



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

1. Roll Call
2. Minutes - September 28, 2022
3. Historic District Application, 101 W. Main Street, for installation of two building signs on the walls above the windows, one on W. Main Street and one on N. Cherry Street
Owner: 107 W Main St LLC
Applicant: Ryan France, Select Signs
-Commission to make decision
4. Historic District Application, 121-123 E. Main Street (Hatfield House), installation of 45 windows; paint window trim/sills/cornices/corbles; paint side entrance cornice; paint entrance doors (other than original side entrance doors); paint the vinyl on the addition to the rear of the structure; paint deck and handrails.
Owner/Applicant: Holdon Lingrell
-Commission to make decision
5. Certificate of Appropriateness for Demolition of 206 S. Market Street
Owner: Share Space LLC
Applicant: Scott Strayer
-Commission to make decision
6. Other

Commission Members - If you will not be attending, please email or call Sue

Next Meeting -- Nov. 9, 2022

September 28, 2022

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, September 28, 2022, at 3:30 PM with Chairman Alan Kappers presiding. ATTENDING: Members – Wolke, Ehrlich Titterington, Westmeyer, and Kappers; Development Staff – Eidemiller, Bruner and Russell.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the minutes of the September 14, 2022 meeting were approved as amended by unanimous roll call vote.

REVIEW OF CITY BEAUTIFICATION COMMITTEE PROPOSED PLANTINGS AND COLOR PALATE FOR 2023. City Beautification Chairperson Gareth Johnston and Renee Lavey provided photos of proposed plantings. They stated that the plantings and palate will very much mirror that for 2022, possibly including a little more white blooms. Regarding the plantings in planters at the downtown crosswalks, Ms. Lavey talked about a spike plant, and she commented it would only reach 16-18" in height, the plant is very thin, and it can be cut back if there is a concern about the plant. A motion was made by Mrs. Ehrlich, seconded by Mr. Westmeyer, to approve the City Beautification Committee proposed plantings and color palate for 2023 as presented.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 123 S. PLUM STREET, ROOF REPLACEMENT: OWNER-APPLICANT – FIRST UNITED METHODIST CHURCH; WORK STARTED WITHOUT PERMIT. Staff reported: zoning is B-3, Central Business District; 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; there have been alterations including two single-story wings and a frame garage; property previously had black asphalt shingles on both the house and the garage; applicant installed a brown asphalt shingle to complement the adjacent properties, the roof has been installed without Planning Commission approval and the fee has been doubled; and staff recommends approval based on the findings of:

- 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.

Discussion: Mr. Titterington advised that staff has had discussions with the Director of Law regarding what might be done to change fees when work proceeds without a review/permit and applicants ask for forgiveness, and he indicated that a staff report will be submitted to the Commission in the near future regarding options regarding fees in such circumstances.

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, to approve the historic district application for 123 S. Plum Street as submitted, for the roof replacement, and based on the findings of staff that:

- 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.

MOTION PASSED, UNANIMOUS VOTE

UPDATE REGARDING THE "MAKE IT ART" MURAL PROGRAM: PROCEED WITH THE PROGRAM FOR 2023: Troy Main Street, Inc. Executive Director was present. Staff reported:

"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.

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."

Ms. Keller commented that 22 potential mural locations have been identifications; permission of property owners will be sought; draft guidelines were submitted to the Commission, and includes items such as if the mural is appropriate for the downtown; the Commission has approved the concept of the program; based on funding it may be prudent to first select a smaller mural; Planning Commission member McGarry serves on the Mural Committee.

Mr. Eidemiller noted that the plans need to include a "de-commission" as to what happens to the mural at the end of its life. Mrs. Ehrlich commented that plans need to include response to vandalism of any of the mural. Mr. Titterington asked about a lead mural by the end of the year, with Ms. Keller indicating that may be possible and maybe it would be a "selfie mural". It was stated that specific designs/colors would come back to the Commission for approval.

A motion was made by Mrs. Ehrlich, seconded by Mr. Westmeyer, that the Commission approve Troy Main Street, Inc. proceeding with the Make It Art Mural Program, noting that specific mural design/colors would come back to the Commission prior to proceeding.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:51 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: October 26, 2022

SUBJECT: Historic District Review – 101 W. Main Street

PROPOSAL:

The applicant, Select Signs, on behalf of the owner 107 W MAIN ST LLC comes before the Planning Commission requesting approval for signage at the property located at 101 W. Main Street. The property is located within the B-3, Central Business District.

The building, built in 1904, is made 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. This building is not listed on the National Register.

DISCUSSION:

This multi-tenant building is permitted to have a total of 100 square feet of building signage with this tenant permitted 66sqft. The applicant is proposing to install two identical signs with the dimensions of 30" tall by 94" wide with a total depth of 3". The signs will be located on the south east corner of the building facing both W. Main and N. Cherry Streets. The applicant proposes the use of 5 different colors consisting of two shades of blue, two shades of green and white lettering. Two windows graphics totaling 2.96 square feet are also being add on the main entrance door and the side entrance door facing Cherry Street following the same color palette as the building signs.

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

RECOMMENDATION:

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

- The signage is appropriate in design, scale and color to the building; and,
- The signage meets City of Troy sign code requirements;

FULL COLOR PRINTED DOOR GRAPHICS



COA**Date: 10/19/2022****Applicant / Owner**

Applicant Name: Ryan France (Select Signs)
Applicant Address: 1755 Spaulding Road
City, State, Zip: Kettering, OH 45432
Phone: 937-262-7095
Email: ryan@selectsigns.com

Owner Name: 107 W MAIN LLC
Address: 101-107 W MAIN ST
City, State, Zip: TROY, OHIO 45373
Phone:
Email: 107WMAINLLC@GMAIL.COM

Contractor

Contractor Name: Ryan France (Select Signs)
Contractor Address: 1755 Spaulding Road
City, State, Zip: Kettering, OH 45432

Phone: 937-262-7095
Email: ryan@selectsigns.com
License #:

Project

Project Location: 101 W. Main St
City, State, Zip: Troy, OH 45373
Parcel:

Work Type: Signage
Design Graphics: No
Temporary Use: Construction Sign
Square Feet: 0

Project Description: Install two identical signs on walls above windows at Main St and Cherry St.

I do hereby certify that the information contained herein is true and correct.



Ryan France

10/19/2022

Date

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: October 26, 2022

SUBJECT: Historic District Review – 123 E. Main Street – Hatfield House

PROPOSAL:

A request by the owner, Holden Lingrell, for the installation of forty-five (45) windows and exterior paint at the property located at 121-123 E Main Street, Parcel ID: D08-000820.

The OHI form lists this property as being a three-story brick vernacular commercial building built in 1841. Contributing features include a bracketed cornice at the top with elaborate wood mold over the side entrance.

DISCUSSION:

The OHI form referenced this building as having 2/2 double hung windows. The windows have been altered since the completion of the OHI form. The applicant is proposing replacement of all 45 windows with Silver Plus Series DH Windows.

The applicant is also requesting to paint the window trim, sill, cornice and corbels Tricorn Black #HGSW1441. The side entrance cornice will be maintained in its current state, however also painted Tricorn Black. The original side entrance door facing N. Mulberry St. will be maintained as is. The applicant is requesting that all other entrance doors be painted Tricorn Black.

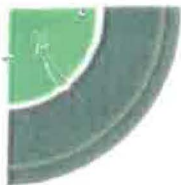
The applicant is also requesting to paint the vinyl on the addition at the rear of the structure the same Tricorn Black. This area is currently red in color.

