



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 26, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - April 12, 2023
3. Rezoning of a 58.093 acre parcel from City Administered County Zoning of A-2, General Agriculture, to the City zoning of R-5, Single-Family Residential District. This property, which is part of the area known as the Isern-Huegel Annexation, is located on the south side of W. Market Street (SR55), west of Nashville Road (Edgewater Subdivision). It has an address of 3054 W. SR 55.
Owner: Ann Huegel & Charles Isern - Patrick Coleman, Broker
Applicant: DDC Management, LLC by Kirk Rider
-Commission to determine whether or not to hold a public hearing
-Commission to make a recommendation to Council
4. Historic District Application, Certificate of Appropriateness, 1 E. Main Street, Grandpa Joe's, exterior alteration to the store front and painting.
Owner/Applicant: Troy Community Works, by Jordan Romberger
-Commission to make decision.
5. Other.

Next Meeting -- MAY 10, 2023

Note to Commission members:

If you will not be attending, please email or call Sue.

April 12, 2023

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, April 12, 2023 at 3:30 p.m. with Chairman Alan Kappers presiding. ATTENDING: Members – Wolke, Ehrlich, Oda, Kappers, Westmeyer, McGary and Titterington; Development Staff – Eidemiller, Long, Bruner, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Wolke, seconded by Mrs. Ehrlich, the minutes of the March 22, 2023 meeting were approved by unanimous roll call vote.

VACATION OF RIGHT-OF-WAY: 0.0408 ACRE PIECE OF PUBLIC RIGHT-OF-WAY AT THE SOUTHWEST CORNER OF THE INTERSECTION OF W. MAIN STREET AND S. STANFIELD ROAD: APPLICANTS – KIMBERLY-HORN ON BEHALF OF CHICK-FIL-A At the February 8, 2023 meeting of the Planning Commission, an applicant was approved for the vacation of a 0.0538 acre portion at the southwest corner of the intersection of W. Main Street and S. Stanfield Road. It was later found that the area of Right-of-Way to be vacated could be reduced, and that recommendation was not forwarded to City Council. The applicant is now requesting the vacation of a 0.0408-acre piece of Right-of-Way located at the southwest corner of the intersection of W. Main Street and S. Stanfield Road. This is to allow 1908-1910 W. Main Street to incorporate this portion into their property for proposed improvements. Staff has advised that the vacation of this small portion of S. Stanfield Road will not adversely impact any of the neighbors or any future Right-of-Way needs at this intersection. The City does have existing buried infrastructure – a storm sewer crossing through the vacated portion of the Right-of-Way. All easements shall remain in accordance with Chapter 723.041 of the Ohio Revised Code and as previously recorded and stated on this plat. Staff recommends approval of the application.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Troy Planning Commission recommends to Troy City Council that a 0.0408-acre portion of the public right-of-way at the southwest corner of the intersection of W. Main Street and S. Stanfield Road be vacated as submitted.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:33 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: Taylor Bruner, Zoning Inspector

DATE: April 26, 2023

SUBJECT: Huegel Isern Annexation – Rezoning Request

BACKGROUND:

A request by Kirk Ridder, DDC Management LLC, for the planning commission to consider the rezoning of W. Market Street, Parcel ID: C06-043000, Part Inlot 11550 (58.093 acres) from City Administered County Zoning to R-5 Single Family Residential. The property is located on W. Market Street west of Nashville Road (Edgewater Subdivision). The property is currently zoned City Administered County Zoning due to annexation (O-4-2023).

The land is currently used as agriculture and located west of the Edgewater Subdivision. The surrounding zoning districts include: R-4 Single Family, Planned Unit Development, and R-2 Single Family Residential to the east. County Zoning of A-2 General Agriculture is present to the west, north, and south. Please see attached Zoning Map.

DISCUSSION:

The Zoning Code describes the proposed R-5 zoning district as “designed to accommodate single-family dwellings on lots with areas of at least six thousand (6,000) square feet per dwelling unit. This district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future. The Comprehensive Plan describes the R-5 District as high density”.

The Comprehensive Plan’s Future Land Use Map (Figure 14-5) displays this property as future industrial with a Neighborhood Commercial portion on the realigned Nashville/Wilson Road. However, it is important to note that the Comprehensive Plan was adopted in 2005 and is currently in the process of being updated. The Comprehensive Plan states “General residential is indicated south of Swailes Road and Nashville Road because of existing residential development and poor access to major roads or to I-75, these areas are most suitable for residential development to commensurate with City housing needs..”

A copy of Figure 14-5 has been attached to this report.

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 proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(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.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use will not have any adverse effects in the area and is similar to the residential uses that currently exist to the north and east.

(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 is compatible and similar to the residential uses that currently exist to the east in the Kensington Subdivision and northeast in the Edgewater Subdivision.

(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.

Adequate utilities can be provided to the reference property.

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

In the vicinity of the subject property, there is no unavailable vacant land for development with the R-5 zoning classification.

