



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 24, 2022, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - August 10, 2022
3. Historic District Application for 320 W. Franklin Street for exterior alteration of the covered porch.
Owner/Applicant: Kent Frauenberger
-Remove from Table
-Commission to make decision
4. Petition to vacate 14' wide alley between 725 W. Franklin St. (IL 826) and 735 W. Franklin St. (Part OL 91).
Owners/Applicants: Pamela Hobbs and Tyler Weber
-Commission to make recommendation to Troy City Council
5. Final Plat Approval, Fox Harbor Subdivision Section 9; located west of the Kings Chapel neighborhood and south of W. Main Street.
Applicant: Brumbaugh Engineering and Surveying LLC, on behalf of Harbor West Land Co.
-Commission to make recommendation to Troy City Council
6. Historic District Application, 18 E. Canal Street for installation of an awning, storefront windows, exterior painting.
Owners/Applicants: Eric & Jenell Krites
-Commission to make decision
7. Historic District Application, 9 and 11 E. Main Street for exterior alterations, repairs and painting.
Owner/Applicant: Wesley Martin
-Commission to make decision
8. Historic District Application, 100 E. Main Street for repair/replacement of approximately 80 feet of the top parapet of the front façade facing W. Main Street.
Owner/Applicant: Bob Conard
-Commission to make decision
9. Historic District Application, 109 E. Main Street for exterior repair, replacement of second and third floor windows, tuck-pointing of front façade and cleaning and tuck-pointing of rear façade.
Owner/Applicant: Doug Boyle
-Commission to make decision
10. Historic District Application, 205 E. Franklin Street for construction of an access ramp.
Owner: Doncin Investment LLC
Applicant: Missionary Church Crisis Relief
-Commission to make decision
11. Other

Note Next Meeting -- Sept. 14, 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, August 10, 2022, at 3:30 PM with Vice-Chairman McGarry presiding. ATTENDING: Members – Wolke, Oda, Titterington, Westmeyer, McGarry, Ehrlich; Zoning Inspectors Eidemiller and Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mayor Oda, the minutes of the July 13, 2022 meeting were approved as amended by unanimous roll call vote.

HISTORIC DISTRICT APPLICATION, 16 E. FRANKLIN STREET FOR PAINT AND TRIM REPLACEMENT. OWNER - HISTORIC TROY LLC; APPLICANT: SCOTT STRAYER. The staff report noted: property is zoned B-3, Central Business District; building is on the National Register for Historic Places; application is to paint the building trim Bronze Metal SW 701992 (a custom color); applicant will repair/replace the top trim with the same material and design; roof shingles have already been repaired and replaced like for like; and staff recommends approval based on the findings that the paint colors do not detract from the historic integrity of the building.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to approve the application for 16 E. Franklin Street as submitted, for the paint color of Bronze Metal SW 701992 And the top trim repaired and replaced like for like, and based on the findings of staff that the paint colors do not detract from the historic integrity of the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 225 E. MAIN STREET FOR WINDOW SIGNS AND ONE WALL MOUNTED SIGN; OWNER: TROY COMMUNITY WORKS; APPLICANT: PEDEGO, TROY. The staff report noted: building is on the National Register for Historic Places; 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; window signs will be made of 3M vinyl with the following colors white 7125-10 and Aqua 7125-307; 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; and staff recommends approval based on the findings of:

- 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.

Mr. Titterington asked if staff had discussion with the applicant about the sign background being other than white, so it would be a more subtle color to blend in better with the building. Staff commented that there had not been such discussion as other nearby signs also have a white background.

A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, to approve the application for 225 E. Main Street as submitted, for the exact sign sizes, materials and colors as stated in the application, and based on the findings of staff that:

- 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.

MOTION PASSED, UNANIMOUS VOTE

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. The staff report noted: property is located at the northwest corner of S. Plum St. and W. Franklin St.; zoning is OR-1 Office-Residential district; application is for 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; 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 requested; colors of the building sign are viva gold SW 6367, Snowbound SW 7004, and Ebony woodgrain; the building sign will complement the ground sign; four gooseneck lights are requested for above the sign; the painting request is 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 requested to be painted Westhighland White SW 7566; the proposed paint modifications do not cover and contributing features on the building; and staff recommends approval based on the findings that:

- The proposed sign will meet all City of Troy code requirements;
- 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.

In response to Mr. Titterington, staff clarified that the white rectangle shown on the sign in the application was a notation and not part of the sign. In response to Mrs. Ehrlich, staff stated that the goose neck lights are similar to those recently approved for other Historic District applicants.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the application for 80 S. Plum Street as submitted, based on the exact colors, materials as stated in the application and the exact sign size, materials and colors as stated in the application, and based on the findings of staff that:

- The proposed sign will meet all City of Troy code requirements;
- 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.

MOTION PASSED, UNANIMOUS VOTE

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. The staff report noted: The property is zoned M-2 Light Industrial District; this property is not listed on the National Register of Historic Places; structure was built by William Hayner in 1899 and sold to the Hayner Distilling Co. the same year; on July 13, 2022 the Planning Commission denied the application for a chain link fence, which has already been installed without an application or permit, as chain link fencing is prohibited by the Historic District Overlay Ordinance; an application has now been submitted for a 6" wood privacy fence that will be stained black; the chain link fencing would be removed to be replaced by a wood fence with the staining of the wood fence to be in April 2023 following the curing process for the wood; the north fence row will have landscaping in the front to soften the fence row; Zoning Code section 1143.22(f)(9) Standards for Site Improvements, provides for "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; and staff recommends approval based on the findings that:

- 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

Discussion: Present were the applicant, his legal counsel Mr. Fulker, and John Ryman of Quality Landscaping & Fence.

-Mr. McGarry asked if the City approves the landscaping as it is part of the detailed application, as the fence appearance would look harsh and the plantings will help mitigate that, and was told the Commission does not. Mr. White stated there should be six plantings in the front that will cover most of the fence, and the plantings will continue down the fence side as funds permit. It was stated the application can be amended to include the landscaping.

-In response to Mayor Oda, Mr. White stated the fence is more than 10' back from the property line and he plans to have a cobblestone patio area in front of the fence (along Water Street) and have a sitting area.

-Mr. Titterington commented that he appreciates the applicant coming back to the Commission with a plan other than chain link fence, but he also feels that a long row of 6' wood solid privacy fence is stark even with the buffer with the plantings to be along the front, asked if the applicant had given consideration of having the wood fence along the side and something more decorative along the right-of-way, along the street. Mr. White commented that the former brick roadway has been raised to preserve it historically, there is landscaping in front of the building, and that by having the fence unattractive neighboring properties are concealed. Mr. Fulker commented that the intent of the fence is also to protect the property from trespassing and it is his property right to protect it. Mr. White commented that any moving of the fencing will result in it being used for parking. Mr. Ryman commented that the fence is also to surround area Mr. White is using for parking and having the high wood fence provides some security.

-Mayor Oda commented that the City is trying to clean up the area and does not want a bunch of 6' high fence to the property line. Mr. Ryman commented that the fence is about 20' from the property line at least 10' back from the sidewalk, and will accommodate a 15'x11' cobblestone patio, and the plantings will be 6' at maturity.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the application for the 6' wood privacy fence for 210 E. Water Street as submitted, with the condition that the chain link fence be removed and the new wood fence installed, the wood fence stained black by the end of April, 2023, and to include the landscaping plan as discussed at the meeting, and based on the findings of staff that:

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

MOTION PASSED, UNANIMOUS VOTE

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. The staff report noted: property is zoned B-3, Central Business District; building was erected in 1921 and remodeled in 1971; the building is not on the National Register of Historic Places; exterior painting of the front door, rear doors and door trim to be Black Magic SW 6991; and staff recommends approval based on the findings that:

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

A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, to approve the application for the exterior paint modifications to 24 N. Market Street as submitted, based on the exact areas to be painted and the paint color as stated in the application, and based on the findings of staff that:

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

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 320 W. FRANKLIN STREET FOR EXTERIOR ALTERATION OF THE COVERED PORCH; OWNER/APPLICANT: KENT FRAUENBERGER. The staff report noted: the owner has removed the covered porch on the north elevation facing W. Franklin Street due to the limestone foundation failing without submitting an application and receiving a permit; the porch roof structure is remaining intact during the work; the double pillars, decorative spandrels, and balustrade are going to be reused; the limestone foundation is being replaced with concrete; and the wood decking is going to be replaced; Zoning Code Section 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; and staff recommends approval based on the findings that:

- 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).

The applicant was not present.

Discussion.

-In response to Mr. McGarry, staff confirmed that the work was commenced without the applicant filing a historic district application or obtaining a permit for the work. Mr. Davis commented that the applicant did not think the work was a demolition, but replacing like for like as the limestone under the porch failed. However, staff noted that some of the decking will be replacement wood (due to reported rotting wood), the limestone porch base has been replaced by concrete, and there is some question about if all the posts are being restored. Staff did note that the roof remains and much of the appearance will be the same. Staff stated an understanding that the applicant did receive a permit from the County, and was informed that he needed to also check with the City.

-Mr. Titterington stated his concern that the house was built in 1903, the porch is listed as a significant historical feature, and now that porch has been removed and concrete installed, he does not see how this would not be considered a demolition, and there is no indication the owner plans to do anything to have the porch front made to look like stone or to have it look close to the 1903 appearance. He noted that the significant feature was built in 1903, but reconstructed in 2022.

-Mr. McGarry noted that there are synthetic coatings that could at least look like the 1903 limestone.

-Staff commented that historic district information is available on the website and printed format, but there is no annual communication with property owners within the district.

-Mayor Oda stated her concern with a rash of people who perform work without a permit; the penalty is only a double application fee; and it is difficult for staff to enforce ordinances; and she believes this applicant knew the procedures.

-Mr. Titterington commented that the applicant is the Chairman of the City's Board of Zoning Appeals (BZA) and it seems unusual that he would not know he needed to make an application to the City.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to table the application for 320 W. Franklin Street to the next meeting and for staff to contact the applicant, advise that the Commission has questions, and ask that the applicant attend the next meeting.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 4:18 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 – 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).

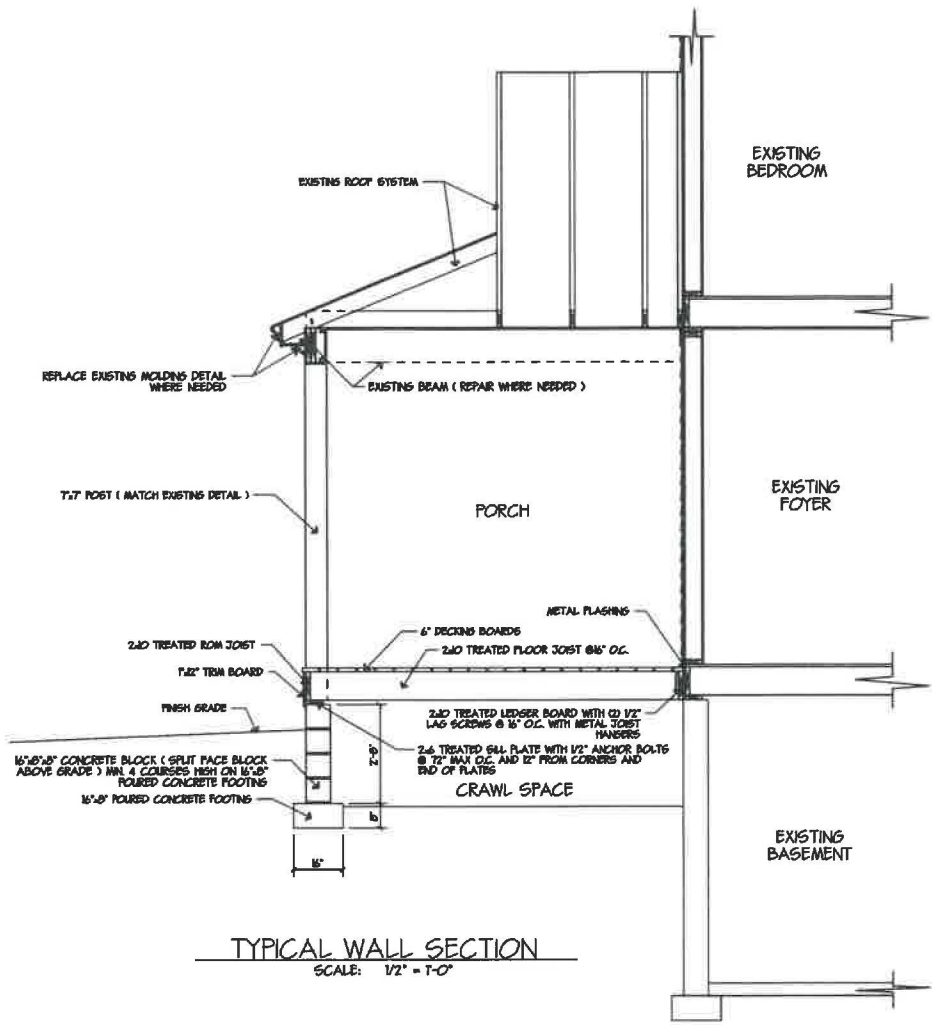
Zoning Code 1143.22 (f) (7) Standards for Alteration C. states “Deteriorated architectural features shall be repaired rather than replaced whenever possible, substantiated by historic, physical or pictorial evidence”. The contributing architectural features and roof structure are being repaired and reused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

