



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 18, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - Aug. 28, 2024
3. Final Record Plan - Somerset Reserve Section 1 Planned Development - Residential (PD-R); located off SR 55 W
Owner - Somerset Reserve Project I, LLC
Applicant - DDC Management LLC
-Commission to provide a recommendation to Troy City Council
4. Historic District Application - Certificate of Appropriateness for 112-118 W. Main Street for exterior modifications: window replacements, two new third floor windows installed on the west elevation, and painting of the rear and side facades
Owner: Troy Historic Preservation Alliance (THPA)
Applicant: THPA by Ben Sutherly
-Commission to make decision
5. Other
6. Adjourn

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, Wednesday, August 28, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Westmeyer, Wolke, Oda, Ehrlich, Emerick and Titterington; Development Staff – A. Eidemiller, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, the minutes of the August 14, 2024, meeting were approved by unanimous vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 9 – 11 W. MAIN STREET, FOR EXTERIOR ALTERATION TO ADD A ROOFTOP BAR; OWNER – BUSTED BRICK LLC (WESLEY MARTIN); APPLICANT – ANDREW CIRCLE, ARCHITECT. Staff reported: this is the final phase of the exterior alterations for this site; OHI form lists this property as a two-story brick commercial building with Neo Classical Revival elements built in 1859 by George Ziegenfelder; important exterior features listed on the OHI form include a façade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have wrought iron balconies and keystone designs atop the arch; the property is listed on the National Register of Historic Places; the Planning Commission previously approved the DR-O for the roof sign in December of 2022; east façade improvements that included the ADA ramp and bathroom entrance was approved at the September 28, 2022 Planning Commission meeting; the west façade improvements were approved in March of 2023; applicant is proposing a black steel rooftop structure near the main elevator shaft; the steel will be painted black to match the railing that encompasses the rooftop and the fire escape; and regarding the Design Manual:

Design Manual: (Staff Analysis can be seen below in red following each item). 2.12 Building Additions:

- A. Additions should be clearly distinguishable from the original structure by designing additions to be subordinate and secondary to the primary structure. If the additions or alterations were removed, the essential form and integrity of the original structure should be unimpaired. The roof structure will be clear and distinguishable from the original structure.
- B. Additions should be located to the rear of the original building so that the most significant and visible faces (e.g. front elevations) of historic properties are given priority. If space needs or lot conditions require that the addition be placed farther forward, the façade of the addition should be set back from the original façade. The original features on the building are given priority. The rooftop bar is located on the rear of the roof near the elevator shaft.
- C. A break or reveal should be provided between the original building and the addition, so it is apparent that they are two separate structures. N/A
- D. The design for additions to existing properties should not destroy significant historic, architectural, or cultural materials. The design should be compatible with the size, scale, color, material, and character of the property, neighborhood, or environment. No significant architectural features will be altered with the rooftop bar.
- E. Avoid duplicating the original building's architecture and design in the addition. The addition should take its major design cues such as form, massing, and roof shape. N/A

Staff recommended approval of the proposed rooftop bar as it is in compliance with the Design Manual.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the Historic District Application Certificate of Appropriateness for 9 – 11 W. Main Street as submitted, based on the exact material as stated in the application with colors that will be the color scheme of the building (other than the mural) and based on the findings of staff that the application complies with the Design Manual.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

The Commission reviewed the schedule for the review of the Comprehensive Plan Update.

There being no further business, the meeting was adjourned at 3:37 p.m.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning and Zoning Manager

DATE: September 18, 2024

SUBJECT: Record Plan – Somerset Reserve Section 1

BACKGROUND:

Attached is a copy of the Record Plan for the Planned Development located on the southwest corner of Nashville Road and W. Market Street. The planned development process requires three steps for approval. The first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan (FDP). Once approval of the FDP is granted, the final step is approval of the Record Plan by the Planning Commission and City Council.

PROPOSAL:

The proposed Record Plan is attached to this report and is in accordance with the General Plan and Final Development Plan.

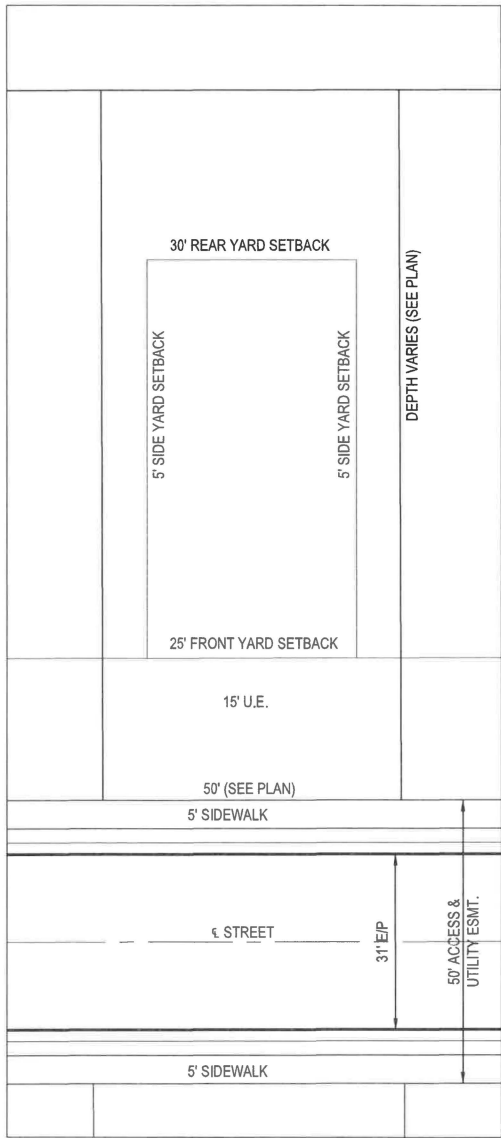
REQUESTED ACTION:

Staff is requesting that Planning Commission recommend approval of the Record Plan to City Council.

W:\PROJECTS\DDCM\761451 - Troy OH\04-SURVEY\DWG\761451_DDCM_Somerset Reserve Phase 1_record plat.dwg - 8/19/2024 - Corey Teague



Vicinity Map
NTS



TYPICAL LOT DATA

SCALE 1" = 20'

Lot Data

Min. lot widths 50'
Min. front yard setback 25'
Min. rear yard setback 30'
Min. side yard setback 5', 10' total
Min. lot size 6,000 sf.

Area Calculations

lot area - 11.454 acres
open space - 12.415 acres
r/w area
(public) - 2.567 acres
(private) - 2.970 acres
total acreage = 29.406

Surveyor:

CESO, Inc.
3601 Rigby Road, Suite 300
Miamiburg, Ohio 45342
(937) 435-8584

Developer:

DDC Management,
3601 Rigby Road, Suite 300
Miamiburg, Ohio 45342
(937) 610-1500

Lot Data Cont.

Building Lots = 67
Open Space Lots = 5
Total Lots = 72

Record Plat Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

DEDICATION:

The undersigned, being the owners of 58.093 acres of land, being a part of Inlot 11550 in the City of Troy, Miami County, Ohio, do hereby assent to and adopt the accompanying plat of subdivision to be known as Somerset Reserve Planned Development Phase 1 and do hereby dedicate to the public forever, in accordance with the laws in such cases made and provided, the streets and roadways as shown on said plat, and declare the same to be free and unencumbered, the title acquired by Instrument 2024OR-07298.

Easements on said plat, designated as utility easements, are provided for the construction, maintenance, and operation of poles, wires and conduits, and the necessary attachments in connection therewith, for the transmission of electric, telephone, cable television and other purposes, for the construction and maintenance of service and underground storm water drains, pipelines for supplying gas, water, heat and other public or quasi-public utility functions together with the necessary lateral connections, and also the right to ingress to and egress from said easements, and to cut, trim or remove trees and undergrowth or overhanging branches within said easement or immediately adjacent thereto, no buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce the clearance of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facility; or (4) create a hazard.

