



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MAY 10, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - April 26, 2023
3. Historic District Application, Certificate of Appropriateness, 9 W. Main Street, Signage
Owner: Busted Brick Realty Group
Applicant: A M Scott Distillery, LLC dba Provisions Co.
-Commission to make decision.
4. Historic District Application, Certificate of Appropriateness, 110-112 E. Main Street, Alterations of the storefronts, paint, outdoor seating and signage
Owner: Kimmell Ohio LLC
Applicant: Purebred Coffee Co., Noah Walkup
-Commission to make decision.
5. Historic District Application, Certificate of Appropriateness, 5 S. Market Street, Replacement of first floor windows
Owner/Applicant: Steve Smith
-Commission to make decision.
7. Historic District Application, Certificate of Appropriateness, 405 W. Main Street/2-6 W. Main Street, Replacement of third floor windows (work started without application submitted)
Owner/Applicant: Heather Davey
-Commission to make decision.
8. Other.

Next Meeting -- MAY 24, 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, April 26, 2023 at 3:30 p.m. with Chairman Alan Kappers presiding. ATTENDING: Members – Wolke, Ehrlich, Oda, Kappers, Westmeyer, McGarry and Titterington; Development Staff – Eidemiller, Long, Bruner, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Wolke, seconded by Mr. Titterington, the minutes of the April 12, 2023 meeting were approved by unanimous roll call vote.

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 AND HAS AN ADDRESS OF 3054 W. SR 55. The staff report noted: Kirk Ridder, DDC Management LLC, submitted the rezoning request for Parcel ID: C06-043000, Part Inlot 11550 (58.093 acres) from City Administered County Zoning to R-5 Single Family Residential; property is located on W. Market Street west of Nashville Road; property is currently zoned City Administered County Zoning due to annexation (O-4-2023); 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; 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 displays this property as future industrial with a Neighborhood Commercial portion on the realigned Nashville/Wilson Road; 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 Swalles 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..." 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.

Staff did not recommend that the Commission hold a public hearing based on the straightforward 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. Staff further commented:

"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. Staff recommended approval of the rezoning based on the findings of:

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

DISCUSSION: Mr. Kappers questioned not following the Comprehensive Plan and using areas identified as industrial use for high density residential. Staff commented that work is to start this year on updating the Comprehensive Plan, that continuing residential zoning would seem to fit this land as well as going from lower density residential to higher density to support work force needs. Mr. Titterington commented that the industrial development is now being looked at more for the Experiment Farm Road area.

PUBLIC HEARING: A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, that the Commission not hold a public hearing.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

RECOMMENDATION: A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, that the Planning Commission recommends to Troy City Council that Parcel ID: C06-043000, Part Inlot 11550 (58.093 acres) be rezoned from City Administered County Zoning of A-2, General Agriculture, to R-5 Single Family Residential as submitted, based on the findings of staff that:

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

Vote: Yes – Wolke, Ehrlich, Oda, Westmeyer, McGarry and Titterington No – Kappers.

MOTION PASSED

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. Staff commented: the parcel ID is D08-00940; zoning is B-3, Central Business District; 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; the building is on the National Register; staff considers this a continuation of the 2019 approval for the substantial rehabilitation of this building that included, window restoration, paint, cornice repairs, and removal of wrought iron; the applicant is proposing to add PVC trim molding panels to cover the existing wood trophy cases on the Grandpa Joe's storefront; remove 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; and repairing the soffits under the storefront. Staff recommends approval of the proposed alterations and paint based on the findings of:

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

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the Historic District Application Certificate of Appropriateness for 1 E. Main Street as submitted, for the exact color of paint stated in the application, and based on the findings of staff that:

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

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

OTHER:

Staff noted that a stop work order had been issued for window replacement on the 3rd Floor of Harr Building on the Public Square, which work was started without an application submitted/approved. This application should be on the next Commission agenda.

Mr. Kappers urged the Commission to carefully look at the commercial and industrial land inventory as a part of the Comprehensive Plan update, particularly the land near the SR 55 Interchange.

There being no further business, the meeting adjourned at 3:45 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: Russell Long, Zoning Inspector

DATE: May 10th, 2023

SUBJECT: Certificate of Appropriateness – 9 West Main Street.

BACKGROUND:

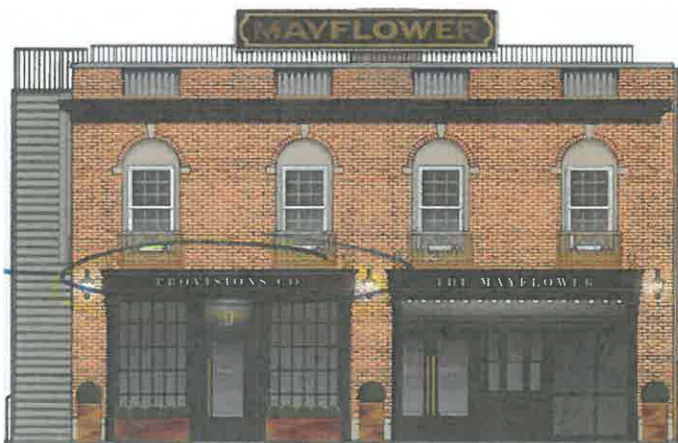
The applicant, AM Scott Distillery, LLC on behalf of Busted Brick Realty Group is requesting Planning Commission to review proposed signage for the building located at 9 West Main St. The property is located in the B-3 Central Business District.

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

The Planning Commission previously approved the installation of a new roof sign using the Downtown Riverfront Overlay (DR-O) in November 2022. The sign above The Mayflower entrance will be included in a future, separate application.

DISCUSSION:

The applicant is proposing installation of new signage above the entry doorway, the transom window and entry door of the western entryway of the south façade of the building. This entryway faces West Main Street. The lettering above the doorway will read “Provisions Co.” measuring 115 inches by 6.75 inches and will be stand-off acrylic bronze. The transom window signage will be the number “9”, measuring 8.7 inches by 13 inches and will be made of white vinyl. The lettering on the entry door will read “Provisions Co.” measuring 21.6 inches by 4.9 inches and will also be white vinyl. The final appearance is indicated in the graphics.



Design Manual. The Design Manual section 5.4 states “wall signs should be three dimensional, with letters carved by a router, or; letters should be individually pin-mounted or incorporated into a sign panel. The proposed signage meets section 5.4 of the Design Manual.

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 signage based on the following:

- The signage complies with section 5.4 of the Design Manual.