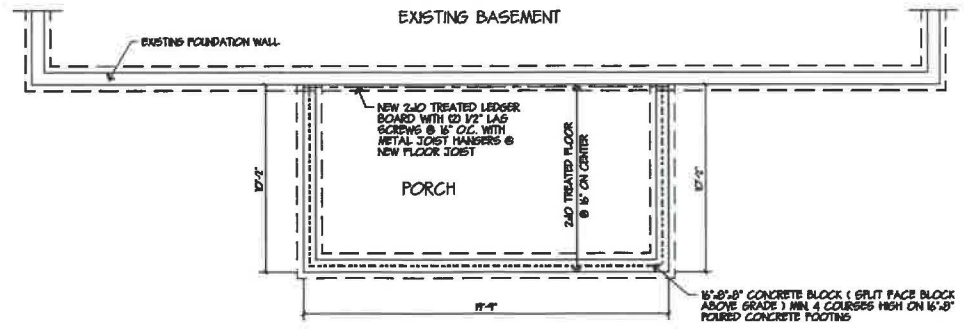
RECOMMENDATION:

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.



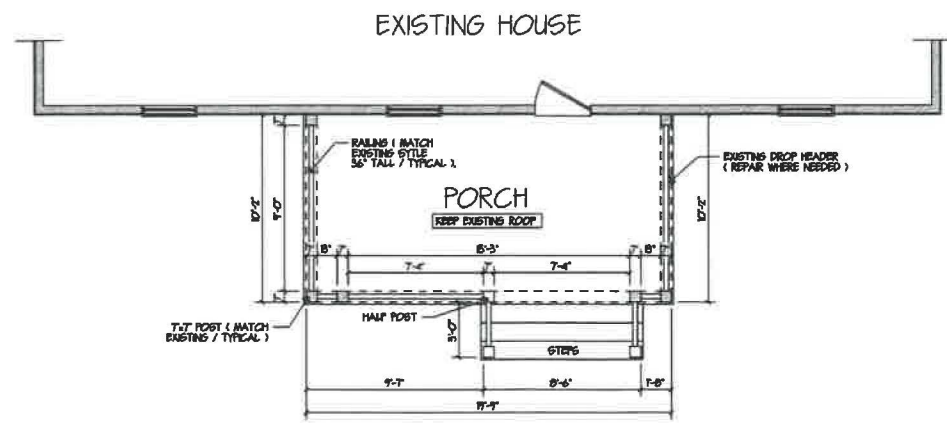
TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



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 THESE PLANS. THE USER OF THESE PLANS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, AND REGULATIONS. THE USER OF THESE PLANS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, AND REGULATIONS. THE USER OF THESE PLANS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, AND REGULATIONS.

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: _____

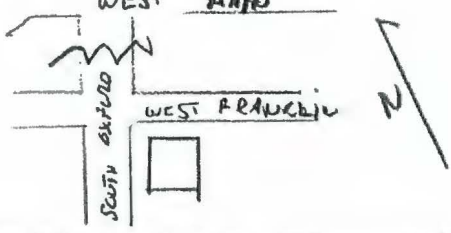
CASE #: _____

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>																
		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>		35. Plan Shape <u>rectangular</u>																
36. Changes (Explain in #42) Addition ☐ Altered ☐ Moved ☐		37. Condition Interior <u>excellent</u> 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>30' back 80' wide</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.																		
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.		46. Prepared by L.S. Gannon, Jr.																
45. Sources of Information Owner		47. Organization Regional Office SHA																
48. Date <u>7/27</u>		49. Revision Date(s)																



Jillian A. Rhoades, P.E.
City Engineer
937.339.2641
jillian.rhoades@troyohio.gov

TO: PLANNING COMMISSION
FROM: Jillian Rhoades, PE, City Engineer
DATE: AUGUST 15, 2022
SUBJECT: *Alley Vacation between 725, 735 W. Franklin Street (Inlot 826 & Part Outlot 91)*

Attached is a copy of a Vacation Plat for the vacation of a 14' wide alley in between 725 West Franklin Street (Inlot 826) and 735 West Franklin Street (Part Outlot 91). The existing right-of-way is currently not utilized by the City. The City does not have buried infrastructure (water and sanitary sewer). We do not know the location of other utilities that may exist such as cable, phone, electric, or gas. All easements shall remain in accordance with Chapter 723.041 of the Ohio Revised Code.

Vacating the alley will not adversely impact any of the neighbors. Please find the vacation plat enclosed.

Attached is the petition for the vacation of the alley. This document has been signed and dated by the current property owners.

Staff requests that Planning Commission make a recommendation to City Council for this action. Due to the fact that this property cannot transfer ownership until this vacation occurs, staff requests the vacation process be expedited. Staff supports the alley vacation.

If you have any questions, please let me know.



ALLEY VACATION

VOLUME _____, PLAT NO. _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

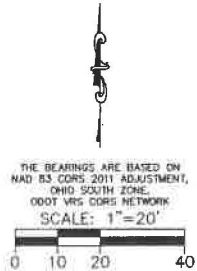
SW 49 TAX MAP TROY CITY MIAMI, OHIO COUNTY

FEE \$ _____

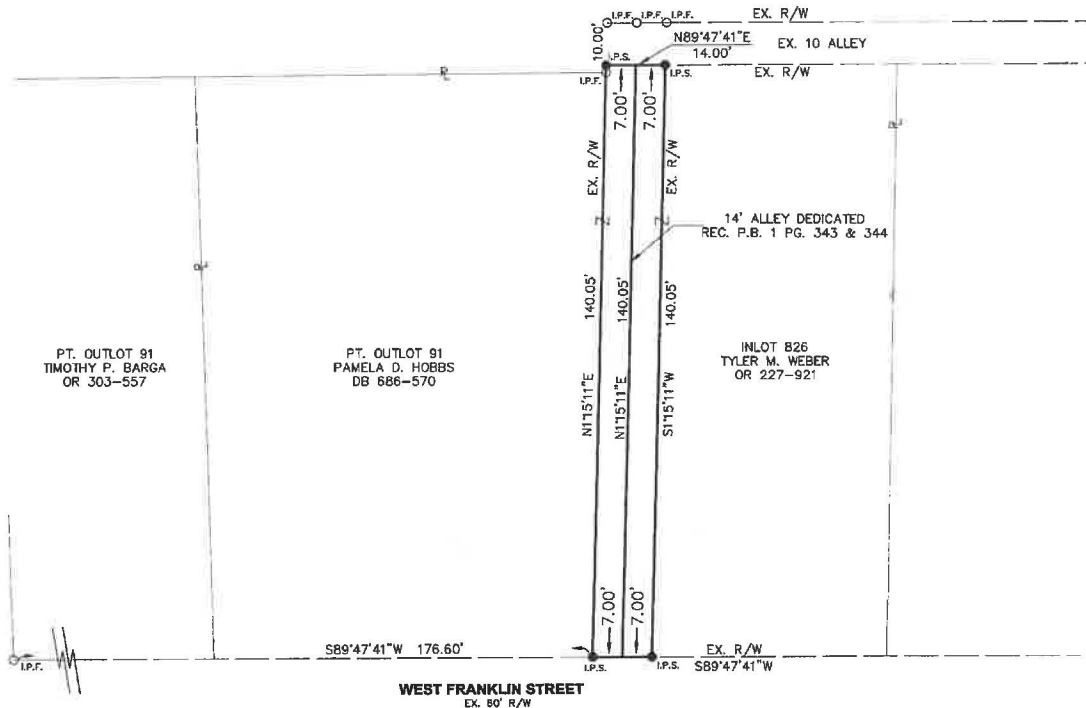
MIAMI COUNTY RECORDER _____ BY DEPUTY RECORDER _____

MIAMI COUNTY AUDITOR _____
APPROVED AND TRANSFERRED _____ 20____

MIAMI COUNTY AUDITOR _____ BY DEPUTY AUDITOR _____



INLOT 11470
CITY OF TROY
2018 OR-09379
2020 OR-07485
P.B. 29-56



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS _____ DAY OF _____, 20____ THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN _____ SECRETARY _____

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____ THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-____-20____ EFFECTIVE _____, 20____

MAYOR _____ PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET

SURVEY REFERENCES

PLAT BOOK 28-69
PLAT BOOK 29-56
RECORD BOOK 1-343
SURVEY VOLUME 61-22

BEING THE VACATION OF A 14-FOOT ALLEY DEDICATED BY REC. P.B. 1, PG. 343 & 344 AND LOCATED NORTH OF WEST FRANKLIN STREET. ALLEY WILL BE TRANSFERRED TO THE ADJACENT LOTS.

Allen Bertke
ALLEN J. BERTKE, P.S. #8629

6-9-2022
DATE



PREPARED BY: ALLEN BERTKE	DATE: 06-08-2022
ChoiceOne Engineering	DRAWN BY: AJB
SIDNEY, OHIO 413-497-0220 LOVELAND, OHIO 513-239-8554 www.CHOICEONEENGINEERING.com	JOB NUMBER: MIATRO2141
	SHEET NUMBER 1 OF 1

PETITION FOR THE VACATION OF AN ALLEY

Alley located on West Franklin Street, between Part Outlot 91 (735 W. Franklin St.) & Inlot 826 (725 W. Franklin St.)

We, the undersigned abutting property owners, hereby petition the City of Troy, Ohio to vacate the following:

An alley along the east side of Part Outlot 91 (735 W. Franklin St.), and the west side of Inlot 826 (725 W. Franklin St.). The portion of alley to be vacated is 140 feet in length and 14 feet wide. The land that makes up the 14 feet wide alley will be split in half, equally divided between Inlot 826 and Part Outlot 91.

We understand that if the petition is approved, the alley will be split in half, with 7' wide going to Inlot 826, and the remaining 7' wide going to Part Outlot 91, and as owners of these properties, will have the responsibility to maintain such property thereafter.

SIGNATURE

ADDRESS

DATE SIGNED



735 W. Franklin

8/9/22

Pamela A. Hubbs

735 W. Franklin St. Troy

8/11/22

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 24, 2022

SUBJECT: Fox Harbor Section Nine – Final Plat

DISCUSSION:

A request by applicant, Brumbaugh Engineering and Surveying LLC, on behalf of Harbor West Land Company for the Planning Commission to consider Fox Harbor Section Nine Final Plat. The Fox Harbor Subdivision is located west of the Kings Chapel Neighborhood and south of West Main Street (State Route 41). This is the ninth section of the multi-phase development. Attached to this report is a copy of the final plat which contains a vicinity map to show the area of development.

PROPOSAL:

The applicant is seeking approval for the Final Plat of Fox Harbor Section Nine. The details are as follows:

Development Area:

Section Nine encompasses a total of 5.901 acres. There are 21 developable lots on 4.780 acres of land.

Right-of-way:

The development will dedicate 1.121 acres of public street Right-of-Way. The street name of the road in this section are Executive Drive, Liette Drive, and Darla Circle.

