



REVISED AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 26, 2022, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - 1-12-2022
3. 112-118 West Main Street
 - A. DR-O (Downtown Riverfront-Overlay) District Application for 112-118 W. Main Street
Owner/Applicant: 116 W Main LLC
-Public Hearing - related to a new construction having a primary height of 50' and a height of 53' for the rear of the structure containing the elevator shaft. The underlying B-3 Zoning District allows for a maximum height of 35'.
-Commission to make recommendation to Council regarding the DR-O District Application
 - B. Historic District Application for 112-118 W. Main Street, subject to the Court determining that the demolition of the current structure is to proceed. Exterior alterations including but not limited to building façade, windows, setback, height, roof, historic plaque location, and exterior lighting.
Owner/Applicant: 116 W Main LLC
-Commission to make decision regarding the Historic District Application
4. Other

1-21-2022

Note Next Meeting -- February 9, 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, January 12, 2022 at 3:30 PM with Vice-Chairman James A. McGarry presiding. ATTENDING: Members – Titterington, Ehrlich, McGarry and Westmeyer – Development Director Davis, Zoning Inspectors Eidemiller and Bruner; City Engineer Rhoades.

ELECTION OF CHAIRMAN AND VICE CHAIRMAN: Upon motion of Mr. Wolke, seconded by Mrs. Ehrlich, Mr. Kappers was elected Chairman and Mr. McGarry was elected Vice-Chairman by unanimous roll call vote.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the minutes of the December 8, 2021 meeting were approved by unanimous vote.

HISTORIC DISTRICT APPLICATION, 222 E. FRANKLIN STREET, CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION; OWNER – PAM AND RON GAIN; APPLICANT - HAROLD TRADER. Staff reported that application is to demolish a residential structure that has been damaged by fire; zoning is R-7, Multiple-Family Residential District and is the last house in the historic district on E. Franklin Street (near the railroad tracks); any historically contributing features to the structure were removed prior to 1977; Council has enacted a moratorium on demolition applications 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; after the building sustained extensive damage due to a fire, it has been declared an imminent danger by the Chief Building Official and City of Troy Fire Department; and as required by Ordinance the City has received \$25,400 to be used solely as security against the total cost of removal. Regarding the standards for Demolition or Removal, staff reported that:

"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.

RECOMMENDATION:

Staff recommends approval for the demolition of the existing residential structure. This finding is based upon the following:

- o The building meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- o The property is not listed on the National Register;
- o The proposed demolition will not negatively impact the historic or architectural significance or integrity of the surrounding area or streetscape;
- o 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;
- o The property is not eligible for inclusion on the National Register;
- o A minimal reuse plan has been submitted.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to approve the Certificate of Appropriateness for the demolition of the structure at 222 E. Franklin St. as submitted based on the findings of staff that:

- o The building meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- o The property is not listed on the National Register;
- o The proposed demolition will not negatively impact the historic or architectural significance or integrity of the surrounding area or streetscape;
- o 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;
- o The property is not eligible for inclusion on the National Register;
- o A minimal reuse plan has been submitted.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR 201 E. WATER STREET – OVERFIELD TAVERN MUSEUM FOR UPDATE OF THE TEMPORARY EXTERIOR ALTERATIONS; OWNER/APPLICANT: OVERFIELD TAVERN MUSEUM. Staff commented that the Overfield Tavern is required to provide the Commission with an update regarding the building, which is in the following report:

"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."

It was noted that no action was required on the update.

HISTORIC DISTRICT APPLICATION FOR 217-219 PUBLIC SQUARE SE FOR REPLACEMENT OF THREE EXTERIOR WINDOWS; OWNER/APPLICANT: ADM REAL ESTATE HOLDINGS, LLC.

Staff reported: property is zoned B-3, Central Business District; it is on the National Register; application is 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 second-floor windows are not considered contributing features to the building; and staff recommends approval of the application based on the findings that:

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

A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, to approve the historic district application for 217-219 Public Square SE as submitted based on the findings of staff that:

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

MOTION PASSED, UNANIMOUS VOTE

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.

Staff reported: Parcel ID: D08-001250 is zoned B-2, General Business District; structure was 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; property is not listed on the National Historic Register; building is permitted a total of 100 square feet of building signage; application is for two signs for a total square footage of 11.4 square feet (one sign is 46" x 22" or 7 square feet and the other is 35" x 18" or 4.4 square feet); one sign will be facing north towards W Main Street while the other will face east towards S Plum Street; 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); 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.