The above easements are also provided for other public uses as designated and shall be used for the construction of storm water drains, open channels, public and private sewers, pipelines for the supplying of water, cable television and for any public or quasi-public utility or function, conducted, maintained or performed by ordinary methods beneath or above the surface of the ground, together with the right of ingress and egress over and across lots to and from said easements. Easements recorded or noted for a specific utility or a drainage easement shall not be used as a general utility easement.

Subdivision Regs, 119.04(f) below:

Drainage Notes:

"The City of Troy does not accept any [private] drainage easements shown on this plat. The City of Troy is not obligated to maintain or repair any channels or installations in said easements. The owner of the lot shall maintain the easement area of each lot and all improvements in it continuously.

Maintenance of all improvements within the [private] drainage easements shall be the responsibility of the Somerset Reserve HOA, as provided for in the declaration and in accordance with the standards and specifications of the City of Troy. Within the easement area, no structure, planting or other material shall be placed or permitted to remain which may obstruct, retard, or change the direction of the water flow."

"The City of Troy shall have the permanent and irrevocable right and authority to inspect such interior streets, access easements, waterways, common spaces and improvements thereon as are developed in this subdivision."

"The City of Troy shall have the right, but not the responsibility, to enter upon any Lot in the subdivision to inspect and monitor any stormwater detention basin area or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer, lot owner, or the Association to take corrective action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain stormwater detention basins areas and drainage facilities; provided, however, that the Developer, lot owner, and/or Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Troy for such maintenance may be assessed to the Association or, if there is no Association, or the association has ceased to exist, against individual lot owner. These restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Troy."

In witness whereof, the undersigned has executed this instrument.

Somerset Reserve Project I, LLC,
An Ohio Limited Liability Company

By: DDC Management, LLC.,
An Ohio Limited Liability Company,
Its sole member

By: _____

Name: _____

Its: _____

State of Ohio

County of Montgomery

Witness
Printed Name: _____

Witness
Printed Name: _____

I, _____, a notary public for _____ county, state of _____, do hereby certify that _____ ("signatory") _____ of DDC Management, LLC., an Ohio Limited Liability Company, sole member of _____, an Ohio Limited Liability Company, personally appeared before me this day and by authority duly given, acknowledged the due execution of the foregoing instrument. witness my hand and official seal, this _____ day of _____, 2024.

Volume _____, Page _____
Miami County Recorder's
Record of Plats

FEE \$ _____

Miami County Recorder

by Deputy Recorder

Miami County Auditor

Approved and transferred _____, 2024.

Miami County Auditor

by Deputy Auditor

DESCRIPTION

Situate in Section 36, Town 7, Range 5 East, in the City of Troy, Miami County, Ohio, being a part of Inlot 11550 and being 29.406 acres out of a 58.093 acre tract, conveyed to Somerset Reserve Project I, LLC, as recorded in Instrument 2024OR-07298 of the Miami County, Ohio Records.

CITY OF TROY ENGINEER

This plat was reviewed by the City of Troy Engineer, on this _____ day of _____, 2024, this plat was approved.

Engineer

Printed Name: _____

CITY OF TROY PLANNING COMMISSION APPROVAL

At a meeting of the Planning Commission of the City of Troy, Ohio, held this _____ day of _____, 2024, this plat was approved.

Chair

Printed Name: _____

Clerk

Printed Name: _____

CITY OF TROY CITY COUNCIL APPROVAL

At a meeting of the Commission of the City of Troy, Ohio, held this _____ day of _____, 2024, this plat was approved by ordinance no. _____.

President of Council

Printed Name: _____

Mayor

Printed Name: _____

Clerk

Printed Name: _____

SURVEYOR'S CERTIFICATION:

This record plat was prepared in accordance with O.A.C. Chapter 4733-37 and O.R.C. 711.01-40, and in accordance with the City of Troy subdivision regulations. I certify that this record plat was made under my direct supervision and is based upon actual field locations and that all monuments indicated on the final subdivision plat thereon shall be set as shown.

Sean T. Brooks, P.S.
State Professional Surveyor #8828

Date

Prepared By:



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamiburg, OH 45342
Phone: 937.435.8584 Fax: 937.435.8584

DDC MANAGEMENT LLC.

**Somerset Reserve Planned
Development Phase 1**

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID Description Date

© 2024 CESO, INC.

Project Number: 761451

Scale: N/A

Drawn By: CTT/DAS

Checked By: JKH

Date: 8/19/2024

Issue: 1

Drawing Title:

RECORD PLAT

1 OF 7

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

Prepared By:



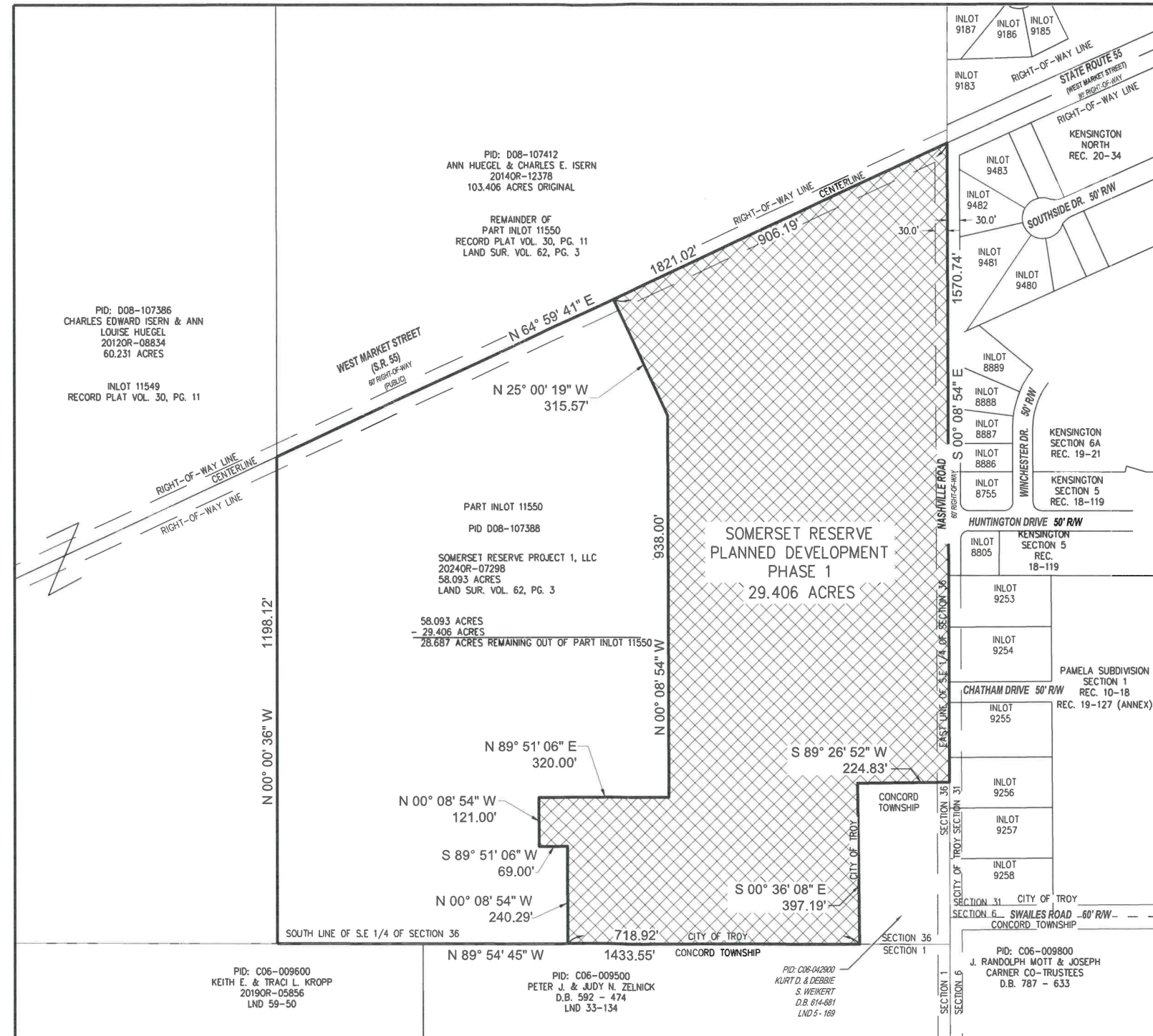
CESO

WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

Revisions / Submissions	
ID	Description
	Date
© 2024 CESO, INC.	
Project Number:	761451
Scale:	N/A
Drawn By:	CTT/DAS
Checked By:	JKH
Date:	8/19/2024
Issue:	1

