



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 8, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - February 22, 2023
3. Historic District Application, Certificate of Appropriateness for 207 E. Main Street for exterior alterations: repair and repainting of damaged porch soffit and columns, replacement of two rotted columns; raise hand rail height; repainting three entry doors; installation of exterior lighting; removal of real "lean to"; garage in rear made into a carriage style garage.
Owner/Applicant: Sheldon Shobe
-Commission to make decision.
4. Historic District Application, Certificate of Appropriateness, 9-11 W. Main Street for alterations on the front façade (facing W. Main Street) and the west façade (facing N. Cherry Street), and painting of the doors, recessed storefront, decorative rails on second story, and roof sign.
Owner: Wesley Martin
Applicant: Andrew Circle Architect LLC
-Commission to make decision.
5. Other

Next Meeting -- March 22, 2023

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, February 22, 2023 at 3:30 p.m. with Chairman Alan Kappers presiding. ATTENDING: Members – Kappers, Wolke, Ehrlich, Oda, Westmeyer, McGarry and Titterington; Development Staff – Eidemiller, Long, Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of the February 8, 2023 meeting were approved by unanimous roll call vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS FOR INSTALLATION OF A 3.12 SQ. FT. PROJECTING SIGN AT 22 N. SHORT STREET. OWNER/APPLICANT: FRIENDS OF THE HAYNER. BY DAVID WION, EXECUTIVE DIRECTOR. Staff reported: Building was constructed in 1882; it is not on the National Register of Historic Places; 52 Sq. Ft. of signage is permitted; application is for 3.12 Sq. Ft.; a sign of that size exists from the prior owner; applicant plans to reuse existing mounting hardware; sign will be wood; requested colors are Olive 452C, Yellow 148C, Kool Crimson Maroon 105; Medium Brown 114L; and staff recommends approval based on the findings of:

- Sign will meet City of Troy Sign Code,
- Sign will not detract from the historic integrity of the building and streetscape.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Planning Commission approves the Certificate of Appropriateness for a projecting sign for 22 N. Short Street, as submitted, based on the dimension, material, and exact colors of Olive 452C, Yellow 148C, Kool Crimson Maroon 105; Medium Brown 114 set forth in the application, and based on the findings of staff that:

- Sign will meet City of Troy Sign Code,
- Sign will not detract from the historic integrity of the building and streetscape.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 109-111 W. WATER STREET FOR EXTERIOR MODIFICATIONS AND PARKING LOT CONSTRUCTION. EXTERIOR MODIFICATIONS INCLUDE: WEST ELEVATION - ENCLOSE EXISTING AWNING ON THE WEST FACADE WITH A STAIR CASE THAT LEADS TO A PROPOSED SECOND FLOOR COVERED PORCH ADDITION LEADING TO THE NORTH ELEVATION, FIXED ALUMINUM WINDOW AND ENTRY DOOR, NEW STANDING METAL ROOF. PAINTING: NORTH ELEVATION - SIX OVERHEAD GLASS DOORS AND TWO ENTRY DOORS THAT MATCH THE WEST ELEVATION, HAND RAIL AND HORIZONTAL RAILS, PARKING LOT - IMPROVE GRAVEL LOT WITH CONCRETE; OWNER/APPLICANT: 111 W. WATER, LLC, RANDY KIMMEL. The staff report noted:

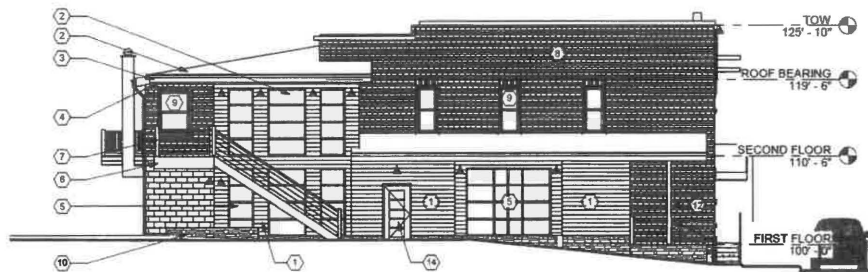
"Property is zoned B-3 Central Business District; OHI form for 111 West Water Street describes this structure as a two-story brick vernacular commercial/industrial building. CDF: includes simple form finestrations pattern; simple brick voussiors above windows; some wood and some stone sills. The structure was built in 1863 by the Schwind & Mayer Brewery and is not listed on the National Register of Historic Places. The Planning Commission previously approved the following paint scheme on June 22, 2022: primary building color of white (Extra White SW 7006), the window and door trim will be black (Black of Night SW 6993) and the front entry doors, window sills, and awning will be painted black (Peppercorn SW 7674).

West Elevation: The first request is for the installation of an enclosure of the existing awning on the west facade with a stair case that leads to a proposed second-floor covered porch addition leading to the north elevation. The enclosure walls will consist of Boral Cementitious Channel Siding that has a 7" face. A Centerset fixed aluminum window and entry door in the YKK Model Design is also being proposed. A new standing seam metal roof is being provided over the existing canopy and will be painted the Peppercorn black that was previously approved. Please see below Construction Notes and Elevation Drawing:

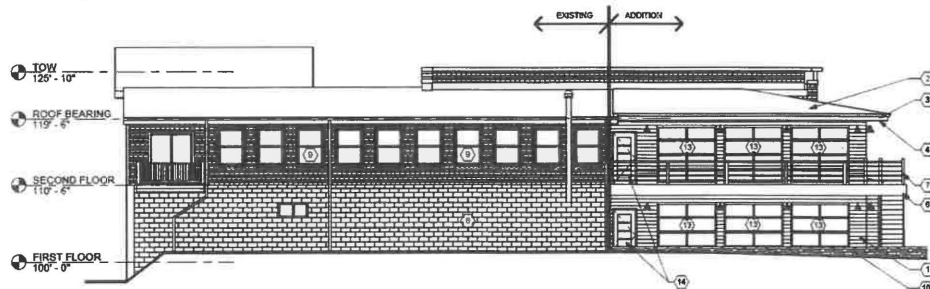
CONSTRUCTION NOTES

(00) INDICATES CONSTRUCTION NOTE.