DISCUSSION. In response to Mr. Titterington regarding if the white area may appear too stark, staff commented that based on the small size of the sign, staff did not believe the sign would appear stark.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the historic district application for 206 W. Main Street as submitted, for the aluminum composite material, covered by white 3M Vinyl. Colors include Regatta (SW 6517), Extra White (SW 7006), & Tricorn Black (SW 6258) 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

DOWNTOWN RIVERFRONT OVERLAY (DR-O) DISTRICT APPLICATION FOR 112-118 W. MAIN STREET; OWNER 116 W MAIN LLC (RANDY KIMMEL) - FIRST READING:

Staff advised that this would be considered a first reading on the application, that no action could be taken at this meeting, that the Commission would be required to hold a public hearing at the next meeting; and then notify Council of the decision of the Commission; and if Council did not act to consider the item within five working days of being notified of the Commission's decision, the application would be considered approved. A report was submitted by staff as part of the First Reading and is attached to the original minutes.

In attendance regarding this item: Jeremy Tomb (Evil Empire LLC), Ben Sutherly, Chris Manning (Troy Historic Preservation Alliance, and Randy Kimmel (116 W Main LLC).

Discussion.

It was commented that the Commission had previously approved a certificate of appropriateness for the demolition of the property, but that demolition is now before the Miami County court system; thus any action on the DR-O application and a historic district application for features for a new construction would be contingent upon the demolition stay being lifted and the demolition proceeding. Staff noted that the historic district review would not be considered until the next meeting and only if the DR-O application was recommended.

Staff noted that the current B-3 zoning would allow new construction of 35' maximum in height; that the current structure is 50' and the proposed structure is predominately 50' with the back of the structure housing the elevator shaft is proposed to be 53'. It was stated that the January 26 public hearing would be limited to comments on the height of the building and not on any other details of the historic district application.

Mr. Wolke commented that based on the design, it seems the structure would be flexible as to final use, and asked if just considering the façade and not the final use would be acceptable for a DR-O.

There was mention of an existing historical marker, which discusses the historical significance of the building, which the BZA in considering the appeal of the Commission decision recommended be preserved within any new construction, with it noted that the façade provided to the Commission shows the marker on the exterior of the building and not within the interior.

Mr. Wolke asked that Mr. Kappers be provided the information the other Commission members received and be asked if he has any comment to provide to the Commission even though he will not be in attendance at the next meeting.

For the record, Jeremy Tomb asked that the record reflect his attendance representing Evil Empire LLC, Cheryl Cheadle, Ben Sutherly, and the Troy Historic Preservation Alliance.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the record reflect that in attendance were Mr. Tomb, Mr. Sutherly and Ms. Manning, as well as the DR-O applicant Mr. Kimmel.

MOTION PASSED, UNANIMOUS VOTE

AUTHORIZE THE VICE-CHAIRMAN TO EXECUTE THE PLAT MAP FOR THE TROY CHRISTIAN SCHOOLS FINAL RECORD PLAN IN THE ABSENCE OF THE CHAIRMAN. A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the Commission authorizes the Vice-Chairman to execute the Troy Christian Schools Final Record Plan in the absence of the Chairman.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:58 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Titterington and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: Planning Commission

FROM: Development Staff

DATE: January 26, 2022

SUBJECT: 112-118 WEST MAIN STREET - DOWNTOWN RIVERFRONT OVERLAY

DISCUSSION:

At the January 12, 2022 Planning Commission meeting, an introduction to the requested Downtown Riverfront Overlay (DR-O) for the proposed development at 112-118 W. Main Street was reviewed. The DR-O was requested due to the height of the proposed structure exceeding the maximum allowance of the B-3 Central Business District. The proposed structure height is primarily 50' with the rear structure height at 53' due to the elevator shaft. The B-3 Central Business District permits a height of 35'.

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. Looking at the surrounding streetscapes, the height request of this structure is compatible with existing nearby structure heights.

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 several surrounding structures currently do not meet by the existing height maximum. 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. Finally, the proposed height is the same height as the current structure and continues the existing landscape.

REQUESTED ACTION:

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 for the proposed development, based upon the following:

- The proposed development 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 development reflects a conscious effort to respect the architecture of the existing historic building in material, scale, proportion and style; and
- The proposed development improves the aesthetic character of the city; and
- The proposed request will enhance property values; and
- The proposed request provides a creatively designed development that preserves the character and vitality.
- The proposal follows the Comprehensive Plan and historic district requirements set forth by the Zoning Code 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) 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.
- b) 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.
- c) 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.
- d) 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.