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

Not applicable in this request.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compliance with the intent of the Zoning Code, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning will achieve the desired development. However, the Comprehensive Plan identifies this area as future industrial, future residential is referenced directly to the north and south of the referenced property. Due to the age of the 2005 Comprehensive Plan future industrial development is not warranted based on the current surrounding uses. Additionally, the Comprehensive Plan does not clearly define the boundaries of the future industrial development. The intent of the R-5 zoning district is to be mapped for selected areas of which will develop in the future. The Zoning Code also has transitional districts that are intended to be used as a buffer between residential and industrial districts.

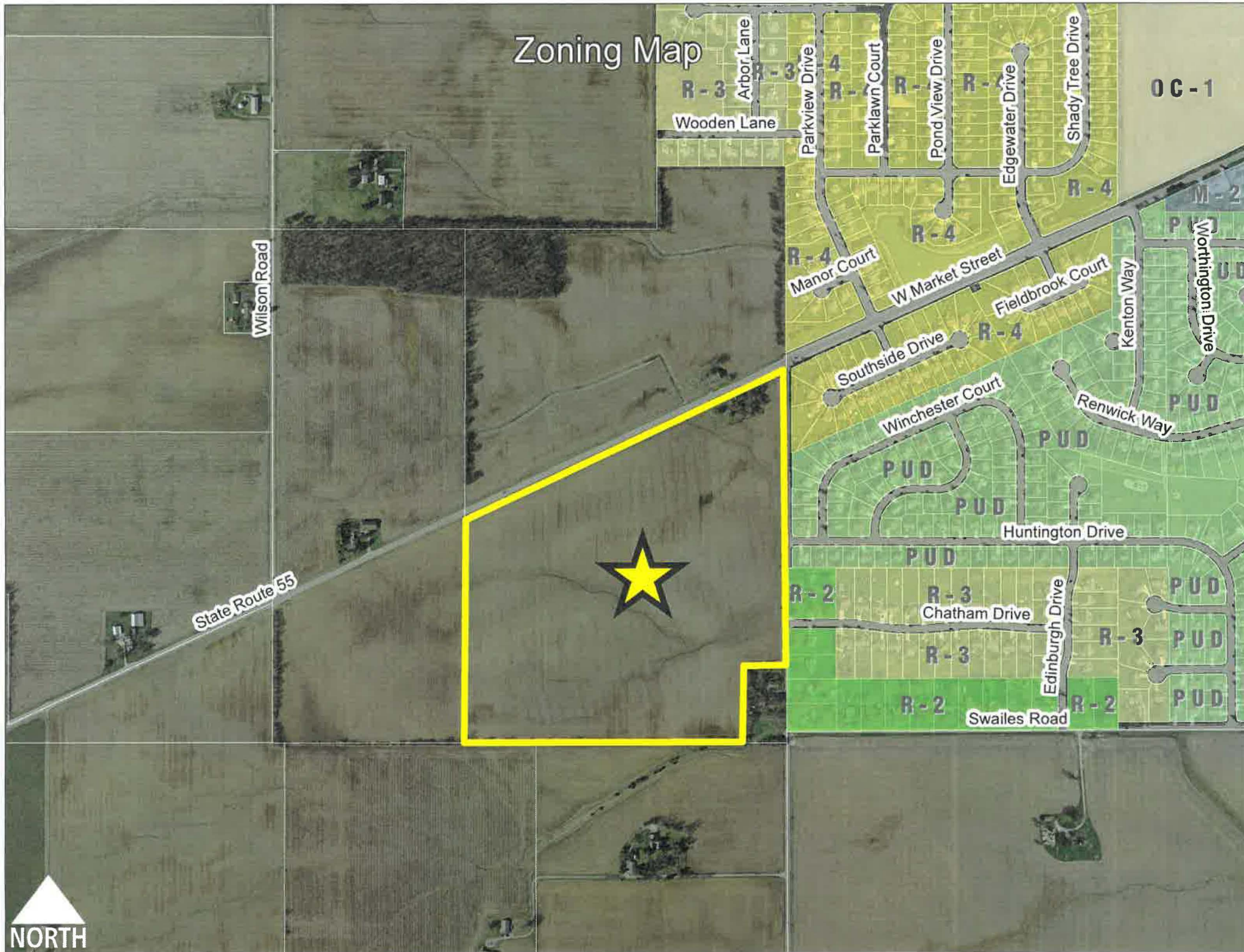


Taylor Bruner
Zoning Inspector
taylor.bruner@troyohio.gov

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from City Administered County Zoning to R-5 Single-Family Residential, based on the following:

1. The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
2. The proposed rezoning is consistent with the surrounding zoning districts; and
3. The use is consistent with permitted uses in the R-5 district.

