



REVISED 1-9-2024 TO ADD AN ADDITIONAL ITEM

AGENDA - TROY PLANNING COMMISSION MEETING

WEDNESDAY, JANUARY 10, 2024, 3:30 P.M.

CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Re-organization - election of Chairman and Vice-Chairman (motion/second/roll call vote)
3. Minutes - Dec. 27, 2023
4. 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
-Motion to Take From the Table the Historic District Application on 9-11 W. Main Street
(motion/second/roll call vote)
-Commission to make decision
5. 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
-Motion to Take From the Table the Historic District Application on 220 W. Main Street
(motion/second/roll call vote)
-Commission to make decision
6. Historic District Application - Certificate of Appropriateness, 10 W. Main Street, refacing of existing
wall sign for Winans Coffee and Chocolate
Owner - Heather & Robert Davey
Applicant - Quint Creative Signs
-Commission to make decision
7. Adjourn

Next Meeting -- Jan. 24, 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 27, 2023, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Oda, Westmeyer, Wolke, 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 December 13, 2023 meeting were approved by unanimous voice vote.

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

EXTERIOR ALTERATIONS: OWNER – WESLEY MARTIN; APPLICANT – ANDREW CIRCLE ARCHITECT LLC. The staff report noted: 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; at the Nov. 22 meeting, the Commission approved four window infills with brick at a depth of 3" inset; the 3" depth is required to meet the Ohio Building Code per the Chief Building Official; on December 17 staff found that the work was done and the windows were infilled with a depth of ¾" instead of the approved 3"; the applicant indicated the window sill depth was not as wide as expected; the applicant is requesting the Commission to now approve the ¾" inset of the brick window infills instead of the approved 3"; staff recommends denial of the application unless another option is provided at the meeting that is suitable to the Planning Commission.

DISCUSSION. The mason was not present. Mr. Martin commented that the goal was to provide the fire escape and fire proof windows that maintain the character of the windows, and he believes that has been accomplished; he stated that the mason was instructed to provide a 3" fill; and he is not saying that the 3" fill cannot be done. Mayor Oda commented that the appearance is of patched windows. In response to Mr. Wolke about the impact of now performing the work as approved, Mr. Martin indicated what was done would have to be ripped out, a different block provided, the drywall would be disrupted on the inside, and there would be additional labor costs. The Commission discussed that it would be preferable to have the mason present for comments as to why the 3" fill was not done.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to table the Historic District application for 9-11 W. Main Street until the mason can attend the meeting and discuss options.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 220 W MAIN STREET; EXTERIOR ALTERATIONS: OWNER – KLEPTZ DEVELOPMENT GROUP, LLC (TOM KLEPTZ); APPLICANT – MICHAEL TWISS. The staff report noted: property is zoned B-2 General Business District; the OH 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, large bay with overhanging eaves, eaves and box cornice and half-timbered gables with mullion windows, and the front gable has a split ridge and ridge ornaments are also referenced. The report detailed:

"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:



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 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 Dowling 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 OH 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.

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.

DISCUSSION: Mr. Twiss, architect, and the owner, Mr. Kleptz, were present. Mr. Twiss commented that the double gable is being modified to address a drainage issue; if the double gable has to stay, there has to be another way to address the water collection and damage from it. Mayor Oda indicated she did not mind removal of the double gable. Mr. Titterington commented that removal of the double gable takes away a noted historic feature as stated on the OHI form. Mr. Titterington suggested the architect look at alternative ways to address the water issue that would retain the gable and bring those options back to the Commission. Mr. Westmeyer commented that he struggles with trying to retain a historic feature as that feature is poor construction of the past now creating a drainage problem that is causing damage to the structure. Mr. Twiss commented that he could look at updating the rendering to adjust the gutter and downspout. There was discussion regarding the porches, with it indicated that the rear porch is not referenced on the OHI form; the rear porch may have been added after original construction, but that is not known; that the second story of the porch is in bad shape with rotten wood and a very low rail and any reconstruction of that porch would have to be to current code and the appearance would be misaligned and the historic significance would be lost. It was noted that no documentation was submitted regarding cost of reconstruction of the porch to match the current design to determine if there is a "prohibitive cost" to replace it. Mr. Twiss questioned if history supersedes safety code enforcement. Mr. Titterington stated concern about removal of the front porch without information as to options to address rain water, if there is a way to incorporate some kind of quasi porch that handles diversion of the downspout to the west and comes off the porch and could be hidden. Mr. Twiss stated concern about modifications as the porch does not meet at a corner and there could still be moisture issues. A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to table the application to allow the architect to look at alternatives associated the gutter along the front and eliminating the double gables and regarding the northwest porch with the cost to reconstruct the porch and the cost to repair it as it is provided.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HALIFAX VILLAS PLANNED DEVELOPMENT MINOR AMENDMENT TO THE RECORD PLAN; OWNER/APPLICANT – HARLOW DEVELOPMENT. Staff reported that the Record Plan for the Halifax Villas Planned Development was approved by Council Ordinance No. O-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); applicant requests a minor amendment to the Planned Development to permit a rear yard setback reduction for Inlot 1123; 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; and 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. It was stated that the request to rotate the placement of the house was made by the purchaser to provide a water view.

