



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 28, 2022, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - September 14, 2022
3. Review of City Beautification Committee proposed plantings and color palate for 2023. Information will be presented at the meeting by Gareth Johnston, Chair of the City Beautification Committee and Renee Lavey. (Information will be presented at the meeting.)
-Commission to make decision.
4. Historic District Application, 123 S. Plum Street for a roof replacement.
Owner/Applicant: First United Methodist Church
-Commission to make decision
5. Update Regarding the "Make it Art" Mural Project; presentation by Andrea Keller, Executive Director of Troy Main Street; request to proceed with the 2023 "Make it Art" initiative.
-Commission to make decision
6. Other

Note Next Meeting -- Oct. 12, 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, September 14, 2022, at 3:30 PM with Chairman Alan Kappers presiding. ATTENDING: Members – Wolke, Oda, Titterington, Westmeyer, McGarry, Kappers; Development Staff – Eidemiller, Bruner and Russell.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the minutes of the August 24, 2022 meeting were approved as amended by unanimous roll call vote.

HISTORIC DISTRICT APPLICATION, 302 W. FRANKLIN STREET FOR A 13'X30' DETACHED GARAGE: OWNER/APPLICANT MICHAEL AND JENNIFER HENNE. Staff reported: zoning is R-5, Single Family Residential District; on 5-27-2020 PC approved the request for vinyl siding on the house; application is for a 390 square feet (13' x 30') detached garage, 13' tall and single story, keeping in line with the existing addition on the property; color of Mountain Pine of which will match the vinyl siding that was approved by the Planning Commission in 2020; windows will be single hung 1/1 windows and will match the color of the principal building; application meets Zoning Code 1151.04 Accessory Buildings, Structures and Uses (a) (1) A. permits a 1,000 square feet detached garage on single family residences. 1151.04 (c) (1) requires that accessory buildings are setback a minimum of five (5) feet from the rear lot line and 1151.04 (c) (2) a side yard setback equal to the required side yard of the district; an existing shed will be removed; and staff recommend approval based on the findings of:

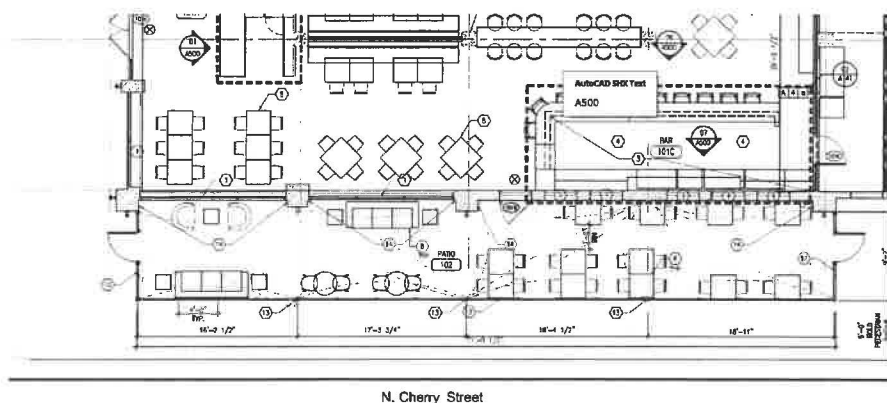
- The proposed garage materials and color will match the principal building as approved by the Commission.
- The character defining features on the principal structure are not being altered.

A motion was made by Mr. Wolke, seconded by Mayor Oda, to approve the historic district application for 302 W. Franklin Street as submitted, for the exact paint and colors as stated in the application, and based on the findings of staff that:

- The proposed garage materials and color will match the principal building as approved by the Commission.
- The character defining features on the principal structure are not being altered.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 107 W MAIN STREET FOR OUTDOOR SEATING: OWNER/APPLICANT 107 W MAIN LLC (SAM O'NEAL). Staff reported: property is zoned B-3 Central Business District; building is constructed of stucco and brick and is described in the Ohio Historic Index form as an eclectic style building and a major landmark for downtown Troy; contributing descriptive features include the eclectic design with Egyptian Revival entrance at the southwest corner, and distinctive religious and Masonic ornamentation; building is not listed on the National Register; outdoor seating will be a total width of nine (9) feet along N. Cherry Street; four sun shade sails are being proposed in the outdoor seating area with string lighting under the sails (below);



