



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 14, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

REVISED AGENDA TO ADD THE COMPREHENSIVE PLAN UPDATE

1. Roll Call
2. Minutes - July 31, 2024
3. Historic District Application - Certificate of Appropriateness, 15 S. Market Street, for exterior alterations of staining the brick façade to black
Owner / Applicant - Tecumseh of Troy, Beth Kerber
-Remove from table
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 10 N. Market Street, painting of the building
Owner: 3 N Ridge, LLC
Applicant: Annelise Kimmel
-Commission to make decision
5. Halifax Villas Planned Development - Change name of Halifax Villas and Patio Homes Planned Development- Residential Phase Two to the "Cottages of Halifax Subdivision"
-Commission to make decision
6. Status Report - on the update of the Comprehensive Plan by the consultant - American Structurepoint
7. Other
8. Adjourn

NOTE TO PLANNING COMMISSION REGARDING THE COMPREHENSIVE PLAN UPDATE - ADDITIONAL MEETINGS

- Aug 14** *Advisory Committee Meeting regarding Comprehensive Plan Update, 6-8 pm*
Troy Jr. High School Library
- Aug 15** *Town Hall Event - Comprehensive Plan Update, 6-8 pm*
Troy Jr. High School Library

Next Meeting -- Aug 28, 2024

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

A rescheduled meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, July 31, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Westmeyer, Oda and Titterington; Development Staff – R. Long; A. Eidenmiller, and Development Director Davis. It is noted that Mr. Westmeyer was in attendance at 3:39 p.m.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Titterington, the minutes of the July 10, 2024, meeting were approved by unanimous vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 15 S. MARKET STREET FOR STAINING EXTERIOR BRICK TO BLACK; OWNER APPLICANT – TECUMSEH OF TROY LLC, BETH KERBER,

Remove from Table: A motion was made by Titterington, seconded by Mrs. Ehrlich, to remove the application for 15 S Market Street from the table. **MOTION PASSED, UNANIMOUS ROLL CALL VOTE.**

Staff reported: The property is zoned B-3 Central Business District; the OHI form lists this property as a Gothic Revival Victorian Cottage style built in 1870; it is listed on the National Register; contributing features include the size and placement within the plane of the commercial streetscape; previous alterations use to cover the original characteristics of the building until the owner removed all of the metal that was hiding the original characteristics; the applicant wishes to proceed with just the brick color alteration outlined in the proposal section below; the applicant is removing the metal awnings, flowerboxes, and the spotlights from this request, which had been part of the application tabled on June 12; applicant is requesting to stain the brick façade in ZAR Oil based stain, Black in color; and staff provided the following analysis (in red print):

"Design Manual: 2.6 Paint Colors states: "Paint colors varied through history, not only with fashions, but also because of available materials. These colors often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style structures which were often not white but a variety of colors and shades.

- A. A concentration of similar colors on the same block should be avoided. *There are no similar colors on this same block.*
- B. Historically unpainted surfaces should not be painted. *Historically painted surfaces should remain painted. The brick is unpainted. Character defining features are present on the building around the windows and "Thomson" sign. Staff does not recommend that this brick be painted or stained due to these features.*
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. *Two colors meet this requirement.*
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. *High-gloss paint is being avoided.*
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. *The colors are not bright or obtrusive.*

The Secretary of the Interior's Standards for the Treatment of Historic Properties state that for the preservation of Stone, Brick, Terra Cotta, Concrete, Adobe, Stucco and Mortar it is not recommended that paint or other coatings be applied to masonry that has been historically unpainted or uncoated."

Staff recommended denial of the proposed alterations based upon the following:

1. The brick, which is historically unpainted and unstained, includes character defining features. Brick soldiers and other bands exist around both the second and third story windows and the Thomson Sign at the top. The proposed stain will hide those features and otherwise detract from the historic integrity of the building.
2. The proposed brick alterations go against the Historic District Guidelines approved by this Planning Commission.
3. The proposed brick alterations are not recommended by The Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Commission reviewed the referenced design standards, the Secretary of the Interior Standards, and the proposed color.

DISCUSSION. Mr. McGarry confirmed that the only item before the Commission is the staining of the brick.

Mr. Titterington noted the guidelines were approved in February of 2023 by the Commission and approved by Council by an amendment to the Zoning Code; the brick appears to be discolored and could be treated as other buildings have, cleaned up and remain unpainted; unpainted brick is not unusual downtown; and stated that the north wall of the building had been painted and is flaking and asked about the plan for that. Beth Kerber stated she would like to prime the side wall and do a ghost mural of what was painted on the side when the building was constructed, and that would be Phase 2 after the building is painted. When asked the plan if the painting/stain is not approved, Ms. Kerber stated that will change her plans for the approved work for 13 N. Market, and she would just do some wood work. Ms. Kerber stated she consulted with Brian Brothers, the company that has worked on a number of downtown buildings, and was advised that the stain will make the building stand out more and tuck-pointing mortar may just look different from the original mortar.

Mrs. Ehrlich asked why paint, with Ms. Kerber commenting that cleaning is not going to improve the dingy building; when she had the drawings for the work done, the design standards did not exist so there was no reason not to paint; she feels this will greatly improve the building and the downtown; and the stain will not trap moisture inside. Ms. Kerber did not know of a similar building that had this treatment. She also commented that the word "Thompson" would be treated with a different color so it stands out as a feature. She suggested gray but is open to suggestions. She will accentuate any historic features.

Mr. Titterington stated that does not negate the standards or Secretary of the Interior Standards.

Mayor Oda state her issue is that nothing in the downtown can be changed any more. Mr. Eidenmiller replied that the desire is to keep the original look and feel and the concern that paint is a moisture barrier. The Mayor stated she is struggling with allowing this to be done, and following the guidelines, and following historic preservation guidelines, and that she would have to vote for following the code whether she agreed with it or not.

Mr. Titterington commented that if the concern is that an unpainted building can never be painted, why was that put into the standards, also noting that the Commission had issues with another owner painting a building and ignoring a stop work order, and the Commission was advised that removing the paint would then cause more building damage.