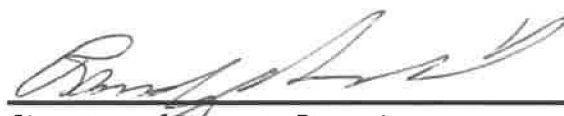


- e) Complete roof plans, showing its design and materials, and including the locations and details of any rooftop equipment, including, but not limited to process equipment, HVAC equipment, chimneys, and access or elevator enclosures.
- f) The Zoning Administrator may require the plan to be prepared 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

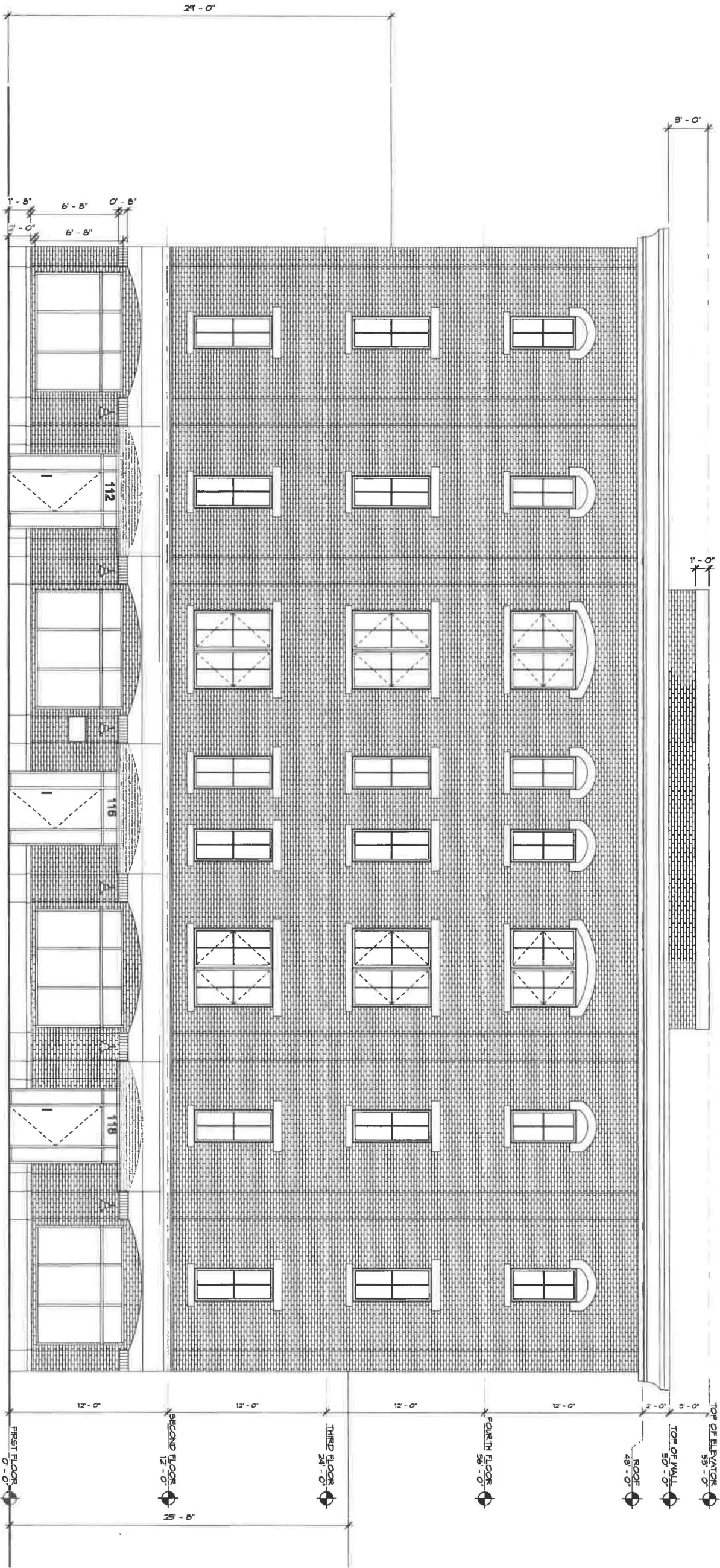
	<i>Randy Kimmel</i>	<i>1-2-22</i>
Signature of Property Owner*:	Printed Name of Property Owner:	Date

*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 : _____



STREET ELEVATION

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

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



03031 THE ARCHITECTURAL GROUP
THE GROUP IS A MEMBER OF THE
ARCHITECTURAL GROUP OF AMERICA
A MEMBER OF THE ARCHITECTURAL
GROUP OF AMERICA



