



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 27, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - Dec. 13, 2023
3. Historic District Application - Certificate of Appropriateness, 9 - 11 W. Main Street (Mayflower Bldg.)
exterior alteration to allow a 3/4" inset of the brick window infills instead of the previously approved 3"
Owner - Wesley Martin
Applicant - Andrew Circle Architect LLC
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 220 W. Main Street
Front Façade - New roofing, replacement windows, infill of top gable, porch removal
West Façade - Porch removal, porch replacement
South Façade - Replacement windows, new ridge to divert rainwater
Finish - Repaint and roof replacement
Owner - Kleptz Development Group, LLC (Tom Kleptz)
Applicant - Michael D. Twiss
-Commission to make decision
5. Halifax Villas Planned Development - Minor Amendment. Halifax Villas is on the west side of Troy-Sidney Road. The minor amendment is regarding the lot at 638 Hamshaw Court, to permit a rear yard setback.
-Commission to make decision.

Next Meeting -- Jan. 10, 2024

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, December 13, 2023, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Oda, Emerick, Westmeyer, Ehrlich, and Titterington; Development Staff – Long, Eidemiller and Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mayor Oda, the minutes of the November 22, 2023 meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 9 – 11 E. MAIN STREET (WASSERMAN BUILDING)

EXTERIOR ALTERATIONS; OWNER – PATCH PLACE 1 LLC (ANDREW CIRCLE); APPLICANT – ANDREW CIRCLE ARCHITECT LLC. The staff report noted: application is for exterior alterations and a partial demolition at the property located at 9/11 E. Main Street; property is zoned B-3 Central Business District; the OHI form describes this as a three-story brick commercial building in High Victorian Italianate style built by John Wasserman in 1880; significant features include recessed bays with corbelling at the top, Eastlake hood molding, bracket box cornice with a decorated frieze; the building had a major roof collapse in 2007 followed by an extensive renovation; and the building is on the National Register. The applicant was present. The report further stated:

“PROPOSAL:

Front Façade (facing Main Street). The Applicant is proposing to re-paint all previously painted surfaces. All unpainted brick will remain unpainted in accordance with the Design Manual. The second and third floor façade's main color will be painted SW 0050 Classic Light Buff. The First floor will be painted SW 7623 Cascades with an accent color of the Classic Light Buff from the upper stories. New steel balconies will be visible from the front façade. The balconies will be painted SW 6258 Tricorn Black.

East Façade (facing Walnut Street). Four (4) new balconies are being proposed on the east façade. The balconies will project from the building 5' and will be 15' in length. The balconies will be painted tricorn black. The existing fire escape is being removed and replaced. The fire escape will exit towards the rear of the property instead of W. Main Street. The storefront that is CMU block is being replaced with an aluminum storefront to match the E. Main Street façade. The significant feature columns are going to remain unaltered. The cornice will be painted with SW 7623 Cascades to match the Main Street façade.

Partial Demolition and New Construction. The applicant is proposing to demolish the rear single-story CMU block addition adjacent to the alley facing Walnut Street for a new infill construction two story brick façade. The new construction will be a three-story construction with a brick front façade facing Walnut Street. The brick will be a "slate velvet" and a visual example will be presented at the meeting. The front façade will also feature five (5) double hung Pella wood windows in the portobello color and one entry door. A black fabric awning will be above the main entrance. A limestone base and window sills and trim are also being proposed. The limestone trim will separate each floor with the first floor keeping the scale from the original building. Two brick columns are found on both sides of the front façade with a recessed detail on each floor. A brick soldier cornice is found at the top of the building. On the north elevation (alley façade), two patios with cable railings are found on the second and third floor. This façade will be made of CMU and will be painted to match the building.

STAFF ANALYSIS:

Compliance with the Zoning Code. Zoning Code 1143.22 (m)(6) B. states: "For structures that the Planning Commission finds that are not historically significant, the Planning Commission may relax or waive the standards or guidelines found in this Chapter or Guidelines. Zoning Code 1143.22(m)(6) C. The Planning Commission shall determine whether a structure or site is historically significant by meeting at least four (4) of the following criteria:

- i. Value as a reminder of the cultural or archaeological heritage of the city, state, or nation; **N/A**
- ii. Location as a site of a significant local, state, or national event; **N/A**
- iii. Identification with a person or persons who significantly contributed to the development of the city, state, or nation; **N/A**
- iv. Identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation; **N/A**
- v. Value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance; **N/A This portion of the building is constructed of Concrete Masonry Unit (CMU) block and otherwise has no architectural significance.**
- vi. Example of an architectural style or period; **N/A**
- vii. Contribution to the historical nature of the overall site; and/or **This portion of the building is not original and does not contribute to the historic nature of the overall site.**
- viii. Character as a contributing element in the Historic Preservation Overlay District. **The rear addition does not contribute to the historic character of the HPO.**

When using criteria from 1143.22 (m)(6) C, it is Staff's opinion that the portion proposed for demolition is not significant. Staff analysis can be seen in red above.

Compliance with the Design Manual. Design Manual 3.2 B. states: "New construction should be similar to existing contributing buildings in the district. New buildings should be obviously new to the observer, but there should be continuity and compatibility with surrounding historic structures. They should share underlying principles of design, form, mass, height, scale and lot coverage as prevails on adjacent lots."

The proposed building meets the above standards. The height, mass, and design match the original building. The continuity of the original building is continued through the addition. The first-floor separation is carried through. Please see visual example in Figure A.1 below.