Mr. McGarry commented that he understands the stain may enhance the building, but there is no information or specs that assures how the stain would actually allow the brick to breathe and not cause issues that paint may. He also commented that if this is approved, there may be other applicants, and the Commission needs more assurance.

Mr. Westmeyer asked if Brian Brothers would be willing to provide more details as to how the stain would actually help preserve the brick, and that information may assist the Commission. Mr. Westmeyer also asked if the word "Thompson" is actually limestone.

Ms. Kerber also noted that she is under orders from the City to make certain repairs. She also indicated that if the application is denied, she does not see proceeding with the approved application to 13 S. Market Street as she believes that would still leave part of the building looking rough and part improved and not be a good finished look for the downtown. She also stated she appreciates historic preservation, but also noted that for many years the building was completely covered in metal and no windows could be seen, with that looking being historic for that time period.

Mr. Titterington noted that prior to the standards being adopted, not painting unpainted brick was still part of the Secretary of the Interior guidelines which were referenced before the adoption of the standards.

Mrs. Ehrlich questioned that if the intent of Design Manual is to preserve the historic look, why go against that?

Mr. McGarry and Mr. Westmeyer commented there would be some benefit in having information from Brian Brothers backing up their recommendation about using the stain, as the Commission does not want to set a precedent. Mr. Westmeyer also stated he has seen brick clean up well but that depends on the material used for the cleaning.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to table the application for 15 S. Market Street so that the applicant could provide additional information from the contractor, Brian Brothers, regarding their recommendation that the applicant request to apply a stain to the building.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 8 S. MARKET STREET FOR NEW AWNING SIGNAGE AND LIGHT FIXTURES; OWNER – CRAFTED & CURED; APPLICANT – STULL WOODWORKS, INC.

Staff reported: the zoning is B-3 Central Business District; the OHI form lists this building as being constructed in 1929 in the Modernistic Style; the facade contains a two story semi-circular entranceway with rope molding and ashlar arch and frame relief panels, with a 7 bay Romanesque arcaded balcony capped by an eagle supported torch base; the property is listed on the National Register of Historic Places; application is for a new sign that will attach to the existing metal awning; sign will be made of moisture resistant MDF and consist of 3 dimensional, routed lettering; the sign base color will be black with white lettering and gold trim; dimensions of the sign will be 168" by 15" and have a depth of 1"; the sign will have a total square footage of 17.5, which is below the allowable of 83 square feet; the sign will attach to the awning with metal bracketing that will be hidden once installed; the application includes the installation of 3 metal gooseneck lights for the sign; and the lighting will be mounted to the metal entryway awning and extend out above the sign as detailed in the attached rendering. Staff further commented regarding comparing the application to the Design Manual:

*The Design Manual section 5.6 states "Awning sign designs should be coordinated with the architectural character of the storefront." The section further states that "Awning signs should include simple text and logos on subdued backgrounds." This sign complies with the Design Manual.

-The Design Manual section 4.6 states that light fixtures should be simple in design. Subdued, soft, warm lighting should be used. Avoid large, ornate light fixtures. The proposed fixtures comply with the Design Manual."

Staff recommended approval based on the findings that:

- The signage complies with section 5.6 of the Design Manual as well as the City of Troy Sign Code
- The signage keeps the overall integrity of and does not detract from the Historic District.
- The lighting complies with section 4.6 of the Design Manual and there are similar fixtures installed throughout the Historic District.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the Historic District Application Certificate of Appropriateness for 8 S. Market Street as submitted, based on the exact materials, colors and design stated in the application, and based on the findings of staff that:

- The signage complies with section 5.6 of the Design Manual as well as the City of Troy Sign Code
- The signage keeps the overall integrity of and does not detract from the Historic District.
- The lighting complies with section 4.6 of the Design Manual and there are similar fixtures installed throughout the Historic District.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 322 W. MAIN STREET, FIVE NEW WALL SIGNAGE FOR TWO TENANTS (C. HINES BUILDERS AND SENIOR CHECKUP); OWNER – JON COOMER; APPLICANT – QUINT CREATIVE SIGNS. Staff reported: zoning is B-2, General Business District; the CHI form lists this property as a very plain house built in 1839; original structure was built by wagon maker, David Adams, whose shop was located in the rear; contributing features are stone lintels and sills with projecting soffit and frieze from the eaves; there have been alterations some of which include being connected to another house with a modern addition; application is for wall signs for two tenants of the building; the signs will be separate from each other; the signage will be 3D routed lettering on 1 inch thick High Density Urethane (HDU) board; and signs will be mounted to the building using a combination of French cleats and other mechanical fasteners which will be hidden when installed; allowed signage for the building is 100 square feet, these signs will place total signage at 94.4 square feet, which is below the allowed signage; and the Design Manual provides:

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

Details for the signs:

Tenant #1 – C.Hines Builders: There will be a total of 2 signs installed for this tenant.

1. Sign one will be installed on the north elevation facing W. Main St. The sign will measure 23.5" by 19" and consist of Black of Night (SW 6994), Pantone Blue (301), White with a border in Umber (SW 6146).
2. Sign two will be installed on the west elevation facing S. Oxford St. The sign will measure 104" by 26". The color palette will remain the same as sign #1.

Tenant #2 – Senior Check-up: There will be a total of 3 signs installed for this tenant.

