



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 10, 2022, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - July 13, 2022
3. Historic District Application, 16 E. Franklin Street for paint and trim replacement.
Owner: Historic Troy LLC
Applicant: Scott Strayer
-Commission to make decision
4. Historic District Application, 225 E. Main Street for window signs and one wall mounted sign.
Owner: Troy Community Works
Applicant: Pedego, Troy
-Commission to make decision
5. Historic District Application, 80 S. Plum Street for exterior paint modifications, signage and lighting .
Owner: ZGA Holding LLC
Applicant: Allen Financial Group LLC / Trevor Lavy
-Commission to make decision
6. Historic District Application, 210 E. Water Street for a 6' wood privacy fence.
Owner: Mark White - Blinds by Mark
Applicant: John Ryman, Quality Landscaping & Fence
-Commission to make decision.
7. Historic District Application, 24 N. Market Street for paint modifications to the front door, rear doors, and door trim.
Owner: Kim Yardlay
Applicant: Tyler Morton
-Commission to make decision.
8. Historic District Application, 320 W. Franklin Street for exterior alteration of the covered porch.
Owner/Applicant: Kent Frauenberger
-Commission to make decision.
9. Other

Note Next Meeting -- Aug. 24, 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, July 13, 2022, at 3:30 PM with Chairman Alan Kappers presiding. ATTENDING: Members – Wolke, Kappers, Oda, Titterington, Westmeyer, McGarry, Ehrlich; Zoning Inspectors Eidemiller and Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. McGarry, seconded by Mr. Westmeyer, the minutes of the May 25, 2022 meeting were approved as amended by unanimous roll call vote.

PROPOSED AMENDMENT TO THE ZONING CODE RELATED TO THE HISTORIC PRESERVATION OVERLAY DISTRICT.

The staff recommendation stated:

"BACKGROUND AND DISCUSSION:

On November 15, 2021 City Council adopted a moratorium of 180 days on the issuance of certificates of appropriateness (COA) to allow demolition or removal of a historic or contributing property (except immediate demolitions related to public safety concerns) in the City of Troy Historic Preservation Overlay District.

On May 14, 2022 a new moratorium was provided so staff could continue to research ordinance provisions of Ohio Communities with historic downtowns, consult with legal counsel and appropriate state organizations, and make informed recommendations to the Troy Planning Commission and City Council. On July 5, 2022 Council extended the moratorium for an additional 60 days to continue the recommendations to the Troy Planning Commission and City Council.

At the June 22, 2022 Planning Commission meeting, the Planning Commission tabled the recommendation of the Zoning Code changes to allow for all members of the Planning Commission to be present.

Below is a summary of major proposed changes:

- Section 1137.07, "Procedure For Appeals". Update the appeals section to provide clarity regarding applicability, initiations and review criteria.
- Section 1143.22(k), "HP-O District". Define minor alterations and note this activity does not need a COA.
- Section 1143.22(j), "HP-O District". Explain when a COA is required and define the criteria for moving forward with an application.
- Section 1143.22(i),(m) "HP-O District". Describe the COA review by the Zoning Administrator and Planning Commission and define their responsibilities by project activity.
- Section 1143.22(n), "HP-O District". Introduce the process for a demolition Certificate of Appropriateness which cannot be considered unless the applicant meets strict and quantifiable evidence of economic hardship, which evidence must include multiple analyses, rehabilitation quotes and required financial guarantees.
- Section 1143.22(e), "HP-O District". Propose an HP-O Design Manual to provide a framework of guidelines to review for COA applications.
- Section 1143.22(p), "HP-O District". Designate criteria for demolition by neglect.
- Eliminate separate penalty for this section and follow the penalty section for the Zoning Code.

When a proposed amendment would result in a change in the text of the Zoning Code but would not result in a change of zoning classification of any property on the zoning map, the report of the Planning Commission shall contain a statement as to the nature and effect of such amendment and determinations as to the following items:

- (a) Whether such change is consistent with the intent and purpose of this Zoning Code. *The request change is consistent with the intent and purpose this Zoning Code. The intent of the Historic Preservation Overlay is to protect and promote the health, safety, and general welfare of the public through: Preservation and Enhancement of Architectural styles, historically significant districts, sites, and buildings; Enhance property values throughout the historic district.*
- (b) Which areas are most likely to be directly affected by such change and in what way they will be affected. *The properties located in the Historic Preservation Overlay will be affected and preserved through the proposed changes.*
- (c) Whether the proposed amendment is made necessary because of changed or changing conditions in the areas of zoning districts affected or in the City generally, and, if so, the nature of such changed or changing conditions. *The American Planning Association recommends that Zoning Codes are reviewed and updated every five (5) years to comply with changes in planning law. These proposed changes achieve these purposes.*

REQUESTED ACTION:

Staff recommends that the Planning Commission provide a positive recommendation to City Council."

DISCUSSION:

Staff commented that a clarification had been made to Section 1143.22 (r) the appeals section.

Mr. Kappers noted that comments were made at the Public Hearing not related to the proposed amendments, but regarding increasing the number of the Commission members and including some criteria for Commission members, and asked if any member wished to address those comments.

Mayor Oda stated she was not at the meeting, but watched the recording, noted there were no comments on the proposed amendments and felt the Commission should move forward on that; regarding membership numbers, does not support any suggested change in membership, compliments are received regarding how well buildings are maintained, downtown occupancy remains at nearly 100%, downtown Troy is a desirable place to be, the Commission and staff work with property owners as well as related agencies, the Commission has and will bring in experts on issues when necessary; she believes the discord is related to the proposed demolition of the old IOOF building, the Commission's recommendation on that demolition application followed the zoning code, alternate solutions were sought for the building but proposed purchasers did not want to follow through, the need the re-establish a Board of Architectural Review (BAR) is unfounded and that board has not existed for decades, and she believes the Planning Commission members are diligent in carrying out their responsibilities.

RECOMMENDATION:

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council that the proposed Zoning Code amendments to the Historic Preservation Overlay District (HP-O) and Procedures for Zoning Appeals be adopted. In making the recommendation, the Commission finds the following as stipulated by the Codified Ordinances of the City of Troy, Ohio (Section 1139.06), this recommendation responds to the following:

- (a) Whether such change is consistent with the intent and purpose of this Zoning Code.
The request change is consistent with the intent and purpose this Zoning Code. The intent of the Historic Preservation Overlay is to protect and promote the health, safety, and general welfare of the public through: Preservation and Enhancement of Architectural styles, historically significant districts, sites, and buildings; Enhance property values throughout the historic district.
- (b) Which areas are most likely to be directly affected by such change and in what way will they be affected.
The properties located in the Historic Preservation Overlay will be affected and preserved through the proposed changes.
- (c) Whether the proposed amendment is made necessary because of changed or changing conditions in the areas of zoning districts affected or in the City generally, and, if so, the nature of such changed or changing conditions.
The American Planning Association recommends that Zoning Codes are reviewed and updated every five (5) years to comply with changes in planning law. These proposed changes achieve these purposes.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 210 E. WATER STREET, INSTALLATION OF A 6' TALL PRIVACY FENCE ALONG THE NORTH LOT LINE AND A 6' TALL CHAIN LINK FENCE NEAR THE WEST AND SOUTH LOT LINES; OWNER/APPLICANT MARK WHITE FOR BLINDS BY MARK.

The staff report noted: Property is zoned M-2 Light Industrial District; structure is not on the National Register of Historic Places; it was built by William Hayner in 1899 and sold to the Hayner Distilling Co. the same year; the fence was installed without Planning Commission approval or a fence permit issued by the Development Department; the City of Troy Fence Code permits fences with a maximum height of 8' in industrial zoning districts however are subject to the additional design standards of the Historic District; the Zoning Code 1143.22(f)(9) Standards for Site Improvements "Fences of wrought iron, stone or wood are

encouraged. Privacy fence shall not exceed six (6) feet in height and shall generally be restricted to side and rear yards. Box, chicken wire, chain link and wire fences shall not be allowed."; the requested chain link does not meet the Zoning Code requirement.; and staff recommends the fence installation application be denied based on the fact that the fence does not meet the standards for site improvements in the HPO per Zoning Code 1143.22 (f) (9).

The applicant and his legal counsel, Joseph Fulker, were in attendance.

DISCUSSION.

Mr. Wolke noted that the petitioner has requested the Commission grant an application that would violate the City's Ordinances.

Mr. Fulker commented that Mr. White is the sole owner of this business; he understands that the Historic District Overlay Ordinances are to protect, promote the health, safety and general welfare of the public by the proper care of the buildings; Mr. White has met the intent of the Overlay District; the fencing is to protect the property from the neighboring properties, including a soup kitchen whose clients inappropriate use Mr. White's property and were trespassing on Mr. White's property; he removed an existing fence with an improved fence; he has cleaned up and improved the property for long-term use and improved property values; the fencing helps protect the warehousing use and provides safe and secure parking; the fence installer was to obtain permits but did not; this is the only industrial property in the historic district; if the property were not in the historic district, it appears that the industrial zoning would allow a fence; the zoning amendments just recommended would remove the prohibition against chain link fencing; and at a minimum a decision should be tabled until Council decides on the proposed Zoning Code-Historic District Overlay amendments.