Project Name: THE MAYFLOWER

4/18/2023 2:38 PM

Frame Set Name: door and trans

Frame Name: Frame 2

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1 Frame Type: Standard

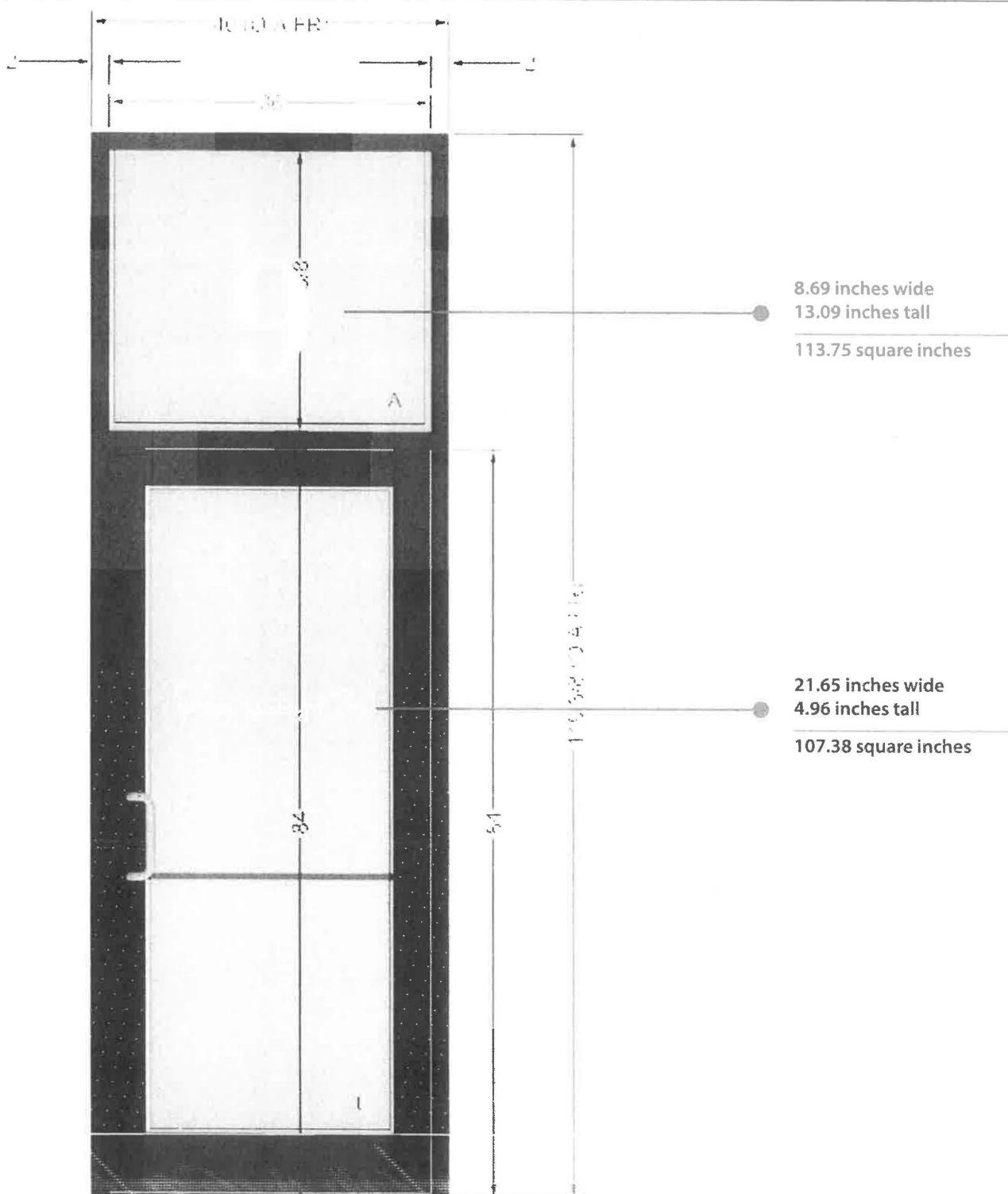
Required: 1 Panels: 1 Rows: 2

Frame Width: 40

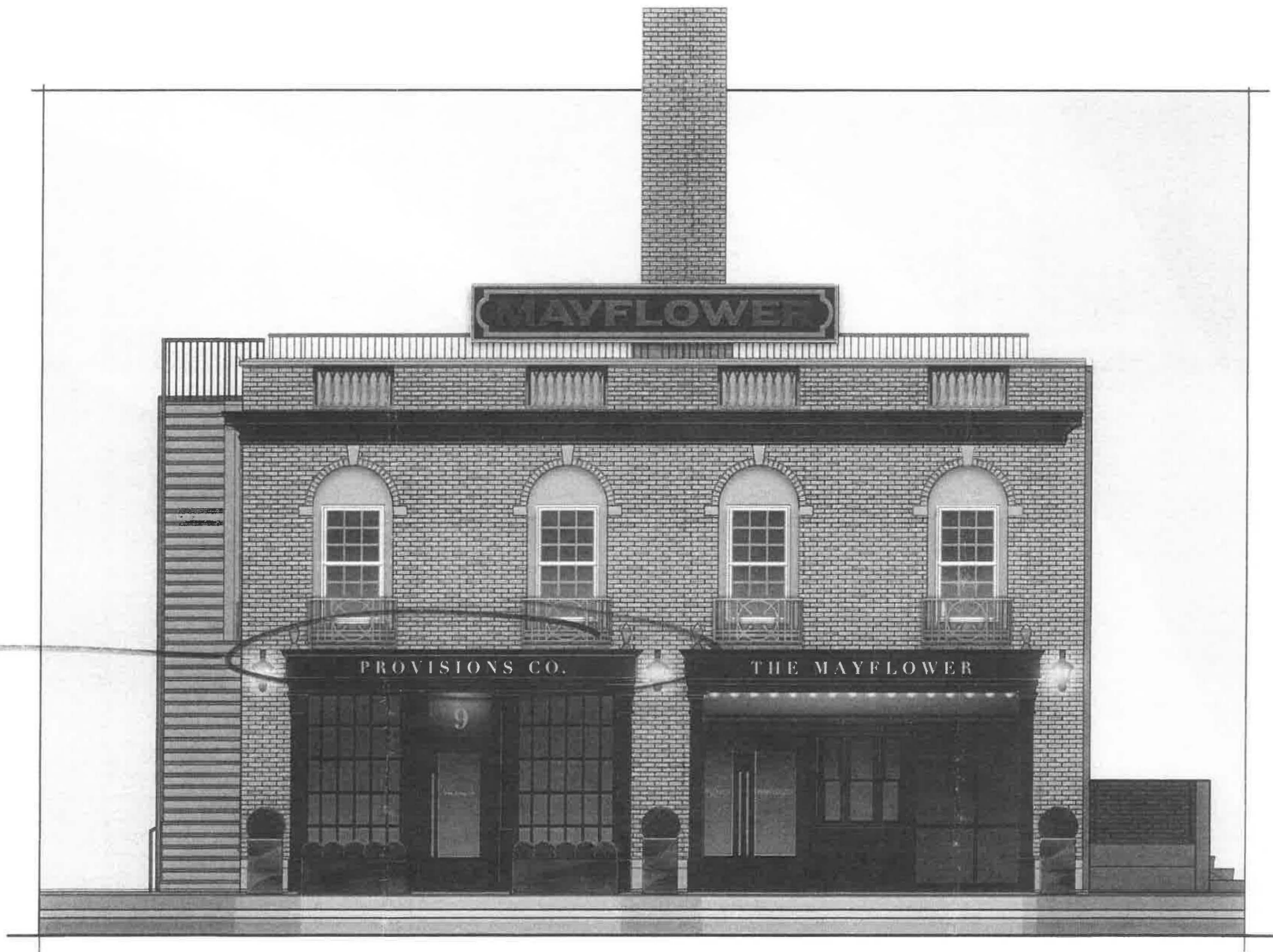
Frame Height: 119 3/8

Back Member Color: BL BLACK : ANODIZED

Face Member Color: BL BLACK : ANODIZED

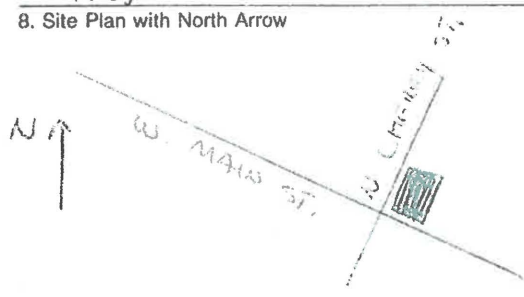
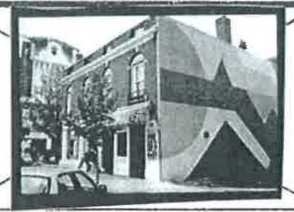


15" X
6.75"



The Mayflower 02.01.23
J. Nilsen

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Mayflower 4 Theatre ☐ Coded	
3. Location of Negatives City of Troy Devel. Dept.				5. Historic or Other Name(s)	
Roll No. H		Picture No.(s) 17		9 - 11 W. Main St	
6. Specific Address or Location 9-11 W. Main St.				16. Thematic Association(s) Commercial-Theatre	
6a. Lot, Section or VMD Number				17. Date(s) or Period C-1925	
7. City or Village Troy				17b. Alteration Date(s)	
8. Site Plan with North Arrow				18. Style or Design ☐ High Style Neo Classical Rev. ☒ Elements	
				18a. Style of Addition or Element(s) N/A	
				19. Architect or Engineer	
				19a. Design Sources	
				20. Contractor or Builder	
9. U.T.M. Reference Quadrangle Name Troy				21. Building Type or Plan N/A	
16 7 3 8 5 5 0 17 4 4 3 5 7 4 0 Zone Easting Northing 10. Site ☐ Structure ☐ Building ☒ Object ☐				22. Original Use, if apparent Theatre	
11. On National Register? Yes ☐ No ☒				23. Present Use Same	
12. N.R. Potential? Yes ☐ No ☒				24. Ownership Public ☐ Private ☒	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐				25. Owner's Name & Address, if known	
14. District Potential? Yes ☐ No ☒				26. Property Acreage	
15. Name of Established District (N.R. or Local) Troy Historic District				27. Other Surveys in Which Included N/A	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story brick commercial building with Neo classical revival elements. CDF: include a facade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have wrought iron balconies and keystone designs atop the arch; a simple cornice below a parapet wall that has stone coping and wrought iron set within four openings in the parapet wall centered with the bays below; fluted storefront pilasters.					
43. History and Significance (Continue on reverse if necessary) A building was built in 1859 by George Ziegenfelder. The current theatre building dates from about 1925.					
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.					
45. Sources of Information Field observation City of Troy Miami Co. property records					
28. No. of Stories 2					
29. Basement? Yes ☐ No ☒					
30. Foundation Material Unknown					
31. Wall Construction Brick					
32. Roof Type & Material Flat/Blt Up					
33. No. of Bays Front 4 Side 12					
34. Exterior Wall Material(s) Brick & Terra Cotta					
35. Plan Shape Rectangular					
36. Changes Addition ☐ Altered ☐ Moved ☐ (Explain in #42)					
37. Window Type(s) ☒ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 12/12					
38. Building Dimensions 40 x 12.5					
39. Endangered? Yes ☐ No ☒ By What?					
40. Chimney Placement 1 off center in roof					
41. Distance from and Frontage on Road 10 x 40					
 PHOTO					
46. Prepared by J. Darbee/N. Recchie					
47. Organization F. Conaway & Assoc.					
48. Date Recorded in Field 5/97					
49. Revised by 50a. Date Revised					
50b. Reviewed by					



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

20230190

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 4/19/2023

Applicant AM Scott Distillery, LLC dba Provisions Co Telephone No. 937-332-1332

Owner of Property Busted Brick Realty Group Has the Owner been Notified? yes

Address of Project 9 W. Main Street

Contact Address (if different than Project Address) 214 Mulberry St, Troy, OH 45373

Name of Architect/Engineer and/or Contractor Keystone Homes In Troy (construction)
Speedpro (Sign installer)

Application for renovation to include the following:

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

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 OF PROPERTY OWNER:

Wesley Martin

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 10, 2023

SUBJECT: Certificate of Appropriateness – 110 – 112 E. Main Street

BACKGROUND:

The applicant, Noah Walkup, is requesting the Planning Commission to review the exterior alteration of the storefronts, paint, outdoor seating, and signage at the property located at 110 – 112 E. Main Street. The applicant has received authorization from the property owner to make this request.

The Ohio Historic Inventory (OHI) form identifies a two-story commercial block building with 15 bays across the front with multiple storefronts. Contributing features include: Corbelled and decorative brickwork on the façade, brick piers separating the bays, continuous stone lintels. Alterations include some windows and a 1-story addition at the rear. The property is located in the B-3, Central Business District.

At the November 9, 2022 Planning Commission meeting, the Planning Commission approved new storefront windows, paint, and second story window replacements. This request is a continuation of those alterations.

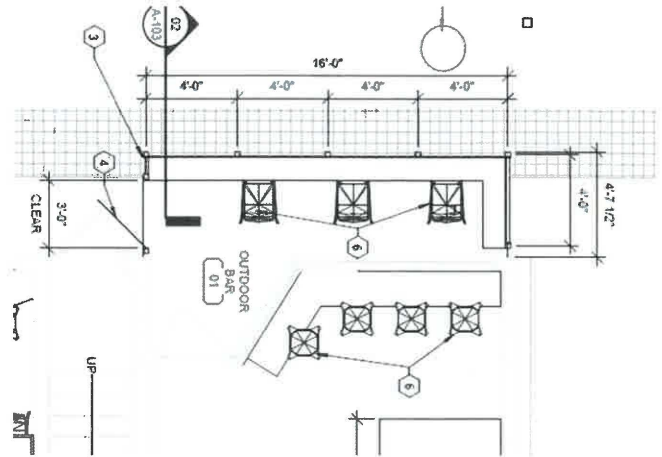
DISCUSSION:

The applicant is proposing exterior alteration of the storefronts, paint, signage and outdoor seating:

Storefronts and paint. First, the applicant is proposing to paint the existing wood sign backer black that previously had the Carolina Moon signage on it. The applicant is proposing to continue the wood sign backer from the 112 E. Main storefront to the 110 E. Main storefront. It is important to note that both storefronts have been altered from the original storefront. The 110 E. Main Storefront is currently made of corrugated plastic as the sign backer boards.

Signage. Next, the applicant is proposing to add an individual pin mounted lettering spelling out bakery to match the coffee sign previously approved by the Planning Commission. The lettering will be grey in color and will be 2' x 10.79' (21.5 square feet). This will be the same size as the Coffee sign at the 110 E. Main Storefront.