Zoning lot size:

The zoning of this property is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. The proposal indicates the 2 buildable lots range from .207 acres (9,016 square feet) to .326 acres (14,200 square feet).

Parkland:

Parkland fees will be paid in lieu of the dedication of parkland as approved by the Planning Commission and Board of Park Commissioners.

RECOMMENDATION:

Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat. As it is in general accordance with the approved Preliminary Plan with the condition that the escrow agreements are provided and accepted prior to going before City Council.

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 5.901 ACRES OF LAND, BEING INLOT NUMBERS _____ THROUGH _____ IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 9, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENT

UTILITY EASEMENT ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FOX HARBOR HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HARBOR WEST LAND CO., LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

LIEN HOLDER:

ANNETTE BAKER
GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, GREENVILLE FEDERAL BY ANNETTE BAKER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES _____

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC., BEING DULY SWORN THIS _____ DAY OF _____, 2022 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW JR., MANAGING MEMBER
HARBOR WEST LAND CO., LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES _____

FOX HARBOR SECTION 9

LOCATED IN

CITY OF TROY, MIAMI COUNTY, OHIO

PART INLOT 7446

5.901 ACRES

JULY 28, 2022



VICINITY MAP
~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 5.901 ACRES COMPRISED OF PART INLOT 7446 ACQUIRED BY HARBOR WEST LAND CO., LLC BY 20180R-01012 AND RECORDED IN VOLUME 58, PAGE 72 OF THE MIAMI COUNTY RECORDER'S OFFICE AND THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE FOX HARBOR HOME OWNERS ASSOCIATION, AS RECORDED IN 20180R-10028 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	35.76	35.70	S 74°34'26" E	11°42'36"
C2	175.00	68.09	67.67	S 78°48'31" W	22°17'39"
C3	200.01	73.86	73.44	S 79°14'07" E	21°09'32"
C4	200.00	77.54	77.06	N 78°51'58" E	22°12'54"
C5	200.00	120.88	119.05	N 17°34'17" W	34°37'51"
C6	225.00	58.07	57.91	N 76°00'23" W	14°47'13"
C7	225.00	25.31	25.30	S 86°37'23" E	6°26'46"
C8	175.00	28.58	28.55	S 85°05'25" E	9°21'28"
C9	225.00	58.01	57.85	S 75°09'58" W	14°46'17"
C10	225.00	29.20	29.18	N 86°16'44" E	7°26'13"
C11	30.00	47.12	42.43	S 45°08'07" W	90°00'00"
C12	175.00	104.89	103.13	S 17°25'15" E	34°16'32"
C13	225.00	60.59	60.41	S 27°25'39" E	15°25'45"
C14	225.00	55.19	55.05	N 12°41'08" W	14°03'17"
C15	225.00	21.30	21.29	S 02°56'45" E	5°25'29"
C16	30.00	47.12	42.43	N 44°51'53" W	90°00'00"

PLAT BOOK _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED ON THE _____ DAY OF _____, 2022.

MATTHEW W. GEARHARDT
AUDITOR, MIAMI COUNTY, OHIO

BY: DEPUTY AUDITOR

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF FOX HARBOR, SECTION 9, ON THE _____ DAY OF _____, 2022.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. _____

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE _____ DAY OF _____, 2022, THIS PLAT WAS REVIEWED AND APPROVED.

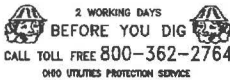
CHAIRPERSON

SECRETARY

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

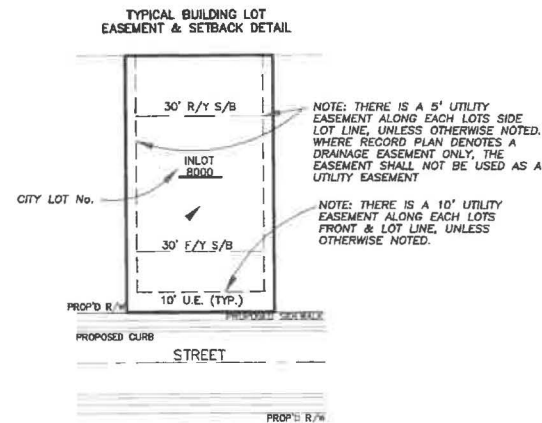
DEVELOPER
HARBOR WEST LAND CO., LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373



PREPARED BY
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000
PAGE 1 OF 2

ACREAGE SUMMARY

4.780 ACRES IN LOTS
1.121 ACRES IN RIGHT OF WAY



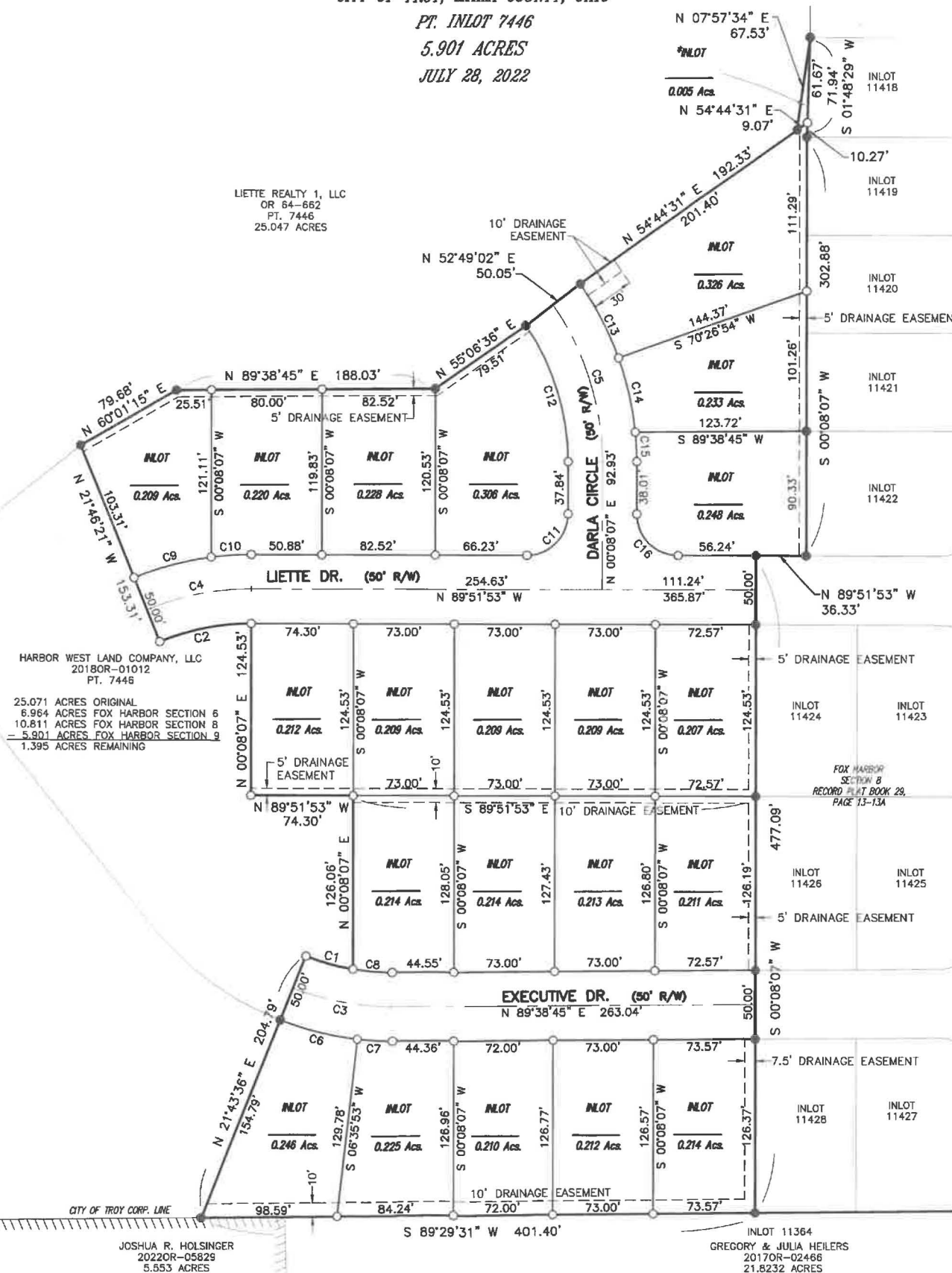
FRONT YARD BUILDING SETBACK LINE: 30 FT.
REAR YARD BUILDING SETBACK LINE: 30 FT.
SIDE YARD BUILDING SETBACK LINE: 7 FT. WITH A TOTAL MINIMUM COMBINED SIDE YARD DISTANCE OF 15 FEET. SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED.

MAXIMUM BUILDING COVERAGE: 40%

*NOTE:
THIS INLOT IS TO BE TRANSFERRED TO AN ADJACENT LOT OWNER ONCE THE FUTURE SECTION IS COMPLETED.

FOX HARBOR SECTION 9 LOCATED IN CITY OF TROY, MIAMI COUNTY, OHIO PT. INLOT 7446 5.901 ACRES JULY 28, 2022

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS



LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND

REFERENCES

LAND SURVEY VOL. 58, PAGE 37
LAND SURVEY VOL. 58, PAGE 72

RECORD PLAT BOOK 12, PAGE 115
RECORD PLAT BOOK 13, PAGE 20
RECORD PLAT BOOK 17, PAGE 57
RECORD PLAT BOOK 27, PAGE 97-97A
RECORD PLAT BOOK 29, PAGE 13-13A



GRAPHIC SCALE IN FEET 1"=60'



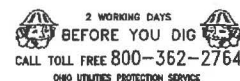
THE BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

PREPARED BY
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

DEVELOPER
HARBOR WEST LAND CO., LLC
701 NORTH MARKET STREET
TROY, OHIO 45373



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 24, 2022

SUBJECT: Historic District Review – 18 E. Canal Street

PROPOSAL:

The owner comes before the Planning Commission requesting approval for the installation of an awning, storefront windows, and paint at the structure located at 18 E. Canal Street. The property is located within the B-3 Central Business District.

The OHI form lists this building as an industrial design style built in 1889. The brick construction is a good example of the late 19th century ornamental industrial architecture. Important features include segmental-arched window openings and recessed bays with corbelled brickwork. In 1911 the building housed the Troy Power Plant.

DISCUSSION:

The applicant is proposing requesting approval for the installation of an awning, storefront windows, and paint at the structure located at 18 E. Canal Street.

The primary building will be painted SW 9162 African Gray, with accent colors of SW 6258 Tricorn Black, SW 7075 Web Gray, and SW7074 Software. The building is currently painted gray with a green accent stripe above the windows. The applicant is also requesting the installation of a vistawall storefront windows and entry door along the east elevation facing Walnut Street. The existing wooden garage door will be removed.

The applicant is also requesting a cast iron awning is proposed to be installed on the Walnut Street side of the building. The Awning has been salvaged form an adjacent building that has been demolished. The awning will have a height clearance of 9' and will project from the building 4'. Troy Codified Ordinance 717.08 requires that canopies shall not project more than 5' from the building face, and no less than 2' from the curb. The proposed awning meets this requirement. The awning will be painted tricorn black and will match the proposed accent color of the building.

