



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JULY 10, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - June 26, 2024
3. Historic District Application - Certificate of Appropriateness, 16 S. Cherry Street, for projecting sign
Owner - Gaudin Properties LLC
Applicant - Ashley Dunlavy
-Remove from Table
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 116 E. Franklin Street, for exterior painting and installation of light fixtures
Owner/Applicant - Canal Street Holdings LLC, Sam O'Neal
-Commission to make decision
5. Other
6. Adjourn

Next Meeting -- July 24, 2024

Note to Commission members: If you will not be attending, please email or call Sue.

Note - Historic District Application, Certificate of Appropriateness for 15 S. Market Street remains tabled as no additional information has been received.

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, June 26, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Oda, Westmeyer, Wolke and Titterington; Development Staff – R. Long; A. Eidemiller; T. Bruner, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mayor Oda, the minutes of June 12, 2024, meeting were approved by unanimous voice vote.

DOWNTOWN RIVERFRONT OVERLAY (DR-O) DISTRICT APPLICATION, 210 S. MARKET STREET: OWNER – MARKET STREET MANAGEMENT LLC; APPLICANT – BEHR DESIGN LLC. Staff reported: zoning of the property is B-3, Central Business District; an Ohio Historic Inventory (OHI) form does not exist for this property as this is newly constructed building; this building is permitted to have a total of 80 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy; the applicant is proposing to install a 4.2 Square Foot projecting sign using the DR-O; the sign for this application measures 30" x 20" or 4.2 square feet; sign will be constructed of 2" square tubular steel frame with a 2" thick logo etched into composite. The colors include Black and White, lettering; the Sign Code permits a total of one projecting sign per principal structure; the application for the Downtown Riverfront Overlay request is to allow a second projecting sign on the structure; Zoning Code 1143.25 (j) states: "The Planning Commission and/or City Council may consider more or less stringent signage requirements based upon the development while considering requirements from other sections of the Codified Ordinances of Troy, Ohio"; the Downtown/Riverfront Overlay District intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy; utilizing the criteria intended to justify a DR-O application, staff believed the proposed project will have a positive effect on the district as projecting signs encourage pedestrian scaled advertising/wayfinding along the streetscape; the MKSK study identifies the need for "pedestrian friendly environments" and the additional projecting sign achieves this intent; the Section 1143.25 of City of Troy Zoning Code provides that the Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of improved real property.
2. To assure adequate light, air and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.
4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

Staff Recommendation: Based upon the criteria in Section 1143.25(q)(1)(c) used to determine the merits of the DR-O application, it is requested that the Planning Commission provide a positive recommendation to City Council for the proposed DR-O application.

PUBLIC HEARING: At 3:32 p.m., Mr. McGarry declared the public hearing open. There being no public present and no comments made, Mr. McGarry immediately declared the public hearing closed.

RECOMMENDATION: A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, that the Troy Planning Commission has reviewed the application to apply the Downtown/Riverfront Overlay District to the property located at 210 S. Market Street; that the Commission finds that the criteria under which the Planning Commission shall review said applications, as set forth in Section 1143.25(q) (1) (c) of the Zoning Code, is met by this application and, therefore, the Troy Planning Commission formally recommends that the application to apply the Downtown/Riverfront Overlay District to the property of 210 S. Market Street be approved.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 121 PUBLIC SQUARE NE, WALL SIGN: OWNER – MARVIN RAMIREZ; APPLICANT - CATHERINE PEOPLES, SWEET DREAMS CAKE SHOPPE. Staff reported: The property is zoned B-3 Central Business District; the property owner submitted written permission for the sign; the OHI form lists this property as a three story brick building in the High Victorian Italianate Style, with segmental windows, the third story being rounded, along with stilted and keystone caps and bracketed sills and bracketed box cornice with a paneled frieze; the storefront has been altered; the building is listed on the National Register; the wall sign will be carved out of HDU material; dimensions are 89.9" by 38.5" with an overall depth of 1.5"; sign will be mounted and centered in the unpainted brick portion above the Eastern storefront; applicant is proposing to paint the portion of the front façade located just above the storefront windows Cheery Pink; the color will complement the paint on the adjacent "Ruby's" building; lighting is to be Goose Neck style on the exterior of the building; fixtures are black, powder coated aluminum with the following dimensions: height of 18.75", width of 10" and overall depth of 26.75"; Staff recommends approval of the proposed signage based on the following:

- The proposed sign is in line with the Design Manual and City of Troy sign code.
- The proposed paint and lighting meet the Design Manual and similar examples are located throughout the historic district.

DISCUSSION: Commission members asked about the number of lights, staff stated there will be four lights and a fifth over the door if additional lighting is needed, but that will not be known until the four lights are placed. Staff also indicated that there would not be an issue if the application indicated five lights and a lesser number placed. It was also stated that the unpainted brick will remain unpainted.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the Historic District Application Certificate of Appropriateness for 121 Public Sq. NE as submitted based on the exact materials and paint color as provided in the application; for four to five lights; and based on the recommendation of staff that:

- The proposed sign is in line with the Design Manual and City of Troy sign code.
- The proposed paint and lighting meet the Design Manual and similar examples are located throughout the historic district

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 16 S. CHERRY STREET FOR PROJECTING SIGN: OWNER – GAUDIN PROPERTIES LLC; APPLICANT - ASHLEY DUNLAVY. Staff reported: The property is zoned B-3 Central Business District; the OHI form lists this property as a Gothic Revival Victorian Cottage built in 1870. It is listed on the National Register; sign would be located on the southernmost post of the porch facing S. Cherry Street; sign would be 18" by 24" with white background with black lettering, mounted to the post using an ornate black, metal, scroll bracket; sign will be similar to the one installed at the adjacent building using the same material and bracketing; Design Manual Section 5.7 states "projecting signs brackets should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture"; and staff recommends approval of the proposed signage based on the following:

- The signage and bracket comply with section 5.7 of the Design Manual.
- The signage meets section 749.12 of the City of Troy Sign Code.

DISCUSSION: It was discussed that wall signs must have raised lettering, but raised lettering is only recommended for projecting signs. It was also discussed that this sign is unlike the one on the adjacent building in materials, color, and size. Commission members stated they would like to see the design of the actual proposed sign.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to table the application for the sign for 16 S. Cherry Street until the applicant provides a rendition of the proposed sign.

MOTION TO TABLE ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 10 W. MAIN STREET FOR NE STORE FRONT WINDOW AND DOOR: OWNER - HEATHER DAVEY; APPLICANT - WINANS LLC. Staff reported: the property is zoned B-3, Central Business District; the OHI form states that the building was originally built in 1878 by Hays, Cruikshank & Wilmington and is a High Victorian Italianate with heavy bracketed and decorated stone cornices; this building is listed on the National Register of Historic Places; application is to replace the main storefront window with an aluminum (brass frame color) window; the window will be the same size as the existing window and will not impact the contributing features (columns) on the storefront; the replacement door will be the same size as the existing; the existing door is not original and is currently metal; and staff recommends approval of the proposed window and door based on the contributing features of the storefront will remain unaltered.

DISCUSSION: Staff commented that a picture of the door was not included in the packet. Staff advised that the window and door frames will match.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the Historic District Application Certificate of Appropriateness for 10 W. Main Street as submitted based on the exact materials and colors provided in the application, and based on the recommendation of staff that the proposed window and door based on the contributing features of the storefront will remain unaltered.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

SOMERSET RESERVE SECTION I PLANNED DEVELOPMENT - RESIDENTIAL (PD-R); LOCATED ON THE SOUTHWEST CORNER OF NASHVILLE ROAD AND W. MARKET STREET (SR 55); OWNER/APPLICANT - DDCM MANAGEMENT LLC; FOR FINAL DEVELOPMENT PLAN: Staff reported:

The Planned Development process requires three steps for approval. The first step is the General Plan, which was approved by the Planning Commission and City Council. The second step is the Final Development Plan, and the third step is the Record Plan.