Outdoor Seating. The applicant is proposing a 4' x 16' outdoor seating area in front of the 112 E Main storefront. There will be six (6') feet of unobstructed walkway maintained as required per Troy Codified Ordinance 717.07. The railing will be made of metal and will have a bar top. There will be three (3) seats that are placed at the bar top. Please see below design graphics:



Design Manual. The Design Manual 2.15 states that “piers, columns, pilasters that separate a storefront into distinctive bays shall be preserved. The size of the storefront opening shall not be reduced”. The original columns on the 112 E. Main Street storefront are being maintained. The 110 E Main Street storefront has been altered with a plastic covering. The applicant is investigating removing the plastic on the column on the 110 E. Main Storefront that separates the two storefronts to identify if a restoration is possible. If not, the plastic covering will be replaced over the column. It is also important to note that the original entry door to the upstairs apartments will be maintained.

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 signage based on the following:

- The contributing features as referenced on the OHI form are being maintained;
- The signage meets the Design Manual and otherwise does not detract from the historic integrity of the streetscape;
- The paint color for the sign backer was permitted on the November 9th meeting.



20230166
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 4/8/23
Applicant Purebred Coffee Co Telephone No. 937-474-5550
Owner of Property Kimmel Ohio LLC Has the Owner been Notified? Yes
Address of Project 112 E Main St
Contact Address (if different than Project Address) 8455 Cur Bradford Rd
Name of Architect/Engineer and/or Contractor Mike Twiss / Noah Walker

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:

Noah Walker

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

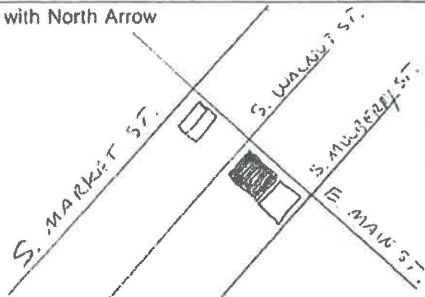
102 South Market Street, Troy, OH 45373-7303

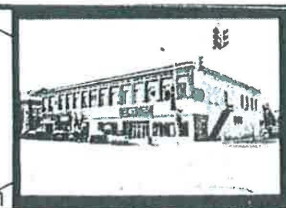
Make it yours.





OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Cornerstone Nat. Food, Cabinet Shop, etal, Grilliott Ins.		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept.				5. Historic or Other Name(s) Pearson Building			
Roll No. A		Picture No.(s) 5					
6. Specific Address or Location 100-112 E. Main St.				16. Thematic Association(s) Commercial		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1884		29. Basement? Unknown	
7. City or Village Troy				17b. Alteration Date(s)		Yes ☐ No ☐	
8. Site Plan with North Arrow 				18. Style or Design Italianate Comm.		30. Foundation Material Stone	
				☒ High Style ☐ Elements		31. Wall Construction Brick	
				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Flat/Blt Up	
				19. Architect or Engineer		33. No. of Bays Front 15 Side 10	
				19a. Design Sources		34. Exterior Wall Material(s) Running Bond	
				20. Contractor or Builder		35. Plan Shape Rectangular	
				21. Building Type or Plan Commercial		36. Changes (Explain in #42)	
				22. Original Use, if apparent Commercial - Stores		Addition ☐ Altered ☒ Moved ☐	
9. U.T.M. Reference Quadrangle Name Troy				23. Present Use Commercial-Stores & Office		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☒ 1/1 ☐ 4 over 4 ☒ Other fixed si	
Zone 16		Easting 738700		Northing 4435610		38. Building Dimensions 80 x 150	
10. Site ☐		Structure ☐		24. Ownership Public ☐ Private ☒		39. Endangered? By What? Yes ☐ No ☐	
Building ☒		Object ☐		25. Owner's Name & Address, if known Ralph & Jean Grilliot 221 Grant St Troy, OH		40. Chimney Placement Side/Int.	
11. On National Register? Yes ☒ No ☐		12. N.R. Yes ☐ Potential? No ☐		26. Property Acreage		41. Distance from and Frontage on Road 10 x 80	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		14. District Yes ☐ Potential? No ☐		27. Other Surveys in Which Included			
15. Name of Established District (N.R. or Local) Troy historic district							
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story commercial block with 15 bays across the front and multiple storefronts. CDF: Corbelled and decorative brickwork on facade; brick piers separating bays, continuous stone sills, stone lintels, some 1/1 windows, and painted small windows. Al-terations include the storefronts, some side windows and a 1-story addition at the rear.							
43. History and Significance (Continue on reverse if necessary) This building was completed by George H. Pearson in 1884.							
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.							
45. Sources of Information Field observation City of Troy Miami Co. property records							
46. Prepared by J. Darbee/N. Recchie							
47. Organization F. Conaway & Assoc.							
48. Date Recorded in Field 5/97							
49. Revised by							
50a. Date Revised							
50b. Reviewed by							



PHOTO



228 S. Market St.,
Troy, OH 45373
937.980.5362



Michael D. Twiss
License No. A.R.C. 13880
Expiration Date: 12/31/22

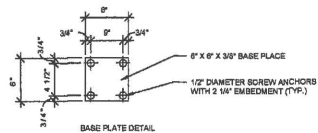
PUREBRED COFFEE
110-112 E. MAIN ST. TROY, OH 45373

MT STUDIO PROJECT NUMBER: 23032

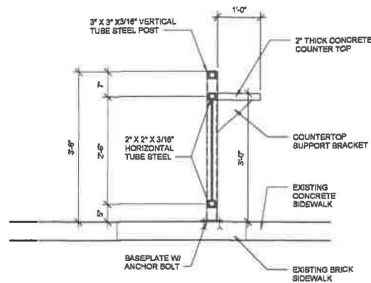
ISSUED / REVISED	DATE
PERMIT SET	05/10/22

EXTERIOR
ELEVATION

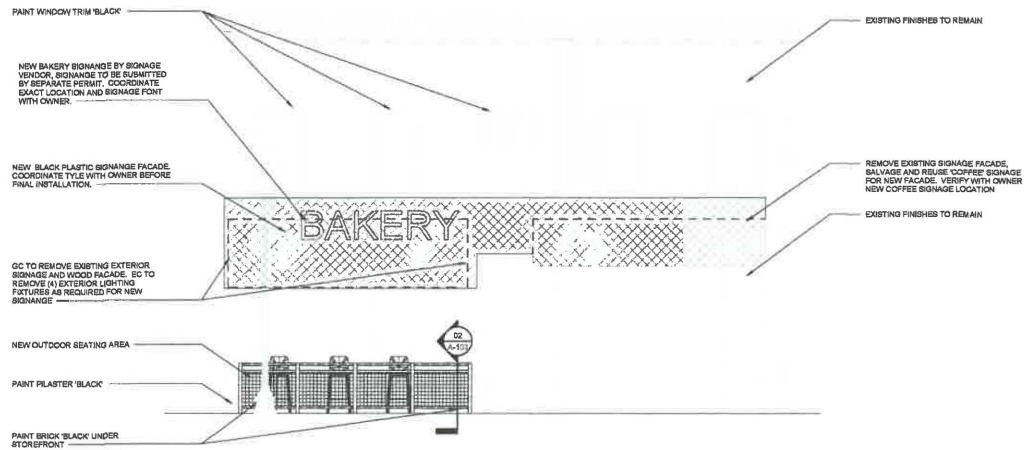
A-103



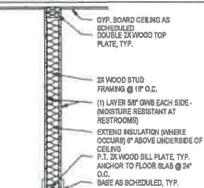
02 RAILING DETAIL
3/4\"/>



01 EXTERIOR ELEVATION
1/4\"/>



WALL TYPES

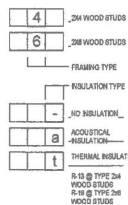


A

A1

SAME AS 'X' WITH GYP. BOARD ON ONE SIDE ONLY

LEGEND



EXISTING INTERIOR WALL
NEW INTERIOR WALL AS SCHEDULED

WALL TAG, SEE WALL TYPES



CEILING NOTE

CONTRACTOR TO INSTALL (2) LAYERS OF TYPE 'X' DRYWALL ON ENTIRE CEILING FOR ADDITIONAL (1) HOUR RATING (2 HOUR TOTAL FIRE RATING). SEE SHEET G-100 FOR (2) HOUR HORIZONTAL SEPARATION.

ADJACENT BUILDING

EXISTING SIDEWALK

ADJACENT BUILDING

GENERAL NOTES

- ALL WALLS ARE TO BE PAINTED UNLESS NOTED OTHERWISE. ALL DRYWALL WALLS ARE TO BE PRIMERED TO A LEVEL FOUR (4) DRYWALL FINISH AND PAINTED WITH ONE (1) COAT OF PRIMER AND TWO (2) FINAL COATS OF PAINT PER FINISH SCHEDULE.
- THE GC SHALL COORDINATE ALL FINISHES, COLORS WITH THE OWNER PRIOR TO INSTALLATION. ALL INTERIOR DIMENSIONS ARE FROM FACE OF NEW FINISH WALL. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY.
- ALL DOOR JAMBS ARE 4" TYPICAL, UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR AND THE ELECTRICAL SUBCONTRACTOR SHALL COORDINATE THE LIGHTING, SWITCHING, AND POWER DISTRIBUTION REQUIREMENTS WITH THE OWNER PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR TO LAY OUT ALL PARTITIONS & FIXTURES AS SHOWN ON THE DRAWINGS & VERIFY DIMENSIONS PRIOR TO STARTING WORK OR ORDERING ANY COMPONENTS.
- ALL MATERIALS AND WORK TO MEET ALL LOCAL CODES AND ORDINANCES.
- PROVIDE WOOD OR METAL STRAP BLOCKING FOR ALL WALL SUPPORTED FIXTURES WITHIN WALLS AND ABOVE CEILING LINE AS REQUIRED.
- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK. ARCHITECT WILL NOT BE LIABLE FOR ANY ERRORS AND OMISSIONS NOT REPORTED BY GENERAL CONTRACTOR.
- DRAWING SCALE SHOWN FOR REFERENCE. IF SHOWN DIMENSION DOES NOT COORDINATE WITH IDENTIFIED SCALE, CONTACT ARCHITECT PRIOR TO ASSOCIATED WORK.
- THROUGH PENETRATIONS OF FIRE-RESISTANT WALLS SHALL COMPLY SECTION 712.3.1 AND SHALL BE PROTECTED BY AN APPROVED FIRESTOP SYSTEM 712.3.1.2.
- WHEN APPLICABLE, PROVIDE APPROVED FIRE DAMPERS IN FIRE WALLS AND FIRE BARRIERS PER SECTION 716.3.
- PROVIDE A PORTABLE FIRE EXTINGUISHER DURING CONSTRUCTION AS REQUIRED BY THE FIRE PREVENTION OFFICIAL AND SECTION 805.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PLACE FIRE EXTINGUISHERS THROUGHOUT THE BUILDING PER LOCAL CODE REQUIREMENTS AND FIRE MARSHALL DIRECTION.
- ALL RESTROOMS TO RECEIVE MOISTURE RESISTANT WALL BOARD.
- ALL PAINTING SHALL CONSIST OF ONE COAT OF PRIMER AND 2 COATS OF FINISH PAINT.