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

REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SINCE 12/21/2021

PRELIMINARY
NOT FOR CONSTRUCTION

A2.1

STREET
ELEVATION

DATE:
11/16/21

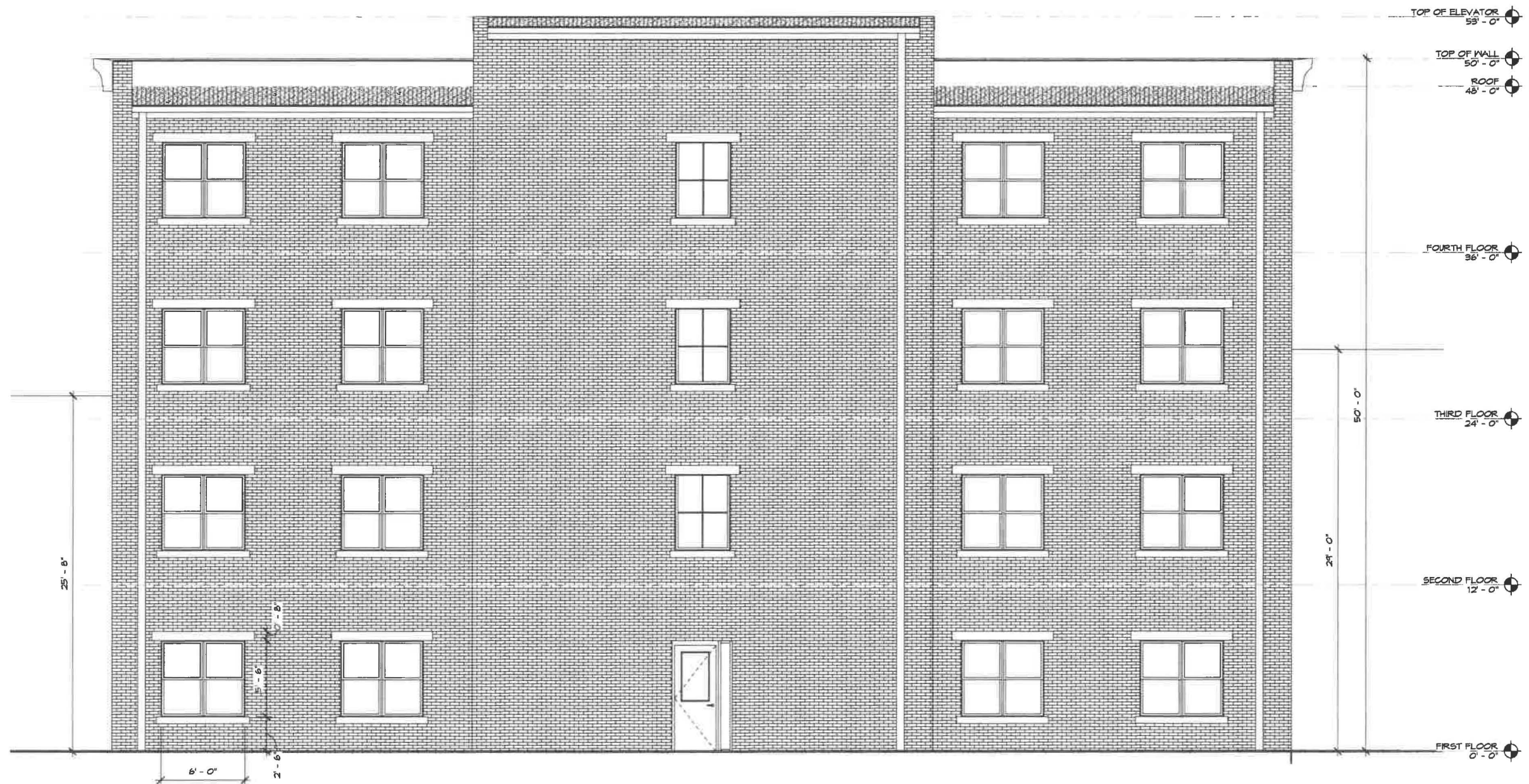
SHEET TITLE:
STREET
ELEVATION

SHEET NO:
A2.1

CONSTRUCTION NUMBER:
2166

DESIGN BY:
SPK, MBS

REVISION DATES:
REVISION #2: 12/08/2021



REAR ELEVATION



PRELIMINARY
NOT FOR CONSTRUCTION

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



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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 #2 : 12/06/2021

DATE: 11/16/21

REAR ELEVATION

SHEET NO. _____

A2.3

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 a 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 50' from the right-of-way grade, and 53' at the rear for the elevator shaft (which is not seen at the right-of-way). 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.