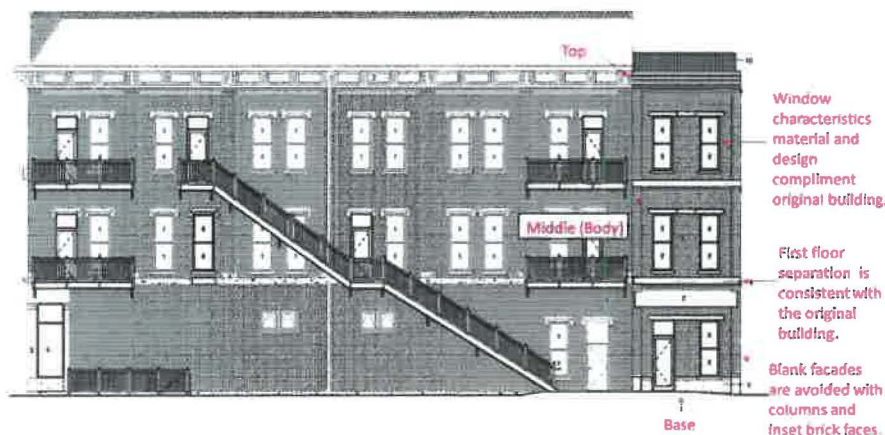
Design Manual 3.6 Façade

- A. Façade proportions, including width to height ratio, should be similar to other buildings in the district.
- B. The primary entrance to the building should front the street.
- C. Avoid blank façades and monotony of materials. Avoid large surfaces of glass.
- D. Avoid concrete block foundations or exposed poured concrete. Foundations should be clad with brick or stone.
- E. Where multi-story buildings are permitted, the façade should incorporate a three-part composition including a base, a middle, and a top.

3.7 Doors and Windows

- A. The pattern and proportions of window and door openings should be proportional to the building façade and reflect the pattern of other buildings in the District.
- B. The window-to-wall ratios should be similar to other buildings in the district.
- C. Windows and doors should be framed in materials that are similar in scale and character with other buildings in the district.

The pattern and proportions of window and door openings are proportional to the original building. The addition incorporates double-hung windows that functionally operate the same as the original building, with similar sizing and separation. The window-to-wall ratios also match the original building. See figure A.1 below.



When using criteria from the Design Manual, it is Staff's opinion that the proposed new construction meets the standards and intent of the Design Manual. Staff analysis can be seen above in red.

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

Staff recommended approval of the application and approval of the alterations, partial demolition, and new construction based on the following:

- The new construction meets the standards of the Design Manual
- The Contributing features as referenced per the OHI form are being maintained
- The proposed awning, including colors, are suitable with the surrounding character of the Historic District.

DISCUSSION: In response to Mr. Titterington, it was stated that "cascade" is forest green in color. In response to Mr. Westmeyer, it was stated that the new edition will have headers across two windows rather than individually over each window and the brick will be a lighter gray. Mr. Circle, the owner, commented that all windows will be replaced with the same double-hung windows, the windows on the balcony will be replaced with doors, and no balconies will be installed on the Main Street side of the building.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the Certificate of Appropriateness for the exterior alterations at 9 – 11 East Main Street as submitted, based on the exact colors and materials stated in the application and as viewed by the Commission, and based on the findings of staff that:

- The new construction meets the standards of the Design Manual
- The Contributing features as referenced per the OHI form are being maintained
- The proposed awning, including colors, are suitable with the surrounding character of the Historic District

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

At the request of staff, a further motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Planning Commission finds that the addition at 9 – 11 E. Main Street that is being demolished is of no historic significance. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

There being no further business, the meeting adjourned at 3:42 p.m. upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: December 27, 2023

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

BACKGROUND:

The applicant and owner, Wes Martin is requesting the Planning Commission to review brick infill window opening at the property located at 9-11 W. Main Street. The property is located in the B-3 Central Business District.

The Planning Commission approved four (4) window infills with brick at a depth of 3" inset at the November 22, 2023 Planning Commission meeting. This was due to the need to have a fire escape installed in order to meet the Ohio Building Code per the Chief Building Official. On December 17th, it was identified by Planning Staff that the windows were infilled with a depth of ¾" instead of the approved 3".

PROPOSAL:

The applicant is requesting the Planning Commission to allow for the ¾" inset of the brick window infills instead of the approved 3". This is due to the window sill depth not being as wide as expected.

RECOMMENDATION:

Staff recommends denial unless another option is provided at the meeting that is suitable to the Planning Commission.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 12/19/2022

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

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

Address of Project 9 / 11 W Main St

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

Name of Architect/Engineer and/or Contractor Andrew Circle Architect LLC / A.M. Scott

Application for renovation to include the following:



Alteration



Construction



Moving A Building



Painting



Repair



Demolish - Principal Structure



Demolish - Accessory Structure



Other:

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

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

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

SIGNATURE OF APPLICANT:

Andrew Circle

SIGNATURE OF PROPERTY OWNER:

Wesley Martin

PRINTED NAME OF PROPERTY OWNER:

Wesley Martin

OFFICE USE ONLY:

DATE FILED: _____

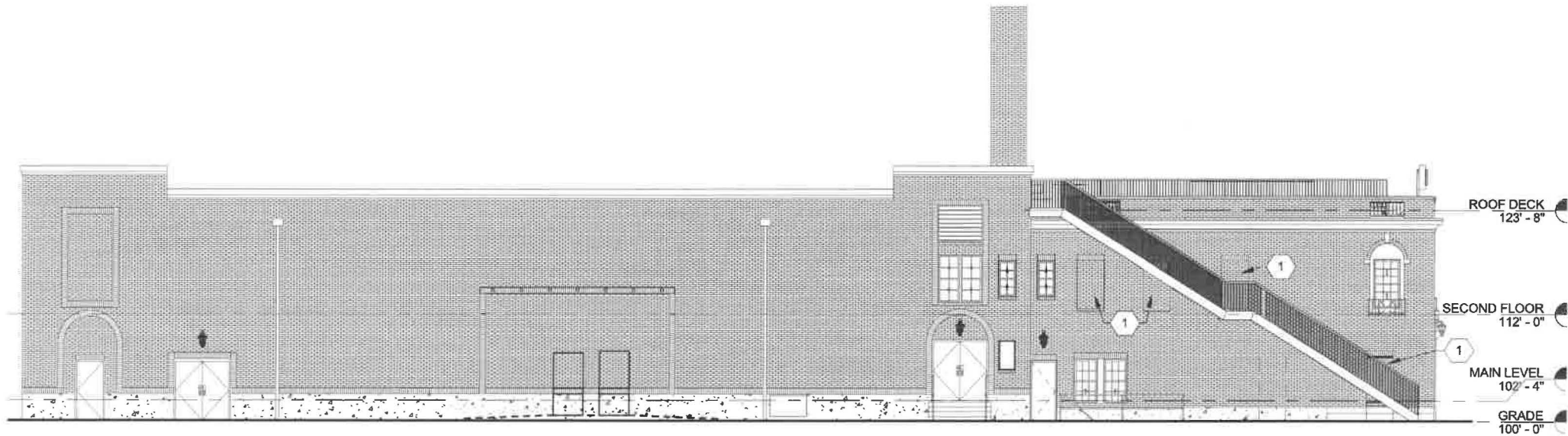
CASE #: _____

DATE OF MEETING: _____



ELEVATION NOTES

1. INFILL EXISTING WINDOW OPENINGS w/ BRICK TO MATCH. SET FACE OF BRICK INFILL BACK $3/4"$ TO MAINTAIN ORIGINAL OPENINGS WHILE STILL PROVIDING FIRE SEPARATION BETWEEN THE NEW ROOF EGRESS STAIR & THE INTERIOR SPACES