Zoning Map



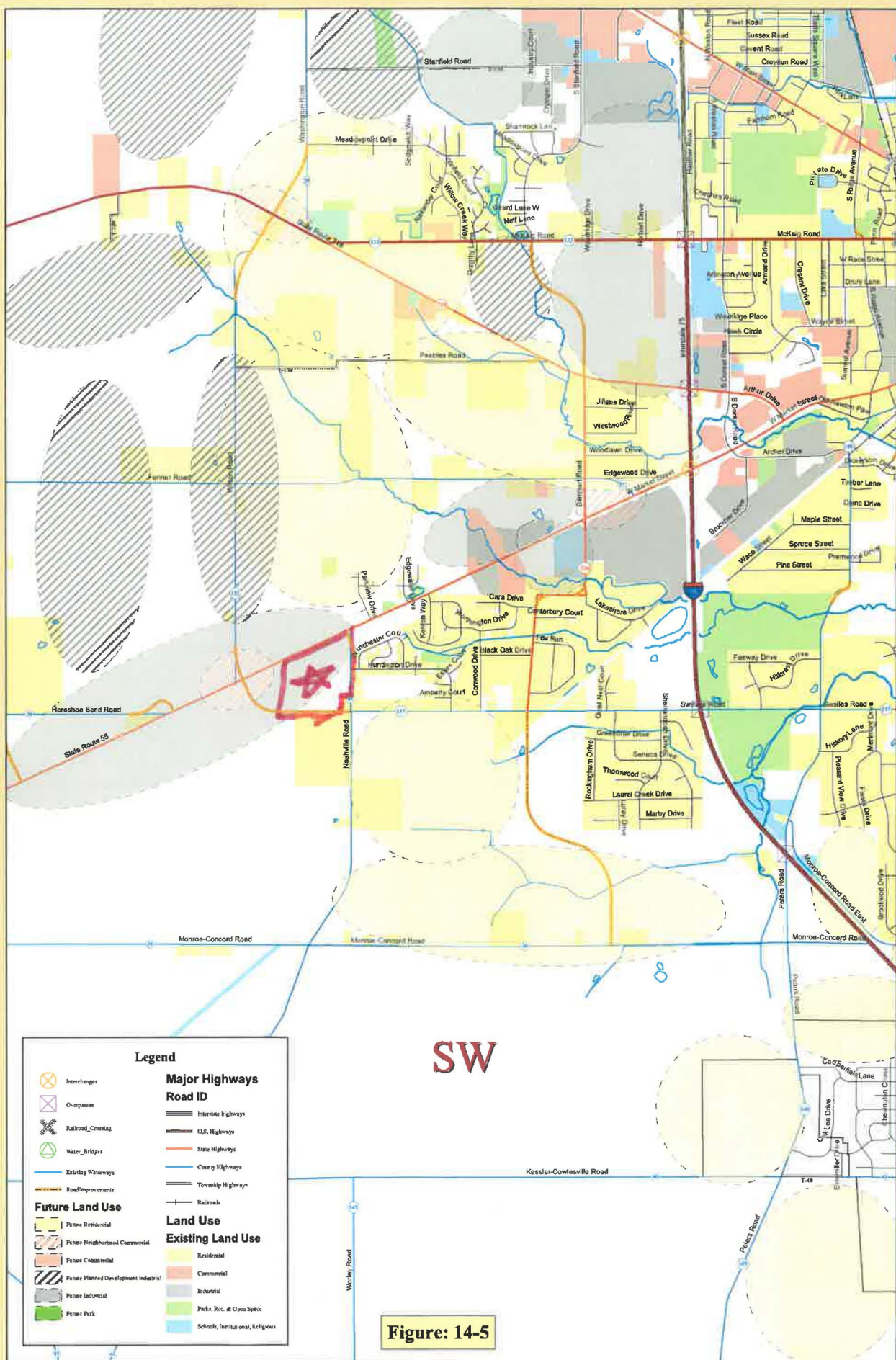
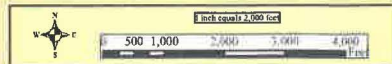


Figure: 14-5



SW Future Land Use

City of Troy
Engineering Department



100 S Market Street
Troy, Ohio 45373
February 27, 2006

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: March 8, 2023
Applicant(s) scheduled on the agenda will be notified

20230072
Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION
(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 3054 W SR 55 Troy, OH 45373 - To Be Subdivided

being lot number(s) C06-043000 - To Be Subdivided from A-2 - General Agriculture to R-5
(Parcel Identification Number) (Street Address) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

Name ANN HUEGEL & CHARLES E ISERN/ Broker - Patrick Coleman
Address 648 Gamewell Drive
City Miamisburg
State Ohio
Zip Code 45342
Phone No. 937-477-3746 (Owner's Broker)
Fax No. N/A
Email pcoleman174@gmail.com

APPLICANT

Name DDC Management, LLC
Address 3601 Rigby Rd. Suite 300
City Miamisburg
State Ohio
Zip Code 45342
Phone No. 937.421.8806
Fax No. N/A
Email kirk.ridder@ddcmgmt.com

The applicant is the Land Developer (Single Family Subdivision) of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$250.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

Rick Ridder

(Applicant Signature)