2 OF 7



200 0 2

GRAPHIC SCALE (IN FEET)

1" = 200'

Curve	Delta	Radius	Arc Length	Chord
C1	69° 06' 17"	38.50'	46.44'	S80° 27' 11"E, 43.67'
C2	20° 53' 42"	218.50'	79.68'	S35° 27' 11"E, 79.24'
C5	45° 45' 33"	50.00'	39.93'	S22° 43' 53"W, 38.88'
C6	271° 31' 07"	57.50'	272.49'	S89° 51' 06"W, 80.23'
C7	43° 08' 43"	50.00'	37.65'	N21° 25' 28"E, 36.77'
C8	51° 26' 14"	57.50'	51.62'	N19° 53' 32"E, 49.90'
C9	39° 51' 35"	57.50'	40.00'	N25° 45' 22"W, 39.20'
C10	41° 26' 39"	57.50'	41.59'	N66° 24' 29"W, 40.69'
C11	41° 26' 39"	57.50'	41.59'	S72° 08' 52"W, 40.69'
C12	39° 51' 35"	57.50'	40.00'	S31° 29' 45"W, 39.20'
C13	47° 58' 26"	57.50'	48.14'	S12° 24' 40"E, 46.75'
C16	45° 45' 33"	50.00'	39.93'	S23° 01' 41"E, 38.88'
C21	2° 36' 50"	50.00'	2.28'	N44° 18' 14"E, 2.28'
C28	9° 30' 35"	57.50'	9.54'	S41° 09' 10"E, 9.53'
C30	2° 47' 13"	1072.00'	52.14'	N20° 48' 08"W, 52.14'
C31	75° 26' 30"	48.50'	63.86'	N12° 42' 56"E, 59.35'
C32	14° 33' 30"	218.50'	55.52'	N57° 42' 56"E, 55.37'

LINE TABLE		
Line #	Direction	Length
L3	N00° 08' 54"W	21.81'
L4	S00° 08' 54"E	12.99'
L12	N10° 57' 49"W	52.71'
L13	N64° 59' 41"E	40.20'

LEGEND:

PROPERTY BOUNDARY

ADJOINER PROPERTY LINE

RW RIGHT-OF-WAY LINE

EASEMENT LINE

EXISTING CORPORATION LINE

Area Calculations

lot area	- 11.454 acres
open space	- 12.415 acres
r/w area	
(public)	- 2.567 acres
(private)	- 2.970 acres
total acreage =	29.406

PID: D08-107412
ANN HUEGEL & CHARLES E. ISERN
20140R-12378
103.406 ACRES ORIGINAL

REMAINDER OF
PART INLOT 11550
RECORD PLAT VOL. 30, PG. 11
LAND SUR. VOL. 62, PG. 3

LEGEND:

R/W =	RIGHT OF WAY
ESMT. =	EASEMENT
STM. =	STM.
SAN. =	SANITARY
U.E. =	UTILITY EASEMENT
S.B. =	SETBACK
O.A. =	OVERALL

MONUMENT LEGEND:

- ◎ SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- ◎ MONUMENT FOUND AS NOTED
- FOUND MAG NAIL
- RAILROAD SPIKE FOUND
- △ STONE FOUND

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3601 Rigby Rd., Suite 300
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Phone: 937.435.8584 Fax: 888.208.4826

DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date
© 2024 CESO, INC.		
Project Number:	761451	
Scale:	1" = 60'	
Drawn By:	CTT/DAS	
Checked By:	JKH	
Date:	8/19/2024	
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Drawing Title:

RECORD PLAT

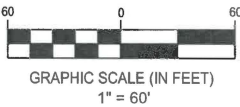
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W:\PROJECTS\DDCM\761451 - Troy OH\04-SURVEY\Dwg\761451_DDCM_Somerset Reserve Phase 1_record plat.dwg - 8/19/2024 - Corey Teague

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BASIS OF BEARINGS
NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations



LINE TABLE		
Line #	Direction	Length
L2	S89° 51' 06"W	9.59'
L7	S89° 51' 06"W	9.59'
L31	S00° 08' 54"E	118.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C3	90° 00' 00"	34.00'	53.41'	S44° 51' 06"W, 48.08'
C4	90° 00' 00"	15.00'	23.56'	N45° 08' 54"W, 21.21'
C28	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
C29	90° 00' 00"	34.00'	53.41'	N45° 08' 54"W, 48.08'

PART INLOT 11550
PID D08-107388

SOMERSET RESERVE PROJECT 1, LLC
2024OR-07298
58.093 ACRES

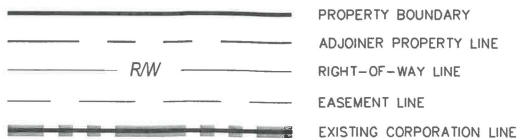
58.093 ACRES
- 29.406 ACRES
28.687 ACRES REMAINING OUT OF PART INLOT 11550

SEE SHEET 3
MATCHLINE

SEE SHEET 5
MATCHLINE

Area Calculations

lot area - 11.454 acres
open space - 12.415 acres
r/w area
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total acreage = 29.406



LEGEND:

PROPERTY BOUNDARY
ADJOINTER PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EXISTING CORPORATION LINE

LEGEND:

R/W = RIGHT OF WAY
ESMT. = EASEMENT
STM. = STM.
SAN. = SANITARY
U.E. = UTILITY EASEMENT
S.B. = SETBACK
O.A. = OVERALL

MONUMENT LEGEND:

SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
MAG NAIL SET
MONUMENT FOUND AS NOTED
FOUND MAG NAIL
RAILROAD SPIKE FOUND
STONE FOUND



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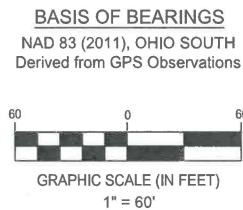
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Drawing Title:

RECORD PLAT

4 OF 7



Area Calculations

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r/w area	
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LEGEND:

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ADJOINER PROPERTY LINE
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EASEMENT LINE
EXISTING CORPORATION LINE

LEGEND:

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STM. =	STM.
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S.B. =	SETBACK
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MONUMENT LEGEND:

- ◎ SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- ◎ MONUMENT FOUND AS NOTED
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5 OF 7

w:\PROJECTS\DDCM\761451 - Troy OH\04-SURVEY\DWG\761451_DDCM_Somerset Reserve Phase 1_record plat.dwg - 8/19/2024 - Corey Teague

