



REVISED AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 12, 2022, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Re-Organization - election of Chairman and Vice-chairman
3. Minutes - 12-8-2021
4. Historic District Application for Certificate of Appropriateness for Demolition, 222 E. Franklin Street (demolition due to fire damage)
Owner: Ron and Pam Cain
Applicant: Harold Trader
-Commission to make decision
5. Historic District Application for 201 E. Water Street - Overfield Tavern Museum for update of the temporary exterior alterations.
Owner/Applicant: Overfield Tavern Museum
6. Historic District Application for 217-219 Public Square SE for replacement of three exterior windows.
Owner/Applicant: ADM Real Estate Holdings, LLC
-Commission to make decision
7. Historic District Application for 206 W. Main Street, for the installation of two building signs.
Owner: Erwin Properties, Ltd/Matthew Erwin
Applicant: Flagel Huber Flagel
-Commission to make decision
8. Historic District Application for 112-118 W. Main Street (parcel less than $\frac{1}{2}$ acre in size) - FIRST READING
Owner/Applicant: 116 W Main LLC
 - A. Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property
 - No action can be taken at this meeting
 - The application will go onto the January 26 agenda for a required Public Hearing and decision by the Troy Planning Commission
9. Authorize the Vice-Chair, in the absence of the Chair, to sign the Record Plan previously approved for Troy Christian Schools. (requires a motion, second, roll call vote)

Note Next Meeting -- January 26, 2022

REV. ~~1-10-2022~~, 1-11-2022

Note to Commission members:

If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, December 8, 2021 at 3:30 PM with Chairman Alan Kappers presiding. ATTENDING: Members – Kappers, Titterington, Ehrlich, Oda, McGarry and Westmeyer – Development Director Davis, Zoning Inspectors Eidemiller and Bruner; City Engineer Rhoades.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mayor Oda, the minutes of the November 10, 2021 meeting were approved by unanimous vote.

HISTORIC DISTRICT APPLICATION, 224-226 S. MARKET STREET, FOR INSTALLATION OF A 2.6 SQUARE FOOT

BUILDING SIGN; OWNER - INNISFREE ENTERPRISES LLC; APPLICANT - MARK NICHOLS/RESIGNATION RECORDS. Staff reported: Parcel number is : D08-004860 property is zoned B-3, Central Business District; the property owner has provided approval of the application; building was constructed in 1929; this multi-tenant building is permitted to have a total of 100 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy; : applicant is proposing to install a 2.6 square foot building sign measuring 21" x 18" or 2.6 square feet; sign will be constructed of a high-density urethane with colors of Black of Night (SW6993) and Extra White (SW7006); and staff recommends approval based on the findings of:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, to approve the application for 224-226 S. Market Street as submitted, based on the high-density urethane material with colors of Black of Night (SW6993) and Extra White (SW7006) included in the application, and based on the findings of staff that:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 24 NORTH SHORT STREET FOR A 14 SQUARE FOOT WALL SIGN; OWNER –

PRIAM HOLDINGS LLC; APPLICANT – HUFFMAN, LANDIS, WEAKS & WALTERS CO. LPA. Staff reported: Parcel ID: D08-000260, the property is zoned OR-1, Office Residence District; building was constructed around 1880; building is permitted to have 100 square feet of signage; application is for a 48" x 42" (14 square feet) building sign; sign will be a sandblasted HDU with three dimensional letters; colors will be Black: Iron Ore SW7069, Gold: Brittlebush SW 6684, and Grey: Alpaca SW 7022; and staff recommends approval based on the findings of:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the application for 24 N. Short Street as submitted, on the exact sign and color provided in the application of a sandblasted HDU with three dimensional letters; colors will be Black: Iron Ore SW7069, Gold: Brittlebush SW 6684, and Grey: Alpaca SW 7022, and based on the findings of staff that:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

MOTION PASSED, UNANIMOUS VOTE

REZONING APPLICATION, INLOT 7392, PARCEL NO. D08-099763, LOCATED ON S. DORSET ROAD AT ARTHUR DRIVE,

FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO B-1, LOCAL RETAIL DISTRICT. OWNER - GREENVILLE FEDERAL; APPLICANT - PW CAMPBELL. Staff reported: A request by PW Campbell on behalf of Greenville Federal, property owner, has been submitted for a rezoning application for Inlot 7392, located on S. Dorset Road from M-2 Light Industrial District to B-1 Local Retail District.; the property is located on the northeast corner of the Arthur Drive/S. Dorset Road intersection and is adjacent to 84 Lumber (to the east), Beckstrom Orthodontics (to the north) and Stillwater/Crown (to the west); inlot 7392 consists of 2.484 acres and is currently undeveloped; the proposed use of a financial institution is a permitted use in the B-1 Local Retail District; and the surrounding zoning districts include the B-2 General Business District, M-2 Light Industrial District, and B-1 Local Retail District. Please see the attached map indicating the various surrounding zoning districts. The staff report further noted:

"Chapter 1143.13 of the Zoning Code describes the proposed B-1 Zoning District as "intended to permit the development of retail sales and personal services required to meet the day-to-day needs of an adjacent residential neighborhood. Stores, businesses and offices in this zone should be useful to the majority of the neighborhood residents, should be economically supportable by nearby population, and should not draw community-wide patronage. A grocery store or grocery store/drugstore combination is favored as the principal tenant in a local retail district..."

In general, the B-1 Local Retail District is intended for the grouping of small retail businesses and office uses which are relatively nuisance-free to the surrounding neighborhood.

The Comprehensive Plan's Future Land Use Map displays this area as existing commercial uses that exist to the east and south, industrial uses to the west, and neighboring residential uses to the north.

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 made necessary because of changing conditions in the affected area with the redevelopment of the Troy Business Park to the South, Kroger to the east, and a mixture of residential uses, to the north. The proposed use will not have any adverse effects in the area and is similar to the existing commercial district while complementing and serving the surrounding residential districts.

(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 residential and commercial uses that currently exist to the immediate vicinity.

(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.*

Adequate utilities are being provided to the reference property.

(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 for development with the B-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.
Not applicable in this request."

Staff did not recommend that the Commission hold a public hearing. Staff recommended that Planning Commission support the rezoning based on the findings of:

- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- o The proposed rezoning is consistent with the surrounding zoning districts; and
- o The use is consistent with permitted uses in the B-1 district; and
- o The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

PUBLIC HEARING:

A motion was made by Mr. McGarry, seconded by Mrs. Ehrlich, that the Planning Commission not hold a public hearing on the application to rezone Inlot 7392, from M-2 Light Industrial District to B-1 Local Retail District.

MOTION PASSED, UNANIMOUS VOTE

DISCUSSION: Mr. Kappers asked if staff had concern that if the rezoning is approved the lumber yard would be the only area left under M-2 zoning. Staff indicated no concern as the lumber yard is an existing business and there is industrial use to the west.

RECOMMENDATION ON THE REZONING APPLICATION:

A motion was made by Mayor Oda, seconded by Mr. McGarry, that the Troy Planning Commission recommends to Troy City Council that Inlot 7392, Parcel Number D08-099763, located on S. Dorset Road at Arthur Drive, be rezoned from M-2, Light Industrial District, to B-1, Local Retail District, based on the findings of staff that:

- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- o The proposed rezoning is consistent with the surrounding zoning districts; and
- o The use is consistent with permitted uses in the B-1 district; and
- o The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

MOTION PASSED, UNANIMOUS VOTE

PROPOSED AMENDED SUBDIVISION REGULATIONS. Commissioners had received the proposed amended Subdivision Regulations previously for review. The amended document has been reviewed by the Director of Law and by Planning Commission Chairman Kappers. The City Engineer summarized the modifications to be:

1. The red chapter noted after each black chapter and title notes the existing chapter from which it originated. For example: 1111.01 Purpose. (was 1111.01 Includes 1117.07) Indicates the proposed Chapter 1111.01 Purpose originated from the existing 1111.01 and includes text from the existing 1117.01. *The final document will remove the reference to the old subdivision regulation chapter/paragraph.*
2. 1111.06 Definitions combined all definitions
 - a. Kept definition of Approval Authority and modified the definition of Authorized Agent to be the Director of Public Service and Safety or designee. The City Engineer would be his designee. The entire document was reworded to reference Authorized Agent and not City Engineer.
 - b. Clarified the "Easement" definition and combined references found throughout the existing regulations.
3. 1113.03 Time Limitations
 - a. Reworded the document to say that each section of a subdivision can take up to 2 years. Existing says ALL section of prelim plan need to be filed for final within 2 years, proposed EACH section
 - b. Modified the terms for placing top course to after 75% of houses are built versus 50% built.
4. 1113.07 Disclaimer of Liability
 - a. Provided clarification as to when the city accepts liability of the improvements.
5. 1113.09 Conformity, Completion and Maintenance Required.
 - a. The reference to public improvements added "(with sidewalks)" to clarify sidewalks are public improvements that are required to be included in a performance guarantee.
6. 1113.10 Penalty
 - a. Combined existing sections into a single chapter in the proposed regulation.
7. 1115.03 Review Fees and Recording Procedures for Minor Subdivisions
 - a. Modified to include approval and execution by City Council, Planning Commission and/or City Engineer, as applicable.
8. 1121.05 Non-City Utilities
 - a. Lighting options are further defined.
9. 1115.02 Information to be Contained in the Final Record Plat
 - a. Combined two existing sections presenting the same information.
 - b. Added cluster mailboxes in accordance with United States Postal Service
10. 1117.02 Preliminary Plan Requirements
 - a. Language inserted regarding the approval of developments in accordance with ORC Section 711.09.
11. 1123 Stormwater Management
 - a. Updated as required by Ohio EPA.
12. 1127 Construction Plans, Inspection and Final City Acceptance
 - a. Sorted and reorganized various sections into a new chapter
13. 1127.09 City Acceptance Requirements for Maintenance Guarantee and 1127.09 Final City Inspection and Acceptance
 - a. Combined acceptance into maintenance period and final subdivision section acceptance for clarification.
14. Construction standards were removed from the subdivision regulations. Examples are the following:
 - a. Appendix A Street Standards reiterated the City Construction Standards.
 - b. Proposed material and depth of water main was removed from the subdivision regulations because that can be found in construction standards.
 - c. Sidewalk standards have been changed to 5 feet due to ADA compliance.

DISCUSSION: It was explained that timing of how long the Commission has to approve a plat has been clarified to provide a developer with two options: 1 – The developer submits all work fully completed and in order, up front, with the Commission then having a 30 day period for consideration and action on a plat; or 2 – Developer files a completed preliminary plan, then completes all other required work later, with the application indicating that if the developer selects option 2, the 30 day period for action by the Commission is then waived.

Mr. Kappers asked if Mr. Wolke, who was absent, had submitted any concerns. Mr. Titterington stated that Mr. Wolke spoke with him and had a couple of questions, and then indicated he had no concerns with the document as proposed.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Planning Commission recommends to Troy City Council that the proposed Amended Subdivision Regulations be adopted.

MOTION PASSED, UNANIMOUS VOTE

NEXT MEETING: The next regular meeting would be December 22. Several members indicated they would be available to meet if there were agenda items.

There being no further business, the meeting adjourned at 3:41 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Titterington.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Development Staff

DATE: January 12, 2021

SUBJECT: Historic District Review – 222 E. Franklin Street - Demolition

BACKGROUND

The applicant requests a certificate of appropriateness from the Troy Planning Commission regarding the demolition of the residential structure located at 222 E. Franklin Street. The property is zoned R-7, Multiple-Family Residential District and is the last house in the historic district on E. Franklin Street (near the railroad tracks).

DISCUSSION:

The OHI describes the structure as a two-story vernacular home with a truncated hip asphalt shingle roof. Contributing features include a central doorway with recessed sidelight moulded panels; 1/1 windows with stilted molding trim and high proportions with a decorated cornice. The OHI form has been attached to this report and labeled as Appendix A. It is important to note that most of the contributing features have been removed from the structure since the OHI form was documented in 1977.

On November 15, 2021, City Council approved a moratorium on demolitions in the HP-O, Historic Preservation Overlay District as O-63-2021, with the exception of findings from the Chief Building Official or the Fire Chief of the City of Troy that the demolition is required due to an imminent safety concern. The property was being used as a multi-family residential unit until the property sustained extensive damage due to a fire and has been declared an imminent danger by the Chief Building Official and City of Troy Fire Department. The declarations have been attached to this report as Appendix B and C.

Ordinance 1315 Fire Loss Security Fund requires \$2,000 for each \$15,000 and each fraction of that amount. The Auditor has received fire escrow in the amount of \$25,400. These funds are to be used solely as security against the total cost of removal.

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) The structure has been declared an immediate danger by the Chief Building Official and City of Troy Fire Department and meets this standard (see Appendix B and C).
- II) The second standard has been met as the structure is not consistent with other structures in the historic district. The contributing features listed in the OHI form in 1977 have since been removed or otherwise altered. The decorative cornice, original 1/1 windows, and shingle skirt between the floors have all been removed or altered since 1977. 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 Miami County Auditor values the property at \$131,800. Fire escrow funds have been received in the amount of \$25,400 with the fraction of 7.5 equals \$190,500. 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 structure has been deemed an immediate danger by the Chief Building Official and City of Troy Fire Department. The removal of the structure will not have an adverse effect on the historic integrity of the streetscape as this is the last property in the historic district boundary on E. Franklin Street and most of the historic contributing features have been removed or altered since the 1977 OHI form.

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.

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 structure. This finding is based upon the following:

- The building 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 and it is one of the last properties in the historic district on E. Franklin Street;
- The property is not eligible for inclusion on the National Register;
- A minimal reuse plan has been submitted.

Appendices:

- A- OHI form
- B- Chief Building Official Letter
- C- City of Troy Fire Department Letter
- D- Pictures and Supporting Documents

Appendix A – Ohio Form

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. MA 336-65 10928-00077E		4. Present Name(s) 222 East Franklin Robert & Mary Jarrett House	
2. County Miami		5. Other Name(s) Ira L. Morris House	
3. Location of Negatives E 29,30 Regional Office SHA			
6. Specific Location 222 East Franklin		16. Thematic Category C	28. No. of Stories 2
7. City or Town Troy If Rural, Township & Vicinity		17. Date(s) or Period 1880	29. Basement? Yes ☒ No ☐
8. Site Plan with North Arrow 		18. Style or Design Vernacular	30. Foundation Material concrete
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 18 713 8 718 0 4 4 3 5 3 9 0		19. Architect or Engineer	31. Wall Construction frame
10. Ownership residence		20. Contractor or Builder	32. Roof Type & Material truncated hip asphalt shingle
11. On National Register? Yes ☐ No ☒		21. Original Use, if apparent residence	33. No. of Bays Front 5 Side 3
12. Is It Eligible? Yes ☐ No ☒		22. Present Use residence	34. Wall Treatment novelty above weatherboard
13. Part of Estab. Yes ☒ No ☐		23. Ownership Public ☐ Private ☒	35. Plan Shape rectangular
14. District Yes ☐ No ☒		24. Owner's Name & Address, if known Robert & Mary Jarrett 214 E. Franklin, Troy, OH	36. Changes (Explain in #42) Addition ☒ Altered ☒ Moved ☐
15. Name of Established District Troy Historic District		25. Open to Public? Yes ☐ No ☒	37. Condition Interior fair Exterior fair
16. Further Description of Important Features Central doorway recessed side sidelight moulded panels; windows are 1/1 D.H.S. stilted moulding trim high proportions; shingle skirt between ranges on side. Two story vernacular home with a truncated hip asphalt shingle roof. CDF: include a central doorway with recessed sidelight moulded panels; 1/1 windows with stilted moulding trim & high proportions; shingle skirt between the floors on the side; decorative cornice.		26. Local Contact Person or Organization Troy Historical Society	38. Preservation Underway? Yes ☐ No ☒
17. History and Significance Contributes to the historic character of Troy. Built in 1880 by Ira L. Morris.		27. Other Surveys in Which Included	39. Endangered? Yes ☐ No ☒
18. Description of Environment and Outbuildings A main street in an old residential neighborhood. small urban setting of closely spaced buildings and numerous shade trees.		40. Visible from Public Road? Yes ☒ No ☐	41. Distance from and Frontage on Road 15' back 50' wide
43. Sources of Information		48. Prepared by L.S. Gannon, Jr.	
		47. Organization Regional Office SHA	
		49. Date	49. Revision Date(s)

Appendix B – Chief Building Official Letter



12/9/21

Unsafe Structure

To whom it may concern,

The burnt structure located at 222 E Franklin St in Troy appears to be an imminent danger to close proximity properties, sidewalks, railroad, and possibly the roadway as well.

Please contact me with any questions.

Rob England
Chief Building Official
Miami County Ohio
937-440-8121

HOME. GROWN. GREAT.

web: www.miamicountyohio.gov
visit: Hobart Center for County Government
510 W. Water St., Suite 120 • Troy, Ohio 45373
phone: 937.440.8121
fax: 937.440.8124

Appendix C – Fire Chief Letter



Matthew Simmons
Fire Chief

Troy Fire Department
1528 N. Market Street
Troy, Ohio 45373
www.troyohio.gov
phone: (937) 339-0495
fax: (937) 335-3735
matthew.simmons@troyohio.gov

RE: 222 East Franklin

To whom it may concern,

After consulting with the Miami County Building Official's office and in accordance with Ohio Fire Code 110.1.1 Unsafe Conditions, we concur with the assessment granting demolition of 222 East Franklin based on the structure's imminent risk of collapse and safety concerns of our citizens.