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 paint based upon the following;

- The proposed changes do not detract from the historic integrity of the streetscape, and;
- The existing windows were an alteration to the 2/2 double hung windows as referenced in the OHI form;
- The paint colors exist on other structures within the HPO.



**CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT**

Date 10/11/22

Applicant Holden Lingrell Telephone No. 937-631-2150

Owner of Property same Has the Owner been Notified? yes

Address of Project 123 E Main St, Troy

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Andrew Circle / Complete Detail

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☒

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☒

Other: Windows

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:

Holden Lingrell

SIGNATURE OF PROPERTY OWNER:

Holden Lingrell

Holden Lingrell

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

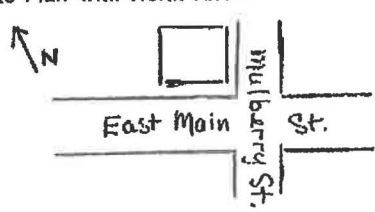
CASE #: _____

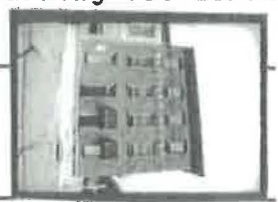
DATE OF MEETING: _____

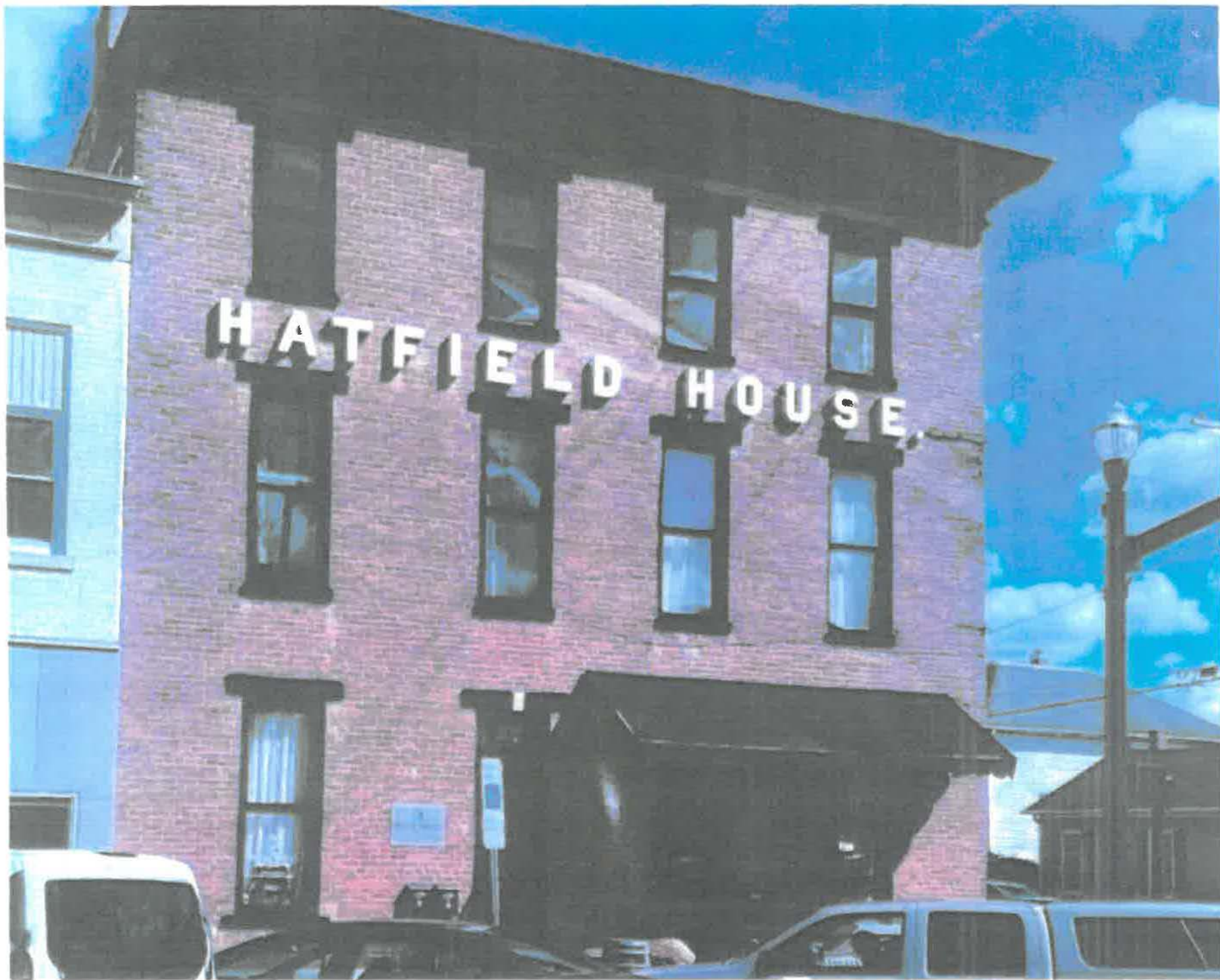


OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

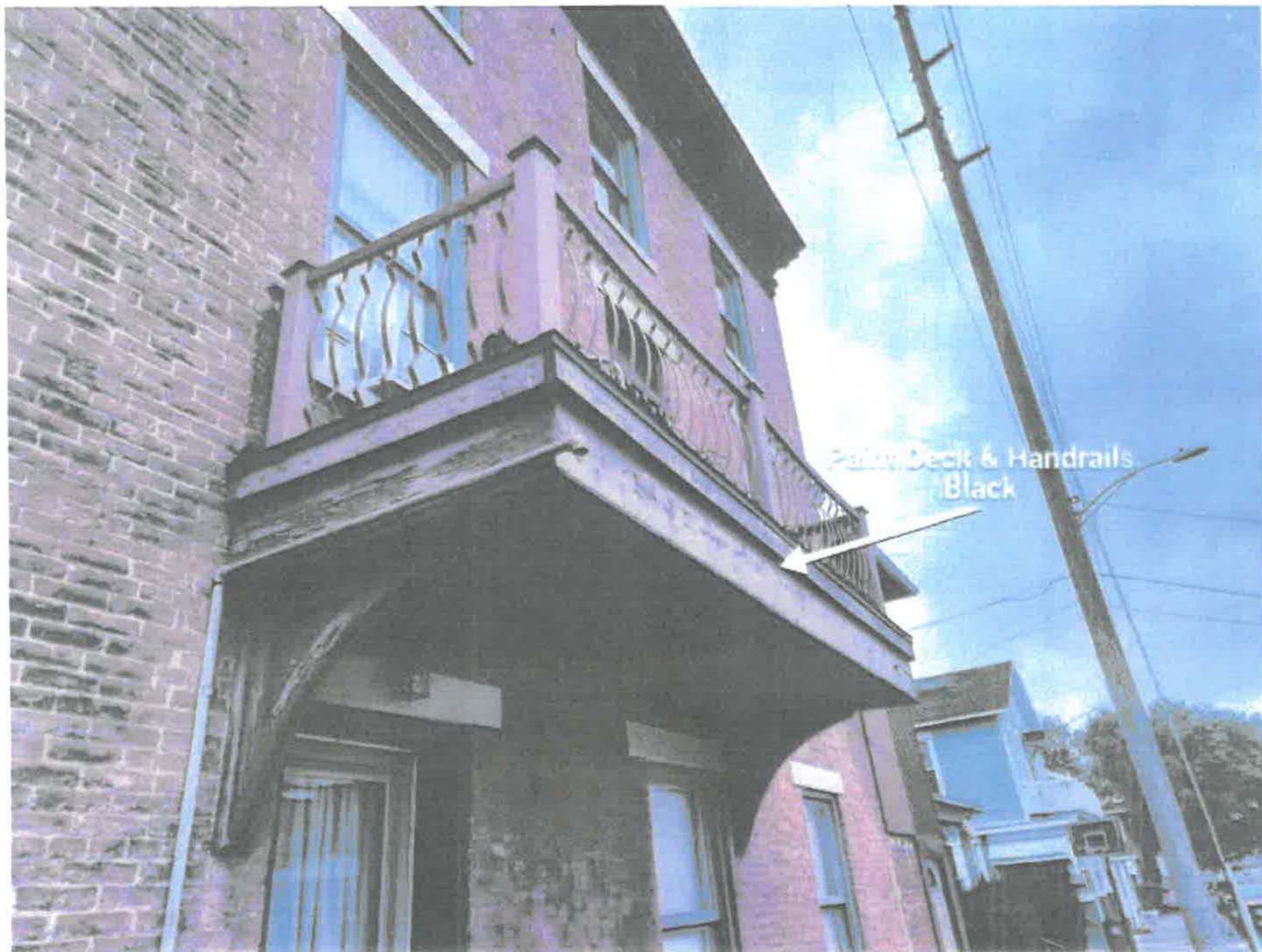
1. No. <u>HA 334-05</u> 10928-00026E		4. Present Name(s) Hatfield House	
2. County Miami		5. Other Name(s)	
3. Location of Negatives Regional Office 5HA M 6,7			
6. Specific Location 123 E. Main St.		16. Thematic Category C <u>com/hotel</u>	
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1841	
8. Site Plan with North Arrow 		18. Style or Design Vernacular	
		19. Architect or Engineer	
		20. Contractor or Builder	
		21. Original Use, if apparent hotel	
		22. Present Use multiple residence/commercial	
		23. Ownership Public ☐ Private ☒	
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 738780 443580		24. Owner's Name & Address, if known XXXX XXXX David & Geraldine Smith 916 E. Franklin St., Troy, OH	