1. Sign one will be installed on the north elevation facing W. Main St. The sign will measure 28" by 19" and consist of Black of Night (SW 6994), Yellow Green Nova, White with a border in Umber (SW 6146).
2. Sign two will be installed on the west elevation facing S. Oxford St. The sign will measure 112" by 26". The color palette will remain the same as sign #1.
3. Sign three will be installed on the southern part west elevation facing S. Oxford St. The sign will measure 60" by 17.5". The color palette for this sign will be the same with exception of the border which will be the color Softer Tan (SW 6141)

Staff recommended approval based on the findings that:

- The signage complies with section 5.4 of the Design Manual as well as the City of Troy Sign Code
- The signage keeps the overall integrity of and does not detract from the Historic District

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Historic District Application Certificate of Appropriateness for the five separate and additional signs at 322 W. Main Street as submitted, based on the exact materials, colors and designs as provided in the application, and based on the findings of staff that:

- The signage complies with section 5.4 of the Design Manual as well as the City of Troy Sign Code
- The signage keeps the overall integrity of and does not detract from the Historic District

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

FINAL PLAT, THE RESERVES AT CLIFF OAKS PHASE ONE, LOCATED ALONG FENNER ROAD, NORTH OF THE EDGEWATER SUBDIVISION; OWNER – BOGLE INVESTMENTS, LLC; DOUG ERNST, SOLE MEMBER; APPLICANT – CHOICE ONE ENGINEERING. Staff reported: the Commission approved the Preliminary Plan on March 13, 2024; Section One conforms to the approved Preliminary Plan; details include:

- The Final Plat of Phase One is in general conformance with the approved Preliminary Plan.
- The subdivision will be developed in four sections.
- Phase One is an area of 21.301 acres with 54 buildable lots.
- There will be 3.599 acres of new right-of-way to be dedicated – Hoying Drive, Netherfield Circle, Cliff Trail, and Longbourn Lane. There is also .369 acres of existing street right-of-way in Phase One.
- The approved zoning is R-4, Single-Family Residential District, which requires a minimum lot size of 9,000 square feet. Actual lot sizes range from .207 acres (9,016 square feet) to .478 acres (20,821 square feet).
- The developer will be providing private open space for this subdivision, which will be maintained by the future HOA; however, no private open space is included in Phase One. The open space will be a part of future Phase Three.

Staff recommended approval as the Final Plat of Phase One conforms to the approved Preliminary Plan.

A motion was made by Mayor Ode, seconded by Mr. Westmeyer, to recommend to Troy City Council that the Final Plat of The Reserves at Cliff Oaks Subdivision Section One be approved as submitted based on the finding of staff that the Final Plat conforms to the approved Preliminary Plan.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

OTHER: The Commission confirmed that there will be a Comprehensive Plan Update Presentation at the 8-14 meeting, and a Town Hall presentation on the Comprehensive Plan on 8-15 at 6:00 p.m. at the Troy Jr. High School Library.

There being no further business, the meeting adjourned at 4:45 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: August 14, 2024

SUBJECT: Certificate of Appropriateness – 15 S. Market Street

BACKGROUND:

The applicant and owner, Tecumseh of Troy LLC, is requesting the Planning Commission to review multiple exterior alterations at the property located at 15 S. Market Street. The property is located in the B-3 Central Business District.

The Ohio Historic Inventory form (OHI) describes this building as a three-story commercial building with three (3) or more bays. Contributing features include the size and placement within the plane of the commercial streetscape. Previous alterations use to cover the original characteristics of the building until the owner removed all of the metal that was hiding the original characteristics.

At the June 12, 2024 Planning Commission meeting, the Planning Commission tabled the request due to not having enough information. Since the meeting, the applicant wishes to proceed with just the brick color alteration outlined in the proposal section below: The applicant is removing the metal awnings, flowerboxes, and the spotlights from this request.

At the July 31, 2024 Planning Commission meeting, the Planning Commission requested specific data sheets and a statement from the applicants contractor that the specific stain on the brick will be suitable in this application. The applicant has provided data sheets to Staff on August 6th (see attached). It is important to note that it is unclear where the source came from on the evaluation of the stain on the brick.

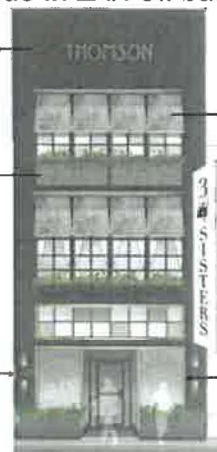
PROPOSAL: *Alteration #1:* Stain the brick façade in ZAR Oil based stain, Black in color.

15 S. MARKET STREET
Proposals

Brick Façade Painted
Sherwin Williams SW
0073 Chartreuse.

Corrugated metal
flower boxes.

Spot-lighting



Corrugated metal
awnings.

Brass/Gold accent

STAFF ANALYSIS: (Staff analysis can be seen below in red following each section):

Design Manual: 2.6 Paint Colors states: "Paint colors varied through history, not only with fashions, but also because of available materials. These colors often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style structures which were often not white but a variety of colors and shades.

- A. A concentration of similar colors on the same block should be avoided. **There are no similar colors on this same block.**
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **The brick is unpainted. Character defining features are present on the building around the windows and "Thomson" sign. Staff does not recommend that this brick be painted or stained due to these features.**
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **Two colors meet this requirement.**
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. **High-gloss paint is being avoided.**
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues." **The colors are not bright or obtrusive.**

The Secretary of the Interior's Standards for the Treatment of Historic Properties state that for the preservation of Stone, Brick, Terra Cotta, Concrete, Adobe, Stucco and Mortar it is not recommended that paint or other coatings be applied to masonry that has been historically unpainted or uncoated.

RECOMMENDATION:

Staff recommends denial of the proposed alterations based upon the following:

1. The brick, which is historically unpainted and unstained, includes character defining features. Brick soldiers and other bands exist around both the second and third story windows and the Thomson Sign at the top. The proposed stain will hide those features and otherwise detract from the historic integrity of the building.
2. The proposed brick alterations go against the Historic District Guidelines approved by this Planning Commission.
3. The proposed brick alterations are not recommended by The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Staining brick can have many benefits, including:

Longevity

Brick stain can last for the life of the brick and is part of the brick, unlike paint that can peel off. With proper maintenance, stained brick can last up to 25 years or more.

Preservation

Staining can protect brick from the elements, such as moisture, UV rays, and other weather-related elements that can cause the brick to deteriorate over time.