N. Cherry Street

a black aluminum fence will surround the outdoor seating; Troy Codified Ordinance Section 717.07 requires a minimum of five feet of unobstructed walkway maintained at all times, and proposal meets this requirement as six feet of unobstructed walkway is being provided; the sidewalk on W. Main Street will not be affected by this proposal; and staff recommends approval based on the findings of:

- The proposed alteration does not detract from the historic integrity of the building;
- The modifications are temporary, do not attach to the historical portion of this site and can be removed or altered in the future.
- The proposed colors and material are commonly found in the district.

DISCUSSION. Staff confirmed that there are four sails, but they are square and not triangular as shown in information provided to the Commission, and Mr. Kappers noted that as there are no planters shown on the fence, if the owner wishes to add planters at any time, the owner would have to submit an application to the Planning Commission prior to any planters being installed.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the application for 107 W. Main Street as submitted, other than the sails being square, and based on the findings of staff that:

- The alterations do not detract from the historic integrity of the building.
- The modifications are temporary, do not attach to the historical portion of this site and can be removed or altered in the future.
- The proposed colors and material are commonly found in the district.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 12 E. CANAL STREET FOR EXTERIOR PAINTING: OWNER/APPLICANT BRUCE LAND. Staff reported: this work started without a permit being requested/obtained and a stop work order was issued; zoning is B-3, Central Business District; the OHI form lists this property as a two-story vernacular building with stucco, contributing features include round-arched window caps on the 2nd floor, stone sills and lintels, alterations include new wings on the east and south sides and stucco wall treatment; application for paint color is primary building color of Valspar Exterior Season Flex Sycamore Grove; trim Valspar Exterior Season Flex Satin Cracked Pepper; and staff recommends approval based on the findings that the colors do not detract from the historic integrity of the streetscape as similar colors are located in the district.

Commission member stated concern that another project commenced without required approvals.

A motion was made by Mr. McGarry, seconded by Mayor Oda, to approve the application for 12 E. Canal Street as submitted for the exact paint color stated in the application and based on the findings of staff that the colors do not detract from the historic integrity of the streetscape as similar colors are located in the district.

MOTION PASSED, UNANIMOUS VOTE

INSTALLATION OF SOLAR PANELS FACING THE PUBLIC RIGHT-OF-WAY AT 566 LOXLEY LANE, OWNER – KENNETH WHEELER; APPLICANT ALEX ROLAND, VILLAGE SOLAR COMPANY. Zoning is R-3-B, Single-Family Residential; this work was done without a permit being requested/approved; CO Section 1151.14 (f) (2) provides that "Roof mounted systems shall be located so not to be visible from the public right of way fronting the property except as otherwise approved by Planning Commission"; the home faces northwest on a corner lot between Loxley Lane & Haverhill Drive; the solar panels are located on the rear and front of the building facing Haverhill Drive, the request complies with Section 1151.14 (f) (2); Chapter 13, Visioning, of the current Comprehensive Plan under the heading of Neighborhoods and Housing as goal #7 states the following: "As technology changes, energy efficiency and renewable energy continue to be important topics in new construction and renovations projects. Similar to other established goals (see Community Facilities and Services, goal 4); the city shall encourage new construction and renovation to take advantage of the "green movement" to support energy efficiency and renewable energy uses. These alternative energy sources can be implemented during new construction phases, in-fill projects, as well as, home renovation projects." Staff recommends approval based on the findings of:

- The solar panels meet all requirements of the Zoning Code.
- The solar panels meet goal #7 of Chapter 13, Visioning, of the current Comprehensive Plan.

DISCUSSION: Mr. Kappers asked if the neighbors were notified, with Taylor Bruner advising that he had talked to seven neighbors, five were pretty positive, another commenting "it could have been worse", and one comment of it being "ugly".

