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district.

IV) The structure is contributing and has been declared a public nuisance and its removal will not adversely affect the architectural or historic integrity of the streetscape.

When reviewing these standards:

I) In absence of the Chief Building Officials declaration, the structure is not an immediate danger to the public, therefore not meeting the standard for a certificate of appropriateness for demolition.

II) The second standard has been met as the property is listed as non-qualifying (see Appendix A). However, it is worthy to note the property is consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback and mass. There are numerous homes in the historic district that have similar construction material, character, and architectural style. Appendix F shows addresses of similar character and of the same architectural style of High Victorian Italianate. Staff feels this standard for a certificate of appropriateness for demolition has been met.

III) The third standard requires the square foot cost of meeting the minimum building code would exceed the square foot market value of similar structures in the historic district. The information provided by Allied Environmental Services Inc., shows a cost of a minimum $150,000 to eliminate the lead-based paint that currently exist. Additionally, an estimate to repair the foundation provided by Foundation Services, LLC, estimated at $33,500. In addition, the cost for electrical, mechanical, interior and exterior repairs has been quoted as $223,504.80. The combined $407,004 estimated cost is more than double the Miami County Auditors value of $179,800 for this property. Staff has compared the cost of similar buildings to determine an average cost per square foot (Appendix H). The costs of the seven comparable nearby properties was determined at $67.5 per square foot. The cost to bring the property into compliance with the minimum building code would exceed the square market value of similar structures. Staff feels this standard for a certificate of appropriateness for demolition has been met.

IV) The fourth standard requires the structure to be declared a public nuisance with no adverse impact on the historic integrity of the streetscape. The property has been posted with an Order to Vacate by the ODH. The posting states "This property contains lead hazards and has been declared unsafe for children under six years of age and pregnant women as ordered by the Director of the Ohio Department of Health." According to Chapter 3767.41 of the Ohio Revised Code, Buildings found to be "public nuisance" means "a building that is a menace to the public health, welfare, or safety; that is structurally unsafe, unsanitary, or not provided with adequate safe egress; that constitutes a fire hazard, is otherwise dangerous to human life, or is otherwise no longer fit and habitable; or that, in relation to its existing use, constitutes a hazard to the public health, welfare, or safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment."

As stated above, the property has been declared a public nuisance by ODH. The second criteria is whether demolition will result with an adverse effect in the architectural or historic integrity of the streetscape. The property is located in the middle of the block which already has been broken up by the removal of a house at 118 South Cherry Street many years ago. Therefore, the streetscape will not be negatively impacted as a "missing tooth" already exists. Staff feels this standard for a certificate of appropriateness for demolition has been met.

For reference, Section 1143.22(11) provides criteria to determine substantial economic hardship. The applicant believes they meet these criteria due to:

1) That the square foot cost of meeting the minimum building code and requirements of the Ohio Department of Health exceeds the market value of the property.

2) No reasonable alternative exists consistent with the architectural standards and guidelines due to the costs of remediation and repairs for reuse of the building.

Ordinance section 1143.22(12) gives criteria for unusual and compelling circumstances which the applicant believes they meet based on:

1) The property has little or no significant historic and architectural significance and is listed as non-qualifying for the National Register.
2) No reasonable means of saving the home due to the extravagant cost associated with the remediation and repair needed to reuse the home.

REUSE PLAN:

The applicant has submitted a reuse plan that results in creating a green space with the lot being leveled off with dirt and returned to grass by planting seed after demolition. Please know that any future plans for development will be required to come before the Planning Commission for a Historic Review. The applicant feels the reuse plan mitigates any negative effects to the streetscape and the historic district as other neighboring parcels have had buildings removed and replaced as green space.

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 for the demolition of the existing residential and garage structure, with the condition that a performance bond is posted with sufficient funds to insure completion of the demolition and reuse plan. This finding is based upon the following:

- The property meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- The property is not listed on the National Register;
- The proposed demolition will not negatively impact the historic or architectural significance or integrity of the surrounding area or streetscape;
- The property has little or no significant historical or architectural value;
- The property is not eligible for inclusion on the National Register;
- A minimal reuse plan has been submitted.

Appendices:

A- OHI form
B- Ohio Dept. of Health Report
C- Allied Environmental Services Estimate
D- CE Consulting Engineers Corp., Structure Report
E- Westfield Construction, Quote
F- Foundation Services, LLC, Quote
G- Two Demolition Quotes
H- Other addresses in Historic District
I- Various pictures provided by applicant

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 11/13/19

Applicant LINDA BOZICK, TRUSTEE CHAIR Telephone No. CELL 937-216-2323 CHURCH 937-335-2926

Owner of Property FIRST UNITED METHODIST CHURCH, TROY Has the Owner been Notified? YES

Address of Project 126 S. CHERRY ST., TROY, OH

Contact Address (if different than Project Address) 110 W. FRANKLIN ST TROY, OH

Name of Architect/Engineer and/or Contractor MIKE BOLNER

Application for renovation to include the following:

- [ ] Alteration
- [ ] Construction
- [ ] Moving A Building
- [ ] Painting
- [ ] Repair
- [x] Demolish – Principal Structure
- [x] Demolish – Accessory Structure GARAGE
- [ ] 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:

Linda Bozick TRUSTEE CHAIR LINDA BOZICK

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

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

FIRST UNITED METHODIST CHURCH

110 West Frankilin Street • Troy, Ohio 45373
Phone: 937-335-2826 • Fax: 937-332-0070
Email: *staff@troyfumc.org* • Website: *www.troyfumc.org*

To: Troy Development Department

From: First United Methodist Church, Troy, Ohio
c/o Linda Bozick, Chairperson, Board of Trustees

Date: November 12, 2019

Re: Demolition application for 126 South Cherry Street

For many years, First United Methodist Church has had a long-range plan of acquiring property surrounding the main church building for future expansion of facilities or programs. For example, when the property at 16 West Franklin Street (the former Moose Lodge property) became available for purchase, the church had a significant need for expansion of worship services, youth programs, and parking. The building, now known as First Place, has been a successful part of the church's growth and has provided a space for community functions and needed weekday parking.

When two other properties, 126 South Cherry Street and 127 South Plum Street, became available for purchase, church leaders, in accordance with the church's long-range plan, proposed the purchase of these properties, and the congregation agreed. At the time of purchase, the immediate plan was to rent the two properties as residential units in order to offset the mortgage costs and maintenance expenses. Future plans included potential demolition or renovation for use in current or proposed church programs.

The property at 126 South Cherry Street had been in use as a residence prior to its sale to the church. Because no significant issues were identified during the purchase process, the church moved forward with the plan to rent the structure and successfully gained a tenant. Circumstances with a member of the family renting the structure led to an assessment by the Ohio Department of Health, which found that there was lead paint in the residence. Based on the results of the ODH assessment, the church was told that the property could not be rented as a residence, or used as a preschool, until the lead was abated. Consideration was given to renting the property for commercial use, which would not require the same level of remediation, but advertising the property as a commercial rental for more than a year has yielded no new tenants.

Allied Environmental Services reviewed the reports and state requirements and spent several hours at the property. These estimates provided are for remediation of the lead abatement only.

Along with these estimates, the church has obtained a more recent cost estimate to rehabilitate the subject property. The cost and analysis are contained in the packets from Westfield Construction Company ($223,504) and Consulting Engineering Corporation (analysis).

There are underlying foundation issues, which have not been fully investigated. Unlevel floors and extensive cracking in walls and upstairs ceilings are noted in the attached photos and Consulting Engineers report but there is not a cost estimate for these repairs.

The church's inability to generate the expected rental income from the property at 126 South Cherry Street, combined with the church's normally fluctuating cash flow and requirement to effect urgently needed repairs to the main church building, means that the amount estimated to repair and abate issues at the subject property are beyond the church's financial means.

After researching this property, the church trustees found that it is not historically significant, or on any registry from a historical, engineering or aesthetic perspective. See the Ohio Historic Inventory. The expenses needed to abate identified issues and effect structural repairs are well beyond the means of the church and more than the value of the property. In comparing the cost of renovation/rehab to its value, it does not make fiscal sense to add to the cost of this property.

When comparing the rehabilitation costs versus clearing the property and creating green space, demolition makes the reasonable financial decision the prudent course of action.

We believe demolition is a positive step for the neighborhood, because the structure has not been occupied for over two years. The church is not interested in divesting itself of the property. There is no current plan for use of the property other than green space, although a potential extended use of that green space is as a replacement play area for the church's preschool program (First Kids Preschool), replacing and expanding the play area currently located behind the property at 116 West Franklin Street.

We thank the Planning Commission for their time and thoughts on this matter.

APPLICATION FOR DEMOLITION PERMIT:

(ONE APPLICATION MUST BE FILED FOR EACH BUILDING OR STRUCTURE TO BE DEMOLISHED)

TROY DEVELOPMENT DEPARTMENT

(If in Historical District, File Separate application for Planning Commission approval)

DEVELOPMENT DEPARTMENT
Market St. Troy, OH 45373
Phone (937)339-9481, Fax (937)339-9341
www.troyohio.gov

Rev 12/3/07

1 LOCATION OF PROJECT	Project Address: 126 S. CHERRY ST.	Zip Code: 45373	Lot No(s): D08006380
	Name of Job	Type of Bldg/Structure (Ex: Home, Garage, Shed, Etc.): RESIDENCE & GARAGE	

2 REQD INFO		Names (Please Print)	Mailing Addresses – Street, City, Zip Code	Phone (Day time)
	Applicant	LINDA BOZICK	110 W. FRANKLIN TROY, OH 45373	937-216-2323
	Contractor	BOLNER TRUCKING & EXCAVATING	11942 W ST RT 571 LAURA, OH	937-947-1326
	Bldg Owner	FIRST UNITED METHODIST CHURCH	110 W. FRANKLIN TROY 45373	937-335-2926

3	Subdivision	4 Lot size: 54 X 120	5 Is work within the 100 Yr Flood Plain? NO If yes, is work within the Floodway
6	Are there easements or land restrictions on the property? NO If yes, explain:		6A Is this structure within the Historic District? YES
7	What was the building last used for? RESIDENTIAL		8 If applicable, will the floor slab be removed? N/A
8	Describe Nature of Work: DEMOLITION of RESIDENTIAL STRUCTURE + GARAGE		

ATTENTION

SUBMISSION OF UTILITY RELEASE FORMS ARE REQUIRED PRIOR TO ISSUANCE OF PERMIT AND COMMENCEMENT OF WORK....

☐ Gas/Electric Release Form Received _____ ☐ Water/Sewer Release Form Received _____

10 OCCUPANCY CLASS (Check ONLY ONE)

☐ 1-Family Residential Building ☐ 3,4 ,5 or More Family Residential Bldg

☐ 2-Family Residential Building Specify No. of Housing Units 1

☐ All other buildings and structures GARAGE

11	Maximum Number of Stories	2
12	Floors Involved in Work	Figure Total Square Feet of Each Floor
A	Basement:	PARTIAL
B	First Floor	1826
C	2,3,4,5,6 (Circle One)	1608
D	Additional Floors	Ø
E	Total Sq. Ft. A+B+C+D	3434 LIVING SPACE

OFFICE USE ONLY

Permit Fees	Due
Demolition of Structure: $10 Plus $4 per 1000 sf. (Max of $75.00)	
TTL Amount Due	
TTL Amt Paid	$23.74
Receipt No. 6-13-19	Date #5866

X Sign your Full Name: Linda Bozick TRUSTEE CHAIR
Address: 110 W. FRANKLIN ST, TROY, OH
Phone 937-216-2323 Date 11/13/19

By signing this application, this allows a representative of the City of Troy to enter the property for inspection purposes.

APPROVAL CONTINGENT UPON THE FOLLOWING:

PERMIT ISSUED BY:

REFER TO PERMIT NO. _____ DATE: _____

11-4-19

Brief History of LOT 86 – 1818 through 2019

Lot 86 – 126 S Cherry Street, Troy, OHIO

The original home building in the center was built in 1879 by Elliot Miller on part of Lot 86 of the original 87 lots platted in the City of Troy.

Lot 86 was originally purchased in 1818 and changed hands several times and then divided into four lots (369, 370, 371 and 372) in 1850. No buildings are shown on any Miami County maps or records for 1855 or 1857.

A lumber mill, which ran along the Canal, was originally on this site (Lot 86) however there are no known dates of its operation and the lot changed hands several times and was sold at a Sheriff's Sale in 1875 prior to the house being built.

The middle portion of Lot 86 was, as mentioned above, to Elliot Miller. The original home building in the center Lot (either 370 or 371) was built in 1879 by Elliot Miller.

A mix of architectural styles are incorporated into the home such as the original "front" Victorian without much of the extensive fretwork done in this style. First addition to the southwest of the original is possibly an Eastlake style followed by the second addition on the west which may have included the kitchen and a bathroom upstairs. A summer porch was replaced at some point possibly by this second addition. The third addition is to the northeast side which included the third staircase, two more bathrooms and diagonal doorway when the home was likely converted to a tri-plex or three apartments in the 1920's.

The house changed hands again a few times finally landing with the Kerber's in 1979, who converted the tri-plex back to a single-family dwelling and then sold to another couple who sold the home to First United Methodist Church in 2013.

Although a part of the history of the United States, Ohio, Miami County and City of Troy, there is nothing architecturally, historically significant, geologically significant or unique (Washington didn't sleep here) to this property.

See attached Ohio Historic Inventory

Exhibit A

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Offic
Ohio Historical Center
Columbus, Ohio 43211

1. No. 10928-002710 MIA-55-05

2. County: Miami

3. Location of Negatives: Regional office J 21

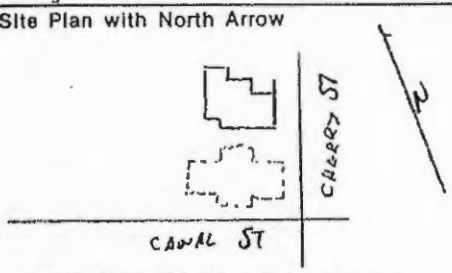
4. Present Name(s): Carole E. Kerber House

5. Other Name(s): Eliot Miller House

6. Specific Location: 126 S. Cherry St.

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

8. Site Plan with North Arrow



9. Coordinates: Troy
Lat. ____ Long. ____
U.T.M. Reference

Zone	Easting	Northing
16	738410	4435500

10. Site ☐ Building ☒ Structure ☐ 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: C

17. Date(s) or Period: 1878

18. Style or Design: High Victorian Itálianate

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: Carole E. Kerber, 126 S. Cherry St, Troy, OH

25. Open to Public? Yes ☐ No ☒

26. Local Contact Person or Organization: Troy Historical Society

27. Other Surveys in Which Included: N/A

28. No. of Stories: 2

29. Basement? Yes / No

30. Foundation Material: stone

31. Wall Construction: frame

32. Roof Type & Material: Gable asphalt shi

33. No. of Bays: Front 2 Side

34. Wall Treatment: shiplap

35. Plan Shape: L

36. Changes (Explain in #42): Additior / Alterec / Movec

37. Condition: Interior ____ Exterior good

38. Preservation Underway? Ye / N

39. Endangered? By What? Ye / N

40. Visible from Public Road? Ye / N

41. Distance from and Frontage on Road: 15' back 60' wide

42. Further Description of Important Features

The double moulded door is crowned by a shaped moulded and bracketed cap. A polygonal bay in the left bay was box cornice with brackets on a panelled frieze. Ugly porch on front. Porch with doors in reentrant angle modified. Windows are 2/2 D.H.S. with shaped surround.

Two story frame residence in the High Victorian Italianate style, formerly 128 S. Cherry, CDF: include the double moulded door is crowned by a shaped and moulded cap with

43. History and Significance

A fine house but for the bad porch.

Built by Eliot Miller in 1878 with a small addition in 1879.

44. Description of Environment and Outbuildings

Mature residential next to the commercial center of Troy.
Small urban setting of closely spaced buildings and numerous shade trees.

45. Sources of Information

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

47. Organization: Regional office

48. Date: 12/13

49. Revision Dat

Tim Davis

From: Rob England <REngland@MiamiCountyOhio.gov>
Sent: Thursday, May 7, 2020 11:59 AM
To: Tim Davis
Subject: RE: Upgrades to existing structures

Tim,

That is correct, The Ohio Building Code (commercial) is the same. Any new or upgraded installations must meet current code. There are some small exceptions for elevators or ADA considerations in limited circumstances but the majority of alterations or upgrades must be compliant with current codes.

Rob England
Chief Building Official
Miami County Department of Development
937-440-8121

From: Tim Davis [mailto:tim.davis@troyohio.gov]
Sent: Thursday, May 07, 2020 10:42 AM
To: Rob England
Subject: RE: Upgrades to existing structures

Would the same apply to commercial? If alterations were made it needs to be brought up to code?

Tim

From: Rob England <REngland@MiamiCountyOhio.gov>
Sent: Thursday, May 7, 2020 10:12 AM
To: Tim Davis <tim.davis@troyohio.gov>
Subject: Upgrades to existing structures

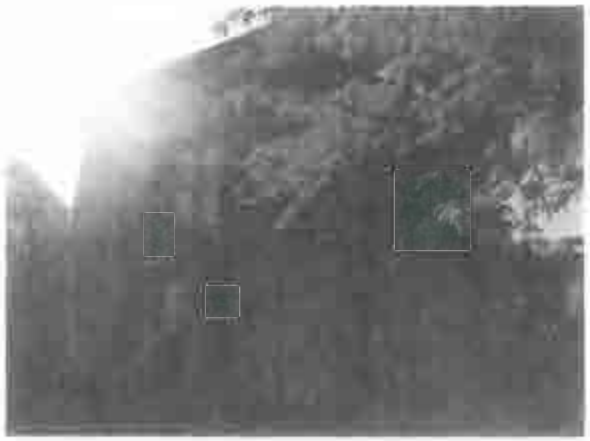
To whom it may concern,

The Residential code of Ohio as well as the Ohio Building Code require that any alterations or upgrades to structures be inspected per the current codes. This requires new or altered systems to be brought to current code status in order to pass inspections.

Please feel free to contact me with any questions.

Exhibit B

Lead Based Paint Inspection and Lead Risk Assessment Report



Performed at:
Private Residence
126 S Cherry St
Troy, OH 45373-3312
Miami County

Estimated Date of Construction: 1879

Property Owner Information:

The First United Methodist Church Of Troy
110 W. Franklin St
Troy, OH 45373

Prepared By:

Rebecca Reed
Ohio Department Of Health
OH Risk Assessor License LA007791
246 N High St
6th Floor
Columbus, OH 43215
Phone: (614) 387-1317
Fax: (614) 728-6793

Signature: Rebecca Reed

Date of Assessment: August 18, 2016
Date of Report: September 29, 2016

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DISCLOSURE REQUIREMENTS FOR RESIDENTIAL UNITS

Ohio law (section 5302.30 of the Revised Code) requires every person who intends to transfer any residential real property by sale, land installment contract, lease with option to purchase, exchange, or lease for a term of ninety-nine years and renewable forever, to complete and provide a copy to the prospective transferee of the applicable property disclosure forms, disclosing known hazardous conditions of the property, including lead-based paint hazards.

Federal law (24 CFR part 35 and 40 CFR part 745) requires sellers and lessors of residential units constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than six years of age resides or is expected to reside in such housing) or any zero-bedroom dwelling to disclose and provide a copy of this report to new purchasers or lessees before they become obligated under a lease or sales contract. Property owners and sellers are also required to distribute an educational pamphlet approved by the United States environmental protection agency and include standard warning language in sales contracts or in or attached to lease contracts to ensure that parents have the information they need to protect children from lead-based paint hazards.

BACKGROUND INFORMATION

A two story, single family home built in 1879. The building is in good condition and there have been additions and remodeling done post 1900, some with post 1978 materials. Most of the windows and wood trim are varnished and did not test positive. The kitchen appears to be recently remodeled with a new floor and some of the walls are wallpapered and/or wood paneling. Most of the bedrooms are carpet. The upstairs laundry is also newly remodeled or added on along with the back stairs. The basement is rock walls, dirt/concrete floors, and not used.

The exterior is painted and chipping and flaking. Most of the exterior windows downstairs are not accessible due to permanent storm sashes. The front porch has a concrete floor, and unpainted stone walls and columns. The side porch has a newer wood floor. The rear porch appears to have been added recently and all newer materials. The garage is only accessible on sides A, B, and D due to a fence. There is a large area of bare soil in the back yard that the children play in.

EXECUTIVE SUMMARY

Pursuant to sections 3742.35 and 3742.36 of the Ohio Revised Code, on August 18, 2016, a lead inspection and lead risk assessment was conducted at 126 S Cherry St, Troy, OH 45373-3312. As a result of the lead based paint inspection and lead hazard risk assessment (to be referred to as "Assessment") conducted on August 18, 2016, it was found that Lead-Based Paint (LBP) and LBP hazards were present on the subject property as of the date of the Assessment. The assessment consisted of the following activities:

- ✓ Completion of a questionnaire to determine possible sources of lead;
- ✓ Visual inspection of paint condition;
- ✓ Use of a portable X-ray fluorescence (XRF) analyzer to test for lead in paint; and

✓ Collection of environmental lead samples.

Following is a report of the information collected during this Assessment.

IDENTIFYING INFORMATION AND PURPOSE OF ASSESSMENT

An Assessment was conducted at 126 S Cherry St, Troy, OH 45373-3312 on August 18, 2016. The Assessment was conducted by Rebecca Reed, a licensed Lead Inspector and Risk Assessor (Ohio License Number LA007791). The purpose of the Assessment was to identify the presence of lead hazards on surfaces inside and outside the residence and attached or unattached structures located within the same lot line as the residential unit.

IDENTIFIED LEAD PAINT HAZARDS

While the building and its paint was in fair condition during the Assessment, the XRF results from the paint that was tested showed that LBP hazards exist, as defined in the Residential LBP Hazard Reduction Act of 1992 (Title X) and as defined by the Environmental Protection Agency (EPA) regulation published in the January 5, 2001 Federal Register. The XRF results indicate that lead levels above EPA and/or US Department of Housing and Urban Development (HUD) criteria exist in the following locations:

SUMMARY OF EXISTING LEAD BASED PAINT AND LEAD HAZARDS IDENTIFIED

The following areas are coated with LBP that is *deteriorated* and currently present existing lead-based paint hazards. All component substrates are primarily wood unless otherwise noted in sample collection notes. Long-term and Temporary control options are provided for each paint hazard identified.