1. BORAL CEMENTITIOUS CHANNEL SIDING, 7" FACE, PAINTED BLACK (SW 6993 BLACK OF NIGHT).
2. STANDING SEAM METAL ROOF, 12" SEAM SPACING, COLOR: BLACK.
3. ALUMINUM WRAPPED FASCIA, COLOR: BLACK.
4. ALUMINUM VENTED SOFFIT, COLOR: BLACK.
5. 2 1/2" x 4 1/2" CENTERSET FIXED ALUMINUM WINDOWS WITH 1" INSULATED TEXTED GLASS, BASIS OF DESIGN: YKK YES 45 TU, FRAME COLOR: BLACK.
6. BORAL CEMENTITIOUS TRIM BOARD 12" FACE (MIRUM), PAINTED COLOR: BLACK (SW 6993 BLACK OF NIGHT).
7. ALUMINUM SQUARE TUBE RAILING, 4" x 4" POST WITH HORIZONTAL WIRE RAILS @ 4" C.C. COLOR: BLACK.
8. EXISTING BUILDING EXTERIOR MASONRY PAINTED WHITE (SW 7008 EXTRA WHITE).
9. EXISTING WOOD WINDOWS, PAINTED BLACK (SW 6993 BLACK OF NIGHT).
10. SMOOTH, STRAIGHT LIMESTONE BLOCK LANDSCAPING WALL.
11. NEW SIGNAGE, COLORS: BLACK: SW 6993 BLACK OF NIGHT
WHITE: SW 7008 EXTRA WHITE
RED: SW 7693 FLUSTIC RED
12. 4" x 4" WOOD COLUMN PAINTED COLOR: BLACK (SW 6993 BLACK OF NIGHT).
13. OVERHEAD ALUMINUM DOOR WITH INSULATED GLASS PANELS, BASIS OF DESIGN: CROWN DOORS LLC - SST-8 HYDRAULIC BI-FOLD SYSTEM, COLOR: BLACK.
14. ALUMINUM ENTRY DOOR SYSTEM WITH INSULATED GLASS, BASIS OF DESIGN: YKK MODEL, ENH. COLOR: BLACK.
15. EXTERIOR METAL STAIRS WITH PERFORATED TREADS, COLOR: BLACK (SW 6993 BLACK OF NIGHT).



North Elevation: The north elevation will include six (6) overhead glass doors and two (2) YKK Model Design entry doors that match the west elevation. The hand rail will be aluminum square tube railing 4" x 4" posts with horizontal rails spaced four (4) inches apart. The base of the alteration will include a smooth straight limestone.



Parking Lot Improvements: The owner is proposing to improve the gravel parking lot with concrete. The existing parking lot has been gravel since at least 2007. The parking stall widths will be 9.5' x 18' with a 24' driveway width. There is one ADA parking space being proposed of which meets the Zoning Code requirement.

The owner has received approval from the MCD for this request. 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.

Staff recommends approval of the proposed alterations and parking lot based on the following:

- The building alteration is subordinate to the original building;
- The alteration does not cover or otherwise negatively effect the contributing features as referenced on the OHI form.
- The parking lot paving will improve the character of the district. "

DISCUSSION

-Mr. Kappers asked if the owner provided notice of authorization for the application. Staff advised that Mr. Kimmel, the registered owner of 111 W. Water, LLC, had provided written authorization of the application.

-Mr. Kappers asked if the applicant was required to provide information as to the architect, engineer and contractor for the project. Staff advised that the applicant had provided information that the architect is App Architecture; the parking lot engineer is Choice One Engineering; and that the contractor has not yet been selected.

-Mr. Wolke asked how the proposed alterations fit the guidelines of the approved design manual. Staff advised that most applicable is Section 2.12, Building Additions, and the application fits the guideline requirements that the addition should be distinguishable from the original structure and subordinate and secondary to the primary structure.

DECISION

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Planning Commission approve all elements of the Certificate of Appropriateness for 109-111 W. Water Street as submitted, based on the exact materials, dimensions, and colors, based on the findings of staff that:

- The building alteration is subordinate to the original building;
- The alteration does not cover or otherwise negatively effect the contributing features as referenced on the OHI form.
- The parking lot paving will improve the character of the district.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

PLANNED DEVELOPMENT APPLICATION, TROY STORAGE INNS OF AMERICA, 1271 BRUKNER DRIVE, PARCEL NO. D08-101788, 5.25 ACRES, TO ADD FIVE SELF-STORAGE BUILDINGS TO THE CURRENT SEVEN SELF-STORAGE BUILDINGS ON THE SITE; REVIEW OF GENERAL PLAN/REZONING FROM M-2 LIGHT INDUSTRIAL DISTRICT TO A PLANNED DEVELOPMENT-INDUSTRIAL (PD-I); OWNER/APPLICANT: T&D SMITH COMPANY. Staff reported:

The applicant requests a zoning amendment for a Planned Development at 1271 Brukner Drive which consists of 5.25 acres and is located on Brukner Drive south of Archer Drive. The proposed development consists of multiple principal building (storage buildings) on the single lot which led to this Planned Development request. The property is located in the M-2 Light Industrial District.

City Council recently approved a moratorium on new applications for Self-Storage as Ordinance No. O-2-2023. This application was submitted prior to the enactment of the moratorium.

PROPOSAL:

Layout: The Proposed layout includes five (5) additional buildings totaling 28,800 square feet that are being proposed for storage units. Seven (7) storage buildings are currently on the site. The applicant is proposing a 12896 Square Feet outdoor storage area that is less than the 10% maximum. The Preliminary Plan currently calls for a total of four (4) phases with buildings numbered eight (8) and nine (9) to be built first. All existing gravel storage areas are going to be improved with asphalt.

Landscaping: Sixteen (16) Pyramidal Arborvitae's and four (4) dark green Arborvitae's are being provided on the north lot line to screen the storage from the public right-of-way. An existing aluminum wrought iron decorative fence will remain on the north lot line behind the proposed landscaping. A buffer strip is not required on the adjacent lot lines as the M-2 Light Industrial District surrounds the site to the east and west.

Parking: The proposed development will not provide additional parking as the request currently meets the Zoning Code requirements of one (1) space for every two (2) employees when the shift maximum is present on site.

Traffic: The City Engineer has reviewed the preliminary plan and the site maneuverability is sufficient.