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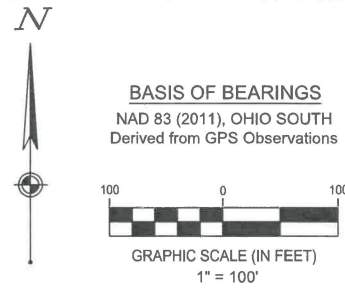
LINE TABLE		
Line #	Direction	Length
L1	S89° 51' 06"W	69.00'
L5	N00° 08' 54"W	56.00'
L6	S00° 08' 54"E	56.00'
L8	S00° 08' 54"E	35.67'
L9	S32° 37' 06"W	55.36'
L10	N71° 25' 36"W	53.85'
L11	N89° 51' 06"E	71.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C14	90° 00' 00"	15.00'	23.56'	S44° 51' 06"W, 21.21'
C15	90° 00' 00"	15.00'	23.56'	N45° 08' 54"W, 21.21'
C16	90° 00' 00"	15.00'	23.56'	S44° 51' 06"W, 21.21'
C17	90° 00' 00"	15.00'	23.56'	S45° 08' 54"E, 21.21'
C18	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
C19	41° 24' 35"	50.00'	36.14'	N69° 26' 37"W, 35.36'
C20	172° 49' 09"	50.00'	150.81'	N44° 51' 06"E, 99.80'
C21	5° 54' 17"	50.00'	5.15'	S87° 11' 45"E, 5.15'
C22	35° 30' 17"	50.00'	30.98'	S66° 29' 28"E, 30.49'
C23	29° 52' 22"	50.00'	26.07'	S63° 40' 30"E, 25.77'
C24	45° 50' 48"	50.00'	40.01'	N78° 27' 55"E, 38.95'
C25	45° 50' 48"	50.00'	40.01'	N32° 37' 06"E, 38.95'
C26	51° 15' 11"	50.00'	44.73'	S15° 55' 53"E, 43.25'
C27	41° 24' 35"	50.00'	36.14'	S20° 51' 11"E, 35.36'

W:\PROJECTS\DDCM\761451 - Troy OH\04-SURVEY\DWG\761451_DDCM_Somerset Reserve Phase 1_easement.dwg - 8/19/2024 - Corey Teague

SANITARY & WATER EASEMENT		
LINE TABLE		
Line #	Direction	Length
SEL1	S00° 08' 54"E	42.00'
SEL2	S89° 51' 06"W	122.00'
SEL3	S00° 08' 54"E	79.00'
SEL4	S89° 51' 06"W	60.00'
SEL5	N00° 08' 54"W	79.00'
SEL6	S89° 51' 06"W	265.20'
SEL7	S44° 51' 06"W	39.31'
SEL8	S00° 08' 54"E	1066.09'
SEL9	S05° 25' 27"E	129.21'
SEL10	N02° 52' 11"E	134.87'
SEL11	S25° 00' 19"E	30.00'
SEL12	S64° 59' 41"W	30.00'
SEL13	N25° 00' 19"W	37.45'
SEL14	N02° 52' 11"E	140.14'
SEL15	N05° 25' 27"W	278.31'
SEL16	N00° 06' 27"E	185.36'
SEL17	S89° 51' 06"W	461.63'
SEL18	N00° 08' 54"W	43.00'
SEL19	N89° 51' 06"E	461.59'
SEL20	N00° 08' 54"W	761.77'

SANITARY & WATER EASEMENT		
LINE TABLE		
Line #	Direction	Length
SEL21	N83° 58' 18"E	155.05'
SEL22	N89° 51' 06"E	181.77'
SEL23	N00° 08' 54"W	160.38'
SEL24	N89° 51' 06"E	20.00'
SEL25	S00° 08' 54"E	160.38'
SEL26	N89° 51' 06"E	93.00'
SEL27	S00° 08' 54"E	18.00'
SEL28	N89° 51' 06"E	69.00'



Record Plat Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

Volume _____, Page _____ - E
Miami County Recorder's
Record of Plats

EASEMENTS
SANITARY & WATER
UTILITY

LEGEND:

R/W = RIGHT OF WAY
ESMT. = EASEMENT
SAN. = SANITARY
WTR. = WATER
UTIL. = UTILITY

MONUMENT LEGEND:

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- MONUMENT FOUND AS NOTED
- FOUND MAG NAIL

LEGEND:

PROPERTY BOUNDARY
ADJOINER PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EXISTING CORPORATION LINE

Area Calculations

lot area - 11.454 acres
open space - 12.415 acres
r/w area
(public) - 2.567 acres
(private) - 2.970 acres
total acreage = 29.406



DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2024 CESO, INC.

Project Number: 761451

Scale: 1" = 100'

Drawn By: CTT

Checked By: JKH

Date: 8/19/2024

Issue: 1

Drawing Title:

RECORD PLAT

6 OF 7

SEE SHEET 7
MATCHLINE

SEE SHEET 6

MATCHLINE

Volume _____, Page _____ - F

Record Plat Somerset Reserve Planned Development Phase 1

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PART INLOT 11550
PID D08-107388

SOMERSET RESERVE PROJECT 1, LLC
2024OR-07298
58.093 ACRES
LAND SUR. VOL. 62, PG. 3

58.093 ACRES
= 29.406 ACRES
28.687 ACRES REMAINING OUT OF PART INLOT 11550

N

BASIS OF BEARINGS

NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations



LEGEND:

- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING CORPORATION LINE

SANITARY & WATER EASEMENT

LINE TABLE		
Line #	Direction	Length
SEL1	S00° 08' 54"E	42.00'
SEL2	S89° 51' 06"W	122.00'
SEL3	S00° 08' 54"E	79.00'
SEL4	S89° 51' 06"W	60.00'
SEL5	N00° 08' 54"W	79.00'
SEL6	S89° 51' 06"W	265.20'
SEL7	S44° 51' 06"W	39.31'
SEL8	S00° 08' 54"E	1066.09'
SEL9	S05° 25' 27"E	129.21'
SEL10	N02° 52' 11"E	134.87'
SEL11	S25° 00' 19"E	30.00'
SEL12	S64° 59' 41"W	30.00'
SEL13	N25° 00' 19"W	37.45'
SEL14	N02° 52' 11"E	140.14'
SEL15	N05° 25' 27"W	278.31'
SEL16	N00° 06' 27"E	185.36'
SEL17	S89° 51' 06"W	461.63'
SEL18	N00° 08' 54"W	43.00'
SEL19	N89° 51' 06"E	461.59'
SEL20	N00° 08' 54"W	761.77'

SANITARY & WATER EASEMENT

LINE TABLE		
Line #	Direction	Length
SEL21	N83° 58' 18"E	155.05'
SEL22	N89° 51' 06"E	181.77'
SEL23	N00° 08' 54"W	160.38'
SEL24	N89° 51' 06"E	20.00'
SEL25	S00° 08' 54"E	160.38'
SEL26	N89° 51' 06"E	93.00'
SEL27	S00° 08' 54"E	18.00'
SEL28	N89° 51' 06"E	69.00'

UTILITY EASEMENT

LINE TABLE		
Line #	Direction	Length
EL29	N89° 51' 06"E	71.00'
EL30	S00° 08' 54"E	131.93'
EL31	S89° 44' 06"W	15.00'
EL32	N00° 08' 54"W	121.96'
EL33	S89° 51' 06"W	56.00'
EL34	N00° 08' 54"W	10.00'
EL35	N89° 51' 06"E	112.00'
EL36	N00° 08' 54"W	56.00'
EL37	N89° 51' 06"E	10.00'
EL38	S00° 08' 54"E	71.00'
EL39	S89° 51' 06"W	122.00'
EL40	N00° 08' 54"W	15.00'
EL41	N00° 08' 54"W	56.00'
EL42	S89° 51' 06"W	230.00'
EL43	S00° 08' 54"E	1062.99'
EL46	N00° 08' 54"W	312.87'
EL47	S89° 51' 06"W	436.59'
EL48	S00° 08' 54"E	119.83'
EL50	S25° 00' 19"E	112.30'
EL53	N64° 59' 41"E	35.45'