***Components in the same room/area having a same and similar construction and paint history will be treated the same.**

Exterior Lead-Based Paint Hazards

Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Exterior	*Side	A, B, C, and D	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	Door threshold	A, 1, 1st floor	Removal and replacement; enclosure	None

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Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Exterior	Door casing	A, 1, 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window sash	A, 1; A, 2; A, 3; B, 1;B, 2; B, 3; B, 4; C, 1; C, 2; D, 1; 2nd floor	Removal and replacement	None
Exterior	*Window sill	A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window sill	C, 1;C, 3;D, 1; D, 2; D,3; 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window sill	A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4:C, 1; D, 1; 2nd floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window jamb	C, 1, 2nd floor	Removal and replacement; enclosure	None
Exterior	*Window casing	A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window casing	A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; C, 2; D, 1; 2nd floor	Removal and replacement; enclosure; encapsulation	Paint stabilization

Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Exterior	*Window casing	A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; C, 2; D, 1; 2nd floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window casing	C, 1; C, 2; C, 3;D, 1; D, 2; D,3; 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Corner board	All- A, B, C, D except A, left	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	Horizontal trim	A, 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Garage	*Door	A, left and right	Removal and replacement; friction point treatment	None
Garage	*Side	A, B, C, and D	Removal and replacement; enclosure; encapsulation	Paint stabilization
Garage	Window sash	B, right	Removal and replacement	None
Garage	Window sill	B, right	Removal and replacement; enclosure; encapsulation	Paint stabilization

Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Garage	Window casing	B, right	Removal and replacement; enclosure; encapsulation	Paint stabilization

Interior Lead-Based Paint Hazards

Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Bedroom 1	Window sash	C, left; D, center of far left wall	Removal and replacement	None
Bedroom 1	Window sill	C, left; D, center of far left wall	Removal and replacement; enclosure; encapsulation	Paint stabilization
Bedroom 1	Window casing	C, left and D, center of far left wall	Removal and replacement; enclosure; encapsulation	Paint stabilization
Kitchen	Door	C, center	Removal and replacement; friction point treatment	None
Kitchen	Door casing	A, right; C, center; D, right	Removal and replacement; enclosure; encapsulation	Paint stabilization
Kitchen	Door jamb	A, right; C, center; D, right	Removal and replacement	None
Kitchen	Window sash	B, left; C, left	Removal and replacement	None

Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Kitchen	Window casing	C, right	Removal and replacement; enclosure; encapsulation	Paint stabilization
Living room	Window sash	A, left, right and center	Removal and replacement	None
Office	Floor	A	Removal and replacement; enclosure	None
Office	Window sash	A, center	Removal and replacement	None
Toy room	Window sash	B, left	Removal and replacement	None

Other

- An old trunk in Bedroom 1 that a child has been chewing on tested negative

Hazard control options for the components identified as containing LBP and that represent current lead-based paint hazards are included. In an effort to aid in the interpretation of the listed findings a glossary of terms and a list of publications and resources addressing lead hazards and their health effects are included at the end of this report.

A listing of environmental sampling locations and their associated lead contamination levels can be found in the sections addressing the analytical laboratory results for paint, dust, soil, paint chip and water.

EXCLUDED COMPONENTS

The following table lists those components and areas which the lead risk assessor was not able to test and the reason for which it was not tested. It is recommended for the safety of the occupants of this unit that components and areas listed as inaccessible be tested so as to determine the presence of lead based paint as soon as possible. Components listed as inaccessible are not eligible to be defined as presenting Lead Based Paint Hazards due to the inability to complete inspection-required testing by the Risk Assessor. It is highly recommended that any future disturbance of these component surface coatings be treated with caution and safety measures taken. Lead Safe Work Practices are always recommended.

EXCLUDED COMPONENTS LIST

Room Equivalent	Component	Position (Side/Wall)	Reason not Tested
Dining Room	Floor		Covered
Laundry Room	All		NEW
Kitchen	Window sash	C	NEW
Exterior	Window Sashes	1st floor	INA
Bedroom 1	Door	A, right	INA- blocked
Stairway front	Risers/treads		Covered
Front Porch	Floor		Uncoated
Bedroom 3	Floor		covered
Bedroom 4	Floor		covered

KEY:
UNC – UNCOATED
INA – INACCESSIBLE
ENCL – ENCLOSED
NEW – POST-1978 COMPONENT

ONGOING MONITORING

On-going monitoring will be necessary in this property since lead based paint (LBP) is present. When LBP is present, the potential exists for LBP hazards to develop. Hazards can develop by means such as, but not limited to: the failure of lead hazard control measures; previously intact LBP becoming deteriorated; dangerous levels of lead-in-dust (dust lead) re-accumulating through friction, impact, and deterioration of paint; or, through the introduction of contaminated exterior dust and soil into the interior of the structure. Ongoing monitoring typically includes two different activities: re-evaluation and annual visual assessments. A re-evaluation is a risk assessment that includes limited soil and dust sampling and a visual evaluation of paint films and any existing lead hazard controls. Re-evaluations are supplemented with visual assessments by the property owner, which should be conducted at least once a year, when the property owner or its management agent (if the housing is rented in the future) receives complaints from residents about deteriorated paint or other potential lead hazards, when the residence (or if, in the future, the house will have more than one dwelling unit, any unit that turns over or becomes vacant), or when significant damage occurs that could affect the integrity of hazard control treatments (e.g., flooding, vandalism, fire). The visual assessment should cover the dwelling unit (if, in the future, the housing will have more than one dwelling unit, each unit and each common area used by residents), exterior painted surfaces, and ground cover (if control of soil-lead hazards is required or recommended). Visual assessments should confirm that all paint with known LBP is not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known or suspected LBP.

Visual assessments do not replace the need for professional re-evaluations by a certified risk assessor. The re-evaluation should include:

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1. A review of prior reports to determine where lead-based paint and lead-based paint hazards have been found, what controls were done, and when these findings and controls happened;
2. A visual assessment to identify deteriorated paint, failures of previous hazard controls, visible dust and debris, and bare soil;
3. Environmental testing for lead in dust, newly deteriorated paint, and newly bare soil; and
4. A report describing the findings of the reevaluation, including the location of any lead-based paint hazards, the location of any failures of previous hazard controls, and, as needed, acceptable options for the control of hazards, the repair of previous controls, and modification of monitoring and maintenance practices.

The first reevaluation should be conducted no later than two years after completion of hazard controls, or, if specific controls or treatments are not conducted, two years from the beginning of ongoing lead-based paint monitoring and maintenance activities. Subsequent reevaluations should be conducted at intervals of two years, plus or minus 60 days. If two consecutive reevaluations are conducted two years apart without finding a lead-based paint hazard, reevaluation may be discontinued.

Please refer to your community development agency, housing authority, or other applicable agency for additional local/regional regulations and guidelines governing re-evaluation activities.

DISCLOSURE REGULATIONS

A copy of this complete report must be made available to new lessees (tenants) and must be provided to purchasers of this property under Federal law before they become obligated under any future lease or sales contract transactions (Section 1018 of Title X – found in 24 CFR Part 35 and 40 CFR Part 745), until the demolition of this property. Landlords (Lessors) and/or sellers are also required to distribute an educational pamphlet developed by the EPA entitled "Protect Your Family From Lead in Your Home" and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from LBP hazards.

CONDITIONS & LIMITATIONS

Staff of the Ohio Department of Health has performed the tasks listed above in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment.. The Ohio Department of Health cannot guarantee and does not warrant that this Assessment has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the Assessment. The Ohio Department of Health cannot and will not warrant that the Assessment will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of property owner of the property subject to this assessment to know and abide by all applicable laws, regulations, and standards, including EPA's Renovation, Repair and Painting regulation.

The results reported and conclusions reached by the Ohio Department of Health are solely for the benefit of the owner. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the

Assessment. The Ohio Department of Health assumes no obligation to advise the owner of any changes in any real or potential lead hazards at this residence and on attached and unattached structures located within the same lot line as the residence that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the owner with the contract for services.

SITE INFORMATION AND FIELD TESTING

PAINT SAMPLING AND TESTING

LBP testing, conforming with the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, was completed at this residence. No paint chip samples were taken. On August 18, 2016, a total of 192 tests (assays) were taken on surfaces inside and outside of the residence and on attached and unattached structures located within the same lot line of the residence using an X-ray fluorescence analyzer. Lead concentrations that meet or exceed the HUD published levels identified as being potentially dangerous (e. g., greater than or equal to 1.0 milligrams per centimeter square [$\geq$ 1.0 mg/cm^2]) were encountered.

Some of the remaining test locations exhibited lead levels below the EPA/HUD limits, but in great enough quantities to be detectable by our XRF analyzer. These components will have a NEGATIVE notation in the XRF report results but may read **>0 mg/cm^2**. It should be noted that lead concentrations (in paint) that are less than the levels that identify a surface coating as LBP still have the potential of causing lead poisoning. Should these LBP painted components and/or surfaces be disturbed in any manner that generates dust, extreme care must be taken to limit its spread. Lead Safe Work Practices are always recommended.

Equipment Information

XRF Manufacturer:	Heuresis
Serial Number:	1151
Date of Radioactive Source:	8/10/2016
Model:	Pb 200i
Mode of Operation:	Action Level

XRF Calibration Checks

XRF Lead-Based Paint Testing Results

Reading	Mode of Operation	Standard Used	Result (mg/cm^2)
1	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.00 ± 0.30
2	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.00 ± 0.30
4	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.00 ± 0.30
5	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	1.00 ± 0.10
6	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	0.80 ± 0.10
7	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	0.80 ± 0.10
201	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.00 ± 0.30
202	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.10 ± 0.30
203	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.00 ± 0.30
204	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	0.80 ± 0.10
209	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	0.80 ± 0.10

213	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	1.00 ± 0.10

Full XRF results can be found in Appendix A.

INTERIOR DUST SAMPLING

Dust samples must be collected from a window sill and floor area in all rooms of the housing unit where young children will come into contact with dust. A sample at the principle entryway must also be collected. A minimum of nine (9) samples should be collected. A total of nine dust wipe samples were collected in an effort to help to determine the levels of lead-containing dust on the interior window sills and floors. These samples were collected from areas most likely to be lead contaminated if lead-in-dust is present. These samples were collected in accordance with the requirements of ASTM Standard E-1728, Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques. In accordance with this standard, a field blank was also collected (sample 01- RR 0818 Pantry Floor Wall A).

EPA, HUD and State of Ohio regulations define the following as hazardous levels for lead dust in residences: floors – ≥40 μg/ft^2 (micrograms per square foot); interior window sills – ≥250 μg/ft^2. There is no EPA dust-lead hazard standard for window troughs. Please refer to *Appendix B – Dust Wipe Analytical Results* for the laboratory reports and to *Appendix I – Additional Lead and Lead Safety Resource Data* for a list of publications and resources addressing lead hazards and their health effects; both are located at the end of this report. As indicated below, a hazardous level of leaded dust, as defined by EPA and HUD, was detected in four sample(s). Testing data in **bold** indicates dust lead levels at or above the EPA Hazardous Levels of Lead regulations that were published on January 5, 2001.

Interior Dust Sampling Results

Sample	Location	Sample Area (ft^2)	Results (mg/ft^2)	Control option(s)
02-RR0818	Floor @ Front Entry Foyer	1.00	<10	No treatment required
03-RR0818	Living Room Floor Wall A	1.00	<10	No treatment required
04-RR0818	**Living Room Right Sill Wall A**	**0.30**	**7600**	**Specialized cleaning**

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05-RR0818	Bedroom 1 Floor Wall A	1.00	<10	No treatment required
06-RR0818	Bedroom 1 Rt. Sill Wall A	0.51	<20	No treatment required
07-RR0818	**Bedroom 2 Sill Wall B**	**0.65**	**270**	**Specialized cleaning**
08-RR0818	**Bedroom 2 Floor Wall B**	**1.00**	**91**	**Specialized cleaning**
09-RR0818	Bedroom 5 Floor Wall C	1.00	<10	No treatment required
10-RR0818	**Bedroom 5 Sill Wall C**	**0.57**	**430**	**Specialized cleaning**

Laboratory Information

Laboratory:	EMSL Analytical, Inc.
Address:	200 Route 130 North Cinnaminson, NJ, 08077
Dust Wipe Analysis Protocol:	EPA SW-846-3050B:7000B – (FLAA), implementing modified Hotblock Digestion
Dust Wipe Medium:	GhostWipes (Environmental Express, Inc.), compliant with ASTM designation 1792
National Lead Laboratory Accreditation Program Serial Number:	#100194

SOIL SAMPLING

One soil samples were collected at this residence in accordance with the requirements of ASTM Standard E-1727, Standard Practice for Field Collection of Soil Samples for Lead Determination by Atomic Spectrometry Techniques. The samples were collected from bare soil areas only. See the following table for a summary of the soil sampling results. Please refer to *Appendix C – Soil Sample Analytical Data* for the detailed analytical reports. Testing data in **bold**

indicates soil lead levels at or above the EPA Hazardous Levels of Lead regulations that were published on January 5, 2001.

Soil Sampling Results

Sample	Location	Play Area? (Y or N)	Results (ppm)	Control option(s)
11-RR0818	**Play area side C**	**Y**	**520**	**Appropriate temporary cover, permanent cover, or removal and replacement**

Laboratory Information

Laboratory:	EMSL Analytical, Inc.
Address:	200 Route 130 North Cinnaminson, NJ, 08077
Soil Analysis Protocol:	EPA SW-846-3050B:7000B – (FLAA), implementing modified Hotblock Digestion
National Lead Laboratory Accreditation Program Serial Number:	#100194

LEAD HAZARD CONTROL OPTIONS

Lead abatement, interim controls, lead-safe work practices and worker/occupant protection practices complying with current EPA, HUD and OSHA standards will be necessary to safely complete all work involving the disturbance of LBP coated surfaces and components. In addition, any work considered lead hazard control will enlist the use of interim control (temporary) methods and/or abatement (permanent) methods. It should be noted that all lead hazard control activities have the potential of creating additional hazards or hazards that were not present before. Properly trained and certified persons, as well as properly licensed firms (as mandated) should accomplish all abatement/interim control activities conducted at this residence.

Details for the listed lead hazard control options and issues surrounding occupant/worker protection practices can be found in the publication entitled: *Guidelines for the Evaluation and Control of LBP Hazards in Housing* published by HUD, the Environmental Protection Agency (EPA) lead-based paint regulations, and the Occupational Safety and Health Administration (OSHA) regulations found in its Lead in Construction Industry Standard. Further recommendations for temporary or long-term control have been provided in each section above.

Interim controls, as defined by HUD, means a set of measures designed to temporarily reduce human exposure to LBP hazards and/or lead containing materials. These activities include, but are not limited to: component and/or substrate stabilization, paint and varnish stabilization, and tilling and placement of appropriate ground cover over bare soil areas.

Abatement, as defined by HUD, means any set of measures designed to permanently eliminate LBP and/or LBP hazards. The product manufacturer and/or contractor must warrant abatement methods to last a minimum of twenty (20) years, or these methods must have a design life of at least twenty (20) years. These activities include, but are not necessarily limited to: the removal of LBP from substrates and components; the replacement of lead based paint components; the permanent enclosure of LBP with construction materials; the encapsulation of LBP with approved products; and the removal or permanent covering (concrete or asphalt) of soil-lead hazards.

APPENDICES

APPENDIX A XRF SAMPLE ANALYTICAL DATA

Full XRF data is included on the following pages.

The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
Columbus, OH 43215

Ohio Healthy Homes

Full XRF Results

126 S. Cherry St.
Troy, OH 45373

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
1	42600.58958	Action Li	0	0	0		0	0	0	0	0	Negative	0.00	0.30
2	8/18/16 14:09	Action I	0	0	0		0	0	0	0	0	Negative	0.00	0.30
3	8/18/16 14:09	Action I	0	0	0		0	0	0	0	0	Negative	0.20	0.30
4	8/18/16 14:10	Action I	0	0	0		0	0	0	0	0	Negative	0.00	0.30
5	8/18/16 14:10	Action I	0	0	0		0	0	0	0	0	Positive	1.00	0.10
6	8/18/16 14:10	Action I	0	0	0		0	0	0	0	0	Negative	0.80	0.10
7	8/18/16 14:10	Action I	0	0	0		0	0	0	0	0	Negative	0.80	0.10
8	8/18/16 14:11	Action I	0	0	0		0	0	0	0	0	Negative	0.80	0.10
9	8/18/16 14:13	Action I	FOYER	WALL	RIGHT	A	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.50	0.30
10	8/18/16 14:13	Action I	FOYER	WALL	RIGHT	B	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.50	0.30
11	8/18/16 14:13	Action I	FOYER	WALL	RIGHT	C	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.20	0.30
12	8/18/16 14:14	Action I	FOYER	WALL	RIGHT	D	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.20	0.30
13	8/18/16 14:15	Action I	FOYER	BASEBOARD	RIGHT	A	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.10	0.30
14	8/18/16 14:15	Action I	FOYER	DOOR CAS	RIGHT	A	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.00	0.30
15	8/18/16 14:16	Action I	FOYER	DOOR CAS	RIGHT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.00	0.30
16	8/18/16 14:16	Action I	LIVING RM	WALL	RIGHT	A	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.10	0.30
17	8/18/16 14:17	Action I	LIVING RM	WALL	LEFT	B	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.10	0.30
18	8/18/16 14:18	Action I	LIVING RM	WALL	RIGHT	C	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	-0.20	0.30
19	8/18/16 14:18	Action I	LIVING RM	WALL	RIGHT	D	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.30	0.30
20	8/18/16 14:20	Action I	LIVING RM	BASEBOARD	RIGHT	A	INTACT	Varnish	Wood	1st Floor	0	Negative	0.10	0.30
21	8/18/16 14:20	Action I	LIVING RM	WIND SASH	RIGHT	A	DETERIORATED	Brown	Wood	1st Floor	0	Negative	0.80	0.10
22	8/18/16 14:21	Action I	LIVING RM	WIND SASH	LEFT	A	DETERIORATED	Brown	Wood	1st Floor	0	Positive	2.00	0.30
23	8/18/16 14:22	Action I	LIVING RM	WIND SASH	RIGHT	A	DETERIORATED	Brown	Wood	1st Floor	0	Positive	4.70	0.30
24	8/18/16 14:23	Action I	LIVING RM	WIND SASH	CENTEF	A	DETERIORATED	Brown	Wood	1st Floor	0	Positive	5.00	0.30
25	8/18/16 14:24	Action I	LIVING RM	WIND SILL	CENTEF	A	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.00	0.20
26	8/18/16 14:25	Action I	LIVING RM	WIND SILL	RIGHT	A	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.10	0.20
27	8/18/16 14:25	Action I	LIVING RM	WIND JAMB	RIGHT	A	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.10	0.30
28	8/18/16 14:26	Action I	LIVING RM	WIND JAMB	RIGHT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.50	0.30

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The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
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Ohio Healthy Homes

Full XRF Results

126 S. Cherry St.
Troy, OH 45373

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
29	8/18/16 14:26	Action I	LIVING RM	WIND SASH	RIGHT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.40	0.30
30	8/18/16 14:27	Action I	DINING RM	WALL	LEFT	A	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	-0.30	0.30
31	8/18/16 14:28	Action I	DINING RM	WALL	RIGHT	B	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.30	0.30
32	8/18/16 14:28	Action I	DINING RM	WALL	RIGHT	C	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.30	0.30
33	8/18/16 14:29	Action I	DINING RM	WALL	RIGHT	D	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.20	0.30
34	8/18/16 14:29	Action I	DINING RM	BASEBOARD	RIGHT	D	INTACT	Varnish	Wood	1st Floor	0	Negative	0.10	0.30
35	8/18/16 14:30	Action I	DINING RM	WIND SASH	LEFT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.20	0.30
36	8/18/16 14:30	Action I	DINING RM	WIND CAS	LEFT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.00	0.30
37	8/18/16 14:30	Action I	DINING RM	WIND SILL	LEFT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.40	0.30
38	8/18/16 14:34	Action I	TOY RM	WIND SASH	CENTEF	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.60	0.30
39	8/18/16 14:34	Action I	TOY RM	WIND SILL	CENTEF	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.50	0.30
40	8/18/16 14:35	Action I	TOY RM	WIND SASH	LEFT	B	DETERIORATED	White	Wood	1st Floor	0	Positive	4.70	0.30
41	8/18/16 14:35	Action I	TOY RM	WIND SILL	LEFT	B	DETERIORATED	White	Wood	1st Floor	0	Negative	0.20	0.30
42	8/18/16 14:36	Action I	TOY RM	WIND CAS	LEFT	B	INTACT	White	Wood	1st Floor	0	Negative	0.40	0.30
43	8/18/16 14:36	Action I	TOY RM	CHAIR RAIL	LEFT	B	INTACT	White	Wood	1st Floor	0	Negative	0.40	0.30
44	8/18/16 14:37	Action I	TOY RM	DOOR CAS	RIGHT	D	DETERIORATED	White	Wood	1st Floor	0	Negative	0.20	0.30
45	8/18/16 14:39	Action I	KITCHEN	WALL	RIGHT	A	INTACT	Green	Plaster	1st Floor	0	Negative	0.40	0.30
46	8/18/16 14:39	Action I	KITCHEN	WALL	CENTEF	B	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.30	0.30
47	8/18/16 14:40	Action I	KITCHEN	WALL	RIGHT	D	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.00	0.30
48	8/18/16 14:41	Action I	KITCHEN	BASEBOARD	RIGHT	A	INTACT	Off-Whit	Wood	1st Floor	0	Positive	1.00	0.10
49	8/18/16 14:41	Action I	KITCHEN	BASEBOARD	RIGHT	B	INTACT	Off-Whit	Wood	1st Floor	0	Negative	0.50	0.30
50	8/18/16 14:42	Action I	KITCHEN	WIND SASH	LEFT	B	DETERIORATED	White	Wood	1st Floor	0	Positive	3.40	0.30
51	8/18/16 14:42	Action I	KITCHEN	WIND SILL	LEFT	B	DETERIORATED	White	Wood	1st Floor	0	Negative	0.20	0.30
52	8/18/16 14:43	Action I	KITCHEN	WIND CAS	LEFT	B	INTACT	White	Wood	1st Floor	0	Negative	0.10	0.30
53	8/18/16 14:43	Action I	KITCHEN	DOOR	RIGHT	A	INTACT	White	Wood	1st Floor	0	Negative	0.20	0.30
54	8/18/16 14:43	Action I	KITCHEN	DOOR CAS	RIGHT	A	INTACT	White	Wood	1st Floor	0	Negative	0.00	0.30
55	8/18/16 14:44	Action I	KITCHEN	WIND SASH	LEFT	C	DETERIORATED	White	Wood	1st Floor	0	Positive	5.20	0.30
56	8/18/16 14:44	Action I	KITCHEN	WIND SILL	LEFT	C	DETERIORATED	White	Wood	1st Floor	0	Negative	0.30	0.30