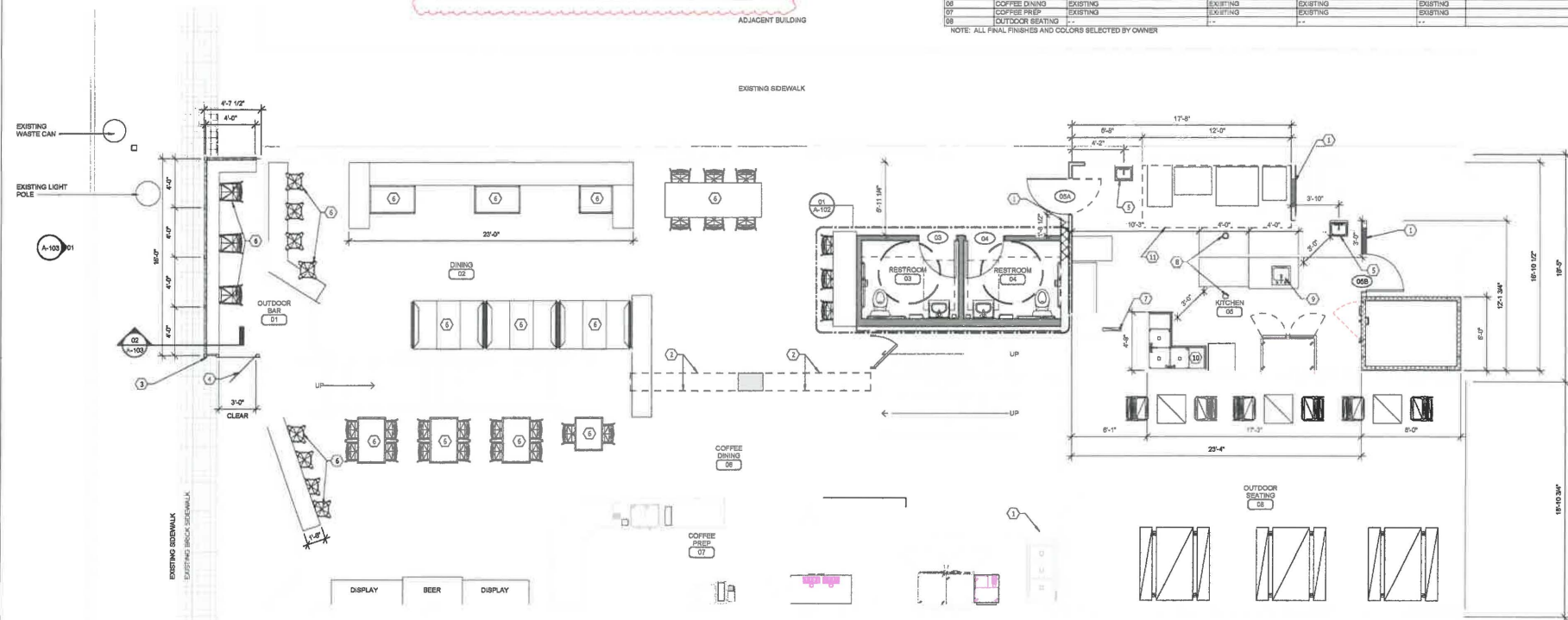
SHEET NOTES

- INFILL OPENING AS REQUIRED. FINISH FACES TO ALIGN WITH EXISTING ADJACENT SURFACES.
- SAWCUT AND REMOVE PORTION OF WALL. SEE STRUCTURAL DRAWINGS FOR SHORING AND DETAILS.
- NEW OUTDOOR RAILING AND COUNTERTOP.
- PROVIDE 3'-0" (MIN.) NON LOCKABLE ACCESS GATE WITH EGRESS HARDWARE.
- HANDWASHING SINK BY PC, SEE PLUMBING DRAWINGS.
- SEATING PROVIDED BY OWNER.
- EXISTING ELECTRICAL PANEL.
- NEW FLOOR DRAIN BY PC.
- PREP SINK, SEE PLUMBING DRAWINGS.
- 3 COMP SINK, SEE PLUMBING DRAWINGS.
- LOW CEILING SLOPED HOOD W/ ANSUL PRE-PIPE FIRE SYSTEM.

FINISH SCHEDULE

Number	Name	Wall Finish	Base Finish	Floor Finish	Ceiling Finish	Comments
01	OUTDOOR BAR	---	---	---	---	---
02	DINING	EXISTING	EXISTING	EXISTING	EXISTING	---
03	RESTROOM	GYP. BOARD	WOOD	CERAMIC TILE	GYP. BOARD	---
04	RESTROOM	GYP. BOARD	WOOD	CERAMIC TILE	GYP. BOARD	---
05	KITCHEN	FIB TO 4" AFF, WHITE CERAMIC TILE TO CEILING	RP	---	---	---
06	COFFEE DINING	EXISTING	EXISTING	EXISTING	EXISTING	---
07	COFFEE PREP	EXISTING	EXISTING	EXISTING	EXISTING	---
08	OUTDOOR SEATING	---	---	---	---	---

NOTE: ALL FINAL FINISHES AND COLORS SELECTED BY OWNER



01 FLOOR PLAN

1/4" = 1'-0"



226 S. Market St.,
Troy, OH 45373
937.860.9362



Michael D. Twiss
License No. ARC 13860
Expiration Date: 12/31/22

PUREBRED COFFEE
110-112 E. MAIN ST. TROY, OH 45373

MT STUDIO PROJECT NUMBER: 2003

ISSUED / REVISED	DATE
ISSUED: 06/15/22	06/15/22
Issue Addendum	07/05/22

FLOOR PLAN

A-100



PUREBRED COFFEE
 110-112 E. MAIN ST., TROY, OH 45373

FRONT ELEVATION
 04/25/23

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 10, 2023

SUBJECT: Historic District Review – 5 S. Market Street

INTRODUCTION:

Applicant, Steven & Melanie Smith, Stemelcar LLC, is requesting approval from the Planning Commission to review a window replacement of the first-floor windows for the property located at 5 S. Market St. The property is zoned B-3, Central Business District.

BACKGROUND:

The Troy Public Square Historic District is listed on the National Register of Historic Places (attached). Built and constructed by W.H.H. Dye in 1871, the “Dye” building provides a significant contribution to the Historic District as an excellent example of mid-Victorian commercial architecture. The Ohio Historic Inventory (attached) form lists this property as a three-story brick, commercial building. The structure is of Italianate Commercial style, with commercial store front on the first floor; second floor with tall 1 over 1 double hung sash; and the third floor having a 20-foot-tall ballroom indicated from the outside with the 11 foot 9 over 9 double hung sash windows.

At the July 25, 2018 Planning Commission meeting, the Planning Commission unanimously approved the request to replace 20 third floor windows with a Windsor Window, Pinnacle Clad Direct Glaze Rectangle with 2” simulated checkrail and 7/8” tall putty SDL 3W3H above and below, measuring at 138 3/8” by 32 1/4” in the color of “Sandstone”.

Planning Staff recommended denial of the proposed window replacement due to the following:

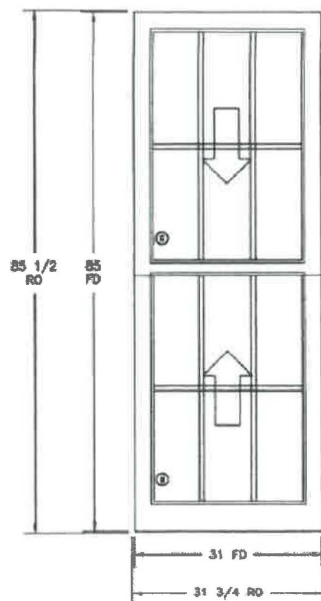
- “City of Troy’s Zoning Ordinance references the United States Secretary of the Interior: Section 1143.22: HL-O Historic Landmark Overlay Districts, Paragraph (f)(6) A. Architectural Design Standards: “The United States Secretary of the Interior Standards for the Treatment of Historic Properties will govern the decisions of the Planning Commission in the issuance of certificates of appropriateness.”
- Section 1143.22: HL-O Historic Landmark Overlay Districts, Paragraph (f)(7)C. Standards for Alterations: “Deteriorated architectural features shall be repaired rather than replaced whenever possible, substantiated by historic, physical or pictorial evidence.”
- The proposed alterations will detract from the historic integrity of the building, affecting the street block and the Public Square as a Historic District; The proposed window replacement will remove a significant character defining feature of the building, possibly impacting negatively the status of the National Register district.

- The proposed alterations will provide for a different exterior view of the third-floor windows in contrast to the remaining lower two floors window.”

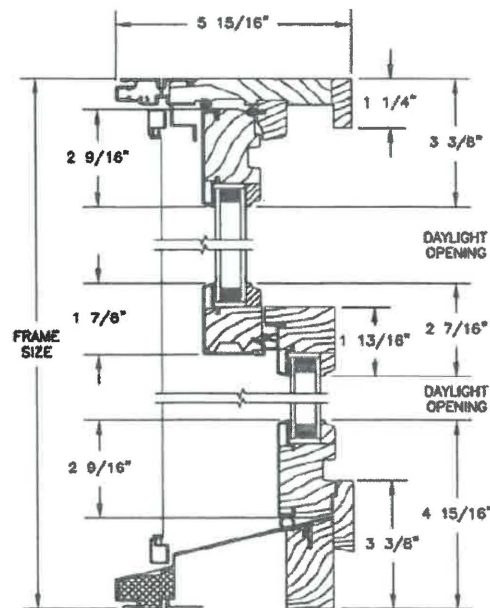
At the June 8, 2022 Planning Commission meeting, the Planning Commission approved ten (10) first floor replacement windows with the same manufacturing and design as the third-floor windows. Planning Staff did note that while the request did not meet the Secretary of Interior Standards for the Treatment of Historic Properties, however, the Planning Commission previously approved 20 third floor replacement windows and the proposed windows match the third and first floor windows.

DISCUSSION:

The applicant is requesting approval from the Planning Commission to review the replacement of twenty (20) second floor windows with the same manufacturing and design as the previously approved third floor windows. The proposed window design is the Mueller Roofing Distributors “Pinnacle Clad Sandstone 7/8” Standard WDL with Inner Bar”. Please see below design graphics:



PINNACLE CLAD
DOUBLE HUNG
QUOTE: 2209799 LINE: 100
ROOM 1D: DOUBLE HUNG QTY: 10



DETAIL A
HEAD & SILL

While this does not follow the Secretary of Interior Guidelines, Planning Commission previously approved matching windows on the third-floor and the first-floor of this building. The applicant wishes to balance the second-floor windows with the previously approved third and first floor windows. The windows will maintain the double hung functionality of the original windows. The muntins and inner bar will be on the exterior of the window and will maintain those characteristics of the original windows.