A motion was made by Mr. Westmeyer, seconded by Mr. Wolke, to approve the minor amendment for Inlot 11231 of the Record Plan for the Halifax Villas Planned Development – Residential as submitted as the minor amendment will not have a negative impact to the overall PD as it is adjacent to a cul-de-sac.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 4:20 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: January 10, 2024

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.



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 12/19/2022

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



Repair



Construction



Demolish - Principal Structure



Moving A Building



Demolish - Accessory Structure



Painting



Other:

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

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

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

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

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

SIGNATURE OF APPLICANT:

Andrew Circle

SIGNATURE OF PROPERTY OWNER:

Wesley Martin

PRINTED NAME OF PROPERTY OWNER:

Wesley Martin

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

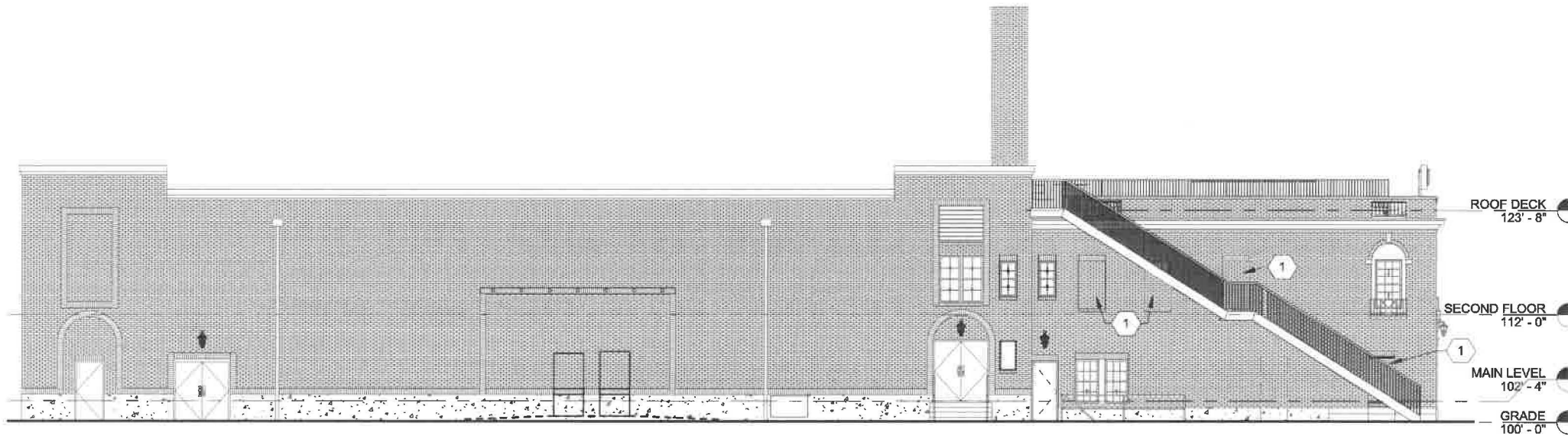
102 South Market Street, Troy, OH 45373-7303

make it yours.



ELEVATION NOTES

1. INFILL EXISTING WINDOW OPENINGS w/ BRICK TO MATCH. SET FACE OF BRICK INFILL BACK $\frac{3}{4}"$ 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: January 10, 2024

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 being replaced with double hung windows with muntins. The tope 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 | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☐ 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: _____

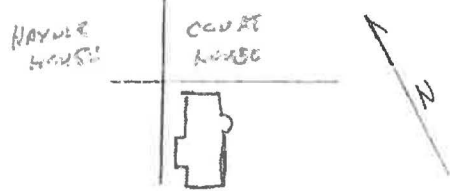
102 South Market Street, Troy, OH 45373-7303

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 000400 2. County Miami 4. Present Name(s)															
2. Location of Negatives Regional Office		5. Other Name(s)																	
3. Specific Location 220-222 West Main																			
7. City or Town If Rural, Township & Vicinity Troy		16. Thematic Category C		28. No. of Stories 2 29. Basement? Yes ☐ No ☐ 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 ☐ 39. Endangered? By What? Yes ☐ No ☒ 40. Visible from Public Road? Yes ☒ No ☐ 41. Distance from and Frontage on Road 60' wide street front															
8. Site Plan with North Arrow 		17. Date(s) or Period																	
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference <table border="1" style="width:100%; text-align: center;"> <tr> <td>1</td><td>6</td><td>7</td><td>3</td><td>8</td><td>3</td><td>8</td><td>0</td><td>4</td><td>4</td><td>3</td><td>5</td><td>7</td><td>6</td><td>0</td> </tr> </table>		1	6		7	3	8	3	8	0	4	4	3	5	7	6	0	18. Style or Design Queen Anne	
		1	6		7	3	8	3	8	0	4	4	3	5	7	6	0		
19. Architect or Engineer																			
11. On National Register? Yes ☐ No ☒		20. Contractor or Builder																	
		21. Original Use, if apparent Residence																	
12. Is It Eligible? Yes ☒ No ☐		22. Present Use Apartments																	
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒		23. Ownership Public ☐ Private ☐																	
14. District Potent'l? Yes ☐ No ☒		24. Owner's Name & Address, if known																	
15. Name of Established District		25. Open to Public? Yes ☐ No ☒																	
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.				5. Other Name(s)															
43. History and Significance A fine Queen Anne townhouse in a good state of preservation.		26. Local Contact Person or Organization Troy Historical Society																	
44. Description of Environment and Outbuildings At the interface between commercial and residential downtown in Troy		27. Other Surveys in Which Included																	
45. Sources of Information		46. Prepared by Loren S. Gannon Jr.		6. Other Name(s)															
		47. Organization Regional office																	
		48. Date 12/13 49. Revision Date(s)																	