Breathability

Unlike paint, which can seal in moisture and prevent brick from breathing, brick stain soaks into the brick's surface and allows it to breathe. This can help keep your home cooler in warmer months and reduce moisture build-up, which can cause damp bricks to expand, crack, or shift in cold weather.

Maintenance

Stained bricks are generally easier to maintain than painted bricks because the stain penetrates the brick's surface, making it more resistant to dirt and grime buildup.

Appearance

Staining can enhance the appearance of brick, allowing its natural texture and color to shine through while still providing a customizable finish. You can choose from a variety of colors and whether to go semi-transparent.

Eco-friendly

Brick staining can be an eco-friendly approach to design.

Resale value

Staining your exterior brick can increase your home's value because brick is durable and has a great appearance. 

Staining brick can have many benefits, including:

Longevity

Brick stain can last for the life of the brick and is part of the brick, unlike paint that can peel off. With proper maintenance, stained brick can last up to 25 years or more.

Preservation

Staining can protect brick from the elements, such as moisture, UV rays, and other weather-related elements that can cause the brick to deteriorate over time.

Breathability

Unlike paint, which can seal in moisture and prevent brick from breathing, brick stain soaks into the brick's surface and allows it to breathe. This can help keep your home cooler in warmer months and reduce moisture build-up, which can cause damp bricks to expand, crack, or shift in cold weather.

Maintenance

Stained bricks are generally easier to maintain than painted bricks because the stain penetrates the brick's surface, making it more resistant to dirt and grime buildup.

Appearance

Staining can enhance the appearance of brick, allowing its natural texture and color to shine through while still providing a customizable finish. You can choose from a variety of colors and whether to go semi-transparent.

Eco-friendly

Brick staining can be an eco-friendly approach to design.

Resale value

Staining your exterior brick can increase your home's value because brick is durable and has a great appearance. 

KEIM exterior coatings



since 1878



silicate based, lasts for decades, ecologically safe

KEIM Granital

recommended for all masonry and mineral surfaces, block walls and renders.

MasterFormat™ Division 09 - Finishes
Section 09 90 00 Painting and Coating
(See Back Cover for complete division listings)



KEIM Granital is made from waterglass (potassium silicate) and inorganic mineral color pigments.

It is a long-lasting mineral coating that is highly vapor permeable for the life of the substrate.



naturally compatible

KEIM Granital comes from minerals: quartz sand, potassium carbonate and water. It is a compatible coating for mineral and masonry substrates, sharing their physical properties and thermal movement. Granital penetrates and cures by chemical reaction leaving a network of micro-pores. High vapor permeability allows water within the substrate to naturally balance with the environment.

lightfast color and refraction

Granital's mineral colors are unaffected by UV light. The structure of the crystalline pigments and mineral fillers refracts light for a pleasant attractive appearance, especially in low light. KEIM's unique anti-static silicate chemistry maintains a clean surface. Granital is available in over 250 standard mineral colors plus custom colors.

weathering protection

Designed for moderate climates having average relative humidity, Granital offers strong weathering protection. The petrification process protects the substrate, penetrating the surface to form a fine micro-porous mineral structure. Naturally resistant to water and salts, Granital completely resists attack from air pollutants and acid rain.



Nothing compares to KEIM's natural composition and chemical binding strength for exterior protection.

Design professionals trust KEIM mineral coatings to endure for decades.

From modern contemporary to old world appeal, this is the spectrum of KEIM.



economical

Granital lasts for decades. Facades facing weather or the upper floors of tall buildings typically receive 3 protective coats so the building's exterior wears evenly. KEIM Granital will have a 30-year life cycle depending on severity of weather. Recoating preparation is simple: rinse with plain water, air dry, and coat with the desired color of KEIM Granital.

environmental responsibility

Natural ingredients and very low VOC are of the many unique qualities of KEIM Granital. Granital's green characteristics extend to the environmentally-friendly production of our products in accordance with ISO 14001:1996.

fire safety

KEIM Granital will not burn, smoke or produce poisonous gases. Granital is completely incombustible.

health and beauty

The natural chemistry of KEIM Granital leaves nothing behind but lasting beauty. At less than 1g/l VOC, Granital has no odor or chemical residues. Ideal substrate moisture balance due to high vapor permeability, water repellency and inorganic chemistry provide natural resistance against mold, lichen and algae growth.



KEIM façade system

KEIM Granital coating products

KEIM Granital



Silicate-based ready-to-use exterior coating. Excellent for all mineral substrates as it shares their natural physical properties and thermal movement characteristics for unusually long life. KEIM Granital is water resistant yet highly vapor permeable. Dilute with KEIM Spezial Dilution. Dries to a flat matte finish. Very low VOC (less than 1 g/l tinted).

KEIM Spezial Dilution



A silicate-based diluent, used to thin coatings for smooth application and control absorption. Use as primer coat to reduce absorption on highly absorbing substrates. Very low VOC (less than 1 g/l).

KEIM Granital Grob



A silicate-based filled priming coat containing sand (0-0.5mm grains) and mineral fiber fillers used to fill hairline cracks and crazing, opaque white, may be tinted. Dilute with KEIM Spezial Dilution. Very low VOC (less than 1 g/l).

KEIM Contact Plus



A silicate-based primer/bridging coating containing sand (0-0.5mm grains) and mineral fiber fillers for bridging over existing synthetic resin-bound paint layers or as primer when cost or hazmat conditions prevent removal of existing paint layers. Used to fill hairline cracks up to 0.5mm or equalization and renovation of surfaces for a uniform appearance, opaque white. Very low VOC (less than 1 g/l).

permeability, weathering, and wind-driven rain ASTM test results

ASTM E 96,

Test Methods for Water Vapor Transmission of Materials

Test Results

Permeance = 83 Perms. KEIM Granital is highly vapor permeable.

ASTM G 154,

Accelerated Weathering Test 2016 hours

Test Results

No signs of any type of deterioration including Crazing, Cracking, Chipping, Flaking, or Chalking. KEIM Granital endures for decades.