Zone Easting Northing		25. Open to Public? Yes ☐ No ☒	
10. Site ☐ Building ☒ Structure ☐ Object ☐		26. Local Contact Person or Organization Troy Historical Society	
11. On National Register? Yes ☒ No ☐		27. Other Surveys in Which Included Historic Troy, Ohio	
12. Is it Eligible? Yes ☐ No ☐		28. No. of Stories 3	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		29. Basement? Yes ☒ No ☐	
14. District Potent'l? Yes ☐ No ☐		30. Foundation Material stone	
15. Name of Established District Troy Public Square Historic Dist.		31. Wall Construction brick	
		32. Roof Type & Material low hip	
		33. No. of Bays Front 4 Side 11	
		34. Wall Treatment 8 Course Am. Bond	
		35. Plan Shape rectangular	
		36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐	
		37. Condition Interior _____ Exterior fair	
		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 st. front 45' wide	
42. Further Description of Important Features Two transom doors, 2 center bays; windows are 2/2 D.H.S. with stone lintels and sills; bracketed cornice with panelled frieze. Three story brick vernacular commercial building. CDF: include a simple facade with 2/2 windows that change size at each floor level; entrances with transoms; simple lintels and sills; elaborate wood mould over side entrance; 2nd floor balcony on the side; bracketed cornice; & panelled frieze.			
43. History and Significance The east anchor of the Troy Historic District. Built in 1841 by Sylvester Green, it was purchased in 1857 by Elias Hatfield and opened as the Hatfield House Hotel. The Hotel featured a parking lot across the street for horse drawn carriages of its patrons.			
44. Description of Environment and Outbuildings Near the margin of the commercial core of Troy.			
45. Sources of Information Boese, Bravo, Fraula et al, <u>Historic Troy Ohio</u> , Troy Ohio: The Troy Historical Society, 1974			
46. Prepared by L.S. Gannon, Jr.			
47. Organization Regional Office 5H			
48. Date 49. Revision Date(s)			