Mr. White stated he was going to paint the fence black, he has spent a lot of money on the property, and it is unfortunate his contractor did not obtain permits.

Mr. Wolke commented he could sympathize with the applicant, but does not see how the Commission could vote to violate the Ordinance.

Mr. Titterington commented that as the fence has been installed in violation of current ordinances, any proposed amendments would not render an illegal action as grandfathered.

Mr. Davis and Mr. Eidemiller advised that under the design standards that will be established under the proposed zoning amendment recommended at this meeting, chain link fencing would still be prohibited in the Historic District.

Mr. Titterington discussed that this property is within that identified as the "riverfront area", and the fencing installed would not complement the look and plan for this area; that there may be options to be considered, but he is not in favor of what was installed.

Mr. Kappers commented he is looking at this application as how it would have viewed it if the work had not already been done, he would ask if chain link fence was common to the time of the building construction, and he would comment that the fencing does not seem consistent with the work being done at the Overfield Tavern, a near neighbor to this property.

Mr. Fulker asked what controls the property -the industrial zoning (which would permit the fencing) or the Historic District Overlay District, with Mr. Kappers commenting that he understands it is the Historic District Overlay Zoning.

Mayor Oda asked for confirmation that the Overlay District controls, and was advise that is the case.

Mr. Fulker stated that in a phone call, Mr. Eidemiller advised Mr. Miller that staff would recommend approval if the fence were painted black. Mr. Eidemiller advised that staff would not have recommended such approval and when he spoke with Mr. Miller, that was not his final determination.

Mrs. Ehrlich stated she was sympathetic to why a fence was needed, but it is unfortunate one was installed that does not meet the code. Mr. Miller asked if members had seen the site. Some members noted they has specifically visited the location.

MOTION.

A motion was made by Mrs. Ehrlich, seconded by Mr. Westmeyer, to deny the application for 210 E. Water Street based on the findings of staff that the fence does not meet the standards for site improvements in the HP-O per Zoning Code 1143.22 (f) (9).

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 120/124 W. CANAL STREET, INSTALLATION OF 24 DOUBLE HUNG WINDOWS, REPLACEMENT OF FOUR DOORS, AND EXTERIOR LIGHTING; OWNER/APPLICANT: CANAL STREET HOLDINGS, LLC, SAM O'NEAL.

The staff report noted: Property is R-5 Single Family Residential District; prior to 2013, the original siding has been covered with gray vinyl siding; multiple windows have been replaced with vinyl on the rear of the property; windows on the west façade have been broken or otherwise damaged due to the overgrowth on the property; applicant is requesting the Planning Commission to consider the installation of a 24 double hung windows, 4 doors, and exterior lighting at the property located at 120/124 W. Canal Street; replacement windows will be Series 8300 2-Lite Slider windows and will match the design of the existing windows; replacement doors will be 4 Masonite HD steel Doors; and staff recommends approval based on the findings of:

- The replacements do not alter the contributing features listed on the OHI form, and;
- The proposed replacements do not detract from the historic integrity of the district.

A motion was made by Mrs. Ehrlich, seconded by Mr. Titterington, that the Troy Planning Commission approve the application for 120/124 W. Canal Street as submitted, based on the exact manufacturer, materials and colors as stated in the application, and based on the finding of staff that:

- The replacements do not alter the contributing features listed on the OHI form, and;
- The proposed replacements do not detract from the historic integrity of the district.

MOTION PASSED, UNANIMOUS VOTE

REZONE 7.103 ACRES AT 2601 W. MAIN STREET (W. MAIN STREET WEST OF N. KINGS CHAPEL DRIVE) FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO A PLANNED DEVELOPMENT – COMMERCIAL; TROY STORAGE AREA PLANNED DEVELOPMENT; CONSIDER GENERAL PLAN; OWNER/ APPLICANT IS PROFESSIONAL ASSOCIATES, INC.

The staff report noted:

"The applicant Professional Associates Inc., requests a zoning amendment for a Planned Development at 2601 W. Main Street which consists of 7.103 acres and is located on W. Main Street west of N. Kings Chapel Drive. The proposed development consists of multiple principal buildings (storage buildings) on the single lot which led to this Planned Development request. The property is located in the M-2 Light Industrial District.

PROPOSAL

Layout: The Proposed layout includes six total buildings totaling 75,050 square feet that are being proposed for storage units. One building will be climate controlled. The applicant is proposing 91 spaces to be used for outdoor storage or 81,827 square feet. Please see exhibit A.1 for the proposed layout.

Landscaping: A 25' buffer strip is being provided along the west lot line in between the R-7 Zoning District and the requested PD. Three 6' tall mounds with 12 Norway Spruce Trees will be in the buffer strip. The buffer strip follows the Zoning Code. Six (6) peripheral trees with complimentary shrubs are being provided for the employee/customer parking along W. Main Street. The trees will be spaced at 40' increments. 97 Emerald Beauty Arborvitae are being provided on the south lot line to fully screen the remaining visible buildings and outdoor storage from W. Main Street. This request exceeds the interior parking requirements with 11,937 square feet of landscaping and 36 trees.

Parking: The proposed development will provide 16 employee/customer spaces along W. Main Street. This will exceed the Zoning Code Requirement of 1 space for each (2) employees based on the maximum working period. The employee parking lot will be setback 10' from the public right of way.

Traffic: The City Engineer has reviewed the preliminary plan and the traffic.

Utilities: This development will be served by existing City water and sewer lines. Stormwater calculations will be provided and reviewed prior to requesting the Final Development Plan.

Open Space: The proposed development currently does not meet the 10% open space requirement set forth by the Zoning Code.

Building Materials: The front façades of the buildings will be constructed of brick. The main office building will include a block base and cap with a brick body. The top of the main building will include aluminum decorative tube brackets. The main office building will have the most visibility from W. Main Street.

Signage: The sign package for this development will be brought before the Planning Commission as a part of the Final Development Plan review. **Comprehensive Plan Compliance:** The Troy Comprehensive Plan indicates this area to be used for future industrial uses. The proposed uses of the property will follow the Comprehensive Plan. Please see Comprehensive Plan Future Land Use Map Figure 14-1.

GENERAL PLANS STANDARDS:

Section 1145.16 of the Zoning Code requires that Planning Commission review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, all of the following criteria:

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan indicates the proposed area is for future industrial uses and this request is in compliance with the comprehensive plan.**
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified. The City of Troy Zoning Code does not permit more than one principal building on a property. This property will have six (6) principals storage buildings.**
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics as suitable mounding and additional landscaping has been provided to screen the adjacent residential districts and Visibility of W. Main Street.**
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **The General Plan supports surrounding streets and utilities. Stormwater calculations will be provided as a part of the Final Development Plan.**
- (5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; **The property at 2601 W. Main Street has been vacant under the previous ownership since at least 1998. While the proposed development is industrial, this provides a low intensity industrial use for the surrounding properties with minimal truck traffic.**
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The property currently has existing water, sanitary, and storm-water controls in place.**
- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD is exceeding Zoning Code requirements with Building Façade design elements and additional landscaping.**
- (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
- (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community with the additional storage locations.**
- (10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

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

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

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

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

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

No changes in the area have created this rezoning request.

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

The proposed use of the property is compatible with the other uses in the immediate vicinity. Industrial uses surround this location to the north and east.

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

The proposed PD can and will be served by City water and sewer. All other public services can be provided with the proposed rezoning.

(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, if any, that make a substantial part of such vacant land unavailable for development.

The property is surrounded by available vacant M-2 Light industrial land located to the east along N. Kings Chapel Drive. No special circumstances exist that would make the vacant land unavailable for development.

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

The proposed amendment would not correct an error in the application of this Zoning Code.*

Staff did not recommend the Commission hold a public hearing and recommended approval based on the findings of:

- The PD request complies with comprehensive plan future land use, and;
- The PD complies with the General Plan requirements of Zoning Code 1145.16.

DISCUSSION:

Mr. Wolke stated he would normally oppose turning industrial land into storage, but based on the configuration of this particular lot, he can support the application.

Staff noted that as this is a PD application, this will be reviewed by the Commission two additional times, and there will be more detail for the plan provided then.