RECOMMENDATION:

Staff recommends approval of the twenty (20) second-floor windows and the windows will match the design of the first and third-floor windows.

OHIO HISTORIC INVENTORY

Historic Preservation Office
Ohio Historical Society
Columbus, Ohio 43211

No. <u>11-75P Troy Public Square District</u> County <u>Miami</u> Location of Negatives <u>E34-36</u> Mont. Co. Hist. Soc.		4. Present Name(s) <u>Dye Building</u> 5. Other Name(s)	
Specific Location <u>S.E. corner of the Public Square on Market Street (Dye Bldg) 7 S. Market St.</u> City or Town <u>Troy</u> If Rural, Township & Vicinity Site Plan with North Arrow		16. Thematic Category <u>C</u> 17. Date(s) or Period <u>1871</u> 18. Style or Design <u>Italianate Commercial</u> 19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent <u>Commercial</u> 22. Present Use <u>Commercial (vacant)</u> 23. Ownership Public ☐ Private ☒ 24. Owner's Name & Address, if known <u>Richard D. Carver EtAl</u> <u>Troy, Ohio 45373</u> 25. Open to Public? Yes ☐ No ☒ 26. Local Contact Person or Organization <u>Troy Historical Society</u> 27. Other Surveys in Which Included <u>Historic Troy Ohio, 1974</u> <u>NATIONAL REGISTER</u>	
Coordinates <u>UTM 3860 3563</u> Lat. <u>40° 02' 21"</u> Long. <u>84° 12' 13"</u> Site ☐ Building ☒ Structure ☐ Object ☐ On National Register? Yes ☐ No ☐ 12. Is It Eligible? Yes ☐ No ☒ Part of Estab. Yes ☐ Hist. Dist.? No ☐ 14. District Potent'l? Yes ☒ No ☐ Name of Established District		28. No. of Stories <u>3</u> 29. Basement? Yes ☒ No ☐ 30. Foundation Material <u>Stone</u> 31. Wall Construction <u>Brick</u> 32. Roof Type & Material <u>Hip/As Shingle</u> 33. No. of Bays Front <u>12</u> Side <u>8</u> 34. Wall Treatment 35. Plan Shape <u>Square Rect</u> 36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐ 37. Condition Interior <u>Excellent</u> Exterior 38. Preservation Underway? Yes ☐ No ☒ 39. Endangered? By What? Yes ☒ No ☐ <u>Vacant; no occupant in sight</u> 40. Visible from Public Road? Yes ☒ No ☐ 41. Distance from and Frontage on Road <u>Street front 75'x75'</u>	
Further Description of Important Features The ground floor has commercial store fronts, the second floor has tall 1/1 double hung sash and the third floor is a 20' tall ballroom with very large 9/9 double hung sash. The lintels and sills are plain stone. The eaves are boxed cornice with frieze and brackets. Chimneys are single stack interior, three to a wall. The rear (east) wall projects above the roof in a stepped gable. <u>Excellent example of vernacular mid-Victorian commercial architecture.</u> History and Significance Built by W. H. H. Dye there was a bank on the first floor on the corner. W.H.H. Dye had a distillery at Dye's Pond which he converted to a flour mill after the Civil War. Balls and entertainments were held in the ballroom on the third floor. The building is a significant contribution to the architectural image of the historic district. Storefront & First Floor have been altered. Description of Environment and Outbuildings On the central Market Square of Troy (17,000+ population)			
Sources of Information <u>Historic Troy Ohio. Troy, Ohio: Troy Historical Society, 1974.</u>		46. Prepared by <u>L. S. Gannon, Jr.</u> 47. Organization <u>Mont. Co. Hist. Soc.</u> 48. Date <u>1/24/75</u> 49. Revision Date(s) <u>5/97</u>	





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

Certificate of Appropriateness Application

Date: 04/12/2023

Applicant / Owner

Applicant Name: steve smith
Address: 5 S Market St
City, State, Zip: troy ohio 45373
Phone: 9372140677
Email: stevesmith@thecarolineonthesquare.com

Owner Name: Steve Smith
Address: 5 S Market Street
City, State, Zip: Troy, Ohio 45373
Phone: 937-241-0677
Email: Stevesmith@carolineonthesquare.com

Contractor

Contractor Name: meyer restoration
Contractor Address: 4122 west state route 185
City, State, Zip: piqua ohio 45356

Phone: 937-7789376
Email: jeff@meyerconstruction.com
License #:

Project

Project Location: 5 South market street
City, State, Zip: Troy
Parcel: dye building

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

Project Description: replace 20 windows on the second floor --i have already replaced 10 1st floor window and 20 third floor window's on 3rd floor --same window manufacturer and installer

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

Steve Smith, Owner

04/12/2023

Date

MEYER RESTORATION, INC.
BUILDING & CONSULTING

W. Jeff Meyer/President
4122 W. State Route 185
Piqua, Ohio 45356
Office: 937-778-9376
Mobile: 937-418-2200
jeff@meyerrestoration.com

PROPOSAL

Project Name: **The Caroline
Window Replacement**

Date: **March 2, 2023**

Project Address/Location: **5 S. Market Street
Troy, OH 45373**

Owner's Name: **Steve Smith**

Submitted To: **Steve Smith**

Owners Phone: **937-552-7676**

Email: stevesmith@thecarolineonthesquare.com

Office (or Cell) Phone: **937-214-0677**

We hereby include our services of Labor, Materials, and Equipment necessary to perform:

- Investigate and measure existing windows.
 - Remove and dispose of twenty (20) 2nd floor windows.
 - Install new custom casement picture windows, owner to furnish new windows.
 - Exterior window frame will be covered with materials to match the new windows, owner to furnish exterior metal trim from window manufacturer.
 - Perimeter caulking at all installed windows
-
- Inclusion: **2-year labor and material warranty (installation and sealants only).**
 - Exclusion: **Interior work and painting.**

We Propose hereby to furnish labor, materials, services and equipment complete in accordance with above specifications for the sum of: **Twenty Four Thousand One Hundred Dollars and Zero Cents (\$24,100.00)**

Payable as Follows: **10% Deposit Upon Acceptance of Proposal - Balance Due Upon Final Completion**

This proposal may be withdrawn by Contractor if not accepted within thirty (30) days. All agreements are contingent upon strikes, accidents, or delays beyond Contractors control. The Owner is to carry fire, tornado, and other necessary insurance. Contractor's workers are fully covered by Worker's Compensation Insurance. The Owner will supply the Contractor with access to water hook up and 110 volt electric. The project site will be cleaned daily. Upon completion of the project the project location will be left as clean as or cleaner than upon our arrival. All material are guaranteed to be as specified and all work will be completed in a workmanlike manner according to standard restoration practices. Any alteration from above specifications which involves extra costs will be executed only upon written change orders.

ACCEPTANCE - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner Signature: _____

Date: _____

Witness to Owner: _____

Date: _____

Contractor Signature: Jeff Meyer

Date: **March 2, 2023**

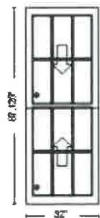
Witness to Contractor: _____

Date: _____

	MUELLER ROOFING DISTRIBUTORS 11865 HAMILTON AVENUE CINCINNATI OH 45237 Phone: 513-860-4111 Fax: 1-513-538-1987		Customer Quote	
			Short Form	
			QUOTE EXPIRES	
			N/A	
			QUOTE DATE	
			Quote Not Ordered	
			BID BY	
			PRICE BOOK	
			Price Book 2023	
Customer Information: Phone: Fax:		Delivery Information: Phone: Fax:		CREATED
				2/9/2023
				dodavis@mueller1875.com
				PK # 295

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
2453144	None		4/25/2023 10:48 AM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		caroline 3.0	caroline 3.0

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	None Assigned	32" X 87 1/8"	32" X 87.125"	\$1,504.89	20	\$30,097.71



Revive Clad Sandstone Pocket Double Hung XXXX Complete Unit LoE 366 IG (2604 Powder)(Setup (Standard))(No Exterior Trim Kit)(Concealed Jambliner)(Glass Stop Profile: Ogee)(Frame: 32 x 87.125)(Pine Species)(White Int. Finish)(Grey Spacer)(0-7 Degree Sill Bevel)(White Hardware)(5/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile) (Colonial Pattern 3W2H/3W2H)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.42)(CR: 58)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
200	None Assigned			\$3.92	560	\$2,196.36

MILLPART
Pinnacle Clad Metal & Vinyl Lineal Large Frame Expander 3 1/4in (mill-480019) | Mill 2604
SPECIFY COLOR IN QUOTE NOTES | 14ft Lineal

PART DRAWING
NOT AVAILABLE
AT THIS TIME

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
300	None Assigned			\$340.83	1	\$340.83

420082
Revive VinylLinealRevive Coil Stock-50 ft roll | Black-Tan

PART DRAWING
NOT AVAILABLE
AT THIS TIME

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$32,634.90
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$0.00
TOTAL:	\$32,634.90

Messages:

* Units meeting Egress size conform to 2018 IRC Section R310.2 Egress requirements; Local codes may differ.
Customer is responsible to confirm units meet all applicable requirements..

Submitted By: _____ Date: _____

Accepted By: _____ Date: _____

We appreciate the opportunity to provide you with this quote!

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 10, 2023

SUBJECT: Historic District Review – 405 Public Square SW & 2 W. Main Street

BACKGROUND:

Heather Davey, owner, is requesting approval from the Planning Commission to review a window replacement of the third-floor windows for the property located at 405 Public Square SW / 2-6 W. Main Street. The property is located in the B-3, Central Business District.

The Ohio Historic Inventory form (attached) lists this property as a three-story brick, commercial building. The structure is of High Victorian Italianate style. The contributing features include the east storefront, overhanging eaves and cornice brackets, hood molds, and 4/4 windows.

On April 18, 2023, City staff identified windows being replaced that did not receive a Certificate of Appropriateness (COA) from the Planning Commission or Planning Staff. A stop work order was issued. A total of five (5) windows have been replaced on the public square side of the property. The owner then applied for a COA for the window replacement.

DISCUSSION:

The applicant is requesting approval for the five (5) window replacements already on the public square side of the building and four (4) windows on the front façade facing W. Main Street. The original windows were wood 4 x 4 double hung windows and referenced as contributing features on the Ohio Historic Inventory Form.