Subscribed and sworn to before me this 26 day of January, 2023

My Commission Expires 09-13-2025
(Month/Date/Year)

Jamie



(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

- | | | |
|--------------------------|------------|--|
| ☐ | EXHIBIT A | Reasons for Zoning Reclassification |
| ☐ | EXHIBIT B | Legal Description |
| ☐ | EXHIBIT C | Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses |
| ☐ | EXHIBIT D | Site Map with Zoning & Owners within 250 feet of parcel |
| ☐ | EXHIBIT E | Property Owners List within 250 feet of parcel |
| ☐ | Labels | Two (2) Sets of Mailing Labels of Property Owners |
| ☐ | Copies | (1) Complete Sets in a reproducible format 11"x17" |
| ☐ | Map(s) | One (1) County Tax Map(s) |
| ☐ | Filing Fee | Check issued to City of Troy for \$250.00 |

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: 2nd: 3rd: PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Effective Date:

Revised 10/25/11

Exhibit A – Reasons for Zoning Reclassification

DDC Management, LLC is requesting a zoning reclassification from A-2 - General Agriculture (Current Township Zoning) to R-5, to allow for a new, detached single-family residential subdivision. Located at the SW corner of OH-55 and Nashville Road, the property is approximately 58.09+/- acres and the current land use includes farming and a dilapidated barn. The surrounding land-use context includes large farming tracts to the west, north and south, and an existing residential subdivision to the east (Kensington Park).

At full build-out, there is expected to be 194+/- new homes in the subdivision, resulting in a density of 3.34 units/acre. The amount of open space proposed is 12.14 acres (20.9%) and we are open to dedicating the open space, or a portion, to the City for public use.

Thank you for your consideration.

Sincerely,

Kirk Ridder
Entitlement Project Manager
DDC Management, LLC.

PARCEL 4 DESCRIPTION

Containing 58.093 Acres

Situate in Section 36, Town 7, Range 5 East, in the Township of Concord, County of Miami and State of Ohio, and being 58.093 acres out of a 101.961 acre tract, conveyed to Ann Huegel and Charles E. Isern, as recorded in Instrument #2014OR-12378 of the Miami County, Ohio Records, more particularly described as follows:

BEGINNING at the southeast corner of the southeast quarter of section 36, and being a point on the centerline of Nashville Road, and the southeast corner of a tract of land conveyed to Kurt D. and Debbie S. Weikert, as recorded in Deed Book 614-681, and the northeast corner of a tract of land conveyed to Peter J. and Judy N. Zelnick, as recorded in Deed Book 592-474, and on the west line of a tract of land conveyed to J. Randolph Mott and Joseph Camer, Co-Trustee, as recorded in Deed Book 787-633;

Thence with the south line of said southeast quarter of section 36, and with the northerly line of said Peter J. and Judy N. Zelnick tract, North 89° 54' 45" West, a distance of 221.68 feet (passing a found 5/8 inch Iron Pin with no cap found at 28.20 feet) to the **TRUE POINT OF BEGINNING**;

Thence with said south line of the southeast quarter of section 36, and said north line of Peter J. and Judy N. Zelnick tract, and in part with the north line of a tract of land conveyed to Keith E. and Traci L. Kropp, as recorded in Instrument #2019OR-05856, North 89° 54' 45" West, a distance of 1433.55 feet to a set Iron Pin at the southeast corner of a tract of land conveyed to Charles Edward Isern and Ann Louise Huegel, as recorded in Instrument #2012OR-08834;

Thence with the east line of said Charles Edward Isern and Ann Louise Huegel tract, North 00° 00' 36" West, a distance of 1198.12 feet (passing a set Iron Pin found at 1165.02 feet) to a set Mag Nail on the centerline of said State Route 55;

Thence with said centerline of State Route 55, North 64° 59' 41" East, a distance of 1821.02 feet to a set Mag Nail at the centerline intersection of Nashville Road and State Route 55, and on the east line of the southeast quarter of section 36;

Thence with said centerline of Nashville Road, and said east line of the southeast quarter of section 36, and with the west line of Inlots 9253 through 9256 of Pamela Subdivision Section 1, as recorded in Record Plat Book 10, Page 18, South 00° 08' 54" East, a distance of 1570.74 feet to a set Mag Nail on the northeast corner of the aforementioned lands of Kurt D. and Debbie S. Weikert tract;

Thence with the north line of said Kurt D. and Debbie S. Weikert tract, South 89° 26' 52" West, a distance of 224.83 feet (passing a found 1 inch Iron Pipe found at 29.31 feet) to a found 1 inch Iron Pipe at the northwest corner of said Kurt D. and Debbie S. Weikert tract;

Thence with the west line of said Kurt D. and Debbie S. Weikert tract, South 00° 36' 08" East, a distance of 397.19 feet to the **TRUE POINT OF BEGINNING**;

Containing **58.093 total acres** more or less, and subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All Iron Pins called to be set are 5/8" x 30" Iron Rebars with a cap stamped "CESO INC".