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

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

Signage: No additional signage is being proposed with this request.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates this area to be as existing industrial and commercial uses. The proposed uses of the property will follow the Comprehensive Plan.

GENERAL PLANS STANDARDS:

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

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan indicates the proposed area as existing industrial and commercial uses and this request is in compliance with the comprehensive plan.**
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified. The City of Troy Zoning Code does not permit more than one principal building on a property. This property will have six (6) principals storage buildings.**
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics as additional landscaping has been provided to screen the storage buildings from the public right-of-way.**
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **The General Plan supports surrounding streets and utilities. Stormwater calculations will be provided as a part of the Final Development Plan.**
- (5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; **The property at 1271 Brukner Drive is currently used for a self-storage facility. This proposal, is to allow an additional five (5) buildings. While the proposed development is industrial, this provides a low intensity industrial use for the surrounding properties with minimal truck traffic.**
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The property currently has existing water, sanitary, and storm water controls in place.**
- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD is exceeding Zoning Code requirements with additional landscaping.**
- (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
- (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community with the additional storage locations.**
- (10) **The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

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

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

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

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

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

No changes in the area have created this rezoning request.

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

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

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

The proposed PD is currently being served by City water and sewer. No additional public services are being requested for this development.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, if any, that make a substantial part of such vacant land unavailable for development.

The property is surrounded by available vacant M-2 Light Industrial land located on the north side of Brukner Drive. No special circumstances exist that would make the vacant land unavailable for development.

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

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

Staff did not recommend the Commission hold a public hearing. Staff recommended Planning Commission make a positive recommendation to City Council regarding this Planned Development application with the condition that the replat is recorded as provided. This conditional approval is based upon the following:

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

PUBLIC HEARING. A motion was made by Mr. Wolke, seconded by Mr. Titterington, that the Planning Commission not hold a public hearing on the Planned Development application of Storage Inns of America.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

DISCUSSION.

-Mr. Wolke commented that he concurs not having industrial land become self-storage facilities or loading docks; he noted that the Commission had previously recommended approval of a storage facility on W. Main Street based on specific topography that the land did not lend itself to other industrial uses; and asked what is special about this site that staff support a zoning change to allow self-storage units. Staff advised that there is an existing facility at the location that is a self-storage facility, and this would be for the owner to expand those seven self-storage units at the existing facility by five additional units.

-Regarding the landscaping, Mr. Kappers asked what happens if the plantings die. Staff advised that the City inspects the locations annually and if plantings as part of the landscaping plan have died, staff requires replacements be planted.

RECOMMENDATION TO COUNCIL. A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, that the Troy Planning Commissions recommends to Troy City Council approval of the General Plan for the Storage Inns of America, the rezoning of 1271 Brukner Drive, Parcel No. D08-101788, from M-2, Light Industrial District, to a Planned Development-Industrial (PD-I), based on the findings of staff that:

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

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

TROY STORAGE PLANNED DEVELOPMENT – INDUSTRIAL (PD-I), 2601 W. MAIN STREET, APPLICATION FOR THE FINAL DEVELOPMENT PLAN AND THE RECORD PLAN; THE GENERAL PLAN FOR THIS PD-I WAS APPROVED IN 2022; OWNER GAME INVESTMENTS, LLC, GEORGE MOORMAN; APPLICANT: PROFESSIONAL ASSOCIATES, INC.

A. Consideration of the Final Development Plan, which is in accordance with the approved General Plan. The staff report was:

"The applicant, Professional Associates Inc., requests Final Development Plan approval for the property located at 2601 W. Main Street which consists of 7.103 acres and is located on W. Main Street west of N. Kings Chapel Drive. The proposed development consists of multiple principal building (storage buildings) on the single lot which led to this Planned Development request. The Planning Commission approved the General Plan on July 13, 2022.

City Council approved a moratorium on Self-Storage Facilities as Ordinance No. O-2-2023. This application was received prior to the moratorium was enacted.

PROPOSAL

Layout: The Proposed layout includes six (6) total buildings totaling 75,050 square feet that are being proposed for storage units. One building will be climate controlled. The applicant is proposing 91 spaces to be used for outdoor storage or 81,827 square feet. The overall site will be developed in two (2) phases. Phase one will include the climate-controlled storage building and one additional building on the west side of the lot. The required detention will also be included in Phase One. The screening mounds (referenced below) and peripheral landscaping will be included for Phase One. Phase Two will include the remaining buildings and outdoor storage. The outdoor storage will be appropriately screened with 97 arborvitae. The Site Development Plan also includes the Phase Key.

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

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

Traffic: The City Engineer has reviewed and approved the Site Development Plan.

Utilities: This development will be served by existing City water and sewer lines. Stormwater calculations have been reviewed and approved as a part of the Final Development Plan.

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

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

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates this area to be used for future industrial uses. The proposed uses of the property will follow the Comprehensive Plan.

The Final Development Plan and supporting construction documents are in accordance with the approved General Plan that was previously approved by Planning Commission and City Council. "

Staff recommended approval of the Final Development Plan as it is in accordance with the General Plan (O-44-2022).

COMMISSION DECISION ON THE FINAL DEVELOPMENT PLAN.

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, that the Troy Planning Commission approve the Final Development Plan of the Troy Storage Planned Development – Industrial (PD-I) as submitted and based on the findings of staff that the PD-I is in conformance with the approved General Plan.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

B. Consideration of the Record Plan, which is in accordance with the approved General Plan and the Final Development Plan (Item A).

Staff recommended that the Planning Commission recommend approval of the Record Plan of the Troy Storage Planned Development – Industrial (PD-I) based on the findings that it is in accordance with the approved General Plan and Final Development Plan.

COMMISSION DECISION ON THE RECORD PLAN.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the Planning Commission recommends that Troy City Council approve the Record Plan of the Troy Storage Planned Development – Industrial (PD-I) as submitted and based on the findings of staff that the PD-I is in conformance with the approved General Plan and the Final Development Plan.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:45 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: March 8th, 2023

SUBJECT: Certificate of Appropriateness – 207 East Main St.