Mr. Wolke noted that other than "taking advantage of the green movement", there is no other guidance for Council than personal opinion.

Staff commented that the last application for solar panels was in 2015.

Mr. Roland, owner of the company, apologized for doing the work without a permit; he commented that he works in many communities and counties and permit requirements vary; he was not aware of the need to submit an application to the City; the installation was based on location of where the owner would receive the best benefit from the panels and not tear up the home interior; and Senate Bill 61 has just been enacted to ease the development of solar panels in Ohio and reduce dependency on fossil fuels.

Mr. Titterington noted that he is a resident of the subdivision in which the property is located; he would not want to see the installation on the front of the house; he appreciates the comments of the neighbors but it must be recognized that neighbors can come and go and opinions can change; the panels are highly visible and face traffic; the code requires review and approval by the Commission based on the panels facing the right-of-way; and the Commission again finds itself in a position of an applicant seeking forgiveness for work done rather than permission. He further commented that it is his opinion that without other guidance he believes the Commission members should insert personal views.

Mr. Kappers commented that the only penalty for performing work without a permit is a doubling of the fee, which would be \$50 rather than \$25 in this case, and he is not supportive of reviewing applications after work is done. He also commented that he does not find the installation to be ugly and could support the installation in this application as most of the array is not visible from the front of the house.

Mayor Oda asked that staff check with the Director of Law regarding an increased penalty for proceeding without a permit, noting that the Commission has considered two instances at this meeting, as well as one at a prior meeting. She also encouraged Mr. Roland to check with both the county and community in which he is working prior to starting any work.

Mr. Westmeyer asked about the conduit as it appears rather visible. Mr. Roland commented the conduit was placed in line with the aesthetic dimensions of the house and has to be on the exterior for safety.

A motion was made by Mr. McGarry, seconded by Mr. Kappers, to approve the application for 566 Loxley Lane based on the findings of staff that:

- The solar panels meet all requirements of the Zoning Code.
- The solar panels meet goal #7 of Chapter 13, Visioning, of the current Comprehensive Plan.

Vote: yes – Kappers, Oda, Wolke, Westmeyer, McGarry; no – Titterington

MOTION PASSED

WORK STARTING WITHOUT APPLICATION PROCESS FOLLOWED:

Staff was asked to survey penalty provisions of other communities; Mr. Westmeyer suggested an annual reminder to the Home Builders Assoc.; staff is working with the County for a notation on the County application; Troy Main Street is helping with reminders to owners of downtown buildings.

OTHER: Staff noted: the REC is working on the mural wall due to a leak behind the mural; there will be an application from the Methodist Church regarding replacement of shingles.

There being no further business, the meeting adjourned at 4:03 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Titterington, 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: September 28, 2022

SUBJECT: Historic District Review – 123 S. Plum Street

PROPOSAL:

The applicant requests the Planning Commission to review a roof replacement at 123 S. Plum St. The property is zoned B-3, Central Business District.

The Ohio Historic Inventory lists this property as a one-and-a-half story vernacular frame cottage built in 1884 by William Evans. Important features include simple cottage form with gable ends facing the street; original 2/2 windows; front porch across the front with turned wooden posts and a wooden balustrade. Alterations include two single-story wings and a frame garage.

DISCUSSION:

The applicant is proposing a roof shingle replacement on the property located at 123 S. Plum Street.

The property previously had black asphalt shingles on both the house and the garage. The applicant is proposing a brown asphalt shingle to compliment the adjacent properties. The roof has been installed without Planning Commission Approval and the fee has been doubled.

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 roof shingle replacement is the same material as existing;
- The shingle color does not detract from the integrity of the building or streetscape; and
- The contributing features listed on the OHI form are not being altered.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 9/23/2022

Applicant First United Methodist Church Telephone No. 937-335-2826

Owner of Property 110 W. Franklin St Has the Owner been Notified? yes

Address of Project 123 S. Plum Street

Contact Address (if different than Project Address) 110 W. Franklin St.