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

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
FACADE UPDATES
12/19/23



WEST ELEVATION - RENDERED
NTS

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
FACADE UPDATES
12/19/23



PHOTO

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
FACADE UPDATES
12/19/23

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: December 27, 2023

SUBJECT: Certificate of Appropriateness – 220 W. Main Street

BACKGROUND:

The applicant, Mike Twiss, on behalf of the owner, Kleptz Development Group LLC is requesting the Planning Commission to review exterior alterations at the property located at 220 W. Main Street. The property is located in the B-2 General Business District.

The OHI form describes this as a Queen Anne Style building. Contributing features include complex roof massing, paneled recess with transom and high side lights with etched glass windows 1/1/ DHS. The large bay with overhanging eaves, Eaves and box cornice and half-timbered gables with mullion windows. The front gable has a split ridge and ridge ornaments are also referenced.

PROPOSAL:

Front Façade (facing Main Street). The applicant is proposing new black asphalt shingle roofing to match the existing black asphalt shingle roofing. Six windows are proposed to be replaced with double hung windows with muntins. The top gable end is proposed to be infilled with a decorative trim at the top. The second story porch on the west façade is being proposed to be removed however it will be visible from the front façade. See below elevation drawing:





Existing Conditions

West Façade (facing S. Short Street). A new entry porch is proposed where the second-floor porch (northwest side of building) is proposed to be removed. The second first floor porch is also being proposed to be removed. There is not an infill porch proposed in this area. The fish scales are going to remain intact in the middle of the building.

South Façade (rear). Four (4) windows are being replaced on the rear façade with Pella Reserve Prevision-fit double hung windows. The Pella Reserve window has a tradition look with a wood and aluminum clad wood double hung window. Finally, a new ridge is being proposed to divert rainwater.

Finish Details: The main body color is proposed to be painted with Sherwin Williams Dowing Slad 2819. The lower wall color is black with an accent color of white. The roof is being replaced with black asphalt shingles (currently black shingles).

STAFF ANALYSIS:

Design Manual. 2.4 Architectural Details

- A. Significant architectural elements that have deteriorated should be repaired rather than replaced.
- B. Avoid adding cornice or frieze elements as extra ornamentation on a building if not originally present on the building.
- C. Original architectural elements should not be covered, especially when located on a front elevation.

The OHI form denotes multiple significant features that are being proposed to be altered. First, the front gable end has a split ridge. The application proposes to infill the ridge of which will remove the split ridge. Additionally, the front ridge ornaments will be removed with the proposed infill. Staff feels that these important features should be preserved.

Design Manual. 2.9 Porches

- A. Wrought or cast-iron supports should not be used to replace original porch columns unless such iron elements were part of the original design; the same is true for wrought iron railings.
- B. Avoid enclosing porches to create permanent interior space, particularly on front elevations.
- C. If a porch is proposed to replace an original, missing porch, the characteristics of original porches on similar buildings, such as height, materials, roof slope, and width of original porches, are preferred.
- D. If a porch is to be added where a porch never existed, a simple design should be used.
- E. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings.

The proposed porch replacement does not match the original height and width of the original porch.

When using criteria from the Design Manual, it is Staff's opinion that the following alterations do not meet the standards and intent of the Design Manual: Staff analysis can be seen above in red.

1. The alteration to the front gable end.
2. The removal of the porches.

Staff supports the window replacements and the paint. The windows were already altered in 2012-2013. The paint colors can be seen in other areas of the district.

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 have not been found to comply with same.

RECOMMENDATION:

Staff recommends denial of the porch remove and infill on the split ridge on the front façade facing Main Street due to the following:

- The alterations do not meet the Design Manual section 2.4 & 2.9, and;

- The Contributing features as referenced per the OHI form are being altered.

Staff recommends approval of the window replacements and paint based on the following:

- The original windows referenced in the OHI form are being maintained, and the already altered windows are being replaced, and;
- The paint colors can be found in other areas of the district.



20230635

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 12/6/23

Applicant Michael D Twiss Telephone No. 937-980-9362

Owner of Property Kleptz Development Group, LLC
Tom Kleptz Has the Owner been Notified? Yes

Address of Project 220 W Main Street

Contact Address (if different than Project Address) 226 S Market St

Name of Architect/Engineer and/or Contractor The MT Studio, LLC
Michael D Twiss

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:

Michael D. Twiss

Thomas J. Kleptz

SIGNATURE OF PROPERTY OWNER:

Tom Kleptz

PRINTED NAME OF PROPERTY OWNER:

Tom Kleptz

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

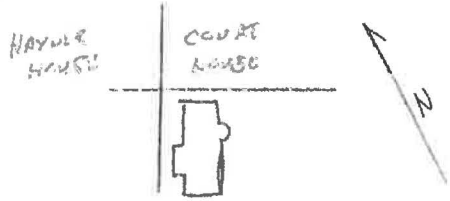
102 South Market Street, Troy, OH 45373-7303

Make it yours.



OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. 10929-000400 <i>MIA-58-03</i>		4. Present Name(s)		1. No. 10929 2. County Miami
2. Location of Negatives Regional Office		5. Other Name(s)		
3. Location of Negatives Regional Office				
6. Specific Location 220-222 West Main		16. Thematic Category C		4. Present Name(s)
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period		
		18. Style or Design Queen Anne		
8. Site Plan with North Arrow 		19. Architect or Engineer		
		20. Contractor or Builder		
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 1 6 7 3 8 3 8 0 4 4 3 5 7 6 0 Zone Easting Northing		21. Original Use, if apparent Residence		
		22. Present Use Apartments		
11. On National Register? Yes ☐ No ☒		23. Ownership Public ☐ Private ☐		
		24. Owner's Name & Address, if known		
12. Is It Eligible? Yes ☒ No ☐		25. Open to Public? Yes ☐ No ☒		
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒		26. Local Contact Person or Organization Troy Historical Society		
14. District Potent'l? Yes ☐ No ☒		27. Other Surveys in Which Included		
15. Name of Established District		28. No. of Stories 2		
42. Further Description of Important Features The complex massing is provided only by the roof; the main door in the right bay is in a panelled recess with transom and high side lights with etched glass windows are 1/1 D.H.S.. The West side has a large bay with overhanging eaves. There is a one story semi-circular bay on the east. Eaves are box cornice and the gables are half timbered with million windows. The front gable has a split ridge. There are ridge ornaments.		29. Basement? Yes ☐ No ☒		5. Other Name(s)
		30. Foundation Material stone		
		31. Wall Construction brick		
		32. Roof Type & Material complex patterned slate		
		33. No. of Bays Front 2 Side 4		
		34. Wall Treatment some imbricate shingle		
		35. Plan Shape rectangular		
		36. Changes (Explain in #42) Addition ☒ Altered ☒ Moved ☐		
		37. Condition Interior _____ Exterior good		
		38. Preservation Underway? Yes ☒ No ☐		
40. Visible from Public Road? Yes ☒ No ☐		41. Distance from and Frontage on Road 60' wide street front		
43. History and Significance A fine Queen Anne townhouse in a good state of preservation.				
44. Description of Environment and Outbuildings At the interface between commercial and residential downtown in Troy				
45. Sources of Information				
46. Prepared by Loren S. Gannon Jr.				
47. Organization Regional office				
48. Date 12/13		49. Revision Date(s)		



EXTERIOR FINISH NOTES	
UPPER WALL COLOR:	SHERRILL WILLIAMS COVINGTON SLATE 2819
LOWER WALL COLOR:	BLACK
ROOF COLOR:	BLACK
PAINT COLOR:	BLACK
TRIM COLOR:	WHITE

04 WEST ELEVATION
1/4" = 1'-0"



03 NORTH ELEVATION
1/4" = 1'-0"



02 EAST ELEVATION
1/4" = 1'-0"



01 SOUTH ELEVATION
1/4" = 1'-0"



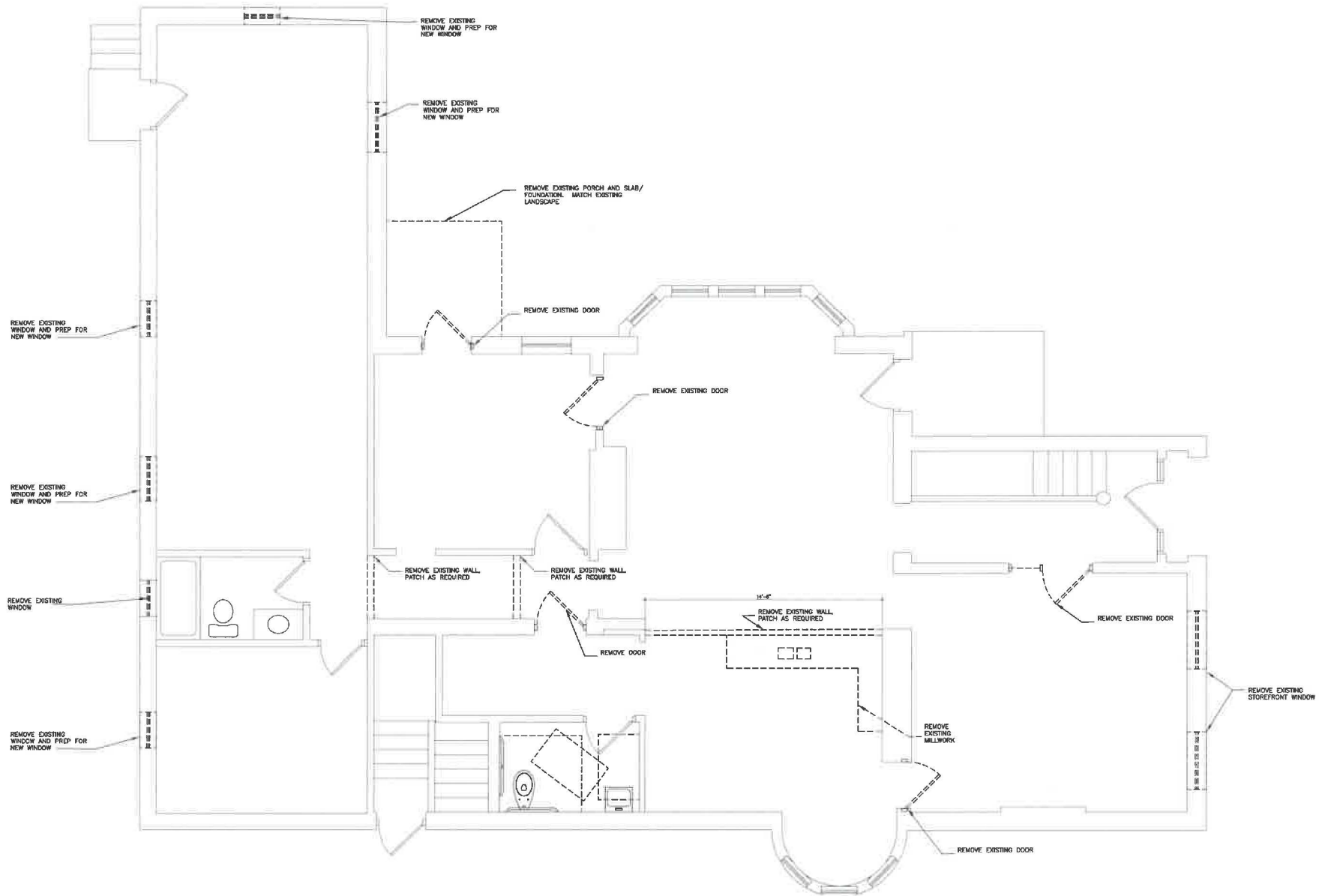
Turnstone Financial
229 W. Main St Troy, Ohio 45373