Sincerely,

Chief Matthew D. Simmons

Matthew D. Simmons













APPLICATION FOR DEMOLITION PERMIT:

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

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

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



Rev 12/3/07

1 LOCATION OF PROJECT		Project Address: <u>222 E Franklin St</u>	Zip Code: <u>45373</u>	Lot No(s)
		Name of Job: <u>DEMO</u>	Type of Bldg/Structure (Ex: Home, Garage, Shed, Etc.): <u>3 Family Duplex</u>	
2 REQD INFO		Names (Please Print)	Mailing Addresses - Street, City, Zip Code	Phone (Day time)
	Applicant	<u>HAROLD Trader</u>	<u>2255 W Kessler - Columbusville, Ohio</u>	<u>937-875-0788</u>
	Contractor	<u>Trader Builders</u>	<u>SAME AS ABOVE</u>	<u>1-937-875-0788</u>
	Bldg Owner	<u>Ken: Pam Cain</u>	<u>Washington Rd Troy Ohio 45373</u>	<u>1-937-875-1275</u>
3	Subdivision	<u>NONE</u>	4 Lot size	<u>80 by 100</u>
			5 Is work within the 100 Yr Flood Plain?	<u>NO</u>
			If yes, is work within the Floodway _____	
6	Are there easements or land restrictions on the property? <u>NO</u>		6A Is this structure within the Historic District? <u>YES</u>	
	If yes, explain:			
7	What was the building last used for? <u>3 Family Duplex</u>		8 If applicable, will the floor slab be removed? <u>YES</u>	
8	Describe Nature of Work: <u>DEMO OF FIRE</u>			

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)		OFFICE USE ONLY	
☐ 1-Family Residential Building	☒ 3, 4, 5 or More Family Residential Bldg	Permit Fees	Due
☐ 2-Family Residential Building	Specify No. of Housing Units	Demolition of Structure: \$10 Plus \$4 per 1000 sf. (Max of \$75.00)	
☐ All other buildings and structures		TTL Amount Due	
11 Maximum Number of Stories	<u>2</u>	TTL Amt Paid	
12 Floors Involved in Work	<u>2</u>	Receipt No.	Date
A Basement:	<u>YES</u>		
B First Floor			
C 2,3,4,5,6 (Circle One)			
D Additional Floors			
E Total Sq. Ft. A+B+C+D			
Sign your Full Name: <u>Harold Trader</u>		By signing this application, this shows a representative of the City of Troy to enter the property for inspection purposes.	
Address: <u>2255 W Kessler - Columbusville Rd Troy Ohio</u>			
Phone: <u>1-937-875-0788</u>			
Date: <u>12-2-21</u>			
APPROVAL CONTINGENT UPON THE FOLLOWING:			
PERMIT ISSUED BY:			



Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 12-30-2021

Applicant RON & PAM CAIN Telephone No. 937-875-1275

Owner of Property RON & PAM CAIN Has the Owner been Notified? _____

Address of Project 222 E FRANKLIN ST.

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor HAROLD TRADER

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

- ☐ Repair
☒ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☐ Other: _____

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

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

SIGNATURE OF APPLICANT:

Pam Cain

SIGNATURE OF PROPERTY OWNER:

PAM CAIN

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Zoning Inspector

DATE: January 12, 2022

SUBJECT: Historic District Review – 201 E. Water Street – Overfield Tavern Museum

DISCUSSION:

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

Between 1995 and 2000, the Overfield Tavern underwent major restorations, which includes the installation of poplar siding that was subsequently painted red, and the painting of hewn logs with white latex paint, along with several interior modifications. The Overfield Tavern Museum conducted an Architectural Assessment Report in 2019. The assessment report identified an accelerated rate of deterioration of the poplar siding located on the west elevation (S. Mulberry Street). Continued exposure of the hewn logs located on the south and east elevation has led to extensive dry rot, that has made the building susceptible to insect damage and birds. Phase 1 of the revitalization efforts have been completed with the replacement of the wood shingled roof to an imitation wood shingle known as Enviroshake that was previously approved by the Planning Commission in February of 2020.

On the August 25, 2021 Planning Commission Meeting, the applicant requested the review of the temporary exterior alterations to the building that included the removal of the poplar siding on the west façade along S. Mulberry Street and partial removal of the white latex paint on the front façade (Water Street) and east façades. The request was made to provide more accessibility to the structural engineer for a full inspection known as phase 2a of the project. The request was approved with the following conditions:

- Overfield Tavern Museum will provide an update of the findings from the structural engineer by December 21st, 2021.
- This approval is not permitting the final design or material replacement of any elements of the building, rather to provide access for the structural engineer to conduct a complete structural inspection.
- The removal of the white latex paint is conducted using the gentlest method possible, following the Secretary of Interior Standards for the Treatment of Historic Properties.

In October 2021, Midwest Maintenance Inc. removed the existing new-growth poplar siding on the west elevation facing Mulberry Street and the coating of white latex paint on the south elevation facing Water street, revealing the extent of the damage to the log walls. The structural engineer assessed the extent of the damage identifying which logs will need repaired or replaced (see Appendix A).

FINDINGS:

The west elevation logs that were protected by the wood siding are in relatively good repair with minimal repairs needed. The south and east elevations that were covered in latex paint need substantial repairs, including replacement logs.

NEXT STEPS:

Museum staff are currently sourcing replacement logs and investigating the possibility of using old-growth logs salvaged from other log buildings in the region. The repair and replacement work are scheduled to take place in Spring 2022 weather pending. Overfield Tavern Museum will submit a new application for exterior modifications. City Staff will coordinate the repair efforts with the State Historic Preservation Office.

December 21, 2021

Tim Davis and Austin Eidemiller
Development Department
City of Troy



**RE: Overfield Tavern Museum, 201 E. Water Street
Update on Phase 2A Repairs**

On August 25, 2021, the Troy Planning Commission reviewed a request for exterior modifications to the Overfield Tavern Museum at 201 E. Water Street. The Commission approved the request with the following conditions: the museum would provide an update of the findings from the structural engineer by December 21, 2021; the exterior modifications (removal of paint and siding) would not be part of the final design but were intended to provide access for the structural engineer to conduct a complete structural inspection; and, the removal of the white latex paint would be conducted using the gentlest method possible, following the Secretary of the Interior's Standards for Treatment of Historic Properties.

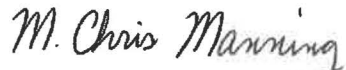
In October 2021, Midwest Maintenance Inc., a historic building restoration company based in Piqua, Ohio, removed the existing new-growth poplar siding on the west elevation facing Mulberry Street (installed ca. 2000) and the coating of white latex paint on the south (Water Street) and east elevations, revealing the extent of the damage to the log walls (see Attachment A).

On October 11 and December 9, Arsee Engineers, a structural engineering firm specializing in historic buildings, inspected the building and made measured drawings, noting which logs will need repair or replacement to ensure the ongoing stability of the building (see Attachment B). Arsee's findings show that the logs that were protected by wood siding (west elevation) are in relatively good repair, needing only minor work and a few small "dutchman repairs" (inset wood patches). Conversely, the south (Water Street) and east elevations, which were covered by paint and exposed to the elements, need substantial repairs, including numerous replacement logs, especially at the bottom of the building (sill logs).

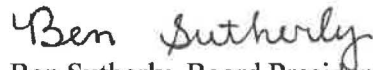
Pending approval by the Troy Planning Commission, the log repair and replacement work is scheduled to take place in Spring 2022, possibly earlier, depending on weather and air temperature, as the consolidant to be used cannot be applied when the temperature falls below a certain point. Museum staff and Midwest Maintenance are currently sourcing replacement logs and are investigating the possibility of using old-growth logs salvaged from other log buildings in the region. Prior to work commencing, **a new application for exterior modifications will be submitted to the Troy Planning Commission** after consultation with Midwest Maintenance Inc., Arsee Engineers, the Overfield Tavern Museum Board of Trustees, and museum staff.

Please accept this report as part of the conditions of the August 25 meeting. If you have any questions or need additional information, please contact me at mchrismanning@gmail.com or by phone at (253) 985-0415.

Sincerely,

Handwritten signature of M. Chris Manning in cursive script.

M. Chris Manning, Executive Director

Handwritten signature of Ben Sutherly in cursive script.

Ben Sutherly, Board President

Appendix A: Condition Photographs October 2021



Overview of the west elevation, facing Mulberry Street, after removal of the siding.



Detail of the west elevation, facing Mulberry Street, after removal of the siding.