The Final Development Plan is in accordance with the approved General Plan that was previously approved by the Planning Commission and City Council. The specifics of the Final Development Plan are:

Uses & Layout: The proposed development will be completed in three (3) phases. The first phase of the development consists of 67 single-family residential lots which will be created on the west side of Nashville Road (29.406 acres). A Final Development Plan and Record Plan will be needed for each phase of the development.

Roadways: Access to this development will be on Nashville Road. This entrance is strategically aligned with Huntington Drive and will continue the Huntington Drive name. Road improvements are being proposed with the realignment of the Nashville Road and W. Market Street intersection. A road widening with curbs, gutters, and sidewalk are being proposed along W. Market Street. The internal road system will be private streets and maintained by the HOA. Right-of-Way with a future Swales Road connector is being proposed on the south side of this development. The development proposes 2.539 acres of public Right-of-Way to be dedicated.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing two (2) stormwater ponds. Maintenance of these private storm water control facilities will be the responsibility of the HOA.

Parks & Recreation Facilities: This planned development proposes 12.448 acres of open space. Private playground equipment and paved walking trails are also proposed. The Zoning Code requires 10% of the entire acreage in the development to be used as open space. The provided open space complies with this requirement and has been approved by the Park Board and the Planning Commission.

Protective Covenants: Staff will require the Protective Covenants and Restrictions to be provided during the Final Record Plat submittal of this development. The Final Record Plat does require Planning Commission and City Council Approval.

Staff recommends approval of the Final Development Plan as it is in accordance with the approved General Plan.

DISCUSSION:

-In response to Mr. Wolke, it was stated that the basins will be wet ponds.

-The Mayor stated she would prefer that Huntington Drive had a different name in this development so people would know it was a different subdivision.

-In response to Mrs. Ehrlich, it was stated the intersection alignment will be part of the first phase and that work should be done within the year.

-Regarding the intersection work, it was stated that will be done by the developer with the City only paying for associated "oversizing".

Staff noted that the Record Plan (the 3rd step in the process) will not be considered at this meeting.

RECOMMENDATION - FINAL DEVELOPMENT PLAN:

A motion was made by Mayor Oda, seconded by Mr. Wolke, to approve the Final Development Plan of the Somerset Reserve Section I Planned Development as submitted based on it being in accordance with the approved General Plan.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:52 p.m. upon motion of Mr. Emerick, seconded by Mr. Titterington, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: July 10, 2024

SUBJECT: Certificate of Appropriateness – 16 S. Cherry St.

BACKGROUND:

This report is a follow-up for the application of new projecting signage located at 16 S. Cherry St. The application was tabled at the June 26th Planning Commission so the applicant could provide a more detailed rendering of the proposed sign.

The applicant, Ashley Dunlavy, is requesting for Planning Commission to review a proposed projecting sign for the building located at 16 S. Cherry St. The property is located in the B-3 Central Business District

The OHI form lists this property as a Gothic Revival Victorian Cottage built in 1870. It is listed on the National Register.

DISCUSSION:

The applicant is proposing installation of new projecting sign on the southern most post of the porch facing S. Cherry St. The sign will be 18" by 24" with white background with black 3D routed lettering.

The Sign will be mounted to the post using an ornate black, metal, scroll bracket as shown in the enclosed diagram.

The applicant wishes to note that the sign will be similar the one installed at the adjacent building using the same material and bracketing.

ANALYSIS:

Design Manual section 5.7 states "projecting signs brackets should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture."

RECOMMENDATION:

Staff recommends approval of the proposed signage based on the following:

- The signage and bracket complies with section 5.7 of the Design Manual.
- The signage meets section 749.12 of the City of Troy Sign Code.