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.

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:

Staff recommends approving the proposed plan, based on the following:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed alterations restore the building and façade more to the original design than what's existing, while staying compatible with the surrounding streetscape environment;
- The proposed materials and colors are in keeping with the existing colors and the architectural style found throughout the Historic District.
- The DR-O application is approved, allowing for the height to exceed 35'.

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



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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



RENDERED REAR ELEVATION

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



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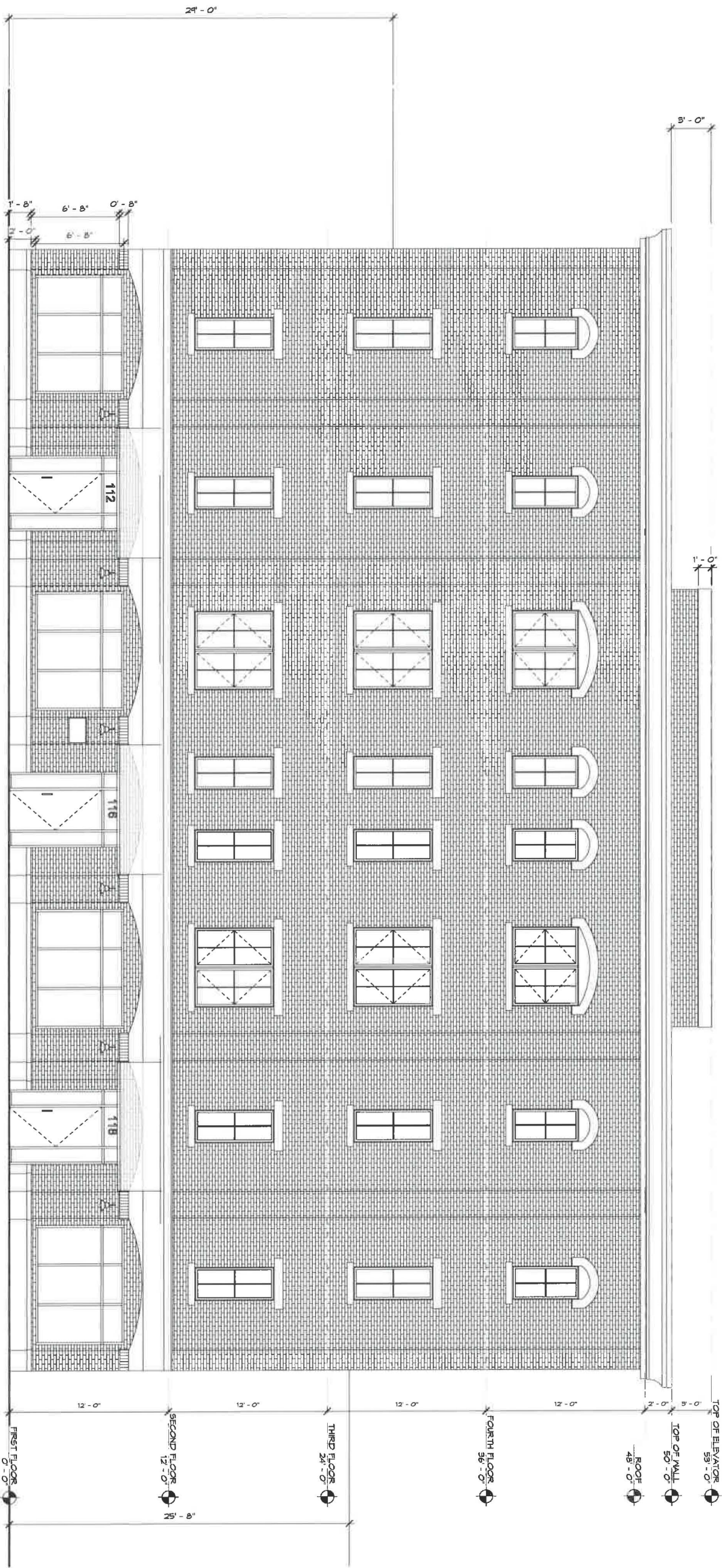
135 North Main Street
Dayton, Ohio
45402-1730