Detail of the west elevation, facing Mulberry Street, after removal of the siding.



Overview of the south elevation, facing Water Street, after paint removal.



Detail of southwest corner, showing the difference in log preservation between the west elevation, which was protected by wood siding, and the south elevation, which was painted and exposed to the elements.



Detail of damage to logs on the south elevation caused by rot and insects.



Detail of damage to logs on the south elevation caused by rot and insects.



View of the east elevation caused by rot and insects.

Appendix B: Draft Construction Drawings December 2021



LEGEND

-  LOG REPLACEMENT
-  DUTCHMAN PATCH
-  CRACK STABILIZATION

WEST ELEVATION

$1/4"=1'-0"$

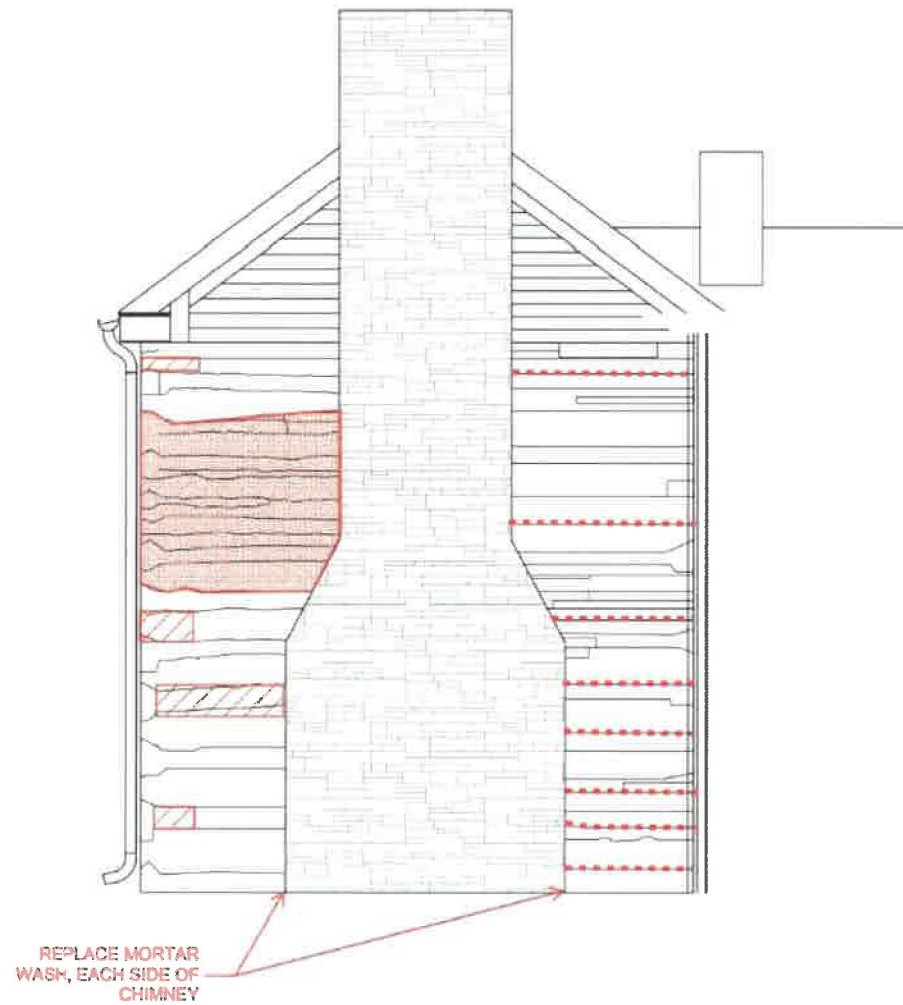


LEGEND

- LOG REPLACEMENT
- DUTCHMAN PATCH
- CRACK STABILIZATION

SOUTH ELEVATION

1/4"=1'-0"



- LEGEND**
- LOG REPLACEMENT
 - DUTCHMAN PATCH
 - CRACK STABILIZATION

EAST ELEVATION

1/4"=1'-0"

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Development Staff

DATE: January 12, 2021

SUBJECT: Historic District Review – 217-219 Public Square SE

PROPOSAL:

Gustavo Menezes with ADM Real Estate Holdings, is requesting a historic review from the Planning Commission to consider the exterior modification of three replacement windows at the building located at 217-219 Public Square SE. The property is zoned B-3, Central Business District.

The Ohio Historic Inventory (OHI) form describes the building as a two-story brick building with Italianate Commercial elements. Contributing features include corbelled brickwork above the storefront and at the cornice; continuous stone lintels, and five circular windows above the second-floor windows. The building is on the National Register.

DISCUSSION:

The applicant is proposing to replace three wood second-floor windows with white double hung vinyl windows. The remaining windows were replaced with vinyl as approved by the Planning Commission in April of 2017. The double hung vinyl windows will match the existing windows. The OHI form does not list the second-floor windows as contributing features to the building.

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 those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed window alteration, based on the following:

- The proposed windows will meet all City of Troy code requirements; and
- The OHI form does not list the windows as being historically significant to the building; and
- Additional buildings within the Historic District also have vinyl windows.

Planning Commission
Historic District Application

Revised 03/03/15

TROY

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 12/30/2021

Applicant ADM Real Estate Holdings, LLC Telephone No. (772) 332-4623

Owner of Property ADM Real Estate Holdings, LLC Has the Owner been Notified? YES

Address of Project 219 SE Public Square

Contact Address (if different than Project Address) 555 Chartwell Ct - Troy, OH 45373

Name of Architect/Engineer and/or Contractor Tristan - All About Remodeling

Application for renovation to include the following:

- | | |
|--|---|
| ☐ Alteration | ☒ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☐ Other: _____ |

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

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- 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.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- 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:

J. GUSTAVO MENEZES / ADM REAL ESTATE HOLDINGS

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

From: ADM Real Estate Holdings, LLC

To: City of Troy Planning Commission

Ref: Like for like replacement of windows for 219 SE Public Square



Crestline® Select 350 Series 26"W x 36-1/2"H White Vinyl Double Hung Window with Nailing Flange & Brickmould J-Channel
Model Number: 26X36.5_DH_S350_WH_LOE



\$239⁹⁹
each

Color: White Vinyl Interior/Exterior

Rough Opening Size: 26"W x 36-1/2"H



FREE Ship To Store

Available for Special Order at
TROY CITY
Get it as soon as 05/20/2022



Delivery

Available

Description & Documents



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: January 12, 2022

SUBJECT: Historic District Review – 206 W Main Street

PROPOSAL:

A request by the applicant, Flagel Huber Flagel, on behalf of the owner, Erwin Properties Ltd, for the installation of two (2) buildings signs at the property located at 206 W. Main Street, Parcel ID: D08-001250. The applicant has received authorization from the property owner for the proposed request. The property is zoned B-2, General Business District.

The OHI form lists this property as a three-story, brick-painted commercial building; built in 1847. The 2/2 rectangular windows are double hung sash with stone lintels and sills. The gables project above the roof capped by a molded cornice. Two interior chimneys are in each end wall. The property is not listed on the National Historic Register.

DISCUSSION:

This commercial building is permitted to have a total of 100 square feet of building signage. The applicant is proposing to install two (2) building signs. One is 46" x 22" or 7 square feet and the other is 35" x 18" or 4.4 square feet. The total square footage of signage will be 11.4 square feet. One sign will be facing north towards W Main Street while the other will face east towards S Plum Street. The signs will be constructed of an aluminum composite material, covered by white 3M Vinyl. Colors include Regatta (SW 6517), Extra White (SW 7006), & Tricorn Black (SW 6258).

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 those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed sign based on the following:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

Attached: Pictures and Design Graphics.



Troy Development Department
www.troyohio.gov
937.339.9481

APPLICATION FOR SIGN PERMIT:

A separate application must be filed for each type of sign.

Type of Project: ☐ New Industrial ☒ New Commercial ☐ New Residential ☐ Temporary ☐ Reface of Existing

Address of Project: 206 W Main Street

Applicant/ Business Name: Flagel Huber Flagel

Address: 206 W Main Street

Phone: 937-339-3118

Email: dkoester@fhf-cpa.com ; J60RDON@FH F-CPA.COM

Contractor Name: N/A

Address: N/A

Phone: N/A

Email: N/A

Property Owner Name: Erwin Properties Ltd

Address: 2775 S. County Road 25A, Troy, OH 45373

Phone: 937-335-5696

Email: matt@erwinchrysler.com

New tenant? ☒ Yes ☐ No

Building setback: N/A per Austin E.

Height & Stories of Building: 3 stories

Building/Tenant Frontage (linear feet): 124.6

Top of New Sign from Grade: 6-8 ft. approx

Number of Faces: 2 building signs

Cost of Sign(s): \$550

Type of Proposed Sign:

☐ Awning

☐ Development I.D.