Bearings based upon the Ohio North State Plane Coordinate System (NAD 83). Coordinates scaled to ground at Latitude N40°00'51.28096", Longitude W84°15'34.75168" at a height of 798.426 feet, with a ground scale factor of 1.00004189878668, based on an actual field survey performed by CESO Inc. in September of 2022.

CESO, Inc.

Sean T Brooks, PS
Registered Surveyor No. 8828

Date:



THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE. NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

DDCM MANAGEMENT LLC.

TROY SITE

WASHVILLE ROAD
TROY OH 45373

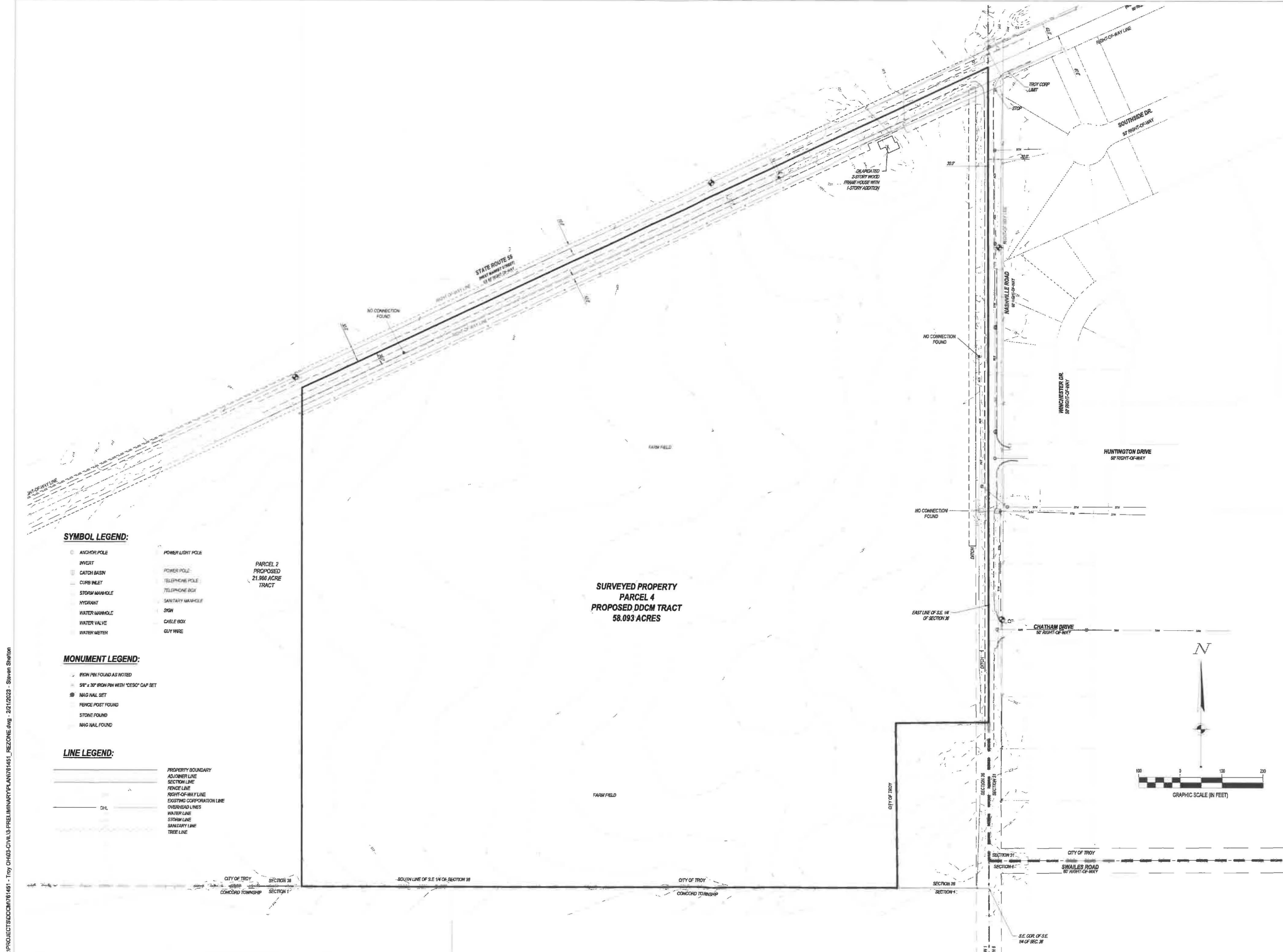
Revisions / Submissions		
ID	Description	Date

© 2022 CESD, INC

Project Number:	76145
Scale:	1" = 10'
Drawn By:	SJ
Checked By:	JE
Date:	FEBRUARY 21 202
Issue:	###

Drawing Title:
EXHIBIT C
EXISTING CONDITIONS

1



PLAT OF SURVEY
LOT SPLIT
LOTS 11549 & 11550
CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 62 PAGE 3

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

THE CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS
12th DAY OF APRIL, 2023.