ASTM E 514,

Wind-Driven Rain Test 4 hour test

Test Results

The test walls coated with KEIM Granital allowed no water to leak through while an untreated wall allowed water to flow through at a rate of 0.08 gallons/hour. **After 4 hours against 62 MPH wind**, the uncoated wall facing the wind-driven rain showed dampness on 85.7% of the area while the wall coated with Keim Granital showed only slight dampness on 3% of the area. KEIM Granital is very water resistant.

KEIM preparation and renovation products

KEIM Lime Remover



For use on new render (stucco) to remove sinter layers or for cleaning dirty areas of old render. KEIM Lime Remover is completely neutralized when correctly used. No VOC.

KEIM Bio Stripper



A paint stripper for removing elastomeric latex, acrylic, or resin film-forming coatings. Water-emulsive mixture of solvents, free of fluorinated, chlorinated, and aromatic hydrocarbons. Biodegradable.

KEIM Concrete Cleaner



A silicic acid cleaner for removing surface impurities on old concrete and mold release oils from new concrete. KEIM Concrete Cleaner is completely neutralized when correctly used. No VOC.

KEIM Universalputz Standard Render



A cementitious renovation and thin wall render made of hydraulic lime and white cement binder with quartz sand (0-1.3mm grains) and mineral fiber fillers. KEIM Universalputz Render accommodates thermal expansion cycles preventing surface crazing and cracking. The white surface may be finished from rough-hewn to coarsely smooth with infinite texturing possibilities. No VOC.

KEIM Universalputz Fine Render



Same as Universalputz Standard except the quartz sand grains are between 0 to 0.6mm in size. Surface may be finished from sandy to smooth, closely resembling the appearance of white lime plaster. No VOC.

KEIM Fiber Mesh



A glass fiber lattice mat for reinforcing rendered surfaces. Embed into KEIM renders when applying on CMU or similar block, brick or existing render/stucco/adobe. No VOC.

KEIM Silan 100



An alkylalkoxysilane-based, extremely water repellant primer coating with 100% active ingredients, applied as first coating against the substrate. No VOC.

KEIM I&F Grund



A powerful combination stain blocker and bridge coat primer, opaque white, highly vapor permeable. Prevents underlying stains from bleeding through finish coating. Solvent-based, exterior use only.

KEIM Sealer



Polyurethane-based, solvent free, indoor-outdoor UV resistant transparent sealer. Dries flat matte, one shade darker than underlying color. Uniquely 100% waterproof yet vapor permeable. Apply as wear layer on horizontal surfaces to prevent water intrusion. Due to slippery nature when wet, most soils wash away with rain. KEIM Sealer is an effective waterproof coating protection and soil barrier. Very low VOC (less than 9 g/l).

Need more information

Email us at:
keim-info@keim.com

Download product spec sheet
PDF files at:
www.keim.com

Call us at:
866-906-5346 (In USA)
704-588-4811 (Outside USA)



how to apply KEIM Granital

Granital is of the KEIM family of mineral silicate-based coatings. The inorganic color pigments never fade so decorated buildings retain their original character for decades. Complementary products provide a complete system for new construction, renovation and restoration.

Granital may be applied onto any mineral substrate including mineral renders, concrete, stone, brick, CMU block, and autoclaved aerated concrete (AAC).

Apply by brush, roller or professional spray equipment keeping a wet edge from corner to corner. Clean up with water. Areas may be occupied immediately after application.

See technical data sheets for comprehensive application information.

MasterFormat™ Division 09 - Finishes
Section 09 90 00 Painting and Coating

09 90 00 Painting and Coating
09 91 13 Exterior Painting

09 94 00 Decorative Finishing
09 94 13 Textured Finishing

09 96 00 High-Performance Coatings
09 96 13 Abrasion-Resistant Coatings
09 96 33 High-Temperature-Resistant Coatings
09 96 35 Chemical-Resistant Coatings
09 96 43 Fire-Retardant Coatings
09 96 66 Aggregate Wall Coatings

09 97 00 Special Coatings
09 97 23 Concrete and Masonry Coatings
09 97 26 Cementitious Coatings
09 97 26.13 Interior Cementitious Coatings
09 97 26.23 Exterior Cementitious Coatings



Granital® is a registered trademark of KEIMFARBEN GmbH & Co. KG.
KEIM is ISO 9001:2000 certified for applying a Quality Management System.

the original silicate coating since 1878

KEIM MINERAL COATINGS
of America, Inc.

10615 Texland Blvd # 600
Charlotte, NC 28273
USA

keim-info@keim.com

Toll Free 866-906-5346
Tel 704-588-4811
Fax 704-588-4991

www.keim.com



TECHNICAL DATA SHEET

KEIM GRANITAL® EXTERIOR MINERAL SILICATE PAINT

1. PRODUCT DESCRIPTION

KEIM GRANITAL® is the original ready-to-use potassium silicate-based coating for exterior masonry, concrete and stucco surfaces. GRANITAL is a traditional water repellent, historically appropriate potassium silicate based exterior paint in accordance with VOB/C DIN 18 363 2.4.1 (Mineral silicate paint) with absolutely lightfast inorganic pigments and mineral fillers. It offers water repellency, high vapor permeability and forms a chemical bond with the mineral substrate.

2. FIELD OF APPLICATION

KEIM GRANITAL® is a 2 or 3 coat system formulated for use on new or bare, absorbent mineral surfaces. It is ideally suited to masonry, brick and stone as well as aged concrete substrates, CMU, cement boards, plasters and Portland Stucco. Granital is ideal for historic restoration, maintenance and new construction in moderate exterior climates. It is not suitable for use over previously painted surfaces of elastomeric, oil-based or lacquers and varnishes, or fresh concrete without a suitable primer (see section 4 Specifications/Systems).

3. PRODUCT PROPERTIES

KEIM GRANITAL® has a proven track record of extremely long-life in moderate climates. The potassium silicate emulsion binder provides excellent weather resistance and color retention. Colors are non-yellowing and won't fade, no matter how harsh the U.V. exposure. It is also impervious to acid rain and other environmental pollutants.