BACKGROUND:

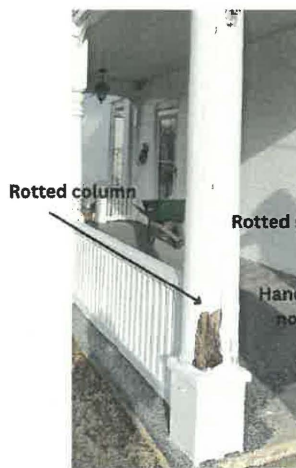
The applicant and property owner, Sheldon Shobe, is requesting the Planning Commission to approve the exterior alterations and painting at the property located at 207 East Main St. The property is located in the B-3 Central Business District.

The Ohio Historic Inventory (OHI) form identifies this as a two-story brick building with stone lintels and sills. It does indicate a rear addition to the original structure.

DISCUSSION:

The applicant is proposing multiple alterations and repairs.

- 1) Repair and repainting of damaged porch soffit and columns to include the replacement of two rotted columns with like-kind and quality material. The porch color will remain white.

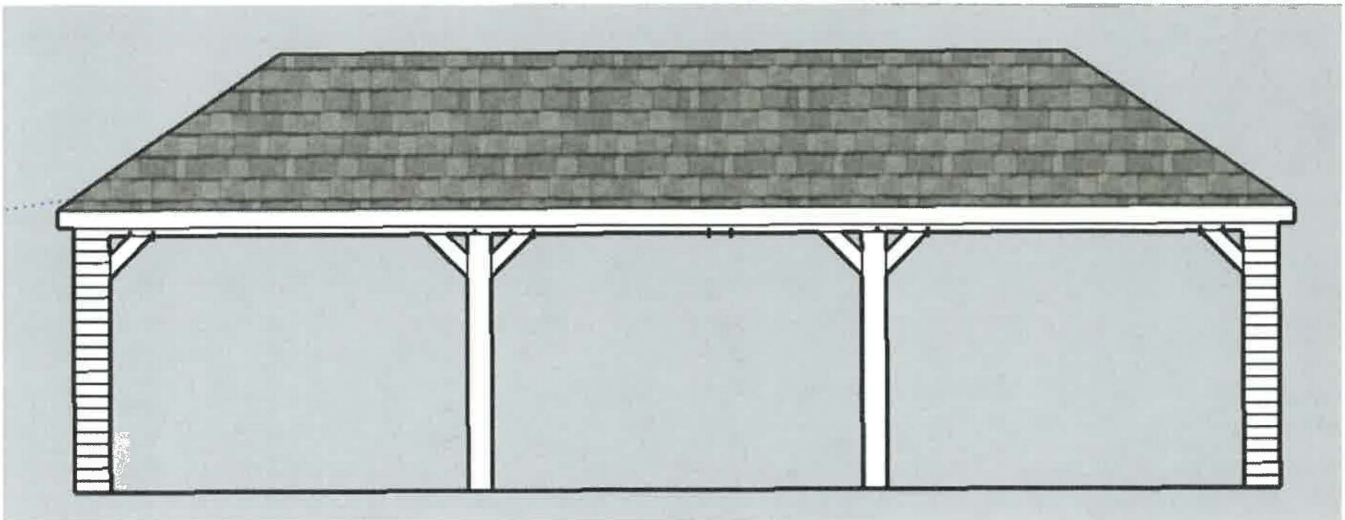


PROPOSED COLUMN REPLACEMENT

PORCH REPAIR

- 2) Raise the hand rail height on the porch to approximately 34 inches by modifying the current railing system to maintain the appearance and to be in code compliance.
- 3) Repainting of the three (3) entry doors Charleston Green (RGB: 43, 88, 64).

- 4) Installation of exterior lighting to include lantern style wall sconces outside the three primary entrances and hanging lantern style lights on the porch. All fixtures will be Oil Rubbed Bronze in color.
- 5) The removal of the rear “lean to” style addition on the rear of the building. This was an addition to the original building and will not be replaced. The addition currently is in significant disrepair and lacks a foundation.
- 6) The garage in the rear will be made into a carriage style garage as indicated in the application. The structure will remain as it appears with only the north face being removed leaving structure open for entry. New support structure and columns will be added on the north face. A new concrete approach will be added to access the accessory structure.



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

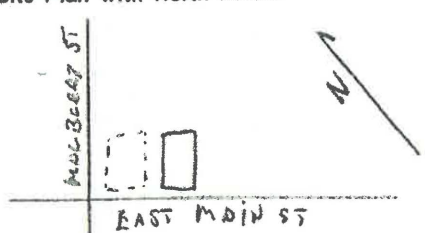
RECOMMENDATION:

Staff recommends approval of the proposed alterations and paint based on the following:

- The contributing features as referenced on the OHI form are being maintained;
- The paint color currently is present on the site.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. 00228 000250 <i>MIA 57-05</i>		4. Present Name(s) Sam Johnson House		1. No. 2. County Miami
2. County Miami		5. Other Name(s)		
3. Location of Negatives Regional office				
6. Specific Location 207 East Main		16. Thematic Category C		2. County Miami 4. Present Name(s) Sam Johnson House
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1843		
8. Site Plan with North Arrow 		18. Style or Design		
		19. Architect or Engineer		
		20. Contractor or Builder		
		21. Original Use, if apparent residence		
		22. Present Use commercial		
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 738800 4435580		23. Ownership Public ☐ Private ☒		
10. Zone Easting Northing Site ☐ Structure ☐ Building ☒ Object ☐		24. Owner's Name & Address, if known Carl Bristley		
11. On National Register? Yes ☐ No ☒		25. Open to Public? Yes ☐ No ☒		
12. Is it Eligible? Yes ☐ No ☒		26. Local Contact Person or Organization Troy Historical Society		
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒		27. Other Surveys in Which Included Historic Troy Ohio		
14. District Potent'l? Yes ☐ No ☒				
15. Name of Established District				
42. Further Description of Important Features Door in right bay with transom panelled; 1/1 D.H.S. with stone lintels and sills; massive frame addition to rear; veranda west side				5. Other Name(s)
43. History and Significance Early residential, typical				
44. Description of Environment and Outbuildings At the end of Main Street commercial in a mixed district.				
45. Sources of Information Boese, Bravo, Fraula, et.al, Historic Troy Ohio, Troy, Ohio: Troy Historical Society, 1974				46. Prepared by L.S. Gannon, Jr. 47. Organization Regional office 5HA 48. Date 1/77
46. Prepared by L.S. Gannon, Jr.				
47. Organization Regional office 5HA				
48. Date 1/77				49. Revision Date(s)