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Ohio Healthy Homes

Full XRF Results

126 S. Cherry St.
Troy, OH 45373

The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
Columbus, OH 43215

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
57	8/18/16 14:46	Action I	KITCHEN	WIND CAS	LEFT	C	INTACT	White	Wood	1st Floor	0	Negative	0.60	0.30
58	8/18/16 14:47	Action I	KITCHEN	DOOR	CENTEF	C	DETERIORATED	White	Wood	1st Floor	0	Positive	12.50	0.30
59	8/18/16 14:47	Action I	KITCHEN	DOOR CAS	CENTEF	C	DETERIORATED	White	Wood	1st Floor	0	Positive	12.60	0.30
60	8/18/16 14:48	Action I	KITCHEN	DOOR JAMB	CENTEF	C	DETERIORATED	White	Wood	1st Floor	0	Positive	12.60	0.30
61	8/18/16 14:49	Action I	KITCHEN	WIND SILL	RIGHT	C	DETERIORATED	White	Wood	1st Floor	0	Negative	0.10	0.30
62	8/18/16 14:49	Action I	KITCHEN	WIND CAS	RIGHT	C	DETERIORATED	White	Wood	1st Floor	0	Positive	2.10	0.30
63	8/18/16 14:54	Action I	KITCHEN	DOOR CAS	RIGHT	A	DETERIORATED	White	Wood	1st Floor to bas		Positive	15.00	0.30
64	8/18/16 14:55	Action I	KITCHEN	DOOR JAMB	RIGHT	A	DETERIORATED	White	Wood	1st Floor	0	Positive	8.30	0.30
65	8/18/16 14:56	Action I	KITCHEN	DOOR JAMB	RIGHT	D	DETERIORATED	White	Wood	1st Floor	0	Positive	12.80	0.30
66	8/18/16 14:56	Action I	KITCHEN	DOOR	RIGHT	D	DETERIORATED	White	Wood	1st Floor	0	Negative	0.40	0.30
67	8/18/16 15:00	Action I	KITCHEN	DOOR CAS	RIGHT	D	DETERIORATED	White	Wood	1st Floor	0	Positive	7.30	0.30
68	8/18/16 15:04	Action I	BEDROOM 1	WALL	CENTEF	A	INTACT	White	Plaster	1st Floor	0	Negative	0.30	0.30
69	8/18/16 15:04	Action I	BEDROOM 1	WALL	LEFT	B	INTACT	White	Plaster	1st Floor	0	Negative	-0.50	0.30
70	8/18/16 15:05	Action I	BEDROOM 1	WALL	RIGHT	C	INTACT	Brown	Plaster	1st Floor	0	Positive	2.60	0.30
71	8/18/16 15:05	Action I	BEDROOM 1	WALL	CENTEF	D	INTACT	Brown	Plaster	1st Floor	0	Negative	0.40	0.30
72	8/18/16 15:06	Action I	BEDROOM 1	BASEBOARD	CENTEF	C	INTACT	White	Wood	1st Floor	0	Positive	4.60	0.30
73	8/18/16 15:06	Action I	BEDROOM 1	WIND SASH	LEFT	C	DETERIORATED	White	Wood	1st Floor	0	Positive	9.80	0.30
74	8/18/16 15:06	Action I	BEDROOM 1	WIND SILL	LEFT	C	DETERIORATED	White	Wood	1st Floor	0	Positive	12.70	0.30
75	8/18/16 15:07	Action I	BEDROOM 1	WIND CAS	LEFT	C	DETERIORATED	White	Wood	1st Floor	0	Positive	16.90	0.30
76	8/18/16 15:07	Action I	BEDROOM 1	WIND CAS	CENTEF	D	DETERIORATED	White	Wood	1st Floor	0	Positive	16.80	0.30
77	8/18/16 15:07	Action I	BEDROOM 1	WIND SASH	CENTEF	D	DETERIORATED	White	Wood	1st Floor	0	Positive	8.00	0.30
78	8/18/16 15:07	Action I	BEDROOM 1	WIND SILL	CENTEF	D	DETERIORATED	White	Wood	1st Floor	0	Positive	1.70	0.30
79	8/18/16 15:08	Action I	BEDROOM 1	FURNITURE	CENTEF	D	DETERIORATED	White	Wood	1st Floor	0	Negative	0.00	0.30
80	8/18/16 15:09	Action I	BEDROOM 1	WIND SASH	LEFT	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.20	0.30
81	8/18/16 15:10	Action I	BEDROOM 1	WIND SILL	LEFT	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.20	0.30
82	8/18/16 15:10	Action I	BEDROOM 1	WIND SASH	CENTEF	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.30	0.30
83	8/18/16 15:10	Action I	BEDROOM 1	WIND CAS	CENTEF	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.10	0.30
84	8/18/16 15:11	Action I	BEDROOM 1	WIND CAS	RIGHT	D	INTACT	Natural	Wood	1st Floor	0	Negative	-0.10	0.30

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Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
85	8/18/16 15:11	Action I	BEDROOM 1	WIND SASH	RIGHT	D	INTACT	Natural	Wood	1st Floor	0	Negative	0.10	0.20
86	8/18/16 15:12	Action I	BEDROOM 1	DOOR	LEFT	A	INTACT	Natural	Wood	1st Floor	0	Negative	0.00	0.20
87	8/18/16 15:12	Action I	BEDROOM 1	DOOR CAS	LEFT	A	INTACT	Natural	Wood	1st Floor	0	Negative	-0.10	0.30
88	8/18/16 15:17	Action I	OFFICE	WALL	RIGHT	A	INTACT	Off-Whit	Plaster	2nd Floor	0	Negative	0.20	0.30
89	8/18/16 15:17	Action I	OFFICE	WALL	RIGHT	B	INTACT	Off-Whit	Plaster	2nd Floor	0	Negative	0.30	0.30
90	8/18/16 15:17	Action I	OFFICE	WALL	RIGHT	C	INTACT	Off-Whit	Plaster	2nd Floor	0	Negative	0.10	0.30
91	8/18/16 15:17	Action I	OFFICE	WALL	RIGHT	D	INTACT	Off-Whit	Plaster	2nd Floor	0	Negative	0.40	0.30
92	8/18/16 15:18	Action I	OFFICE	BASEBOARD	RIGHT	A	INTACT	Brown	Wood	2nd Floor	0	Negative	0.00	0.30
93	8/18/16 15:18	Action I	OFFICE	FLOOR	RIGHT	A	DETERIORATED	Brown	Wood	2nd Floor	0	Positive	14.50	0.30
94	8/18/16 15:18	Action I	OFFICE	WIND SASH	CENTER	A	DETERIORATED	Brown	Wood	2nd Floor	0	Positive	8.50	0.30
95	8/18/16 15:19	Action I	OFFICE	WIND CAS	CENTER	A	DETERIORATED	Varnish	Wood	2nd Floor	0	Negative	0.00	0.20
96	8/18/16 15:19	Action I	OFFICE	WIND SILL	CENTER	A	DETERIORATED	Varnish	Wood	2nd Floor	0	Negative	0.10	0.30
97	8/18/16 15:29	Action I	BEDROOM 2	WALL	RIGHT	A	INTACT	Tan	Plaster	2nd Floor	0	Negative	0.50	0.30
98	8/18/16 15:30	Action I	BEDROOM 2	WALL	RIGHT	B	INTACT	Tan	Plaster	2nd Floor	0	Negative	0.20	0.30
99	8/18/16 15:30	Action I	BEDROOM 2	WALL	RIGHT	C	INTACT	Tan	Plaster	2nd Floor	0	Negative	0.50	0.30
100	8/18/16 15:31	Action I	BEDROOM 2	WALL	RIGHT	D	INTACT	Tan	Plaster	2nd Floor	0	Negative	0.30	0.30
101	8/18/16 15:32	Action I	BEDROOM 2	BASEBOARD	RIGHT	D	INTACT	Varnish	Wood	2nd Floor	0	Negative	0.10	0.30
102	8/18/16 15:36	Action I	BEDROOM 2	WIND SASH	CENTER	A	DETERIORATED	Varnish	Wood	2nd Floor	0	Negative	0.40	0.30
103	8/18/16 15:37	Action I	BEDROOM 2	WIND CAS	CENTER	A	DETERIORATED	Varnish	Wood	2nd Floor	0	Negative	0.20	0.30
104	8/18/16 15:37	Action I	BEDROOM 2	WIND SILL	CENTER	A	DETERIORATED	Varnish	Wood	2nd Floor	0	Negative	0.00	0.30
105	8/18/16 15:38	Action I	BEDROOM 2	FLOOR	CENTER	A	DETERIORATED	Varnish	Wood	2nd Floor	0	Negative	0.20	0.30
106	8/18/16 15:39	Action I	BEDROOM 3	WALL	RIGHT	A	INTACT	Varnish	Plaster	2nd Floor	0	Negative	0.50	0.30
107	8/18/16 15:39	Action I	BEDROOM 3	WALL	RIGHT	B	INTACT	Varnish	Plaster	2nd Floor	0	Negative	0.30	0.30
108	8/18/16 15:40	Action I	BEDROOM 3	WALL	RIGHT	C	INTACT	Varnish	Plaster	2nd Floor	0	Negative	0.10	0.30
109	8/18/16 15:40	Action I	BEDROOM 3	WALL	RIGHT	D	INTACT	Varnish	Plaster	2nd Floor	0	Negative	0.30	0.30
110	8/18/16 15:40	Action I	BEDROOM 3	BASEBOARD	RIGHT	D	INTACT	Varnish	Wood	2nd Floor	0	Negative	0.30	0.30
111	8/18/16 15:41	Action I	BEDROOM 3	WIND SASH	RIGHT	B	INTACT	Varnish	Wood	2nd Floor	0	Negative	0.20	0.20
112	8/18/16 15:41	Action I	BEDROOM 3	WIND CAS	RIGHT	B	INTACT	Varnish	Wood	2nd Floor	0	Negative	0.00	0.30

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Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
113	8/18/16 15:41	Action l	BEDROOM 3	WIND SILL	RIGHT	B	INTACT	Varnish	Wood	2nd Floo	0	Negative	0.00	0.30
114	8/18/16 15:43	Action l	BEDROOM 4	WALL	RIGHT	A	INTACT	Blue	Plaster	2nd Floo	0	Negative	0.70	0.20
115	8/18/16 15:43	Action l	BEDROOM 4	WALL	RIGHT	B	INTACT	Blue	Plaster	2nd Floo	0	Negative	0.50	0.30
116	8/18/16 15:43	Action l	BEDROOM 4	WALL	RIGHT	C	INTACT	Blue	Plaster	2nd Floo	0	Negative	0.50	0.30
117	8/18/16 15:44	Action l	BEDROOM 4	WALL	RIGHT	D	INTACT	Blue	Plaster	2nd Floo	0	Negative	0.60	0.20
118	8/18/16 15:46	Action l	BEDROOM 4	BASEBOARD	LEFT	A	INTACT	White	Wood	2nd Floo	0	Negative	0.10	0.30
119	8/18/16 15:47	Action l	BEDROOM 4	DOOR CAS	LEFT	A	INTACT	White	Wood	2nd Floo	0	Negative	0.20	0.30
120	8/18/16 15:47	Action l	BEDROOM 4	DOOR	LEFT	A	INTACT	White	Wood	2nd Floo	0	Negative	0.70	0.20
121	8/18/16 15:48	Action l	BEDROOM 4	WIND SASH	RIGHT	B	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
122	8/18/16 15:48	Action l	BEDROOM 4	WIND CAS	RIGHT	B	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
123	8/18/16 15:48	Action l	BEDROOM 4	WIND SILL	RIGHT	B	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.00	0.30
124	8/18/16 15:51	Action l	BEDROOM 5	WALL	LEFT	A	INTACT	Brown	Plaster	2nd Floo	0	Negative	0.20	0.30
125	8/18/16 15:51	Action l	BEDROOM 5	WALL	LEFT	B	INTACT	Brown	Plaster	2nd Floo	0	Negative	0.30	0.30
126	8/18/16 15:51	Action l	BEDROOM 5	WALL	RIGHT	C	INTACT	Brown	Plaster	2nd Floo	0	Negative	0.10	0.30
127	8/18/16 15:52	Action l	BEDROOM 5	WALL	RIGHT	D	INTACT	Brown	Plaster	2nd Floo	0	Negative	0.30	0.30
128	8/18/16 15:52	Action l	BEDROOM 5	BASEBOARD	RIGHT	D	INTACT	White	Wood	2nd Floo	0	Negative	0.10	0.30
129	8/18/16 15:53	Action l	BEDROOM 5	WIND SASH	LEFT	A	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
130	8/18/16 15:54	Action l	BEDROOM 5	WIND SASH	CENTEF	C	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.20	0.30
131	8/18/16 15:54	Action l	BEDROOM 5	WIND CAS	CENTEF	C	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
132	8/18/16 15:54	Action l	BEDROOM 5	WIND SILL	CENTEF	C	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
133	8/18/16 15:55	Action l	BEDROOM 5	DOOR	CENTEF	B	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
134	8/18/16 15:56	Action l	BEDROOM 5	DOOR CAS	CENTEF	B	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
135	8/18/16 15:57	Action l	BEDROOM 6	WALL	RIGHT	A	INTACT	Yellow	Plaster	2nd Floo	0	Negative	0.40	0.30
136	8/18/16 15:57	Action l	BEDROOM 6	WALL	RIGHT	B	INTACT	Yellow	Plaster	2nd Floo	0	Negative	0.20	0.30
137	8/18/16 15:57	Action l	BEDROOM 6	WALL	RIGHT	C	INTACT	Yellow	Plaster	2nd Floo	0	Negative	-0.30	0.30
138	8/18/16 15:58	Action l	BEDROOM 6	WALL	RIGHT	D	INTACT	Yellow	Plaster	2nd Floo	0	Negative	0.40	0.30
139	8/18/16 15:58	Action l	BEDROOM 6	WIND SASH	CENTEF	D	INTACT	White	Wood	2nd Floo	0	Negative	0.20	0.30
140	8/18/16 15:59	Action l	BEDROOM 6	WIND CAS	CENTEF	D	INTACT	White	Wood	2nd Floo	0	Negative	0.20	0.30

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Ohio Healthy Homes

Full XRF Results

126 S. Cherry St.
Troy, OH 45373

The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
Columbus, OH 43215

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
141	8/18/16 16:02	Action I	BEDROOM 6	DOOR	RIGHT	A	INTACT	White	Wood	2nd Floor	0	Negative	0.20	0.30
142	8/18/16 16:02	Action I	BEDROOM 6	DOOR CAS	RIGHT	A	INTACT	White	Wood	2nd Floor	0	Negative	0.20	0.30
143	8/18/16 16:07	Action I	EXTERIOR	SIDE	RIGHT	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	22.80	0.30
144	8/18/16 16:08	Action I	EXTERIOR	THRESHOLD	1	A	DETERIORATED	Gray	Wood	1st Floor	0	Positive	14.50	0.30
145	8/18/16 16:08	Action I	EXTERIOR	DOOR CAS	1	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	32.00	0.00
146	8/18/16 16:09	Action I	EXTERIOR	SIDE	LEFT	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	21.40	0.30
147	8/18/16 16:09	Action I	EXTERIOR	CORNER BOA	LEFT	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	22.50	0.30
148	8/18/16 16:10	Action I	EXTERIOR	CORNER BOA	CENTER	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	6.70	0.30
149	8/18/16 16:11	Action I	PORCH SIDE	FLOOR	CENTER	D	DETERIORATED	Brown	Wood	1st Floor	0	Negative	0.00	0.30
150	8/18/16 16:12	Action I	EXTERIOR	HORIZ TRIM	CENTER	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	4.20	0.30
151	8/18/16 16:12	Action I	EXTERIOR	WIND SILL	2	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	1.10	0.10
152	8/18/16 16:13	Action I	EXTERIOR	WIND CAS	2	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	1.00	0.10
153	8/18/16 16:13	Action I	EXTERIOR	WIND CAS	4	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	14.10	0.30
154	8/18/16 16:15	Action I	EXTERIOR	CORNER BOA	LEFT	A	DETERIORATED	Beige	Wood	1st Floor	0	Negative	0.10	0.30
155	8/18/16 16:15	Action I	EXTERIOR	SIDE	RIGHT	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	20.20	0.30
156	8/18/16 16:16	Action I	EXTERIOR	WIND CAS	5	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	3.90	0.30
157	8/18/16 16:16	Action I	EXTERIOR	WIND SILL	5	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	6.20	0.30
158	8/18/16 16:17	Action I	EXTERIOR	WIND SILL	1	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	9.60	0.30
159	8/18/16 16:17	Action I	EXTERIOR	WIND CAS	1	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	2.30	0.30
160	8/18/16 16:18	Action I	EXTERIOR	WIND CAS	4	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	31.00	0.00
161	8/18/16 16:19	Action I	EXTERIOR	WIND SASH	3	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	1.30	0.20
162	8/18/16 16:19	Action I	EXTERIOR	CORNER BOA	CENTER	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	20.30	0.30
163	8/18/16 16:21	Action I	EXTERIOR	WIND CAS	3	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	4.30	0.30
164	8/18/16 16:21	Action I	EXTERIOR	WIND CAS	2	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	2.60	0.30
165	8/18/16 16:22	Action I	EXTERIOR	SIDE	RIGHT	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	11.20	0.30
166	8/18/16 16:22	Action I	EXTERIOR	WIND CAS	2	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	5.80	0.30
167	8/18/16 16:22	Action I	EXTERIOR	WIND SILL	2	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	1.30	0.20
168	8/18/16 16:23	Action I	EXTERIOR	CORNER BOA	RIGHT	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	19.70	0.30

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Ohio Healthy Homes

Full XRF Results

126 S. Cherry St.
Troy, OH 45373

The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
Columbus, OH 43215

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
169	8/18/16 16:24	Action I	EXTERIOR	SIDE	LEFT	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	11.80	0.30
170	8/18/16 16:24	Action I	EXTERIOR	WIND CAS	1	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	10.20	0.30
171	8/18/16 16:24	Action I	EXTERIOR	WIND SILL	1	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	2.20	0.30
172	8/18/16 16:25	Action I	EXTERIOR	WIND CAS	3	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	13.80	0.30
173	8/18/16 16:26	Action I	EXTERIOR	WIND SILL	3	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	2.20	0.30
174	8/18/16 16:27	Action I	EXTERIOR	WIND SILL	2	C	DETERIORATED	Beige	Wood	1st Floor	0	Negative	0.10	0.30
175	8/18/16 16:27	Action I	EXTERIOR	WIND CAS	2	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	3.40	0.30
176	8/18/16 16:28	Action I	EXTERIOR	WIND CAS	3	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	12.80	0.30
177	8/18/16 16:28	Action I	EXTERIOR	WIND SILL	3	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	5.70	0.30
178	8/18/16 16:30	Action I	GARAGE	SIDE	CENTEF	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	9.50	0.30
179	8/18/16 16:30	Action I	GARAGE	DOOR	LEFT	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	26.10	0.30
180	8/18/16 16:30	Action I	GARAGE	SIDE	RIGHT	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	9.50	0.30
181	8/18/16 16:31	Action I	GARAGE	WIND CAS	RIGHT	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	2.60	0.30
182	8/18/16 16:31	Action I	GARAGE	WIND SASH	RIGHT	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	3.00	0.30
183	8/18/16 16:31	Action I	GARAGE	WIND SILL	RIGHT	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	5.60	0.30
184	8/18/16 16:32	Action I	GARAGE	SIDE	LEFT	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	24.10	0.30
185	8/18/16 16:37	Action I	EXTERIOR	WIND SASH	1	C	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	4.30	0.30
186	8/18/16 16:37	Action I	EXTERIOR	WIND CAS	1	C	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	2.50	0.30
187	8/18/16 16:37	Action I	EXTERIOR	WIND JAMB	1	C	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	13.50	0.30
188	8/18/16 16:38	Action I	EXTERIOR	WIND SILL	1	C	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	8.10	0.30
189	8/18/16 16:39	Action I	EXTERIOR	WIND SILL	1	D	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	1.00	0.10
190	8/18/16 16:40	Action I	EXTERIOR	WIND CAS	1	D	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	17.20	0.30
191	8/18/16 16:40	Action I	EXTERIOR	WIND SASH	1	D	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	4.60	0.30
192	8/18/16 16:43	Action I	EXTERIOR	WIND SASH	4	B	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	3.60	0.30
193	8/18/16 16:43	Action I	EXTERIOR	WIND CAS	4	B	DETERIORATED	Beige	Wood	2nd Floor	0	Negative	0.50	0.30
194	8/18/16 16:43	Action I	EXTERIOR	WIND CAS	4	B	DETERIORATED	Beige	Wood	2nd Floor	0	Negative	0.60	0.20
195	8/18/16 16:43	Action I	EXTERIOR	WIND CAS	4	B	DETERIORATED	Beige	Wood	2nd Floor	0	Negative	0.70	0.20
196	8/18/16 16:44	Action I	EXTERIOR	WIND CAS	4	B	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	1.50	0.30

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The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
Columbus, OH 43215

Ohio Healthy Homes

Full XRF Results

126 S. Cherry St.
Troy, OH 45373

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
197	8/18/16 16:44	Action I	EXTERIOR	WIND SILL	4	B	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	1.60	0.20
198	8/18/16 16:46	Action I	EXTERIOR	WIND SILL	2	B	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	4.80	0.30
199	8/18/16 16:47	Action I	EXTERIOR	WIND CAS	2	B	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	1.00	0.10
200	8/18/16 16:47	Action I	EXTERIOR	WIND SASH	2	B	DETERIORATED	Beige	Wood	2nd Floor	0	Positive	2.90	0.30
201	8/18/16 16:50	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.00	0.30
202	8/18/16 16:50	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.10	0.30
203	8/18/16 16:50	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.00	0.30
204	8/18/16 16:50	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.80	0.10
205	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.50	0.30
206	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.50	0.30
207	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.40	0.30
208	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.50	0.30
209	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.80	0.10
210	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.50	0.30
211	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.50	0.30
212	8/18/16 16:52	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.40	0.30
213	8/18/16 16:52	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Positive	1.00	0.10

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EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax (856) 303-2500 / (856) 786-5974
http://www.EMSL.com cinnaminsonleadlab@emsl.com

EMSL Order:	201609091
CustomerID:	OHDH42
CustomerPO:	45156
ProjectID:	D0H01-0000045156

Attn: **Rebecca Reed**
Ohio Department of Health
246 North High Street
Columbus, OH 43215

Phone: (614) 728-3105
Fax:
Received: 08/23/16 10:15 AM
Collected: 8/18/2016

Project: **Cherry St.**

Test Report: Lead in Dust by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Area Sampled*	*Lead Concentration*
01-RR0818	*201609091-0001*	8/18/2016	8/25/2016	144 in²	<10 µg/ft²
	Site: Pantry FL Wall A				
02-RR0818	*201609091-0002*	8/18/2016	8/25/2016	144 in²	<10 µg/ft²
	Site: FL @ Front Entry Foyer				
03-RR0818	*201609091-0003*	8/18/2016	8/25/2016	144 in²	<10 µg/ft²
	Site: Living Room FL Wall A				
04-RR0818	*201609091-0004*	8/18/2016	8/25/2016	42.75 in²	7600 µg/ft²
	Site: Living Room Sill Rt Wall A				
05-RR0818	*201609091-0005*	8/18/2016	8/25/2016	144 in²	<10 µg/ft²
	Site: Bedroom 1 FL Wall A				
06-RR0818	*201609091-0006*	8/18/2016	8/25/2016	73.125 in²	<20 µg/ft²
	Site: Bedroom 1 Rt Sill Wall A				
07-RR0818	*201609091-0007*	8/18/2016	8/25/2016	93 in²	270 µg/ft²
	Site: Bedroom 2 Sill Wall B				
08-RR0818	*201609091-0008*	8/18/2016	8/25/2016	144 in²	91 µg/ft²
	Site: Bedroom 2 FL Wall B				
09-RR0818	*201609091-0009*	8/18/2016	8/25/2016	144 in²	<10 µg/ft²
	Site: Bedroom 5 FL Wall C				
10-RR0818	*201609091-0010*	8/18/2016	8/25/2016	82.5 in²	430 µg/ft²
	Site: Bedroom 5 Sill Wall C				

Phillip Worby, Lead Laboratory Manager
or other approved signatory

*Analysis following Lead in Dust by EMSL SOP/ Determination of Environmental Lead by FLAA. Reporting limit is 10 ug/wipe. ug/wipe = ug/ft2 x area sampled in ft2. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities (such as volume sampled) or analytical method limitations. Samples received in good condition unless otherwise noted. The lab is not responsible for data reported in µg/ft² which is dependent on the area provided by non-lab personnel. The test results contained within this report meet the requirements of NELAC unless otherwise noted. "<" (less than) results signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NELAP Certifications: NJ 03036, NY 10872, PA 68-00367, AIHA-LAP, LLC ELLAP 100194, A2LA 2845.01

Initial report from 08/26/2016 12:28:54

Lead (Pb) Chain of Custody

EMSL Order ID *(Lab Use Only)*: 2016090171

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Company: Ohio Department of Health	EMSL-Bill to: ☒ Same ☐ Different If Bill to is Different note instructions in Comments**
Street: 246 N. High St.	*Third Party Billing requires written authorization from third party*
City: Columbus / State/Province: Ohio	Zip/Postal Code: 43215 / Country: USA
Report To (Name): Rebecca Reed	Telephone #: 614-387-1317
Email Address: rebecca.reed@odh.ohio.gov	Fax #: 614-728-6793 / Purchase Order: ~~DOH01-0000040768~~
Project Name/Number: Cherry St	Please Provide Results: ☐ Fax ☒ Email
U.S. State Samples Taken: Ohio	CT Samples: ☐ Commercial/Taxable ☒ Residential/Tax Exempt

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☒ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

**Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide*

Matrix	Method	Instrument	Reporting Limit	Check
Chips ☐ % by wt. ☐ mg/cm² ☐ ppm	SW846-7000B	Flame Atomic Absorption	0.01%	☐
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	☐
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	☐
	NIOSH 7300 modified	ICP-AES/ICP-MS	0.5 µg/filter	☐
Wipe* ASTM ☒ non ASTM ☐ *if no box is checked, non-ASTM Wipe is assumed	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	☒
	SW846-6010B or C	ICP-AES	1.0 µg/wipe	☐
	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	☐
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	☐
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	☒
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	☐
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	☐
Wastewater Unpreserved ☐ Preserved with HNO_3 pH < 2 ☐	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	☐
Drinking Water Unpreserved ☐ Preserved with HNO_3 pH < 2 ☐	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	☐
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	☐
Other:				☐

Name of Sampler: Rebecca Reed — Signature of Sampler: Rebecca Reed

Sample #	Location	Volume/Area	Date/Time Sampled
01-RR0818	Pantry FL Wall A	144 in²	8/18/16 16:40
02-RR0818	FL @ Front Entry Foyer	144 in²	
03-RR0818	Living Room FL Wall A	144 in²	
04-RR0818	Living Room Sill-Rt Wall A	2¼" X 19"	
05-RR0818	Bedroom 1 FL Wall A	144 in²	

Client Sample #'s: 01 - 11 RR0818 — Total # of Samples: 11

Relinquished (Client):	Rebecca Reed	Date:	8/19/16	Time:	10:00
Received (Lab):	[illegible] MK	Date:	8/23/16	Time: 1615	EMS / RDK

Comments:

(40)

EMSL ANALYTICAL, INC.