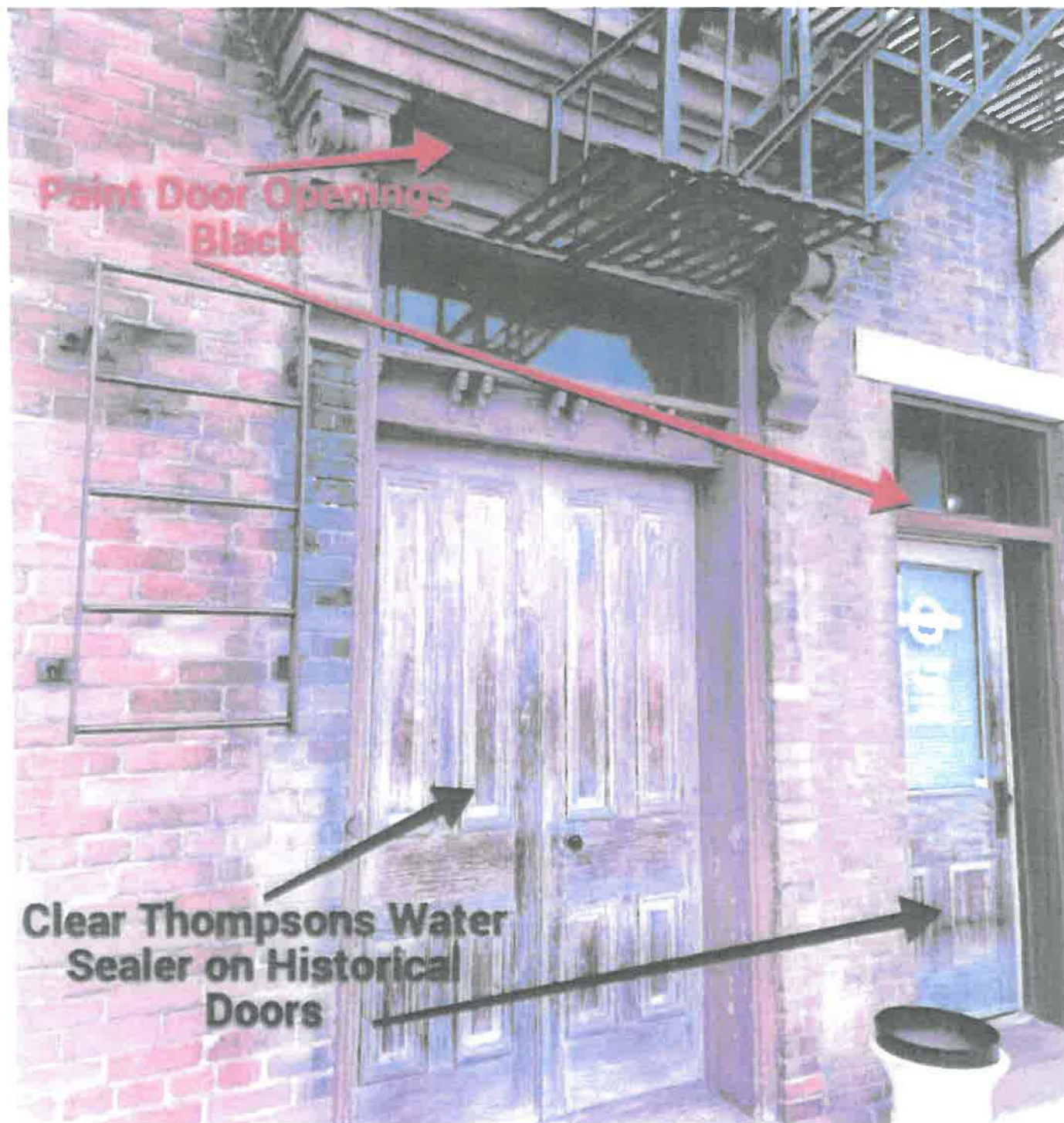






Finished Product Black

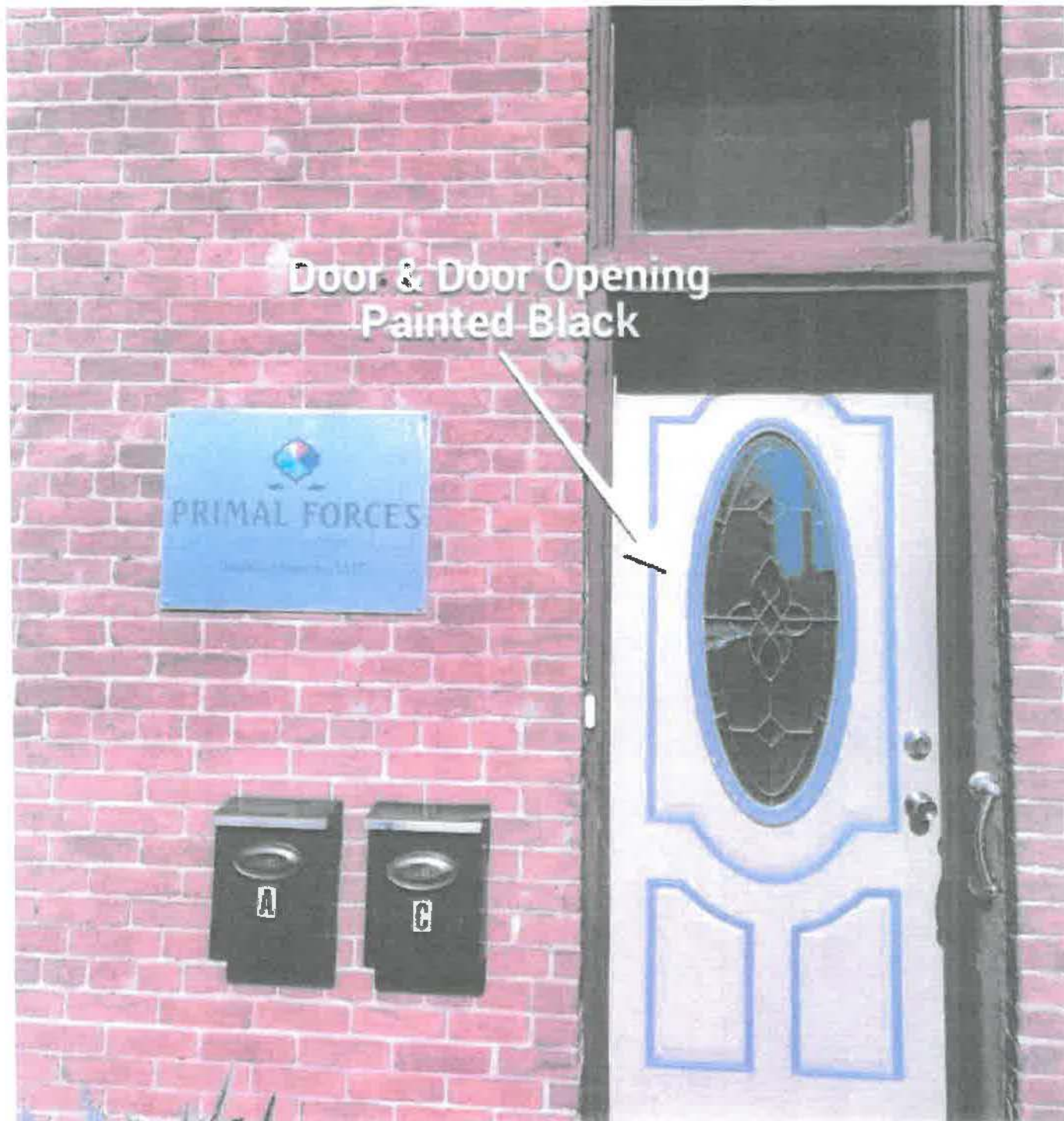




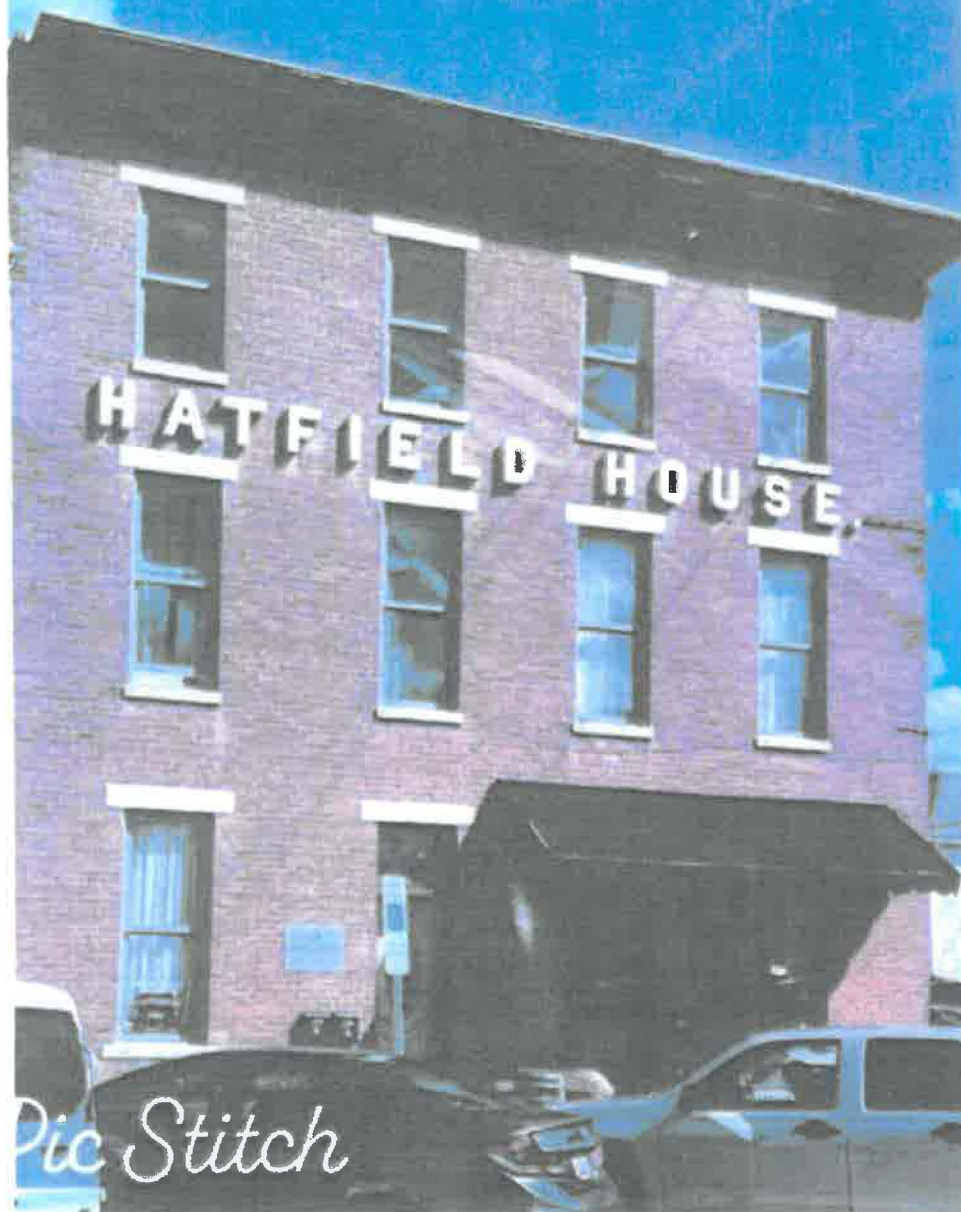
**Paint Door Openings
Black**

**Clear Thompsons Water
Sealer on Historical
Doors**

Door & Door Opening
Painted Black

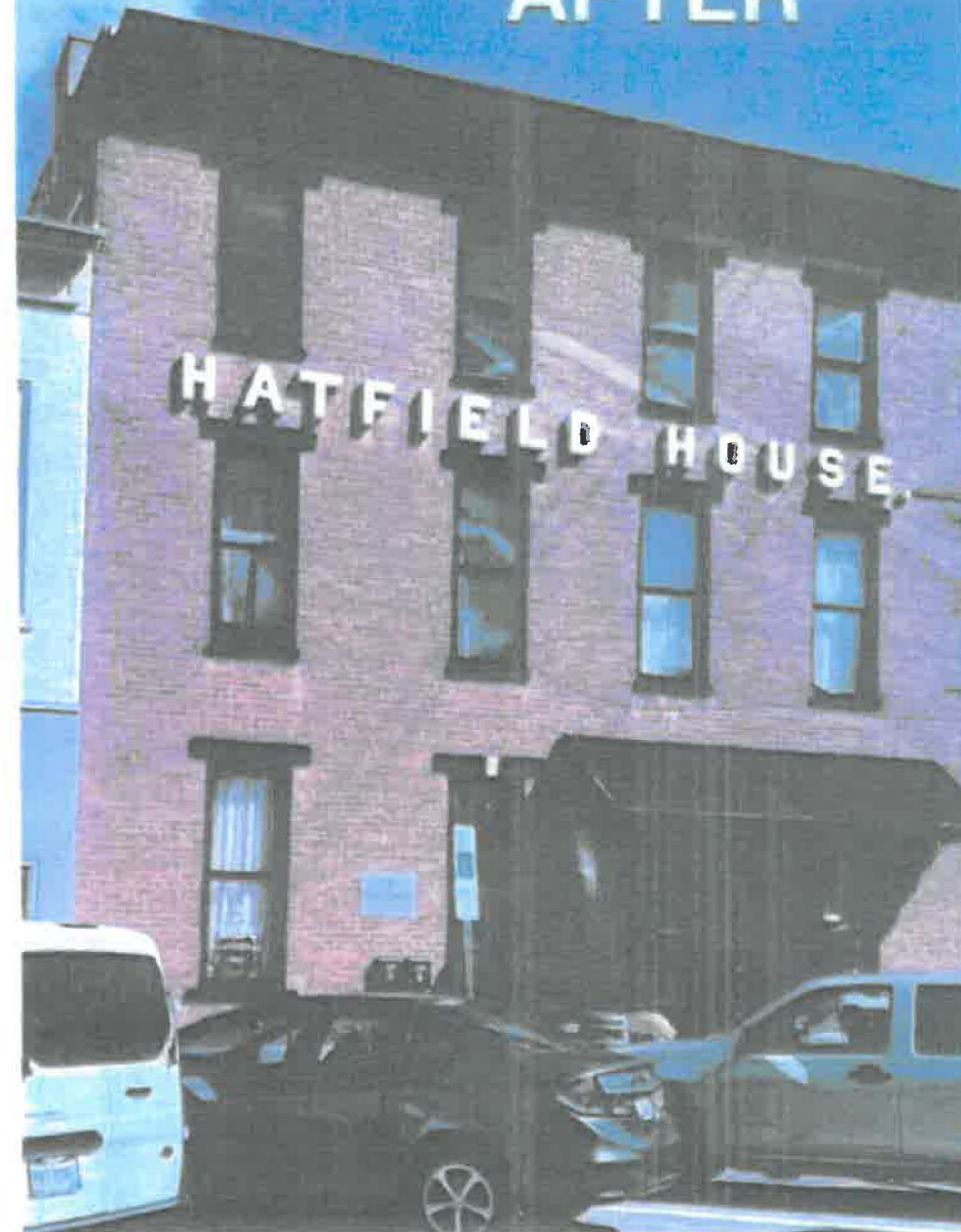


BEFORE



Pic Stitch

AFTER



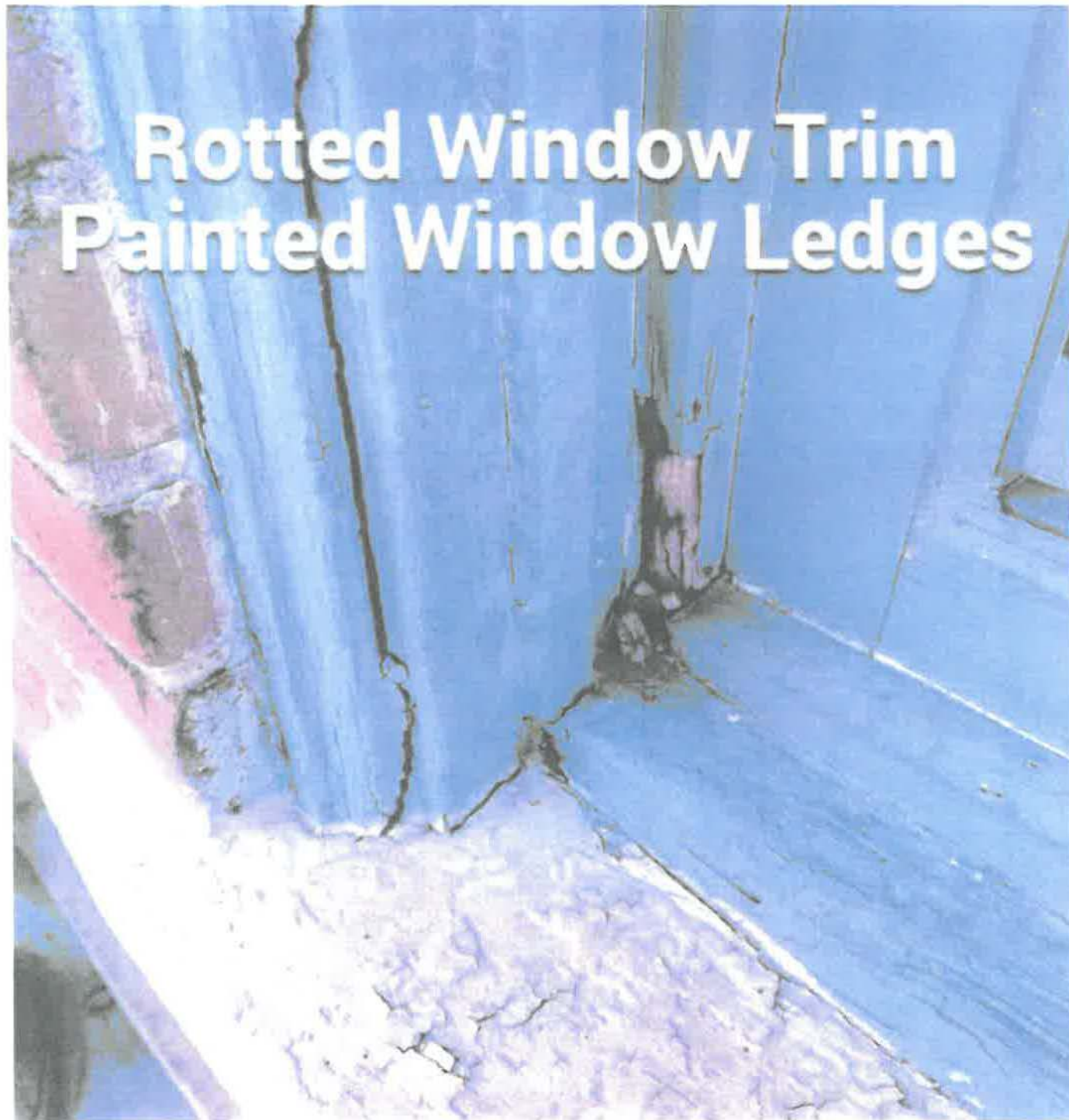


Rotted Window Trim
Painted Window Ledges

Rotted Window Trim Painted Window Ledges

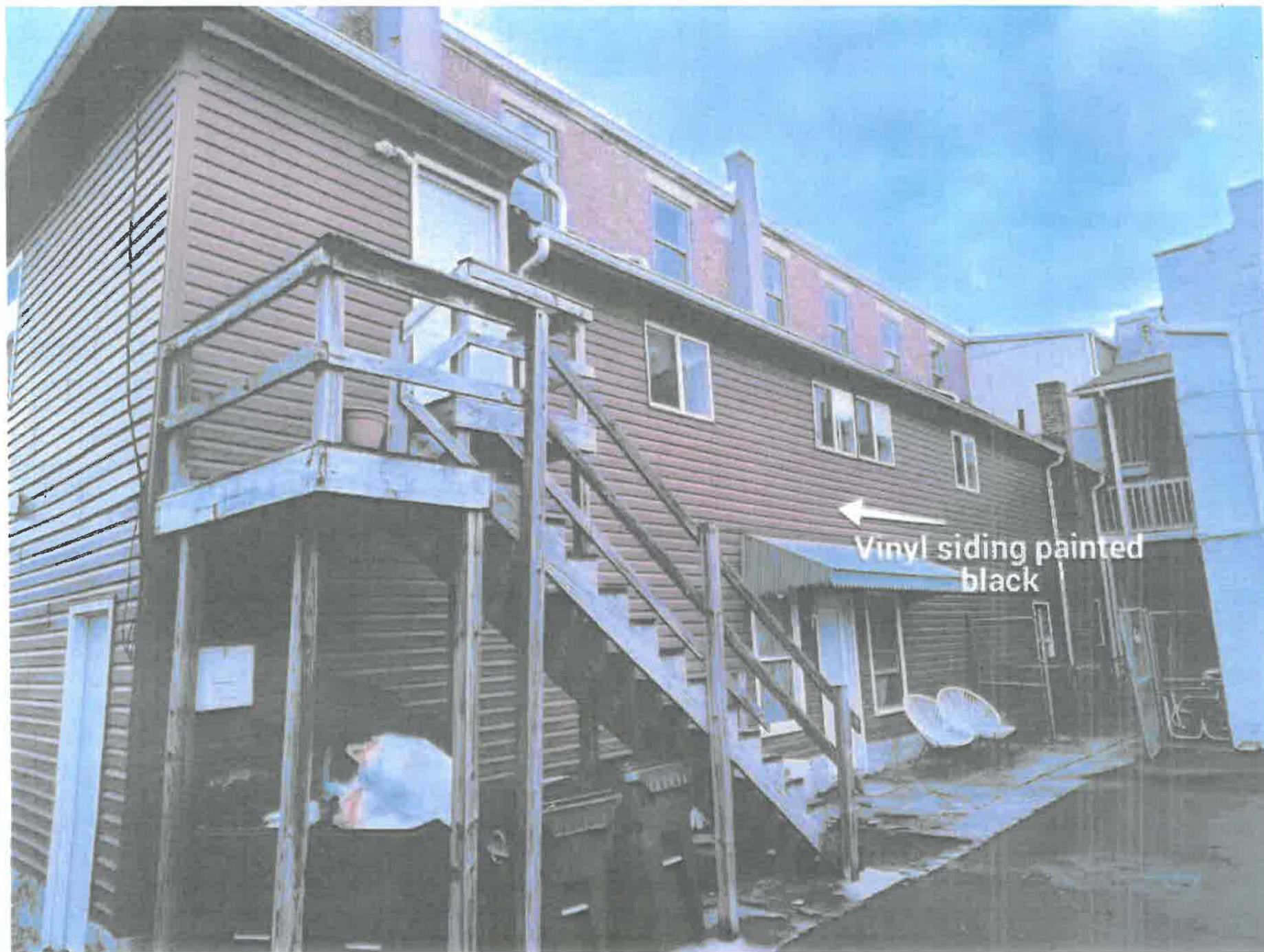


Rotted Window Trim Painted Window Ledges