☐ Window

☐ Billboard

☐ Freeway Oriented

☐ Other

☒ Building

☐ Ground

☐ Canopy

☐ Projecting

☐ Temporary Banner: 28 days or 4, 7-day increments total: Dates for display: _____

☐ Temporary Construction sign: Removed within 14 days of beginning of intended use or completion of construction, whichever is sooner.

Illuminated: ☐ Internal ☐ External ☐ Electronic Changeable ☒ No

Historic District: ☒ Yes ☐ No If YES, a Historic District Review Application is Required.

Dimensions:

Quantity: 2 Length: 46" Width: 35" Height: 22" Total Sq.ft.: 11.4

☒ Provided separate drawings w/ dimensions

☐ Sign Reface - \$25

Fees: ☒ New Signs - \$25 + \$0.50/total sq.ft. = Total Amount owed: \$ 30.70

☐ Temporary Signs - \$25

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

Signature: [Signature]

Date: 12/17/2021

100 South Market Street, Troy, OH 45373-7303



Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

TROY
OHIO

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 12/17/2021

Applicant Flagel Huber Flagel CPAs / Joseph Gordon telephone No. 937-528-7228

Owner of Property Erwin Properties Ltd. / Matthew Erwin Has the Owner been Notified? Yes

Address of Project 206 West Main St, Troy OH 45273

Contact Address (if different than Project Address) Joseph Gordon
Flagel Huber Flagel
3400 South Dixie Drive, Dayton OH 45439

Name of Architect/Engineer and/or Contractor VPP Industries, Inc. / Andy Mannin

Application for renovation to include the following:

Alteration

Construction

Moving A Building

Painting

Repair

Demolish - Principal Structure

Demolish - Accessory Structure

☒ Other: Sidel

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:

Joseph M. Gordon

SIGNATURE OF PROPERTY OWNER:

Matthew Erwin

PRINTED NAME OF PROPERTY OWNER:

Matthew Erwin

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

206

46"

22"



**FLAGEL
HUBER
FLAGEL**

CPAs & BUSINESS ADVISORS

DORA



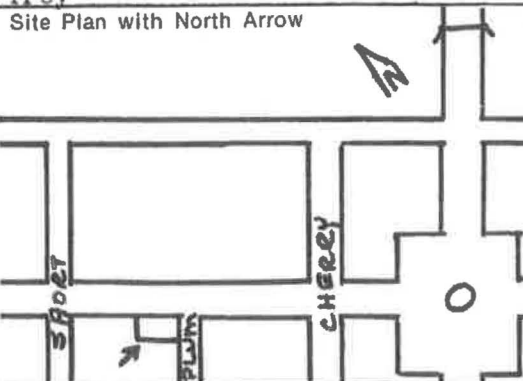
35"

18"

 **FLAGEL
HUBER
FLAGEL**
CPAs & BUSINESS ADVISORS

211

OHIO HISTORIC INVENTORY

No. <u>11-74I Troy Public</u> <u>are Historic District</u> County <u>Miami</u> Location of Negatives <u>Mont. Co. Hist. Soc.</u> Specific Location <u>S.W. corner of Main and Plum</u> <u>Streets</u>		4. Present Name(s) <u>Grosvenor and Clark Building</u> 5. Other Name(s)		1. No. <u>11-74I</u> County <u>Miami</u>
City or Town If Rural, Township & Vicinity <u>Troy</u> Site Plan with North Arrow 		16. Thematic Category <u>C</u>		28. No. of Stories <u>3</u> 29. Basement? Yes ☒ No ☐ 30. Foundation Material <u>Stone</u> 31. Wall Construction <u>Brick-Painted</u> 32. Roof Type & Material <u>Gable</u> 33. No. of Bays Front <u>5</u> Side <u>4</u> 34. Wall Treatment 35. Plan Shape <u>Rectangular</u> 36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐ 37. Condition Interior <u>Excellent</u> Exterior <u>Excellent</u> 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 <u>St. Front 40'</u>
		17. Date(s) or Period <u>1847</u> 18. Style or Design 19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent <u>Commercial</u> 22. Present Use <u>Commercial</u> 23. Ownership Public ☐ Private ☒ 24. Owner's Name & Address, if known <u>John A. Wannemaker (Att.)</u> <u>Corner Main & Plum</u> <u>Troy, Ohio 45373</u> 25. Open to Public? Yes ☒ No ☐ 26. Local Contact Person or Organization <u>Troy Historical Society</u> 27. Other Surveys in Which Included <u>Historic Troy, Ohio. 1974</u>		
Coordinates UTM <u>3843 3575</u> Lat. <u>40° 02' 25"</u> Long. <u>84° 12' 20"</u> Site ☐ Building ☒ Structure ☐ Object ☐ 12. Is It Eligible? Yes ☒ No ☐ 14. District Potent'l? Yes ☒ No ☐ Name of Established District				4. Present Name(s) <u>Grosvenor and Clark Building</u> 5. Other Name(s)
Further Description of Important Features <u>The rectangular windows are 2/2 double hung sash with stone lintels and sills. Display windows and a door have been recently restored by double hung sash windows. The door is central. The gables project above the roof capped by a molded cornice. Two interior chimneys are in each end wall.</u>				
History and Significance <u>Built by Grosvenor and Clark as a dry goods, grocery, grain, produce and hardware store. Daniel Grosvenor was a prominent attorney. The building was later used as a hotel. It is now an attorneys office.</u>				
Description of Environment and Outbuildings <u>Across from the Courthouse at the edge of commercial Troy (population 17,187)</u>				
Sources of Information <u>Historic Troy, Ohio. Troy, Ohio: Troy Historical Society, 1974.</u>				
46. Prepared by <u>L. S. Cannon, Jr.</u> 47. Organization <u>Mont. Co. Hist. Soc.</u> 48. Date 49. Revision Date(s)				

TO:	Troy Planning Commission
FROM:	Development Staff
DATE:	January 12, 2022
SUBJECT:	Historic District Review: 112-118 W. Main Street (new construction)
OWNER:	116 W Main LLC
APPLICANT: 116 W Main LLC (Randy Kimmel)	

PROPOSAL:

The applicant requests the Planning Commission to review the proposal for a four-story new structure at 112-116 W. Main Street. The property is zoned B-3, Central Business District and is located in the middle of the block on the south side of W. Main Street between S. Cherry and S. Plum Street.

DISCUSSION:

The following is breakdown of the proposed exterior features that are being requested. The project is subject to the historic review process by the Planning Commission and the approval of a Downtown Riverfront Overlay District:

- **Facade:** The exterior of the proposed building predominately consists of brick masonry Belden Bricks "Harvest Blend" with cast stone cornices and cast stone lintels "Portland 01". The ground floor consists of three entry points protected by Sunbrella Shade Fabric awnings "Black 4608-0000". Six brick columns will present a recessed look that is consistent with surrounding buildings in the historic district. Brick is the most common form of building material in the historic district and the darker color brick is appropriate to many of the larger buildings along W. Main Street and blends in with the surrounding facades while making the contributing features more visible.



- **Windows:** The proposed windows on the first-floor consist of aluminum clad storefront windows covered with a fabric awning. The second and third-floor windows are aluminum clad wooden windows "Classic white finish" with cast stone lintels "portland 01" and a cast stone sill below the window. The fourth-floor windows on the north elevation are aluminum clad wooden windows "Classic white finish" with circular cast stone lintels "portland 01". The building introduces different styles of windows all of which can be found throughout downtown and complement the existing building window style.



- **Setback:** The proposed building will have no front setback from W. Main St. and contains no side yard setback, and a 112' rear yard setback. The B-3 Central Business District does not require or establish minimum setbacks.
- **Height:** The building height is 53' from the grade to the top elevation of the elevator shaft at the highest elevation. The Zoning Code allows for a maximum height in the B-3 district as 35'. The Zoning Code allows for a DR-O height amendment in Section 1143.25. Surrounding buildings to the north and east are approximately the same size in height as the proposed building.
- **Roof:** The roof will consist EPDM or TPO rubber membrane, which is similar to many roofs in the downtown area. The roof will not be visible from the street level.
- **Exterior Lighting:** The proposal includes six gooseneck Arliss Matte Black Outdoor Barn Light on the first level of the building. The lights will be black and match the complementing color of the fabric.

The applicant will be present at the meeting to answer any additional questions on materials and architectural style of the proposed building.

Use of Property:

The property is setup to house two tenants on the first floor. Both tenant spaces comprise of 1,110 square feet. These tenant spaces are expected to house retail storefront uses.



The upper floors of the building are designated to be unfinished open spaces expected to be converted into residential/office uses.