- Non-film-forming, won't ever peel
- Mineral matte finish — very natural appearance
- Non-flammable — will not burn
- Anti-static — surfaces stay clean longer
- Lightfast — will not fade
- All components are completely UV-stable
- Excellent weathering resistance

- Resistant to industrial pollutants and acid rain
- Highly water-repellent
- Extremely vapor permeable
- Resistant to fungal and algae growth
- No solvents — extremely low VOC
- Easy application
- Very durable even in extreme freeze thaw environments

Technical data

Specific Weight	approx. 1.45 g/cm ³
pH Value @ 20°C	11
Wind Driven Rain ASTM E 514	Passes—no water leaked through
Water Vapor Permeability ASTM E 96	80 - 85 perms
Accelerated Weathering Test ASTM G 154	Passes No change after 2016 hours
Mildew Resistance ASTM D3273/D3274	Passes
Gloss at 85°	0.5 Mineral Dead Flat
Flashpoint	Non-Flammable
Color Stability Color code acc. To BFS Tech. No 26	A1 Best in class rating No color change after 4 years
VOC	0 g/liter
All test results performed on 2 coats Granital applied at 300—350 SF/GAL and 14-day cure @ 77°F & 50% RH	

Color shades and Textures

White and full color range including monochrome and mica-based metallic finishes. Custom color matches are also available. Granital Grob is a Texture Base Coat, that when combined with Granital as a finish, provides a slight sand texture finish. Granital Grob may be tinted but will be slightly lighter due to aggregate in the finish.

TECHNICAL DATA SHEET – KEIM GRANITAL® EXTERIOR MINERAL SILICATE PAINT

Environmental Compliance

EPA	YES
LEED	YES
CARB	YES
SCAQMD	YES
EPD	YES
Cradle to Cradle Certification	YES

4. SPECIFICATIONS/SYSTEMS

For proper waterproofing and weather resistant performance, 2 coats of KEIM GRANITAL® must be applied at recommended coverage rates. Surface should be fully coated, with no pinholes, runs, voids or holidays.

Masonry (new or aged, bare)

1 coat GRANITAL (diluted up to 20%)

1 coat GRANITAL (undiluted)

Cast or Pre-cast Bare Concrete

Pretreat: Keim Heavy Duty Cleaner Concentrate (for new concrete)

1 coat CONTACT PLUS Bonding Primer (for new concrete)

1 coat GRANITAL (diluted up to 20%)

1 coat GRANITAL (undiluted)

CMU Block

For new, extremely porous block:

1 coat CONTACT-PLUS GROB Block Filler

1 coat GRANITAL (diluted up to 20%)

1 coat GRANITAL (undiluted)

Waterproofing System on bare masonry or concrete

Pretreat: KEIM Silan 100 Silane Water Repellent

1 coat GRANITAL (diluted up to 10%)

1 coat GRANITAL (undiluted)

Stucco (new or aged, bare)

Pretreat: Keim Lime Remover (for new stucco)

1 coat GRANITAL (diluted up to 20%)

1 coat GRANITAL (undiluted)

Previously Acrylic Painted Surfaces

1 coat CONTACT—PLUS Bonding Primer

1 coat GRANITAL (diluted up to 20%)

1 coat GRANITAL (undiluted)

Do not apply to aged, oil base, epoxy or urethane coatings.

5. SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

The substrate must be sound, dry, absorbent, clean and free from dust and grease. Loose areas, dirt, oily substances, release agents, curing compounds, moss and algae must be completely removed.

Existing film-forming paint coatings, which are loose or poorly bonded must be removed with paint stripper or by mechanical means.

Highly absorbent, sanding surfaces:

Pretreat by saturating surface with KEIM Fixativ, mixed with 3 parts water, and allow to dry and cure for 12 hours.

New Portland Stucco:

Sinter layers on new Portland stucco or stucco repairs should be pretreated with KEIM Lime Remover, rinsed with copious amounts of clean water and allowed to dry.

New Concrete Surfaces:

Remove all release, form or curing oil residues with KEIM Heavy Duty Cleaner Concentrate, rinse and allow to dry. In some cases abrasive water blasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Use a primer coat of Contact Plus Bonding Primer on new concrete. Aged, clean, strong, and sound concrete requires no pre-treatment or primer.

TECHNICAL DATA SHEET – KEIM GRANITAL® EXTERIOR MINERAL SILICATE PAINT

6. APPLICATION

KEIM GRANITAL may be applied by brush, roller or airless spray.

- Brush - Use a natural bristle or nylon/polyester brush
- Roller - Use a ½" to ¾" nap synthetic roller cover
- Airless Spray
 - Pressure: 3000 psi
 - Tip Size: .029--.031 in

First coat

KEIM GRANITAL® may be diluted up to 20% with KEIM Spezial Dilution depending on the substrate's absorbency. Allow it to dry 12 hours or overnight before recoating.

Top coat

Apply KEIM GRANITAL® undiluted. There is no recoat window after the first coat has dried. NOTE: For extreme weather conditions or critical, intensive color shades it is recommended to apply a three-coat system.

Application conditions

Ambient and substrate temperature: 40°F and rising and below 86°F. Do not apply to sun-heated substrates. Protect coated surfaces from wind and rain during and after application for a minimum of 12 hours.

Drying times

Drying times are temperature, humidity and coverage dependent.

	@ 40-50°F	@ 50°F +
Touch:	4--6 hour	2--4 hours
Recoat:	24--48 hours	24 hours

Coverage*

SUBSTRATE	COVERAGE*
Masonry or Brick	250—300 SF/GAL
Natural Stone Masonry	225—275 SF/GAL
Cast or Pre-Cast Concrete	275—325 SF/GAL

Fiber Cement Siding	275—325 SF/GAL
Portland Stucco	150—200 SF/GAL
CMU Block (smooth)	100—150 SF/GAL
CMU Block (split faced or fluted)	50—100 SF/GAL

*Stated values are based on our experience on smooth surfaces. Surface texture, porosity, application conditions and type of equipment used will all vary consumption. Only a test application, using desired mixing ratio and under production conditions will forecast consumption of the system components accurately. **NOTE: Subtract 50-75 SF from stated values for GRANITAL GROB Texture Base Coat.**

Cleaning

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Tools should be kept in the paint material or in water during work breaks.