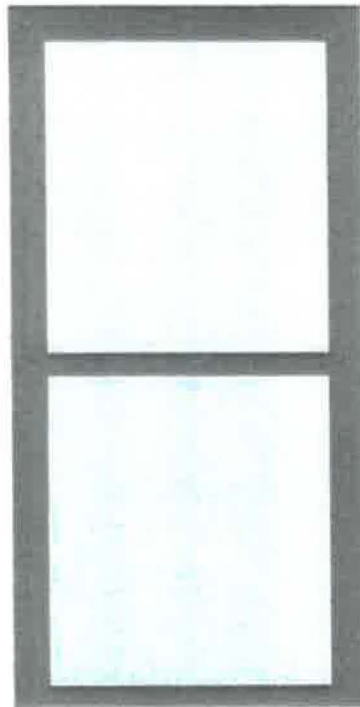


Rotted Window Trim
Painted Window Ledges

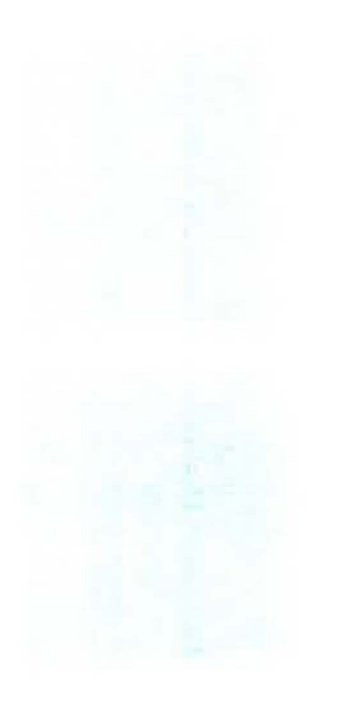


YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 32 1/4" to 32 1/2"
Opening Height Range: 63 1/4" to 64 1/4"
Window Size: 32" x 63"
United Inches: 95
Egress Size: 27" x 24"
Egress Square Foot: 4.5034
Egress Meets Criteria: No
Top Sash Size: 28" x 30 1/16"
Top Glass Size: 26 3/16" x 28 5/16" x 3/4"
Top Glass Viewable Size: 25 3/16" x 27 5/16"
Bottom Sash Size: 29" x 31 1/16"
Bottom Glass Size: 26 3/16" x 28 5/16" x 3/4"
Bottom Glass Viewable Size: 25 3/16" x 27 5/16"
Full Screen: 28 7/8" x 60 3/4"

Air/Water/Structural

Air
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water
7.52 psf
ASTM E 547

Structural
LC-PG50 142mph
AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS	
U-Factor (U.S.A-P)	Solar Heat Gain Coefficient
0.27	0.27
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Condensation Resistance
0.50	60.00

ENERGY STAR

Northern/North-Central Regions

STC: 25; OTC: 22; Acoustic Test Report: f2964.01-113-11



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Hatfield House
Tag: Third Floor
Order #9254330-G
Qty: 22