Customer:
Job:
Size:
Materials:
Colors:
Description:

Customer Approval Signature _____

Date: __/__/

937.908.SIGN • FlawlessSigns.com

Email: Vo@FlawlessSigns.com

Contact: Val Baker

Price: _____
30% Deposit Required to begin production

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Adjacent sign



Location of sign



Bracket



Certificate of Appropriateness Application

Date: 06/12/2024

Applicant / Owner

Applicant Name: Ashley Dunlavy
Applicant Address: 16 s. cherry st.
City, State, Zip: troy, ohio 45373
Phone: 9374175669
Email: oliviaashleyllc@gmail.com

Owner Name: Gaudin Properties LLC
Address: 1550 Creekwood Dr.
City, State, Zip: Troy, Ohio, 45373
Phone:
Email:

Contractor

Contractor Name: Flawless Signs
Contractor Address: 66 Industry Ct
City, State, Zip: Troy, Ohio 45373

Phone: 937-969-7446
Email: info@flawlessigns.com
License #:

Project

Project Location: 16 s. Cherry st.
City, State, Zip: troy, ohio 45373
Parcel:

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

Project Description: projecting sign

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



Ashley Dunlavy

06/12/2024

Date



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

Sign Application

Date: 06/12/2024

Applicant / Owner

Applicant Name: Ashley Dunlavy
Applicant Address: 16 S Cherry st.
City, State, Zip: Troy, Ohio 45373
Phone: 937-417-5669
Email: oliviaashleyllc@gmail.com

Owner Name: Gaudin Properties LLC
Address: 1550 Creekwood Dr.
City, State, Zip: Troy, Ohio 45373
Phone:
Email:

Contractor

Contractor Name: FLAWLESS SIGNS
Applicant Address: 66 INDUSTRY CT
City, State, Zip: TROY, OH 45373

Phone: 937-969-7446
Email: INFO@FLAWLESSSIGNS.COM
License #:

Project

Project Location: 16 S. Cherry st.
City, State, Zip: Troy, Ohio 45373
Parcel:
Work Type: Sign
Design Graphics:
Accessory Type:
Fence Type:
Material: Aluminum

Height: 10ft to bottom of sign.
Right Setback:
Left Setback:
Rear Setback:
Square Feet: 3sqft
Sign Type: Projection Sign
Building Setback: -
Building Frontage:

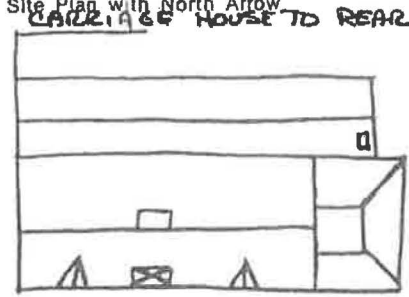
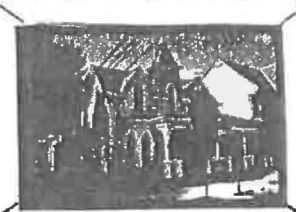
Project Description: Projecting sign mounted to Porch Post