Finally, two new metal entry doors are being proposed on the rear façade where the current garage bays are located. The existing garage bays are not the original bays from the power plant. The metal doors will be painted to match the accent 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 alterations and awning installation based on the following:

- The alterations do not detract from the historic integrity of the building and streetscape; and
- The character defining features will remain intact; and
- The awning complies with Troy Codified Ordinance 717.08.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 8/4/2022

Applicant Jenell Krites Telephone No. 9378751293

Owner of Property Eric & Jenell Krites Has the Owner been Notified? Yes

Address of Project 18 E. Canal St

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Self

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,

☐

Yes

☒

No

etc?) *If yes, an application for objects in the public Right of Way 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:

Jenell Krites Jenell Krites

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

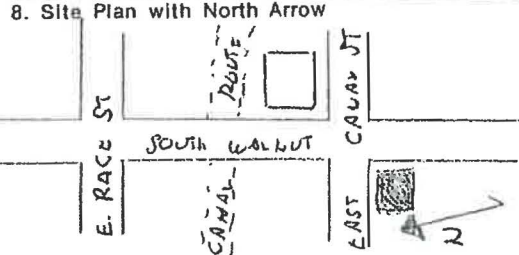
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



OHIO HISTORIC INVENTORY

1. No. <u>114 192-05</u> 10928-008140		4. Present Name(s) Troy Light and Power Warehouse	
2. County Miami		5. Other Name(s)	
3. Location of Negatives Regional Office 5HA			
6. Specific Location S.W. Corner E. Canal & S. Walnut. <u>16-18 E. Canal</u>		16. Thematic Category C <u>IND</u>	
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period c. 1889	
8. Site Plan with North Arrow 		18. Style or Design Industrial	
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 73 8 57 0 44 35 38 0 Zone Easting Northing		19. Architect or Engineer	
10. Site ☐ Structure ☐ Building ☒ Object ☐		20. Contractor or Builder	
11. On National Register? Yes ☐ No ☒		21. Original Use, if apparent power plant	
12. Is It Eligible? Yes ☒ No ☐		22. Present Use warehouse	
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 City of Troy	
15. Name of Established District Troy Historic District		25. Open to Public? Yes ☒ No ☐	
42. Further Description of Important Features Recessed bays alternate 2 and 3 windows; windows are 9/9 D.H.S. with segmental arches of 2 courses of headers; 8 course American Bond. Good example of late 19th century ornamental industrial architecture. Character-defining features: 9/9 windows; segmental-arched window openings; recessed bays with corbeled brickwork.		26. Local Contact Person or Organization Troy Historical Society	
43. History and Significance The Troy Power Plant on the canal (32' x 54') with a 75 horsepower automatic Russell engine and Thompson-Houston 600 electric light plant. In 1911 was the first public power plant.		27. Other Surveys in Which Included	
44. Description of Environment and Outbuildings Just outside of Commercial core of Troy.		28. No. of Stories 2 29. Basement? Yes ☐ No ☐ Unknown 30. Foundation Material stone 31. Wall Construction brick 32. Roof Type & Material pyramidal roll roofing 33. No. of Bays Front 4 Side 7 34. Wall Treatment recessed bays 35. Plan Shape rectangular 36. Changes (Explain in #42) Addition ☒ Altered ☒ Moved ☐ 37. Condition Interior good Exterior good 38. Preservation Underway? Yes ☒ No ☐ 39. Endangered? By What? Yes ☐ No ☒ 40. Visible from Public Road? Yes ☒ No ☐ 41. Distance from and Frontage on Road 10 x 50	
			
45. Sources of Information Wheeler, Thomas Bemis, Troy in the Nineteenth Century, Troy, Ohio: the Troy Historical Society, 1970		46. Prepared by L.S. Gannon, Jr. 47. Organization Regional Office 5HA 48. Date 49. Revision Date(s)	



✓ FEATURED IN SCENE

SW 9162
African Gray
Locator Number: 235-C4

✓ FEATURED IN SCENE

SW 6258
Tricorn Black
Locator Number: 251-C1

✓ FEATURED IN SCENE

SW 7075
Web Gray
Locator Number: 235-C6

SW 7074
Software
Locator Number: 235-C5



SHERWIN-WILLIAMS.







✓ FEATURED IN SCENE

SW 6258
Tricorn Black
Locator Number: 251-C1

✓ FEATURED IN SCENE

SW 9162
African Gray
Locator Number: 235-C4

SW 7074
Software
Locator Number: 235-C5

✓ FEATURED IN SCENE

SW 7075
Web Gray
Locator Number: 235-C6



SHERWIN-WILLIAMS.



✓ FEATURED IN SCENE

SW 9162
African Gray
Locator Number: 235-C4

✓ FEATURED IN SCENE

SW 6258
Tricorn Black
Locator Number: 251-C1

✓ FEATURED IN SCENE

SW 7075
Web Gray
Locator Number: 235-C6

SW 7074
Software
Locator Number: 235-C5



SHERWIN-WILLIAMS.







vista wall

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 24, 2022

SUBJECT: Historic District Review – 9-11 W. Main Street

PROPOSAL:

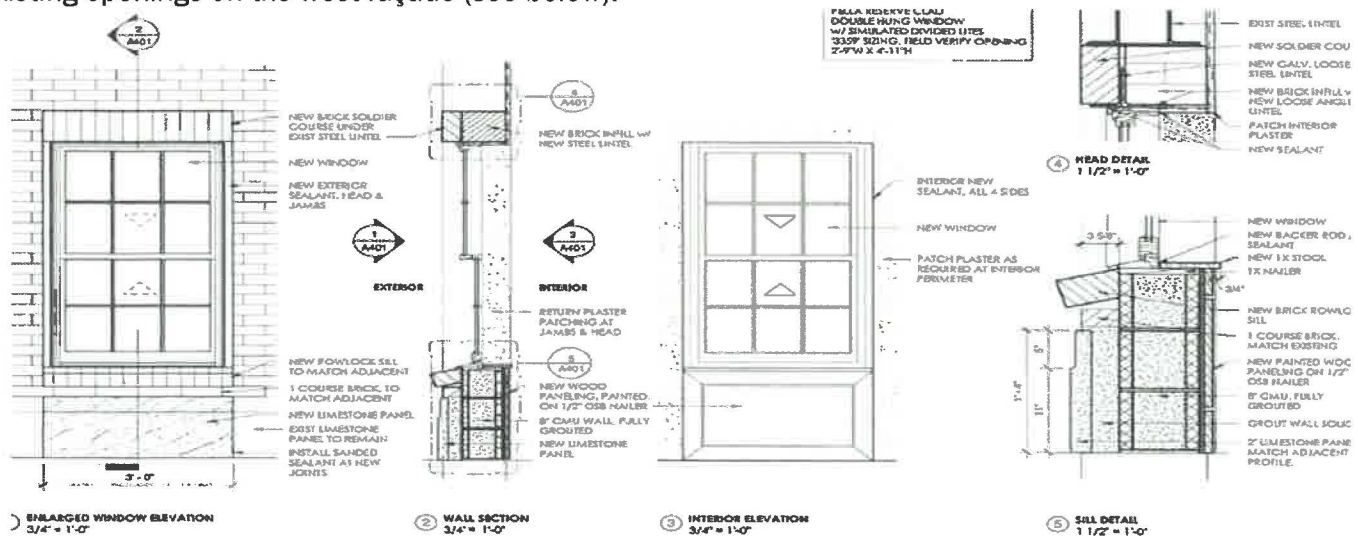
The applicant, Wesley Martin, comes before the Planning Commission requesting approval for alterations, repairs, and painting at the structure located at 9 & 11 West Main Street. The property is located within the B-3 Central Business District.

The OHI form lists this property as a two-story brick commercial building with Neo Classical Revival elements built in 1859 by George Ziegenfelder. Important exterior features listed on the OHI form include: a façade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have wrought iron balconies and keystone designs atop the arch. The property is listed on the National Register of Historic Places.

DISCUSSION:

The applicant is proposing multiple exterior alterations, repairs, and painting at the property located at 9 W. Main Street.

The west façade facing N. Cherry Street will include the removal of the residential entry door. The entry door will be replaced with a new double hung window to match the existing. The window will include 6 over 6 simulated divided lites. Limestone will be added on the base to match the same profile as the surrounding limestone on the west façade. Above the window will include new brick rowlock head and sill to match the existing openings on the west façade (see below):



The west façade will also include a brick infill on an old HVAC vent. The infill bricks will be with Snyder #1100 Red Flash Smooth Modular and will match the original bricks (see brick sample). The iron grills and railings will be repainted with the same color. Gooseneck lighting will also be seen from the west elevation.

The front facade facing W. Main Street will include the removal of the fabric awning over the main entry door, removal of the surface mounted conduit, paint removal, removal of the wood paneling on the west store front, and new gooseneck lighting. The west storefront will include a new wood frame, entry door with a $\frac{3}{4}$ glass lite and glass transom above the door (see sheet A201 and sheet A402). Two Baytree Lane gooseneck lights with an oil rubbed gold accent finish lights will be installed on the side of both storefronts. The iron grills and railings will be painted the same color as the west façade. The original second story windows will remain intact.

The Secretary of Interior Standards for the Treatment of Historic Properties state “identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building is recommended. Protecting and maintaining wood, metals,.. such as cleaning, paint removal, and reapplication of protective coating systems is recommended”. The requested repairs/alterations achieve these recommendations as the contributing features referenced on the OHI form are being preserved. New paint installation on the wood storefronts and paint coating on the grills and railings further preserve the character defining features. The removal of the old residential access door and replacement with a simulated 6/6 lites double hung window restores the west elevation back to the original. The removal of the surface mounted conduit help identifies the character defining features.

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 repairs and alterations based on the following:

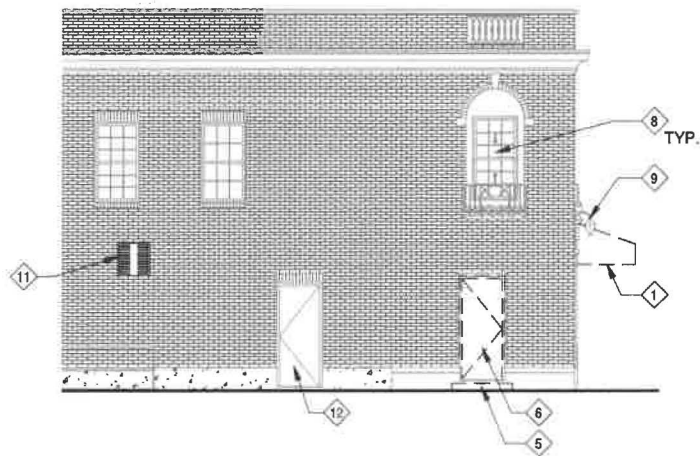
- The proposed alterations meet the Secretary of Interior Standards for the Treatment of Historic Properties;
- The alterations do not detract from the historic integrity of the building and streetscape; and
- The character defining features are being repaired and properly surface coated.

GENERAL DEMOLITION NOTES

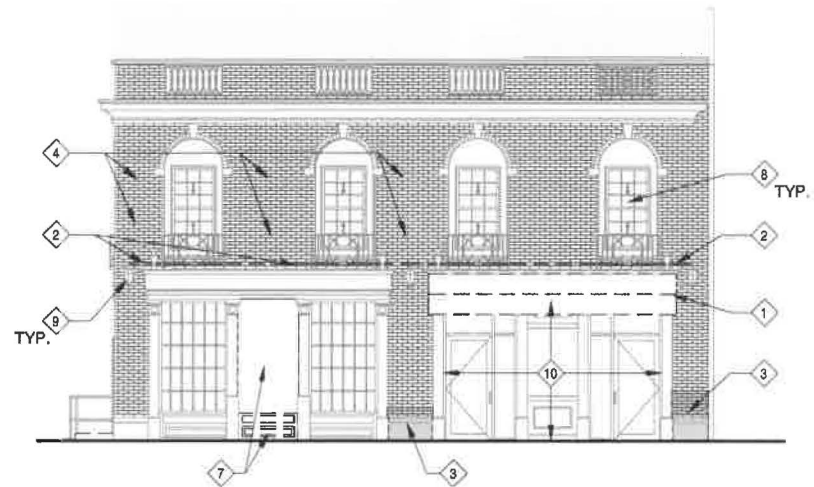
- A. REMOVE ALL DEAD VINES
- B. REMOVE ALL LOOSE & PEELING PAINT. PREP ALL WOODWORK FOR NEW PAINT.