248-250

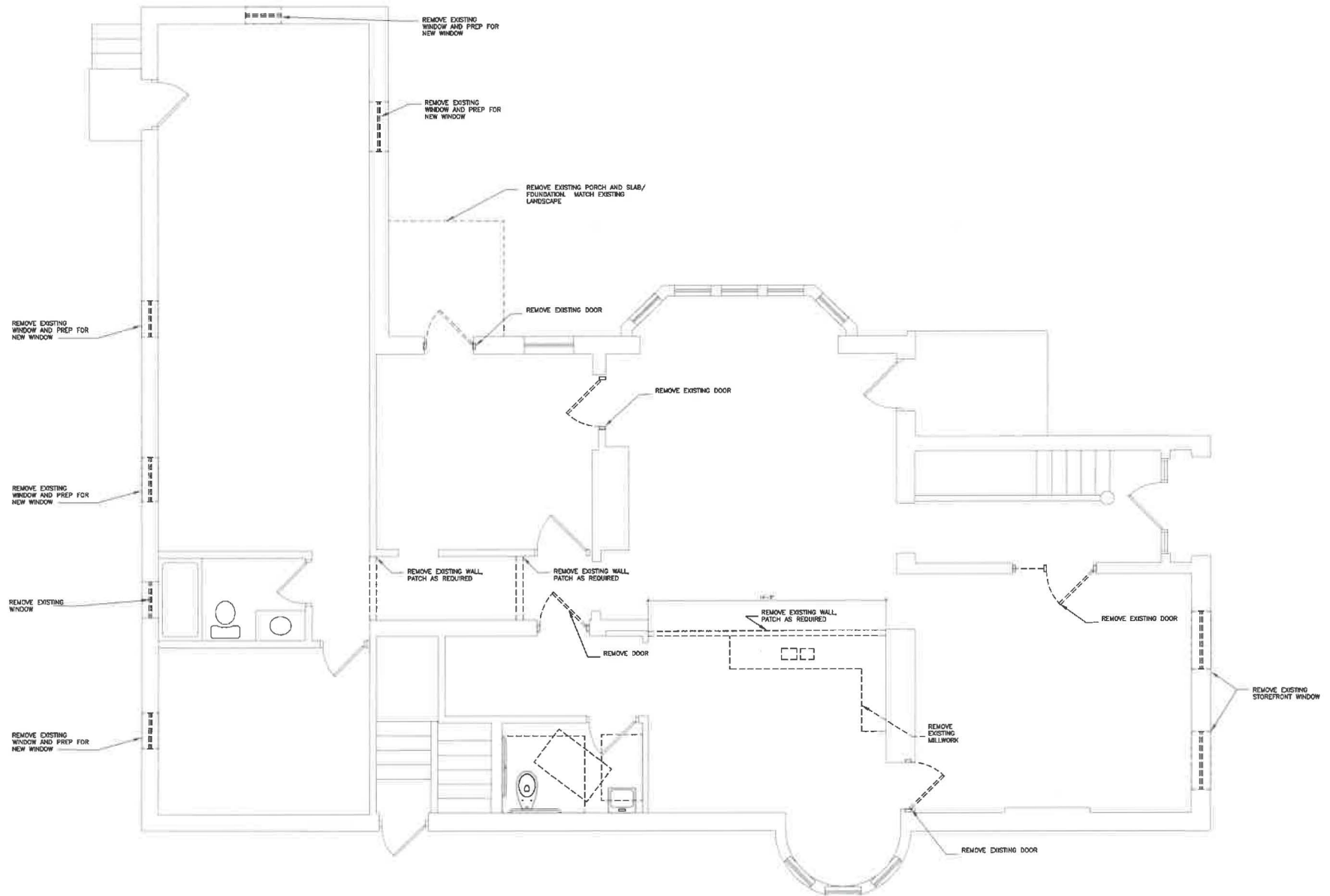


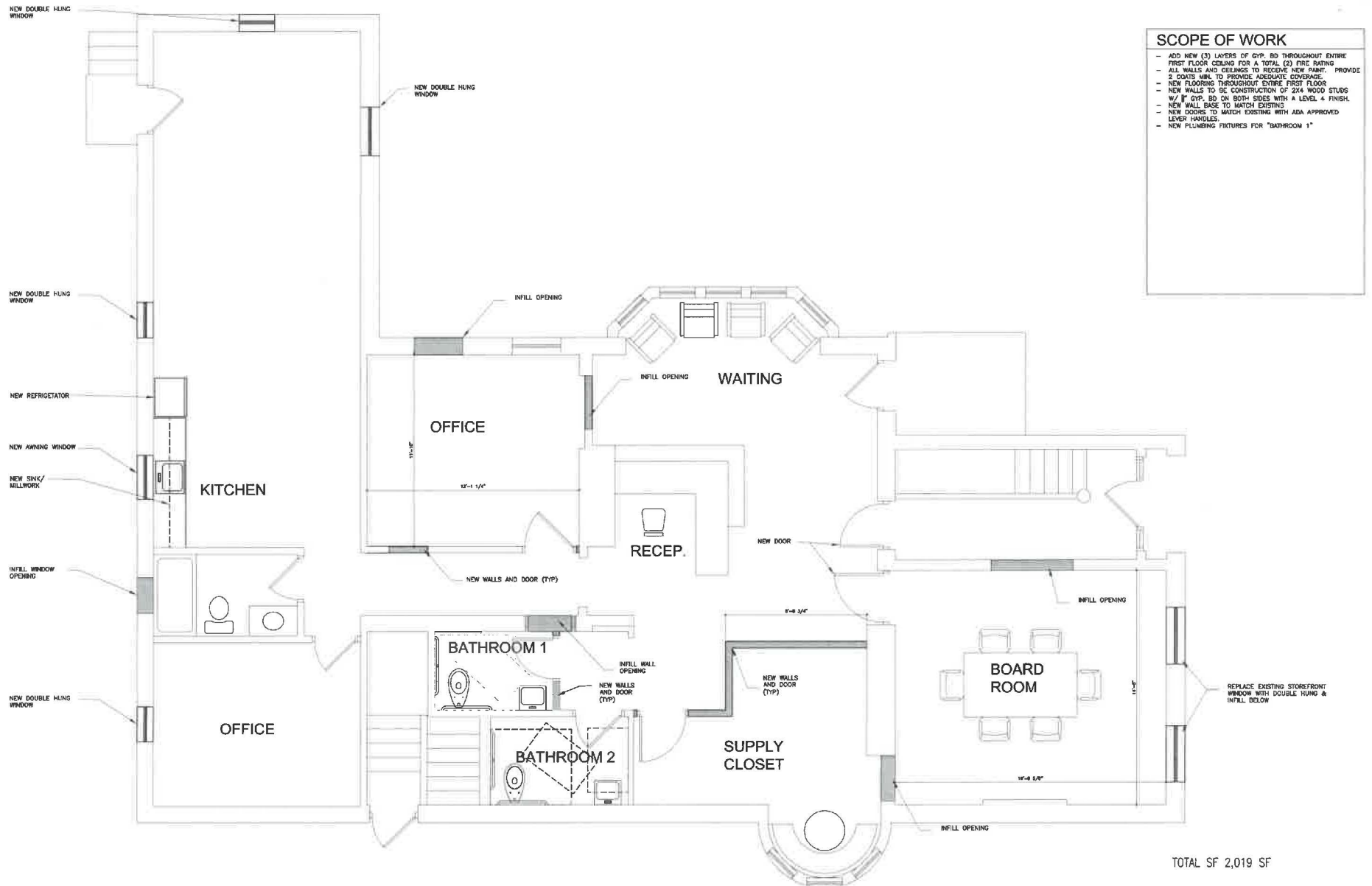


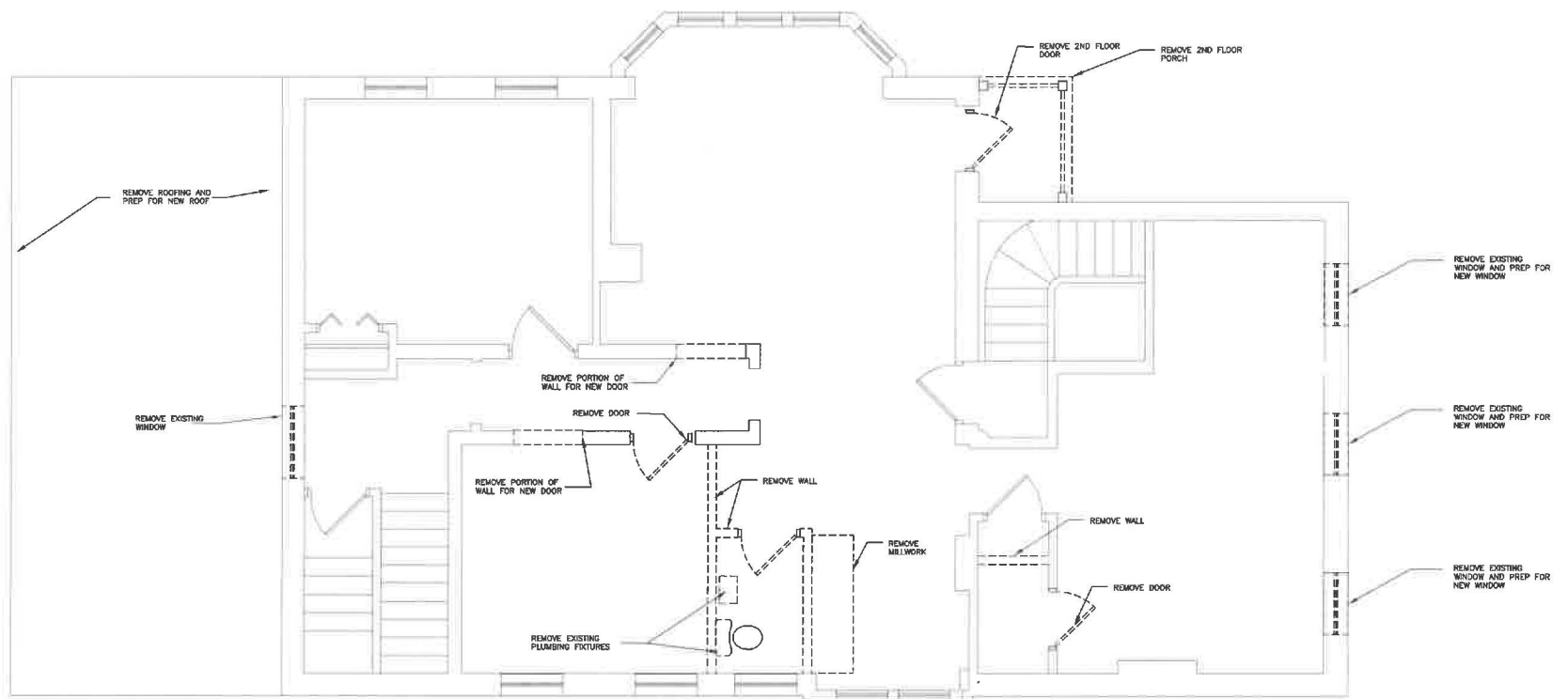


Turnstone Financial
220 W. Main St Troy, Ohio 45373

RENDERING -PERSPECTIVE
12/01/23







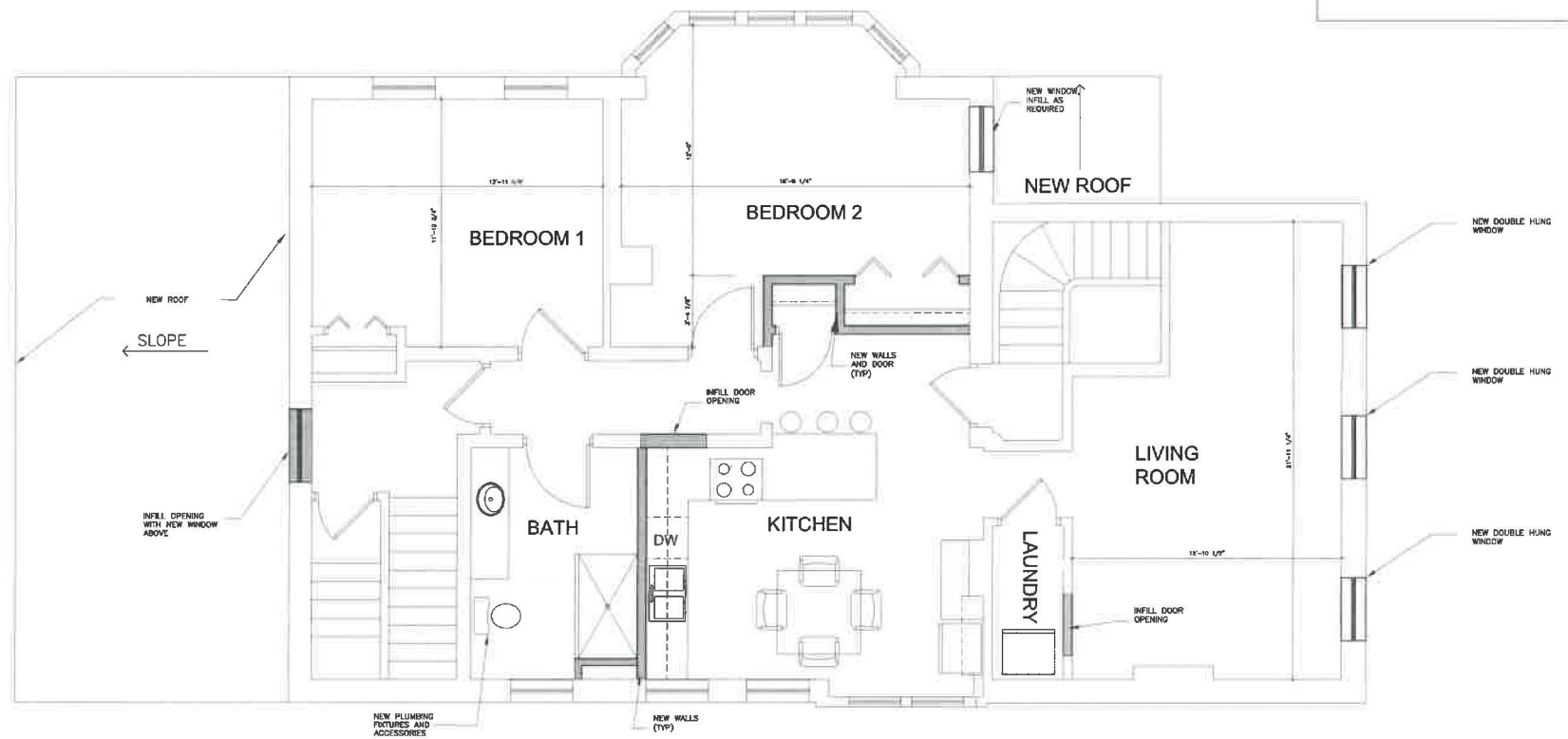
SCOPE OF WORK

BATHROOM
-NEW FIXTURES
-NEW TILE FLOORING
-NEW PAINT

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

BEDROOM 2
-NEW CLOSET ROD/ SHELF

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



TOTAL SF 1,267 SF

FIND A CONTRACTOR



Roofing > Shingles >

 45373 - English ▼

OAKRIDGE®

SHINGLES

AMERICA'S MOST RECOMMENDED™ ROOFING PRODUCTS

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

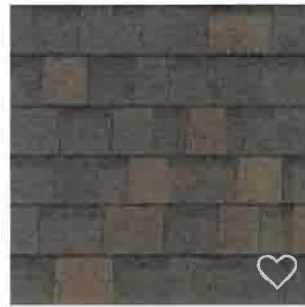


Products. This award is given by women for women. It is based on a national survey that measures brand preference by female consumers.