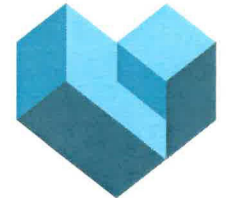
UTILITY EASEMENT

LINE TABLE		
Line #	Direction	Length
EL54	S25° 00' 19"E	15.00'
EL55	S64° 59' 41"W	35.45'
EL58	N25° 00' 19"W	112.30'
EL60	N00° 08' 54"W	100.83'
EL62	N89° 51' 06"E	427.52'
EL63	S00° 06' 27"W	160.36'
EL64	S05° 25' 27"E	160.34'
EL68	N00° 08' 54"W	1062.99'
EL70	N89° 51' 06"E	230.00'
EL72	S00° 08' 54"E	56.00'
EL73	S89° 51' 06"W	15.00'
EL74	N00° 08' 54"W	131.83'
EL75	N89° 51' 06"E	173.77'
EL76	N83° 58' 18"E	75.80'
EL79	N00° 08' 54"W	709.14'
EL80	N89° 51' 06"E	457.59'
EL82	S00° 08' 54"E	588.36'
EL83	S89° 26' 52"W	15.00'
EL84	N00° 08' 54"W	594.46'
EL85	S89° 51' 06"W	436.59'

UTILITY EASEMENT

LINE TABLE		
Line #	Direction	Length
EL86	S00° 08' 54"E	687.03'
EL88	S89° 51' 06"W	232.37'
EL89	S00° 08' 54"E	121.80'
EL90	S89° 44' 06"W	15.00'

Miami County Recorder's
Record of Plats



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miami, OH 45342
Phone: 937.435.8584 Fax: 937.435.8585

EASEMENTS

SANITARY & WATER
UTILITY

LEGEND:

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- MAG NAIL SET
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DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID Description Date

© 2024 CESO, INC.

Project Number: 761451

Scale: 1" = 100'

Drawn By: CTT

Checked By: JKH

Date: 8/19/2024

Issue: 1

Drawing Title:

RECORD PLAT

7 OF 7

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Tim Davis, Development Director

DATE: September 18, 2024

SUBJECT: Certificate of Appropriateness – 112-118 W. Main Street

PROPOSAL:

The Applicant Ben Sutherly, on behalf of the owner, Troy Historic Preservation Alliance, has requested the Planning Commission to review window replacements, two (2) new window installations, and paint at the property located at 112-118 W. Main Street. This request will be for the second and third floor windows. The property is located in the B-3 Central Business District.

BACKGROUND:

An update to the Ohio Historic Inventory (OHI) form was accepted by the State Historic Preservation Office on or about July 29, 2023. According to the OHI form, the 1902 façade reflects elements of the Richardsonian Romanesque style (popular in 1880-1900) with round-topped arches at the first-story entrance and third-story windows as well as its masonry construction. Key features that represent this style include wide-rounded arches around doors and windows. Often these windows are recessed deep into the masonry. It is important to note that the OHI form does not consider the number of panes and material of the windows in its analysis in determining the significance of the windows, rather the opening design. Although not referenced in the OHI form, the number of panes and material are significant overall in defining the character of the building and the streetscape.

The 1840 portion of the building (courtroom) includes eight (8) existing windows with a ninth window opening that was bricked in the center of the south-facing elevation. See below pictures of the current windows:

West Façade:



South Façade: (Rear)



The windows have two (2) over two (2) divided muntins on the majority of the windows on the west, south, and east portions of the 1840 building. The applicant has noted it is likely the current double hung windows were installed sometime after 1953 and are not the original.

The 1902 portion of the building (three-story portion) includes twenty (20) windows with significant features in the arches, panes, and material. The third story on the front façade has four (4) prominent arched windows with two (2) smaller accent arches. Nine (9) over six (6) divided lights are present in the main arched window. The accent arches are one (1) over one (1) double hung windows. The second-floor windows are one (1) over one (1) double hung windows with accent double hung windows in between. The dynamic size of the second-floor windows makes these windows significant in comparison to the third-floor arched windows. The Applicant explained that due to the wave of the glass, it is likely that the windows are extremely old or original. A door opening is present on the fire escape on the south side of the 1902 building. The following pictures are from previous dates due to the windows being currently boarded up:

Front Façade: Present



Front Façade: Previous



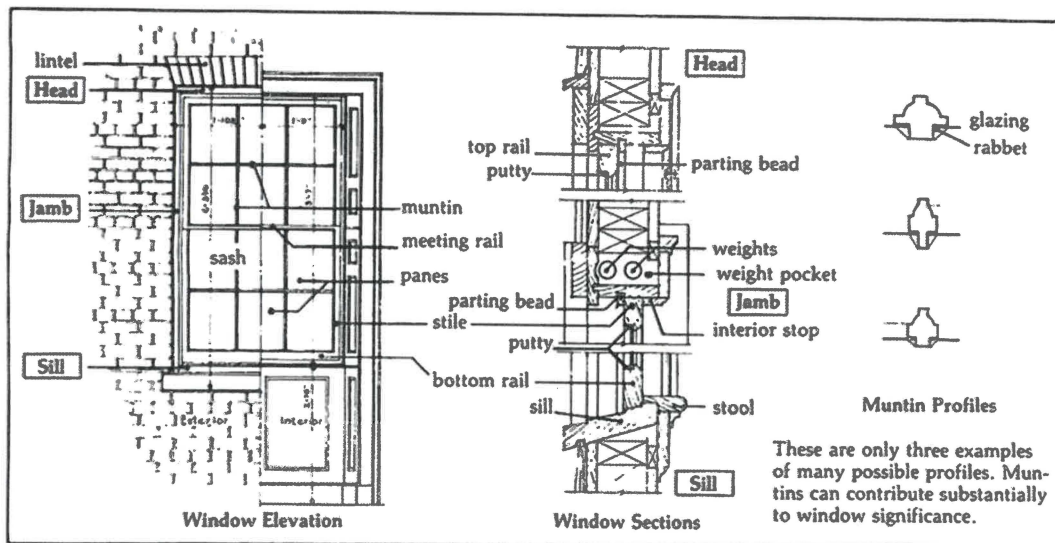
Third-floor arched Windows



Third-floor accent arches



The following graphic illustrates terminology, details, and major components of double-hung wood windows for your reference:



Source: Historic Education Preservation Foundation

DISCUSSION:

Paint. The applicant is proposing a single main body color on the side and rear facades (facing east, west, and south). The proposed color is Sherwin Williams Bona Fide Beige (SW 6065). The side and rear facades were previously painted a mauve color according to the applicant.

Two (2) new window installations on west façade: The proposal identifies two new window installations on the west façade. This is due to natural light requirements to meet the Building Code should the upstairs rooms adjacent to this wall turn into commercial spaces.

Window Replacements: The applicant is proposing the replacement of all the second and third floor windows on the 1902 building with Pella reserve Wood Windows wrapped in black aluminum. The number of muntins will match the original windows. On the 1840 building, the applicant is proposing six (6) over six (6) pane window replacements with the Pella Reserve Wood windows wrapped in black aluminum. A total of nine (9) windows are proposed for replacement on the 1840 building and twenty (20) on the 1902 building.

STAFF ANALYSIS (Window Replacements):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.8 A. of the Design Manual, the position, number, and arrangement of original windows in a building should be preserved. The position, number, and arrangement of original windows is being preserved. The applicant is proposing two additional windows on the west façade. Although this is not part of an original window opening, it is necessary to utilize the space for commercial uses and comply with natural light requirements of the Building Code.

Section 2.8 B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. The application mentions “most of the windows are also in an advanced state of deterioration”. There is no evidence submitted by the applicant that supports this statement. The Design Manual also requires that only the deteriorated windows should be replaced. It is unclear which windows are extensively deteriorated and which windows are repairable. The application does not meet this key guideline from the Design Manual. Additional evidence is needed to determine compliance with Section 2.8 B.