Name of Architect/Engineer and/or Contractor Prestige Professional Construction

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:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- Application fee: \$25.00

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

First United Methodist Church, Susan Brumfield
SIGNATURE OF APPLICANT:

Edw. W. G. Butcher
SIGNATURE OF PROPERTY OWNER:

EDW. W. G. BUTCHER
PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____









TROY MAIN STREET

Home. Grown. Vibrant.



September 28, 2022

Troy Planning Commission
100 South Market St.
Troy, OH 45373

Dear City of Troy Planning Commission,

Troy Main Street and the City of Troy are working in partnership to help promote murals for downtown buildings as part of the "Make It Art" initiative. This initiative is to enrich and enhance the Troy community through art encounters, creating magical moments of wonder.

The "Make it Art" mural project strives to:

- Enhance the beauty of historic downtown Troy through public murals.
- Attract residents, visitors, and businesses to downtown Troy.
- Provide opportunities for artists to share their talent while earning a living.
- Allow building owners an opportunity to utilize their buildings in a creative manner while maintaining the historic integrity of the building and streetscape.
- Expose the community to diverse styles of art and interpretation to increase understanding and appreciation.

Building owner applications will be reviewed by the Troy Main Street Design Committee and the committee will then work with building owners to start implementing murals in the summer of 2023.

Troy Main Street and the City of Troy are requesting permission to move forward with the 2023 "Make It Art" initiative. Attached to this report is an informational cover sheet and the Mural Installation Guide. The Mural Installation Guide will be a future section of the Design Standards.

Thank you for your time and consideration of this request.

Sincerely,

Andrea Keller
Executive Director
Troy Main Street

The Make it Art Mural Project: Building Owner Application Process

Troy Main Street in partnership with the City of Troy are working together to help promote murals for downtown buildings as part of the “Make It Art” initiative. This initiative is to enrich and enhance the Troy community through art encounters, creating magical moments of wonder.

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- Allow building owners an opportunity to utilize their buildings in a creative manner while maintaining the historic integrity of the building and streetscape.
- Expose the community to diverse styles of art and interpretation to increase understanding and appreciation.

Building Owner Mural Application

Murals are considered an exterior alteration and are subject to Historic Review by the Planning Commission. The application and review process for murals is a two-phase process. During Phase One, applicants will submit completed applications which will identify the location and any corresponding equipment (i.e. windows, lighting fixtures, streetscape, etc.) of the mural. The mural design is not yet needed. This portion of the application will need to be submitted to Planning Division Staff who will forward the application to the Design Committee. Planning Staff and the Design Committee shall provide feedback to the applicant on the proposed location and may deny the Phase One application if the application is contradictory to the guidelines herein.

During Phase Two, applicants will submit completed applications with final renderings, material, scale, maintenance plan/decommission plan, and Historic Review application to the Design Committee and Planning Division staff. The Design Committee in consultation with Planning Staff will forward the recommendation to the City of Troy Planning Commission for the final review. **Submission Deadline: April 31, 2023**

Eligibility

*A painted wall mural is considered to be an exterior alteration and are subject to design review by the City of Troy Planning Commission.

- In order to preserve the integrity of the materials, unpainted historic materials, such as brick, are typically unsuitable spaces for murals. The use of canvas may be used on a case by case basis.
- Appropriate preparation of brick must be completed before a mural is painted.
- Unless it can be incorporated into the theme of the mural, no windows or doorways should be obscured by a mural's installation nor should any architectural details be hidden. For example, architectural details, windows, and doors can be painted but not "filled in" or "boarded over".
- Side elevation murals are preferred. One mural, on only one wall will be permitted.
- There will be a written, long-term maintenance plan and decommission plan for the upkeep and removal of the mural.
- The physical appearance of the building and surrounding area should be considered in the designs.
- The design will not contain any direct advertisement of any product or company associated with any artist or third party, any libelous or slanderous expression, or any obscene or pornographic content.
- Murals should be located and sized to engage and encourage pedestrian interaction.
- Each mural shall be treated on a case by case basis and not as a part of a larger, mass approval.
- Ghost Murals and Ghost Signs will be treated on a case by case basis due to the unique characteristics and nature and may be subject to additional design limitations.
- Applications should follow the Mural Installation Guide *See Page 4

Make it Art Scoring Criteria

Each category can receive up to 5 points.