The applicant is requesting to use Pella 250 Series, Direct Set, Fixed Frame windows as the replacement windows. The proposed windows are single pane that do not have a meeting rail. The muntins are also located inside of the window pane. The color will be white. Please see below diagram; Identifying window terminology from the Secretary of the Interior Preservation Brief #9:

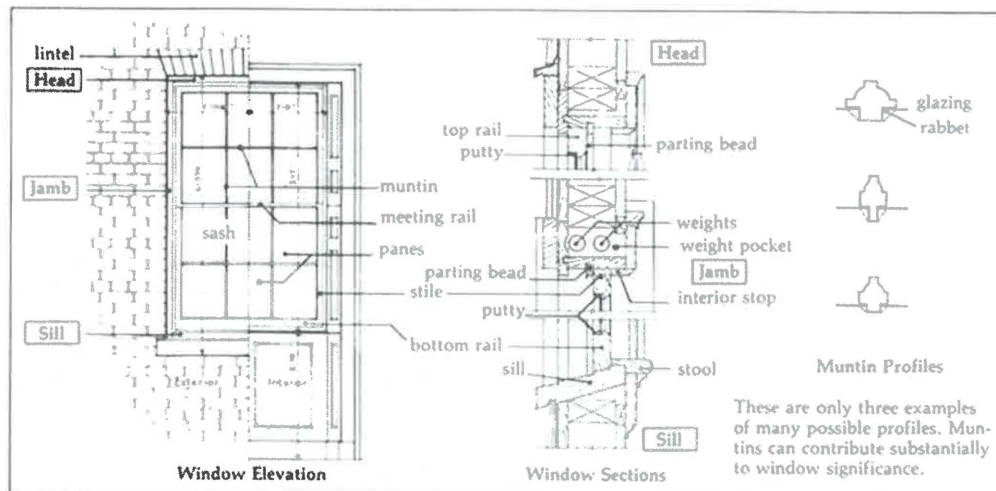


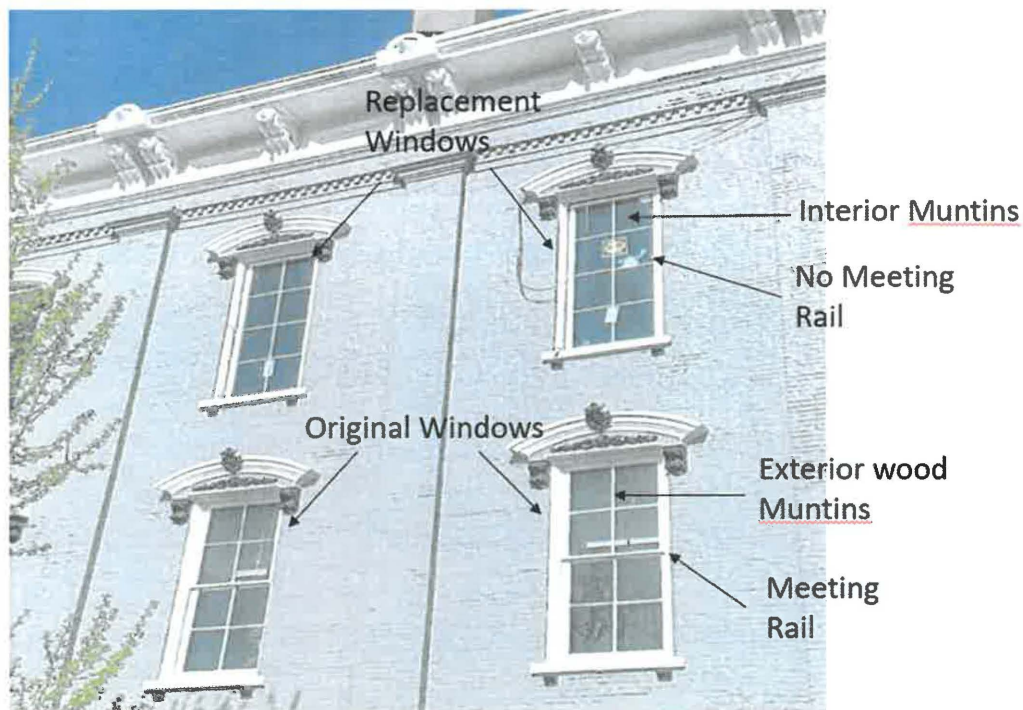
Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

Referencing Historic Preservation Brief No.9 from the US Secretary of the Interior's Standards for Historic Properties, The Repair of Historic Wooden Windows; "Windows are an important aspect to the architectural design and character of any building. From their craftsmanship, design and other qualities make them worthy of preservation."

Repairing or rehabbing rather than replacement is the preferred method for most window treatments. Most millwork firms can duplicate parts which can be incorporated into the existing window. Replacement of certain portions, patching, or splicing maybe more appropriate. With replacement, the contribution of the window should be taken into consideration. The pattern of the openings and their size; proportions of the frame and sash; configuration of the window panes; muntin profile and size; types of wood or material; paint color; characteristics of the glazing, and any other associated details.

The Secretary of the Interior's Standards for the Treatment of Historic Properties is very specific in not recommending changes to the appearance of windows that contribute to the historic character of a historic building. This would include replacing materials, finishes, or colors which would noticeably change the sash, depth of reveal and muntin configuration; the reflectivity and color of the glazing or appearance of the frame is not recommended.

The City of Troy Design Manual States: "Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals.." Please see below visual differences in the replacement windows:



RECOMMENDATION:

Staff recommends denial of the proposed window replacement based upon the following:

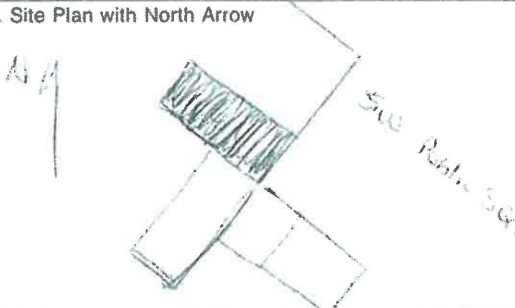
1. The proposed windows do not comply with the Secretary of Interior Standards for the Treatment of Historic Properties.
2. The window appearance and overall historic character is being altered. The replacement windows are not double hung, rather single pane, the muntins are located inside the pane, further altering the character defining feature as referenced on the Ohio Historic Inventory form.
3. The windows will not be consistent with other windows on the building. If the windows were to proceed forward, three different window characteristics will be present on the building.
4. No evidence was provided of the condition of the original windows or any methods of review of other alternatives of the window replacement of which does not comply with the Design Manual.

OHIO HISTORIC INVENTORY

1. No.	2. County Miami	4. Present Name(s) Professional Computer Care		Main St. Deli & Bake Shoppe Coded ☐	
3. Location of Negatives City of Troy Devel Dept		5. Historic or Other Name(s) Brandriff Building			
Roll No. J. Picture No.(s) 15					
6. Specific Address or Location 2-4 W. Main St		16. Thematic Association(s) Commercial-Retail		28. No. of Stories 3	
6a. Lot, Section or VMD Number		17. Date(s) or Period 1853		29. Basement? Yes ☐ Unknown No ☐	
7. City or Village Troy		17b. Alteration Date(s) Unknown		30. Foundation Material Cut Stone	
8. Site Plan with North Arrow		18. Style or Design High Vict. Italianate		31. Wall Construction Brick Bearing	
		18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Flat/Sloping	
		19. Architect or Engineer		33. No. of Bays Front 4 Side 5	
		19a. Design Sources		34. Exterior Wall Material(s) Common Bond	
		20. Contractor or Builder		35. Plan Shape Rectangular	
9. U.T.M. Reference Quadrangle Name TROY		21. Building Type or Plan N/A		36. Changes Addition ☐ (Explain in #42) Altered ☒ Moved ☐	
Zone Easting Northing		22. Original Use, if apparent Retail and office or lodge		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☒ 4 over 4 ☐ Other	
10. Site ☐ Building ☒ Structure ☐ Object ☐		23. Present Use Retail and office		38. Building Dimensions 40 x 80	
11. On National Register? Yes ☒ No ☐		24. Ownership Public ☐ Private ☒		39. Endangered? Yes ☐ No ☐ By What?	
12. N.R. Yes ☐ Potential? No ☐		25. Owner's Name & Address, if known Parker Behm... 1640 Surrey Rd Troy, OH		40. Chimney Placement Non-observed	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		26. Property Acreage		41. Distance from and Frontage on Road 15 x 40	
14. District Yes ☐ Potential? No ☐		27. Other Surveys in Which Included N/A			
15. Name of Established District (N.R. or Local) Troy Historic District					
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Three story brick retail/office lodge building in the High Victorian Italianate style. Classic example of a fully developed High Victorian Italianate style. The east storefront is almost entirely original; the west is completely altered with aluminum facing, however original elements may survive underneath. CDF: include overhanging eaves & cornice brackets; hood molds; 4/4 windows; iron					
43. History and Significance (Continue on reverse if necessary) Built by Richard Brandriff in 1853					
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area					
45. Sources of Information Field observation City of Troy Miami Co. property records					
46. Prepared by J. Darbee/N.Recchie					
47. Organization F. Conaway & Assoc.					
48. Date Recorded in Field 5/97					
49. Revised by 50a. Date Revised					
50b. Reviewed by					



OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s)		☐ Coded	
3. Location of Negatives City of Troy Devel Dept				5. Historic or Other Name(s)			
Roll No. L		Picture No.(s) 8					
6. Specific Address or Location 405 SW Public Sq.				16. Thematic Association(s) Commercial		28. No. of Stories 3	
6a. Lot, Section or VMD Number				17. Date(s) or Period c. 1885		29. Basement? Yes ☐ Unknown No ☐	
7. City or Village Troy				17b. Alteration Date(s) Unknown		30. Foundation Material Not visible	
8. Site Plan with North Arrow 				18. Style or Design Italianate		31. Wall Construction Brick	
				18a. Style of Addition or Element(s) Commercial		32. Roof Type & Material Flat/built up	
				19. Architect or Engineer		33. No. of Bays Front 2 Side -	
				19a. Design Sources		34. Exterior Wall Material(s) 7 course Amer. Bond	
				20. Contractor or Builder		35. Plan Shape	
				21. Building Type or Plan N/A		36. Changes Addition ☐ (Explain Altered ☒ in #42) Moved ☐	
9. U.T.M. Reference Quadrangle Name Troy				22. Original Use, if apparent Commercial		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 1/1	
Zone 16		Easting 738550		23. Present Use Commercial		38. Building Dimensions 25 x 12	
10. Site ☐		Northing 4435690		24. Ownership Public ☐ Private ☒		39. Endangered? Yes ☐ By What? No ☒	
Building ☒		Object ☐		25. Owner's Name & Address, if known Parker Behm 1640 Surrey Rd Troy, OH		40. Chimney Placement None visible	
11. On National Register? Yes ☒ No ☐		12. N.R. Yes ☐ Potential? No ☐		26. Property Acreage		41. Distance from and Frontage on Road on square, 25' front	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		14. District Yes ☐ Potential? No ☐		27. Other Surveys in Which Included N/A			
15. Name of Established District (N.R. or Local) Troy Historic District							
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Three story brick Italianate style commercial building. CDF: include tall window openings with decorative hoodmolds; paired cast iron columns; supporting brick end pilasters; dentils; paired brackets and panels in an elaborate cornice. Alterations include the storefront.							
43. History and Significance (Continue on reverse if necessary) A building was built by Cornelius Baer in 1856, current building dates from c. 1885.							
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.							
45. Sources of Information Field observation City of Troy Miami Co. property records							
46. Prepared by J. Darbee/N. Recchie							
47. Organization F. Conaway & Assoc.							
48. Date Recorded in Field 5/97							
49. Revised by							
50a. Date Revised							
50b. Reviewed by							





CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 4/19/23

Applicant Heather Davey Telephone No. 937-335-2017

Owner of Property Heather Davey Has the Owner been Notified? yes

Address of Project 405 Public Square and 2 West Main

Contact Address (if different than Project Address) 1640 Surrey Rd.