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

[FIND A CONTRACTOR](#)

[FAVORITES \(0\)](#)

[Try On this Roof](#)

[Where To Buy](#)



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.

FIND A CONTRACTOR

Get your roof installed by a contractor
near Troy, OH



**Mighty Dog
Roofing Dayton**



(5
reviews)

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Exteriors Inc**



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Mr. Roof



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GALLERY



Brownwood



Desert Tan



Driftwood



Onyx Black

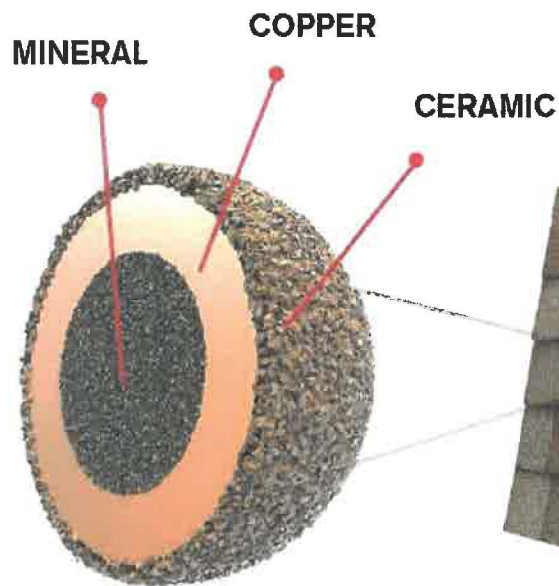


How To: Install Oakridge® Shingles (English)



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§	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

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

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

[LEARN MORE](#)

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

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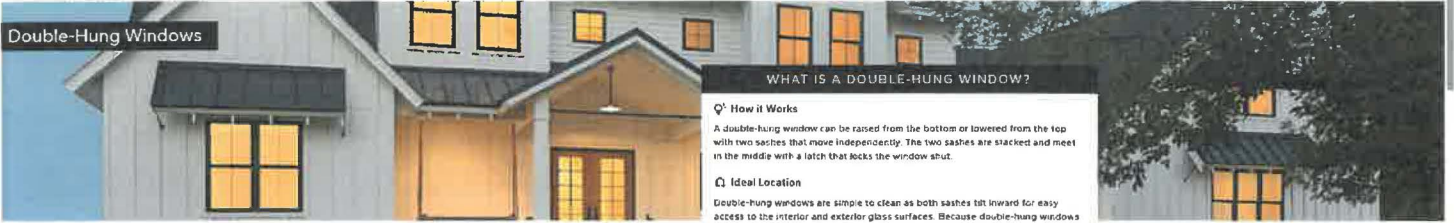
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Double-Hung Windows



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?



Enhanced 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 11/16" 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: January 10, 2024

SUBJECT: Certificate of Appropriateness – 10 W. Main Street

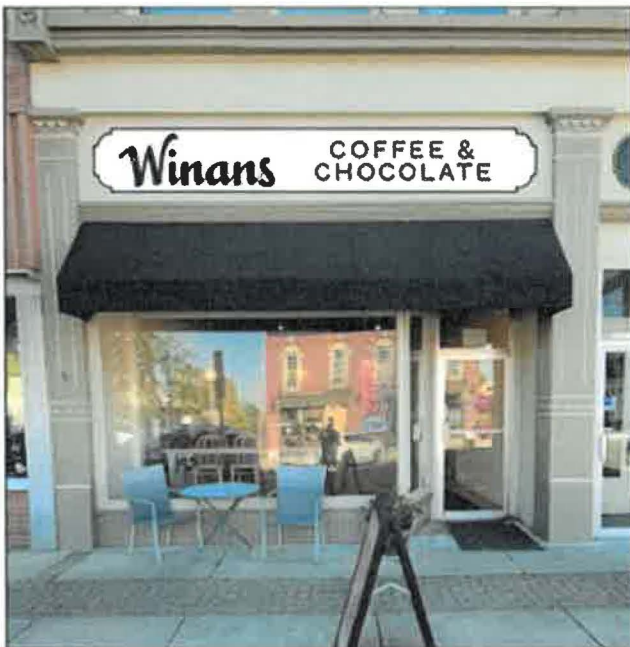
BACKGROUND:

The applicant requests the Planning Commission to review the installation of a new wall sign and awning for Winans Coffee & Chocolate at 10 W. Main St. This property is zoned B-3, Central Business District.

The Ohio Historic Inventory form states that the building was originally built in 1878 by Hays, Cruikshank & Wilmington. This building is a High Victorian Italianate with heavy bracketed and decorated stone cornices. This building is listed on the National Register of Historic Places.

PROPOSAL:

The applicant proposes to install a sign measuring 15' x 2' or 30 square feet. This will be a reface of the existing sign. The sign will have three-dimensional lettering and will comply with the design manual. The sign will have a white background and black lettering.



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 wall sign based on the following:

1. The sign complies with the Design Manual and Sign Code, and;
2. Similar colors and material are found in other areas of the district.