LEAD (Pb) CHAIN OF CUSTODY

EMSL ORDER ID *(Lab Use Only)*: 2016[illegible]

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

	Sample #	Location	Volume/Area	Date/Time Sampled
6	06-RR0818	Bedroom1 Rt Sill Wall A	3¼" X 22½"	8/18/16 16:40
7	07-RR0818	Bedroom2 Sill Wall B	3" X 31"	
8	08-RR0818	Bedroom2 FL Wall B	144in²	
9	09-RR0818	Bedroom5 FL Wall C	144in²	
10	10-RR0818	Bedroom5 Sill Wall C	3" X 27½"	
11	11-RR0818	Soil Play Area Side C		

Comments/Special Instructions:

APPENDIX C SOIL SAMPLE ANALYTICAL DATA

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax (856) 303-2500 / (856) 786-5974
http://www.EMSL.com cinnaminsonleadlab@emsl.com

EMSL Order:	201609091
CustomerID:	OHDH42
CustomerPO:	45156
ProjectID:	D0H01-0000045156

Attn: **Rebecca Reed**
Ohio Department of Health
246 North High Street
Columbus, OH 43215

Phone: (614) 728-3105
Fax:
Received: 08/23/16 10:15 AM
Collected: 8/18/2016

Project: **Cherry St.**

Test Report: Lead in Soils by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Lead Concentration*
11-RR0818	*201609091-0011*	8/18/2016	8/26/2016	520 mg/Kg
	Site: Soil Play Area Side C			

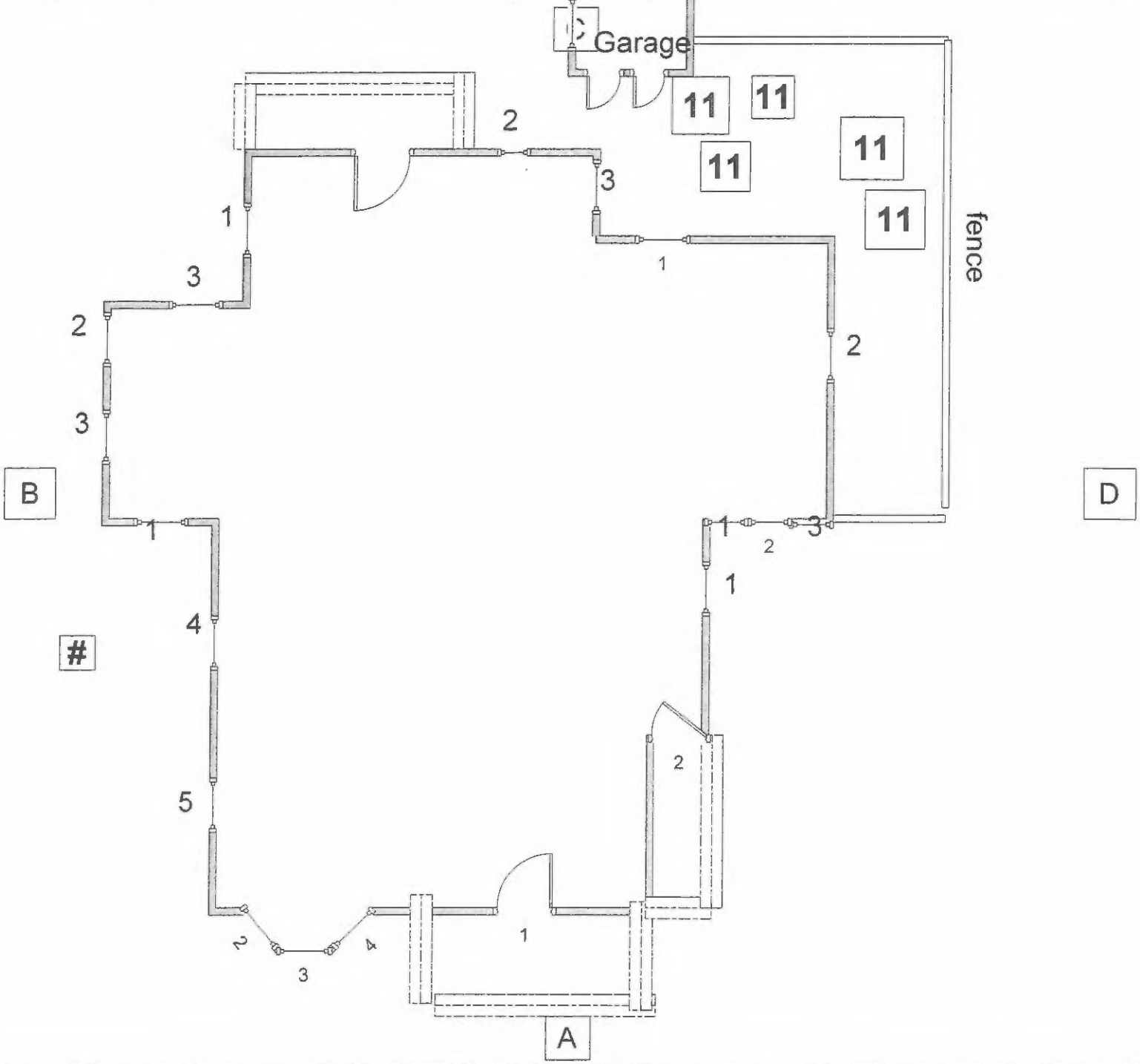
Phillip Worby, Lead Laboratory Manager
or other approved signatory

*Analysis following Lead in Soil/Solids by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 40 mg/kg based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. Results reported based on dry weight. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NELAP Certifications: NJ 03036, NY 10872, PA 68-00367, AIHA-LAP, LLC ELLAP 100194, A2LA 2845.01

Initial report from 08/26/2016 12:28:54

 126 S. Cherry St., Troy, OH 45373 Exterior



S. Cherry St.

NOTES:

Drawing not to scale.
Wall A in any room is street side, others are clockwise from A.
Left and right positions are determined by head-on orientation.
Dust Samples:
Blank:
Soil:

KEY:

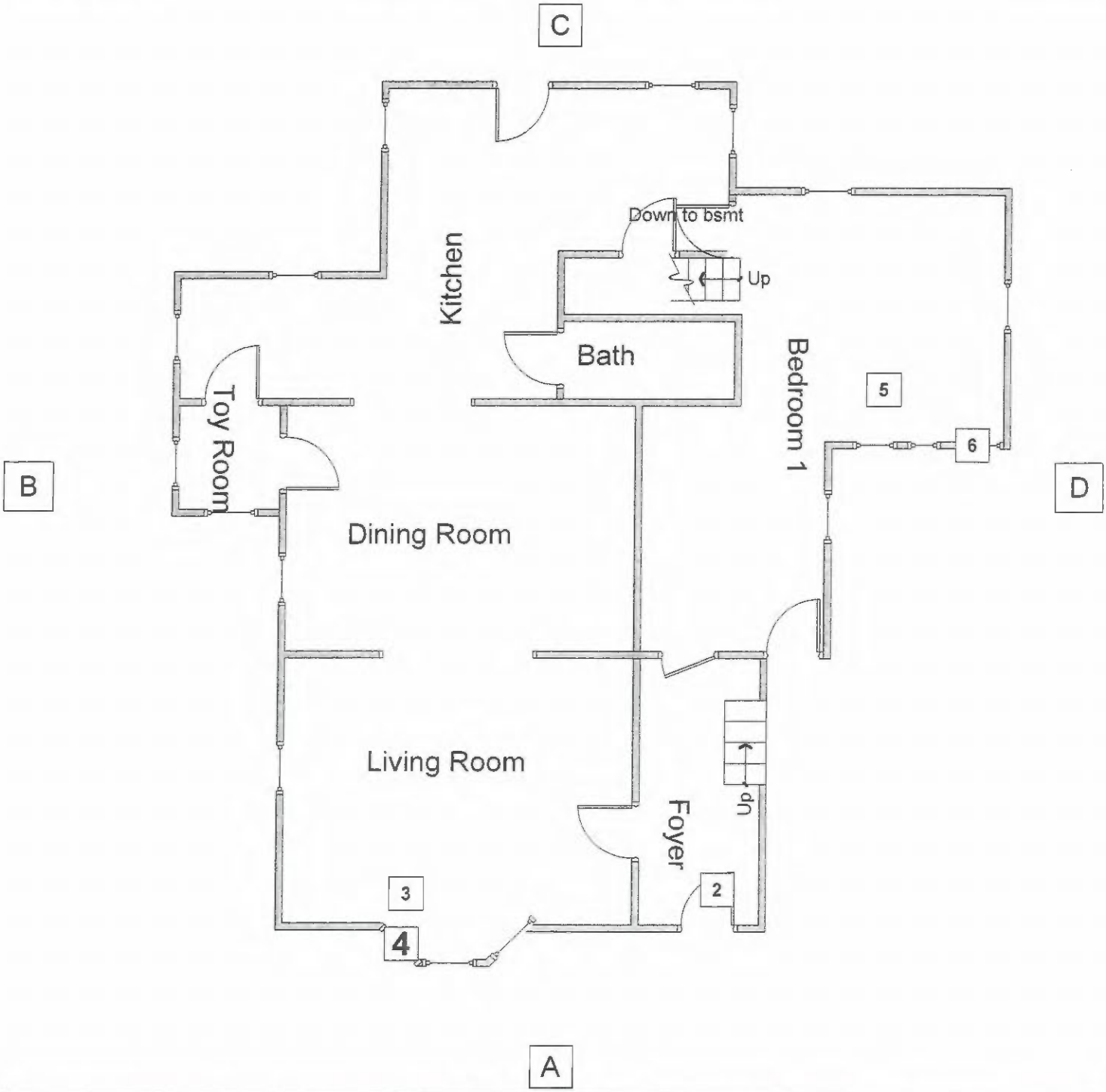
Hazardous Results	#
Non-Hazardous Results	#
Carpet	
Linoleum/Tile	
Wood	

DRAWN BY

Rebecca Reed, R.S.

126 S. Cherry St. Troy, OH 45373

1st Floor



S. Cherry St.

NOTES:

Drawing not to scale.
Wall A in any room is street side, others are clockwise from A.
Left and right positions are determined by head-on orientation.
Dust Samples: 02-10 RR0818
Blank: 01-RR0818
Soil: 11-RR0818

KEY:

Hazardous Results	#
Non-Hazardous Results	#
Carpet	
Linoleum/Tile	
Wood	

DRAWN BY
Rebecca Reed, R.S.

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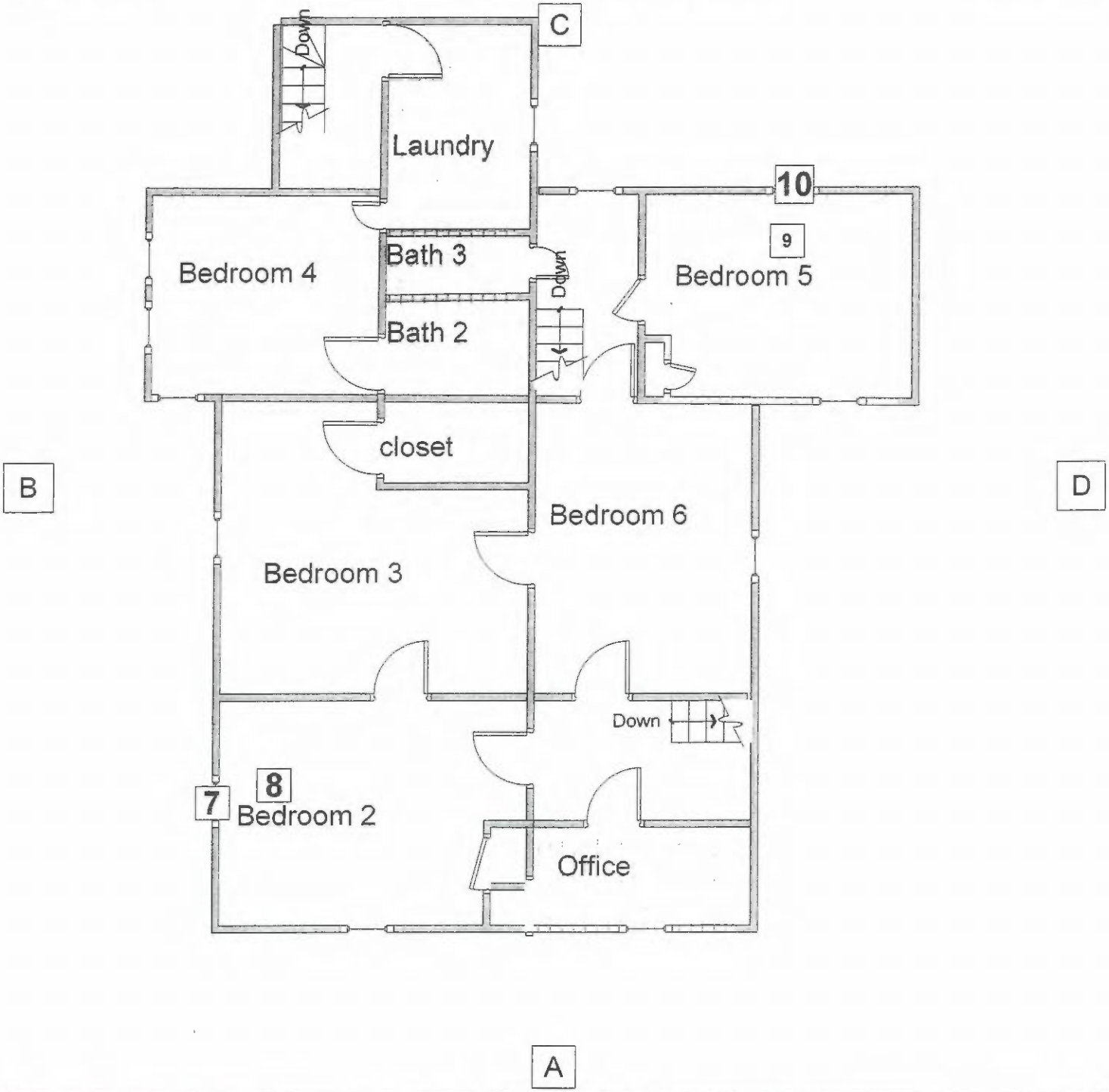
126 S. Cherry St. Troy, OH 45373

2nd Floor



S. Cherry St.

NOTES:

Drawing not to scale.
Wall A in any room is street side, others are clockwise from A.
Left and right positions are determined by head-on orientation.
Dust Samples: 02-10 RR0818
Blank: 01-RR08018
Soil:

KEY:

Hazardous Results	#
Non-Hazardous Results	#
Carpet	
Linoleum/Tile	
Wood	

DRAWN BY

Rebecca Reed, R.S.

Ohio Department of Health

Lead Visual Assessment Form

As required by Ohio Administrative Code Chapter 3701-32-07(G)(3)

Property Owner Name			Date of Assessment
First United Methodist Church of Troy			8/18/16
Property Address	**City**	**State**	**Zip**
126 S. Cherry St.	Troy	OH	45373
Lead Risk Assessor Name			**Lead Risk Assessor License #**
Rebecca Reed			RA-007791

A. OVERALL BUILDING CONDITION – GENERAL OBSERVATIONS

Condition	Yes	No	Notes
Roof missing parts of surfaces (tiles, boards, shakes, etc.)	☐	☑	
Roof has holes or large cracks	☐	☑	
Gutters or downspouts broken, missing or leaking	☐	☑	
Chimney masonry cracked, bricks loose or missing, obviously out of plumb	☐	☑	
Foundation has major cracks, missing material, structure leans, or visibly unsound	☐	☑	
Porch or steps have major elements broken, missing or boarded up	☐	☑	
Exterior siding and/or trim has missing boards, pieces, shingles, or rotted wood	☐	☑	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting	☐	☑	
Water stains on interior walls or ceilings	☐	☑	
Walls, floors or ceilings deteriorated	☐	☑	
Two or more windows or doors broken, missing or boarded up	☐	☑	
Other:	☐	☐	

B. AREAS OF BARE SOIL

Location	Check all that apply			Notes
	Play Area	Non-Play Area[1]	Samples Collected	
Play Areas Side C	☒	☐	☒	Tested OK
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	

[1] If Non-Play Area is selected, list in "Notes" if bare soil is in dripline/foundation or rest of the yard.

APPENDIX F RISK ASSESSOR'S LICENSE AND CERTIFICATION

The InService Training Network

Lead Risk Assessor Refresher Course

Rebecca Reed
246 N. High St, 6th Floor
Columbus, OH 43215

Has successfully completed the Lead Risk Assessor Refresher Course and passed the course test with 70% or more correct answers, provided by: The InService Training Network, Inc., 6812 Plain Center, Columbus, OH 43220 (614) 885-4224

Under civil and criminal penalties of law for making or submission of false or fraudulent statements or representations (18 U.S.C. 1001 and 18 U.S.C. 3571), I certify that this training complies with all applicable requirements of Chapter 3745 of the revised code.

Course Director: _____
Mel Vega

Course Date: December 14, 2026

Certificate Number: R4R-715

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Performance Characteristic Sheet

EFFECTIVE DATE: **December 1, 2015**

MANUFACTURER AND MODEL:

Make: ***Heuresis***

Models: ***Model Pb200i***

Source: ***^{57}Co, 5 mCi (nominal – new source)***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Action Level mode

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

ACTION LEVEL MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in November 2015, with two separate instruments running software version 2.1-2 in Action Level test mode. The actual source strength of each instrument on the day of testing was approximately 2.0 mCi; source ages were approximately one year.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.0 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

> Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.
>
> Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.
>
> <u>For each substrate type</u> (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):
>
> Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th *Reading*)/6 - 1.02 mg/cm^2
>
> Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

In the Action Level paint test mode, the instrument takes the longest time to complete readings close to the Federal standard of 1.0 mg/cm^2. The table below shows the mean and standard deviation of actual reading times by reading level for paint samples during the November 2015 archive testing. The tested instruments reported readings to one decimal place. No significant differences in reading times by substrate were observed. These times apply only to instruments

with the same source strength as those tested (2.0 mCi). Instruments with stronger sources will have shorter reading times and those with weaker sources, longer reading times, than those in the table.

Mean and Standard Deviation of Reading Times in Action Level Mode by Reading Level		
Reading (mg/cm^2)	**Mean Reading Time (seconds)**	**Standard Deviation (seconds)**
< 0.7	3.48	0.47
0.7	7.29	1.92
0.8	13.95	1.78
0.9 – 1.2	15.25	0.66
1.3 – 1.4	6.08	2.50
≥ 1.5	3.32	0.05

CLASSIFICATION OF RESULTS:

XRF results are classified as **positive** if they are **greater than or equal** to the stated threshold for the instrument (1.0 mg/cm^2), and *negative* if they are *less than* the threshold.

DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997.

This XRF Performance Characteristic Sheet (PCS) was developed by QuanTech, Inc., under a contract with the XRF manufacturer.

APPENDIX H "LEAD SPEAK:" A BRIEF GLOSSARY

Abatement: A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. Abatement strategies include the removal of lead-based paint, enclosure, encapsulation, replacement of building components coated with lead-based paint, removal of lead contaminated dust, and removal of lead contaminated soil or overlaying of soil with a durable covering such as asphalt (grass and sod are considered interim control measures). All of these strategies require preparation; cleanup; waste disposal; post-abatement clearance testing; recordkeeping; and, if applicable, monitoring. (For full EPA definition, see 40 CFR 745.223).

Bare soil: Soil not covered with grass, sod, some other similar vegetation, or paving, including the sand in sandboxes.

Chewable surface: An interior or exterior surface painted with lead-based paint that a young child can mouth or chew. A chewable surface is the same as an "accessible surface" as defined in 42 U.S.C. 4851b(2). Hard metal substrates and other materials that cannot be dented by the bite of a young child are not considered chewable.

Deteriorated paint: Any paint coating on a damaged or deteriorated surface or fixture, or any interior or exterior lead-based paint that is peeling, chipping, blistering, flaking, worn, chalking, alligatoring, cracking, or otherwise becoming separated from the substrate.

Drip line/foundation area: The area within 3 feet out from the building wall and surrounding the perimeter of a building.

Dust-lead hazard: Surface dust in residences that contains an area or mass concentration of lead equal to or in excess of the standard established by the EPA under Title IV of the Toxic Substances Control Act. EPA standards for dust-lead hazards, which are based on wipe samples, are published at 40 CFR 745.65(b); as of the publication of this edition of these *Guidelines,* these are 40 $\mu g/ft^2$ on floors and 250 $\mu g/ft^2$ on interior windowsills. Also called lead-contaminated dust.

Friction surface: Any interior or exterior surface, such as a window or stair tread, subject to abrasion or friction.

Garden area: An area where plants are cultivated for human consumption or for decorative purposes.

Impact surface: An interior or exterior surface (such as surfaces on doors) subject to damage by repeated impact or contact.

Interim controls: A set of measures designed to temporarily reduce human exposure or possible exposure to lead-based paint hazards. Such measures include, but are not limited to, specialized cleaning, repairs, maintenance, painting, temporary containment, and the establishment and operation of management and resident education programs. Monitoring, conducted by owners,

and reevaluations, conducted by professionals, are integral elements of interim control. Interim controls include dust removal; paint film stabilization; treatment of friction and impact surfaces; installation of soil coverings, such as grass or sod; and land use controls. Interim controls that disturb painted surfaces are renovation activities under EPA's Renovation, Repair and Painting Rule.

Lead-based paint: Any paint, varnish, shellac, or other coating that contains lead equal to or greater than 1.0 mg/cm^2 as measured by XRF or laboratory analysis, or 0.5 percent by weight (5000 mg/g, 5000 ppm, or 5000 mg/kg) as measured by laboratory analysis. (Local definitions may vary.)

Lead-based paint hazard: A condition in which exposure to lead from lead contaminated dust, lead contaminated soil, or deteriorated lead-based paint would have an adverse effect on human health (as established by the EPA at 40 CFR 745.65, under Title IV of the Toxic Substances Control Act). Lead-based paint hazards include, for example, **paint-lead hazards**, **dust-lead hazards**, and **soil-lead hazards**.