Mixing with other products

In order to maintain the specific features of KEIM GRANITAL® and the related system products, they must not be mixed with other products or additives and never be diluted with water.

7. PACKAGING

Quart, Gallon and 4 Gallon

8. STORAGE

Approx. 12 months in tightly closed container under cool, frost-free conditions. Protect from heat and direct sunlight.

9. DISPOSAL

Dispose of completely emptied containers in accordance with local, state and federal waste regulations.

HAZARDOUS SUBSTANCE CLASS

n/a

10. LIMITATIONS

KEIM GRANITAL® is a façade paint finish and should not be used on floors, roofs or decks or where water will collect. Not for use below grade.

11. SAFETY INSTRUCTIONS

Provide appropriate protection for surfaces which are not to be coated (e.g. glass, natural stone, ceramics etc.). Any splashes on surrounding surfaces or traffic areas must be rinsed off immediately with plenty of water. Protect the eyes and skin from splashes. Keep out of reach of children.

The stated values and properties are the result of extensive development work and practical experience. Our recommendations for application, whether given verbally or in writing, are intended to provide assistance in the selection of our products and do not establish a contractual relationship. In particular, they do not release those purchasing and applying our products from the duty of establishing for themselves, with due care, the suitability of our products for the intended application. Standard building industry practices must be complied with. We retain the right to make modifications to improve the products or their application. This edition supersedes all earlier editions.

The information and recommendations set forth in this Technical Data Sheet are based upon tests conducted by or on behalf of KEIM Mineral Coatings. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult <http://www.keim-usa.com/Technical-Data-Sheets> for the latest in product technical information.



Keim Mineral Coatings of America, Inc
3935 Perimeter West Drive, Suite 100
Charlotte, NC 28214
Keim-usa.com
info@keim.com
704-588-4811
©2023

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 14, 2024

SUBJECT: Certificate of Appropriateness – 10 N. Market Street

BACKGROUND:

Annelise Kimmel of 3 North Ridge LLC, applicant, is requesting the Planning Commission to review an application for painting of the building at 10 N. Market St. The property is zoned B-3, Central Business District. The OHI form describes this property as a small, turn-of-the-century commercial building. Distinguishing features include a sheet metal cornice, brackets and frieze, ornate upper sash and plain longer sash.

The building was previously painted in 2017. The existing colors include a beige main body color, a pure white accent color, and a bronze secondary accent color on the paneled frieze. The existing paint colors can be seen in Exhibit A.

DISCUSSION:

The applicant is proposing to paint the paneled frieze a Deluxe Lt Bronze #244. The main body color on the second story is proposed to be painted SW Pure White 7005. The main body color on the first floor is proposed to be SW Iron Ore 7069 (See attached design graphics:).

Design Manual: *Design Manual*: 2.6 Paint Colors states: (Staff analysis can be seen below in red following each section):

- A. A concentration of similar colors on the same block should be avoided. A concentration of similar colors is avoided on the same block. Although the Agave and Rye building is black, the proposed colors have a second story body color of white of which will compliment the Agave and Rye building.
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. All the surfaces have previously been painted.
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. Three colors are being proposed that will highlight the significant features on the building.
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. High gloss paint is being avoided.
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. There are no bright or obtrusive colors.

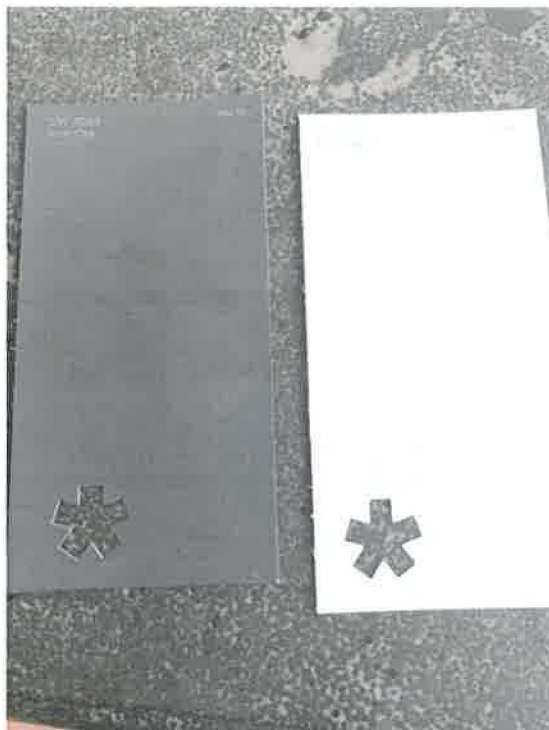
RECOMMENDATION:

Staff recommends approval as the proposal complies with section 2.6 of the Design Manual.