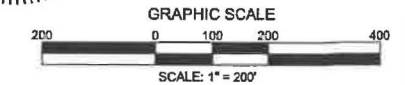
JILLIAN RINGADES, PE

SURVEYORS NOTES:

1. NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO IN SEPTEMBER OF 2022, SCALED TO GROUND AT A LAT. N40°00'51.28096", LONG. W84°15'34.75168" AT A PROJECT HEIGHT OF 768.426 FEET AND A SCALE FACTOR OF 1.0004189878668.
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDERS OFFICE LOCATED IN TROY, OHIO, UNLESS NOTED OTHERWISE.
3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN SEPTEMBER OF 2022. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

LEGEND

- ⊙ MONUMENT FOUND AS NOTED
 - ⊙ 5/8" x 30" IRON PIN WITH "CESO" CAP SET
 - ⊙ MAG NAIL SET
 - FENCE POST FOUND
 - ⊠ STONE FOUND
 - ⊙ MAG NAIL FOUND
- PROPERTY BOUNDARY
— ADJOINER LINE
— SECTION LINE
— FENCE LINE
— RIGHT-OF-WAY LINE



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN SEPTEMBER OF 2022, AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS, O.A.C. 4733-37.

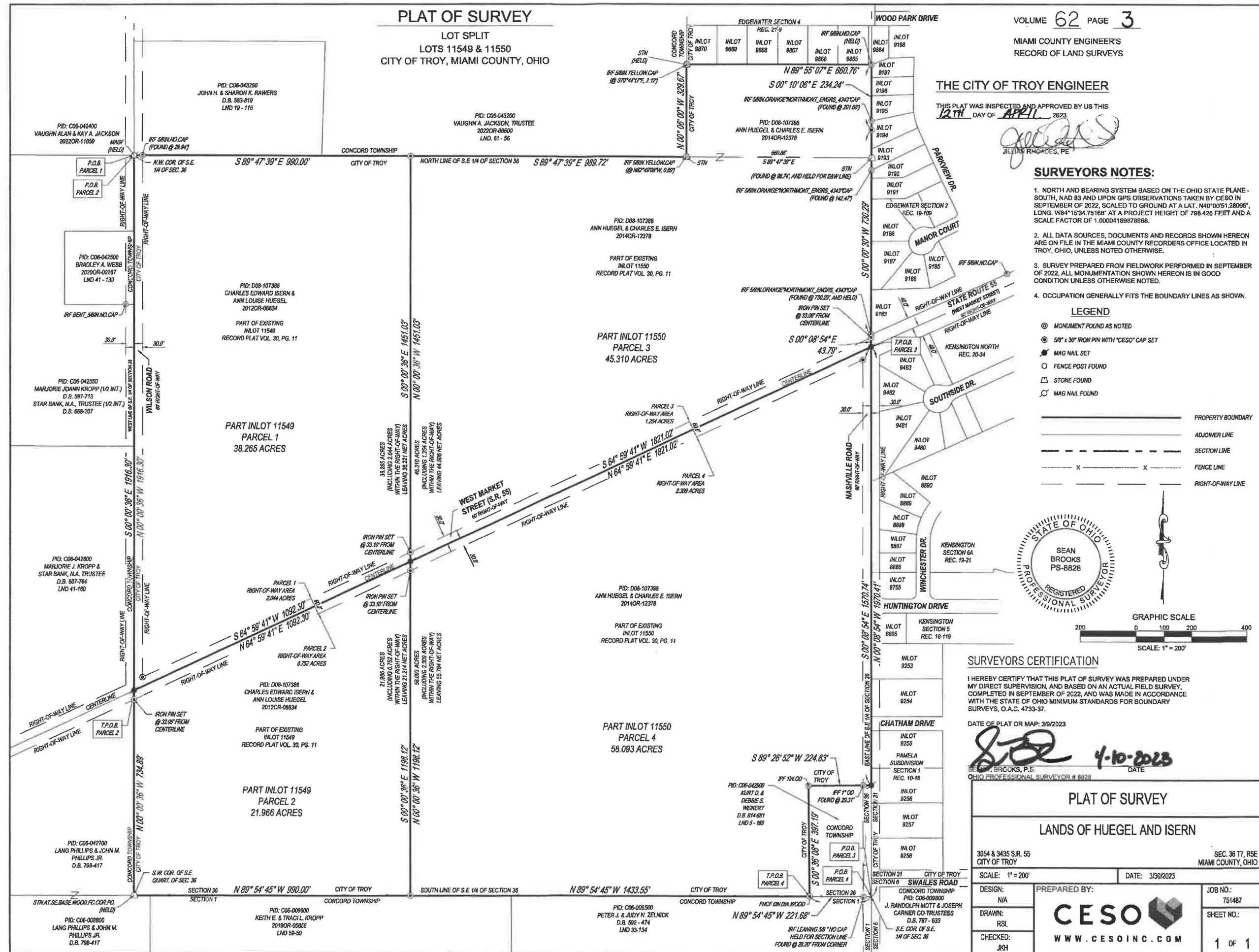
DATE OF PLAT OR MAP: 3/9/2023

SEAN BROOKS, P.E.
OHIO PROFESSIONAL SURVEYOR # 8828

PLAT OF SURVEY

LANDS OF HUEGEL AND ISERN

3054 & 3435 S.R. 55 CITY OF TROY		SEC. 36 T7, R5E MIAMI COUNTY, OHIO
SCALE: 1" = 200'	DATE: 3/30/2023	JOB NO.: 751487
DESIGN: N/A	PREPARED BY: CESO	SHEET NO.: 1 OF 1
DRAWN: RSL	WWW.CESOINC.COM	
CHECKED: JKH		