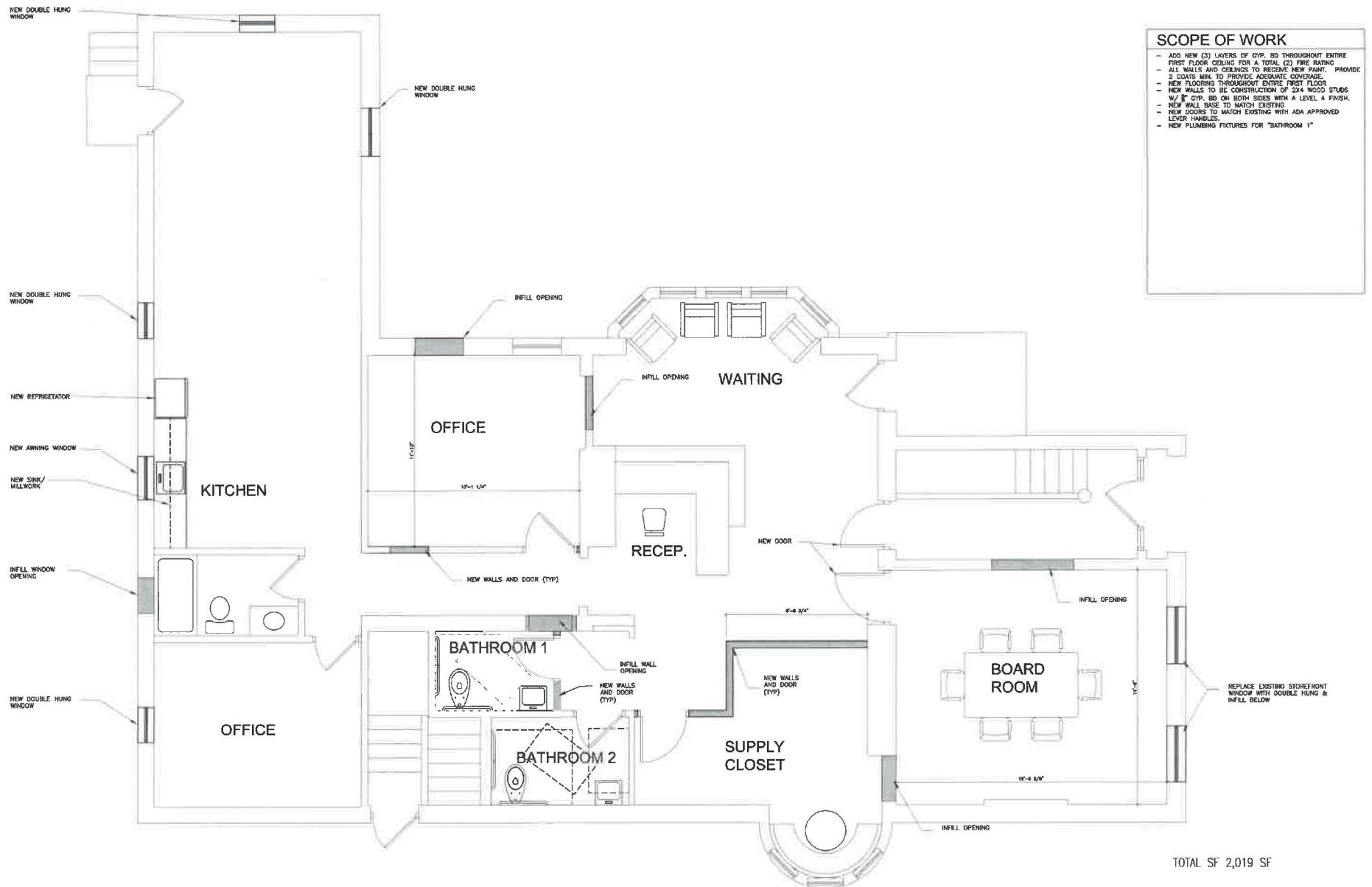
ELEVATIONS
12/01/23

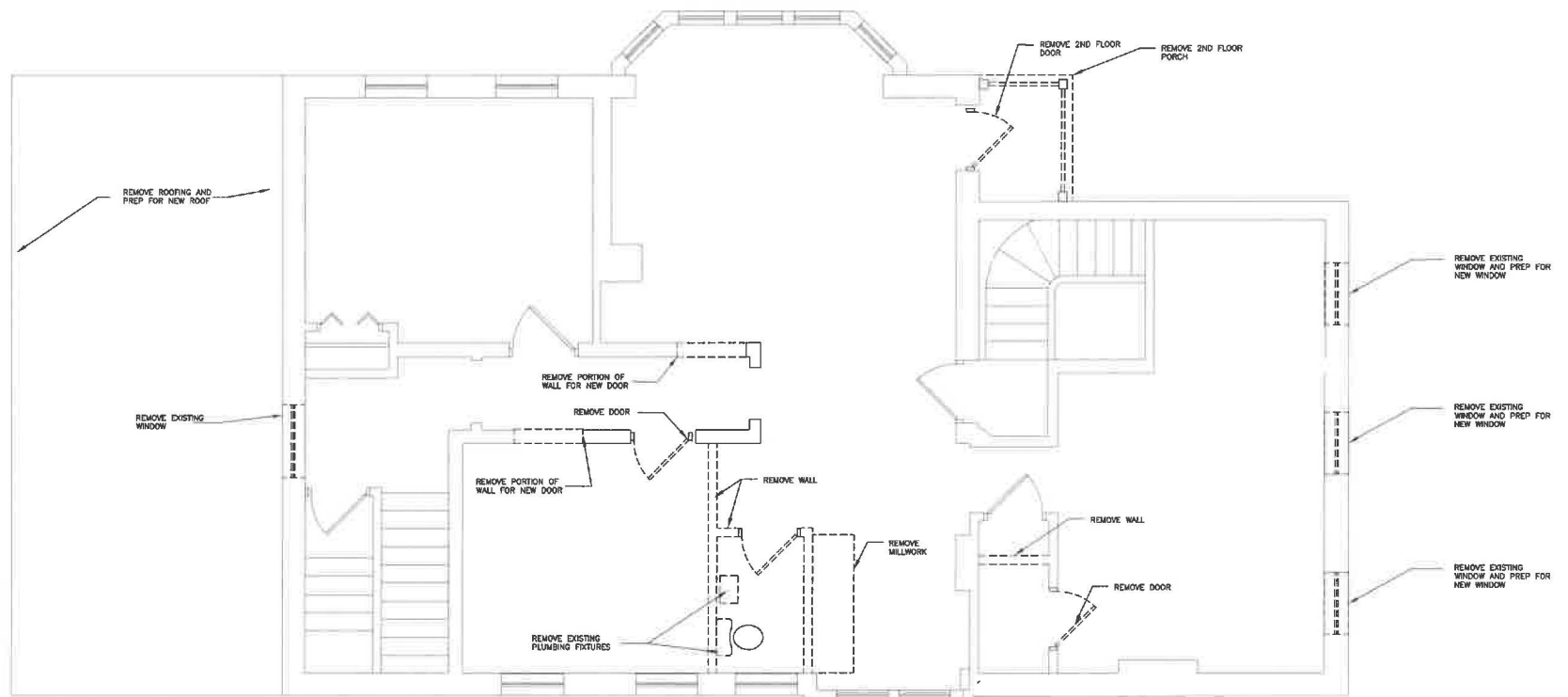
1/4" = 1'-0"