Section 2.8 C. Avoid enlarging or downsizing window openings to accommodate stock replacement window sizes. The proposal does not enlarge or downsize the original window openings to accommodate stock replacement window sizes. The application meets this requirement.

Section 2.8 D. Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals. The same material as the original windows, usually wood, should be used. The number of panes will match the original windows. There is not enough evidence in the application to determine the original dimensions and profiles of sash members and muntins. The application does show similar operation characteristics of the originals. The material proposed are wood windows that are wrapped in black aluminum. The material will meet this guideline.

Section 2.8 E. Interior or exterior storm windows may be used to increase energy efficiency of existing windows. These should be either a single pane or, if they have an upper and a lower pane, the division between the two should be at the meeting rails of the original exterior windows. Storm windows should match the color of the existing window trim. Not applicable in this request.

Section 2.8 F. Windows that have an original storm sash should be repaired and retained. Not applicable in this request.

STAFF ANALYSIS (Paint):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.6 A. A concentration of similar colors on the same block should be avoided. Similar colors on the same block are being avoided. The proposal meets this guideline.

Section 2.6 B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. The unpainted surfaces are remaining unpainted. The proposal meets this guideline.

Section 2.6 C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. The proposal will have a simple color scheme and will meet this guideline.

Section 2.6 D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. High gloss paint will be avoided. The proposal will meet this guideline.

Section 2.6 E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. Bright, obtrusive, and neon colors are being avoided. The proposal meets this guideline.

RECOMMENDATION: (Window Replacements)

Staff is unable to recommend approval on the window replacements based upon the following:

- Per Design Manual Section 2.8 B: Clear evidence was not supplied by the applicant that illustrates extensive deterioration is present on the second and third floor windows on the front and rear facades. Additionally, clear evidence was not provided that the windows cannot be repaired, even at significant cost.
- Per Design Manual Section 2.8 D: The application does not provide information on the dimensions and profile of the original window sash and muntins.

RECOMMENDATION: (Two window installation on the west facade)

Staff recommends approval of the two new window installations on the west façade as they are needed to comply with natural light requirements of the Building Code.

RECOMMENDATION (Paint):

Staff recommends approval of the paint due to the compliance with Design Manual Section 2.6.



Ohio Historic Preservation Office

800 E. 17th Avenue
Columbus, OH 43211
614/298-2000

OHIO HISTORIC INVENTORY

Section 106/RPR Review:

RPR Number:

1. No. MIA0211405 NEW		4. Present Name(s): 112-118 W. Main Street	
2. County: Miami		5. Historic or Other Name(s): Miami County Courthouse, IOOF Building	
6. Specific Address or Location: 112-118 W. Main Street		19a. Design Sources: Unknown	35. Plan Shape: T-shaped
		20. Contractor or Builder: Andrew E. Turnbull	36. Changes associated with 17/17b Dates: 17. Original/Most significant construction
6a. Lot, Section or VMD Number: In Lots 42 & 289, D08-001270		21. Building Type or Plan: Other Building Type	17b. Substantial alteration/addition
7. City or Village: Troy		22. Original Use, if apparent: Courthouse Fraternal/Patriotic org. COMMERCIAL	37. Window Type(s): 2 over 2 1 over 1
9. U.T.M. Reference Quadrangle Name: Troy		23. Present Use: VACANT/NOT IN USE	38. Building Dimensions: 85' x 95' (IOOF portion is 85' x 32')
Zone: 16 Easting: 738462 Northing: 4435738		24. Ownership: Private	39. Endangered? YES By What? Demolition and demolition by neglect
10. Classification: Building		25. Owner's Name & Address, if known: 116 West Main LLC 8455 Covington-Bradford Road Covington, OH 45318	40. Chimney Placement: Other
11. On National Register? NO		26. Property Acreage: 0.3	41. Distance from & Frontage on Road: 10 feet and 85 feet
13. Part of Established Hist. Dist? NO		27. Other Surveys:	51. Condition of Property: Deteriorated
15. Other Designation (NR or Local)		28. No. of Stories: Three story	52. Historic Outbuildings & Dependencies Structure Type(s):
16. Thematic Associations: Governmental Administration IOOF Freed Black		29. Basement? Unknown	Date(s):
17. Date(s) or Period: 1841		30. Foundation Material: Rusticated Stone, w/ cut stone water table	Associated Activity:
7b. Alteration Date(s): 1902		31. Wall Construction: Brick bearing	
18. Style Class and Design: High Greek Revival		32. Roof Type: Gable Roof Material: Unknown	
18a. Style of Addition or Elements(s): Dominant Richardsonian Romanesque		33. No. of Bays: 3 Side Bays: 4	53. Affiliated Inventory Number(s): Historic (OHI):
19. Architect or Engineer: William B. Johnson		34. Exterior Wall Material(s): Brick	Archaeological (OAI):

2. County: Miami

4. Present or Historic Name(s): 112-118 W. Main Street



8. Site Plan (location map) with North Arrow



6. Specific Address or Location: 112-118 W. Main Street

46. Prepared By: M. Chris Manning
49. PIR Reviewer:

47. Organization: Troy Historic Preservation Alliance

48. Date Recorded: 05/17/2023
50. PIR Review Date:



Door Selection: Three or more

Door Position: Flush

Orientation: Other

Symmetry: Bilateral symmetry

Report Associated With Project:

Primary Author	Secondary Author(s)	Year	Title
No Records	..	..	..

42. Further Description of Important Interior and Exterior Features

Today, the building at 112-118 W. Main Street is a 1902 three-story, yellow brick commercial structure with flat parapeted roof and two-story gabled-roof portion in the rear that was built 1840-41 as a county courthouse. Several smaller one-story brick additions built in the early 20th century are attached to the southwest corner of the building. The 1902 facade of the IOOF building reflects elements of the Richardsonian Romanesque style of architecture, which was most popular between 1880 and 1900. The features of this building most closely associated with the Richardsonian Romanesque style are the round-topped arches at the first-story entrance and third-story windows, as well as its masonry construction. Only one other building in this style is known in Troy, the ca. 1890 Cincinnati, Hamilton & Dayton (CH&D) Railroad Station near the corner of E. West Street and S. Crawford Street.

Prior to the 1902 construction of the three-story IOOF facade, several prominent features of the original courthouse were removed, including the tower, columns, and pedimented facade. However, the open concept and layout of the second-story courtroom were retained and used as ceremonial space for the IOOF. Since 1902, the second- and third-story interiors of both sections of the building have remained largely unchanged and include original wood-framed windows, woodwork, original layout, and even the 1902 decorative paint scheme, which displays symbolic iconography of the Independent Order of Odd Fellows. The layout of the first-story commercial storefronts has been altered over the past century to accommodate various businesses, although original elements such as structural columns and a section of mosaic tile still remain. For example, the storefront at 118. W. Main Street was enlarged with plate-glass display windows in the mid-twentieth century to accommodate an automobile dealership.

Although major changes were made to the original facade of the 1841 courthouse, the yellow-brick IOOF addition, constructed in 1902, has achieved significance in its own right and retains a high degree of integrity. Overall, the second and third floors of the building retain a high degree of integrity through the survival of the basic room shapes, room arrangements, cove ceiling in the courtroom/IOOF Hall, window and door openings, colored-glass transoms, woodwork, and decorative painted details.

43. History and Significance

The rear two-story portion of the building was originally constructed in 1840-41 as the Miami County Courthouse and served that function until 1888. The courthouse was designed by William B. Johnson, a local architect, and built by Andrew E. Turnbull of Clark County, Ohio. The front three-story addition to the original building was constructed in 1902 to house the Troy Chapter of the Independent Order of Odd Fellows (IOOF) in the upper stories and various commercial businesses in the first-story storefronts.