DEVELOPMENT DEPARTMENT
100 S. MARKET ST.
937-339-9481

Certificate of Appropriateness Application

Date: 02/16/2023

Applicant / Owner

Applicant Name: Sheldon Shobe
Applicant Address: 10245 Split Rock Court
City, State, Zip: Orient, Oh 43146
Phone: 4192041704
Email: sheldonjshobe@gmail.com

Owner Name: Sheldon Shobe
Address: 10245 Split Rock Court
City, State, Zip: Orient, OH 43146
Phone: 4192041704
Email: sheldonjshobe@gmail.com

Contractor

Contractor Name: Ben Drake
Contractor Address:
City, State, Zip:

Phone: 9373298740
Email: bendrakesconstruction@yahoo.com
License #:

Project

Project Location: 207 E Main St
City, State, Zip: Troy, Ohio 45373
Parcel:

Work Type: Alteration
Design Graphics:
Temporary Use:
Square Feet: 0

Project Description: Painting doors, installing new exterior lighting, repairing porch, removing small addition on backside of building. repairing/altering garage.

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

Sheldon Shobe, Owner

02/16/2023

Date



207 E Main St

General overview:

Our goal for this property is to make minimal changes to the exterior appearance. Where alterations are made, we would like to maintain and preserve the historic charm. This proposal is for a Phase 1 alteration. A Phase 2 alteration (at a later date) would likely include replacing all of the windows in the building. Phase 1 excludes any modifications to the existing windows.

Phase 1 is designed to repair and modify the structural concerns and areas where the building is failing.

Rotting wood



Vulnerable flashing



Porch repair

The two story porch is needing repaired. This consists of:

1. re-installing proper flashing on the roof
2. replacing the wood soffit on both the 1st and 2nd level.
3. raising the level of the handrail on 2nd level to 34"+. (*our goal is to keep the current railing system and modify it to the appropriate height maintaining the current appearance*)
4. replacing two rotted columns on the first deck.

Rotted column



Rotted soffit

**Handrail height
not to code**



Proposed column replacement:

We would like to replace the wood columns with a product that is not subject to rot, like aluminum. We will maintain the cylindrical appearance as shown:



Remove small lean-to

We propose that we **remove a small lean-to addition** that was added on well after the original building was built. This addition is in ver poor shape, lacks a foundation and was essentially set on a slab of concrete.



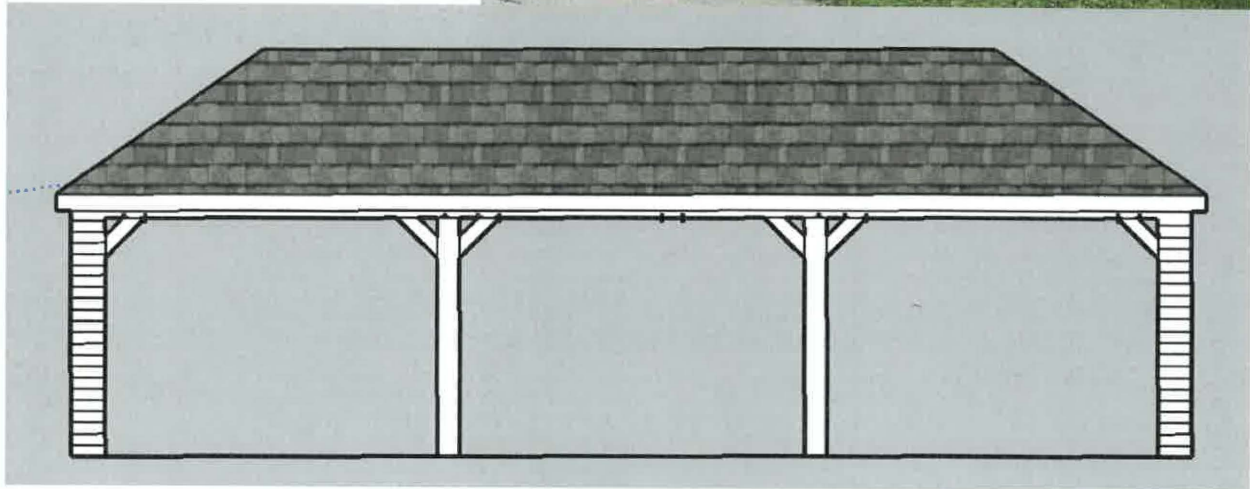


Proposed elevation
removing the small
addition and bringing the
building back to its'
original brick exterior

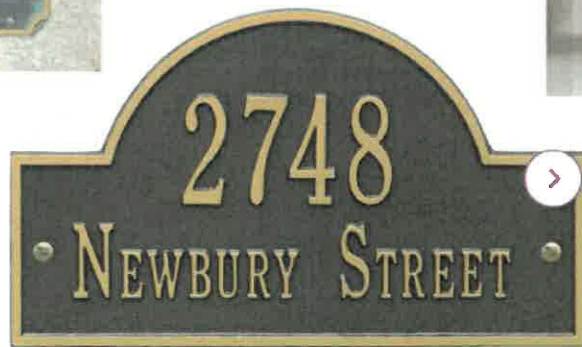


Carriage style garage

Open style carriage garage to maximize parking. A minimum of three cars will be off the street and under cover. T1-11 siding to remain on sides and rear of building. Eliminate front entry wall and install LVL headers and metal wrapped posts. Install new approach



Exterior lighting and signage



Exterior door color

Charleston Green



Wall Sconce:

Three primary entry doors on the building. Each entry door to have a lantern style wall sconce installed in oil rubbed bronze color as shown here:

<https://www.overstock.com/Lighting-Ceiling-Fans/25.7-H-2-Light-Large-Outdoor-Bronze-Exterior-Wall-Lantern-Sconce-Light-25.74-H/34536614/product.html?refccid=EJXQHQXEOMTIXA2EGSMZVNNRZU&searchidx=0&guid=0311f6ba-2177-4745-b605-f04c581cbd96&osp=true&option=65565950>

Porch lights:

<https://www.overstock.com/Lighting-Ceiling-Fans/2-Light-Bronze-Large-Transitional-Outdoor-Hanging-Pendant-Light-with-Clear-Glass-20-H/35488201/product.html?option=68059557>

House numbers:

Front entry door facing Main St to have more elaborate antique brass wall plaque with the house number and street name.