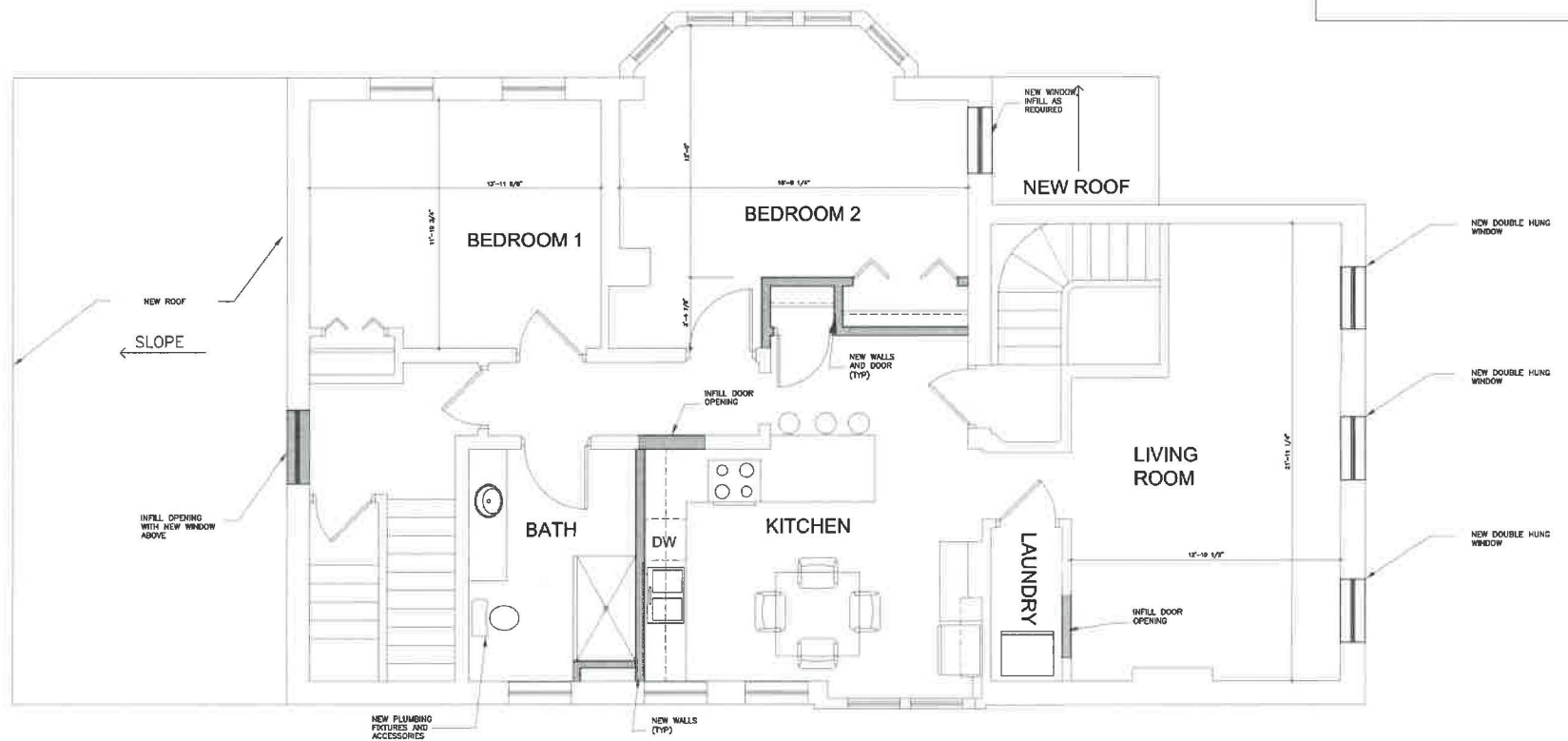


BATHROOM
-NEW FIXTURES
-NEW TILE FLOORING
-NEW PAINT

KITCHEN
-NEW MILLWORK AND COUNTEROP
-NEW SINK/ PLUMBING FIXTURES
-ALL NEW APPLIANCES TO BE INCLUDED

BEDROOM 2
-NEW CLOSET ROD/ SHELF

GENERAL SECOND FLOOR NOTES:
-NEW WALLS AND CEILING PAINT IN ALL AREAS. PROVIDE A MINIMUM OF (2) COATS FOR COMPLETE COVERAGE.
-NEW FLOORING
-NEW CLOZARD TO MATCH EXISTING
-NEW WALLS TO BE 2X WOOD CONSTRUCTION WITH 1/2" GYP. BD. ON BOTH SIDES WITH A LEVEL 4 FINISH.
-NEW DOORS TO MATCH EXISTING WITH ARA APPROVED LEVER HANDLES.