Paint-lead hazard: Lead-based paint on a friction surface that is subject to abrasion and where a dust-lead hazard is present on the nearest horizontal surface underneath the friction surface (e.g., the window sill, or floor); damaged or otherwise deteriorated lead-based paint on an impact surface that is caused by impact from a related building component; a chewable lead-based painted surface on which there is evidence of teeth marks; or any other deteriorated lead-based paint in any residential building or child-occupied facility or on the exterior of any residential building or child-occupied facility.

Play area: An area of frequent soil contact by children of under age 6 as indicated by, but not limited to, such factors including the following: the presence of outdoor play equipment (e.g., sandboxes, swing sets, and sliding boards), toys, or other children's possessions, observations of play patterns, or information provided by parents, residents, care givers, or property owners.

Soil-lead hazard: Bare soil on residential property that contains lead in excess of the standard established by the EPA under Title IV of the Toxic Substances Control Act. EPA standards for soil-lead hazards, published at 40 CFR 745.65(c), as of the publication of this edition of these *Guidelines,* is 400 μg/g in play areas and 1,200 μg/g in the rest of the yard. Also called lead-contaminated soil.

APPENDIX I ADDITIONAL LEAD AND LEAD SAFETY RESOURCE DATA

Key Units of Measurement

Gram (g or gm): A unit of mass in the metric system. A nickel weighs about 1 gram, as does a 1 cube of water 1 centimeter on each side. A gram is equal to about 35/1000 (thirty-five thousandths of an ounce). Another way to think of this is that about 28.4 grams equal 1 ounce.

μg (microgram): A microgram is $1/1000^{th}$ of a milligram. To put this into perspective, a penny weighs 2 grams. To get a microgram, you would need to divide the penny into 2 million pieces. A microgram is one of those two million pieces.

μg/dL (microgram per deciliter): used to measure the level of lead in children's and worker's blood to establish whether intervention is needed. A deciliter is a little less than a half a cup.

$\mu g/ft^2$ (micrograms per square feet): the unit used to express levels of lead in dust samples. All reports should report levels of lead in dust in $\mu g/ft^2$.

mg/cm^2 (milligrams per square centimeter): used to report levels of lead in paint thru XRF testing.

ppm (parts per million): Typically used to express the concentrations of lead in soil. Can also be used to express the amount of lead in a surface coating on a mass concentration basis. This measurement can also be shown as: μg/g, mg/kg or mg/l.

ppb (parts per billion): Typically used to express the amount of lead found in drinking water. This measurement is also sometimes expressed as: μg/L (micrograms per liter).

EPA/HUD Lead-Based Paint and Lead-Based Paint Hazard Standards

Lead-Based Paint (may be determined in either of two ways)

• Surface concentration (mass of lead per area)	1.0 mg/cm^2
• Bulk concentration (mass of lead per volume)	0.5%, 5000 μg/g, or 5000 ppm

Dust-thresholds for Lead-Contamination

• Floors	40 $\mu g/ft^2$
• Interior Window Sills	250 $\mu g/ft^2$
• Window Troughs (clearance examination only)	400 $\mu g/ft^2$

Soil-thresholds for Lead Contamination

• Play areas used by children under age 6	400 μg/g, or 400 ppm
• Other areas	1200 μg/g, or 1200 ppm

APPENDIX J RESOURCES FOR ADDITIONAL INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

National Lead information Center & Clearinghouse:
1-800-424 LEAD
www.epa.gov/lead/pubs/nlic.htm

Centers for Disease Control and Prevention Lead Program:
www.cdc.gov/lead
Toll-free CDC Contact Center: 800-CDC-INFO; TTY 888-232-6348

Consumer Product Safety Commission
www.cpsc.gov
Toll-free consumer hotline: 1-800-638-2772; TTY 301-595-7054

Environmental Protection Agency Lead Program:
www.epa.gov/lead
202-566-0500

HUD Office of Healthy Homes and Lead Hazard Control:
www.hud.gov/offices/lead
202-402-7698

Any state Department of Health and Environment, Lead Poisoning Prevention Program
deptheath.state.an/lead/

Hearing- or speech-challenged individuals may access the federal agency numbers above through TTY by calling the toll-free Federal Relay Service at 800-877-8339; see also http://www.federalrelay.us/tty.

Lead Hazard Control—Method Selection
Ohio Department of Health

****YOU MUST RETURN THIS FORM****

Revised Code section 3742.38 and Ohio Administrative Code section 3701-30-10 states that you, the owner or manager of a residential unit, child day-care facility or school, shall inform the director of health in writing of the method you choose to control each lead hazard. In addition, you must notify our department of the name(s) of the lead abatement contractor(s) you have contacted.

Please complete the following form with a licensed lead abatement contractor and return this form at least **10 days prior to the start of lead abatement work on the property** to Ohio Department of Health, Attn: Dania Nixon, 246 N. High St., 6th Floor, Columbus, OH 43215. You may also fax this form to 614-728-6793 or e-mail it to Dania.Nixon@odh.ohio.gov. Any questions regarding this form should be directed to Dania Nixon at 614-387-1289 or toll free at 1-877-LEAD-SAFE.

When completing this form, please be aware of the fact that not all methods of control are appropriate for all surface types. ***Encapsulation and paint stabilization is not permitted on friction surfaces****, including window jambs and door jambs. Paint stabilization may be used to control some lead hazards; however, this is not considered a "permanent" method of control. As a result, if any hazards are controlled by paint stabilization, the owner is required to sign an Ongoing Monitoring and Maintenance Plan. Discuss the methods of control with your licensed lead abatement contractor, or with Ohio Department of Health's Division of Quality Assurance at 1-877-NOT-LEAD, and make sure the method selected for each hazard is appropriate for your needs and that you have a complete understanding of any further obligations that choice requires.*

Property Address	126 S. Cherry St. Troy, OH 45373		
Owner Name	First United Methodist Church of Troy		
Owner Address	110 W. Franklin St. Troy OH 45373		
E-mail address		Telephone #	

Name of Licensed Abatement Contractor contacted	Abatement License #	Consultation Date

Owner Signature: _____ Date: _____

Owner Printed Name: _____

LEAD HAZARDS | **METHOD OF CONTROL**
Selected by Property Owner (Check Boxes)

Lead-based paint hazards:
Exterior

Exterior, side(s) A, B, C, and D	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†
Exterior, door threshold on side A, 1, 1st floor	____ Removal and replacement ____ Paint removal
Exterior, door casing on side A, 1, 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window sash on side(s) A, 1: A, 2; A, 3; B, 1;B, 2; B, 3; B, 4; C, 1; C, 2; D, 1; 2ndfloor	____ Removal and replacement ____ Paint removal
Exterior, window sill on side(s) A, 1:A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window sill on side(s) C, 1;C, 3;D, 1; D, 2; D,3; 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window sill on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; D, 1; 2nd floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window jamb on side C, 1, 2nd floor	____ Removal and replacement ____ Paint removal

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**
† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

Exterior, window casing on side(s) A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window casing on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; C, 2; D, 1; 2nd floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window casing on side(s) C, 1; C, 2; C, 3;D, 1; D, 2; D,3; 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window casing on side(s) C, 1;C, 3;D, 1; D, 2; D,3; 1st floor 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, corner boards All- A, B, C, D except A, left	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, horizontal trim on side A, 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Garage, door on side A, left and right	____ Removal and replacement ____ Paint removal ____ Friction/impact point treatment†
Garage, side(s) A, B, C, and D	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†
Garage, window sash on side B, right	____ Removal and replacement ____ Paint removal

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

Garage, window sill on side B, right	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Garage, window casing on side B, right	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†

Interior

Bedroom 1, window sashes on wall(s) C, left; D, center of far left wall	____ Removal and replacement ____ Paint removal
Bedroom 1, window silsl on wall(s) C, left; D, center of far left wall	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†
Bedroom 1, window casings on wall(s) C, left and D, center of far left wall	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Kitchen, door on wall C, center	____ Removal and replacement ____ Paint removal ____ Friction/impact point treatment†
Kitchen, door casings on wall(s) A, right; C, center; D, right	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Kitchen, door jambs on wall(s) A, right; C, center; D, right	____ Removal and replacement ____ Paint removal
Kitchen, window sashes on wall(s) B, left; C, left	____ Removal and replacement ____ Paint removal

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

Kitchen, window casings on wall C, right	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Living room, window sashes on wall A, left, right and center	____ Removal and replacement ____ Paint removal
Office, floor	____ Removal and replacement ____ Paint removal
Office, window sash on wall A, center	____ Removal and replacement ____ Paint removal
Toy room, window sash on wall B, left	____ Removal and replacement ____ Paint removal

Dust-lead hazards:

Living room Sills	____ **Source removal: component removed** _____ ____ **Specialized cleaning** **Other** _____
Bedroom 2 Sills	____ **Source removal: component removed** _____ ____ **Specialized cleaning** **Other** _____
Bedroom 2 Floor	____ **Source removal: component removed** _____ ____ **Specialized cleaning** **Other** _____
Bedroom 5 Sills	____ **Source removal: component removed** _____ ____ **Specialized cleaning** **Other** _____

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

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Soil-lead hazards:

Play Areas Side C

_____ **Removal and replacement**
_____ **Impermanent soil covering**[†]
_____ **Other** _____

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

[†] **Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.**

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OHIO DEPARTMENT OF HEALTH
246 North High Street
Columbus, Ohio 43215

ORDER TO CONTROL LEAD HAZARDS

This order is issued under section 3742.37 of the Ohio Revised Code and rule 3701-30-09 of the Ohio Administrative Code

Issued To: The First United Methodist Church Of Troy
110 W. Franklin St
Troy, OH 45373

Via Certified Mail 7000 0520 0012 5094 9925

For the property located at: 126 S Cherry St, Troy, OH 45373-3312

On August 18, 2016, lead-based paint testing was performed at 126 S Cherry St, Troy, OH 45373-3312 because a child with lead poisoning was associated with this property.

You have 90 days from the receipt of this order to repair the following hazards. The hazards MUST be repaired by an Ohio licensed lead abatement contractor.

Lead paint hazards:

Outside of the house:

Exterior, side(s) A, B, C, and D
Exterior, door threshold on side A, 1, 1st floor
Exterior, door casing on side A, 1, 1st floor
Exterior, window sash on side(s) A, 1; A, 2; A, 3; B, 1;B, 2; B, 3; B, 4; C, 1; C, 2; D, 1; 2ndfloor
Exterior, window sill on side(s) A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor
Exterior, window sill on side(s) C, 1;C, 3;D, 1; D, 2; D,3; 1st floor
Exterior, window sill on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; D, 1; 2nd floor
Exterior, window jamb on side C, 1, 2nd floor
Exterior, window casing on side(s) A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor
Exterior, window casing on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; C, 2; D, 1; 2nd floor
Exterior, window casing on side(s) C, 1; C, 2; C, 3;D, 1; D, 2; D,3; 1st floor
Exterior, corner boards All- A, B, C, D except A, left
Exterior, horizontal trim on side A, 1st floor
Garage, door on side A, left and right
Garage, side(s) A, B, C, and D

Garage, window sash on side B, right
Garage, window sill on side B, right
Garage, window casing on side B, right

Inside of the house:

Bedroom 1, window sashes on wall(s) C, left; D, center of far left wall
Bedroom 1, window silsl on wall(s) C, left; D, center of far left wall
Bedroom 1, window casings on wall(s) C, left and D, center of far left wall
Kitchen, door on wall C, center
Kitchen, door casings on wall(s) A, right; C, center; D, right
Kitchen, door jambs on wall(s) A, right; C, center; D, right
Kitchen, window sashes on wall(s) B, left; C, left
Kitchen, window casings on wall C, right
Living room, window sashes on wall A, left, right and center
Office, floor
Office, window sash on wall A, center
Toy room, window sash on wall B, left

Lead dust hazards:

Living Room Right Sill Wall A

Bedroom 2 Sill Wall B

Bedroom 2 Floor Wall B

Bedroom 5 Sill Wall C

Lead soil hazards:

Play area side C

Once the lead hazards are fixed by a licensed lead abatement contractor, a final inspection (also known as a "clearance examination") is required. The final inspection MUST be done by an Ohio licensed lead risk assessor.

This lead hazard control order will not be lifted until the Ohio Department of Health receives and approves the clearance examination report. The report should be faxed to Dania Nixon at 614-728-6793 or emailed to dania.nixon@odh.ohio.gov. Once the report is approved, a *Notice of Compliance* letter will be mailed to you.

******If you do not comply with this lead hazard control order, the Ohio Department of Health may issue an Order to Vacate which would prohibit anyone from living in the residence or using it as a child day-care or school. A warning sign would be posted to show the public that the property is unsafe.******

Should you have any questions about this order, please call Dania Nixon at 614-387-1289.

Richard Hodges by HH

Richard Hodges, MPA
Director of Health

10-20-16
Date

Enclosures

cc: File

I hereby certify this to be a true and correct copy of the Order to Control Lead Hazards of the Ohio Director of Health.

Date

Custodian of the Director's Journals
Ohio Department of Health

Rev. 9/15

OHIO DEPARTMENT OF HEALTH
246 North High Street
Columbus, Ohio 43215
John R. Kasich/Governor
614/466-3543
www.odh.ohio.gov
Richard Hodges/Director of Health

ORDER TO CONTROL LEAD HAZARDS

This order is issued under section 3742.37 of the Ohio Revised Code and rule 3701-30-09 of the Ohio Administrative Code

Issued To: The First United Methodist Church Of Troy
110 W. Franklin St
Troy, OH 45373

Via Certified Mail 7000 0520 0012 5094 9925

For the property located at: 126 S Cherry St. Troy, OH 45373-3312

On August 18, 2016, lead-based paint testing was performed at 126 S Cherry St, Troy, OH 45373-3312 because a child with lead poisoning was associated with this property.

You have 90 days from the receipt of this order to repair the following hazards. The hazards MUST be repaired by an Ohio licensed lead abatement contractor.

Lead paint hazards:

Outside of the house:

Exterior, side(s) A, B, C, and D
Exterior, door threshold on side A, 1, 1st floor
Exterior, door casing on side A, 1, 1st floor
Exterior, window sash on side(s) A, 1; A, 2; A, 3; B, 1;B, 2; B, 3; B, 4; C, 1; C, 2; D, 1; 2ndfloor
Exterior, window sill on side(s) A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor
Exterior, window sill on side(s) C, 1;C, 3;D, 1; D, 2; D,3; 1st floor
Exterior, window sill on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; D, 1; 2nd floor
Exterior, window jamb on side C, 1, 2nd floor
Exterior, window casing on side(s) A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor
Exterior, window casing on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; C, 2; D, 1; 2nd floor
Exterior, window casing on side(s) C, 1; C, 2; C, 3;D, 1; D, 2; D,3; 1st floor
Exterior, corner boards All- A, B, C, D except A, left
Exterior, horizontal trim on side A, 1st floor
Garage, door on side A, left and right
Garage, side(s) A, B, C, and D

Garage, window sash on side B, right
Garage, window sill on side B, right
Garage, window casing on side B, right

Inside of the house:

Bedroom 1, window sashes on wall(s) C, left; D, center of far left wall
Bedroom 1, window silsl on wall(s) C, left; D, center of far left wall
Bedroom 1, window casings on wall(s) C, left and D, center of far left wall
Kitchen, door on wall C, center
Kitchen, door casings on wall(s) A, right; C, center; D, right
Kitchen, door jambs on wall(s) A, right; C, center; D, right
Kitchen, window sashes on wall(s) B, left; C, left
Kitchen, window casings on wall C, right
Living room, window sashes on wall A, left, right and center
Office, floor
Office, window sash on wall A, center
Toy room, window sash on wall B, left

Lead dust hazards:

Living Room Right Sill Wall A

Bedroom 2 Sill Wall B

Bedroom 2 Floor Wall B

Bedroom 5 Sill Wall C

Lead soil hazards:

Play area side C

Once the lead hazards are fixed by a licensed lead abatement contractor, a final inspection (also known as a "clearance examination") is required. The final inspection MUST be done by an Ohio licensed lead risk assessor.

This lead hazard control order will not be lifted until the Ohio Department of Health receives and approves the clearance examination report. The report should be faxed to Dania Nixon at 614-728-6793 or emailed to dania.nixon@odh.ohio.gov. Once the report is approved, a *Notice of Compliance* letter will be mailed to you.

*****If you do not comply with this lead hazard control order, the Ohio Department of Health may issue an Order to Vacate which would prohibit anyone from living in the residence or using it as a child day-care or school. A warning sign would be posted to show the public that the property is unsafe.*****

Should you have any questions about this order, please call Dania Nixon at 614-187-1289.

Richard Hodges, MD
Director of Health

Date 10-20-16

Enclosures

cc: File

I hereby certify this to be a true and correct copy of the Order to Control Lead Hazards of the Ohio Director of Health.

10-25-

Date

Custodian of the Director's Journals
Ohio Department of Health

Rev. 9/15

Lead Hazard Control—Method Selection
Ohio Department of Health

****YOU MUST RETURN THIS FORM****

Revised Code section 3742.38 and Ohio Administrative Code section 3701-30-10 states that you, the owner or manager of a residential unit, child day-care facility or school, shall inform the director of health in writing of the method you choose to control each lead hazard. In addition, you must notify our department of the name(s) of the lead abatement contractor(s) you have contacted.

Please complete the following form with a licensed lead abatement contractor and return this form at **least 10 days prior to the start of lead abatement work on the property** to Ohio Department of Health, Attn: Dania Nixon, 246 N. High St., 6th Floor, Columbus, OH 43215 You may also fax this form to 614-728-6793 or e-mail it to Dania.Nixon@odh.ohio.gov. Any questions regarding this form should be directed to Dania Nixon at 614-387-1289 or toll free at 1-877-LEAD-SAFE

When completing this form, please be aware of the fact that not all methods of control are appropriate for all surface types. ***Encapsulation and paint stabilization is not permitted on friction surfaces****, including window jambs and door jambs. Paint stabilization may be used to control some lead hazards; however, this is not considered a "permanent" method of control. As a result, if any hazards are controlled by paint stabilization, the owner is required to sign an Ongoing Monitoring and Maintenance Plan. Discuss the methods of control with your licensed lead abatement contractor, or with Ohio Department of Health's Division of Quality Assurance at 1-877-NOT-LEAD, and make sure the method selected for each hazard is appropriate for your needs and that you have a complete understanding of any further obligations that choice requires.*

Property Address	126 S. Cherry St. Troy, OH 45373		
Owner Name	First United Methodist Church of Troy		
Owner Address	110 W. Franklin St. Troy OH 45373		
E-mail address		Telephone #	

Name of Licensed Abatement Contractor contacted	Abatement License #	Consultation Date

Owner Signature: _____ Date: _____

Owner Printed Name: _____

LEAD HAZARDS	METHOD OF CONTROL Selected by Property Owner (Check Boxes)	
Lead-based paint hazards: **Exterior**		
Exterior, side(s) A, B, C, and D	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, door threshold on side A, 1, 1st floor	____ Removal and replacement ____ Enclosure	____ Paint removal ____ Other
Exterior, door casing on side A, 1, 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, window sash on side(s) A, 1; A, 2; A, 3; B, 1; B, 2; B, 3; B, 4; C, 1, C, 2; D, 1; 2nd floor	____ Removal and replacement ____ Other	____ Paint removal
Exterior, window sill on side(s) A, 1; A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, window sill on side(s) C, 1; C, 3; D, 1; D, 2; D,3; 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, window sill on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4; C, 1; D, 1; 2nd floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, window jamb on side C, 1, 2nd floor	____ Removal and replacement ____ Enclosure	____ Paint removal ____ Other
Exterior, window casing on side(s) A, 1; A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, window casing on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4; C, 1; C, 2; D, 1; 2nd floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

Exterior, window casing on side(s) C, 1; C, 2; C, 3; D, 1; D, 2; D,3; 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Exterior, window casing on side(s) C, 1; C, 3; D, 1; D, 2; D,3; 1st floor 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Exterior, corner boards All- A, B, C, D except A, left	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Exterior, horizontal trim on side A, 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Garage, door on side A, left and right	____ Removal and replacement ____ Friction/impact point treatment† ____ Other _____	____ Paint removal
Garage, side(s) A, B, C, and D	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Garage, window sash on side B, right	____ Removal and replacement ____ Other _____	____ Paint removal
Garage, window sill on side B, right	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Garage, window casing on side B, right	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____

Interior

Bedroom 1, window sashes on wall(s) C, left; D, center of far left wall	____ Removal and replacement ____ Other _____	____ Paint removal
Bedroom 1, window sills on wall(s) C, left; D, center of far left wall	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

Bedroom 1, window casings on wall(s) C, left and D, center of far left wall	____ Removal and replacement ____ Paint removal ____ Encapsulation* ____ Enclosure ____ Paint stabilization*† ____ Other _____
Kitchen, door on wall C, center	____ Removal and replacement ____ Paint removal ____ Friction/impact point treatment† ____ Other _____
Kitchen, door casings on wall(s) A, right; C, center; D, right	____ Removal and replacement ____ Paint removal ____ Encapsulation* ____ Enclosure ____ Paint stabilization*† ____ Other _____
Kitchen, door jambs on wall(s) A, right; C, center; D, right	____ Removal and replacement ____ Paint removal ____ Enclosure ____ Other _____
Kitchen, window sashes on wall(s) B, left; C, left	____ Removal and replacement ____ Paint removal ____ Other _____
Kitchen, window casings on wall C, right	____ Removal and replacement ____ Paint removal ____ Encapsulation* ____ Enclosure ____ Paint stabilization*† ____ Other _____
Living room, window sashes on wall A, left, right and center	____ Removal and replacement ____ Paint removal ____ Other _____
Office, floor	____ Removal and replacement ____ Paint removal ____ Enclosure ____ Other _____
Office, window sash on wall A, center	____ Removal and replacement ____ Paint removal ____ Other _____
Toy room, window sash on wall B, left	____ Removal and replacement ____ Paint removal ____ Other _____

Dust-lead hazards:

Living room Sills	____ Source removal: component removed _____ ____ Specialized cleaning ____ Other _____
Bedroom 2 Sills	____ Source removal: component removed _____ ____ Specialized cleaning ____ Other _____
Bedroom 2 Floor	____ Source removal: component removed _____

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

	____ Specialized cleaning ____ Other _____
Bedroom 5 Sills	____ Source removal: component removed _____ ____ Specialized cleaning ____ Other _____

Soil-lead hazards:

Play Areas Side C	_____ Removal and replacement _____ Impermanent soil covering* ____ Other _____

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

*** Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.**

OHIO DEPARTMENT OF HEALTH

246 North High Street
Columbus, Ohio 43215

614-466-[illegible]
www.odh.ohio.gov

John R. Kasich, Governor

Ohio Department of Health, Director of Health

NOTICE OF NONCOMPLIANCE
AND
ORDER TO VACATE

To: The First United Methodist Church of Troy
110 W. Franklin St.
Troy, Ohio 45373

Owner/Manager of: 126 S. Cherry St., Troy, Ohio 45373

Pursuant to Section 3742.40 of the Ohio Revised Code and rule 3701-30-11 of the Ohio Administrative Code, you are hereby ordered to vacate the property you own at 126 S. Cherry St., Troy, Ohio 45373. You are prohibited from using the property as a residential unit, child care facility or school.

On October 20, 2016, lead hazard control orders were issued for this property. As of this date, the Ohio Department of Health has not received evidence that the controls have been implemented. If the property is occupied, the occupants must be vacated within fourteen days. You must notify all occupants at least ten days prior to vacating the property.