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

Certificate of Appropriateness Application

Date: 01/04/2024

Applicant / Owner

Applicant Name: Winans
Applicant Address: 10 W Mian St
City, State, Zip: Troy, OH 45373
Phone: 937-773-1982
Email: brianq@quintcreative.com

Owner Name: Heather& Robert Davey
Address: 1640 Surrey Road
City, State, Zip: Troy, Ohio 45373
Phone:
Email:

Contractor

Contractor Name: Quint Creative Signs
Contractor Address: 101 E High PO Box 1125
City, State, Zip: Piqua, OH 45356

Phone: 937-516-9332
Email: brianq@quintcreative.com
License #:

Project

Project Location: 10 W Main St
City, State, Zip: Piqua OH 45356
Parcel: D08-001330

Work Type: Signage
Design Graphics: No
Square Feet: 30

Project Description: Reface sign

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

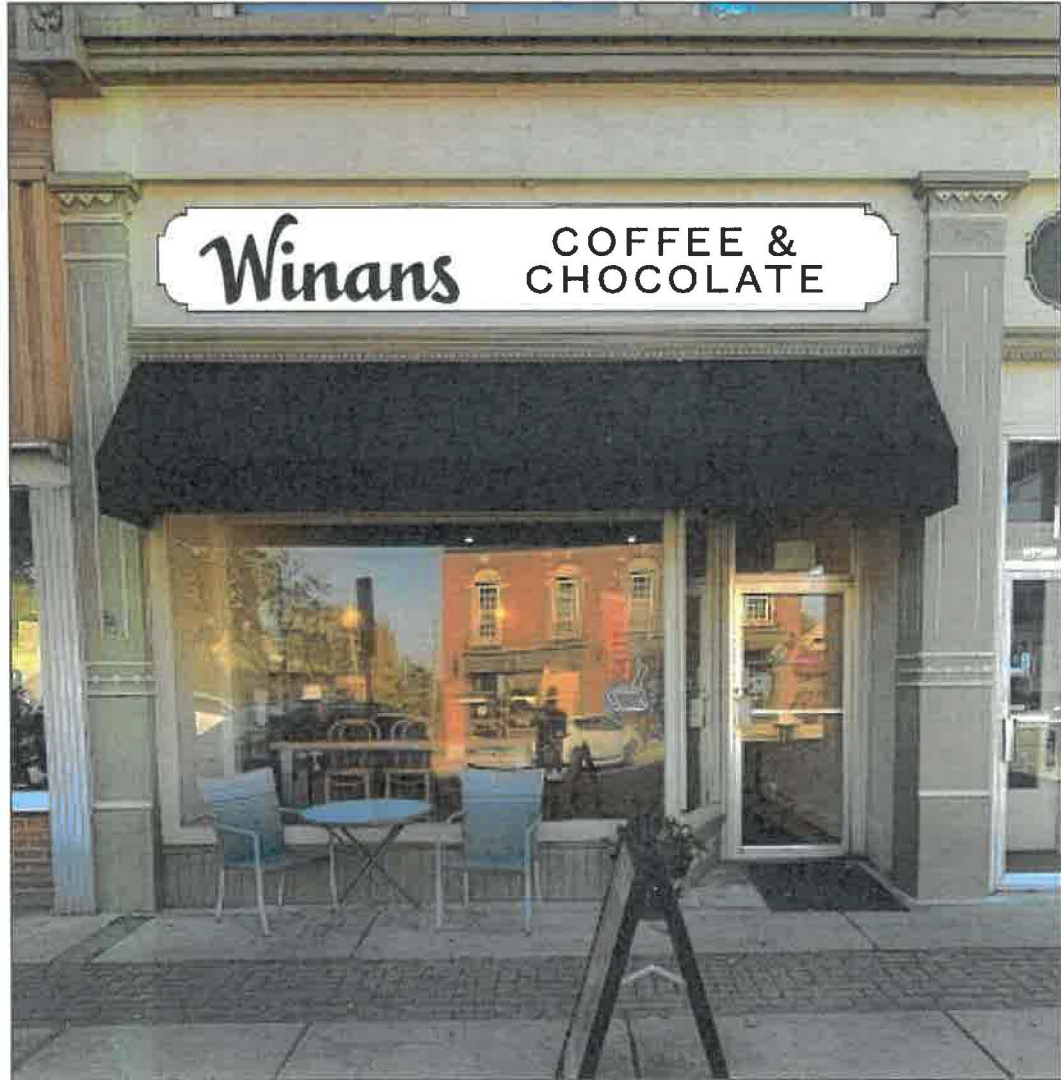
Quint Creative Signs

01/04/2024

Date

Front Elevation

Sign Reface



101 E High St., Piqua, OH 45356
Phone 937.615.9332

BrianQ@QuintCreative.com Rob@QuintCreative.com

Project Info:

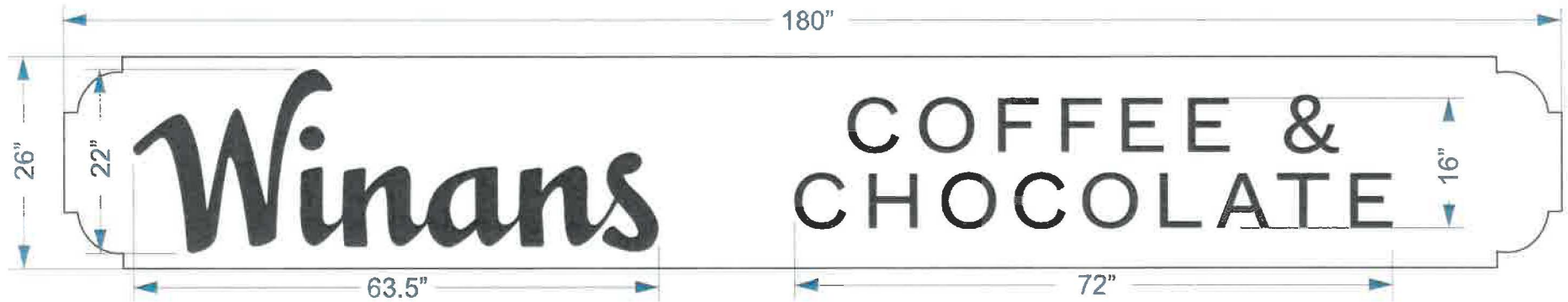
Winans
10 W Main St
Troy OH

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Sign Specs

Sign Reface



.25" Alumacor Sign Panel

All Text will be 3/4" Raised Text
Made with PVC

White
Background

Black
Text



101 E High St., Piqua, OH 45356
Phone 937.615.9332

BrianQ@QuintCreative.com Rob@QuintCreative.com

Project Info:

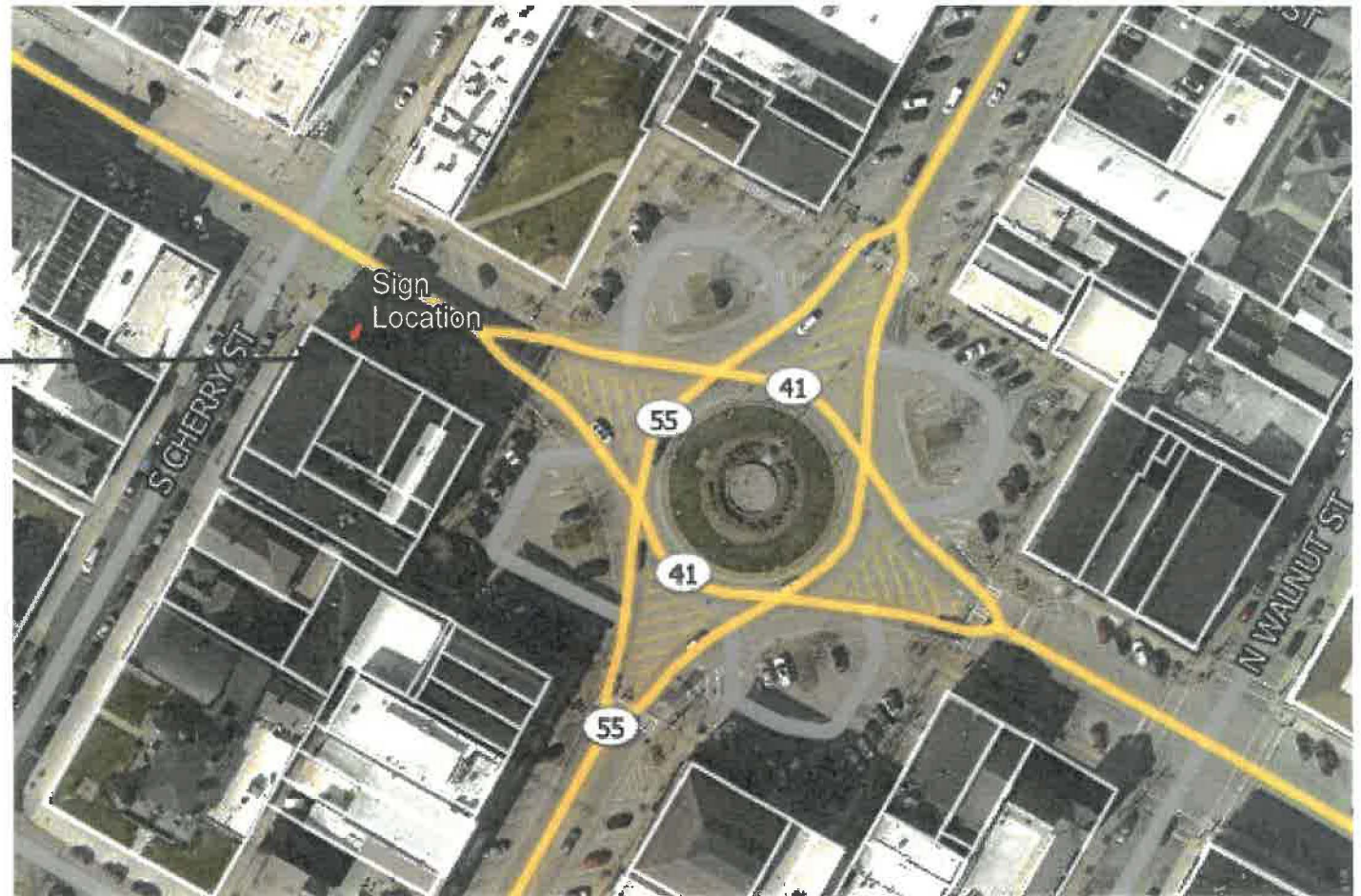
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10 W Main St
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Plot Map

Winans
10 W Main St
Troy OH



101 E High St., Piqua, OH 45356
Phone 937.615.9332

BrianQ@QuintCreative.com Rob@QuintCreative.com

Project Info:

Winans
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Troy OH

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