PUBLIC HEARING:

A motion was made by Mr. Titterington, seconded by Mr. Wolke, that the Troy Planning Commission not hold a public hearing on the rezoning application to a Planned Development – Industrial for 2601 W. Main Street. **MOTION PASSED, UNANIMOUS VOTE**

RECOMMENDATION:

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Troy Planning recommends to Troy City Council that Inlot 8386, located at 2601 West Main Street, be rezoned from M-2, Light Industrial District, to a Planned Development – Industrial (PD-I), based on the findings of staff that:

- The Planned Development request complies with the Comprehensive Plan future land use for this area.
- The Planned Development complies with the General Plan requirements of the City of Troy Zoning Code Section 1145.16.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:48 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

_____ Chairman

_____ Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 10, 2022

SUBJECT: Historic District Review – 16 E. Franklin Street

PROPOSAL

The applicant is requesting the Planning Commission to review paint and trim replacement at the property located 16 E. Franklin Street.

The OHI form lists this building as a two-story plus mansard brick residence in Second Empire style of design. The 2/2 double hung floor length windows, with semi-circular hood molds and stone sills, are mentioned as important features. The mansard dormers are gable decorated with semi-circular 1/1 double hung sash windows. The building is on the National Register for Historic Places. The property is zoned B-3, Central Business District.

DISCUSSION:

The applicant is proposing to paint the trim on the building a Bonze Metal SW 701992. The applicant is also proposing to repair/replace the top trim with the same material and design. It is important to note that the roof shingles have been repaired and replaced like for like.

Zoning Code 1143.22(f)(6) Architectural Design Standards. All exterior colors shall be appropriate to the architectural style and time period in which the structure was built. Visual relationships of the streetscape shall be maintained. The proposed paint meets this requirement.

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 paint based on the following:

- The paint colors do not detract from the historic integrity of the building and streetscape.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 8-1-22
Applicant Scott Strayer Telephone No. 937-726-7810
Owner of Property Historic Troy LLC Has the Owner been Notified? Y
Address of Project 16 E Franklin St
Contact Address (if different than Project Address) Po Box 193, Troy
Name of Architect/Engineer and/or Contractor Scott Strayer

Application for renovation to include the following:

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

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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.
- Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

[Signature]

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

Scott Strayer

OFFICE USE ONLY:

DATE FILED: _____

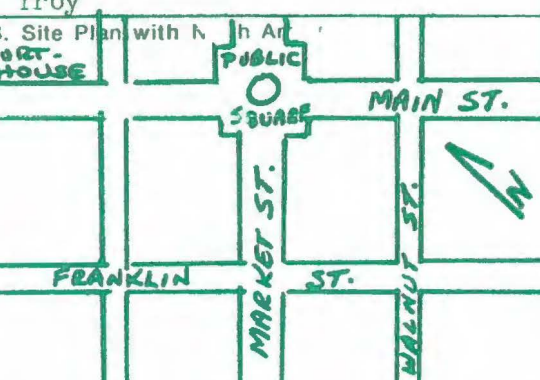
CASE #: _____

DATE OF MEETING: _____



OHIO HISTORIC INVENTORY

Historic Preservation Office
Ohio Historical Society
Columbus, Ohio 43211

1. No. <u>11-75T Troy Public</u> <u>Square Historic District</u> 2. County <u>Miami</u> 3. Location of Negatives <u>Mont. Co. Hist. Soc.</u>		4. Present Name(s) <u>Dunlap, William K., House</u> 5. Other Name(s)		1. No. <u>11-75T</u> 2. County <u>Miami</u> 3. Present Name(s) <u>Dunlap, William K. House</u>
6. Specific Location <u>16 E. Franklin Street</u>		16. Thematic Category <u>C.B.</u>		28. No. of Stories <u>2+mansard</u> 29. Basement? Yes ☒ No ☐ 30. Foundation Material <u>Rock Face Stone</u> 31. Wall Construction <u>Brick</u> 32. Roof Type & Material <u>Mansard Slate</u> 33. No. of Bays Front <u>3</u> Side <u>3</u> 34. Wall Treatment 35. Plan Shape <u>Rectangular</u> 36. Changes (Explain in #42) Addition ☐ Altered ☐ Moved ☐ 37. Condition Interior Exterior <u>Good</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 50'</u>
7. City or Town If Rural, Township & Vicinity <u>Troy</u>		17. Date(s) or Period <u>c1875</u>		
8. Site Plan with North Arrow 		18. Style or Design <u>Second Empire</u>		
9. Coordinates UTM <u>38583552</u> Lat. <u>40° 02' 17"</u> Long. <u>84° 12' 14"</u> Site ☐ Building ☒ Structure ☐ Object ☐		19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent <u>Residence</u> 22. Present Use <u>Office of Red Cross</u>		
10. On National Register? Yes ☐ No ☒		23. Ownership Public ☐ Private ☐		
11. Is It Eligible? Yes ☒ No ☐		24. Owner's Name & Address, if known <u>Troy Club</u> <u>16 E. Franklin Street</u> <u>Troy, Ohio 45373</u>		
12. Part of Estab. Hist. Dist.? Yes ☐ No ☒		25. Open to Public? Yes ☒ No ☐		
13. District Potent'l? Yes ☒ No ☐		26. Local Contact Person or Organization <u>Troy Historical Society</u>		
14. Name of Established District		27. Other Surveys in Which Included <u>Historic Troy, Ohio. 1974.</u>		
42. Further Description of Important Features <u>Central double doors are shaped with transom, stone frame, and bracketed cornice hood. The 2/2 double hung floor length windows have semicircular hood molds and stone sills. The cornice is bracketed with panelled frieze. The mansard dormers are gable decorated with semicircular 1/1 double hung sash windows. Right (west) side wall has a one and a two story polygonal bay.</u>				
43. History and Significance <u>Contributes significantly to the historic district. William Dunlap and Joseph Young raised fruit trees southwest of town when Miami County was the fruit tree shipping center of the midwest.</u>				
44. Description of Environment and Outbuildings <u>In the commercial core of Troy, Ohio (population 17,187).</u>				
45. 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)

Scope of work:

Replace deteriorated trim boards

Paint trim and gutters with Dark Bronze. Color match to neighboring church property.



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 10, 2022

SUBJECT: Historic District Review – 225 E. Main Street

PROPOSAL

A request by Pedego Troy, for the Planning Commission to consider the installation of signage at the property located at 225 E. Main Street.

The OHI form shows the building to be a two-story brick commercial structure with stone pillars and lintels, which includes two storefronts with recessed entry doors. The property was renovated by the current ownership in 2014. This building is not on the National Historic Register.

DISCUSSION:

The applicant is proposing window signs and one wall mounted sign. The building is permitted to have a total of 100 square feet of signage with each tenant space calculated separately based on the frontage they occupy. The window signs will be made of 3M vinyl with the following colors white 7125-10 and Aqua 7125-307. The window signs will total 11 square feet. The wall mounted building sign will be 40" x 96" or 27 square feet made of 3mm ACM material. The colors will match the window signs (see attached design graphics).

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 signs based on the following:

- The signs meet the City of Troy Sign Code requirements, and;
- The signs present a simple and clear message, and;
- The signs do not detract from the historic integrity of the streetscape.



Lettering 11 s.f. area
Glass area 64 s.f.

Store Front

Vinyl graphics
applied to the window

PEDEGO®
ELECTRIC BIKES
Sales - Rentals - Service

sign 40" x 96"

3mm ACM sign material

27 s.f. area



3M VINYL
7125-10
WHITE



3M VINYL
7125-307
AQUA

16' above grade

Building side frontage 50'



TROY
DEVELOPMENT
DEPARTMENT

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 06/23/2022

Applicant Pedego Troy Telephone No. 803-530-0725

Owner of Property Troy Community Works Has the Owner been Notified? Yes

Address of Project 225 E. Main St. Troy OH 45373

Contact Address (if different than Project Address) 2515 Drummond Rd Toledo OH 43606

Name of Architect/Engineer and/or Contractor ~~Randy Hartman, Vital Signs~~ HAAS SIGNS, BRUCE HAAS

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☐

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☒

Other: sign

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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.
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

Jordan Romberger
SIGNATURE OF PROPERTY OWNER: Jordan Romberger

07/05/22

PRINTED NAME OF PROPERTY OWNER:

Landlord

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 10, 2022

SUBJECT: Historic District Review – 80 S. Plum Street

PROPOSAL:

Zach Allen with Allen Financial Group LLC is requesting approval from the Planning Commission for exterior paint modifications, signage, and lighting at the property located at 80 S. Plum St. This property is located at the northwest corner of S. Plum St. and W. Franklin St. The property is located in the OR-1 Office-Residential district.

The OHI form lists the building as a two-story, former residence built in the Colonial Revival style. Contributing features include: 6/6 double hung sash windows, box cornice and frieze forms a belt with parapet, and sidelight and fan transoms on the round entrance porch.

DISCUSSION:

The applicant is proposing a new ground sign in the same location as the existing with the following colors: Snowbound SW 7004, Viva Gold SW 6367, Blueblood SW 6811, and Ebony wood grain. The sign will be made of HDU and will be 42" x 64" or 18.55 square feet per face. A 2' x 13.75' or 27.5 square feet building sign with gooseneck light is also being proposed. The colors of the building sign are viva gold SW 6367, Snowbound SW 7004, and Ebony woodgrain. The building sign will compliment the ground sign. Four (4) gooseneck light will be above the sign. (See attached design graphics).