DEMOLITION NOTES

1. REMOVE AWNING
2. REMOVE SURFACE MOUNTED CONDUIT
3. REMOVE PAINT ON BRICK & STONE FOUNDATION
4. REMOVE ANCHOR BOLTS
5. REMOVE WOOD STEP
6. REMOVE RESIDENTIAL ENTRY DOOR & FRAME TO ROUGH MASONRY OPENING
7. REMOVE WALLS & WOOD PANELING FOR NEW ENTRY DOOR
8. EXISTING WINDOWS TO REMAIN
9. REMOVE EXTERIOR LIGHTS
10. ALUMINUM STOREFRONT & TICKET BOOTH TO REMAIN; REPLACE DURING PHASE 2
11. REMOVE GRILLE
12. EXIST DOOR, FRAME, & HARDWARE TO REMAIN



① DEMOLITION WEST ELEVATION
1/8" = 1'-0"



② DEMOLITION SOUTH ELEVATION
1/8" = 1'-0"

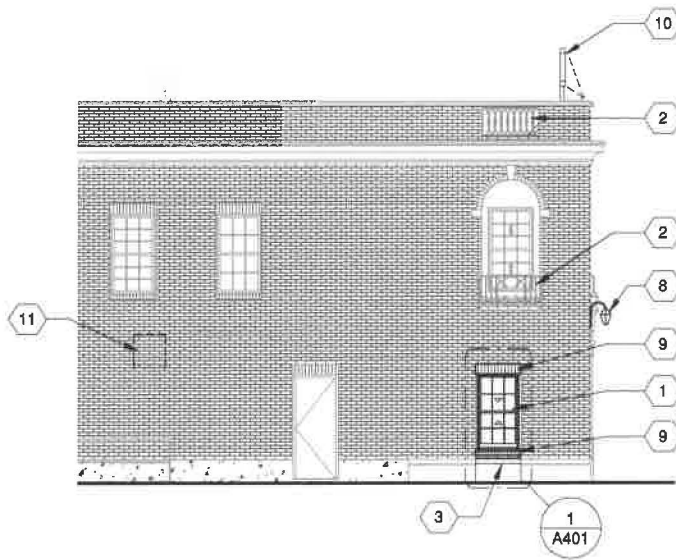
D201

GENERAL REVISED NOTES

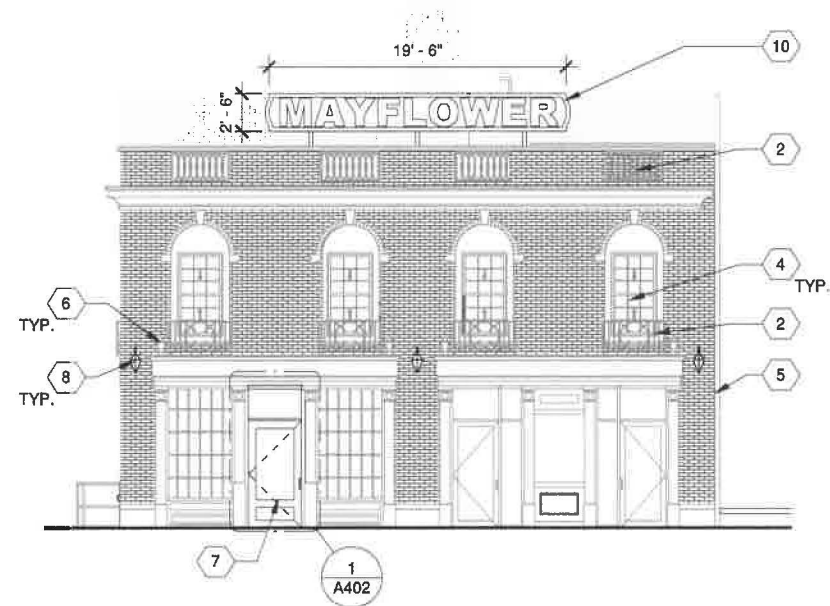
- A. PAINT ALL EXISTING WOODWORK, TRIM & PANELING
- B. TUCKPOINT, CLEAN & SEAL ALL BRICK
- C. CLEAN ALL LIMESTONE
- D. REPAINT NORTH FACADE OF BUILDING ALONG PARKING LOT (NOT SHOWN)

REVISED ELEVATION NOTES

1. NEW DOUBLE HUNG WINDOW TO MATCH EXISTING, 6 OVER 6 SIMULATED DIVIDED LITES
2. PAINT IRON GRILLS & RAILINGS
3. NEW LIMESTONE PANEL, MATCH EXISTING PROFILE.
4. EXISTING WINDOWS TO REMAIN
5. RESET EXPANSION JOINT BACKER ROD / SEALANT, FULL HEIGHT
6. PAINT 'ACORNS'
7. NEW WOOD FRAME, NEW WOOD ENTRY DOOR w/ 3/4 GLASS LITE & GLASS TRANSOM ABOVE
8. NEW OWNER PROVIDED, CONTRACTOR INSTALLED LIGHT FIXTURES. POWER FED FROM INSIDE BUILDING THROUGH WALL.
9. NEW BRICK ROWLOCK HEAD & SILL TO MATCH EXIST OPENINGS
10. NEW ROOF MOUNTED "MAYFLOWER" SIGN TO MATCH ORIGINAL ROOF SIGN. SIGN TO BE EXTERNALLY LIT
11. BRICK INFILL TO MATCH ADJACENT

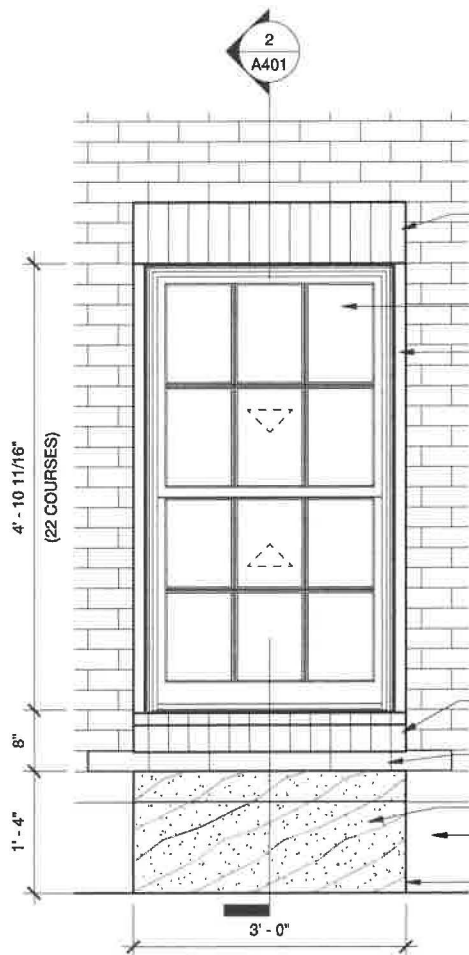


1 REVISED WEST ELEVATION
1/8" = 1'-0"

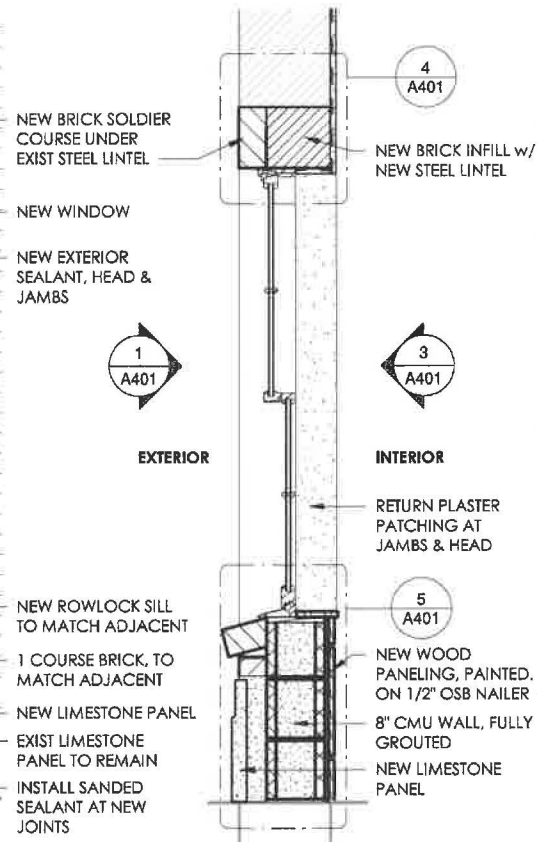


2 REVISED SOUTH ELEVATION
1/8" = 1'-0"

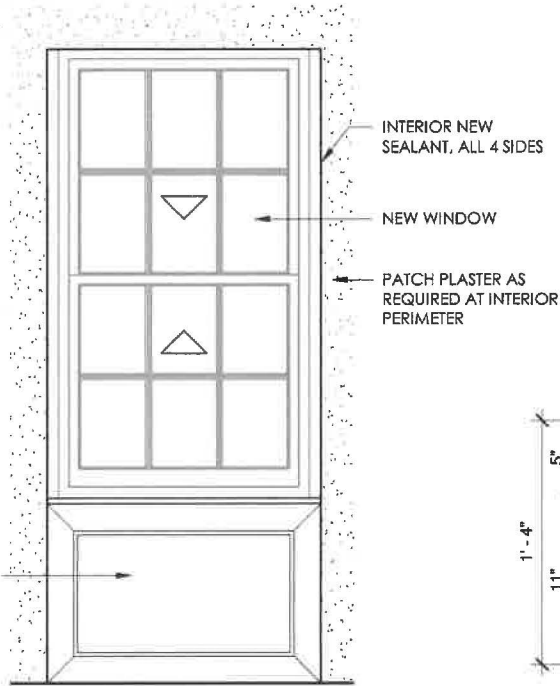
A201



① ENLARGED WINDOW ELEVATION
3/4" = 1'-0"

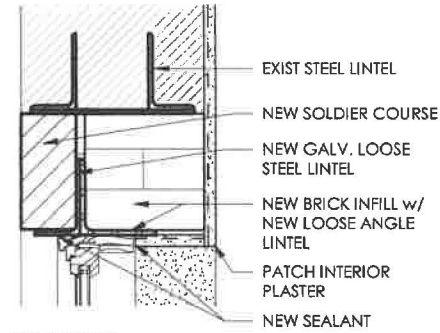


② WALL SECTION
3/4" = 1'-0"

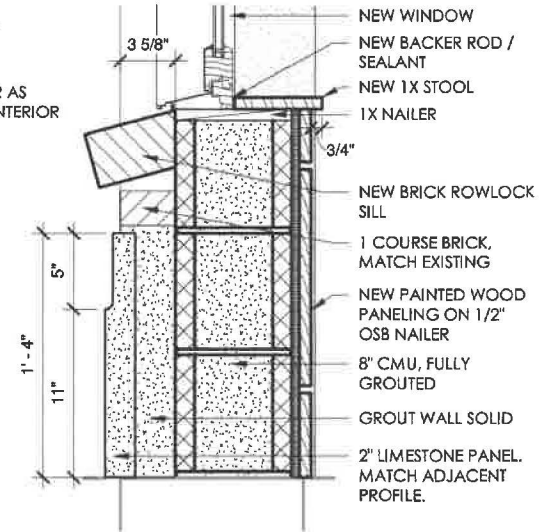


③ INTERIOR ELEVATION
3/4" = 1'-0"

WINDOW SPEC:
PELLA RESERVE CLAD
DOUBLE HUNG WINDOW
w/ SIMULATED DIVIDED LITES
'3359' SIZING, FIELD VERIFY OPENING
2'-9"W X 4'-11"H

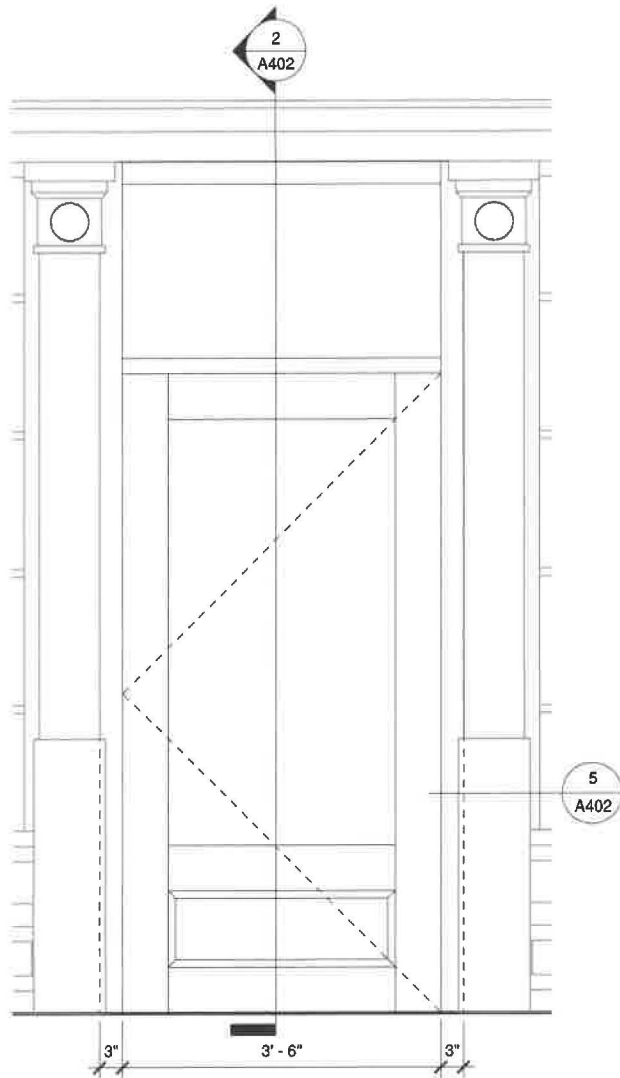


④ HEAD DETAIL
1 1/2" = 1'-0"