<https://www.wayfair.com/outdoor/pdp/whitehall-products-2-line-wall-address-plaque-w005050636.html?piid=921365239>

The other two entry doors not facing Main St to have standard antique brass house number plaque:

<https://www.wayfair.com/outdoor/pdp/old-century-forge-1-line-wall-mount-w005050438.html?piid=1181290085>

Entry door colors:
Charleston Green

Vinyl Siding:

White - <https://www.menards.com/main/building-materials/siding/vinyl-siding/cedar-creek-trade-double-4-x-12-6-vinyl-siding/vlc4001/p-1444437136993-c-5838.htm>

Porch column:

[https://buymbs.com/p-8100-superior-aluminum-round-smooth-tapered-fiberglass-column.aspx?
vid=1125452&utm_source=Google&utm_medium=Product_CPC&utm_campaign=1125452&gclid=Cj0KCQiAorKfBhCOARIsAHDzsluAT4Knn2YTL00fVVJXFnQerzbcsw6eUleCE_m03wzYYSzkNqE3hcaAglyEALw_wcB](https://buymbs.com/p-8100-superior-aluminum-round-smooth-tapered-fiberglass-column.aspx?vid=1125452&utm_source=Google&utm_medium=Product_CPC&utm_campaign=1125452&gclid=Cj0KCQiAorKfBhCOARIsAHDzsluAT4Knn2YTL00fVVJXFnQerzbcsw6eUleCE_m03wzYYSzkNqE3hcaAglyEALw_wcB)

Vinyl porch soffit

<https://www.menards.com/main/building-materials/soffit/abtco-reg-12-x-12-solid-beaded-vinyl-soffit/vfbpl1201/p-1444437125203-c-1488981946224.htm>

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 8, 2023

SUBJECT: Certificate of Appropriateness (COA) – 9-11 W. Main Street

BACKGROUND:

The applicant Andrew Circle on behalf of the owner Wesley Martin, is requesting the Planning Commission to review exterior alterations on the front façade (facing Main Street) and the west façade (facing N. Cherry Street) as well as paint.

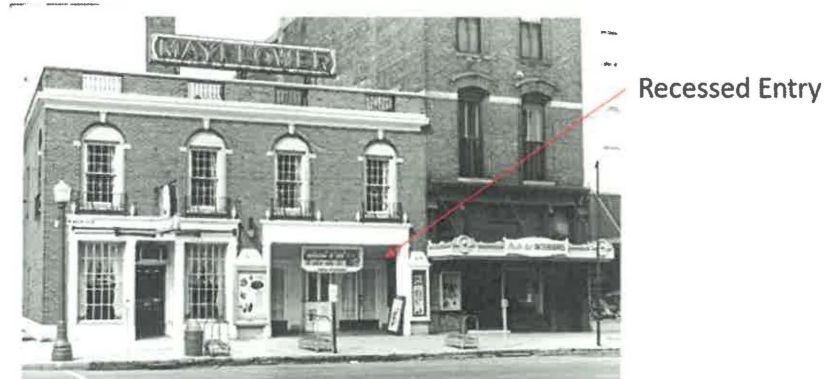
The OHI form lists this property as a two-story brick commercial building with Neo Classical Revival elements built in 1859 by George Ziegenfelder. Important exterior features listed on the OHI form include: a façade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have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

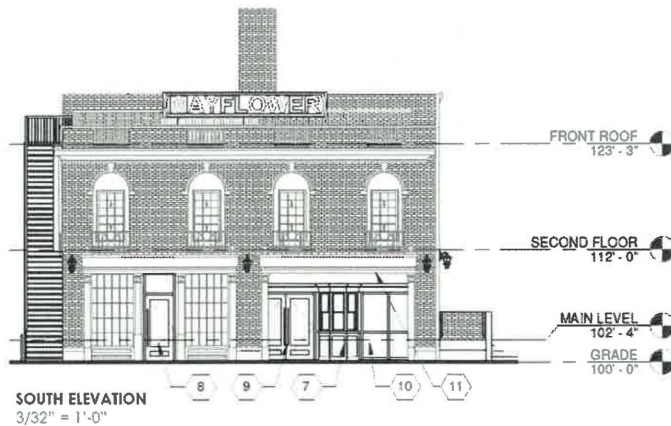
The Planning Commission previously approved the DR-O for the roof sign in December of 2022. The east façade improvements that included the ADA ramp and bathroom entrance was approved at the September 28, 2022 Planning Commission meeting.

DISCUSSION:

Front Façade. The east store front (facing W. Main Street) will be recessed from the front plane of the building to recreate the 1927 recessed entry (see photo A below). A new aluminum entry door will be installed to the west of the ticket booth and an aluminum storefront will be added to the east of the ticket booth. The original marquee lighting will be restored and exposed that will provide accent to the new recessed entry. The original columns and other contributing features will be maintained. A fire escape will be added along the west façade. The fire escape will be painted steel channel stringers and treads in the Tricorn Black referenced in the paint section.