TOTAL SF 1,267 SF

FIND A CONTRACTOR



Roofing > Shingles >

 45373 - English ▼

OAKRIDGE®

SHINGLES



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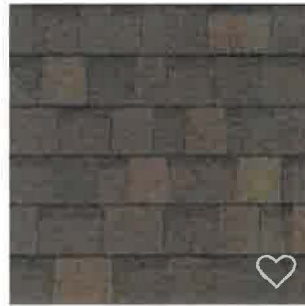
Owens Corning® is honored to have earned the 2018-2023 Women's Choice Award® as America's Most Recommended™ Roofing

Products. This award is given by women for women. It is based on a national survey that measures brand preference by female consumers.

PREMIUM PERFORMANCE AND STRIKING BEAUTY

Oakridge® laminated shingles provide premium protection and impressive curb appeal. A full double layer in the nailing zone gives Oakridge® Shingles greater integrity and better holding power compared to shingles with single layer wide nail zones. We proved it in testing. And the warm, inviting look in popular colors provide a step-up from traditional three-tab shingles.





Brownwood



Desert Tan



Driftwood

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FAVORITES (0)

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COLOR ACCURACY

As color experts, we know getting the shingle color right is a big part of any roofing purchase. We recommend you start online to research and narrow down your shingle color options. Due to computer monitor color variations, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

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near Troy, OH



**Mighty Dog
Roofing Dayton**



(5
reviews)

(937) 974-0957 | Website

[Request Quote](#)



**Allstate
Exteriors Inc**



(937) 576-3443 |
Website

[Request Quote](#)



Mr. Roof



(937) 912-6262 |

[Website](#)

[Request Quote](#)



Elevated Roofing And Siding



(937) 248-1362 |

[Website](#)

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Andrews Services LLC



(2
reviews)

(937) 422-1260 |

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Restoration**



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GALLERY



Brownwood



Desert Tan



Driftwood



Onyx Black

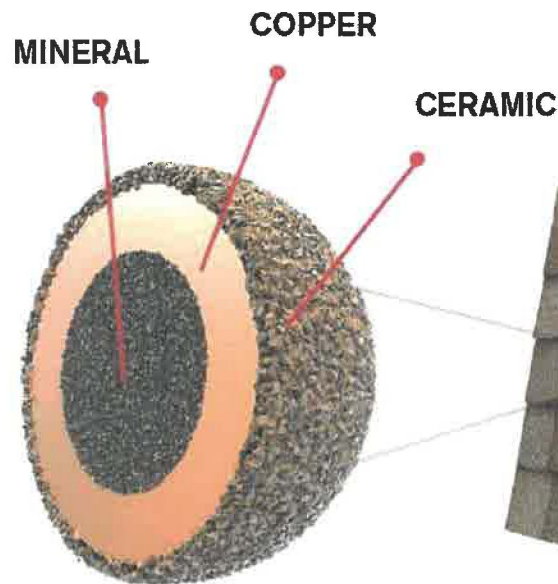


How To: Install Oakridge® Shingles (English)



Cómo: Instalar tejas de Oakridge® (Español)

FEATURES & BENEFITS



STREAKGUARD® ALGAE RESISTANCE PROTECTION

Don't let algae growth ruin the exterior appearance of your home. As an industry leader in innovation, Owens Corning blends copper-lined granules, which help resist algae growth, into our colorful granules in a way that is proprietary to us and is scientifically developed to meet the needs of specific regional climates.

Owens Corning®
StreakGuard® Algae
Resistance Protection helps
inhibit the growth of blue-

green algae to provide protection against those ugly black streaks.

*See actual warranty for complete details, limitations and requirements.

[LEARN MORE](#)

LIMITED LIFETIME WARRANTY*

If you purchase any of the System warranties, make sure you tell your contractors to register them with us and give you the proof of purchase! Having your roof installed by an Owens Corning Roofing Preferred Contractor or an Owens Corning Roofing Platinum Preferred Contractor can have an impact on your warranty coverage.

[LEARN MORE](#)





WIND RESISTANCE

Significant wind can cause shingles to blow off the roof deck. Missing shingles can lead to leaks and other interior damage. The quality and performance of the sealant on a shingle play an important part in wind resistance performance. Owens Corning certifies our shingles to industry recognized wind resistance standards through independent third-party testing laboratories. To see the wind resistance warranty on this product, refer to the Technical Information section.

[LEARN MORE](#)

TECHNICAL INFORMATION

Technical Characteristics (nominal values)

PROPERTY (UNIT)	VALUE
Warranty	Limited Lifetime
Wind Resistance	110/130 MPH 177/209 KMH
Algae Resistance ^S	25 Years [*]
Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles Per Square	64
Bundles Per Square	3
Coverage Per Square	98.4 sq. ft.

Applicable Standards

- PRI ER 1378E01
- ASTM D228
- ASTM D3018, Type
I
- ASTM D3161, Class
F Wind Resistance

Technical Documents

-  **PRI Evaluation Report** PDF |
0.7 MB
-  **3-part spec (pdf)**
-  **3-part spec (word)**
-  **Data Sheet** PDF | 10.9 MB

- ASTM D3462
- ASTM D7158
- ASTM E108/UL 790, Class A Fire Resistance
- ICC-ES AC438
- Florida Product Approval
- Miami-Dade Product Approval
- CSA A123.5

 **Installation Instruction PDF** | 2.3 MB

 **Installation Instruction (Web)**

 **SDS**

RELATED ITEMS



Protection with a Finishing Touch



Total Protection is more than Shingle Deep

FAVORITES (0)

FIND A CONTRACTOR

Colors

Gallery

Features

Te

the most vulnerable areas such as hips & ridges. Part of the Owens Corning® Total Protection Roofing System***

LEARN MORE

protect against nature's elements, and achieve balanced attic ventilation with Owens Corning® Total Protection Roofing System®.

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HELP WITH COLOR

Visualize Your Roof

Get a real picture of how your roof will look before you purchase. Our Design EyeQ® visualization software lets you upload a picture of your home and 'try on' new roof colors. When you're done, you can print the picture for reference, share it via social media, or send it to an Owens

View Style Board Inspiration

Need help deciding on the best color and look for your home? Don't fret — Owens Corning has you covered. We've expertly paired fashion-forward colors with our Duration® Series shingles. Explore expert color pairings and a variety of style boards

Corning Network member for
an estimate.

to match for inspiration on
your next project.