Exhibit A: Current Building Colors



Exhibit B: Proposed Colors





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 7/12/24

Applicant Annelise Kimmel Telephone No. 937-418-6600

Owner of Property 3 N Ridge, LLC Has the Owner been Notified? Yes

Address of Project 10 N Market St Troy, OH 45373

Contact Address (if different than Project Address) 8455 Covington Bradford Rd Covington, OH 45318

Name of Architect/Engineer and/or Contractor Winrow Painting & Restoration

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:

Annelise Kimmel

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

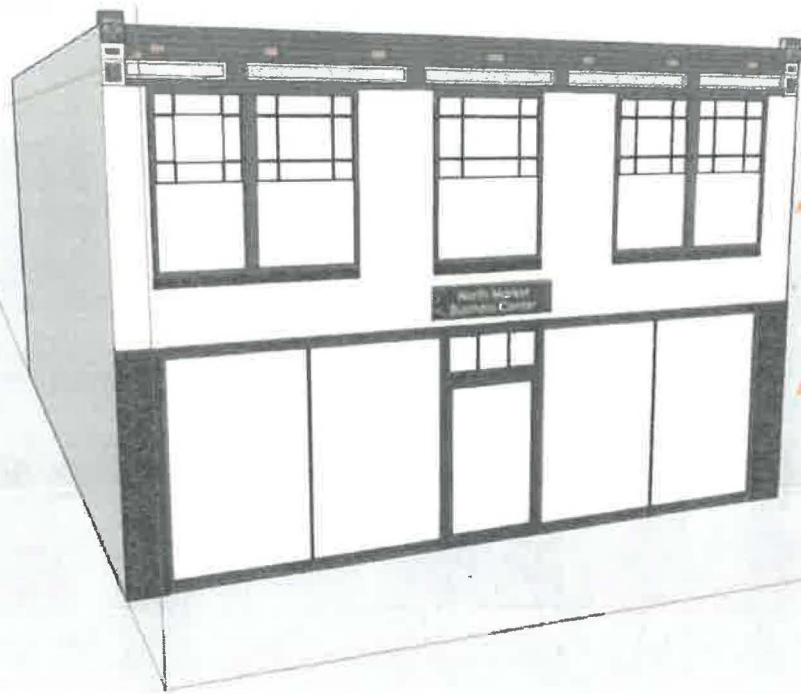
CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303



Deluxe Lt Bronze
#224



All Whites: Pure White

All Black Accents: Jet Black



TROY
DEVELOPMENT
DEPARTMENT

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 7/12/24

Applicant Annelise Kimmel Telephone No. 937-418-6600

Owner of Property 3N Ridge, LLC Has the Owner been Notified? Yes

Address of Project 10 N Market St Troy, OH 45373

Contact Address (if different than Project Address) 8455 Covington Bradford Rd Covington, OH 45318

Name of Architect/Engineer and/or Contractor Wintrow Painting & Restoration

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:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- 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.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- 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:

Annelise Kimmel

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

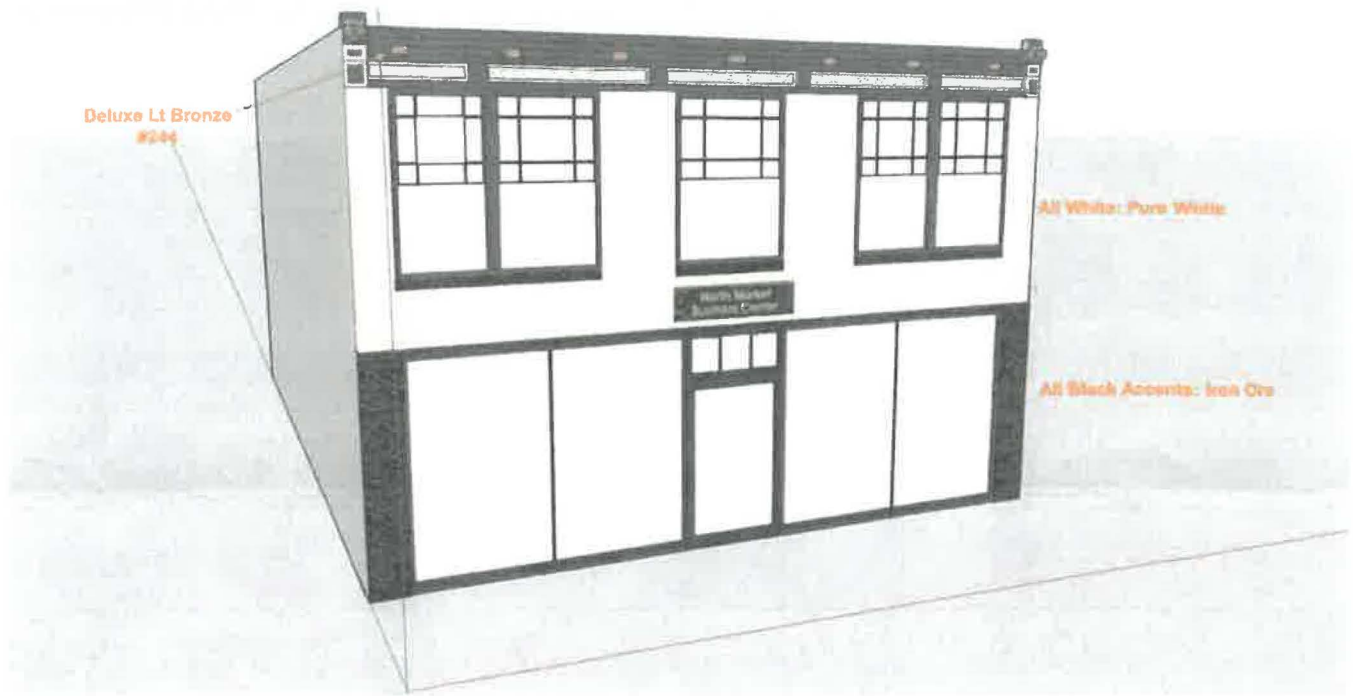
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303





MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 14, 2024

SUBJECT: Halifax Villas Planned Development – Minor Amendment

BACKGROUND:

The Record Plan for the Halifax Villas Planned Development was approved as O-10-2019 and O-36-2021 with additional minor amendments in 2021 and 2023.

PROPOSAL:

The applicant is requesting the Planning Commission to allow for a minor amendment to the Planned Development to change the name of the Halifax Villas and Patio Homes Planned Development phase two to the “Cottages of Halifax Subdivision”.

This request has been reviewed by the Law Director and it was determined that this request is a minor amendment. No other changes will be made to phase two.

RECOMMENDATION:

Staff recommends approval of the minor amendment as the subdivision will still conform to the Final Development Plan and General as approved by the Planning Commission and City Council.