Name of Architect/Engineer and/or Contractor Pella Window

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:

Heather Davey

SIGNATURE OF PROPERTY OWNER:

Heather Davey

Heather Davey

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

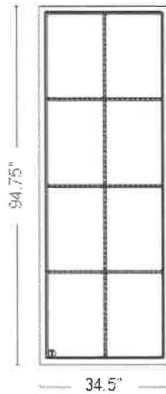
DATE OF MEETING: _____



Customer Approval Form:

Signature: _____

Date: _____



Viewed from the Exterior

Quote Number: 15263650

Line Number: 10

Quote Qty: 9

Scaling: 1/2" = 1'

Description: Pella 250 Series, Direct Set, Fixed Frame, 34.5 X 94.75, White

Rough Opening: 35" X 95.25"

Performance Information: U-Factor 0.30, SHGC 0.28, VLT 0.52, CPD PEL-N-209-00063-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: 250 Fixed w/GBG

Project Name: Davey - 405 Public Square

Jobsite Location: Troy, OH

Room Location: None Assigned

Sales Branch Location: 28200 PELLA SALES INC

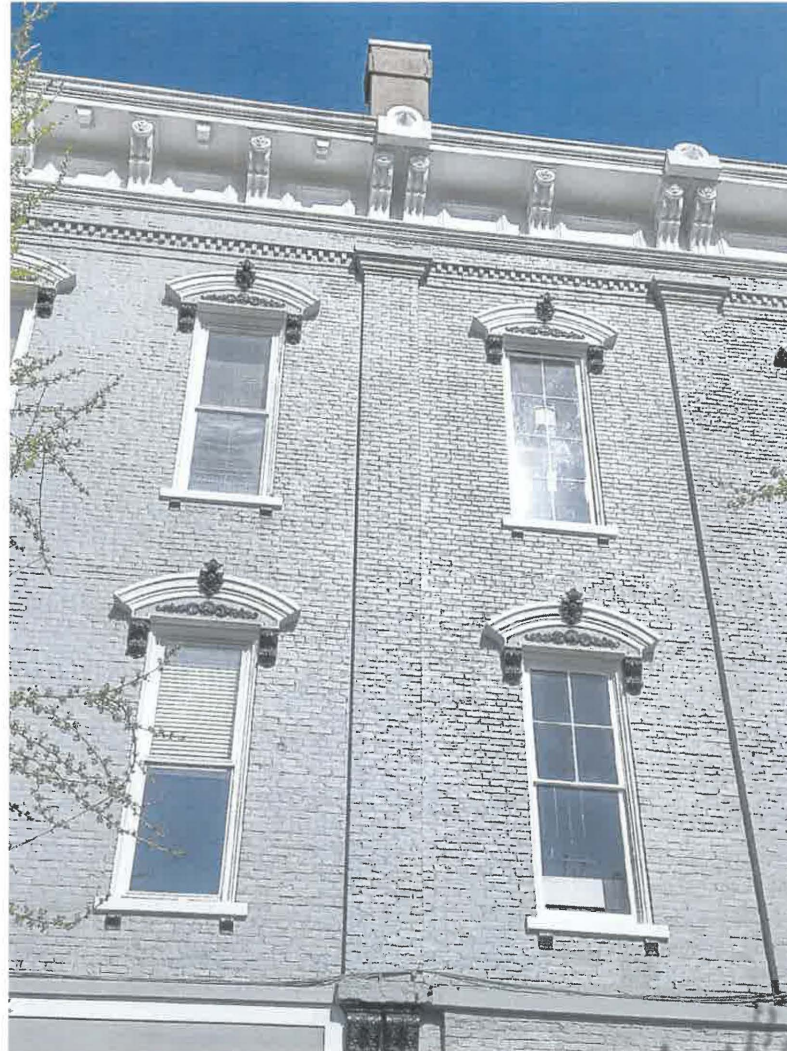
These are the original windows.



These are the new windows. We worked very hard to try to replicate the look of the old windows.



Here are the new windows from the outside. This picture shows the variation of the windows from other replacements in years past. The new window is the top right one.



Here are the new windows (top 2) from the street.



Here is the view from Main Street with the original windows.





U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Preservation Briefs: 9

The Repair of Historic Wooden Windows

John H. Myers

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building (see figure 1). Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. The *Secretary of the Interior's Standards for Rehabilitation*, and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This Brief is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.

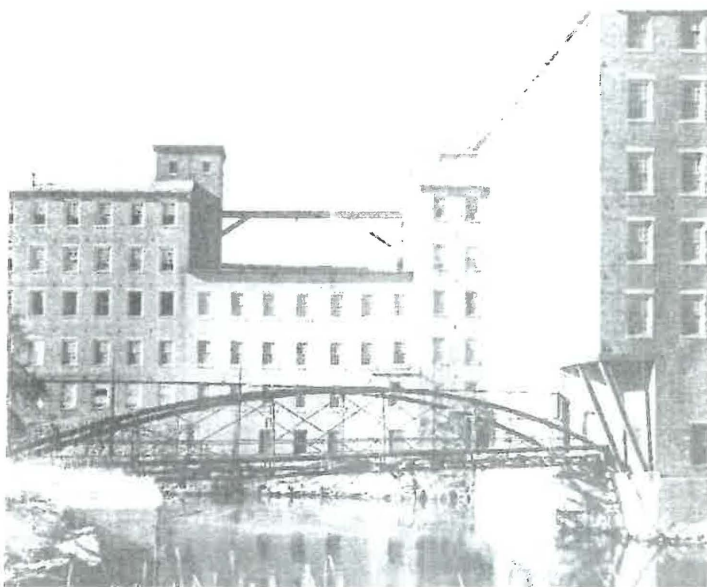


Figure 1. Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows here with larger panes could dramatically change the appearance of the building. The areas of missing windows convey the impression of such a change. Photo: John T. Lowe

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of more energy by increasing electric lighting loads and decreasing passive solar heat gains.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element (see figure 2).

After all of the factors have been evaluated, windows should be considered significant to a building if they: 1) are original, 2) reflect the original design intent for the building, 3) reflect period or regional styles or building practices, 4) reflect changes to the building resulting from major periods or events, or 5) are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to pro-

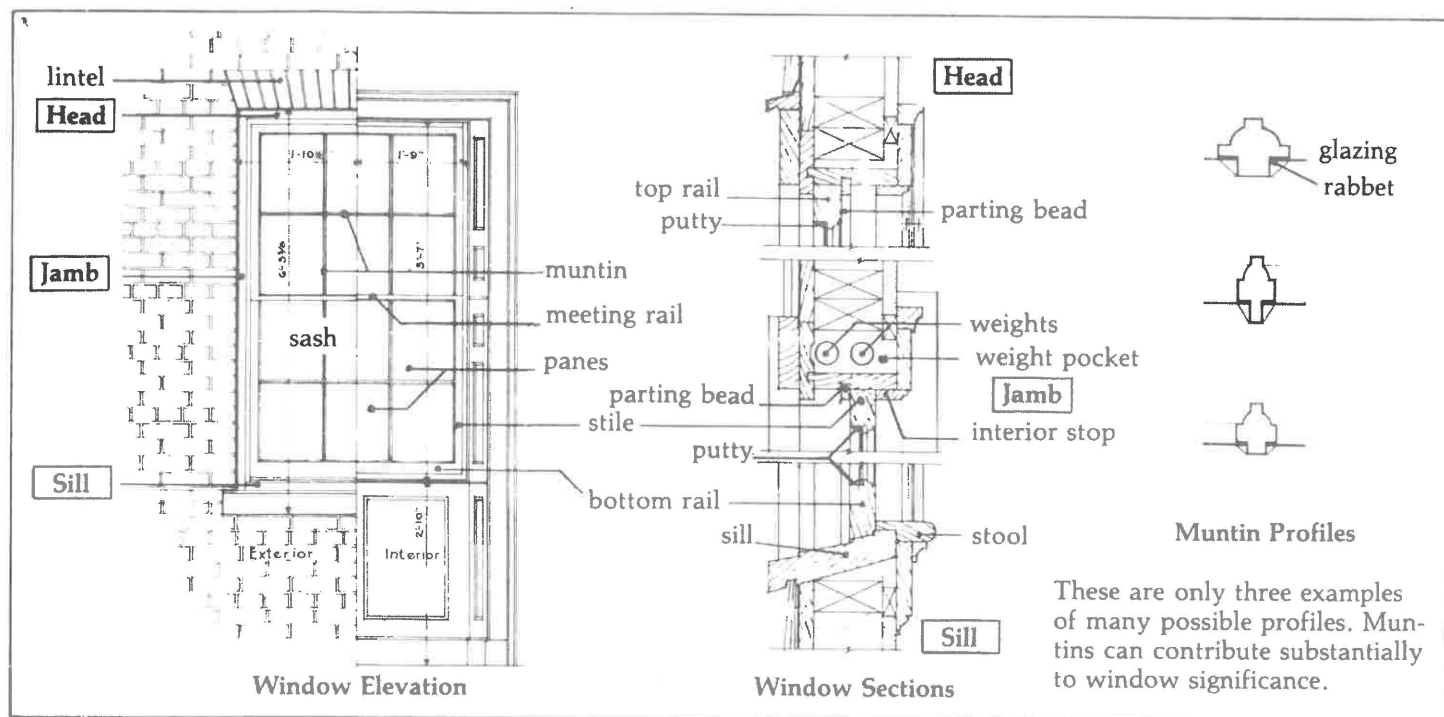


Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

ceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum, 1) window location, 2) condition of the paint, 3) condition of the frame and sill, 4) condition of the sash (rails, stiles and muntins), 5) glazing problems, 6) hardware, and 7) the overall condition of the window (excellent, fair, poor, and so forth).