The Ohio Department of Health will post a sign on one or more entrances to serve as a warning to the public that the property is unsafe for human occupation. This order shall remain in effect until the lead hazards have been controlled, a clearance examination has been passed, and you have received written notice of compliance. ***Failure to comply with this Order may result in a referral to the Attorney General's Office for enforcement of this Order.***

If you have any questions about this notice, please call Dania Nixon, Sanitarian Program Specialist, at (614) 387-1289.

Lance D. Himes
Director
Ohio Department of Health

10-20-17
Date

I hereby certify this to be a true and correct copy of the Ohio Director of Health's Notice of Noncompliance and Order to Vacate.

10-20-17
Date

Michelle [illegible]
Custodian of the Director's Journals
Ohio Department of Health

An Equal Opportunity Employer/Provider

7b

MIAMI COUNTY
Public Health

Prevent. Promote. Protect.

June 27, 2018

The First United Methodist Church of Troy
110 W. Franklin St.
Troy, OH 45373

RE: Lead Risk Assessment of 126 S. Cherry St, Troy OH

To whom it may concern:

After reviewing the report issued by the Ohio Department of Health dated September 29, 2016, Miami County Public Health concurs with their findings. Based on the report significant levels of lead based paint exists thru out this structure and this poses a significant health risk to persons residing in this home, particularly pregnant woman and young children.

High lead levels have been known to cause developmental delays and behavioral problems in children. Furthermore, pregnant woman with lead poisoning are more likely to have a miscarriage, have still born babies or have babies with low birth weight.

We recommend that you follow all recommendations and orders issued by the Ohio Department of Health. Please let me know if you have any questions.

Thank you,

Dennis R. Propes, RS, MPA
Health Commissioner

Dennis R. Propes, RS, MPA
Health Commissioner

James S. Burkhardt, DO
Medical Director

Miami County Public Health
510 West Water Street Suite 130
Troy, Ohio 45373-2985
P: 937-573-3500
F: 937-573-3501

info@miamicountyhealth.net
www.miamicountyhealth.net

Exhibit C

ALLIED
ENVIRONMENTAL SERVICES, INC.
For every environmental challenge

May 16, 2019
Allied Project No. 18573

Ms. Linda Bozick
First United Methodist Church of Troy
110 W Franklin Street
Troy, OH 45373

Phase I & Phase II Environmental Site Assessment

Soil & Groundwater Remediation

Industrial Cleaning & Vacuum Truck Service

Hazardous Materials Management & Transport

Emergency Spill Response

Industrial Hygiene Consulting

Indoor Air Quality & Mold Assessment

Asbestos Survey and Abatement

Lead-based Paint Survey and Abatement

Underground Storage Tank Closure & Remediation

RE: ESTIMATED REMEDIATION COSTS
126 S CHERRY STEET, TROY, OHIO 45373-3312

To Ms. Bozick:

Allied Environmental Services, Inc. (Allied) is pleased to provide an estimate of projected cost to conduct lead abatement and renovation processes at the residential structure located at 126 S Cherry Street in Troy, Ohio 45373. This proposal is based on email correspondence with Ms. Linda Bozick, Chairman of the Board of Trustees for the First United Methodist Church of Troy, located at 110 W. Franklin Street in Troy, Ohio. Mr. Keith Boyd, ODH Certified Lead Risk Assessor and Lead Contractor, and Mr. Rod Hogle, Abatement Services Manager representing Allied conducted a cursory site walk through on October 17, 2018 with Ms. Bozick to provide additional information on development of the scope of work.

This letter is to provide an estimate of projected cost to conduct lead abatement and renovation processes. The scope of work as provided in the Lead Hazard Control – Method Selection issued by the Ohio Department of Health (ODH), is based on the results of a Lead Based Paint Inspection and Lead Risk Assessment (LIRA) conducted by the ODH on August 18, 2016. The LIRA was conducted in response to the reporting of a resident child with an elevated blood lead level.

The subject site consists of a 3434 sq. ft. structure built in 1879. The residential dwelling consists of a two-story wood frame duplex over a partial basement with wood clapboard siding. A detached wood frame garage was also cited by ODH for lead hazards.

As per federal NESHAP requirements, Allied will conduct an asbestos inspection of building materials subject to disturbance by lead abatement processes. The identification of asbestos containing materials (ACM) will be managed in compliance with regulatory standards. Any costs incurred in the remediation or abatement of ACM are not included in this document.

Allied shall conduct lead abatement activities and conduct abatement processes in compliance with Ohio State regulations promulgated in OAC 3701 and ORC 3742 and Chapters 11-15 of the U.S. Department of Housing and Urban Development's (HUD's) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. Allied has gained experience in conducting lead abatement since the initial cost estimate was submitted to Ms. Bozick on October 29, 2018. Based on the history of these projects, Allied projects

significantly greater labor requirements to complete the abatement of the Cherry Street residence than originally estimated. Allied anticipates employing six (6) abatement workers and one supervisor for a period of up to 10 40-hour weeks, or 400-hours per employee to complete the scope of work in the projected time period. This is based on utilizing abatement protocol and methods that would preserve the esthetics of the structure. Allied has allowed for 100-hours of project management.

As per the attached Lead Hazard Control – Method Selection, abatement will include the replacement of 10 windows on the 2nd floor. In preserving the esthetics of the residence, Allied recommends conducting paint removal on the bulk of exterior window and door trim, including a lesser quantity of interior casings and window sills, many of which were renovated in 1993. Allied recommends conducting enclosure on the exterior of the residence and the garage, wrapping the structure with house wrap and applying vinyl siding. Interior lead hazards were identified on the floors and window sills on both floors, to be controlled through containment and specialized cleaning processes. The site specific ODH documents, *Order to Control Lead Hazards* and the *Lead Hazard Control – Method Selection,* are attached with this letter providing an itemized list of identified lead hazards. Allied request the opportunity to further evaluate the itemized components to provide the best achievable control methods.

Upon completion of lead abatement processes, Allied will contract for third-party clearance sampling to be conducted as required following regulations and sampling protocol as promulgated in OAC 3701-32-12, Clearance Examinations. Following receipt of analytical results, the third-party contractor will submit an assessment report in compliance with OAC 3701-32-12(I)

Allied's anticipated ***minimum*** costs for the Scope of Work as provided in this document is projected at **$150,000.00**. These costs may vary based on the applied manpower and variables encountered during the abatement process.

Allied appreciates the opportunity to provide the First United Methodist Church of Troy with our environmental services. Please contact me with questions or concerns regarding our proposal. Thank you.

Respectfully submitted,
Allied Environmental Services, Inc.

Keith Boyd, Environmental Specialist
ODH Certified Lead Risk Assessor, License #LA000547

CONSULTING ENGINEERS, CORP.
"Your Partner in Structural Engineering"
225 South Main Street
Monroe, Ohio 45050
PH (513) 229-9000 FAX (513) 360-0109

Exhibit D

STRUCTURAL EVALUATION

126 SOUTH CHERRY STREET
TROY, OHIO 45373

August 21, 2019

MR. TRACY S. MITCHELL
OHIO PE#59349
CEC PROJECT NO: 192035

STATE OF OHIO
TRACY S. MITCHELL
59349
REGISTERED PROFESSIONAL ENGINEER

On this date I inspected this residence for any structural integrity issues. The single family residence is a two-story home with a stone foundation basement and crawlspace. According to the Miami County auditor's website the home consists of 3,434 square feet and was built in 1879. The front of the home faces predominately to the Southeast.

The roof construction consists of traditional asphalt shingles on OSB sheathing atop the original plank board sheathing supported by clear-span timber roof rafters. The roof rafters bear their weight on the front and rear walls at the rear of the house and on the side walls at the front. The interior walls of the second floor do support the ceiling joists. With the age of this house and repeated heavy loads due to snow loads the roof framing is separated in numerous locations along the ridge and should be secured together using metal clips and wood screws. The rafter framing around the chimney has deteriorated most likely due to water infiltration and should be rebuilt.

Picture of the newer OSB sheathing on the original plank board sheathing.

Picture of the cut and separating rafters at the ridge.

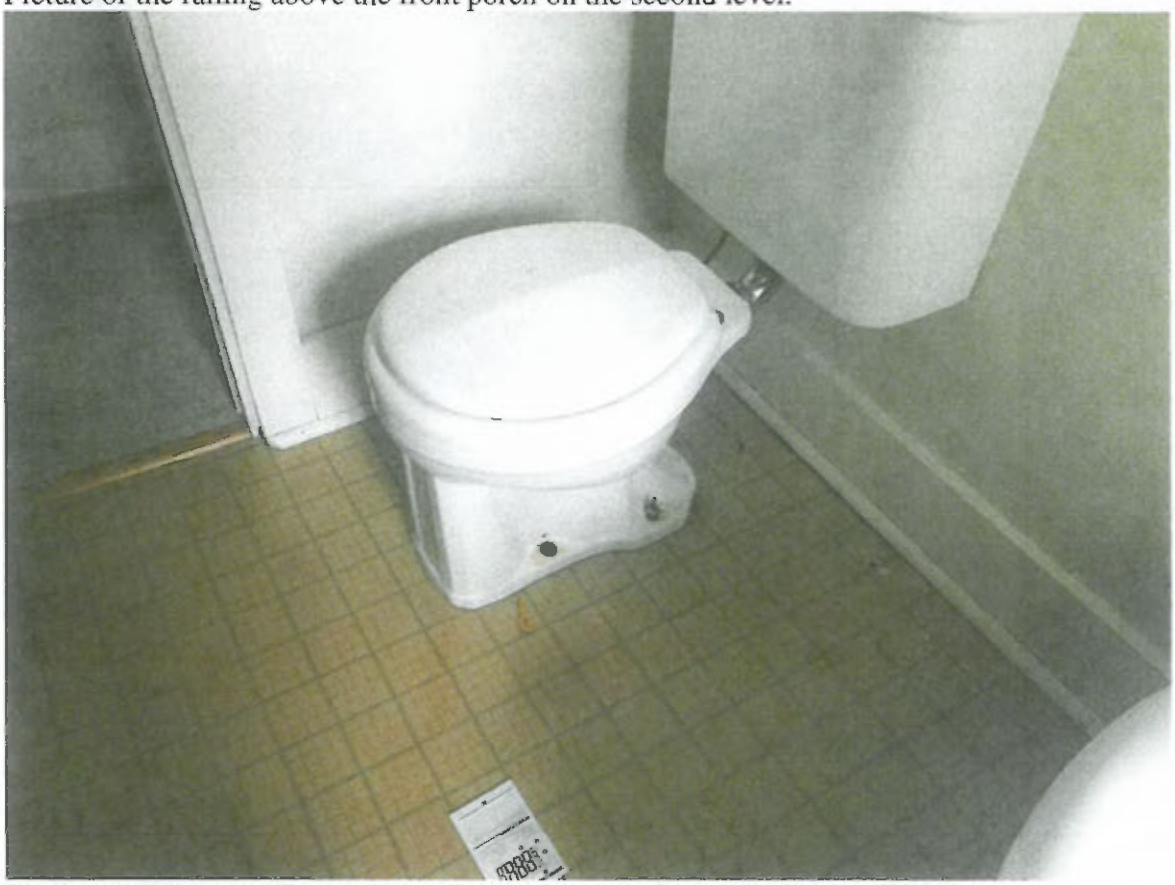
Picture of an attempted support and repair of the rafter framing at the chimney.

Picture of water stains on the plank boards and rafters.

The roof above the front porch is accessible through a second floor door and has a post and railing around the perimeter. The horizontal supports of the holding the vertical pickets have decayed and the railing should be rebuilt and any members replaced as necessary.

The second floor framing is not visible for direct inspection but most areas showed no areas of softness or weak joists except for the flooring around the toilet, a common problem due to leaking water. The floor should be pulled up to check for compromised subfloor and the floor joists fully inspected.

Picture of the railing above the front porch on the second level.

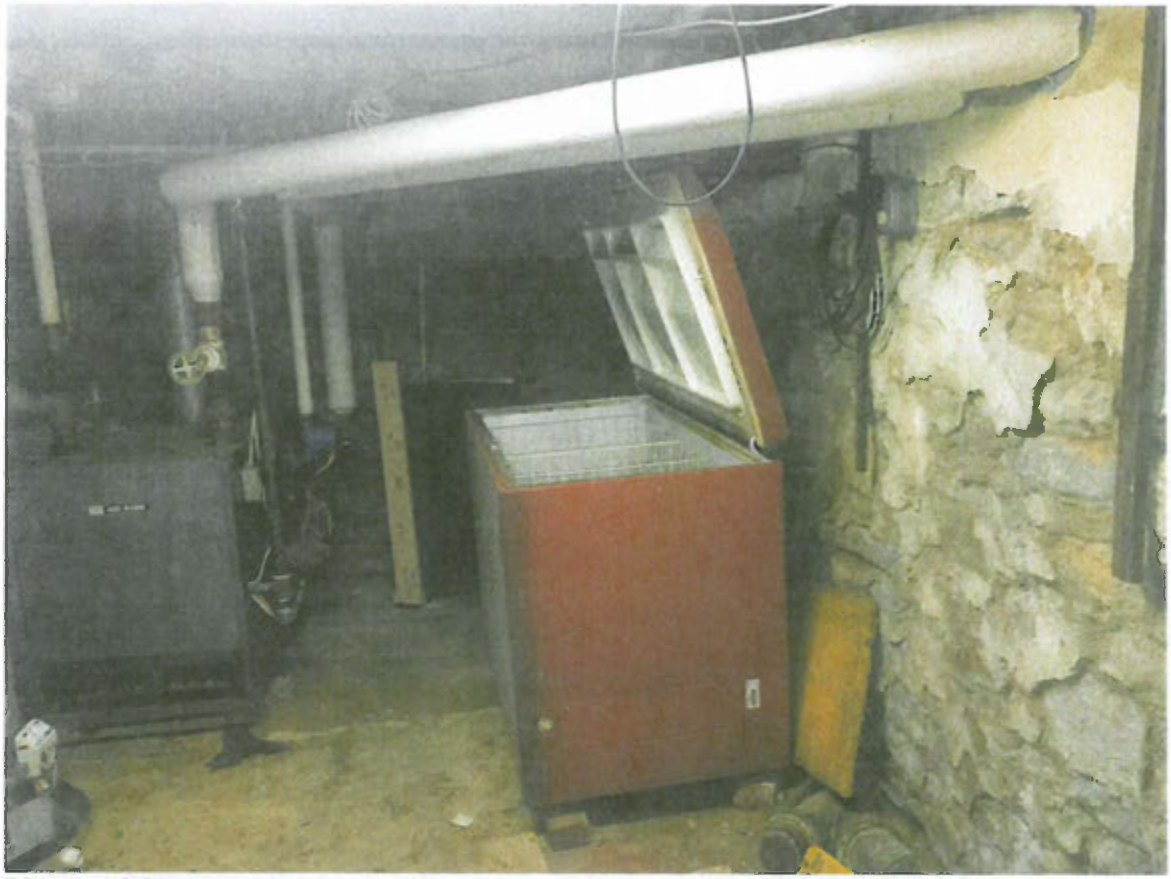


Picture of the second floor toilet to further inspect after removing the flooring.

On the north side of the house the first floor framing slopes significantly downward toward the outside foundation wall. This area is a crawlspace and not visible for direct inspection. The shallower footings have settled and the side wall and front and rear foundation walls will need to have steel piers installed below the footings to stabilize it and raise it back to its original height.

Picture of the unlevel floor on the northeast side.

The original cellar below the house is a stone wall basement below the original rear portion of the house. The front area of the house is built above a shallow crawlspace with no direct access. The stones of the cellar walls should be thoroughly cleaned, any dirt pushing from the exterior between the stones removed, and new mortar tuck pointed between the stones to restore the bond between the stones and restore the structural integrity of the walls. The floor is partially concrete and dirt, the dirt half should be prepped and a new concrete slab poured to complete the floor with at least a 4" thick concrete slab.



Picture of the stone basement walls to clean and tuck point with new mortar.

Picture of the concrete and dirt floors.

Picture of a deteriorated stone window well to be rebuilt.

The stone blocks of the foundation wall of the front porch show signs of lateral movement such as gaps in the vertical mortar joints. Any gaps such as this should have the mortar cut out and new mortar tuck pointed in to restore the bond between the blocks.

Picture of the foundation wall blocks of the front porch.

The stone retaining wall at the front of the property adjacent to the sidewalk has cracked and is leaning slightly. The wall should be rebuilt to correct any leaning and restore the strength between the stones with new mortar.

Picture of the cracked front retaining wall adjacent to the front steps.

The structural reinforcements and repairs to this property are extensive. This is in addition to the cosmetic repairs typically required and the possibility of lead paint and asbestos within the house to be removed professionally. A financial review of the repairs required should be weighed against the possibility of demolition of the property.

This report is exclusive only to the structural systems of the building and does not include any other systems such as mechanical, electrical, plumbing, etc. If there are any further questions please feel free to call our office directly.

Sincerely,

Mr. Tracy S. Mitchell, PE

Exhibit E

Westfield Construction Co., LLP

2570 Troy-Sidney Rd.
Troy, OH 45373
937-418-9142
Gwestfall07@gmail.com

Date: 7/22/2019
Quote #: 197

TO: Cherry Street

NOTES:

- All material and labor provided by Westfield Construction
- This quote does not included added lead paint abatement, asbestos abetment or any other unforeseen hazardous material

Description	Quantity	Unity Price	Amount
Exterior • Scrap entire house to remove excess and peeling paint • Replace siding and facia where needed • New roof with 30 year shingle o If roof needs re-sheeted with OSB, add $4,900 • Paint • Includes garage paint and fixing where needed	1	$55,500.00	$55,500.00
Electrical • Tear out existing knob and tube wiring throughout • Replace with new electrical system including GFCI's, breaker box, etc where needed	1	$39,275.00	$39,275.00
Mechanical • Plumbing and HVAC upgrades where needed	1	$22,650.00	$22,650.00
Flooring • New uniform flooring throughout home	1	$19,450.00	$19,450.00
Stairs • Add railing where needed on steel stairs	1	$7,400.00	$7,400.00
Bathrooms • Update all bathrooms with vanities, mirrors, toilet, tub, and surround • Complete gut and re-model	1	$33,585.00	$33,585.00
Paint • Paint interior of home	1	$16,492.00	$16,492.00
Contingency Fund • 15% contingency fund for unforeseen issues	1	29,152.80.00	29,152.80.00
Total Due:		$223,504.80	$223,504.80

Quotation prepared by: Grant Westfall

This is a quotation on the goods named, subject to the conditions noted below: Any changes to plans and changes orders will be added expense to owner.

To accept this quotation, sign here and return: _____

Thank you for your business!

Westfield Construction Co., LLC

Partners: Grant Westfall & Brad Fields

2570 Troy Sidney Rd

Troy, OH 45373

937-418-9142

Gwestfall07@gmail.com

Exhibit F

Foundation Services, LLC

4048 New Market-Banta Road
Lewisburg, OH 45338

Estimate

Date	Estimate #
4/10/2020	1436

Name / Address
First United Methodist Troy Bobby Phillips 126 S Cherry St

Description	Qty	Cost	Total
To remove back porch and support house. Remove all the old brick crawl space foundation walls, replace with new footer and block walls. New back porch not in this estimate. The foundation needs replaced because it is red brick below grade which is not a stable material. The brick gets soft and breaks down over time. It is also not dug down to 32" deep frost line which is code in our area. All this together makes for settling and instability. The cellar walls need some mortar repair as well.	108	250.00	27,000.00
Interior additional support beams and jacking of interior sagging areas. This is a ballpark allowance , between $6500-$9500 The floors are sagging and walls have cracks in them from weak load bearing points. This requires adding support beams underneath and jacking up sagging areas.		6,500.00	6,500.00

Foundation Services not responsible for privately installed utilities or unforeseen utilities. These are homeowners responsibilty to locate unless owner willing to pay Foundation Services to locate. Only line items spelled out in estimate are included in job. On jobs where applies, unstable soil that caves in and causes more hauling away and gravel hauled in will be a billable extra. Rock or buried tanks etc that create extra cost will be billed. Rock or buried debris that interferes with helcial piers or tie backs can create extra installation cost and voiding of warranty. Cracks that occur because of lifting are not our responsiblity.

Total $33,500.00

Customer Signature _____

Exhibit G

937 832 3123
Fax – 937 832 2596
randy@doublejayinc.com

PROPOSAL

Date: 12/22/17

SUBMITTED TO: United Methodist Church of Troy, Ohio
ATTN: Linda Bozick
JOB NAME: Demolition
JOB LOCATION: Below

WE WILL FURNISH LABOR, MATERIAL AND EQUIPMENT TO COMPLETE THE FOLLOWING:

Demolition of three residential structures, garages and all concrete, asphalt walks and drives.
We include

1. Backfill of basements
2. Abandonment of water and sewer
3. Abandonment of gas
4. Minimum topsoil
5. Seed and straw disturbed areas

We do not include

Asbestos testing and abatement
Historical district solutions – request that property owner secure permits because of this concern.

For the above scope

126 S Cherry St	Total cost	$25,490
123 Plum St	Total cost	$11,849
127 Plum St	Total cost	$24,764

Thank you for the opportunity to quote this project

Sincerely

Randy Blair

Exhibit G

PROPOSAL

[illegible]
11942 [illegible]
[illegible] 937-1326

Proposal No. 1

Sheet No.

Date 12-27-17

Proposal Submitted To	Work To Be Performed At
Name FIRST UNITED METHODIST CHURCH	Street 126 CHERRY ST.
Street 110 W. FRANKLIN ST.	City TROY State OH. 45373
City TROY	Date of Plans
State OH 45373	Architect PH 335-7958
Telephone Number 937-335-2926	CELL 216-2323 LINDA

We hereby propose to furnish the materials and perform the labor necessary for the completion of

① DEMO/CLEARANCE/SITE RESTORATION AT 126 CHERRY ST. TROY, OH. 45373

② REMOVAL OF ALL CONCRETE, FOOTINGS, WALKS, AND SLABS

③ DISCONNECT ALL UTILITIES

④ BACKFILL WITH CLEAN FILL

⑤ SEED AND STRAW

HOUSE $19,330.00

DEMO GARAGE AT 126 CHERRY ST TROY, OH. 45373

GARAGE $1,740.00

THIS DOES NOT INCLUDE ASBESTOS INSPECTION OR ANY ASBESTOS ABATEMENT

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars ($21,070.00).

with payments to be made as follows: UPON COMPLETION

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Respectfully submitted Mike D. Balner

For Balner Enterprise

Note — This proposal may be withdrawn by us if not accepted within 90 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____ Signature _____

Nelson Graphics Services, Inc. PRINTED IN U.S.A.

Exhibit H

126 S. Cherry St. – Comparison and Cost

Comparable property list and square foot market value:

All properties below are listed as Victorian Italianate on the OHI Forms.