Compatibility with the Historic District:

The application was reviewed for compatibility in scale, massing, proportion and façade treatment to the existing historic district. The existence of other area buildings with common exterior features shared by the proposed project indicates a conscious effort to blend in the general character of the neighborhood. The colors are neutral and the dark brick is a common theme throughout downtown. In addition, the proposed material consists of brick and stone, which again, is a common occurring theme throughout the historic district.

The building itself complements the block that it is proposed to be built within by mimicking the current structure in size and window style. In addition, the building is setback at the property line consistent with each building on the block. Attached is the proposed rendering compared to the current existing structure.

The land use in the immediate area is mixed with office, retail and residential uses. The proposed use of the building fits with the current uses and provides opportunities for residential units on the upper floors which is consistent with the 2000 Downtown Development Plan and complements goals established in the Comprehensive Plan, specifically Chapter 13 titled "Visioning", Downtown Development goal #1 which promotes utilization of second and third floors uses. Furthermore, it strengthens Urban Design goal #1 by creating an attractive gateway into the downtown historic district to provide a positive impression.

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 if a DR-O is applied.

RECOMMENDATION:

As stated in section 1143.25 of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of improved real property.
2. To assure adequate light, air and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.

4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a minimum effect on the environment and neighborhood, as most of the standard zoning requirements are currently not met by the existing development. In addition, the creative reuse of the property, positive economic impact, and improved overall aesthetics resulting from this development will benefit the neighborhood and downtown Troy.

Based upon the criteria used to determine the merits of the DR-O application, it is requested that Planning Commission provide a positive recommendation to City Council

for the proposed DR-O application subsequently providing a Certificate of Appropriateness for the proposed building, based upon the following:

- The proposed structure is new construction in the Historic District and while the new building is a product of its own time, it is compatible to the current and surrounding developments without exactly duplicating it; and
- The proposed building reflects a conscious effort to respect the architecture of the existing historic building in material, scale, proportion and style; and
- With the DR-O, the proposal follows the Comprehensive Plan and historic district requirements set forth by the Zoning Code; and
- The project will meet all current city codes and standards if the DR-O is applied.



APPLICATION FOR DOWNTOWN / RIVERFRONT OVERLAY DISTRICT

Date 1-2-22

Applicant 116 W. Main LLC Telephone No. 937-418-2003

Owner of Property 116 W Main LLC

Address of Project 112-118 W. Main St., Troy OH 45373

Contact Address (if different than Project Address) 8455 Covington-Bradford RD
Covington OH 45318

Name of Architect/Engineer and/or Contractor Bruns General Contracting

Application for DR-O includes the following items (which do not meet standard zoning requirements):

- | | |
|---|--|
| ☐ Setbacks Requirements | ☐ Landscaping Requirements |
| ☐ Lot Size/Coverage Requirements | ☐ Open Space Requirements |
| ☐ Parking Requirements | ☐ Pedestrian/Bicycle Circulation |
| ☐ Signage Regulations | ☒ Other: <u>Height</u> |

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

- A complete description, in narrative form, of all uses proposed for the property, including expected employment levels, shift operating times, estimated frequency and volume of truck movements, the number and type of vehicles to be kept on the property for use in operations, a description of materials and general processes to be utilized, and all other pertinent facts relating to the proposed operation that are necessary to provide a true and complete understanding of the proposed use.
- A complete site plan, including locations, sizes and descriptions of all ground surfaces, impervious surfaces such as paving, buildings, and all other structures. The site plan shall also provide locations and details for all proposed and existing landscaping, utility connections and sizes, fire protection systems and access, details of exterior lighting fixtures and proposed illumination levels throughout the grounds, and details of other accessory uses and/or accessory structures on the grounds including but not limited to stormwater management facilities, trash enclosures, fences, and signs.
- A complete floor plan of the proposed and/or existing buildings and structures, showing the sizes and proposed specific uses of all rooms and areas; and showing the location and sizes of all windows, doors, and other openings in the walls.
- Complete elevation views of all exterior sides of all buildings and structures, showing details of construction and materials, windows and doors, exterior lighting fixtures, exterior equipment details and locations, all signs, and other details of exterior construction and proposed usage.



- e) Complete roof plans, showing its design and materials, and including the locations and details of any rooftop equipment, including, but not limited to process equipment, HVAC equipment, chimneys, and access or elevator enclosures.
- f) The Zoning Administrator may require the plan to be prepared and signed by a registered architect, engineer, surveyor or other licensed professional.
- g) The Planning Commission and/or City Council shall review any proposed declaration of restrictions and covenants.
- h) Any other information deemed necessary by the Planning Commission and/or City Council for it to complete its review of a submitted plan, including written permission from other governing entities as deemed appropriate.
- i) Two (2) sets of mailing labels of the owners of property abutting the applicant's property and owners of property directly across any street or alley.

REQUIRED SIGNATURES

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

	<i>Randy Kimmel</i>	<i>1-2-22</i>
Signature of Applicant:	Printed Name	Date

	<i>Randy Kimmel</i>	<i>1-2-22</i>
Signature of Property Owner*:	Printed Name of Property Owner:	Date

*A letter or email from Property owner granting permission for the DR-O request will suffice in-lieu-of signature

OFFICE USE ONLY

Date Filed: _____ Case #: _____
Date : _____



BUILDING STANDARDS THAT SET STANDARDS™

3050 Tipp-Cowlesville Rd. • Tipp City, Ohio 45371
937/339-2300 • Fax. 937/339-8051

December 20, 2021

Mr. Tim Davis
City of Troy
100 S Market
Troy, Ohio 45373

Mr. Randy Kimmel
116 W. Main Street LLC
Troy, Ohio 45373

Dear Tim & Randy,

In accordance with the renderings and the design supplied by owner, Bruns General Contracting proposes:

To build a (4) story building on the cleared lot with the 1st floor being white boxed, 2ND, 3RD and 4TH floor open, unfinished. All exterior doors, windows and roof systems installed and complete. 130.00 sq. ft. base with 20.00 sq. ft. contingency.

Therefore, the cost to complete the construction of the structure depicted in the attached renderings will be \$1,500,000. The time to complete the project will be approximately 18 months. This estimate is offered to a reasonable degree of certainty based on accepted practices and principles in the industry and my experience as a general contractor.

The attached renderings were produced by Maria E. Schertler, AIA, Norman D. Butt, AIA, Shany Kunnon of The Architectural Group, Inc. and Mark H. Stemmer, P.E. of TriTech Associates, Inc. These renderings were produced in accordance with reliable principles and methods accepted throughout the industry.

Thank you,

A handwritten signature in black ink, appearing to read 'Steve Bruns', written over a horizontal line.

Steve Bruns
President
Bruns General Contracting

A handwritten signature in blue ink, appearing to read 'Mark H. Stemmer', written over a horizontal line.

Mark H. Stemmer P.E., S.E.
Tri-Tech Associates, Inc.

as/SB



Commercial Surety – Bond Division
4965 U.S. Hwy 42, Suite 1550
Louisville, KY 40222

p) 502.498.8171
f) 513.345.9362
e) ebrooks@gaig.com

December 20, 2021

RE: Bonding Considerations for 116 West Main LLC

To Whom It May Concern:

Great American Insurance Company has had a surety relationship with 116 West Main LLC. We have completed our underwriting a bond for the City of Troy, Ohio. We understand that 116 West Main LLC is required to post a bond in favor of the City of Troy for \$1.5 million related to the certificate of appropriateness for the demolition of a building located at 112-118 W. Main Street in Troy, Ohio ("Lot"). We understand that the bond is needed to insure completion of the Reuse Plan in accordance with Section 1143.22(f)(10)(B)(2)(IV) of the Codified Ordinances of the City of Troy.

116 West Main LLC is in good standing. We have prepared a draft bond form for the City of Troy's consideration. We are prepared to issue the bond, subject to the final bond form being acceptable.

Great American Insurance Company has an AM Best rating of A+ and has been writing surety bonds for over a century. The federal treasury limit for surety bonds is \$250.98 million. All bonds are subject to review of the contract documents and underwriting conditions at the time of the final bond request, which will include, but not be limited to, the acceptability of the contract documents, bond forms, project financing, economic externalities/global trade, financial strength, and credit. Any arrangement for bonds is a matter between 116 West Main LLC and ourselves, and we assume no liability to third parties or to you if for any reason we do not execute any bonds.

Great American reserves any and all rights at law and equity and incorporates the same as if set forth in full herein. Nothing herein constitutes a waiver of any such rights at law and equity.

Sincerely,

A handwritten signature in black ink, appearing to read "EAB", is positioned above the printed name.