The applicant is also proposing to paint the shutters, front door, metal railings, and gutters Tricorn Black SW 6258. These items were previously a green color. The trim, fascia, soffit, and porch ceilings are going to be painted Westhighland White SW 7566. The proposed paint modifications do not cover and contributing features on the building.

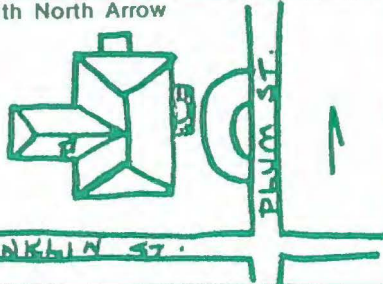
This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed signage, paint, and lighting based on the following:

- The proposed sign will meet all City of Troy code requirements; and
- The proposed sign colors will not detract from the historic integrity of the building and streetscape;
- The paint does not cover any contributing features on the building.

OHIO HISTORIC INVENTORY

1. No. 17-75L		4. Present Name(s) Huffman, Dandis, Weaks & Wist, Atty.	
2. County Miami <i>MIA-30-5</i>		5. Other Name(s)	
3. Location of Negatives Mont. Co. Hist. Soc. K 36		William Harrison Hobart House	
6. Specific Location 80 S Plum Street (northwest corner Franklin and Plum)		16. Thematic Category D	
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period c1928	
8. Site Plan with North Arrow 		18. Style or Design Colonial Revival (Adams)	
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 7 3 8 3 8 4 4 3 5 6 4		19. Architect or Engineer Schenck & Williams, Dayton	
10. Zone Easting Northing Site ☐ Structure ☐ Building ☒ Object ☐		20. Contractor or Builder	
11. On National Register? Yes ☐ No ☒		21. Original Use, if apparent Residence	
12. Is It Eligible? Yes ☒ No ☐		22. Present Use Offices	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐		23. Ownership Public ☐ Private ☒	
14. District Potent'l? Yes ☒ No ☐		24. Owner's Name & Address, if known Mrs. William H. Hobart 805 Plum Street SEE BACK Troy, Ohio 45373	
15. Name of Established District		25. Open to Public? Yes ☐ No ☒	
42. Further Description of Important Features The main entrance in the right center bay has sidelight and a fan transom preceded by a round entrance porch with flared stair and a deck approached by French doors. The windows are 6/6 double hung sash. A box cornice with modillions and frieze forms a belt with parapet above the second story windows.		26. Local Contact Person or Organization Troy Historical Society	
		27. Other Surveys in Which Included N/A	
		28. No. of Stories 2	
		29. Basement? Yes ☐ No ☐	
		30. Foundation Material Concrete	
		31. Wall Construction Brick	
		32. Roof Type & Material Hip--Slate	
		33. No. of Bays Front 4 Side 1	
		34. Wall Treatment French-Bond	
		35. Plan Shape Rectangular	
		36. Changes (Explain in #42) Addition ☐ Altered ☐ Moved ☐	
		37. Condition Interior _____ Exterior Excellent	
		38. Preservation Underway? Yes ☐ No ☐	
		39. Endangered? By What? Yes ☐ No ☐	
		40. Visible from Public Road? Yes ☐ No ☐	
		41. Distance from and Frontage on Road set back 150' 31'	



History and Significance William Harrison Hobart was a co-founder with his father Charles C. Hobart and brother Edward A. of Hobart Brothers Manufacturing Company renowned for its printing equipment.

Description of Environment and Outbuildings

Pure residential district near the Courthouse.

Urban setting of closely spaced buildings and numerous shade trees.

Source of Information
Interview of Mrs. Carl Boese

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

47. Organization
Mont. Co. Hist. Soc.



Current colors

Proposed color

shutters, front door,
metal railings, gutters
and any metal
currently painted green

**SW 6258
Tricorn Black**

trim, facade, soffit,
porch ceilings
and window trim

**SW 7566
Westhighland
White**



SW6567
Viva Gold

SW7004
SnowBound

Ebony
Woodgrain

2" thick HDU Foam sign material routed with wood grain texture to back ground

THE ALLEN FINANCIAL GROUP
LLC

60' Building Front

25' to bottom of sign

42" tall x 64" wide x 2" thick
65" from grade to sign top
HDU foam sign routed
with wood grain, painted

Sign placement
same as previous sign


THE ALLEN FINANCIAL GROUP
LLC
1000 E. 10th Street, Suite 100
Tulsa, Oklahoma 74103
(918) 486-1234



CP19 GOOSENECK LIGHT FIXTURE

<http://www.solarilluminations.com/> / [Search \(http://www.solarilluminations.com/index.php?route=product/search&search=cp19\)](http://www.solarilluminations.com/index.php?route=product/search&search=cp19)
/ CP19 Gooseneck Light Fixture (<http://www.solarilluminations.com/CP19-Gooseneck-Light-Fixture?search=cp19>)



12

\$119.99

1	↑
	↓



ADD TO CART

ASK QUESTION



DESCRIPTION

LED Gooseneck light fixture designed for use with 120V AC connection. This gooseneck light fixture is not a solar unit. Please see the FL90 solar gooseneck lighting (<https://www.solarilluminations.com/fl90-traditional-gooseneck-sign-light>) product for the solar powered version.



This is a commercial-grade LED gooseneck lighting fixture designed for internal or external installation. Supplied with an optional extension arm and adjustable lamp shade. Lamp shade angle can be locked into place using the brass threaded lock nut. This gooseneck light fixture is aluminum and steel construction. Black Finish.

Light Fixture

This commercial LED gooseneck lighting is fitted with a standard Edison base.
Black colored finish of light fixture.
The light can be attached to almost any vertical surface (such as a wall or sign).
The length of the arm of the light fixture is approx. 19" (48cm).
An included 12" extension arm can be added to the existing light arm.
Lamp shade angle can be adjusted and locked into place.
The diameter of the base of the light is approx. 5" (13cm).
The diameter of the lamp head is approx. 10" (25cm).
This is a light fixture only. Solar system is not supplied.

Remarks

One year warranty*.
Additionally, unlimited, lifetime technical support is available for all warranty registrations.

Please Note: This product is a special order and is non-returnable except in the event of a fault (during its warranty period) when the product, once returned will be repaired or replaced.

Although unlikely, we reserve the right to supply this product with any minor alterations or minor changes to the specifications (shown above by text description or by photographs) due to different supplies or product batches received, incorporating such product changes made by the manufacturer, without further notice. Descriptions, specifications and photographs are updated regularly but may not be current when minor changes to a product have only recently been made.

View our Terms, Conditions and Policies (including our Returns Policy) for further information.

TAGS: CP19 (<http://www.solarilluminations.com/index.php?route=product/search&tag=CP19>)

Gooseneck Light ([http://www.solarilluminations.com/index.php?route=product/search&tag=Gooseneck Light](http://www.solarilluminations.com/index.php?route=product/search&tag=Gooseneck+Light))

Custom Light System ([http://www.solarilluminations.com/index.php?route=product/search&tag=Custom Light System](http://www.solarilluminations.com/index.php?route=product/search&tag=Custom+Light+System))

RELATED

PEOPLE ALSO BOUGHT

SAME CATEGORY



(<http://www.solarilluminations.com/cp04-mini-flood-light-fixture>)

CP04 LED Mini Flood Light Fixture (For...
\$99.99

Add to Cart



(<http://www.solarilluminations.com/cp06-12v-3w-led-mini-spot-light-fixture>)

CP06 12V 3W LED Mini Spot Light Fixt...
\$79.99

Add to Cart



(<http://www.solarilluminations.com/cp07-42w-high-power-spot-light>)

CP07 42W LED High-Power Spot Light ...
\$0.00

Add to Cart



(<http://www.solarilluminations.com/cp10-led-mini-strip-light>)

CP10 LED Mini Strip Light (For Custc...
\$0.00

Add to Cart



INFORMATION

Terms, Conditions & Policies
Returns & Refund Policy
Privacy Policy



Need help with your order? 800-865-7221



BRAND AQLIGHTING WEIGHT 6.00 LBS SKU OGN-125

\$30.01 OFF
\$179.98

BULB TEMPERATURE required



BULB



▼

1

▲

ADD TO CART

OVERVIEW

SPECIFICATIONS

THINGS YOU'LL NEED

Voltage	120V
Socket Type	UL Certified Medium Base (E105933)
Bulb Type	PAR30 / PAR38 / BR40 / BR30 Reflector
Power Rating	75w Max
Mounting	Wall / Surface