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

06/12/2024

Date

OHIO HISTORIC INVENTORY

1. No. 84-75		4. Present Name(s) Judge Henry Williams House	
2. County Miami		5. Other Name(s) Dr. Charles Hartley House Emiline Stewart House	
3. Location of Negatives Mont. Co. Hist. Soc.		J 18	
6. Specific Location Midblock, west side of S. Cherry Street between Main and Franklin 16 South Cherry Street		16. Thematic Category C	
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period c. 1870	
8. Site Plan with North Arrow  S. CHERRY N →		18. Style or Design Gothic Revival	
9. Coordinates Zone 16 Easting 73849 Northing 443566		19. Architect or Engineer	
10. Site ☐ Structure ☐ Building ☒ Object ☐		20. Contractor or Builder	
11. On National Register? Yes ☒ No ☐		21. Original Use, if apparent Residence	
12. Is it Eligible? Yes ☒ No ☐		22. Present Use Multiple Residence (unoccupied)	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		23. Ownership Public ☐ Private ☒	
14. District Potential? Yes ☐ No ☒		24. Owner's Name & Address, if known Arlo D. Anderson 637 Trade Square West Troy, Ohio 45373	
15. Name of Established District		25. Open to Public? Yes ☐ No ☒	
42. Further Description of Important Features This is a superb Gothic Revival Victorian cottage with one story polygonal bay in the side bay with wall dormers above. The central bay has a pair of doors and a turrett above. The windows are centrepointed with 1/1 double hung sash. A porch with scroll saw decoration on the entablature and pillar is between the bays. There are extensive additions with a one bay hip addition on the north, a gable roof addition across the rear, and a wing to the rear that connects with a large carriage house.		26. Local Contact Person or Organization Troy Historical Society	
43. History and Significance The deed and tax records indicate it was built by Emiline Stewart. The home was owned by noted Judge Henry Williams from 1880. He apparently built the additions. Dr. Charles P. Hartley had his offices there from 1892 for many years.		27. Other Surveys in Which Included NATIONAL REGISTER 1/76	
44. Description of Environment and Outbuildings In the commercial district of Troy. It is currently abandoned and rapidly deteriorating. It will be a tragic loss to the architectural history of the area if this house is seriously renovated or destroyed.		28. No. of Stories 2	
45. Sources of Information Public Record Harbaugh, History of Miami County. 1907. Wheeler, Troy in the Nineteenth Century. 1970.		29. Basement? Yes ☒ No ☐	
		30. Foundation Material Stone	
		31. Wall Construction Weatherboard	
		32. Roof Type & Material Gable--Shingle	
		33. No. of Bays Front 3 Side 1	
		34. Wall Treatment Polygonal bays and wall dormers	
		35. Plan Shape Rectangular	
		36. Changes (Explain in #42) Addition ☒ Altered ☐ Moved ☐	
		37. Condition Interior Exterior Deterioratin	
		38. Preservation Underway? Yes ☐ No ☒	
		39. Endangered? By What? Yes ☒ No ☐ Neglect N/A	
		40. Visible from Public Road? Yes ☒ No ☐	
		41. Distance from and Frontage on Road St. Front--30'	
			
		46. Prepared by L. S. Gannon, Jr.	
		47. Organization Mont. Co. Hist. Soc.	
		48. Date 6/16/76	
		49. Revision Date(s)	

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: July 10, 2024

SUBJECT: Historic Review – 116 E. Franklin St. – Paint & Exterior Lighting

BACKGROUND:

A request by owner Canal Street Holdings LLC for the Planning Commission to consider the review paint colors and light fixtures to be used at the property located at 116 E. Franklin St. The property is located in the OR-1 Office Residential District.

The OHI form lists this as an 1888, 2 story, frame residence in the Italianate Style with contributing features of a 2-story projecting bay, cornice, trim and brackets. There have been alterations on the front, side, rear entrances as well as the soffits and eaves using modern materials.

DISCUSSION:

The applicant is proposing to paint the main building color Sage (SW 2860). The accent colors will be Sage Green Light (SW 2851) and the window trim will be Extra White (SW 7006). Please see attached design graphics and color samples.

The applicant is proposing the replacement of the existing torch style lights that flank the front door with black, aluminum frame, lantern style lights.

DESIGN MANUAL:

Section 2.6 of the Design Manual states: "Concentration of similar colors on the same block should be avoided. Historically Unpainted surfaces should not be painted. Historically painted surfaces should remain painted. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues."

Section 4.6.B of the Design Manual states: "Light fixtures should be simple in design. Subdued, soft, warm lighting should be used. Avoid large ornate light fixtures."

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 based on the following:

- 1.The paint colors proposed meet the Design Manual.
- 2.The proposed light fixtures meet the Design Manual and similar fixtures are found in the historic district.