Subject property

126 S. Plum St.	3434	$179,800

Comparable properties

Address	Square Feet	Valuation
411 S. Plum St.	2,788	$147,000
232 S. Short St.	3,027	$142,000
312 S. Short St.	2,815	$151,400
414 S. Plum St.	2,569	$184,400
22 W. Race St.	3,106	$260,000
103 W. Simpson St.	2,643	$197,200
113 N. Market St.	2,400	$189,200

Average Square Foot = 2,764 Average Valuation = $181,600

Average dollar amount per average square foot price = **$65.70/ sqft.**

Costs presented for rehab and repairs:
Lead Abatement - $150,000

Foundat on Services - $33,500

Westfield Const. Repairs and Rehab - $ 223,504

Total Cost combined: $ 407,004

Cost per square foot = **$118.52/ sqft**

WARNING
ORDER TO VACATE
126
FRONT
DOOR
1265. CHERRY
EAST SIDE OF
BUILDING
94

OUTSIDE WALL OF DEN off of KITCHEN (EAST WALL) ROTTING WOOD PAINT

NORTH WEST CORNER OF BACK OF BUILDING
ROTTED FASCIA & TRIM BOARDS

BACK SCREEN PORCH
W/ WEST SIDE OF
BUILDING
PEELING PAINT
ROTTED SIDING

(97)

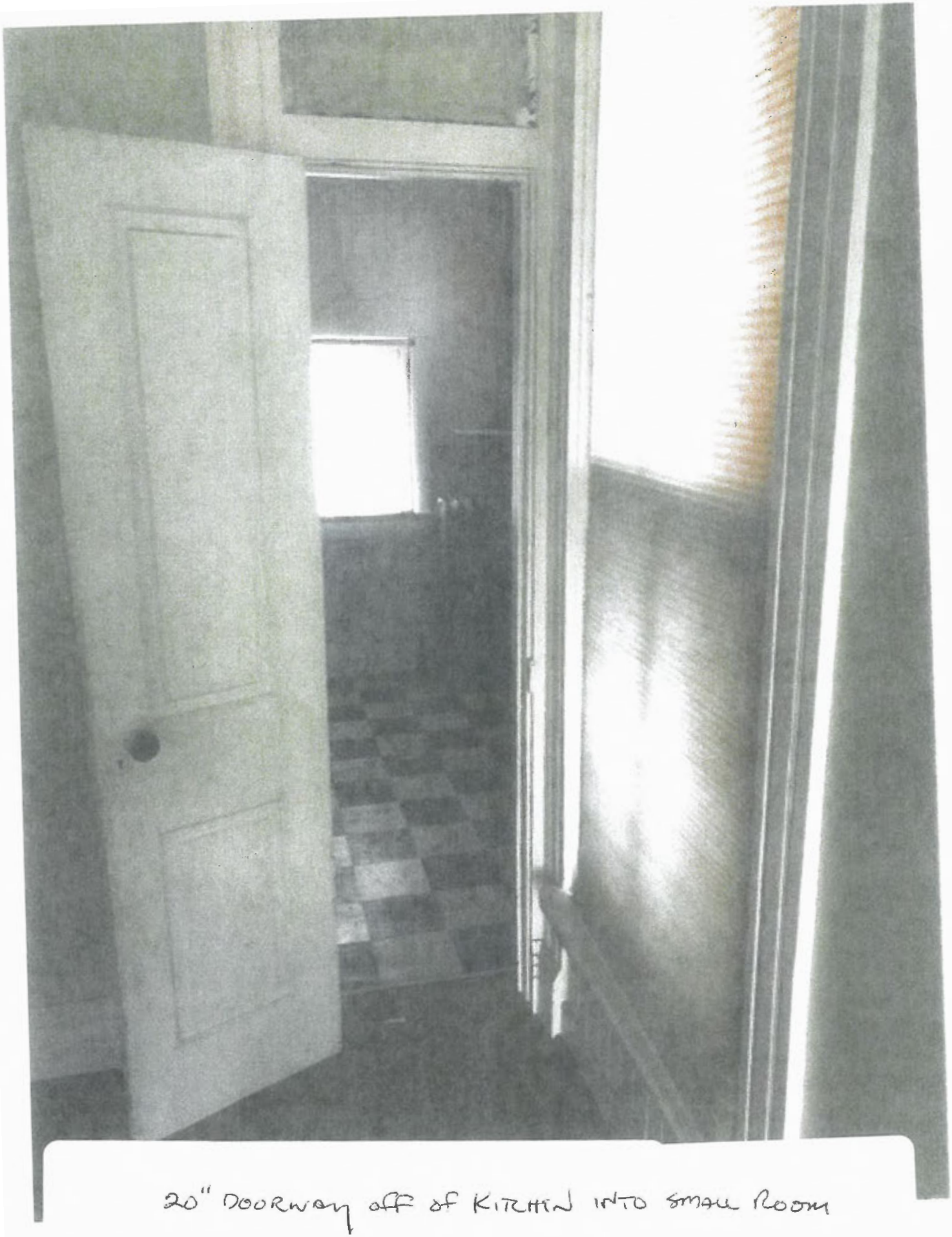
ROTTED SILL
PLATES & SIDING
ON BACK PORCH
AT GROUND LEVEL

SOUTH WEST CORNER OF BACK OF BUILDING - NITE PAINT & POSSIBLE WOOD ROT IN SOFFIT ADJOINING PROPERTY

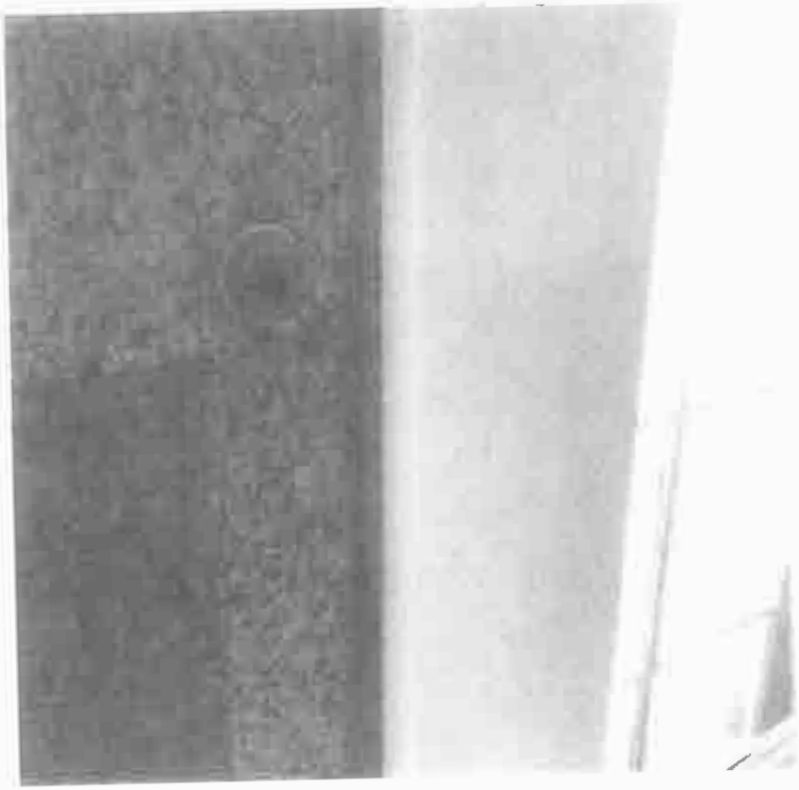
ROTTING SILL PLATE & SIDING AT GROUND LEVEL

ILLEGAL STAIRWAY, (NO RAILING)
REMOVED BY TENANT

ASBESTOS IN FIREPLACE (GAS) LIVING ROOM

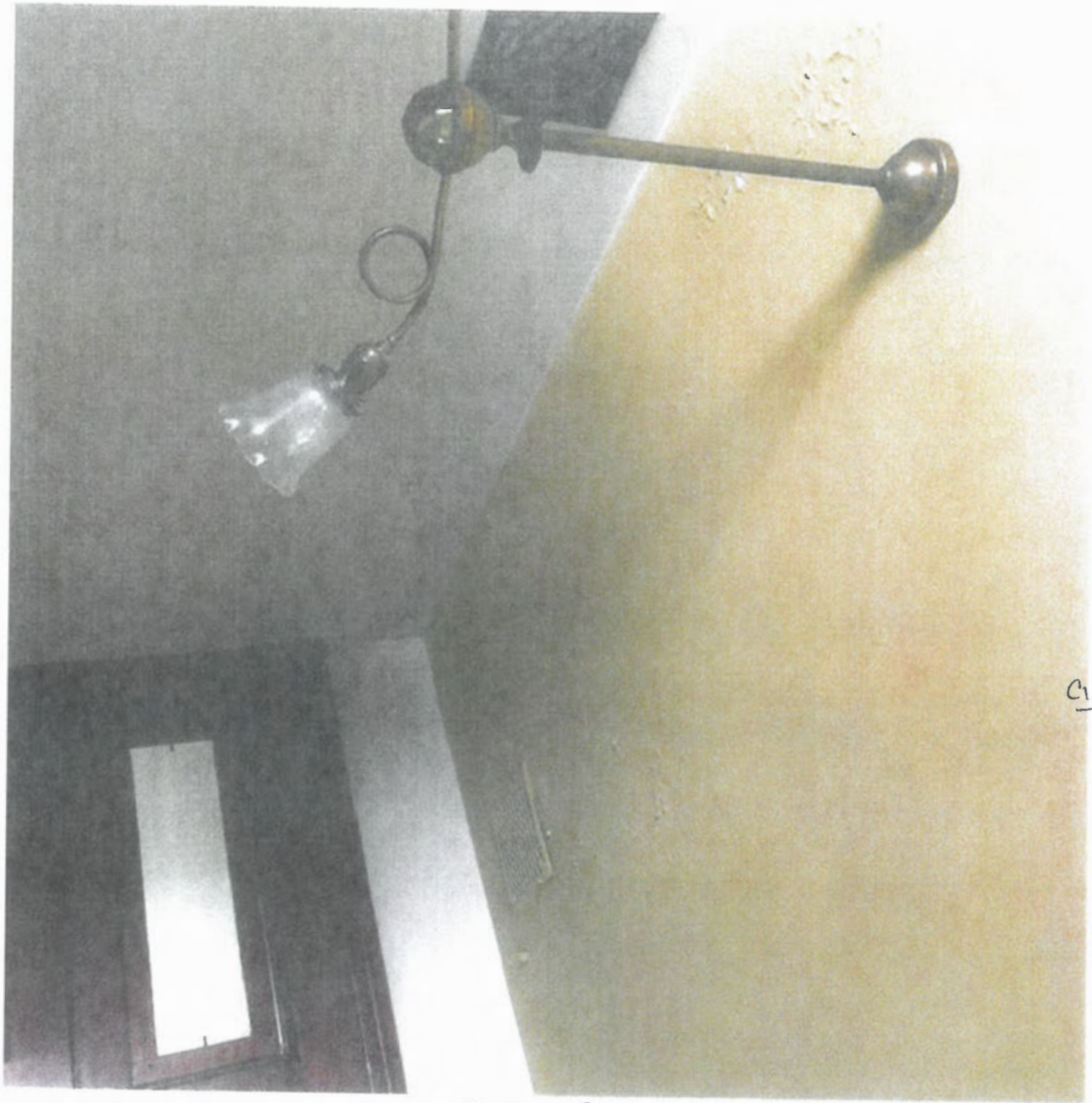


20" DOORWAY OFF OF KITCHEN INTO SMALL ROOM



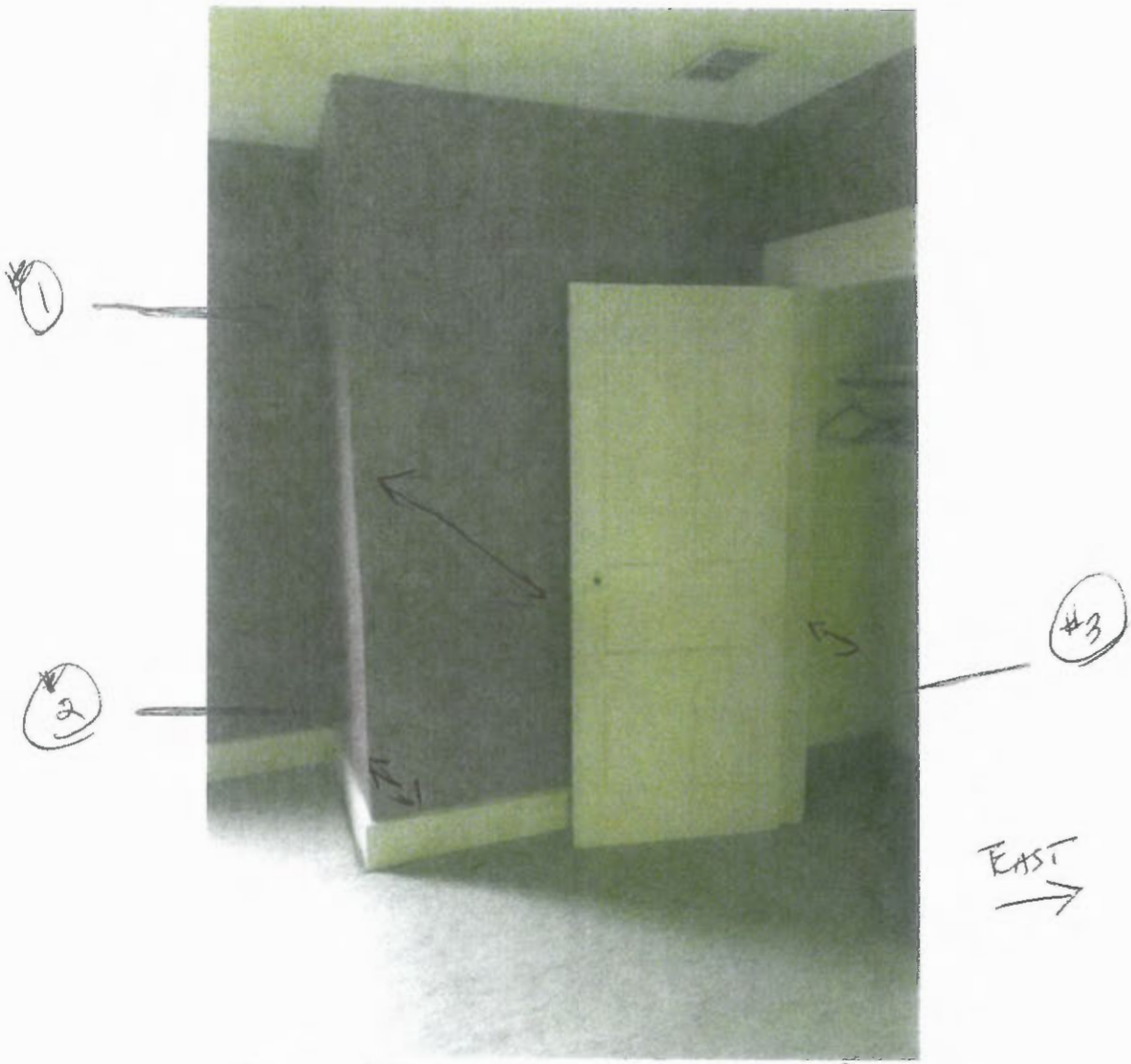
KNOB & TUBE SWITCH SOUTH BLUE BEACON

2ND FLOOR SOUTH EAST BEDROOM WITH SUBSTANDARD
ACCESS TO BATHROOM 20" DOORWAY



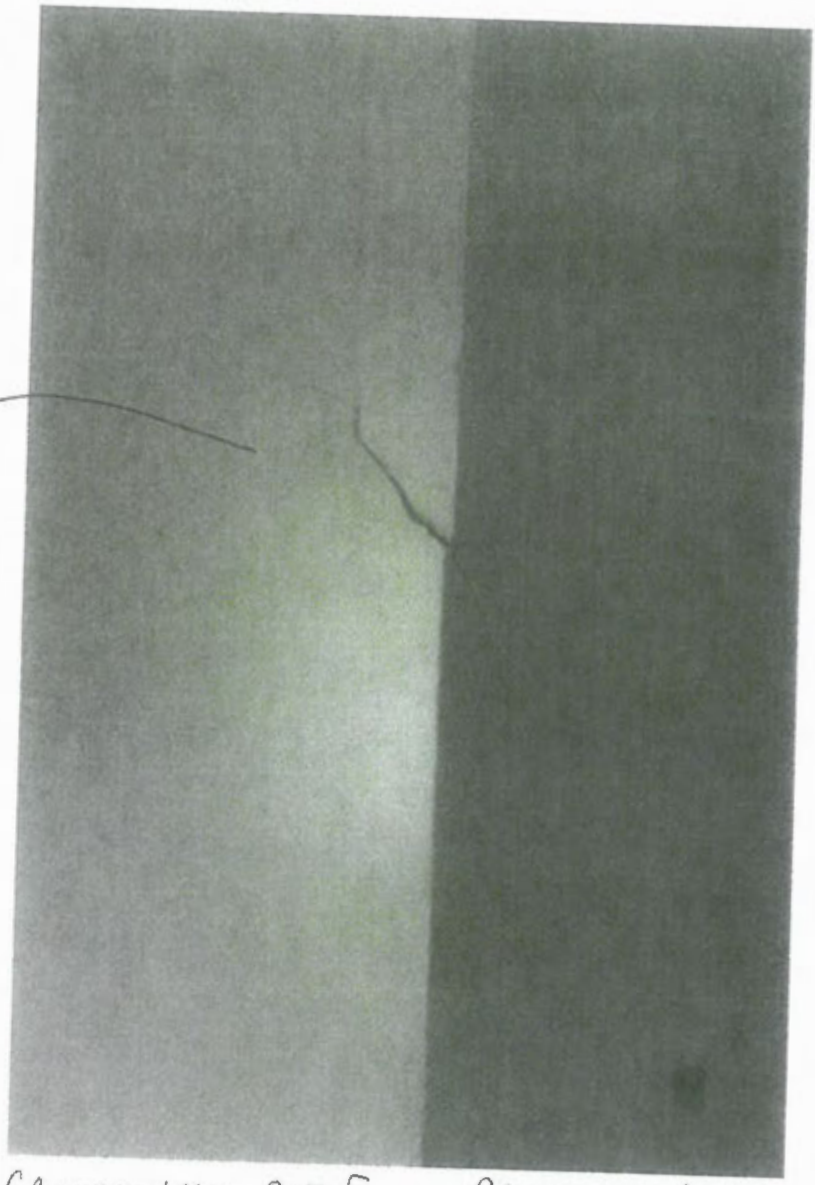
Client

WATER DAMAGE, PEELING PAINT 2ND FLOOR ROOM



REAR BEROOM WEST SIDE 2ND FLOOR
CRACKS IN WALL RUNNING EAST
SEE CLOSE UP PHOTO ACCOMPANYING

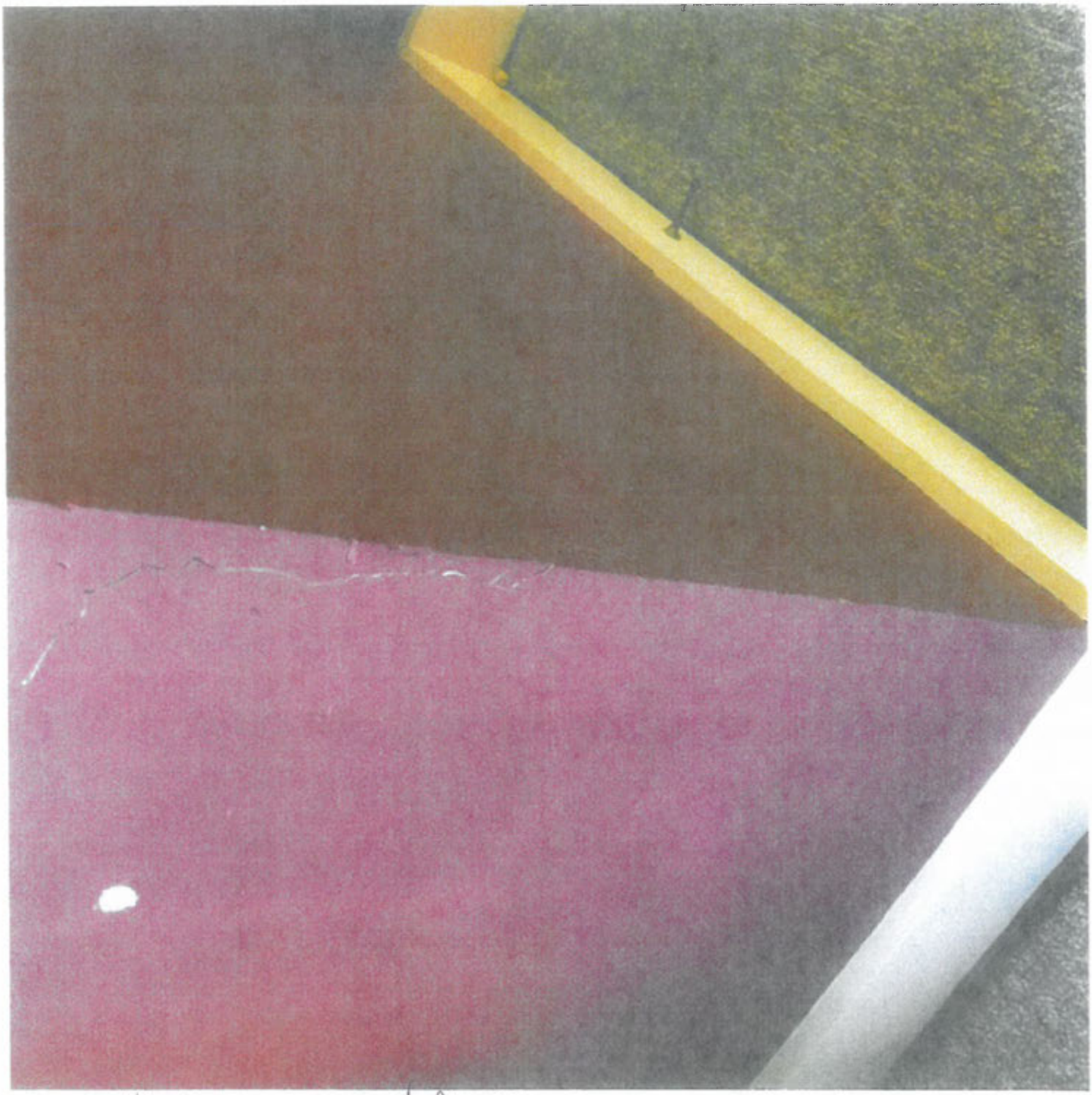
Fig. 1



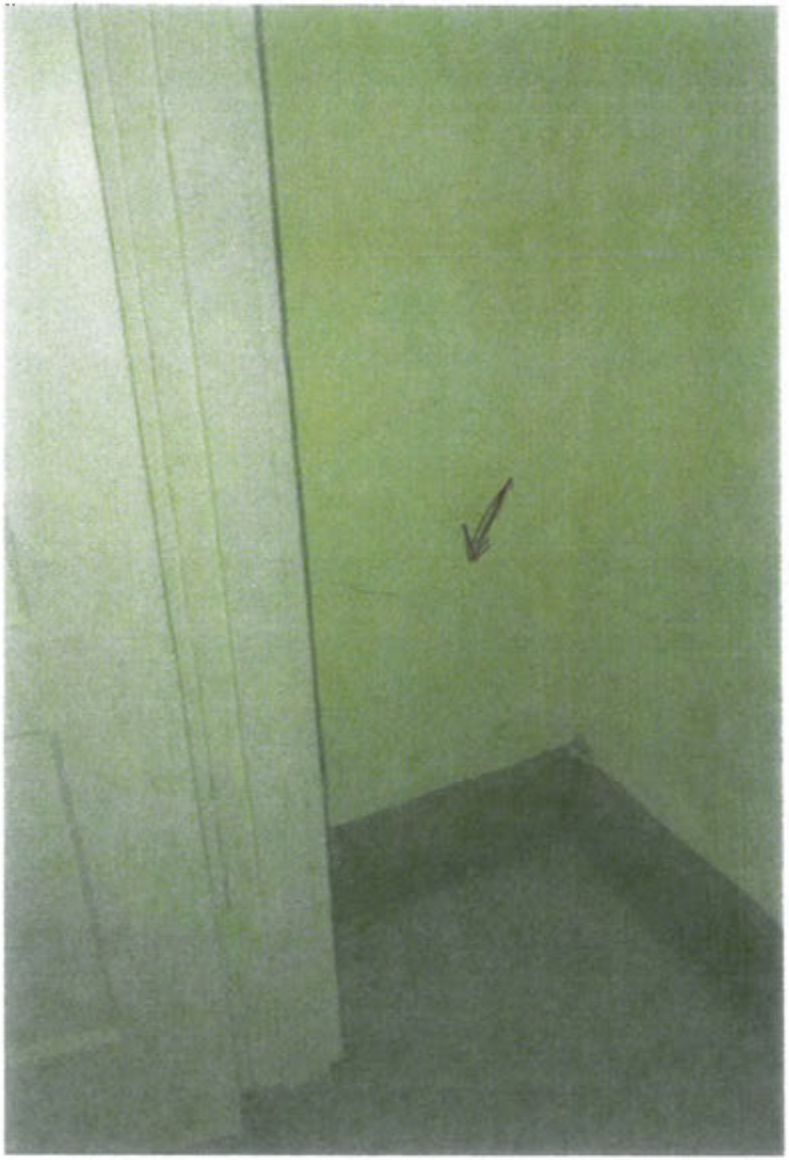
EAST →

CRACKED WALL 2ND FLOOR BEDROOM WALL APPROX. 1/8" +/- OFFSET. CRACK RUNS ENTIRE LENGTH OF WALL TO THE EAST & DOWN THROUGH CLOSET WALL