DIMENSIONS

**Sign placement
same as previous sign**

SW 7004
Snowbound



SW 6367
Viva Gold



SW 6811
Blueblood



Ebony wood
grain



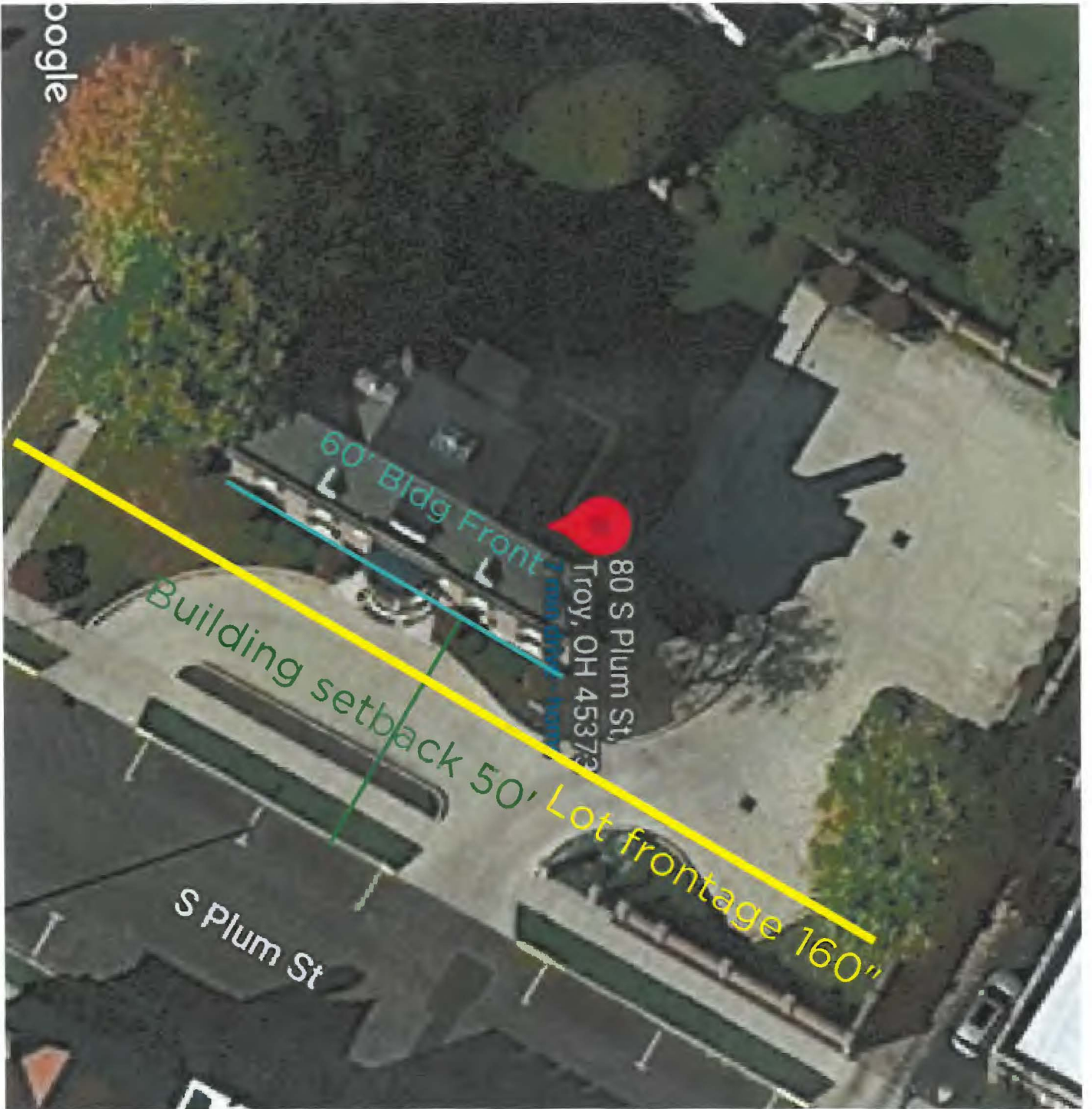
THE ALLEN FINANCIAL GROUP
LLC

PROTECT ~ INVEST ~ ACHIEVE

937-552-9719 AN LFG MEMBER FIRM

**42" tall x 64" wide x 2" thick
65" from grade to sign top**

**HDU foam sign routed
with wood grain, painted**





CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 7/21/22

Applicant Trevor Lavy for AFG LLC Telephone No. 937-405-7824

Owner of Property ZGA Holdings, LLC Has the Owner been Notified? Yes

Address of Project 80 S. Plum Street

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Haas Signs

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☒

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☒

Other: Signage

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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.
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

Tom J. Lavy

SIGNATURE OF PROPERTY OWNER:

Zachary L. Allen

PRINTED NAME OF PROPERTY OWNER:

ZACHARY L ALLEN

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____





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: 80 S. Plum Street

Applicant/ Business Name: Allen Financial Group LLC. / Trevor Lavy

Address: 80 S. Plum Street, Troy OH

Phone: 937-405-7824 Email: zachary_allen@glic.com

Contractor Name: Haas Signs

Address: 3055 S. County Rd 25-A , Troy OH

Phone: 937-552-7787 Email: haas.signs@gmail.com

Property Owner Name: ZGA Holding LLC

Address: 80 S. Plum Street, Troy OH

Phone: 937-552-9719 Email: zachary_allen@glic.com

New tenant? ☒-Yes ☐-No

Building setback: 50'

Height & Stories of Building: 27'- 2 stories

Building/Tenant Frontage (linear feet): 60'

Top of New Sign from Grade: 25'

Number of Faces: 1

Cost of Sign(s): \$5000

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 Const. Sign: Removed within 14 days of beginning of intended use or completion of const, whichever is sooner.

Illuminated: ☐-Internal ☒-External ☐-Electronic Changeable ☐- No

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

Dimensions:

Quantity: 1 Length: 13' 9" Width: 2" Height: 2' Total Sq.ft.: 27.5 s.f.

☐-Provided separate drawings w/ dimensions

Fees: ☒- New Signs - \$50 ☐ - 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: Trevor Lavy Date: 7/21/2022

100 South Market Street, Troy, OH 45373-7303

Make it yours.





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: 80 S. Plum Street

Applicant/ Business Name: Allen Financial Group LLC. / Trevor Lavy

Address: 80 S. Plum Street, Troy OH

Phone: 937-405-7824 Email: zachary_allen@glic.com

Contractor Name: Haas Signs

Address: 3055 S. County Rd 25-A , Troy OH

Phone: 937-552-7787 Email: haas.signs@gmail.com

Property Owner Name: ZGA Holding LLC

Address: 80 S. Plum Street, Troy OH

Phone: 937-552-9719 Email: zachary_allen@glic.com

New tenant? ☒-Yes ☐-No

Building setback: 50'

Height & Stories of Building: 27'- 2 stories

Building/Tenant Frontage (linear feet): 60'

Top of New Sign from Grade: 65"

Number of Faces: 1

Cost of Sign(s): \$4,000

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 Const. Sign: Removed within 14 days of beginning of intended use or completion of const, whichever is sooner.

Illuminated: ☐-Internal ☐-External ☐-Electronic Changeable ☒- No

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

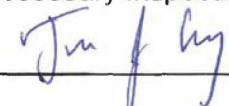
Dimensions:

Quantity: 1 Length: 64" Width: 2" Height: 42" Total Sq.ft.: 20 s.f.

☐-Provided separate drawings w/ dimensions

Fees: ☒- New Signs - \$50 ☐ - 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:  Date: 7/21/2022

100 South Market Street, Troy, OH 45373-7303

Make it yours.



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 10, 2022

SUBJECT: Historic District Review – 210 E. Water Street

PROPOSAL

Mark White, Owner with Blinds by Mark, is requesting the Planning Commission to consider the installation of a 6' tall privacy fence installation at the property located at 210 E. Water Street. The property is located in the M-2 Light Industrial District.

DISCUSSION:

The OHI form describes this property as a single-story brick vernacular commercial/warehouse building. CDF: include the scale of the overall building: windows and freight door on east and west sides: bays separated by piers on west side. This property is not listed on the National Register of Historic Places. This was built by William Hayner in 1899 and sold to the Hayner Distilling Co. the same year (see attached design graphics and site plan).

The Planning Commission previously denied the request for chain link at the July 13, 2022 Planning Commission Meeting. The applicant is now requesting the removal of the chain link for a 6' wood privacy fence that will be stained black. The applicant would stain the fence in April of 2023 following the curing process. Additionally, the north fence row will have landscaping in the front to soften the fence row. (See attached design graphics).