- The design shows excellence in execution and artistic skill.
- The concepts/ideas in the design show creativity and originality.
- The design is responsive to the physical site location/neighborhood in which it's located and does not detract from the historic integrity of the streetscape.
- Based on my personal opinion, this is an excellent design.

Make it Art Selection Committee Guidelines

Representatives on Selection Committee

- City of Troy Staff (2)
- City of Troy Planning Commission (1)
- Citizen Volunteers **
- Building Owner or Representative (1)

Timeline

April 31, 2023: Building Owner Applications Due

May 2023: Building owner applications reviewed by TMS Design Committee

June 2023: Soliciting artists to paint murals, artist call for entry, designs

July 2023: Mural designs submitted to planning commission for review and approval

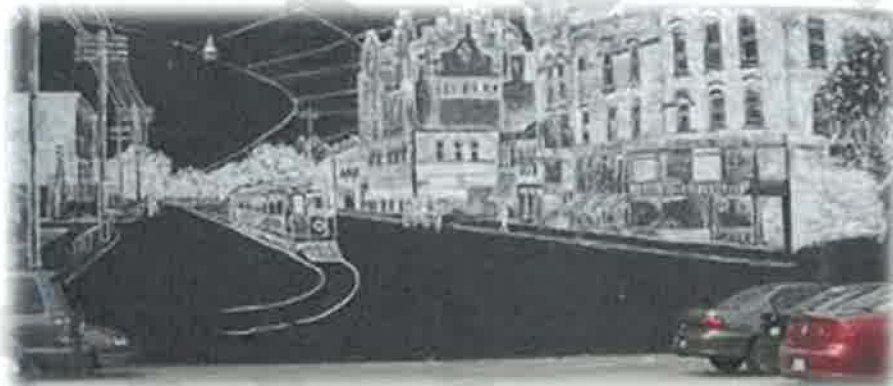
August 2023-September 2022: Murals are painted

Building owners will also need to fill out the City of Troy Historic Review application. The Historic Review application may be found online at:
<https://troyohio.gov/DocumentCenter/View/582/Historical-District-Application?bidId=>

Questions about the building owner application should be directed to Andrea Keller, Executive Director of Troy Main Street: andrea@troymainstreet.org

Mural Installation Guide

- Part One – Review Process
- Part Two – Evaluating a Wall
- Part Three – Creating a Design
- Part Four – Maintenance, Repair
- Part Five – Additional Resources



Part One – Review Process

Murals are considered an exterior alteration and are subject to Historic Review by the Planning Commission. The application and review process for murals is a two-phase process. During Phase One, applicants will submit completed applications which will identify the location and any corresponding equipment (i.e. windows, lighting fixtures, streetscape, etc.) of the mural. The mural design is not yet needed. This portion of the application will need to be submitted to Planning Division Staff who will forward the application to the Design Committee. Planning Staff shall provide feedback to the applicant on the proposed location and may deny the Phase One application if the application is contradictory to the guidelines herein.

During Phase Two, applicants will submit completed applications with final renderings, material, scale, maintenance plan/decommission plan, and Historic Review application to the Design Committee and Planning Division staff. The Design Committee in consultation with Planning Staff will forward the recommendation to the City of Troy Planning Commission for the final review.

Part Two – Evaluating a Wall

When determining a location for a mural, there are many factors to consider. Generally, in order to protect and preserve the integrity of the City of Troy Historic District, unpainted historic materials, such as brick and stone, are unsuitable spaces for murals.

Wall Orientation and Placement

The orientation of your wall can impact the longevity of the mural. Walls that face south (even interior walls) will receive more direct sunlight and the mural will fade more rapidly.

- Evaluate the direction the wall faces and the amount of sunlight it will get.
Avoid walls with too much direct sunlight.