DETAILS

Endure Window - EN600 Series

Silver Plus Package
601 - Double Hung
White Inside / Coal Black Outside
White Base Vinyl Color
White Vent Locks
Black Bulb Seal
FineLine
Exact Size: 32" x 63"
Constant Force Roller Tilt Balance System
Double DualTech Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh
Neopor Insulation
Polyfoam Wrap (Three-sided)
Head Expander and Sill Extender
ComforTech DLA (Silver Plus)
Single Strength Glass

INFORMATION AND WARNINGS

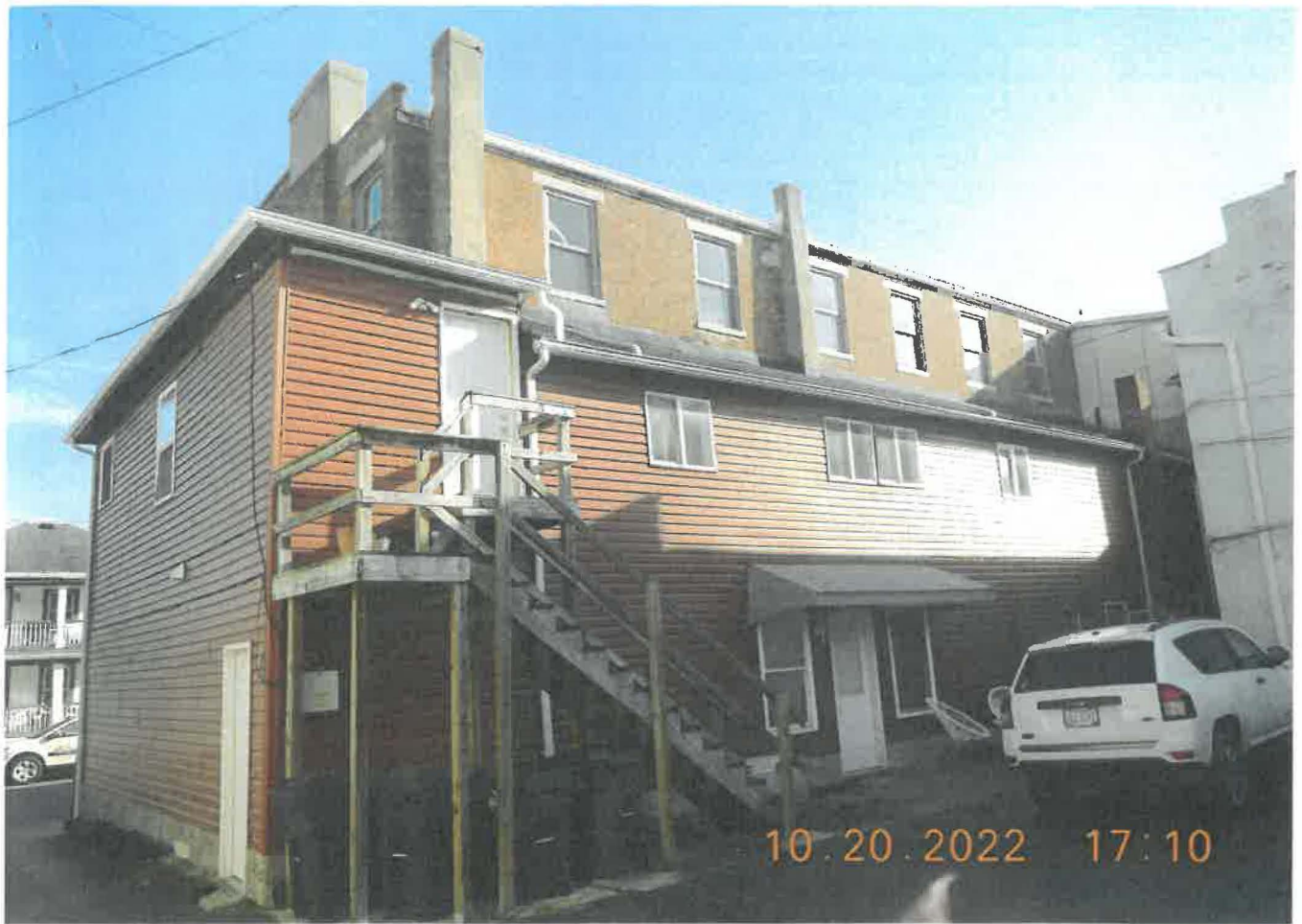
High Quantity Order - Please confirm that quantity is correct.

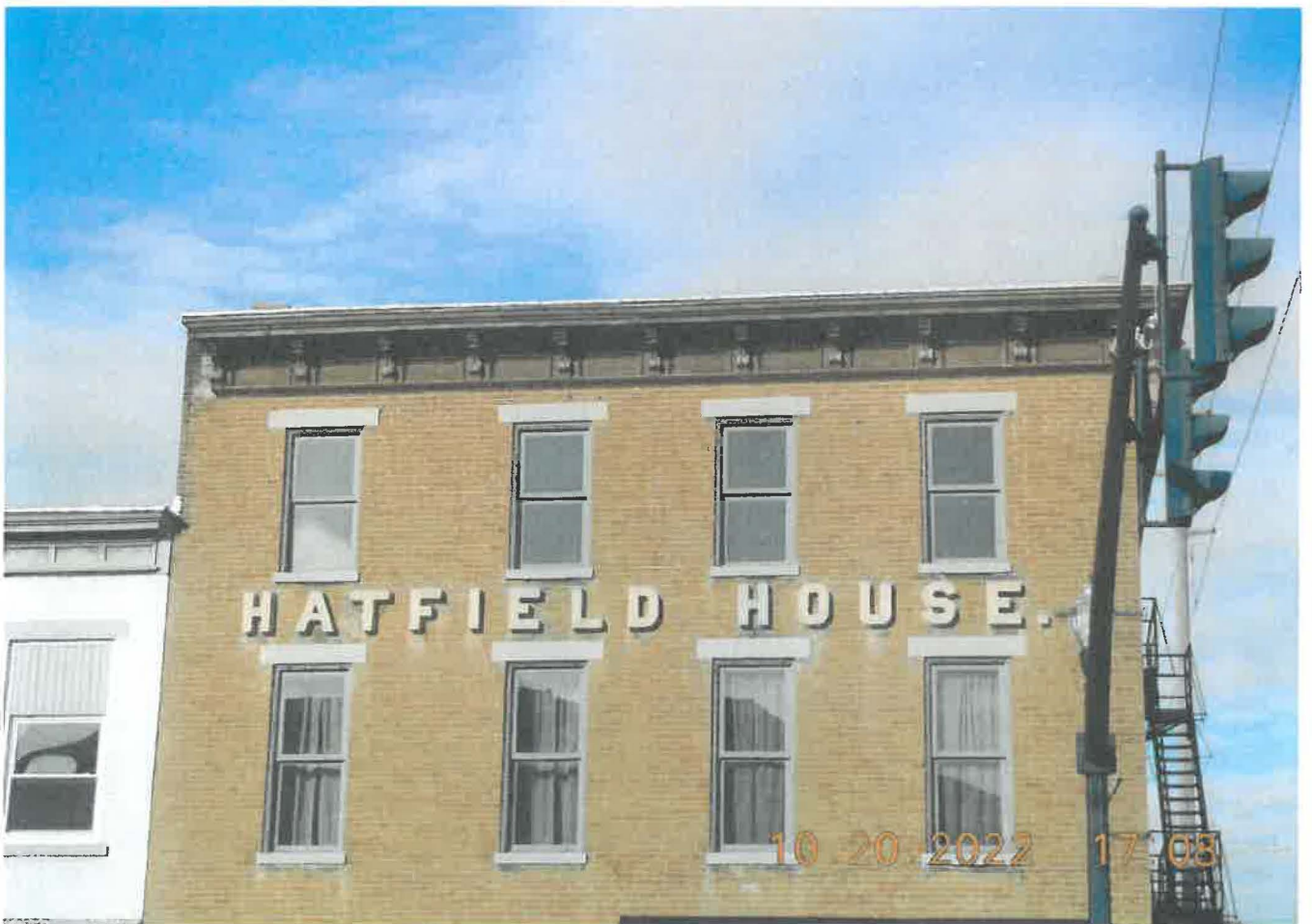
Effective February 2022, the standard for 601 (Endure) double hung windows is to not include sash stops. However, a 601 double hung window with Constant Force Roller Tilt balancers requires sash stops. If there are other 601 windows on this order that do not have sash stops, there will be a difference in how these windows look aesthetically. The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color. The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Coal Black exterior. Custom color windows require additional lead time.