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water run-off, particu-

larly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins (see figure 3). The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the end-grain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small sec-

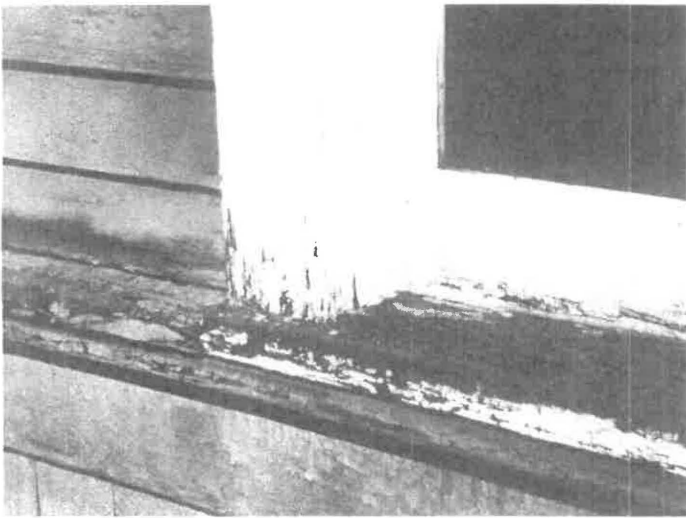


Figure 3. Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints where water can collect and saturate the wood. The problem areas are clearly indicated by paint failure due to moisture. Photo: Baird M. Smith, AIA

tion of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: 1) routine maintenance procedures, 2) structural stabilization, and 3) parts replacement. These categories will be discussed in the following sections and will be referred to respectively as Repair Class I, Repair Class II, and Repair Class III. Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this

allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical double-hung wooden window (see figures 4a-f), but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed. Several techniques such as scraping, chemical stripping, and the use of a hot air gun are discussed in "Preservation Briefs: 10 Paint Removal from Historic Woodwork" (see Additional Reading section at end).

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments (see figure 4b). With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used (see figure 4c), the glass should be removed or protected from the sudden temperature change which can cause breakage. An

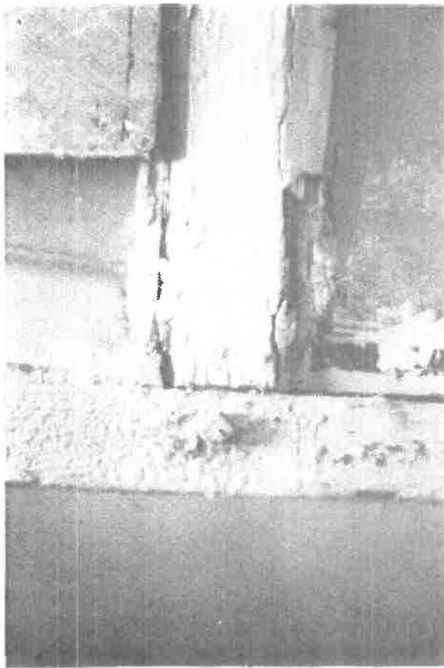


Figure 4a. The following series of photographs of the repair of a historic double-hung window use a unit which is structurally sound but has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: John H. Myers



Figure 4b. After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. To avoid visible scarring of the wood, the sash can be raised and the stop pried loose initially from the outer side. Photo: John H. Myers



Figure 4c. Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun while an asbestos sheet protects the glass from sudden temperature change. Photo: John H. Myers

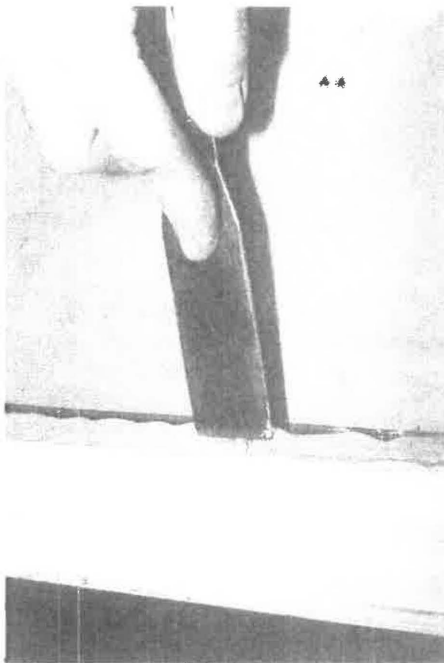


Figure 4d. Reglazing or replacement of the putty requires that the existing putty be removed manually, the glazing points be extracted, the glass removed, and the back putty scraped out. To reglaze, a bed of putty is laid around the perimeter of the rabbet, the pane is pressed into place, glazing points are inserted to hold the pane (shown), and a final seal of putty is beveled around the edge of the glass. Photo: John H. Myers



Figure 4e. A common repair is the replacement of broken sash cords with new cords (shown) or with chains. The weight pocket is often accessible through a removable plate in the jamb, or by removing the interior trim. Photo: John H. Myers

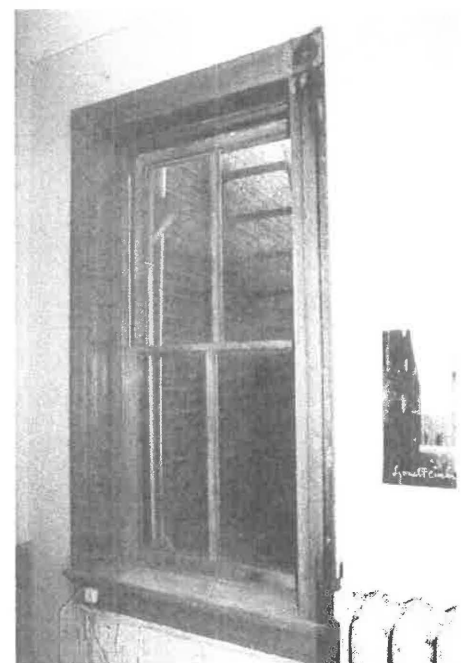


Figure 4f. Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come. Both the historic material and the detailing and craftsmanship of this original window have been preserved. Photo: John H. Myers

overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane (see figure 4d). The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weathertight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains (see figure 4e). The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition (see figure 4f). The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire proc-

ess took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be waterproofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: 1) dry the wood, 2) treat decayed areas with a fungicide, 3) waterproof with two or three applications of boiled linseed oil (applications every 24 hours), 4) fill cracks and holes with putty, and 5) after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or home-made mixtures such as sawdust and resorcinol glue, or whiting and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted (see figure 5). Epoxy patching compounds can be used to build up

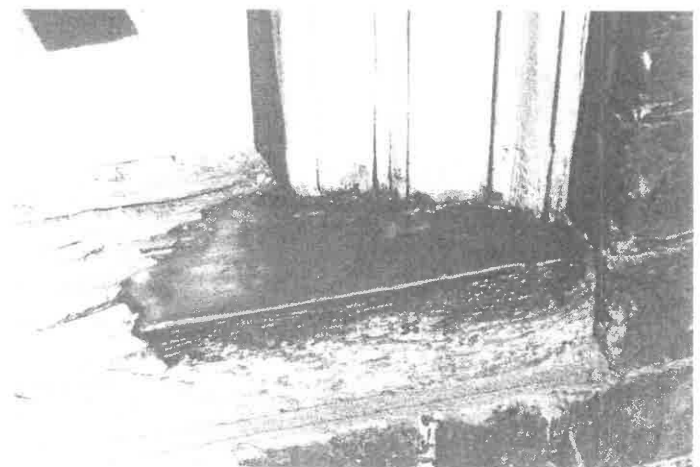


Figure 5. This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: John H. Myers

missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. Technical Preservation Services has published *Epoxies for Wood Repairs in Historic Buildings* (see Additional Reading section at end), which discusses the theory and techniques of epoxy repairs. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin of the Association for Preservation Technology*, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require

dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: 1) conduct regular maintenance of sound frames to achieve the longest life possible, 2) make necessary repairs in place wherever possible, using stabilization and splicing techniques, and 3) if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in

the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this Brief is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should *not* begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of wood; 6) paint color; 7) characteristics of the glass; and 8) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local woodworking mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of

information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to *ASHRAE 1977 Fundamentals*, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

- ASHRAE Handbook-1977 Fundamentals*. New York: American Society of Heating, Refrigerating and Air-conditioning Engineers, 1978 (chapter 26).
- Ferro, Maximilian. *Preservation: Present Pathway to Fall River's Future*. Fall River, Massachusetts: City of Fall River, 1979 (chapter 7).
- "Fixing Double-Hung Windows." *Old House Journal* (no. 12, 1979): 135.
- Look, David W. "Preservation Briefs: 10 Paint Removal from Historic Woodwork." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, forthcoming.
- Morrison, Hugh. *Early American Architecture*. New York: Oxford University Press, 1952.
- Phillips, Morgan, and Selwyn, Judith. *Epoxies for Wood Repairs in Historic Buildings*. Washington, DC: Technical Preservation Services, U.S. Department of the Interior (Government Printing Office, Stock No. 024-016-00095-1), 1978.
- Rehab Right*. Oakland, California: City of Oakland Planning Department, 1978 (pp. 78-83).
- "Sealing Leaky Windows." *Old House Journal* (no. 1, 1973): 5.
- Smith, Baird M. "Preservation Briefs: 3 Conserving Energy in Historic Buildings." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1978.

WINDOWS

RECOMMENDED	NOT RECOMMENDED
Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall historic character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.	Altering windows or window features which are important in defining the historic character of the building so that, as a result, the character is diminished. Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame. Obscuring historic wood window trim with metal or other material.
Stabilizing deteriorated or damaged windows as a preliminary measure, when necessary, prior to undertaking preservation work.	Failing to stabilize deteriorated or damaged windows as a preliminary measure, when necessary, prior to undertaking preservation work.
Protecting and maintaining the wood or metal which comprises the window jamb, sash, and trim through appropriate surface treatments, such as cleaning, paint removal, and reapplication of the same protective coating systems.	Failing to protect and maintain materials on a cyclical basis so that deterioration of the window results.
Protecting windows against vandalism before work begins by covering them and by installing alarm systems that are keyed into local protection agencies.	Leaving windows unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if it can be accessed through unprotected windows.
Installing impact-resistant glazing, when necessary for security, so that it is compatible with the historic windows and does not damage them or negatively impact their character.	Installing impact-resistant glazing, when necessary for security, that is not compatible with the historic windows and damages them or negatively impacts their character.
Making windows weathertight by recaulking gaps in fixed joints and replacing or installing weatherstripping.	Replacing windows rather than maintaining the sash, frame, or glazing.
Protecting windows from chemical cleaners, paint, or abrasion during work on the exterior of the building.	Failing to protect historic windows from chemical cleaners, paint, or abrasion when work is being done on the exterior of the building.
Protecting and retaining historic glass when replacing putty or repairing other components of the window.	Failing to protect the historic glass when making repairs.