Emily H. Brooks
Regional Surety Manager



STREET PERSPECTIVE VIEW



P:\2166 MIAMI COUNTY RENDERING\2166 DRAWINGS\2166 Revit\2166 REVIT BASE FILE FINAL.rvt



CAST STONE CORNICE
HADDONSTONE "PORTLAND 01"

CAST STONE LINTELS
HADDONSTONE "PORTLAND 01"

ALUMINUM CLAD WOODEN WINDOWS
PELLA "CLASSIC WHITE FINISH"
GLASS: "CLEAR"

CAST STONE LINTELS
HADDONSTONE "PORTLAND 01"

ALUMINUM CLAD WOODEN WINDOWS
PELLA "CLASSIC WHITE FINISH"
GLASS: "CLEAR"

CAST STONE SILL
HADDONSTONE "PORTLAND 01"

BRICK MASONRY
BELDEN BRICKS "HARVEST BLEND"

CAST STONE CLADDING
HADDONSTONE "PORTLAND 01"

AWNING
SUNBRELLA SHADE FABRIC "BLACK
4608-0000"

ALUMINUM STOREFRONT DOORS
"CLASSIC WHITE FINISH", GLASS
"CLEAR"

CAST STONE PLINTHS
HADDONSTONE "PORTLAND 01"

RENDERED STREET ELEVATION



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2021



937.223.2500
Tel 937.223.0888
Fax 937.223.0888
135 North Main Street
Dayton, Ohio 45402-1730
Web www.taguilt.com

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This document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED and is to be used only in conjunction with this project.



NEW BUILDING
112, 116, 118 West Main
Troy, Ohio 45373
FOR 116 WEST MAIN LLC

COMMISSION NUMBER:
2166

DRAWN BY:
SPK, MES

REVISION DATES:
REVISION #2 : 12/06/2021

DATE:
11/16/21

SHEET TITLE:
RENDERED
ELEVATION

SHEET NO:
A2.2

P:\2166 MIAMI COUNTY RENDERING\2166 DRAWINGS\2166 Revit\2166 REVIT BASE FILE FINAL.rvt



RENDERED REAR ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2021

the architectural group
135 North Main Street
Dayton, Ohio 45402-1730
Tel 937.223.2500
Fax 937.223.0888
Web www.tagult.com

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TRI-TECH

NEW BUILDING
112, 116, 118 West Main
Troy, Ohio 45373
FOR 116 WEST MAIN LLC

COMMISSION NUMBER:
2166

DRAWN BY:
SPK, MES

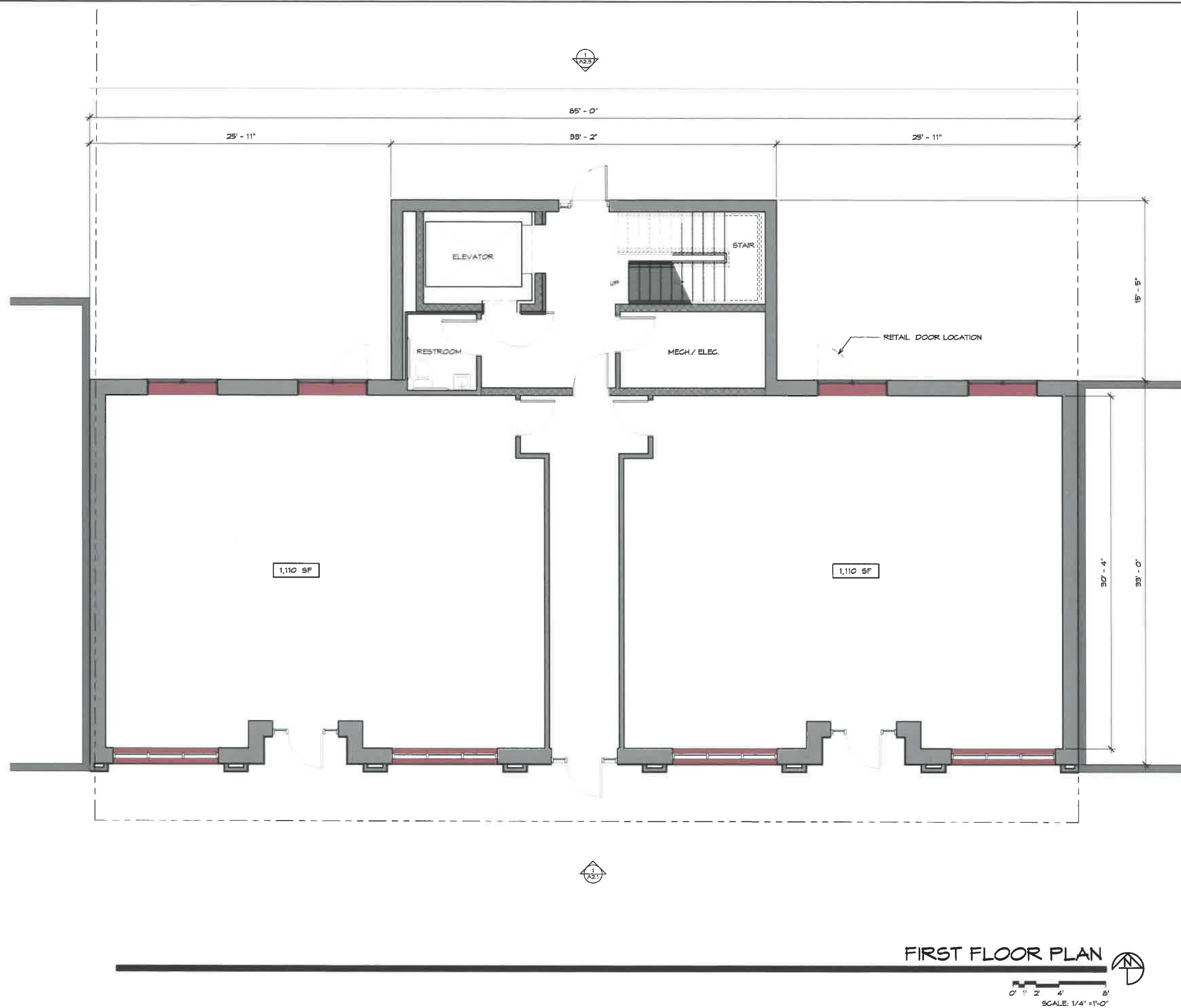
REVISION DATES
REVISION #2 : 12/06/2021

DATE:
11/16/21

SHEET TITLE:
RENDERED
REAR ELEVATION

SHEET NO:
A2.4

P:\2166 MIAMI COUNTY RENDERING\2166 DRAWINGS\2166 REVIT\2166 REVIT BASE FILE FINAL.rvt



PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED DESIGN PROFESSIONAL
N. RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2021

the architectural group
135 North Main Street
Dayton, Ohio 45402-1730
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TRI-TECH

NEW BUILDING
112, 116, 118 West Main
Troy, Ohio 45373
FOR 116 WEST MAIN LLC

COMMISSION NUMBER:
2166

DRAWN BY:
SPK, MES

REVISION DATES:
REVISION #2 : 12/06/2021

DATE:
11/16/21

SHEET TITLE:
FIRST FLOOR
PLAN

SHEET NO.:
A1.1

P:\2166 MIAMI COUNTY RENDERINGS\2166 DRAWINGS\2166 REVIT\2166 REVIT BASE FILE FINAL.rvt



STREET ELEVATION

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2021

the architectural group

135 North Main Street
Dayton, Ohio 45402-1730
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TRI-TECH

NEW BUILDING
112, 116, 118 West Main
Troy, Ohio 45373
FOR 116 WEST MAIN LLC

COMMISSION NUMBER:
2166

DRAWN BY:
SPK, MES

REVISION DATES:
REVISION #2 : 12/06/2021

DATE:
11/16/21

SHEET TITLE:
STREET ELEVATION

SHEET NO.:

A2.1

P:\2166 MIAMI COUNTY RENDERING\2166 DRAWINGS\2166 REV\2166 REVIT BASE FILE FINAL.rvt



REAR ELEVATION

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2021

the architectural group
135 North Main Street
Dayton, Ohio 45402-1730
Tel 937.223.2500
Fax 937.223.0888
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TRI-TECH

NEW BUILDING
112, 116, 118 West Main
Troy, Ohio 45373
FOR 116 WEST MAIN LLC

COMMISSION NUMBER:

2166

DRAWN BY:

SPK, MES

REVISION DATES:

REVISION #2 : 12/06/2021

DATE:

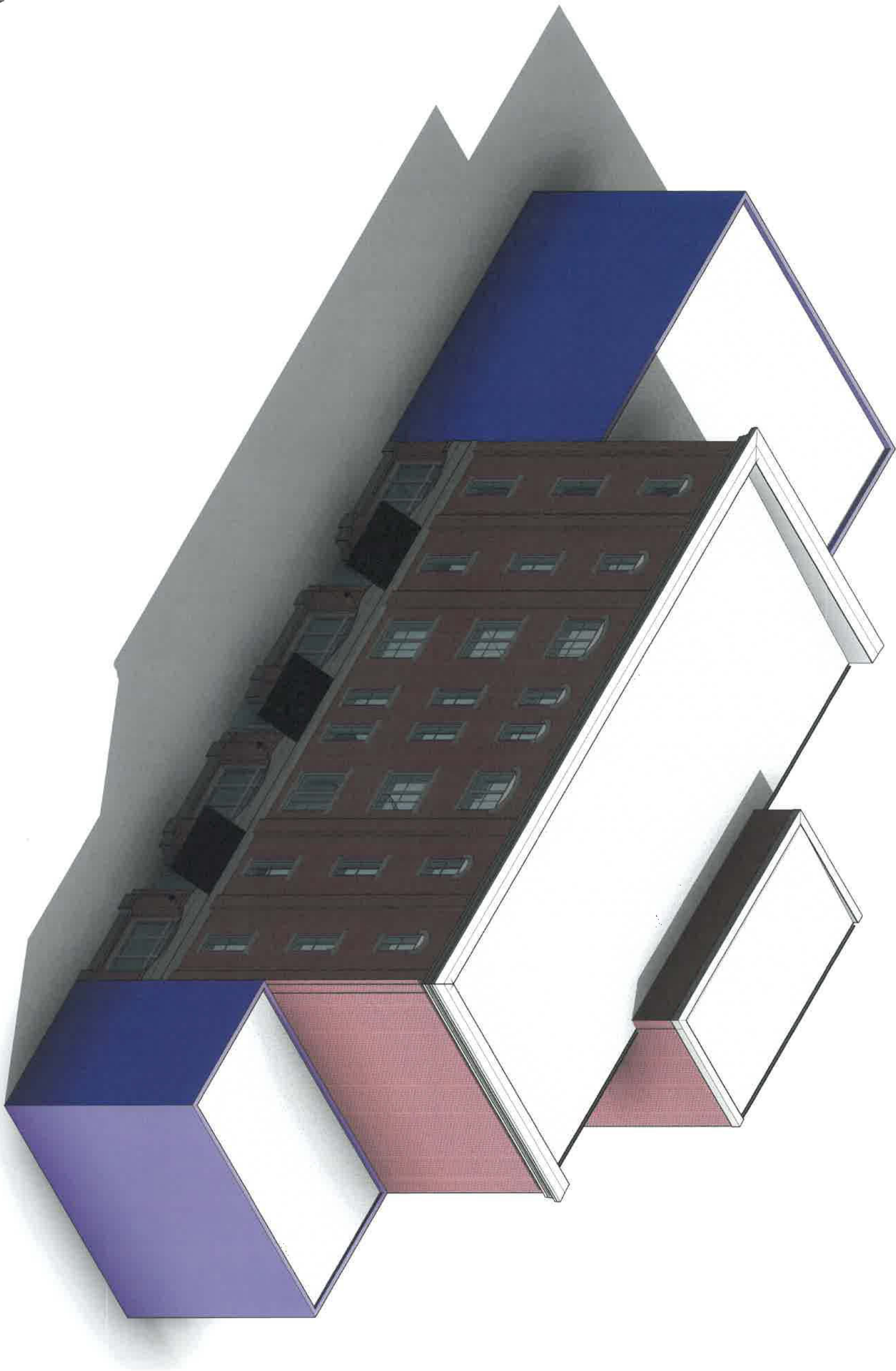
11/16/21

SHEET TITLE:

REAR ELEVATION

SHEET NO.:

A2.3



3D MASSING MODEL

SCHEME A- ELEVATION E3

NEW BUILDING
112, 116, 118 West Main
Troy, Ohio 45373
FOR 116 WEST MAIN LLC



the architectural group

135 North Main Street
Dayton, Ohio
45402-1730

Tel 937.223.2500
Fax 937.223.0888
Web www.laguit.com

REGISTERED DESIGN PROFESSIONAL
IN ARCHITECTURE & CIVIL ENGINEERING
DATE: 06/20/2021



COMMISSION NUMBER

2166

DRAWN BY

SPK, MES

REVISION DATES

REVISION 02: 12/06/2021

DATE

11/16/21

SHEET TITLE

3D MASSING MODEL

SHEET NO.

A4.1



135 N Main street
937.223.2500

Dayton Ohio 45402
www.tagult.com

- ☐ Approved
☐ Approved as Noted
☐ Revise to Resubmit
☐ Submittal Not Required

Date 10/16/18 By MES

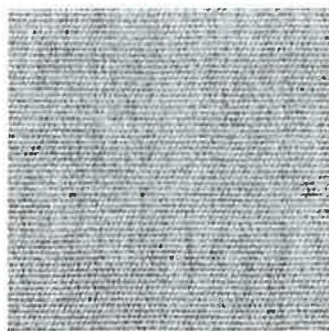
Commission No. 1813 NEWCOMER CENTERVILLE

This has been reviewed as to general conformance/
layout but does not relieve Contractor of responsibilities
under Contract Documents.
Detailed dimensions, quantities, and proper coordination
of equipment and materials are the responsibility of the
Contractor.

SOLIDS



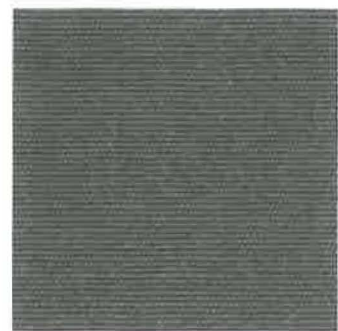
CADET GREY
4630-0000



STORM NEW
4636-0000



SMOKE
4615-0000



CHARCOAL GREY
4644-0000



SLATE
4684-0000



BLACK
4608-0000



IVY
4632-0000



FOREST GREEN
4637-0000



FERN
4671-0000



ASPEN
4668-0000



BASIL
4688-0000



GINKGO
4685-0000



Choosing Colors

Our products are available in a range of colors. We also offer a color and a material matching service.



Portland 01



Bath 02



Terracotta 04



Coade 05



Slate 06



Wheat 09

Please note that the photographs on this website display our stonework as new and at various stages of maturity. The speed of weathering of our architectural, landscape and garden designs is dependent on the location and climate in which the stonework is sited.

Contact our experienced and friendly team to discuss your requirements.

Prefinished Interior Stains

Prefinished Interior Paints

Exterior Finishes

Exterior Finishes

Our low-maintenance, aluminum-clad exteriors with EnduraClad® resist chalking and fading and are available in a wide variety of colors plus virtually unlimited custom options. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.²⁴



Black



White



Brown



Fossil



Iron Ore



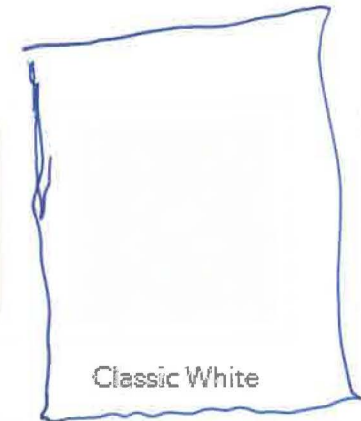
Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



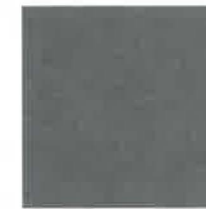
Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



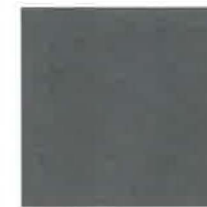
Spice Red



Sage



Frost Blue



Blue Ash

TIPS FOR PROS

Exterior Finishes

Aluminum-Clad Wood - Durable, low-maintenance EnduraClad aluminum cladding with EnduraClad protective finish meets the performance requirements of AAMA 2604. Seacoast EnduraClad protective finish for coastal projects with high salt exposure. 70% fluoropolymer resin-based EnduraClad Plus protective finish for select projects, meets the performance requirements of AAMA 2605.

Wood - Pella offers primed and ready-to-paint or unfinished wood exteriors.



With a modern matte black finish, plus a classic gooseneck arm and curved top cap, this outdoor wall sconce creates a pleasing look and a simplistic element to any exterior house space.

Not Included:

• Bulb

[See More](#)

Weights & Dimensions

9" H x 7" W x 8" D Size

Overall Product Weight	1.386 lb.
Overall	9" H x 7" W x 8" D
Body	9" H x 7" W x 8" D
Back Plate	5" H x 5" W

Specifications

Features

Lighting Type	Outdoor Barn Light
Power Source	Hardwired
Dry, Damp or Wet Location Listed	Wet
What is Dry, Damp or Wet Location Listed	This indicates whether the fixture is safe to use in dry locations, damp locations (moist environments), or wet locations (direct exposure to water).
Fixture Finish	Matte Black
Voltage	120 Volt