Tel 937.223.2500
Fax 937.223.0888
Web www.taguit.com

RENDERING: CRYSTAL ARCHITECTURAL
IN RESPONSE TO: CRYSTAL
SHEET: 12/21/2021



COMMISSION NUMBER: 2166
DESIGNER: SPK, MES
REVISION DATES: REVISION #3 : 12/06/2021
DATE: 11/16/21
SHEET TITLE: RENDERED REAR ELEVATION
SHEET NO: A2.4



STREET ELEVATION

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

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



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

REGISTERED DESIGN PROFESSIONAL
N. MICHAEL E. CHAMBERLAIN
SINCE 12/31/2021

PRELIMINARY
NOT FOR CONSTRUCTION

COMMISSION NUMBER: 2166
DESIGN BY: SPK, MES
REVISION DATES: REVISION #2 : 12/06/2021
DATE: 11/16/21
SHEET TITLE: STREET ELEVATION
SHEET NO: A2.1



REAR ELEVATION



PRELIMINARY
NOT FOR CONSTRUCTION

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



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45402-1730

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

COMMISSION NUMBER:
7166

DRAWN BY:
GPK MES

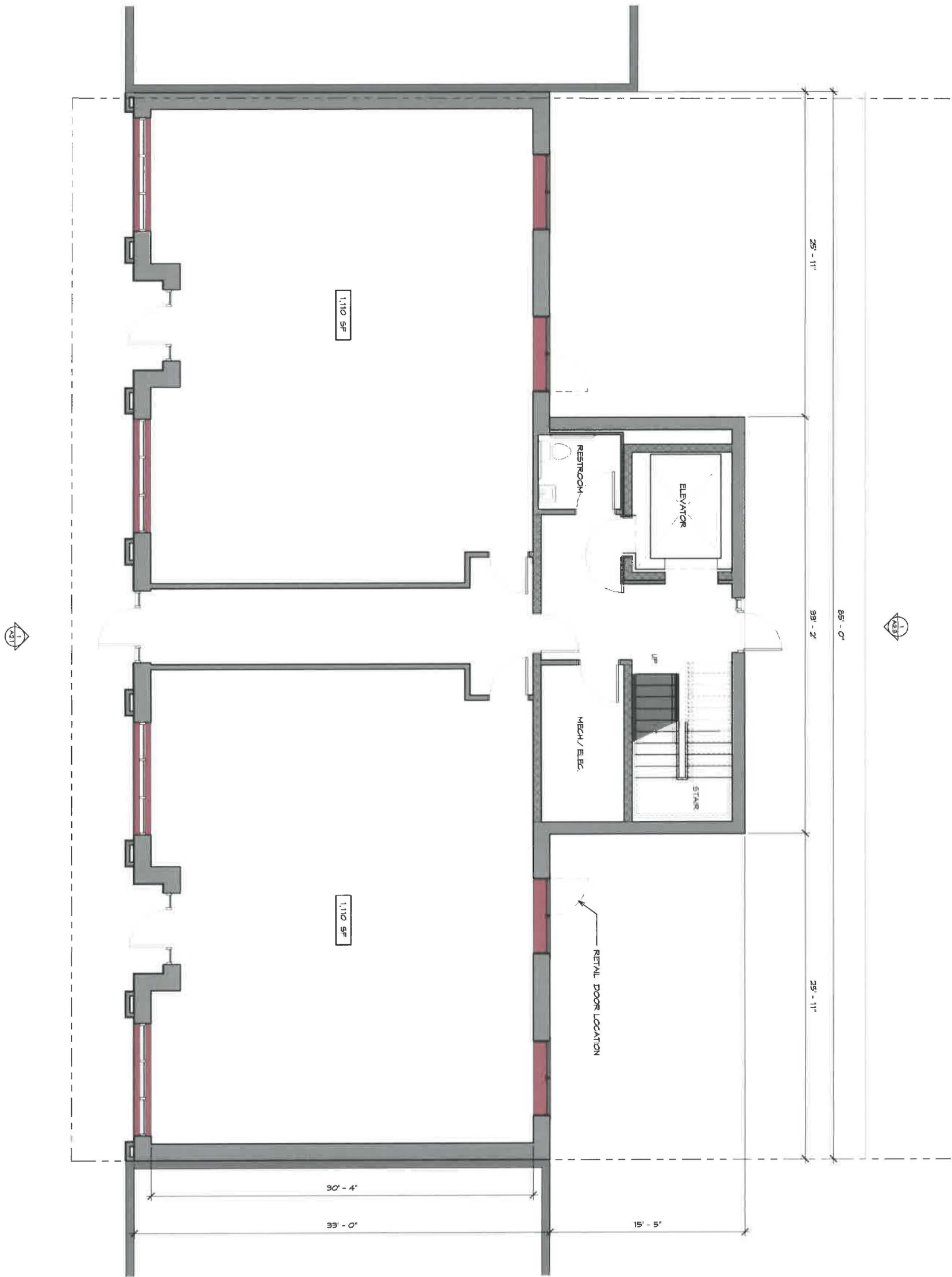
REVISION DATES:

DATE: 11/16/21

REAR ELEVATION

SHEET NO: _____

A2.3



FIRST FLOOR PLAN

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



NEW BUILDING
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Troy, Ohio 45373
FOR 116 WEST MAIN LLC



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REGISTERED ARCHITECT/PROFESSIONAL
IN RESPECTABLE CHARGE
SINCE 12/29/2021

PRELIMINARY
NOT FOR CONSTRUCTION

A1.1

SHEET NO.
FIRST FLOOR
PLAN

DATE:
11/6/21

DESIGNER:
SPK, MES

REVISION #2 : 12/06/2021

REVISION #1 : 11/06/2021

REVISION #3 : 12/06/2021

REVISION #4 : 12/06/2021

REVISION #5 : 12/06/2021

REVISION #6 : 12/06/2021

REVISION #7 : 12/06/2021

REVISION #8 : 12/06/2021

REVISION #9 : 12/06/2021

REVISION #10 : 12/06/2021

REVISION #11 : 12/06/2021

REVISION #12 : 12/06/2021

REVISION #13 : 12/06/2021

REVISION #14 : 12/06/2021

REVISION #15 : 12/06/2021

REVISION #16 : 12/06/2021

REVISION #17 : 12/06/2021

REVISION #18 : 12/06/2021

REVISION #19 : 12/06/2021

REVISION #20 : 12/06/2021

REVISION #21 : 12/06/2021

REVISION #22 : 12/06/2021

REVISION #23 : 12/06/2021

REVISION #24 : 12/06/2021

REVISION #25 : 12/06/2021

REVISION #26 : 12/06/2021

REVISION #27 : 12/06/2021

REVISION #28 : 12/06/2021

REVISION #29 : 12/06/2021

REVISION #30 : 12/06/2021

REVISION #31 : 12/06/2021

REVISION #32 : 12/06/2021

REVISION #33 : 12/06/2021

REVISION #34 : 12/06/2021

REVISION #35 : 12/06/2021

REVISION #36 : 12/06/2021

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REVISION #38 : 12/06/2021