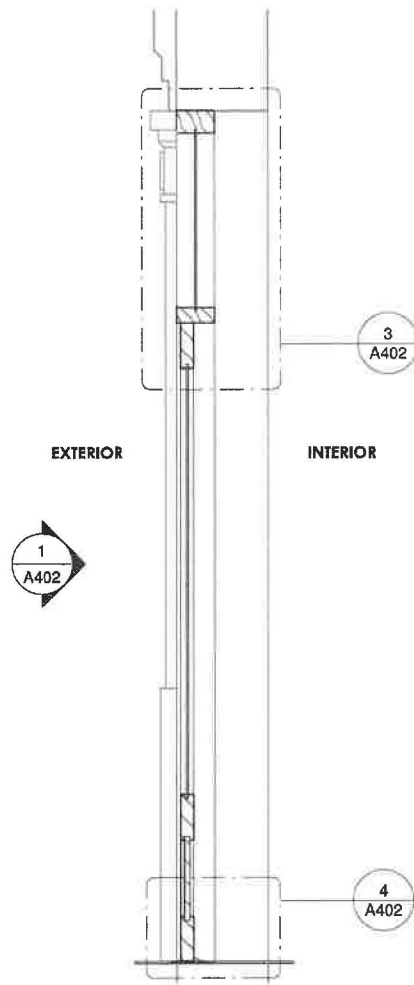


⑤ SILL DETAIL
1 1/2" = 1'-0"

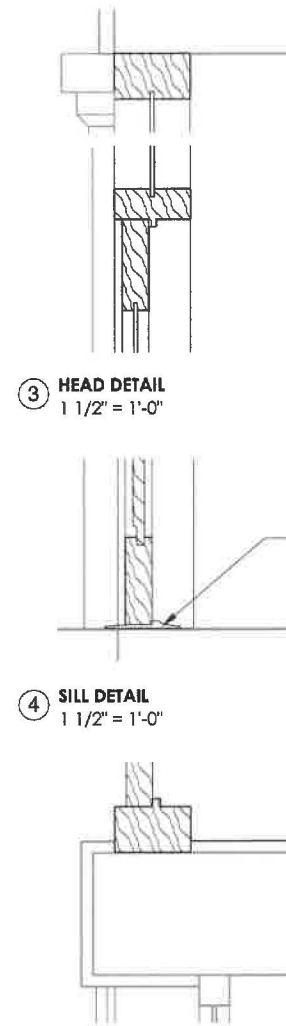
A401



① ENLARGED DOOR ELEVATION
3/4" = 1'-0"



② WALL SECTION
3/4" = 1'-0"



④ SILL DETAIL
1 1/2" = 1'-0"

⑤ JAMB DETAIL
1 1/2" = 1'-0"

DOOR SPEC:
TEEM WHOLSALE INC
#LEG-11301-
OAK w/ CLEAR GLASS
SQUARE STICKING w/ 3/4" SINGLE HIP PANEL PROFILE
3'-0" X 7'-0" DOOR w/ FIXED TRANSOM



PERSPECTIVE FROM SW CORNER

MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373

FACADE DRAWINGS

06/17/22



CHERRY ST ELEVATION



MAIN ST ELEVATION



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 6/29/22

Applicant Wesley Martin Telephone No. 937-216-8015

Owner of Property Wesley Martin Has the Owner been Notified? _____

Address of Project 9 W Main St, Troy, OH 45373

Contact Address (if different than Project Address) 10 Wheatland Dr, Arcanum, OH 45303

Name of Architect/Engineer and/or Contractor Andrew Circle

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:

Wesley Martin

SIGNATURE OF PROPERTY OWNER:

Wesley Martin

PRINTED NAME OF PROPERTY OWNER:

Wesley Martin

OFFICE USE ONLY:

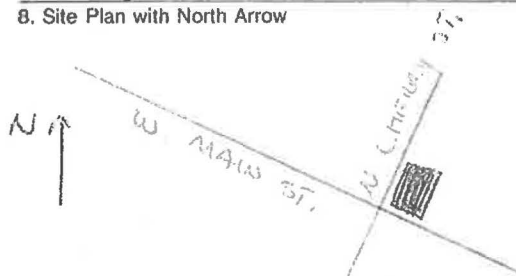
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Mayflower 4 Theatre ☐ Coded				
3. Location of Negatives City of Troy Devel. Dept.		5. Historic or Other Name(s) 9 - 11 W. Main St						
Roll No. H		Picture No.(s) 17						
6. Specific Address or Location 9-11 W. Main St.		16. Thematic Association(s) Commercial-Theatre		28. No. of Stories 2				
6a. Lot, Section or VMD Number		17. Date(s) or Period C-1925		29. Basement? Yes ☐ No ☐				
7. City or Village Troy		18. Style or Design ☐ High Style Neo Classical Rev. ☒ Elements		30. Foundation Material Unknown				
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 Flat/Blt Up				
		19a. Design Sources		33. No. of Bays Front 4 Side 12				
9. U.T.M. Reference Quadrangle Name Troy		20. Contractor or Builder		34. Exterior Wall Material(s) Brick & Terra Cotta				
<table border="1" style="width:100%; text-align: center;"> <tr> <td>16</td><td>738550</td><td>4435740</td> </tr> </table>		16	738550	4435740	21. Building Type or Plan N/A		35. Plan Shape Rectangular	
16	738550	4435740						
Zone Easting Northing		22. Original Use, if apparent Theatre		36. Changes Addition ☐ Altered ☐ Moved ☐				
10. Site ☐ Structure ☐ Building ☒ Object ☐		23. Present Use Same		37. Window Type(s) ☒ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 12/12				
11. On National Register? Yes ☐ No ☐		24. Ownership Public ☐ Private ☒		38. Building Dimensions 40 x 125				
12. N.R. Yes ☐ Potential? No ☐		25. Owner's Name & Address, if known		39. Endangered? Yes ☐ No ☐ By What?				
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		26. Property Acreage		40. Chimney Placement 1 off center in roof				
14. District Yes ☐ Potential? No ☐		27. Other Surveys in Which Included N/A		41. Distance from and Frontage on Road 10 x 40				
15. Name of Established District (N.R. or Local) Troy Historic District								
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story brick commercial building with Neo classical revival elements. CDF: include a facade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have wrought iron balconies and keystone designs atop the arch; a simple cornice below a parapet wall that has stone coping and wrought iron set within four openings in the parapet wall centered with the bays below; fluted store-front pilasters.								
43. History and Significance (Continue on reverse if necessary) A building was built in 1859 by George Ziegenfelder. The current theatre building dates from about 1925.		PHOTO						
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.								
45. Sources of Information Field observation City of Troy Miami Co. property records		46. Prepared by J. Darbee/N. Recchie						
		47. Organization F. Conaway & Assoc.						
		48. Date Recorded in Field 5/97						
		49. Revised by		50a. Date Revised				
		50b. Reviewed by						

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Stephanie Dunlap, Management Analyst

DATE: August 24, 2022

SUBJECT: Historic District Review – 100 E Main Street

PROPOSAL:

The Applicant is requesting the Planning Commission to review the repair/replacement of approximately 80 feet of the top parapet of the front façade facing W. Main Street. This request is being made as a part of the Revitalize Troy Façade Grant Program.

The OHI form lists this property as a 2-story commercial building with a stone foundation, brick walls, and flat roof. Historic features include: corbelled and decorative brickwork on façade, brick piers separating bays, continuous stone sills and lintels, and some windows.

DISCUSSION:

The top 16 – 24 inches of brick masonry will be replaced as needed using the Belden Modular Golden Rod bricks (see brick sample). Other brick is to be cleaned using the gentlest method possible and restored to match surrounding brickwork. The stone coping on the west wall has some spalling and will be repaired. The missing portions of stone lintels will be replaced with a new limestone lintel to match the existing.

The Secretary of the Interiors Standards for the Treatment of Historic Properties state “Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, and columns) and decorative ornament details is recommended. Additionally, “Cleaning soiled masonry with the gentlest method possible, such as using low-pressure water and detergent” and finally, “repairing or replacing only the deteriorated masonry is recommended.” The proposed request achieves these requirements as the proposed brick replacement is only on deteriorated brick, while preserving the contributing features listed on the OHI form.

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 alterations based on the following:

- The alterations follow the Secretary of the Interior Standards for the Treatment of Historic Properties; and
- The contributing features that are currently missing or deteriorated are going to be replaced.

20220396

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 07/11/22

Applicant BOB CONRAD Telephone No. 937-361-7697

Owner of Property BOB CONRAD Has the Owner been Notified? YES

Address of Project 100 E MAIN ST.

Contact Address (if different than Project Address) 2100 S. Co Rd 25-A TROY

Name of Architect/Engineer and/or Contractor SCOTT McMILLER

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:

OFFICE USE ONLY:

DATE FILED: _____

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

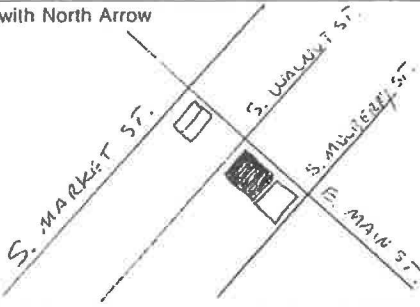
CASE #: _____

DATE OF MEETING: _____





OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Cornerstone Nat. Food, Cabinet Shop, etal, Grilliott Ins.		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept.				5. Historic or Other Name(s) Pearson Building			
Roll No. A		Picture No.(s) 5					
6. Specific Address or Location 100-112 E. Main St.				16. Thematic Association(s) Commercial		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1884		29. Basement? Unknown	
7. City or Village Troy				18. Style or Design Italianate Comm.		30. Foundation Material Stone	
8. Site Plan with North Arrow 				17b. Alteration Date(s)		31. Wall Construction Brick	
9. U.T.M. Reference Quadrangle Name Troy				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Flat/Blt Up	
10. Zone Easting Northing				19. Architect or Engineer		33. No. of Bays Front 15 Side 10	
11. On National Register? Yes ☒ No ☐				19a. Design Sources		34. Exterior Wall Material(s) Running Bond	
12. N.R. Potential? Yes ☐ No ☐				20. Contractor or Builder		35. Plan Shape Rectangular	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐				21. Building Type or Plan Commercial		36. Changes (Explain) Addition ☐ Altered ☒ Moved ☐	
14. District Potential? Yes ☐ No ☐				22. Original Use, if apparent Commercial - Stores		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 1/1 ☒ 4 over 4 ☒ Other fixed si	
15. Name of Established District (N.R. or Local) Troy historic district				23. Present Use Commercial-Stores & Office		38. Building Dimensions 80 x 150	
16. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story commercial block with 15 bays across the front and multiple storefronts. CDF: Corbelled and decorative brickwork on facade; brick piers separating bays, continuous stone sills, stone lintels, some 1/1 windows, and painted small windows. Alterations include the storefronts, some side windows and a 1-story addition at the rear.				24. Ownership Public ☐ Private ☒		39. Endangered? By What? Yes ☐ No ☐	
17. History and Significance (Continue on reverse if necessary) This building was completed by George H. Pearson in 1884.				25. Owner's Name & Address, if known Ralph & Jean Grilliot 221 Grant St Troy, OH		40. Chimney Placement Side/Int.	
18. Description of Environment and Outbuildings (See #52) Downtown commercial core area.				26. Property Acreage		41. Distance from and Frontage on Road 10 x 80	
19. Sources of Information Field observation City of Troy Miami Co. property records				27. Other Surveys in Which Included		42. PHOTO 	
20. Prepared by J. Darbee/N. Recchie				21. Organization F. Conaway & Assoc.		22. Date Recorded in Field 5/97	
23. Revised by				24. Date Revised		25. Reviewed by	

QUOTE

May 12, 2022

From: McMiller Masonry, LLC
2075 Swailes Rd.
Troy, OH 45373
(937) 216-5961

To: Robert Conard (owner)
Job Location: 100 E. Main St.
Troy, OH 45373

McMiller Masonry, LLC. proposes the following scope of work on the building at 100 E. Main St. Troy, OH. known as Trojan City Music.