Murals should respect the size, scale, and design of historic buildings with minimal impact on surrounding buildings. The location shall be on the side, interior, or rear walls of existing historic buildings.

Unless it can be incorporated into the theme of the mural, no windows or doorways should be obscured by a mural's installation nor should any architectural details be hidden. For example, architectural details, windows, and doors can be painted but not "filled in" or "boarded over".

Wall Preparation

If your wall needs repair before painting, obtain an assessment and an estimate from a licensed contractor. Consider cleaning the wall before you paint. Cleaning shall be completed by using the gentlest means possible such as washing with a mild detergent and soft bristle brushes to chemical cleaning. Select a test patch before cleaning to ensure the chosen method will not cause damage to historic materials. Start with a low pressure washing and a soft, natural bristle brush when cleaning is necessary. Abrasive cleaning methods such as

high-pressure water washing and sandblasting, which can damage historic materials and lead to additional deterioration shall not be used.

- On some wall materials, water cleaning may be undesirable so as not to unnecessarily introduce moisture to the material.
- Old paint can be removed through various means however, must be done using the gentlest means possible. Please consult with a licensed contractor and follow the Secretary of Interior Standards.
- Make sure the roof, parapets and flashing are in good condition and make minor repairs necessary to keep water from seeping into the mural.

Priming

The wall shall be well primed before the design work is conducted. It is important to consider the primer used is compatible with the paints that will be used for the mural. Generally, murals painted with the same type of products and from the same manufacturer for the primer, pigment, and coating layers may be less prone to flaking, bubbling, and fading.

If painting on masonry or concrete, the primer should not be a vapor barrier to ensure moisture to escape through the surface of the mural or it will cause paint loss. Primer should only be applied in temperatures warmer than 50 degrees F (ideally between 65F and 85F) in dry conditions.

For more information on primer, consult the resource guide at the end of this publication, as well as a local paint retailer. Now that the wall is prepared, it is time it is time to start painting the mural. The next step is to transfer your design to the wall.

Methods of Transferring Designs

There are three main approaches to converting a design sketch to a wall or fabric panels:

- Using a projector to project your design onto wall or fabric.
- Use a gridding system.
- Directly draw your image onto the wall.

Projecting the Drawing

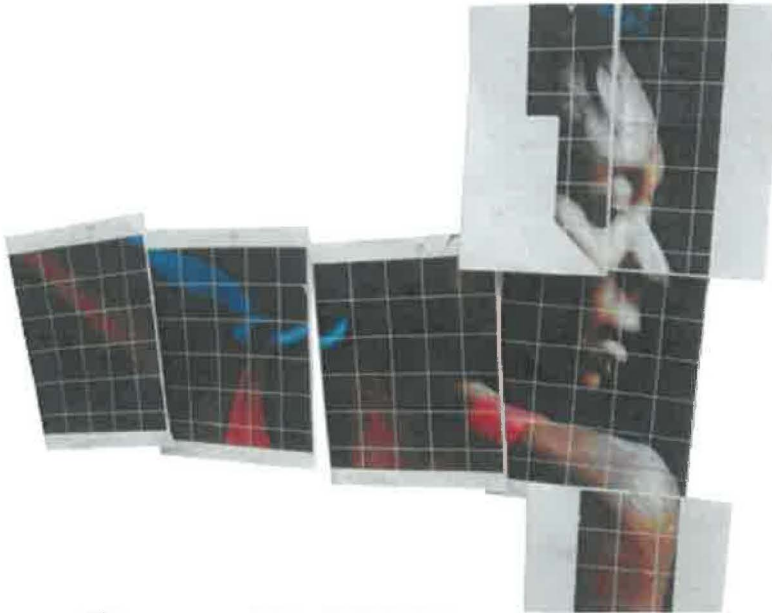
Projecting outlines onto the wall is probably the fastest way to transfer the design. If you have a very complex design with lots of small detailed area, the projector can eliminate the need for meticulous drawing and multiple corrections.