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: April 26, 2023

SUBJECT: Certificate of Appropriateness – 1 E. Main Street

BACKGROUND:

A request by Jordan Romberger with Troy Community Works for the exterior alteration to the store front of Grandpa Joe's and paint at the property located at 1 E. Main Street, Parcel ID: D08-00940. The property is located in the B-3, Central Business District.

The OHI form lists this property as a Victorian Italianate and significant contributor to the historic atmosphere of central Troy. Important features are listed as floor length second story windows, two lights of a four light split casement with wrought iron balcony added c. 1966, and shutters added c. 1966. Other features include third story windows 4/4 double hung, shaped hood molds and stone sills, dormers which are semicircular four light with decorated hoods. The building is on the National Register.

In June of 2019, the Planning Commission approved a Certificate of Appropriate for a substantial rehabilitation of this building that included, window restoration, paint, cornice repairs, and removal of wrought iron. This request is a continuation of the rehabilitation from the 2019 approval.

DISCUSSION:

The applicant is proposing to add PVC trim molding panels to cover the existing wood trophy cases on the Grandpa Joe's storefront. Additionally, the applicant will be removing the green tiles on the west side of the storefront and will paint the brick with Sherwin Williams 9141 "Waterloo" to match the existing brick from the 2019 alteration. The applicant will also be repairing the soffits under the storefront. Please see attached design graphics.

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

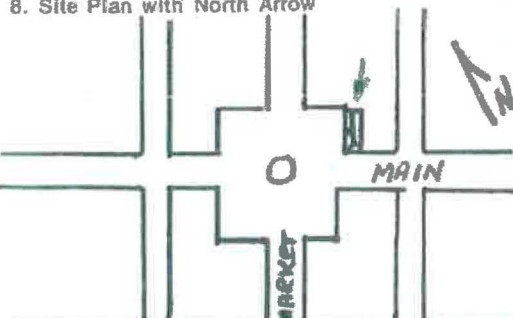
RECOMMENDATION:

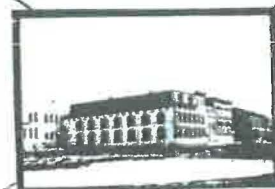
Staff recommends approval of the proposed alterations and paint based on the following:

- The contributing features as referenced on the OHI form are being maintained;
- The paint color currently exists on the property; and
- The alterations will not detract from the integrity of the streetscape.