Upon observation and inspection, our company recommends the following scope of work for restoration on the building:

The top parapet wall facing the north has approximately 80 feet of extensive masonry deterioration due to water infiltration. The top 16-24 inches of brick and stone should be removed and replaced with a material suitable to the City Planning Commission. The stone coping on the west wall has some spalling and needs attention, but is not as severe as the west wall.

ESTIMATE for completed restoration and repairs: \$75,000.00

-Scott McMiller

Arrows indicated are deteriorated
and will be removed and replaced
with brick sample Board presented
To powers at the.

Contributing
Column to
steps to
be rebuilt.

THE CABINET SHOP

Kitchen Cabinets • Bath Center • Lighting
Design • Computer Layout • Installation



TROJAN CITY
MUSIC

Staffords

THE CABINET SHOP
Kitchen Cabinets • Bath Center • Light
Design • Computer Layout • Installation





ROJAN CITY
MUSIC



THE MAN STORE
Staffords
SPORTS | MEMORABILIA | TEAM GIFTS | UNIQUE APPAREL | COLLECTIBLES | NASCAR



Brick to be Cleaned
And Restored to MATCH
Restored brick to the left.

Repair

THE BLUE BOW
BOUTIQUE

TROJAN CITY
MUSIC



4 HR
PARKING
8:00 AM
10:00 PM
E. MAIN

11
E. MAIN

Revitalize



Troy

APPLICATION MATERIALS

- Loan application, with required signatures
- Full project budget, detailing 50% matching funding request
- Any renderings, photographs, etc. of intended project outcomes
- Statement on impact of project, including negative economic impacts
- Cost estimates on renovations

APPLICATION TIMELINE

Applications will be awarded on a first come, first served until all funding is exhausted. Projects may be denied, fully or partially funded depending on eligibility, readiness for commencement, or demands on funding. Applicants will be notified within thirty (30) days of application.

Applicant Information

Full Name (First, Middle Initial, Last): Robert E and Kerry H Conard

Mailing Address, City, State, Zip: 2100 S. County Rd 25A
Troy OH 45373

Phone Number: () 937-308-4189

Email Address: shandra937@gmail.com

Are you a: ☒ Building Owner ☐ Business Owner *

* If you are not the building owner, please provide the full contact information of the building owner, as well as a signed letter from the building owner agreeing to the work included in the application

List the current tenants in the building:

Building Information

Physical Address: 100 E Main St, Troy OH 45373

Year Built: prior to 1875

Square Footage of Building: 23000

Questions? Contact: Andrea Keller, Executive Director, Troy Main Street (937) 339-5455 or info@troymainstreet.org

Revitalize



Troy

Project Information

Describe the project in as much detail as possible:

The top parapet wall facing the North has approximately 80 feet of extensive masonry deterioration due to water infiltration. The top 16-24 inches of brick and stone should be removed and replaced with a material suitable to the City Planning Commission. The stone coping on the West wall has some spalling and needs attention, but is not as severe as the North Wall.

Describe how, upon completion of this project, the final product will be taken care of and maintained to assure long-standing beautification and preservation:

The owners will do routine inspections and schedule any required maintenance.

What additional resources or guidance are you seeking from Troy Main Street or other non-profit entities to assist in the successful implementation of your proposed project?

We are currently looking into additional Historic District grant funding but have no concrete plans at this point.

Is this project a façade improvement?

☒ Yes ☐ No

Will the completion of this project increase the value of the building? ☒ Yes ☐ No

If Yes, in what way?

By bringing it up to proper maintenance and enhancing the aesthetics of the building

Will the completion of this project benefit the tenants of the building? ☒ Yes ☐ No

Does this project adhere to the values of quality design and historic preservation, per the mission of Troy Main Street (visit www.troymainstreet.org for more details)? ☒ Yes ☐ No

Questions? Contact: Andrea Keller, Executive Director, Troy Main Street (937) 339-5455 or info@troymainstreet.org

Revitalize



Troy

Project Information (continued)

Intended Project Start Date: late summer/early fall

Intended Project Completion Date: 2 months after beginning

If this project is not funded, what plans do you have to complete the project in the timeline provided above?

Building owners will be funding it in it's entirety.

Does this project align with historic preservation standards as set by the Secretary of the Interior?

☒ Yes ☐ No

Budget Information

In addition to this application, please attach quotes, estimates, assessments, etc. to further support your funding request. Please itemize all expenses below, with estimated cost of each:

Item	Paid To	Cost
1. mason repairs	McMiller Messing LLC	75,000
2.		
3.		
4.		
5.		

Total Project Cost \$75,000

Total Funding Request \$

Total Matching Funds \$

Sources of Matching Funds: owner

REVITALIZE TROY grant funding is awarded only as a reimbursement of up to 50% of the project costs or \$20,000 (whichever is less). Are you able to fund this project in full in order to be eligible for the reimbursement funding ☒ Yes ☐ No

Questions? Contact: Andrea Keller, Executive Director, Troy Main Street (937) 339-5455 or info@troymainstreet.org

Revitalize



Troy

Statement of Impact

Please describe how this project will have a positive impact on downtown Troy and how it aligns with the values of Troy Main Street as a downtown revitalization program uplifting quality design and historic preservation:

This project will bring the aesthetics and safety standards of the building up to par with other buildings in the downtown area. Additionally, it serves to remove the chance of any further deterioration that could lead to structural issues and safety hazards such as have been seen with the Old Courthouse building on West Main St.

Signatures of Approval

By signing this application, as a business owner and/or a building owner, you agree that:

- All documents included with this application and all information provided in this application are accurate to the utmost of your ability.
- The proposed project will be started and completed in the timeline provided, barring special circumstances that impede construction or other tasks required of the project. In this case, all updates to the project schedule will be shared immediately with Troy Main Street.
- The proposed project, along with this application, has been reviewed and approved by both the building owner and the tenants of the building.
- A final grant report, including final invoices, project outcomes, and photographs, will be submitted in a timely fashion as requested by Troy Main Street based on the completion of the project.

Full Name and Title (printed):

Robert E Conard and Kerry H Conard

Signature:

Today's Date:

5/12/2022

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Stephanie Dunlap, Management Analyst

DATE: August 24, 2022

SUBJECT: Historic District Review – 109 E. Main Street

PROPOSAL:

The Applicant is requesting the Planning Commission to review the replacement of the second and third floor windows (6 front and 6 rear) and for the tuck-pointing of the front façade and cleaning and tuck-pointing of the rear façade. This request is being made as a part of the Revitalize Troy Façade Grant Program.

The OHI form lists this property as a 3-story commercial building with a stone foundation, brick walls, and shed roof. Historic features include 1/1 D. H. S. windows with incise metal caps (triangular on 2nd level and semi-circular on 3rd) with bracketed cornice on paneled frieze with finials.

DISCUSSION:

The applicant is requesting six (6) window replacements on the front façade. The front windows have been altered from their historic nature, likely in the 1970's with the installation of storm windows. The window replacement will include 1/1 DHS windows that will restore the windows to the original look of the contributing features as referenced in the OHI form.

Next, the applicant is proposing six (6) window replacements on the rear façade. The existing windows are in bad shape, with many of them missing the window grills. The replacement windows will be matched with the front 1/1 DHS windows. None of the features surrounding the windows or cornices will be altered. All existing colors will be matched.

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

RECOMMENDATION:

Staff recommends approval of the proposed window replacement and façade tuck-pointing based on the following:

- The proposed work will not detract from the historic integrity of the building and streetscape as the original windows have been altered; and
- The decorative features surrounding the windows will not be altered.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 07/06/22

Applicant Doug Boyle Telephone No. 937-216-9920

Owner of Property Doug Boyle Has the Owner been Notified? NA

Address of Project 109 East Main st, Troy ohio 45373

Contact Address (if different than Project Address) 114 South Monroe St, troy 45373

Name of Architect/Engineer and/or Contractor TBD Brian Brothers

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:

Doug Boyle

SIGNATURE OF PROPERTY OWNER:

Doug Boyle

PRINTED NAME OF PROPERTY OWNER:

DOUG BOYLE

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



Progression of 109 East Main over time



Estimated date
in the 70's



6/1/07

D08000890 06/01/2007



2022

109 East Main street
Troy, Ohio 45373



The front of the building will receive minor tuck pointing repair as well as FULL (6) window replacement on the second and third floors.



The rear of the building will require significant tuck pointing repair as well as FULL (6) window replacement on the second & third floors.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: August 24, 2022

SUBJECT: Historic District Review – 205 E Franklin Street

PROPOSAL:

A request by applicant Keith Berger, of Missionary Church Crisis Relief, is requesting a historic review from the Planning Commission to consider the exterior construction of an access ramp for the building located at 205 E Franklin Street. The property is zoned OR-1, Office-Residential district.

The Ohio Historic Inventory (OHI) form describes the building as a two-story, shingle style building with a rockface stone foundation. The building was erected in 1895. Important features include: Queen Anne massing with shingle on second floor and novelty siding on the first; Door on neo-classic revival porch with art glass sidelights; Large semi-circular windows with semi-circular divisions in transom, sidelight and art glass in margin windows. Left bay is circular on a circular veranda. The building is not on the National Register.

DISCUSSION:

The applicant is proposing exterior construction of an access ramp on the northwest entrance to the property connecting to the public right of way sidewalk. The access ramp will be constructed of treated lumber with spindles to give a decorative look.

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

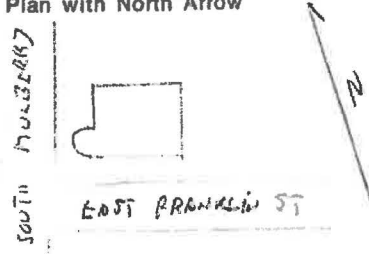
RECOMMENDATION:

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

- The access ramp meets all ADA standards.
- The access ramp does not detract from the historic integrity of the building or streetscape.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>HA 18C-05</u> <u>10928-00053S</u>		4. Present Name(s) <u>205 East Franklin</u>		1. No. 10928 00053S	
2. County <u>Miami</u>		5. Other Name(s)			2. County Miami
3. Location of Negatives <u>Regional Office 5HA</u>					
6. Specific Location <u>205 East Franklin</u>		16. Thematic Category <u>C</u>		4. Present Name(s) 205 East Franklin	
7. City or Town <u>Troy</u> If Rural, Township & Vicinity		17. Date(s) or Period <u>est. 1895</u>			
8. Site Plan with North Arrow 		18. Style or Design <u>Shingle Style</u>			
		19. Architect or Engineer			
		20. Contractor or Builder			
		21. Original Use, if apparent <u>residence</u>			
22. Present Use <u>commercial</u>		28. No. of Stories <u>2</u>			
23. Ownership Public ☐ Private ☒		29. Basement? Yes ☒ No ☐			
24. Owner's Name & Address, if known		30. Foundation Material <u>rockfaced stone</u>			
25. Open to Public? Yes ☐ No ☒		31. Wall Construction <u>frame</u>			
26. Local Contact Person or Organization <u>Troy Historical Society</u>		32. Roof Type & Material <u>pitched asphalt shingle</u>			
27. Other Surveys in Which Included		33. No. of Bays Front <u>5</u> Side <u>2</u>			
28. Condition Interior <u>poor</u>		34. Wall Treatment <u>shingle</u>			
29. Preservation Underway? Yes ☐ No ☒		35. Plan Shape <u>irregular</u>			
30. Endangered? Yes ☐ No ☒		36. Changes (Explain in #42) Addition ☐ Altered ☐ Moved ☐			
31. Visible from Public Road? Yes ☒ No ☐		37. Condition Interior <u>poor</u>			
32. Distance from and Frontage on Road <u>30' back 130' wide</u>					
42. Further Description of Important Features <u>Queen Anne massing with shingle on second floor and novelty siding on the first. Door on neo-classic revival porch with art glass sidelights. Large semi-circular windows with semi-circular divisions in transom, sidelight and art glass in margin windows. Left bay is circular on a circular veranda.</u>				5. Other Name(s)	
43. History and Significance <u>Excellent example of Shingle Style in southwest Ohio. The best in Troy.</u>					
44. Description of Environment and Outbuildings <u>Residential on the margins of the commercial core.</u>					
45. Sources of Information				5. Other Name(s)	
46. Prepared by <u>L.S. Gannon, Jr.</u>					
47. Organization <u>Regional Office 5HA</u>					
48. Date <u>5/77</u> 49. Revision Date(s)					