To project a mural, scan your concept drawing into a digital file formatted for a program like photoshop. Add a grid on top of the drawing so that you can be certain the image is being projected squarely onto the wall and is not distorted at an angle or elongated by height or width.

Gridding the Drawing

Create a grid of squares on your small design and a corresponding grid of squares on the wall. The grid on the design can be drawn on an acetate overlay to avoid damaging your original drawing. After priming the wall, create a grid on it as well.

The squares on your small design might be one inch by one inch while the squares on the wall might be one foot by one foot. By copying onto the wall what is in each square of your design, you can reconstruct your mural design at a large scale. You will want to render the basic outlines of your mural first and not involve yourself too much with modeling or details.



Drawing on the Wall

Finally, you can copy your design freestyle on the wall. Drawing can be done with large charcoal sticks, chalk, or a paint brush and thinned acrylic paint. Acrylic is recommended because it will dry and not fade or smear into the paint while you are working. Charcoal or chalk lines might be mistakenly wiped away or washed away by rain. Also, consider attaching a brush or chalk to a long stick so you can draw from the ground with some distance and see what you are doing

Paint

Murals are often painted with acrylic paint. Enamel and oil paints are not permitted for outdoor use because they are moisture impermeable and do not allow the wall to breathe. It is recommended that artists use the same brand of primer and paint to ensure longevity and similar manufacturing standards.

Part Three – Creating a Design

Murals shall be subordinate to the overall historic character of the building and district. When creating a design, artists should generally avoid the use of text or words to display a graphic or meaning.

The design will not contain any direct advertisement of any product or company associated with any artist or third party, any libelous or slanderous expression, or any obscene or pornographic content.

Part Four – Maintenance, Repair, Decommissioning

Maintenance

Maintenance activities may include removing graffiti, removing surface dirt (especially along the base of the mural), reapplying coating and removing or trimming vegetation that grows in front of the mural. The artist should prepare a maintenance and repair manual for the wall owner. To the extent possible, the manual should include a list of materials used on the project, including paints (colors) and sealers, as well as sources.

Repair

Repairs to a mural are necessary when the mural becomes vandalized or damaged. Typically, the artist should be given the first opportunity to repair the mural. If that is not possible, the agreements should establish a process for the mural owner to have the mural repaired by others. Whatever the process, it is important to remove or paint over graffiti as soon as possible, to avoid the sense that the mural and the surrounding district are not accounting for.

Decommissioning

Decommissioning of a mural occurs when the wall can no longer be used for a mural, or when the mural has degraded to the point where it needs to be removed. These circumstances should be contemplated and a process for agreeing to decommission a mural should be included in a wall agreement. Typically, an owner will agree to keep a mural for about 7 years.

All parties should consult with legal representation before entering into any agreement regarding VARA rights.

Note: Before decommissioning a mural, the building owner will need to obtain a Certificate of Appropriateness from the City of Troy Planning Commission.



Part Five: Additional Resources

Codes and Permits

City of Troy Zoning Code - Historic Preservation Overlay

<https://troyohio.gov/DocumentCenter/View/112/Official-Zoning-Code?bidId=>

City of Troy Historic Review Application

<https://troyohio.gov/DocumentCenter/View/582/Historical-District-Application?bidId=>

Secretary of the Interior Standards for the Treatment of Historic Properties

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

General

City of Boise, Idaho Mural Guidelines

<https://www.boiseartsandhistory.org/media/4400/2-mural-guidelines.pdf>

Frankfort, Kentucky Mural Installation Guide

<http://www.frankfort.ky.gov/DocumentCenter/View/1826/Mural-Installation-Guide>

American Institute for Conservation, Muralmaking Guide

<https://www.culturalheritage.org/docs/default-source/resources/mural-creation-best-practices-full-document.pdf?sfvrsn=43>

Planning, Preparing and Painting Your Mural

<https://www.resene.co.nz/pdf/Mural-Info-Book.pdf>.

Materials and Installation

Sherwin Williams

<https://www.sherwin-williams.com/property-facility-managers/education>

Nova Color

<https://www.sherwin-williams.com/property-facility-managers/education>.