*Photo A:
Mayflower 1920's*





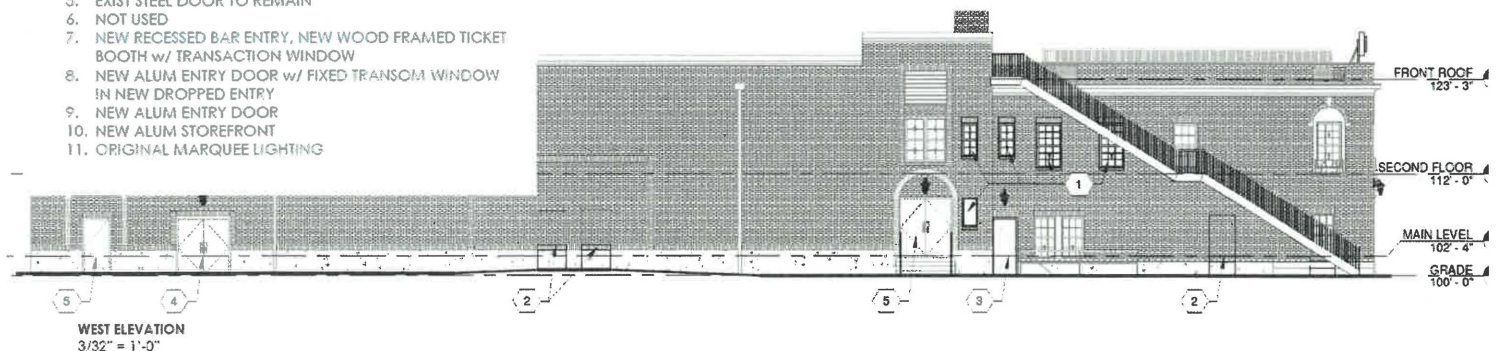
REVISED ELEVATION NOTES

1. NEW DOUBLE HUNG WINDOW TO MATCH EXISTING.
2. NEW BRICK INFILL ON CMU WALL w/ PRE-CAST CONC BAND BELOW. TOOTH IN BRICK @ JAMB. LEAVE LINTEL IN PLACE.
3. NEW ENTRY / EGRESS DOOR IN EXIST FRAME
4. EXIST DOOR TO REMAIN. PAINT
5. EXIST STEEL DOOR TO REMAIN
6. NOT USED
7. NEW RECESSED BAR ENTRY, NEW WOOD FRAMED TICKET BOOTH w/ TRANSACTION WINDOW
8. NEW ALUM ENTRY DOOR w/ FIXED TRANSOM WINDOW IN NEW DROPPED ENTRY
9. NEW ALUM ENTRY DOOR
10. NEW ALUM STOREFRONT
11. ORIGINAL MARQUEE LIGHTING

West Façade. The applicant is proposing five (5) new window installations to match the existing windows. Two (2) windows will be double hung with nine (9) over nine (9) divided grills. Two (2) windows will be double hung four (4) over four (4) divided grills and one small window on the chimney column. All windows will have the appropriate brick soldiers on the sills and cap to match the existing (see note 1 below). Three (3) sections of brick infill are being proposed (see note 2 below). One (1) new entry door is being proposed east of the chimney column. All existing doors will be painted the Tricorn Black to match.

REVISED ELEVATION NOTES

1. NEW DOUBLE HUNG WINDOW TO MATCH EXISTING.
2. NEW BRICK INFILL ON CMU WALL w/ PRE-CAST CONC BAND BELOW. TOOTH IN BRICK @ JAMB. LEAVE LINTEL IN PLACE.
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10. NEW ALUM STOREFRONT
11. ORIGINAL MARQUEE LIGHTING



Paint. The applicant is requesting to paint the storefront details facing W. Main Street Urbane Bronze (SW 7048). The doors and the new recessed storefront will be painted Tricorn Black (SW 6258). The decorative rails on the second story will be painted Rookwood Antique Gold (SW 2814). The roof sign will also be painted with the matching colors with the background being the Tricorn Black, the lettering being Urbane Bronze, and the outline being painted the Rookwook Antique. Please see below colors:

	TRICORN BLACK SW 6258
	URBANE BRONZE SW 7048
	ROOKWOOD ANTIQUE GOLD SW 2814

RECOMMENDATION:

Staff recommends approval with the condition that the fire escape complies with Chapter 717 Use of Public Sidewalks prior to installation.

This conditional approval is based on the following:

1. The contributing features referenced on the OHI form are not being altered, and;
2. The paint colors are currently used in the district, and;
3. The alterations comply with the Design Manual.



Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 02/16/2022

Applicant Andrew Circle Architect LLC Telephone No. 937-623-0251

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

Address of Project 9 / 11 W Main St

Contact Address (if different than Project Address) 320 E Main St

Name of Architect/Engineer and/or Contractor Andrew Circle Architect LLC / Level MB

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:

Andrew Circle

SIGNATURE OF PROPERTY OWNER:

Wesley Martin

PRINTED NAME OF PROPERTY OWNER:

Wesley Martin

OFFICE USE ONLY:

DATE FILED: _____

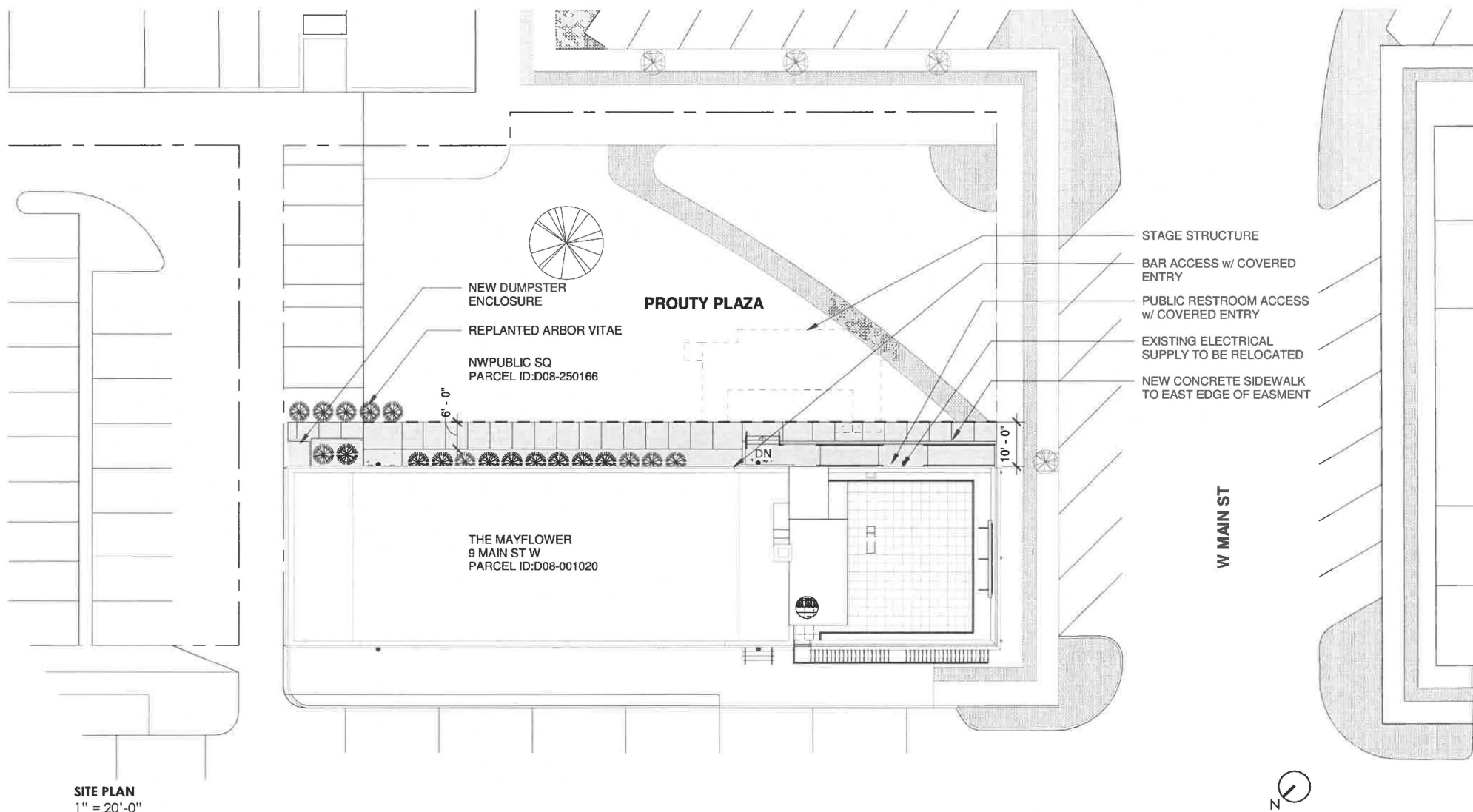
CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