OHIO HISTORIC INVENTORY

Historic Preservation Office
Ohio Historical Society
Columbus, Ohio 43211

1. No. <u>11-75N Troy Public Square Historic District</u>		4. Present Name(s) <u>Coleman-Allen Building</u>		1. No. <u>11-75N</u> 2. County <u>Miami</u> 4. Present Name(s) <u>Coleman-Allen Building</u>
3. Location of Negatives <u>Mont. Co. Hist. Soc.</u>		5. Other Name(s)		
6. Specific Location <u>N.E. corner Market Square on Main Street</u>		16. Thematic Category <u>C</u>		28. No. of Stories <u>3 1/2</u> 29. Basement? Yes ☒ No ☐ 30. Foundation Material <u>Stone</u> 31. Wall Construction <u>Brick-Stucco</u> 32. Roof Type & Material <u>Belcast mansard decorative slate</u> 33. No. of Bays Front <u>1</u> Side <u>7</u> 34. Wall Treatment 35. Plan Shape <u>Rectangular</u> 36. Changes (Explain in #42) Addition ☒ Altered ☐ Moved ☐ 37. Condition Interior <u>Excellent</u> Exterior <u> </u> 38. Preservation Underway? Yes ☒ No ☐ 39. Endangered? By What? Yes ☐ No ☒ 40. Visible from Public Road? Yes ☒ No ☐ 41. Distance from and Frontage on Road <u>St. Front 30'x100'</u>
7. City or Town If Rural, Township & Vicinity <u>Troy</u>		17. Date(s) or Period <u>1855 Renovated 1860's and 1966</u>		
8. Site Plan with North Arrow 		18. Style or Design <u>Victorian Italianate</u>		
9. Coordinates UTM <u>3863-3568</u> Lat. <u>40° 02' 22"</u> Troy Long. <u>84° 12' 11"</u>		19. Architect or Engineer		
10. Site ☐ Structure ☐ Building ☒ Object ☐		20. Contractor or Builder		
11. On National Register? Yes ☐ No ☒		21. Original Use, if apparent <u>Commercial</u>		
12. Is it Eligible? Yes ☒ No ☐		22. Present Use <u>Commercial</u>		
13. Part of Estab. Yes ☐ No ☒		23. Ownership Public ☐ Private ☒		
14. District Potent'l? Yes ☒ No ☐		24. Owner's Name & Address, if known <u>Mr. David Saidleman</u> <u>Troy, Ohio 45373</u>		
15. Name of Established District		25. Open to Public? Yes ☒ No ☐		
42. Further Description of Important Features <u>Ground floor has commercial facade on the square and Main Street. Floor length second story windows two lights of a 4 light split casement with wrought iron balcony (c1966) and shutters (c1966). Third story windows 4/4 double hung. There are shaped hood molds and stone sills. The dormers are semicircular 4 light with decorated hoods. Two chimneys are interior on the west mansard.</u>		26. Local Contact Person or Organization <u>Troy Historical Society</u>		
43. History and Significance <u>A significant contributor to the historic atmosphere of central Troy. Built c1855 by Dr. Asa Coleman and Henry W. Allen. Henry W. Allen was a flour mill owner and president of the First National Bank. He married Pamela Coleman, daughter of a pioneer doctor (settled 1811). Known as Coleman Building until his death in 1870, then as the Allen Building.</u>		27. Other Surveys in Which Included <u>Historic Troy, Ohio. 1974.</u>		
44. Description of Environment and Outbuildings <u>On the Market Square of Troy (population 17,187). Two story addition on Main Street with straight front to a cornice with shed roof.</u>		46. Prepared by <u>L. S. Gannon, Jr.</u>		
45. Sources of Information <u>Historic Troy, Ohio. Troy, Ohio: Troy Historical Society, 1974.</u>		47. Organization <u>Mont. Co. Hist. Soc.</u>		
		48. Date <u>1/24/75</u>		
		49. Revision Date(s)		
		5. Other Name(s)		





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

Certificate of Appropriateness Application

Date: 04/12/2023

Applicant / Owner

Applicant Name: Troy Community Works
Applicant Address: 221 E. Main St.
City, State, Zip: Troy, OH 45373
Phone: (937) 361-9461
Email: jordan.romberger@OCD.com

Owner Name: Troy Community Works
Address: 221 E. Main St.
City, State, Zip: Troy, OH 45373
Phone: (937) 361-9461
Email: jordan.romberger@OCD.com

Contractor

Contractor Name: Hemms Glass Troy
Contractor Address: 20 N. Ridge Avenue #2406
City, State, Zip: Troy, OH 45373

Phone: (937) 339-3301
Email: tshop@hemmsglass.com
License #:

Project

Project Location: 1 E. Main St.
City, State, Zip: Troy, OH 45373
Parcel: D08-000940

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

Project Description: Facade Improvement Grant

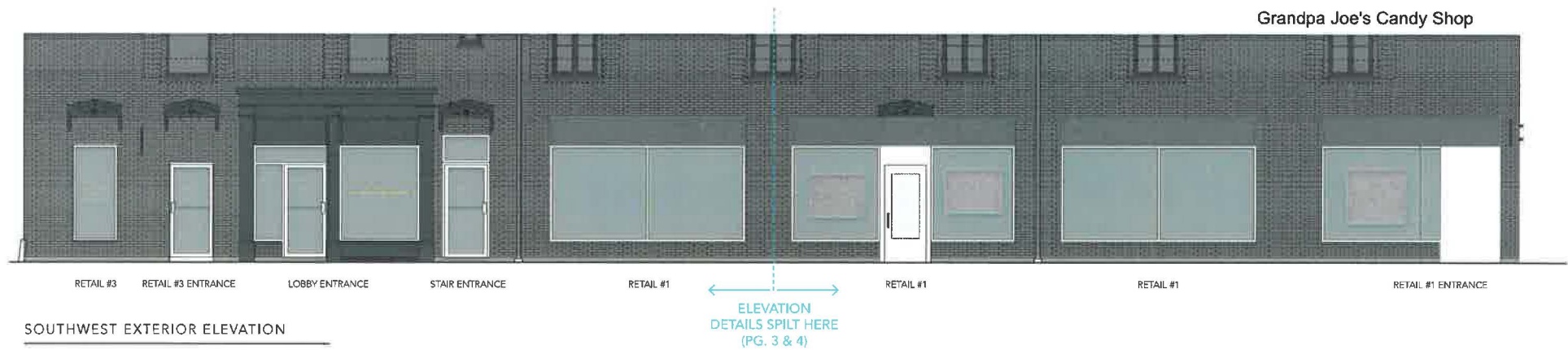
I do hereby certify that the information contained herein is true and correct.

Jordan Romberger

04/12/2023

Date

OVERALL ELEVATIONS



See proposed changes on next page



SOUTH EXTERIOR ELEVATION DETAIL 1