Existing Conditions :











MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: October 26, 2022

SUBJECT: Certificate of Appropriateness - Demolition – 206 S. Market Street

PROPOSAL

A request by Scott Strayer with Share Space LLC, for the Planning Commission to consider a demolition at 206 S. Market Street. The property is zoned B-3 Central Business District.

An Ohio Historic Inventory form has not been completed for the property in reference.

DISCUSSION:

City Council approved an update to section 1143.22 Historic Preservation Overlay Districts as per Ordinance O-42-2022 that became effective on October 6th, 2022. The applicant is proposing a demolition of the principal structure at 206 S. Market Street.

According to the Miami County Auditor's website, the building was constructed in 1967 with further improvements in 1974. The property was previously used as a former filling station/auto garage (Dutch's Service Inc.). The location closed in 2000 with a few short-term tenants until 2012.

The existing conditions do not meet the minimum housing standards as established by the City of Troy Property Maintenance Code. The property maintenance orders include the following violations:

- Section 302.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- Section 302.9 Defacement of property: No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.
It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
- 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

- 304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
- 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- 304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be structurally sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

The property is listed as a Class C site through the State Fire Marshall's Office. The City of Troy has received funding from the Ohio Department of Development through the Abandoned Gas Station Cleanup Grant. This grant will be used to complete a VAP Phase II PA, obtain a No Final Action (NFA) Letter, and demolition of the building and parking lot. The demolition will follow BUSTR'S process through the State Fire Marshall's Office in coordination with the Ohio Department of Development.

STAFF ANALYSIS:

Zoning Code 1143.22 (n) Certificate of Appropriateness – Demolition, Removal, or moving of a Structure
(7) The Planning Commission shall only approve a COA for demolition if the application meets one of two conditions: 1) the application satisfies criterion A below; or, 2) the application satisfies criterion B and either C or D or both.

- A. The Planning Commission finds that the structure subject to the application is not historically significant or non-qualifying per Section 1143.22(m)(6), the Planning Commission shall state the basis for such determination and shall be required to make a formal determination that the proposed demolition, removal of an architectural feature, or movement of a structure will not harm

or reduce the historical significance of the site on which it is located or the historic district as a whole.

When reviewing this standard, the proposed application meets the above criteria based on Zoning Code 1143.22 (m) (6) and will not harm or reduce the historical significance of the district. The applicant is not required to meet criteria B, C, or D. Please see staff analysis below in red:

The Planning Commission shall determine whether a structure or site is historically significant by meeting at least four (4) of the following criteria:

- i. Value as a reminder of the cultural or archaeological heritage of the city, state, or nation; *The property does not have value as a reminder of the cultural or archaeological heritage.*
- ii. Location as a site of a significant local, state, or national event; *The location is not a site of a significant local, state, or national event.*
- iii. Identification with a person or persons who significantly contributed to the development of the city, state, or nation; *There is no evidence or identification of a person(s) who significantly contributed to the development of the city, state, or nation.*
- iv. Identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation; *There is no evidence that identifies the work of a master building, designer, or architect, whose work has influenced the city, state, or nation.*
- v. Value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance; *There is no value recognized for the quality of the architecture. The building has vinyl siding, three (3) large garage bays facing W. Canal Street, and Concrete block, and brick on the south elevation.*
- vi. Example of an architectural style or period; *The building does not present an example of an architectural style or period. Per the Miami County Auditor, the building was constructed in 1967 with further improvements in 1976.*
- vii. Contribution to the historical nature of the overall site; and/or The property does not contribute to the historical nature of the overall site. *The site is predominately asphalt with a small structure. The structure does not have any contributing features to the district.*
- viii. Character as a contributing element in the Historic Preservation Overlay District. *There is no character or contributing elements on the structure.*

REUSE PLAN:

The applicant has submitted a reuse plan that identifies grass by planting seed after demolition following BUSTR's requirements of the State Fire Marshall's office. Per Zoning Code 1143.22 (n) E, when a demolition is an acceptable loss, the Planning Commission has the authority to relax any of these requirements and may consider other appropriate reuse plans.

It is Staff's determination that the demolition of the principal structure at 206 S. Market Street is not historically significant based on Zoning Code 1143.22 (m) (6) and is otherwise an acceptable loss. The reuse plan is also in accordance with BUSTR's requirements as apart of the Ohio Department of Development's Abandoned Gas Station Cleanup Grant.



PUBLIC HEARING:

The Planning Commission is not required to hold a public hearing for historically insignificant structures per Zoning Code 1143.22 (n)(4).

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 demolition and reuse plan based on the following:

- The building has no historic significance per section 1143.22 (m) (6), and meets the standards for demolition per Zoning Code 1143.22 (n); and,
- The demolition is following BUSTR standards through the State Fire Marshall's office; and,
- The reuse plan is an acceptable loss per Zoning Code 1143.22 (E) and the reuse plan will not negatively impact the integrity of the historic district.
- The property has little or no significant historical or architectural value.

Attached: Existing condition photos, application.









Application for: Demolition

One application required for each building or structure to be demolished
Any structure in the Historic District must apply for Historic Review for Planning Commission approval.
Please review the instruction sheet and utility disconnection form for more information.

Address of Project: 206 S Market St, Troy
Applicant/ Contractor Name: Scott Strayer
Address: Po Box 193, Troy
Phone: 937-726-7910 Email: Scott@strayerinvestments.com

Property Owner Name: Shore Space LLC
Address: 206 S Market St, Troy
Phone: _____ Email: _____

Type of building/ structure: (Ex: Home, Garage, Shed, etc.) Commercial garage Total Sq. Ft. of building being demolished: 1974

Occupancy Class: ☐ - Single Family Residential ☐ - Two-family Residential ☐ - Accessory structure
☐ - Multi- Family Residential (# of units: _____) ☒ - Commercial ☐ - Industrial ☐ - Other

Number of Stories of structure: 1 If vacant, last use of the structure: storage

Removal of Slab or Infill Basement: ☒ - Yes ☐ - No

Any Easements or Land restrictions: ☐ - Yes ☒ - No
If Yes, Explain: _____

Is the property within the 100 Flood Plain: ☐ - Yes ☒ - No
If Yes, is the work within the Floodway: ☐ - Yes ☒ - No

Is the property within the Historic District: ☒ - Yes ☐ - No
If Yes, please meet with staff for historic review app, and process.

Fees: ☒ - Demolition of Structure: \$25

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

Signature: [Signature] Date: 9-28-22



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 9-28-22

Applicant Scott Strayer Telephone No. 937-726-7910

Owner of Property Share Space LLC Has the Owner been Notified? Y

Address of Project 206 S Market St, Troy

Contact Address (if different than Project Address) PO Box 193, Troy

Name of Architect/Engineer and/or Contractor _____

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:

[Signature] - member

PRINTED NAME OF PROPERTY OWNER:

Scott Strayer

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