Zoning Code 1143.22(f)(9) Standards for Site Improvements "Fences of wrought iron, stone or wood are encouraged. Privacy fence shall not exceed six (6) feet in height and shall generally be restricted to side and rear yards. Box, chicken wire, chain link and wire fences shall not be allowed." The requested wood privacy would meet this code requirement however, is still subject to the additional design standards of the 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 those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed fence installation based on the following:

- The fence meets the standards for site improvements in the HPO per Zoning Code 1143.22 (f) (9).
- The fence meets City of Troy Fence Code requirements.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 8-2-22
Applicant John Ryman Telephone No. 937-266-5080
Owner of Property Mark White - Blinds by Mark Has the Owner been Notified? yes
Address of Project 210 E. Wmter St.
Contact Address (if different than Project Address) 2205 Fiesta Dr. Troy
Name of Architect/Engineer and/or Contractor Quality Fence

Application for renovation to include the following:

☐

Alteration

☒

Construction Fence

☐

Moving A Building

☐

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☐

Other:

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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.
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

John Ryman

SIGNATURE OF PROPERTY OWNER:

Mark White

PRINTED NAME OF PROPERTY OWNER:

Mark White

OFFICE USE ONLY:

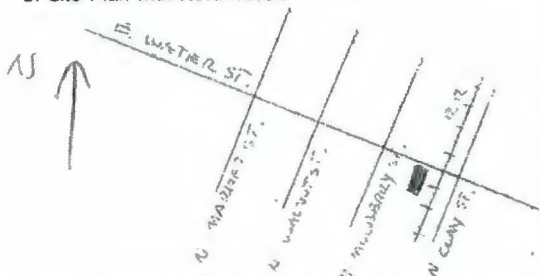
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Hobart Building		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept				5. Historic or Other Name(s) Hayner Distilling Co. Warehouse			
Roll No. C		Picture No.(s) 34,35					
6. Specific Address or Location 210 E. Water St				16. Thematic Association(s) Industrial/Distillery		28. No. of Stories 1	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1899		29. Basement? Yes ☐ No ☐	
7. City or Village Troy				18. Style or Design N/A		30. Foundation Material Concrete	
8. Site Plan with North Arrow				18a. Style of Addition or Element(s) N/A		31. Wall Construction Brick	
				19. Architect or Engineer		32. Roof Type & Material Shed/Flt/Blt Up	
				19a. Design Sources		33. No. of Bays Front 2 Side 11	
9. U.T.M. Reference Quadrangle Name Troy				20. Contractor or Builder		34. Exterior Wall Material(s) 5 Course Amer. Bond	
Zone Easting Northing				21. Building Type or Plan N/A		35. Plan Shape L	
10. Site ☐ Building ☒ Structure ☐ Object ☐				22. Original Use, if apparent Commercial Warehouse		36. Changes Addition ☐ (Explain in #42) Altered ☐ Moved ☐	
11. On National Register? Yes ☐ No ☒				23. Present Use Same		37. Window Type(s) Steel ☐ 6 over 6 ☐ 2 over 2 ☐ Multi ☐ 4 over 4 ☒ Other pane	
12. N.R. Potential? Yes ☐ No ☐				24. Ownership Public ☐ Private ☒		38. Building Dimensions 40 x 15	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐				25. Owner's Name & Address, if known Chas. C. Hobart 250 Ridge Ave Troy, OH		39. Endangered? Yes ☐ No ☐ By What?	
14. District Potential? Yes ☐ No ☐				26. Property Acreage		40. Chimney Placement 1 off center in ro	
15. Name of Established District (N.R. or Local) Troy Historic District				27. Other Surveys in Which Included N/A		41. Distance from and Frontage on Road 10 x 60	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Single story brick vernacular commercial/warehouse building. CDF: include the scale of the overall building; windows and freight door on east and west sides; bays separated by piers on west side.							
43. History and Significance (Continue on reverse if necessary) Built by William Hayner in 1899 and sold to the Hayner Distilling Co. that same year.							
44. Description of Environment and Outbuildings (See #52) Brick paving in front							
45. Sources of Information Field observation City of Troy Miami Co. property records							
46. Prepared by J. Darbee/N. Recchie							
47. Organization F. Conaway & Assoc.							
48. Date Recorded in Field 5/97							
49. Revised by 50a. Date Revised							
50b. Reviewed by							





FENCE PERMIT APPLICATION

Address of Project: 210 E. Water St.

Type & Material of Fence: 6' High Wood Privacy Fence with Black metal gate posts and frame with wood facing

Applicant/Contractor Name: Quality Landscape & Fence Inc.

Address: 1565 S. Hufford Rd. Cassstown OH 45312

Phone: 937-266-5080 Email: john@qualitylandscape-fence.com

Property Owner Name: Mark White - Blinds by Mark

Address: 210 E. Water St.

Phone: 937-974-7823

Email: _____

Is the fence to be built on: ☐ - Corner Lot ☐ - Through Lot ☒ - Alley to the rear ☐ - Limited Access

Do the adjoining properties have an existing fence? ☒ - Yes ☐ - No

Will this fence add to or connect to an existing fence? ☐ - Yes ☒ - No

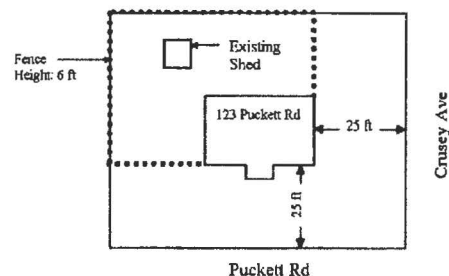
If Yes, what are the type and material of the existing fence(s)? Wood Privacy - ornamental metal

Height of proposed fence: Rear yard: 6' Side Yard: 6' Front Yard: N/A

Each application must have a simple plot plan, drawn to scale, showing the proposed fence location in relationship to property lines, streets, buildings and structures located on the property

Processing time is 7-10 Business Days

SAMPLE FENCE SITE PLAN



By signing this application, I acknowledge 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. The City of Troy does not enforce covenants and restrictions.

Signature: John Ryan

Date: 8-1-22

Checklist: Site Plan - ☐ Signed Application - ☐ Fee: \$25 - ☐

100 South Market Street, Troy, OH 45373-7303

* Black metal gate frame and posts are for the strength needed for the 12' opening gate. 12' wood gate frames will not hold up and would sag in no time. Nothing would be left the galvanizes color and would blend in with the wood fence →

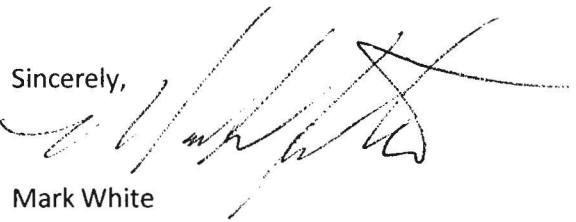
City of Troy Planning Commission

RE: Proposed Project at 210 E. Water St.

Installation of a 6' high wood privacy fence with metal gate frames (black) for the 12' double-drive gate and metal gate posts (black). The gate will be faced with wood to match the rest of the surrounding fence. We need a 12' gate to be able to allow proper clearance for our vans and trucks to enter and exit without potentially hitting the sides of the gates. We are being told by our contractor (Quality Landscape and Fence) that a 12' gate solely made out of wood for the frame will be an issue is a short time of sagging due to the weight of the gate and the hardware used for a wood frame. The black metal frame will match the wood stain and would not be noticeable at all. We are proposing this for the functionality and durability only. The front 4' gate will be made out of wood only. The entire fence shall be stained black in the Spring of 2023 to allow the wood to properly cure before the stain is applied. Wood to be used on the project is 4X4 posts, 2X4 rails, and 1X6 fence boards (dog-eared tops).

The entire front of the fence (street side) will be landscaped to complement the fence and building. Everything from the fence to the landscape shall be in excellent taste with the building and improve the looks of the property. The fence will also provide us the security we need for our vehicles. We have an outstanding reputation with our business and want to present well to our visiting clients coming to our new location.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark White', with a large, stylized flourish extending from the end of the signature.

Mark White

Owner

Blinds by Mark Ltd.



210 E Water St

Template

Parcel

Tags

WOOD FENCE AT Installation ↴



Black stained After wood cures



06/15/2022 14:30





06/15/2022 14:30



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Development Staff

DATE: August 10, 2022

SUBJECT: Historic District Review – 24 N Market St

PROPOSAL:

A request by applicant Tyler Morton, of Remax Victory and Affiliates, is requesting a historic review from the Planning Commission to consider the exterior modification of paint on the building located at 24 N Market Street. 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 commercial elements. The building was erected in 1920, remodeled in 1971. Important features include: a row of two bay structures of early commercial construction; rectangular windows have stone lintels and sills; store facades are modified & a chimney between each segment. The building is not on the National Register.

DISCUSSION:

The applicant is proposing exterior paint modifications to the Front Door, Rear Doors, & Door Trim. The color will be Black Magic, SW 6991. The paint modifications do not cover or hide any contributing features on the building.

RECOMMENDATION:

Staff recommends approval of the proposed exterior paint modifications, based on the following:

- The paint modification does not cover any contributing features on the building.
- The paint does not detract from the historic integrity of the building or streetscape.