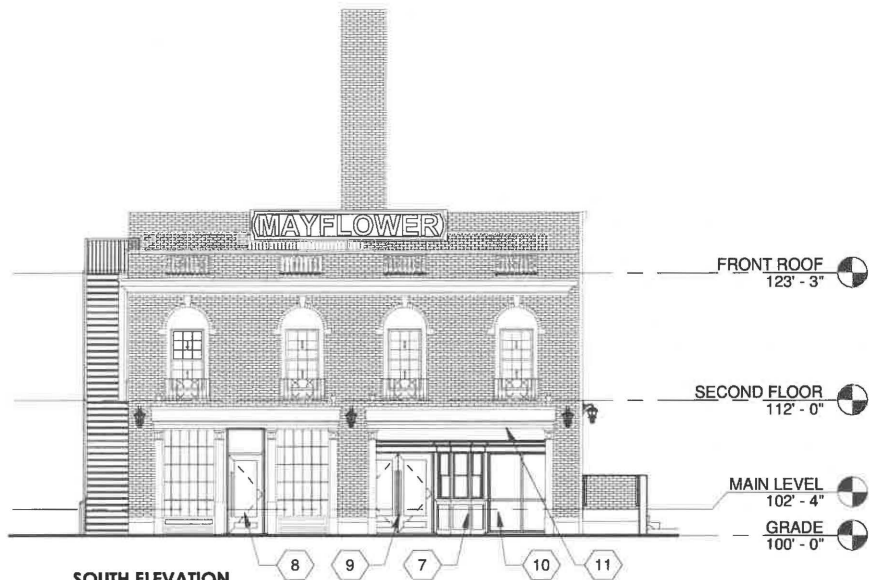
Make it yours.





MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/21/23

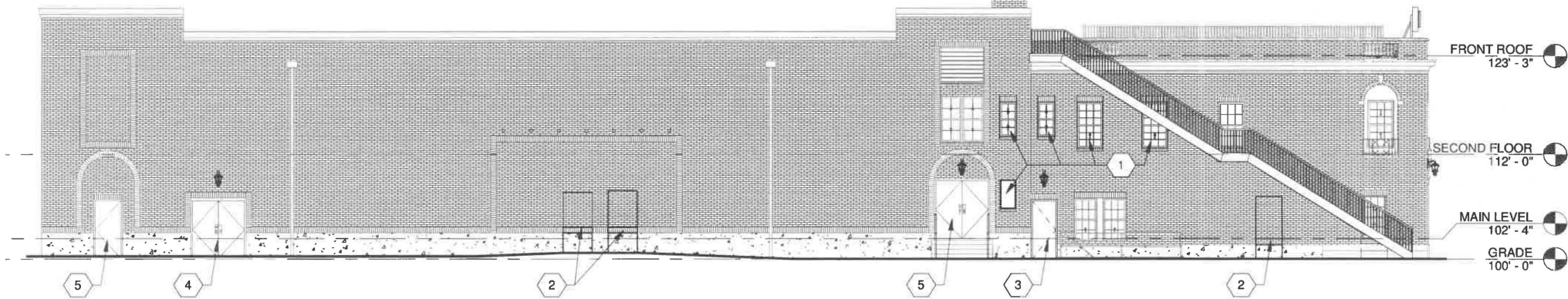
AO ANDREW
CIRCLE
ARCHITECT



SOUTH ELEVATION
3/32" = 1'-0"

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9. NEW ALUM ENTRY DOOR
10. NEW ALUM STOREFRONT
11. ORIGINAL MARQUEE LIGHTING



WEST ELEVATION
3/32" = 1'-0"

MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/21/23

AO ANDREW
CIRCLE
ARCHITECT

	TRICORN BLACK SW 6258
	URBANE BRONZE SW 7048
	ROOKWOOD ANTIQUE GOLD SW 2814



SOUTH ELEVATION
NTS

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FACADE UPDATES
02/21/23



WEST ELEVATION
NTS

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FACADE UPDATES
02/21/23

AO ANDREW
CIRCLE
ARCHITECT



SOUTH ELEVATION PERSPECTIVE

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FACADE UPDATES
02/21/23

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CIRCLE
ARCHITECT



RETAIL ENTRY

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FACADE UPDATES
02/21/23

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CIRCLE
ARCHITECT



TICKET BOOTH ENTRY

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FACADE UPDATES
02/21/23

AO ANDREW
CIRCLE
ARCHITECT



PLAZA PERSPECTIVE

MAYFLOWER ENTERTAINMENT CO. 9 / 11 W MAIN ST, TROY OH 45373
FACADE UPDATES
02/21/23

AO ANDREW
CIRCLE
ARCHITECT

Existing Lights