116 E. Franklin Street

Exterior Paint + Lighting



Sage
SW 2860



Sage Green Light
SW 2860

Extra White
SW7006



Soffit + corbels =
Extra White

Above window detail =
Sage Green Light



Siding color = Sage



Boards in
between trim =
Sage Green Light



Window trim =
Extra White

Exterior doors =
Sage Green Light



Door Detail
*Light removed



Replace
existing exterior
lights (2)





Siding = Sage



Trim = Extra White

Exterior Door =
Sage Green Light





Siding = Sage



Trim = Extra White

Exterior Door =
Sage Green Light





CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 6/24/24

Applicant Sam O'Neal Telephone No. 937-510-7730

Owner of Property Canal Street Holdings, LLC Has the Owner been Notified? n/a

Address of Project 116 E. Franklin St.

Contact Address (if different than Project Address) 4555 E. Walnut Grove Rd., Troy

Name of Architect/Engineer and/or Contractor s.m. O'Neal Construction

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:

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

Sam O'Neal

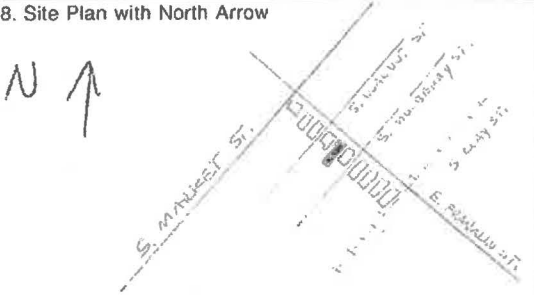
OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



1. No.		2. County Miami		4. Present Name(s) Harold & Jean Melvin House		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept.				5. Historic or Other Name(s) J. Drury House			
Roll No. B		Picture No.(s) 10,12					
6. Specific Address or Location 116 E. Franklin St.				16. Thematic Association(s)		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1888		29. Basement? Yes ☒ No ☐	
7. City or Village Troy				18. Style or Design Italianate		30. Foundation Material Rubble Stone	
8. Site Plan with North Arrow				17b. Alteration Date(s) Unknown		31. Wall Construction Frame	
				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Gable/Asphalt	
9. U.T.M. Reference Quadrangle Name 7204				19. Architect or Engineer		33. No. of Bays Front 3 Side 2	
Zone Easting Northing				19a. Design Sources		34. Exterior Wall Material(s) Aluminum Siding	
10. Site ☐ Building ☒ Structure ☐ Object ☐				20. Contractor or Builder		35. Plan Shape Irregular	
11. On National Register? Yes ☐ No ☒				21. Building Type or Plan		36. Changes Addition ☒ Altered ☒ Moved ☐	
12. N.R. Potential? Yes ☐ No ☐				22. Original Use, if apparent Residence		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 1/1	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐				23. Present Use Commercial		38. Building Dimensions 40 x 5	
14. District Potential? Yes ☐ No ☐				24. Ownership Public ☐ Private ☒		39. Endangered? Yes ☐ No ☒	
15. Name of Established District (N.R. or Local) Troy Historical District				25. Owner's Name & Address, if known Harold & Jean Melvin 26 N. Walnut St Troy, OH		40. Chimney Placement 1 Off center in roof	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Strong gable-roofed form with 2-story projecting bay on facade. Character defining features: cornice, trim, brackets, and windows in bay; rear outbuilding. Alterations: numerous additions at front, side, rear; entry vestibule and "Colonial" entry; siding, soffits, eaves all replaced with new material.				26. Property Acreage		41. Distance from and Frontage on Road 10 x 40	
43. History and Significance (Continue on reverse if necessary) Built by J. Drury in 1888.				27. Other Surveys in Which Included			
44. Description of Environment and Outbuildings (See #52) Rear shed - frame, garage roof Small urban setting of closely spaced buildings & numerous shade trees							
45. Sources of Information Field observation City of Troy Miami Co. property records				46. Prepared by J. Darbee/N. Recchie		47. Organization F. Conaway	
				48. Date Recorded in Field 5/97		49. Revised by 50a. Date Revised	
				50b. Reviewed by			