TROY

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 July 8, 2022

Applicant TYLER MORTON

Telephone No. Office # 937-524-0080

Owner of Property Kim Yardley

Has the Owner been Notified? YES

Address of Project 24 N. MARKET ST.

Contact Address (if different than Project Address):

Name of Architect/Engineer and/or Contractor:

Application for renovation to include the following:

Alteration

Repair

Construction

Demolish - Principal Structure

Moving A Building

Demolish - Accessory Structure

Painting

Other:

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?)

Yes

No

*If yes, a use of public space application is required

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
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER:

Kim Yardley

dotloop verified
07/11/22 3:46 PM EDT
J2YD-WZPJ-GZSR-IFOA

PRINTED NAME OF PROPERTY OWNER:

Kim Yardley

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303



24 N. Market Street, Troy, Ohio

Repaint Front and Rear Doors & Door Trim Project

This application proposes repainting the front and rear doors and door trim for the above property. The applicant would like to change the color from sage to Sherwin Williams black magic using a satin sheen. The project would include replacing the stainless steel kick plate on each door as well as new stainless steel numbers on the front door only. The existing entry handles will be replaced as well using the same color and style.



FRONT DOOR (MARKET STREET)



BACK DOOR (PARKING LOT OFF WATER STREET)



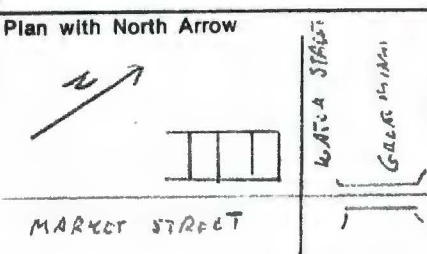
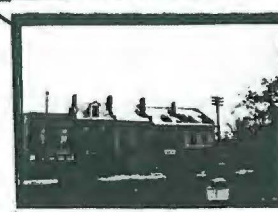
FRONT DOOR NUMBERS & KICKPLATE



DOOR HANDLE

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>10228 100170</u> 2. County <u>Miami</u>		4. Present Name(s) <u>Commercial Row</u>		1. No.
3. Location of Negatives <u>Regional office</u>		5. Other Name(s)		
6. Specific Location <u>West side of Market Street</u> <u>extending south from Water Street</u>		16. Thematic Category <u>C</u> <i>COM</i>		2. County Miami
7. City or Town <u>Troy</u> If Rural, Township & Vicinity		17. Date(s) or Period <u>after 1824</u>		
8. Site Plan with North Arrow 		18. Style or Design		4. Present Name(s) Commercial Row
9. Coordinates <u>Troy</u> Lat. _____ Long. _____ U.T.M. Reference 16 73865 4435740		19. Architect or Engineer		
10. Zone _____ Easting _____ Northing _____ Site ☐ Building ☒ Structure ☐ Object ☐		20. Contractor or Builder		5. Other Name(s)
11. On National Register? Yes ☐ No ☐		21. Original Use, if apparent <u>commercial</u>		
12. Is It Eligible? Yes ☐ No ☐		22. Present Use <u>commercial</u>		
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒		23. Ownership Public ☐ Private ☒		
14. District Potent'l? Yes ☐ No ☐		24. Owner's Name & Address, if known <u>Robert Bravo et al.</u> <u>210 Ridge Ave</u> <u>Troy, Ohio</u>		
15. Name of Established District <u>Troy Public Square</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>Boese, Bravo, Fraula, et al. Historic Troy Ohio, Troy, Ohio: Troy Historical Society, 1974</u>		
28. No. of Stories <u>2</u>		29. Basement? Yes ☒ No ☐		
30. Foundation Material <u>stone</u>		31. Wall Construction <u>brick</u>		
32. Roof Type & Material <u>pitched asphalt shingle</u>		33. No. of Bays Front <u>2</u> Side <u>2</u>		
34. Wall Treatment		35. Plan Shape row structures		
36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐		37. Condition Interior _____ Exterior <u>good</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>Street front 80' wide</u>		
42. Further Description of Important Features <u>A row of two bay structures of early commercial construction; rectangular windows have stone lintels and sills; store facades are modified; chimney between each segment.</u>				
43. History and Significance <u>In 1824 most of the block burned. Rebuilt by Henry S. Mayo. They were the most important business block until after the Civil War. A skid row until 1975 when they were purchased and rehabilitated.</u>				
44. Description of Environment and Outbuildings <u>Main north south commercial street of Troy in downtown.</u>				
45. Sources of Information <u>Boese, Bravo, Fraula et al., Historic Troy Ohio, Troy, Ohio: Troy Historical Society, 1974</u>		46. Prepared by <u>L.S. Gannon, Jr.</u>		
47. Organization <u>Regional office SHA</u>		48. Date <u>1/77</u>		
49. Revision Date(s)				

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 10, 2022

SUBJECT: Historic District Review – 320 W. Franklin Street

PROPOSAL

A request by Mr. Frauenberger for the exterior alteration of the covered patio at the property located at 320 W. Franklin Street.

The OHI form lists the residence as a two-story, Vernacular Late Gothic Revival with a Classic Revival interior. Contributing features include porch with double pillars, decorative spandrels, and balustrade. 1/1 double hung sash windows and recessed porch on the southeast corner are also referenced.

DISCUSSION:

The applicant is proposing the exterior alteration of the covered porch on north elevation facing W. Franklin Street. The covered porch has been removed due to the limestone foundation failing. The roof structure is remaining intact during the alteration. The double pillars, decorative spandrels, and balustrade are going to be reused. The limestone foundation is being replaced with concrete. The wood decking is going to be replaced (see attached design graphics).

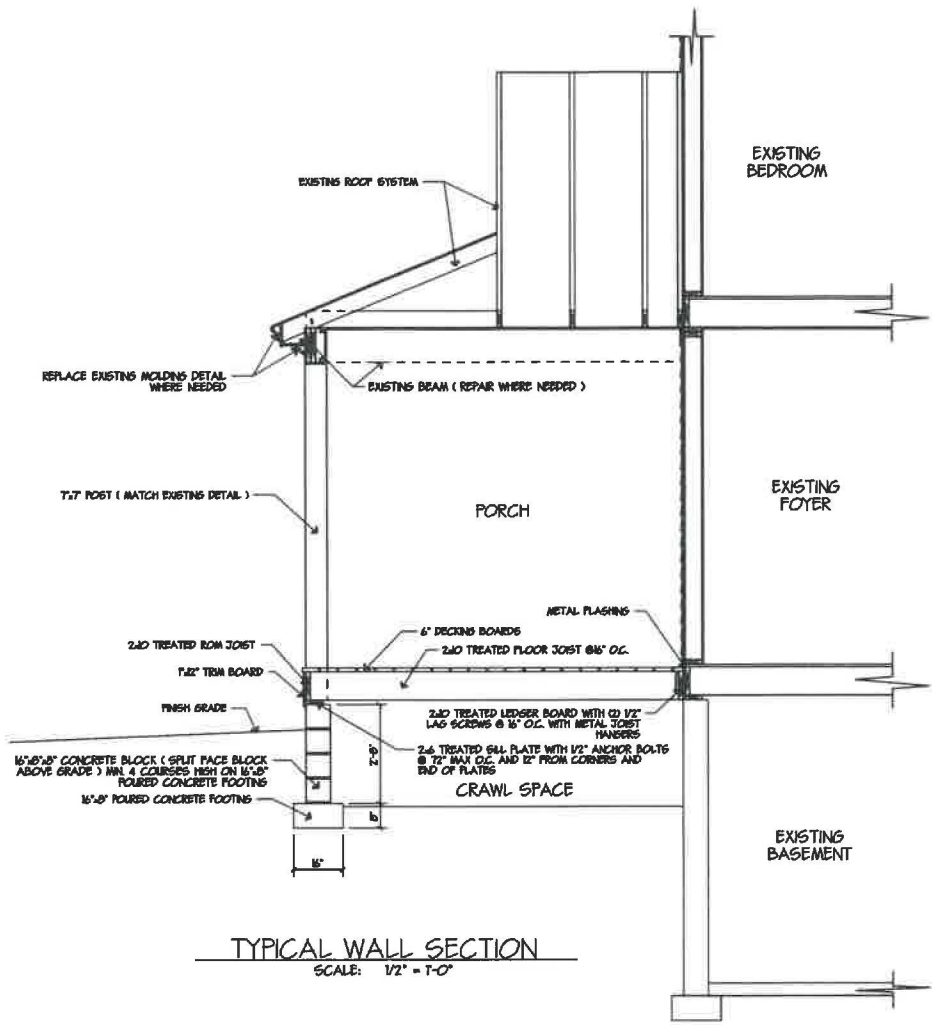
Zoning Code 1143.22 (f) (7) Standards for Alteration C. states “Deteriorated architectural features shall be repaired rather than replaced whenever possible, substantiated by historic, physical or pictorial evidence”. The contributing architectural features and roof structure are being repaired and reused and complies with these requirements.