Top

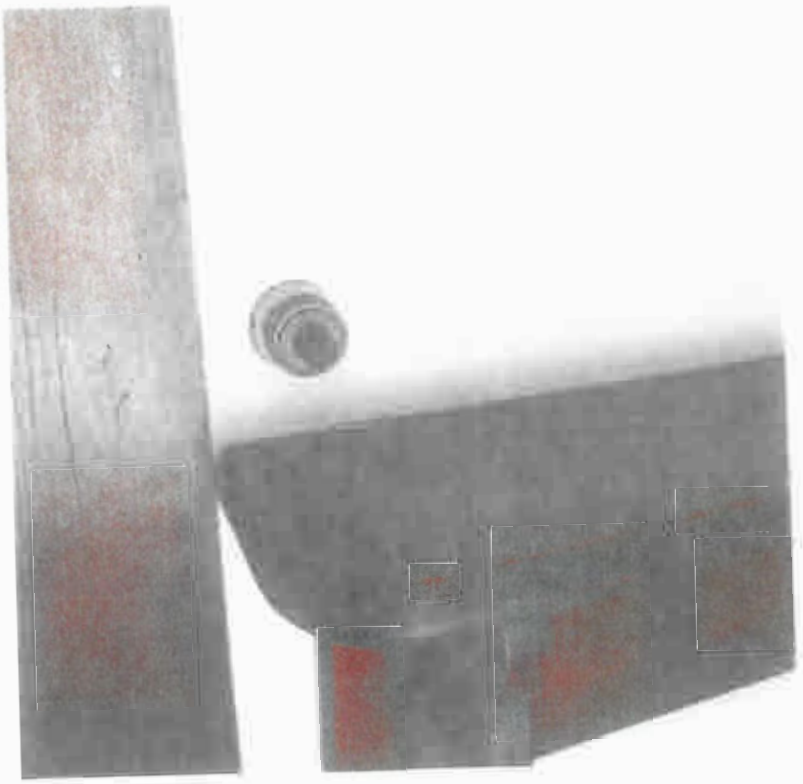


#2 LOWER CRACK IN PLASTER WALL



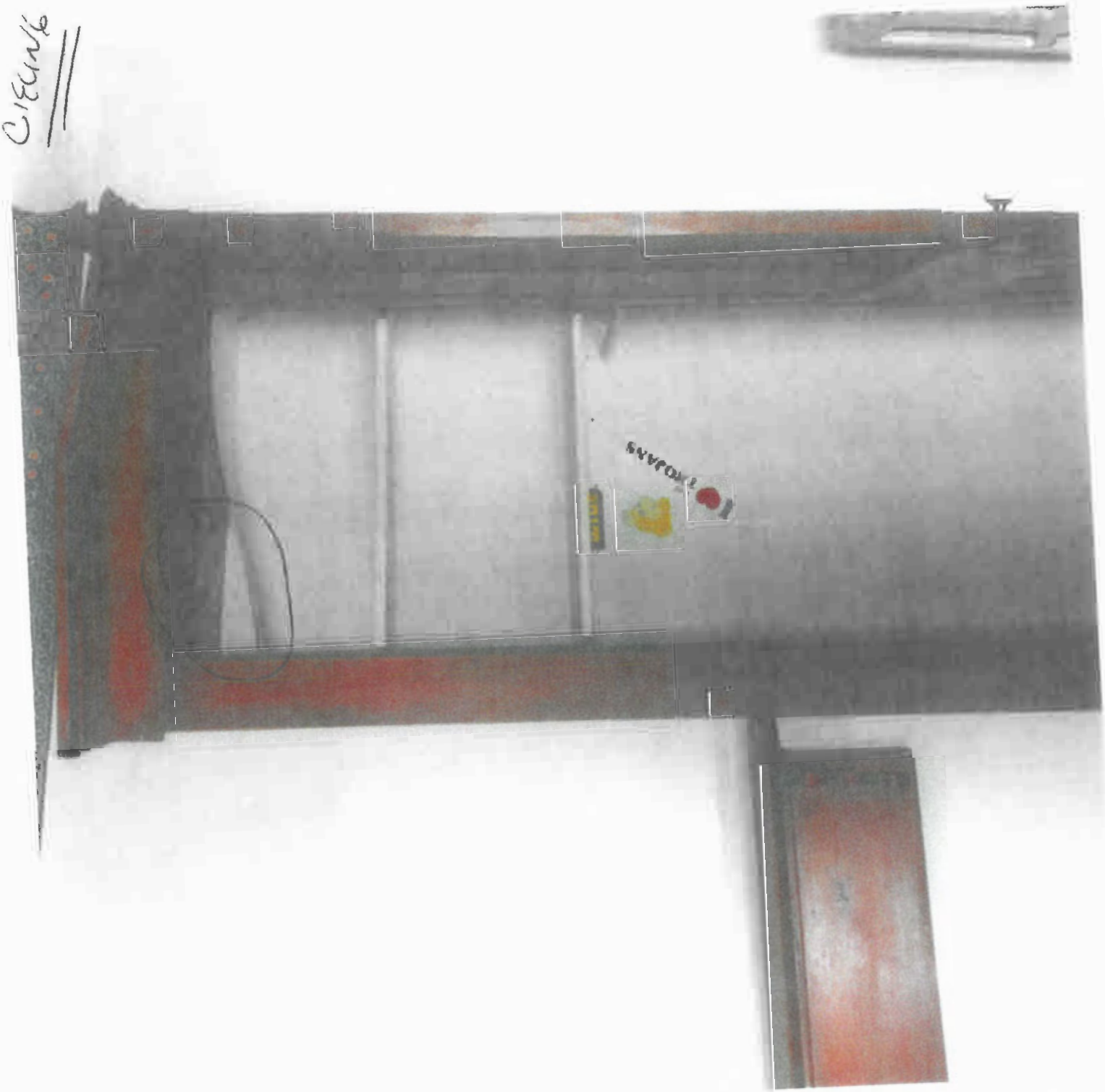
#3

CRACK FROM PURPLE WALL INTO CLOSET



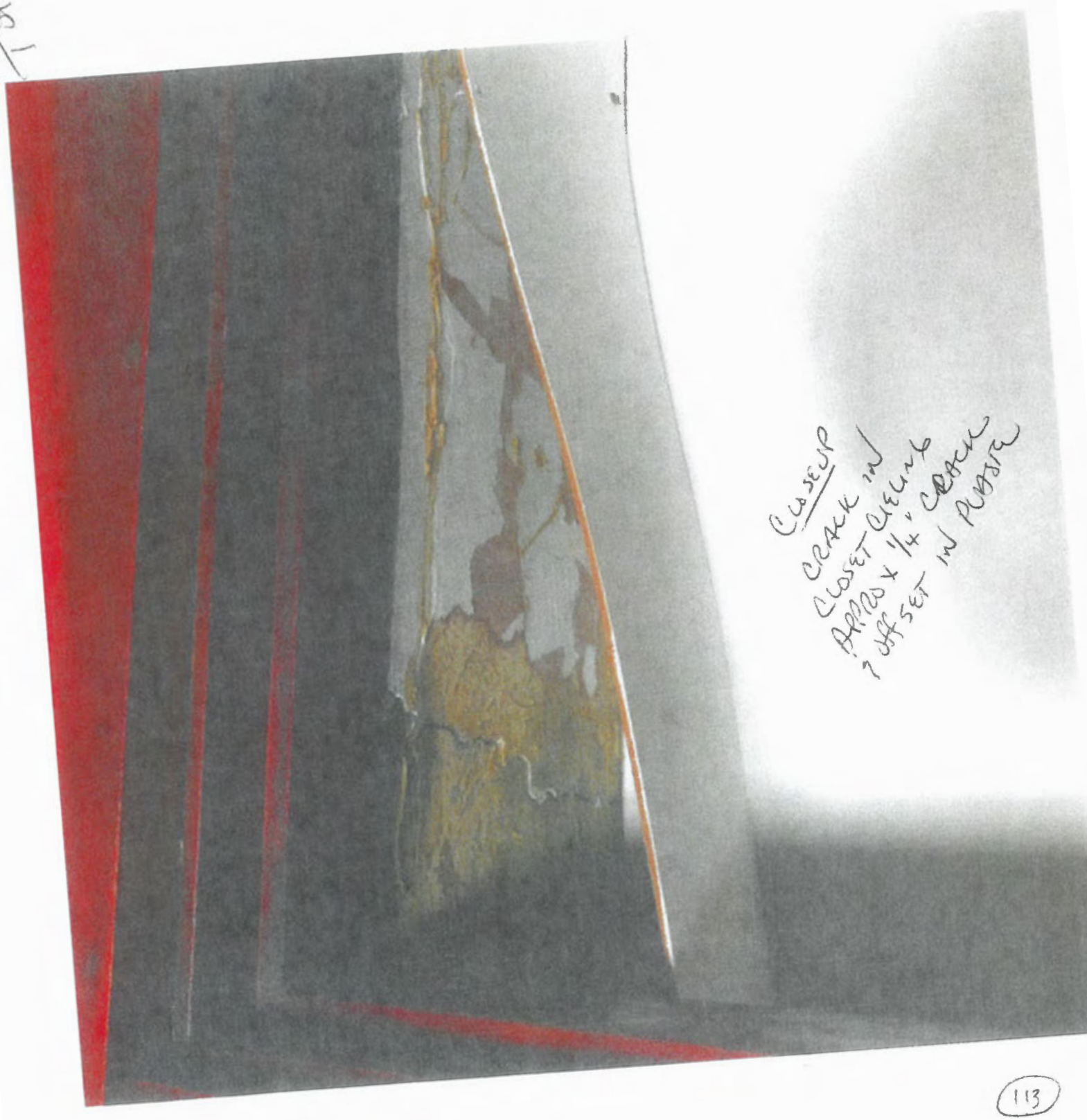
KNOB & TUBE LIGHT SWITCH - OPERABLE
EAST BEDROOM FRONT

CEILING



CRACK IN CEILING of CLOSET APPROX. 1/4" GAP & DROP IN PLASTER

8/1



CLOSEUP
CRACK IN
CLOSET CEILING
APPROX 1/4" CRACK
7 OFFSET IN PLASTER

TOP

BASEMENT EXPOSED KNOB & TUBE WIRING
WITH EXPOSED ROMEX WIRING

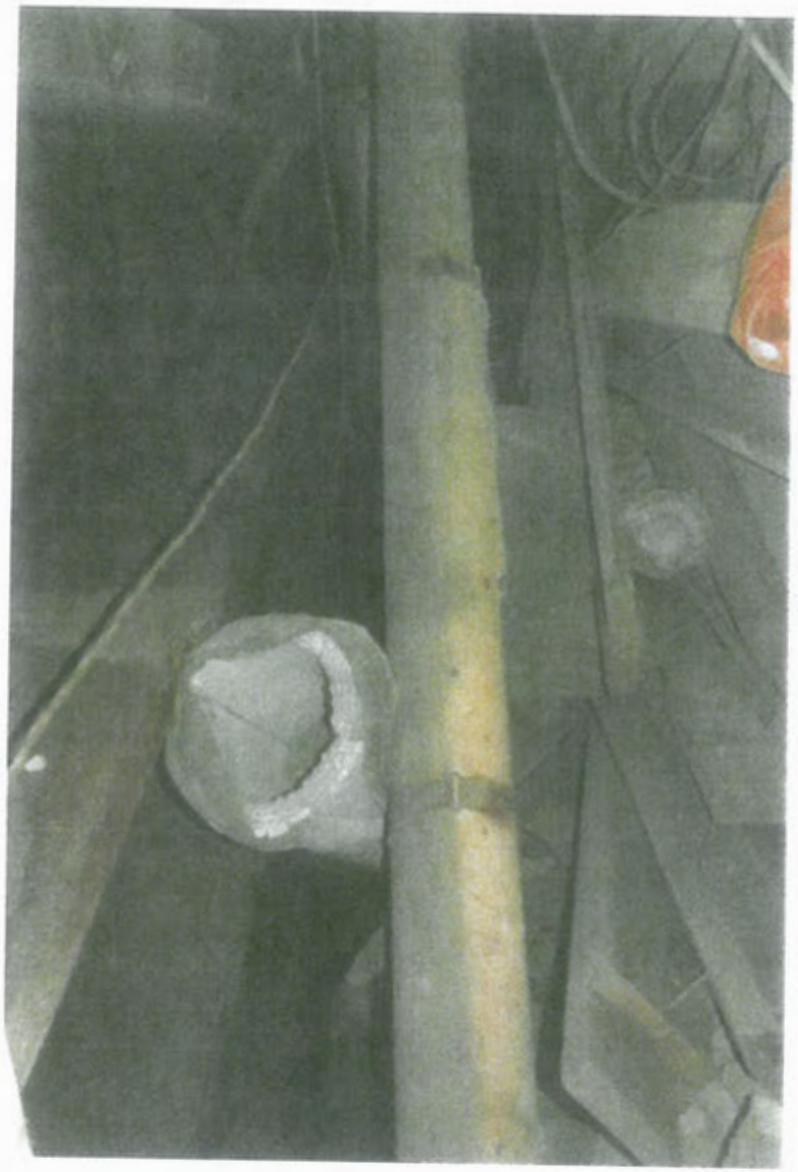
UP

KNOB AND TUBE WIRING NEAR STAIRWELL
IN BASEMENT

STAIRS
TO KITCHEN

KNOB & TUBE
WIRING
RUNNING
THROUGH
DRYWALL

CUT ROMEX WIRING IN BASEMENT



FLOOR JOIST - TOP

ASBESTOS INSULATION IN BASEMENT CRAWL SPACE
PIPE INSULATION

UP ▲

WATER PIPE IN BASEMENT CRAWL SPACE

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	April 22, 2020
SUBJECT:	Rezoning: 6 N. Madison Street Lot D08-026290 & Lot D08-026300 (0.21 acre, 8,453 sq. ft.)
OWNER:	Kelly Moler Larger
APPLICANT:	Kelly Moler Larger

BACKGROUND:

Kelly Larger, has requested for Planning Commission to consider allowing the rezoning of 6 N. Madison Street, parcel D08-026290 and the vacant lot of D08-026300 (combined 0.21 ac.). Currently the property is zoned R-6 Two Family Residential, and the applicant requests that the zoning of the parcel be rezoned to OC-1 Office Commercial District.

The land, consisting of a combined 0.21 acres and 8,453 sq. ft. is currently developed with 1,250 square feet, building that was previously used as a commercial beauty salon. The other surrounding zoning districts are B-2 General Commercial District to the east and south, R-5 Single Family Residential to the west and southwest, and R-6 Two Family Residential to the north.

DISCUSSION:

The applicant cited the reasons for the proposed rezoning is to be able to use the property for a continued use of a beauty salon and other allowable uses as permitted in the OC-1 zoning district. (*Exhibit A*) The current building was constructed as a commercial building and has continued to be used in a commercial use since the nineteen seventies.

The Zoning Code describes the current R-6 zoning district as "designed to accommodate two-family dwellings on lots with areas of at least six thousand (6,000) square feet and not less than three thousand (3,000) square feet of lot area per dwelling unit. This district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future. The Comprehensive Plan describes the R-6 District as high density."

The Zoning Code describes the proposed OC-1 zoning district as "designed to accommodate a mixture of office and commercial uses consisting of groupings of professional, research, executive, administrative, accounting, clerical, stenographic and similar uses. Residential development is not permitted in the district. This district is designed and intended to act as a buffer. This district is mapped along major thoroughfares, near hospitals, and as a transitional area between nonresidential and nonresidential uses."

Attached to this report is a map showing the surrounding zoning districts and properties within a two hundred and fifty-feet radius of the land proposed to be reclassified.
(*Exhibit D*)

The property has always been used as a commercial property, the previous tenant was a beauty salon and the new tenant is continuing that service. This rezoning will allow the property to be used in a conforming manner for the uses that have continued to operate on the property. The rezoning request would allow the owner to allow proper signage than what's permitted in the residential zoning. The OC-1 zoning allows similar low intense uses than the adjacent commercial area. The rezoning will act as a buffer from the general commercial activity along W. Main Street.

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 proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(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.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use should not have any adverse effects in the area and is similar to the previous use and the existing commercial uses that currently exist in the surrounding area.

(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 is compatible and similar to the uses that currently exist in the surrounding area.

(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.

All utilities can be provided.

(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.

In the vicinity of the subject property, there is no available vacant land with the OC-1 zoning classification.

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

This would not correct any errors in the application of the Zoning Code.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not recommend a public hearing.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning is consistent with the existing design of the property and surrounding properties. The proposed rezoning provides a buffer between the general commercial district and the neighborhood. The building was built as a commercial structure, and having it continued to be occupied as a low intense commercial use is appropriate.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from R-6 Two Family Residential to OC-1 Office Commercial District, based on the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning creates the desired effect of a buffer district with the surrounding residential zoning districts; and
- The proposed use is consistent with permitted uses in the OC-1 district; and

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 60 N. Madison St. (Street Address)

being lot number(s) D08-026290, D08-026300 (Parcel Identification Number) from R6 (Existing Zoning Classification) to OC1 (Proposed Zoning Classification).

OWNER		APPLICANT	
Name	Kelly Moler Larger	Name	Kelly Moler Larger
Address	6655 W. Miami Shelby Rd.	Address	6655 W. Miami Shelby Rd.
City	Piqua	City	Piqua
State	OH	State	OH
Zip Code	45356	Zip Code	45356
Phone No.	937-214-2326	Phone No.	937-214-2326
Fax No.	—	Fax No.	—
Email	largerbm@aol.com	Email	largerbm@aol.com

The applicant is the owner (State the interest of the applicant) of the property, which is subject to this application.

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
   a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C".**
   b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
   c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
      i. Include one (1) copy of County Tax Maps
      ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of $150.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HEREWITH ARE TRUE.

Kelly Moler Langer
(Applicant Signature)

Subscribed and sworn to before me this 13th day of April, 2020

My Commission Expires April 11, 2021
(Month/Date/Year)

Jamie Coleman (Notary Public)

(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

✓	EXHIBIT A	Reasons for Zoning Reclassification
✓	EXHIBIT B	Legal Description
✓ N/A	EXHIBIT C	Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
✓	EXHIBIT D	Site Map with Zoning & Owners within 250 feet of parcel
✓	EXHIBIT E	Property Owners List within 250 feet of parcel
✓	Labels	Two (2) Sets of Mailing Labels of Property Owners
✓	Copies	(1) Complete Electronic Set
✓	Map(s)	County Tax Map(s)
✓	Filing Fee	Check issued to City of Troy for $150.00

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

_____ PUBLIC HEARING DATE

_____ RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: 2nd: 3rd: PUBLIC HEARING DATE

_____ COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Effective Date:

Revised 10/25/11

Exhibit A

Dear Zoning Commission, April 13, 2020

My name is Kelly Moler Larger, as owner of the property at 6 North Madison, Troy, Ohio I am requesting that the property be rezoned as a Commercial Property. The property was purchased by my father in the early 1970's and was operated as the Moler Electric Service for 20 plus years. After my father retired from his business in the early 1990's the property was then rented to Barrie VanKirk who operated a beauty salon with massage services as Barrie's Beauty Salon, this lasted until November of 2019. Interior design updates were made to the building as much of the structure had not changed in nearly 27 years. The building was rented to Shannon Clark in January of 2020, her business will be a beauty salon known as Color Vibe Salon. Ms. Clark has been unable to open her business due the mandate of Governor Dewine.

It was my assumption when I bought the property that it was zoned commercial, since the property taxes were paid as a Commercial Property and the building had been operating as a business since my youth. When Shannon Clark applied for her occupancy permit, she was made aware that the property was zoned residential and informed me at that time.

Currently cosmetic improvements are being made to the exterior building that will enhance the overall "curb" appeal. A large parking lot is located in the exterior of the building which currently has new gravel allowing for ample parking for clients. With the current zoning Color Vibe Salon is limited on the signage to place on the exterior of the property. Being that the building sits a bit off of Main Street and lower than street level, Ms. Clark will not receive the visual advertisement that would encourage customers to her salon. By receiving proper commercial zoning, the business will be within requirements for adequate signage.

With the majority of properties on the Main St. corridor within the two-block area operating as commercial businesses it seems to make good sense for the City of Troy that the zoning to be converted to commercial.

In summary I would kindly ask the Zoning commission to consider the rezoning of 6 North Madison to a commercial property. I'm looking forward to being apart of the City of Troy business community.

Thank you for your cooperation on this issue.

Kelly Moler Larger

Kelly Moler Larger

Exhibit B

TRANSFERRED
In compliance with ORC 319.202
MATTHEW W. GEARHARDT Miami Co. Auditor
JUL 23 2019

Total Fee $ 60.00
ORC 319.54 $
ORC 322.02 $
Exempt

DGS 7-23-19

NW 25

JESSICA A LOPEZ
2019OR-08087
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/24/2019 10:44:27 AM
REFERENCES 0
RECORDING FEE 28.00
PAGES 1

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS F. MOLER and TAMMY L. MOLER, husband and wife, of Miami County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to **KELLY MOLER LARGER, her heirs and assigns forever**, whose tax-mailing address is 6655 West Miami Shelby Road, Piqua, Ohio 45356, the following real property:

Situated in the State of Ohio, in the County of Miami and in the City of Troy, and being Inlots numbered Two Thousand Six Hundred Twenty-nine (2629), Two Thousand Six Hundred Thirty (2630), Two Thousand Six Hundred Thirty-one (2631) and Two Thousand Six Hundred Thirty-two (2632) in said City of Troy

Parcel No. D08-026290, D08-026300 and D08-026310

This deed is executed, acknowledged and delivered by the Grantors and accepted by the Grantees subject to all easements, restrictions and covenants of record, applicable building, zoning and use regulations, and Grantees assume and agree to pay the January, 2020 installment of taxes and assessments and thereafter.

Prior Instrument Reference: Volume 740, Page 692, Miami County Deed Records

Executed this 16th day of July, 2019.

THOMAS F. MOLER

TAMMY L. MOLER

State of Ohio,
Miami County, ss:

Executed before me, a Notary Public, in and for said County and State, on the 16th day of July, 2019, by the above-named **THOMAS F. MOLER and TAMMY L. MOLER, husband and wife,** who represented to me to be said person, and who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

NOTARY PUBLIC

MICHAEL A. RIEMAN, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date

NOTARY PUBLIC

6 N. Madison St – Surrounding Zoning Districts