VISUALIZE YOUR
HOME

VIEW ALL STYLE
BOARDS

Building your Own Style Board

Trying to figure out your
personal exterior design
style but don't know how to
start? We can help. It's
easy to create your own
style board.



WOMEN'S CHOICE AWARD

WOMEN LOVE OWENS CORNING

Owens Corning® is honored to have earned the 2018-2023 Women's Choice Award® as America's Most Recommended™ Roofing Products. This award is given by women for women. It is based on a national survey that measures brand preference by female consumers.



We strive to accurately reproduce all photographs of shingles in literature and for onscreen viewing. The roofing product colors you see are as accurate as technology allows. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final color selection.

† SureNail® Technology is not a guarantee of performance in all weather conditions.

‡ This image depicts Triple Layer Protection® and the amount of Triple Layer Protection may vary on a shingle-to-shingle basis.

For patent information, visit www.owenscorning.com/patents

* See actual warranty for complete details, limitations, and requirements.

** Excludes non-Owens Corning® products such as flashing, fasteners, and wood decking.

§ This coverage is effective 01/01/2023; Installation must include use of an approved Owens Corning® Hip & Ridge product. See actual warranty for details. Shingles are algae resistant to help control growth of algae and discoloration.

ROOFING

Products



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Double-Hung Windows



WHAT IS A DOUBLE-HUNG WINDOW?

How it Works

A double-hung window can be raised from the bottom or lowered from the top with two sashes that move independently. The two sashes are stacked and meet in the middle with a latch that locks the window shut.

Ideal Location

Double-hung windows are simple to clean as both sashes tilt inward for easy access to the interior and exterior glass surfaces. Because double-hung windows ventilate without protruding inwards or outwards, they maximize both interior and exterior space, making them popular choices in entertainment spaces like patios and porches.

Design Style

Double-hung windows are common choices in traditional and farmhouse homes. Adding a simple grille pattern furthers the traditional aesthetic, bringing modest detail and charm.

Also known as sash windows, double sash windows, double windows, hung sash windows and hung windows.

Why Choose Double-Hung Windows?



Enhance Ventilation



Easy to Clean



Popular in Entertaining Spaces

[SHOP DOUBLE-HUNG WINDOWS](#)

Double-Hung Window Lines



Pella® Reserve – Traditional Precision-Fit® Double-Hung Windows

Aluminum EnduraClad® Exterior

Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir].
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Pocket depth is 3-1/4" (83mm).
- Vinyl jamb liner, includes wood / clad inserts.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [LX: [clear pine] [mahogany] [douglas fir]] [SE: clear pine].
- Exterior surfaces are clad with extruded aluminum butt-jointed at all corners of the sash with through-stile construction and sealed.
- Sash thickness is 1-7/8" (47mm).
- Sash exterior profile is [ogee] [putty glaze], interior profile is ogee.
- [Double-Hung: Upper sash has surface-mounted wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt for easy cleaning.

Weatherstripping

- Water-stop Santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 1 1/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E [with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [standard] [custom]₂
- or –
- Aluminum clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
 - Color is [standard] [custom]₂.

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain] ₂].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard] [historic spoon-style]. Two sash locks on units with make width 37" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with make width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel] [Oil-rubbed Bronze] [Distressed Bronze] [Distressed Nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [LX: [pine] [mahogany] [douglas fir]] [SE: pine]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain]₂].
 - Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile] [1-1/4" [putty glaze] [ogee] profile] that are extruded aluminum.
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
- or –
- Grilles-Between-the-Glass₃
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
 - Interior color is [Black] [White] [Brown₄] [Fossil] [Harvest] [Cordovan] [Ivory] [Tan₄] [Brickstone] [Putty₄].
 - Exterior color₅ is [standard₂].

Screens

- InView™ Screens
 - [Half-Size] [Full-Size] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll form] [premium extruded] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Spreader bar placed on units > 37" width or 64-1/4" make height.
 - Screen frame finish is baked enamel, color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device available. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Low-E coated insulating glass is argon-filled (except high altitude). All other insulating glass (including high altitude Low-E) is air-filled.

(2) Contact your local Pella sales representative for current color options.

(3) Available in clear or Low-E insulating glass only.

(4) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: December 27, 2023

SUBJECT: Halifax Villas Planned Development – Minor Amendment

BACKGROUND:

The Record Plan for the Halifax Villas Planned Development was approved as 0-10-2019 with additional amendments in 2021. The Record Plan states that the rear yard setback is 25' for the patio homes section (west of Piqua-Troy Road).

PROPOSAL:

The applicant is requesting the Planning Commission to allow for a minor amendment to the Planned Development to permit a rear yard setback reduction for inlot 11231. The applicant wishes to rotate the house and use the point at the rear to establish the rear yard setback. This would reduce the rear yard setback for the rear portion of the house however, a small portion would encroach the rear yard setback.

RECOMMENDATION:

Staff recommends approval of the minor amendment for inlot 11231 as the lot will not have a negative impact to the overall PD being adjacent to a cul-de-sac.



701 N. Market Street, Troy, Ohio 45373
937-339-9944
sales@harlowbuilders.com

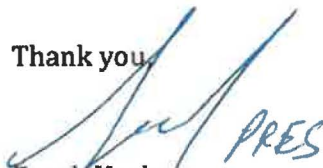
12/19/2023

City of Troy, Ohio
Planning & Zoning Dept
C/O: Austin Eidemiller

This letter is to confirm the application to make a minor modification to the Villas of Halifax Patio Homes subdivision plat, as previously discussed within your department. Due to the size of the lot at 638 Hamshaw Ct (AKA Inlot #11231), we need to rotate the house 45 degrees to fit the size of house, which would change the rear and side yard setbacks as outlined on the attached preliminary plot plan.

Please contact me at 937-603-0513 or frank@harlowbuilders.com if you have any questions or concerns.

Thank you,


Frank Harlow
President & CEO
Harlow Builders, Inc.

The difference between a good builder and a great builder is customer satisfaction!