Planning Commission
Historic District Application

Revised 03/03/15

2022 style
OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 8-9-22

Applicant Missionary Church Crisis Relief Telephone No. 937-423-4181

Owner of Property Doncin Investments LLC Has the Owner been Notified? yes

Address of Project 205 E Franklin St

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Crisis Relief

Application for renovation to include the following:

- | | |
|--|---|
| ☐ Alteration | ☐ Repair |
| ☒ Construction | ☐ Demolish – Principal Structure |
| ☐ Moving A Building | ☐ Demolish – Accessory Structure |
| ☐ Painting | ☐ Other: <u>Access Ramp</u> |

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

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- (e) Paint samples for painting applications.
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- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

Donald P Rowley Jr

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):



Troy Development Department
www.troyohio.gov
937.339.9481

ACCESSORY ZONING PERMIT APPLICATION
(FOR SHEDS, GARAGES, DECKS, POOLS, ETC.)

Address of Project: 205 E. Franklin St. Troy

Type of Structure/Use: ☐ Shed ☐ Garage ☐ Deck ☐ Pool ☒ Other Access Ramp

Applicant/Contractor Name: Crisis Relief

Address: 2319 St. Rt 48 Ludlow Falls Ohio 45339

Phone: 937-423-4181 Email: Keith Berger 603 @ Yahoo.com

Property Owner Name: Don cin Investment LLC

Address: 205 E. Franklin St. Troy

Phone: _____ Email: _____

Sq. Ft. of Proposed Project: 150 Height/Stories of Project: _____

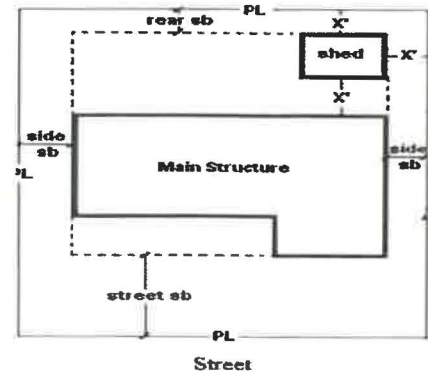
Distance from Rear Property Line: _____ Distance from Side Property Line: _____

Distance from Principal Structure: _____

Number of Accessory Buildings on Site: _____ Total Project Area (sq.ft.): 150

Each application must have a site plan showing the location of the project, or picture indicating accurate relevant dimensions. All permits are issued to the applicant, unless otherwise specified. Please contact the Miami County Building Department (937-440-8121) for additional permits required.

***Processing time: 7-10 Business Days**



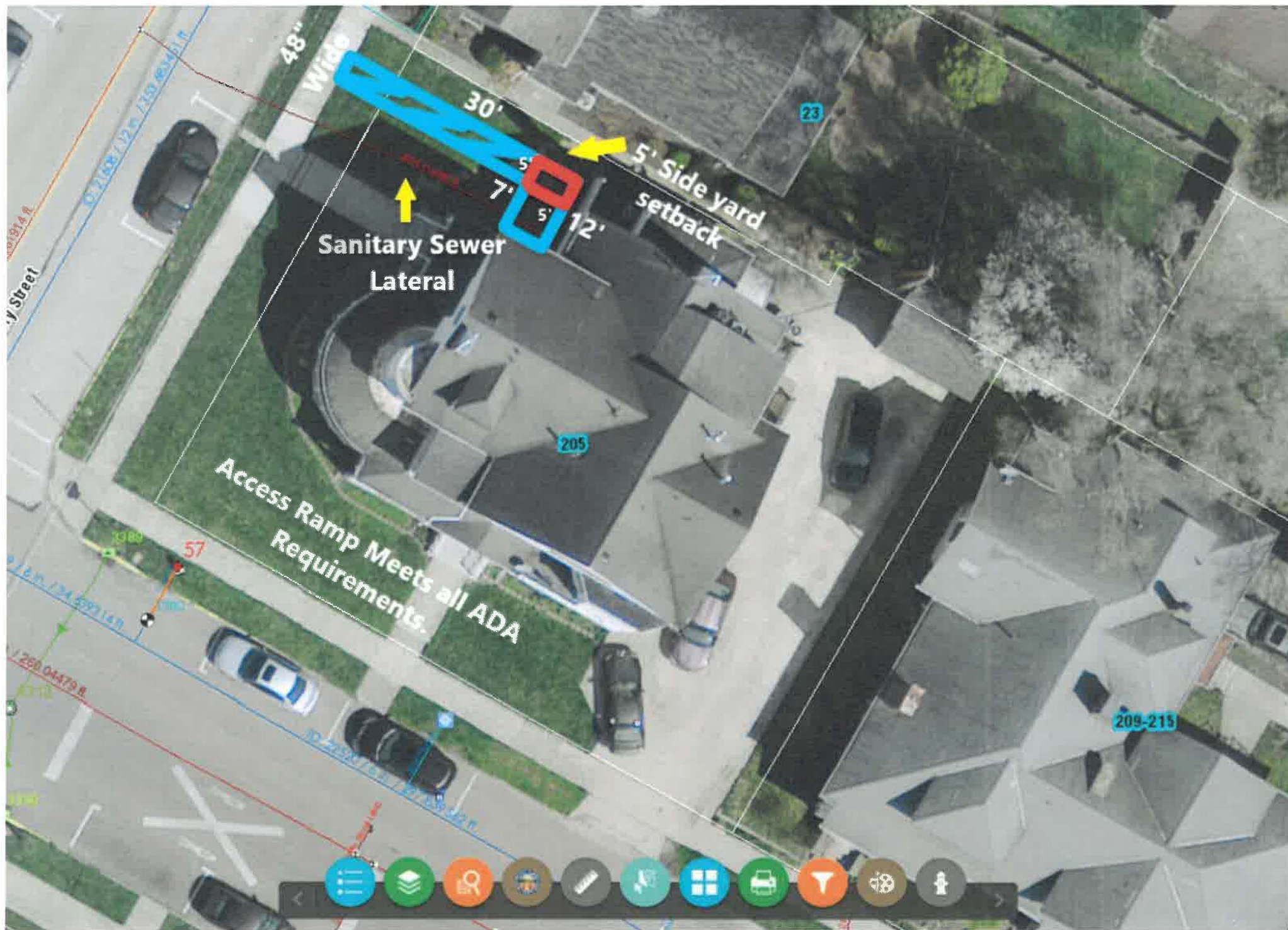
By signing this application, I acknowledge I am authorized by the owner to make this application. The information presented is accurate. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City. The City of Troy does not enforce covenants and restrictions.

Signature: [Signature] Date: 7-26-22

Site Plan with Setbacks - ☐ Signed Application - ☐ Fee: \$25 Residential- ☐
\$50 Commercial/Industrial- ☐

100 South Market Street, Troy, OH 45373-7303



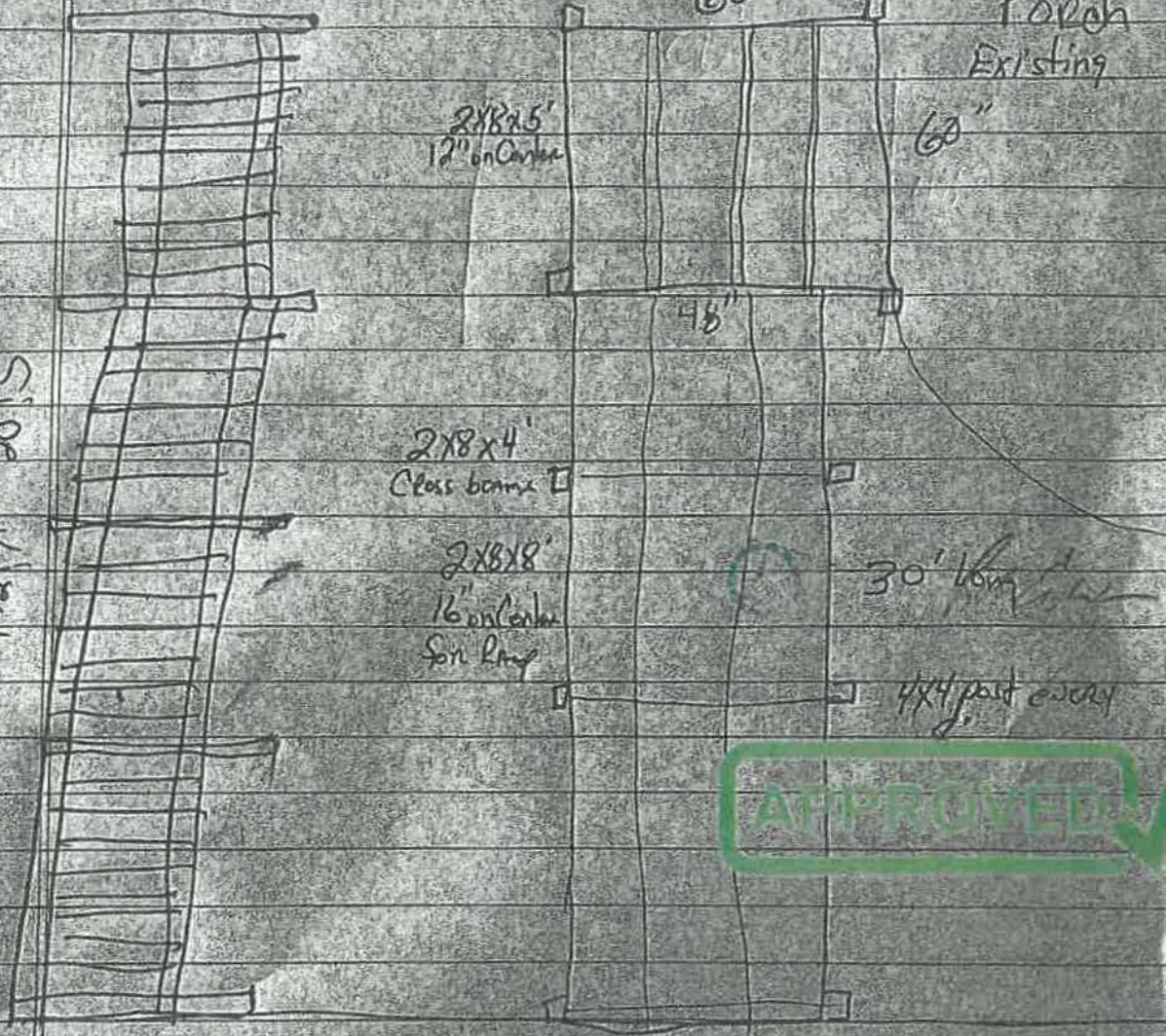


Access Ramp

Side View

Top View

40" High
Porch
Existing



Side Walk

- | | | |
|------------------------------|------------|---------------------------------|
| 8 - 2x8x10' | All Lumber | 6 - 2x4x16' |
| 20 - 2x8x8' | Treated | 30 - 5/4x6x12' |
| 14 - 4x4x8' | | 180 Spindles |
| 14 - Concrete Blocks 12"x12" | | 16 - 2x8 Joist Hangers |
| 3 1/2" Structural Screws | | 3" AND 2" Exterior grade Screws |