REVISION #39 : 12/06/2021

REVISION #40 : 12/06/2021

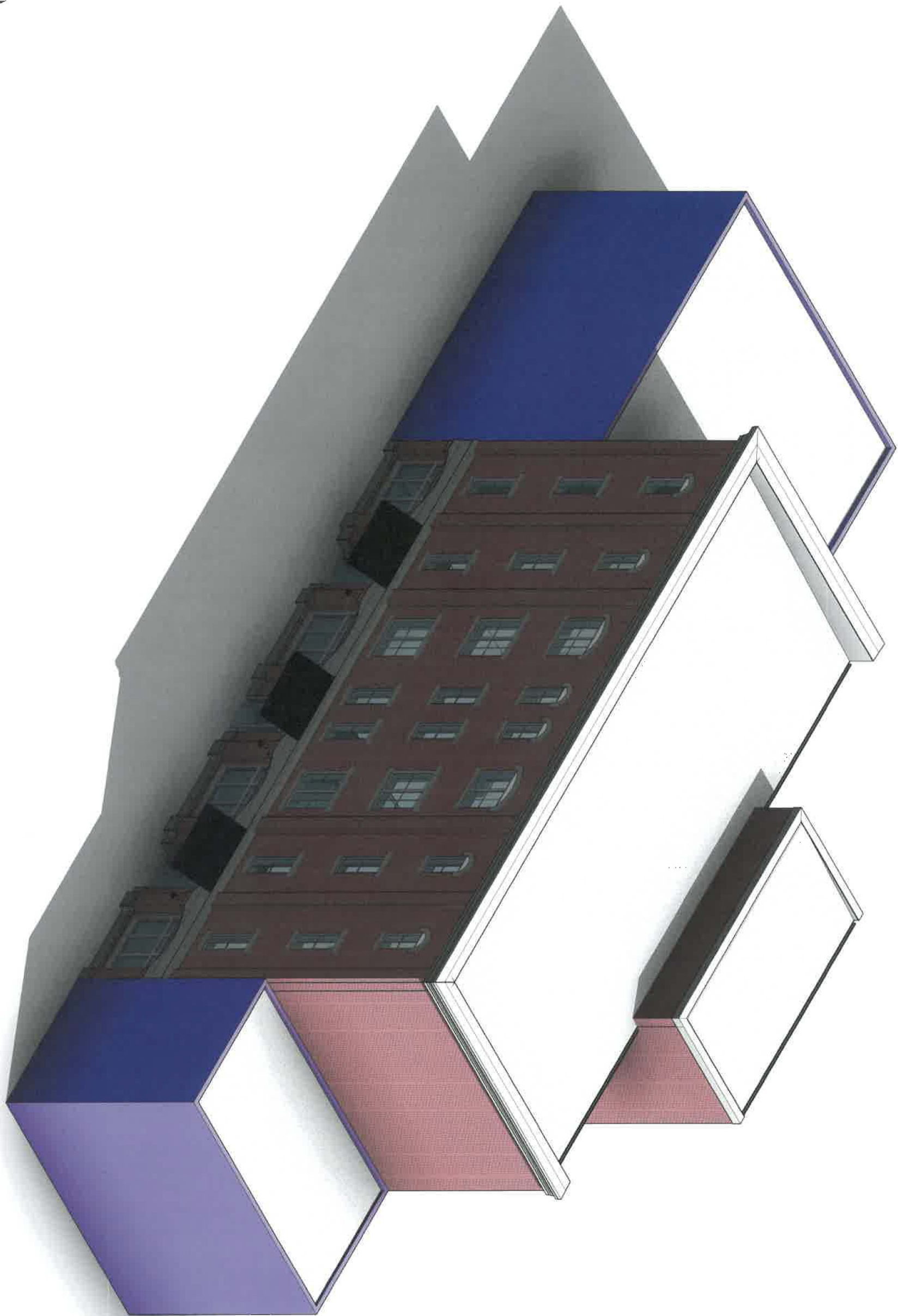
REVISION #41 : 12/06/2021

REVISION #42 : 12/06/2021

REVISION #43 : 12/06/2021

REVISION #44 : 12/06/2021

REVISION #45 : 12/06/2021



3D MASSING MODEL

SCHEME A- ELEVATION E3

COMMISSION NUMBER:		2166
DRAWN BY:		SPK, MES
REVISION DATES:		REVISION #2 : 12/09/2021
DATE:	11/16/21	
SHEET TITLE:		3D MASSING MODEL
SHEET NO.:		A4.1

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



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Web www.taguit.com

REGISTERED DESIGN PROFESSIONAL
IN OHIO: 12/17/2021





135 N Main street
937.223.2500

Dayton Ohio 45402
www.taguit.com

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

Date 10/6/18 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



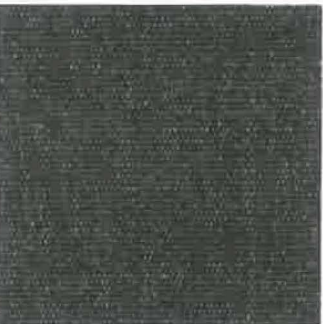
STORM **NEW**
4636-0000



SMOKE
4615-0000



CHARCOAL GREY
4644-0000



SLATE
4684-0000



BLACK
4608-0000



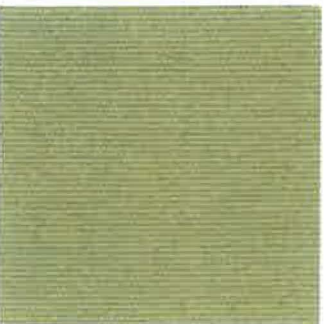
IVY
4632-0000



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



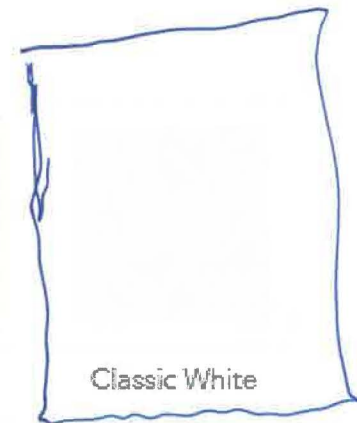
Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



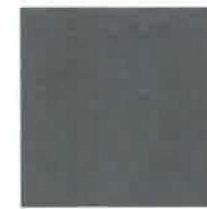
Spice Red



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



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 "EHB", is positioned above the typed name.

Emily H. Brooks
Regional Surety Manager



STREET PERSPECTIVE VIEW