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.

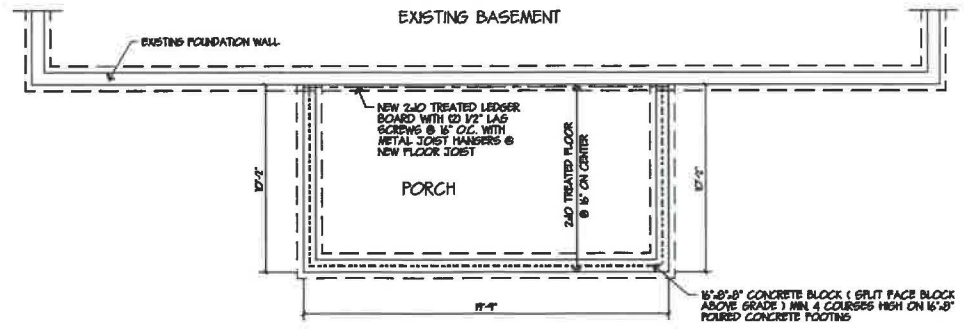
RECOMMENDATION:

Staff recommends approval of the proposed exterior alteration based on the following:

- The contributing features are going to be reused with the exterior alteration, and;
- The alteration does not detract from the historic integrity of the streetscape, and;
- The alteration meets Zoning Code 1143.22 (f) (7) C.



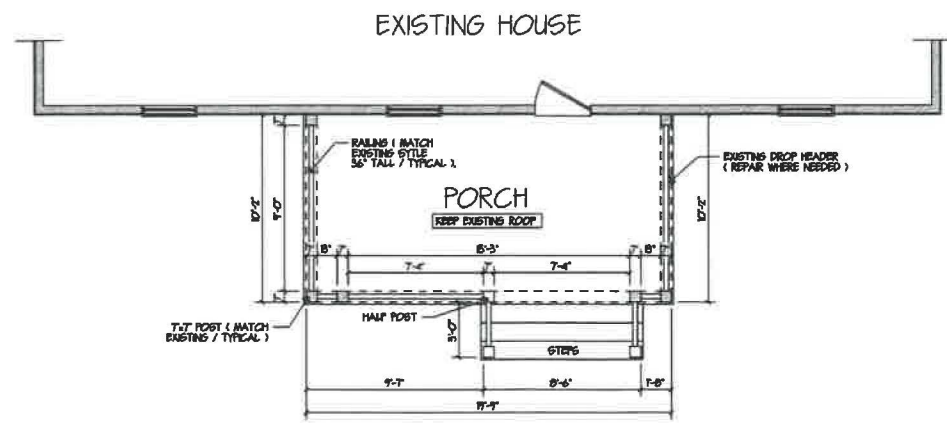
TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN
FIELD VERIFY ALL EXISTING DIMENSIONS
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
FIELD VERIFY ALL EXISTING DIMENSIONS
SCALE: 1/4" = 1'-0"

320 W. Franklin
St. Troy Ohio,
45373
Regina

SUNRAY DESIGNS
401 S. RIDGE AVENUE
TROY, OHIO 45373
937-300-1233

DRAWN BY:
JOHN T. FULLERKAMP
RESIDENTIAL DESIGNER

DATE:
APRIL 23, 2022

REVISIONS

BUILT BY:
DENLINGER
CONSTRUCTION
SERVICES, INC.

PLANS FOR:
FRAUENBERGER
RESIDENCE
PORCH RESTORATION
132 FRANKLIN ST.
TROY, OHIO 45373

DISCLAIMER NOTE:
WHILE EVERY ATTEMPT HAS BEEN MADE IN PREPARATION OF THESE PLANS TO AVOID MISTAKES, MANY PERSONS CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR, SUBCONTRACTOR, AND SUBS ON THE JOB MUST BEWARE OF ANY CHANGES TO THE PLANS AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. ALL DIMENSIONS, MATERIALS, AND METHODS SHALL BE CONSIDERED AS PART OF THE BIDDING PROCESS.

SQUARE FEET:
MAIN LEVEL:
UPPER LEVEL:
TOTAL LIVING:
BASEMENT:
FINISHED:
UNFINISHED:
GARAGE:
BONUS SPACE:
SCREEN PORCH:
PORCH:
TOTAL OVERALL:

PLAN NUMBER:
GRD - 8242

SHEET:
1 OF 1







Image capture: Apr 2022 © 2022 Google



320 W Franklin St

All

Street View & 360°



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 8/4/22

Applicant WK. FRANKLIN & S.G. FRANKLIN Telephone No. 937 287 8005

Owner of Property Same Has the Owner been Notified? _____

Address of Project 320 W FRANKLIN ST TROY OH

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Dunlap Cont.

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☐

Painting

☒

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☐

Other: _____

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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.
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

[Signature]

SIGNATURE OF PROPERTY OWNER:

WK. FRANKLIN & S.G. FRANKLIN

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

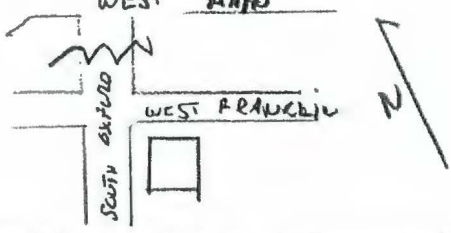
CASE #: _____

DATE OF MEETING: _____



OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>MIA 177-05</u> 10928-001570		4. Present Name(s) Clayton-Carver House																
2. County Miami		5. Other Name(s)																
3. Location of Negatives <u>I 31</u> Regional Office SHA																		
6. Specific Location 320 West Franklin		16. Thematic Category <u>D</u>																
7. City or Town <u>Troy</u> If Rural, Township & Vicinity		17. Date(s) or Period 1907																
8. Site Plan with North Arrow 		18. Style or Design <u>Late Vernacular Gothic Revival</u>																
9. Coordinates <u>Troy</u> Lat. _____ Long. _____ U.T.M. Reference <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td>1</td><td>6</td><td>7</td><td>3</td><td>8</td><td>2</td><td>4</td><td>0</td><td>4</td><td>4</td><td>3</td><td>5</td><td>6</td><td>8</td><td>0</td> </tr> </table>		1	6	7	3	8	2	4	0	4	4	3	5	6	8	0	19. Architect or Engineer	
		1	6	7	3	8	2	4	0	4	4	3	5	6	8	0		
		20. Contractor or Builder																
		21. Original Use, If apparent <u>residence</u>																
22. Present Use <u>residence</u>		23. Ownership Public ☐ Private ☒																
10. Site ☐ Structure ☐ Building ☒ Object ☐		24. Owner's Name & Address, if known Mr. & Mrs. Richard Dye Carver																
11. On National Register? Yes ☐ No ☒		25. Open to Public? Yes ☐ No ☒																
12. Is It Eligible? Yes ☐ No ☒		26. Local Contact Person or Organization <u>Troy Historical Society</u>																
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐		27. Other Surveys In Which Included																
14. District Potent'l? Yes ☐ No ☒		28. No. of Stories <u>2</u>																
15. Name of Established District <u>Troy Historic District</u>		29. Basement? Yes ☒ No ☐																
42. Further Description of Important Features Central pavilion with half timber, tracery windows and double wall gables. Porch with double pillars, decorative spandrels and balustrade. Windows 1/1 D.H.S.; flared skirt between ranges, recessed porch southeast corner, Classic Revival interior.		30. Foundation Material <u>rockfaced stone</u>																
43. History and Significance Adds to the quality of the street scape. Harry W. and Stella Clayton were the first owners. Then it was transferred to Mr. Carver's mother, Mrs. Maud Carver in 1908. On a lot once in the course of the Miami and Erie Canal.		31. Wall Construction <u>frame</u>																
		32. Roof Type & Material <u>hip asphalt shingle</u>																
		33. No. of Bays Front <u>4</u> Side <u>3</u>																
		34. Wall Treatment <u>orig. wood siding half timber highlight</u>																
44. Description of Environment and Outbuildings A solid old residential neighborhood near the center of town. Small urban setting of closely spaced buildings and numerous shade trees.		35. Plan Shape <u>rectangular</u>																
45. Sources of Information Owner		36. Changes Addition ☐ Altered ☐ Moved ☐																
46. Prepared by L.S. Gannon, Jr.		37. Condition Interior <u>excellent</u> Exterior <u>good</u>																
47. Organization Regional Office SHA		38. Preservation Underway? Yes ☒ No ☐																
48. Date <u>1977</u>		39. Endangered? By What? Yes ☐ No ☒																
49. Revision Date(s)		40. Visible from Public Road? Yes ☒ No ☐																
50. Distance from and Frontage on Road 30' back 80' wide																		