The building at 112-118 W. Main Street is significant for its associations in the areas of Governmental Administration, African American History, and Social/Fraternal Organizations. The construction of the building as a county courthouse in 1840-41 was the direct result of Troy's exponential growth and prosperity after the coming of the Miami and Erie Canal in 1837 and reflected the county's heightened role in the Miami Valley region. It is where major court cases were held, such as the 1880 case of George Mitchell, the only man ever hanged for murder in Miami County. The building also has a strong association with the so-called "Courthouse Wars" between Troy and Piqua that took place throughout the nineteenth century. The building served as the Miami County Courthouse from 1841 to 1888, when a new courthouse was constructed.

The building is also significant for its association with the local African American community during the antebellum period. Miami County was home to free people of color as early as 1809. The county courthouse as a fixture of local government authority represented their tenuous position and limited legal rights in the predominantly white community. It would have been in this building that free people of color had to appear to register their free papers in order to reside in the county, in compliance with Ohio's notorious Black Codes. The Randolph Slaves, who settled in Miami County after being refused in both Mercer and Shelby Counties, would also have appeared here to register and secure permission to remain in the county. The Randolph Slaves are believed to be part of the largest mass emancipation event to take place prior to the Emancipation Proclamation.

Because the Troy Chapter of the IOOF purchased the building and constructed the three-story facade addition in 1902, the building is associated with social/fraternal organizations in the community, reflecting a period of increased membership and growth following the Civil War and prior to the Great Depression. The IOOF occupied the second and third stories of both buildings until ca. 1940.

In addition to its use as a courthouse and fraternal hall, the building has housed a number of commercial enterprises. Between 1888 and 1902, before the construction of the IOOF addition, the former courthouse building served as the offices of the *Miami Union* newspaper. After the IOOF constructed the addition, the first-story storefronts housed a variety of businesses, including the local post office (ca. 1905-ca. 1930), a barbershop (ca. 1905-ca. 1915), the offices of the *Troy Daily News* (ca. 1920), and automobile dealership and repair shop (ca. 1930-ca. 1940), and a series of restaurants and small stores.

The building at 112-118 W. Main Street was constructed as an integral part of Troy's downtown commercial district and continues to serve as an important feature of that setting. It is located one block west of the National Register-listed Troy Public Square Historic District (#75001491), which could be expanded to include the building in question. The building is the anchoring structure in the 100 block of W. Main Street and its loss would negatively impact the overall setting, feeling, and association of adjacent historic buildings and the nearby Troy Public Square Historic District.

44. Description of Environment and Outbuildings (See #52)

There are no outbuildings.

45. Sources of Information

Howe, Henry

1904 *Historical Collections of Ohio, Vol. II.* C.J. Krehbiel & Co., Cincinnati, Ohio.

L.H. Everts & Co.

1875 *Illustrated Historical Atlas of Miami County, Ohio.* L.H. Everts & Co., Philadelphia, Pennsylvania.

Sanborn Map and Publishing Company

1887 *Sanborn Fire Insurance Maps of Troy, Miami County, Ohio, August 1887, Sheet 4.* Sanborn Map and Publishing Company, New York, New York. Electronic document, https://www.loc.gov/item/sanborn06914_001/, accessed October 2020.

Sanborn Map Company

1905 *Sanborn Fire Insurance Maps of Troy, Miami County, Ohio, December 1905, Sheet 10.* Sanborn Map Company, New York, New York. Electronic document, https://www.loc.gov/item/sanborn06914_004/, accessed October 2020.

1911 *Sanborn Fire Insurance Maps of Troy, Miami County, Ohio, August 1911, Sheet 4.* Sanborn Map Company, New York, New York. Electronic document, https://www.loc.gov/item/sanborn06914_005/, accessed October 2020.

1923 *Sanborn Fire Insurance Maps of Troy, Miami County, Ohio, May 1923, Sheet 5.* Sanborn Map Company, New York, New York. Electronic document, https://www.loc.gov/item/sanborn06914_006/, accessed October 2020.

1931 *Sanborn Fire Insurance Maps of Troy, Including Culbertson Heights, Miami County, Ohio, April 1931, Sheet 3.* Sanborn Map Company, New York, New York. Electronic document, <https://sanborn-ohioweblibrary-org.proxy.oplin.org/>, accessed October 2020.

1947 *Sanborn Fire Insurance Maps of Troy, Miami County, Ohio, April 1931, Revised February 1947, Sheet 3.* Sanborn Map Company, New York, New York. Electronic document, <https://sanborn-ohioweblibrary-org.proxy.oplin.org/>, accessed October 2020.

Sanborn-Perris Map Company

1892 *Fire Insurance Maps of Troy, Miami County, Ohio, May 1892, Sheet 5.* Sanborn-Perris Map Company, New York, New York. Electronic document, https://www.loc.gov/item/sanborn06914_002/, accessed October 2020.

1898 *Fire Insurance Maps of Troy, Miami County, Ohio, May 1898, Sheet 10.* Sanborn-Perris Map Company, New York, New York. Electronic document, https://www.loc.gov/item/sanborn06914_003/, accessed October 2020.

1. No. **MIA0211405**

4. Present Name(s) **112-118 W. Main Street**

2. County **Miami**

5. Historic or Other Name(s) **Miami County Courthouse, IOOF Building**



Main entrance and date stone on West Main Street, facing south-southwest.

1. No. **MIA0211405**

4. Present Name(s) **112-118 W. Main Street**

2. County **Miami**

5. Historic or Other Name(s) **Miami County Courthouse, IOOF Building**



Façade of the I.O.O.F. portion of the building, showing parapet under the black plastic, facing south-southwest

1. No. **MIA0211405**

4. Present Name(s) **112-118 W. Main Street**

2. County **Miami**

5. Historic or Other Name(s) **Miami County Courthouse, IOOF Building**



Back of building, showing portion of the original county courthouse, facing northeast.



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 9/11/2024

Applicant Ben Sutherly/THPA Telephone No. 937-524-3264

Owner of Property THPA Has the Owner been Notified? Y

Address of Project 112-118 W. Main St., Troy, OH 45373

Contact Address (if different than Project Address) P.O. Box 814, Troy, OH 45373

Name of Architect/Engineer and/or Contractor Pella Windows

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:

Ben Sutherly

SIGNATURE OF PROPERTY OWNER:

Ben Sutherly

PRINTED NAME OF PROPERTY OWNER:

Ben Sutherly

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

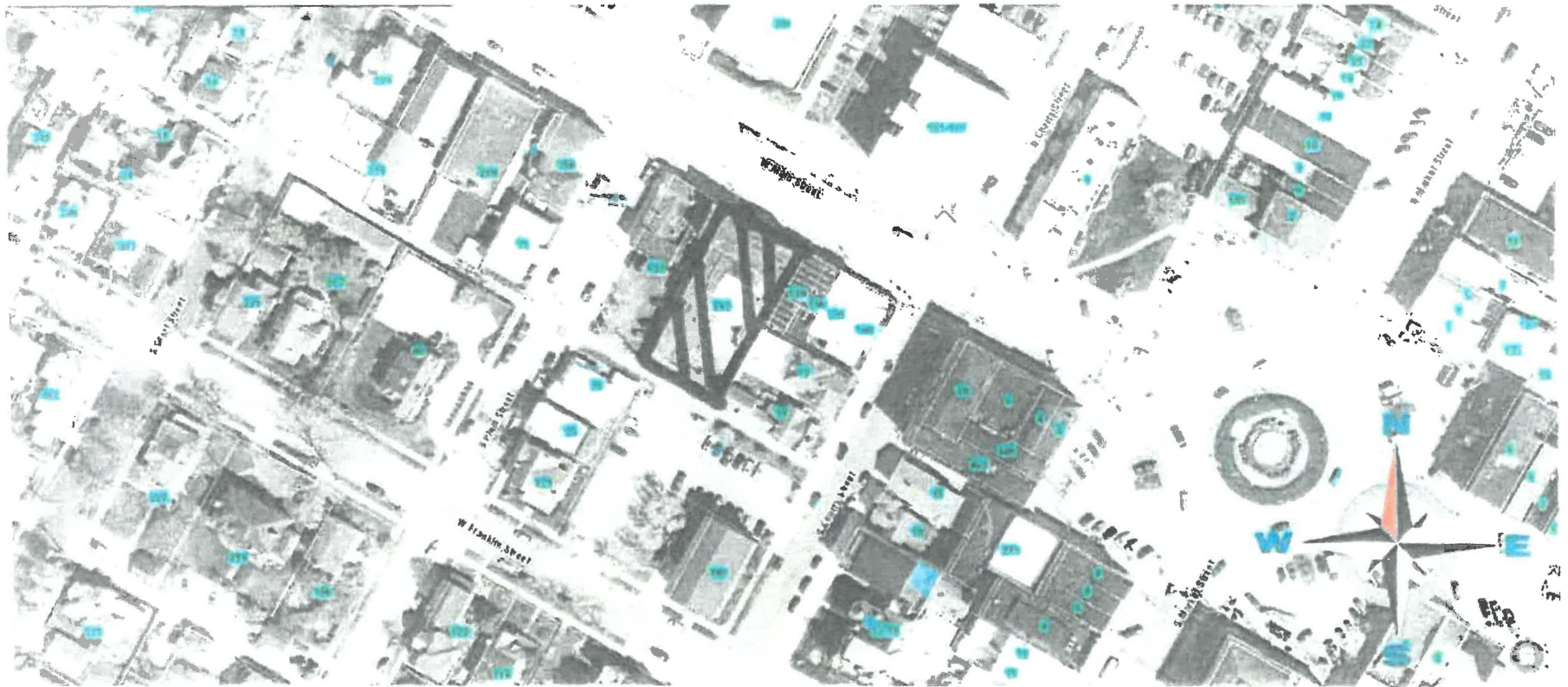
DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



112-118 W. Main Street



Window alterations

Following the successful completion in April 2024 of a \$950,000 stabilization effort of the IOOF building/old Miami County courthouse at 112-118 W. Main St., the Troy Historic Preservation Alliance is embarking on the second phase of revitalizing this historic structure.

The scope of this next phase includes the building's second- and third-story windows. Careful research showed the following:

Courthouse: The courtroom of the old Miami County courthouse includes eight existing windows, plus a ninth window opening that was bricked in many years ago in the center of the south-facing elevation/wall. Research of historic photos indicate that the existing windows likely date to the 1950s or later. THPA would like to replace these windows with like materials (wood windows clad with exterior aluminum) that restore the look that the windows would have had when the courthouse was built in 1840-41. In addition, THPA would like to remove the bricks from the ninth window opening and reinstall a window there.

The Miami County Atlas of 1875 shows that the windows at that time – likely the originals – were double-hung windows with a 6-pane over 9-pane arrangement. In 1888, the seat of justice was transferred to the current Miami County courthouse, and a few months later, the Independent Order of Odd Fellows (IOOF) purchased the building. Sometime in the late 1880s or 1890s, photographic research indicates that the IOOF replaced the courthouse windows with windows with slag glass – stained glass that could not be seen through, befitting an organization that valued the privacy of its ceremonies. The IOOF sold and vacated the building in 1939. A 1953 photo indicates that the slag-glass windows were still in place at the courthouse, though by then they were in a state of disrepair. It is likely that the current double-hung windows (each with two panes of glass separated by a single vertical muntin) were installed sometime after 1953, meaning they are, at most, about 70 years old. High-quality wood replacement windows that replicate the originals with 6 over 6 lights would honor the history of the building as a courthouse.

IOOF building: In 1902, the front façade of the old Miami County courthouse was removed and a new three-story brick structure was erected in front of the courthouse. The second- and third-story windows in this building are old or original, as indicated by the wave in the glass. Most of the windows are also in an advanced state of deterioration, consistent with the fact that the upper floors of the IOOF building and the courthouse have received infrequent upkeep, at best, since the IOOF sold the building in 1939. The THPA would like to replace these windows with like materials (wood windows clad in aluminum). These high-quality replacement windows would replicate the appearance of the originals, with muntin grids consistent with the original windows' muntin layouts and profiles.

A door would be installed in the third-floor fire escape door opening on the back side of the IOOF building. In addition, THPA proposes the addition of two windows on the third floor of the IOOF building's west elevation. These windows are needed to ensure sufficient natural light in rooms that will eventually be added at the west end of the IOOF building's third floor.

Paint scheme

The IOOF building/old Miami County courthouse at 112-118 W. Main Street is, as its name implies, a marriage of two structures built more than 60 years apart.

In identifying a paint scheme, the THPA considered the following:

- The north elevation of the IOOF building along West Main Street is unpainted brick with an orange hue. This unpainted brick will remain unpainted, per the city's historic overlay design manual guidelines. In addition, as part of its Richardsonian Romanesque architecture, the north elevation has unpainted stone arches above several windows.
- The old courthouse, built in 1840-41, is a Greek Revival structure. Greek Revival buildings mimic the look of ancient Grecian architecture. Exterior elevations/walls were most commonly painted white or an off shade of white, such as stone.
- We focused on colors that would complement the black color of both buildings' new roofs, a color approved by the Planning Commission on February 28, 2024.

The THPA would like to use a single paint color for the side and rear walls of both the IOOF building and the old county courthouse (all areas currently painted a mauve color). We would like to use the **Sherwin Williams 6065 paint color "Bona Fide Beige."**

This paint is the same color as the stone accent above the first-floor arched doorway on the IOOF building's north elevation. In addition, this color would be appropriate for the Greek Revival courthouse, giving it a stone look, while complementing the black roof on both buildings.

We propose the color of the windows and trim of both buildings be black. Of note, black was the most popular color to paint window muntins during the Greek Revival era.

SW 6065

196-C2

Bona Fide Beige

SW 6065

Bona Fide Beige

196-C2

Light reflective value: 50 (light)

Valor de reflectancia de luz: 50 (claro)

Complementary colors

Colores complementarios

SW 6063 Nice White

260-C4

SW 6140 Moderate White

266-C3

SW 9078 Cocoa Berry

192-C4

 SHERWIN-WILLIAMS.

sherwin-williams.com 1-800-4SHERWIN

©2015 The Sherwin-Williams Company

Samples approximate the actual paint color.

Las muestras se aproximan al color real de la pintura.

6505-09292

CS 3/21



Illustrations

#1: 1850s image of Miami County courthouse ... while difficult to see, it is clear that the second-floor windows of the courthouse are multi-light windows typical of the time period.

#2: Sketch of the old courthouse in the 1875 Miami County atlas; in this clear image, it is evident that the second-floor windows (likely the originals) were in a 6 light over 9 light arrangement.

#3: Just months after the opening of the current Miami County courthouse in 1888, the IOOF purchased the former courthouse building. In the late 1880s or 1890s, the lodge removed the original glass windows and installed windows with slag glass. This gave the lodge greater privacy for their secret ceremonies.

#4: In 1939, the IOOF sold the old courthouse and vacated the building. This photo from March 1953 shows the slag glass windows still in place, but in a state of deterioration.

#5: This color photo shows the original grain-painted double doors from the old courthouse dating to 1840-41. The transoms above this doorway and the other doorway into the courtroom are reminders of the slag glass installed by the IOOF in the late 19th century.

#6: This photo shows the bricked-in window on the south elevation (wall) of the former courthouse. Our proposal is to remove the brick from this opening and reinstall a glass window to help restore an element of the courthouse's original appearance.

#7: This photo, showing the south (rear) elevation (wall) of the IOOF building, shows the opening at the top of the fire escape into which THPA would like to install a door.

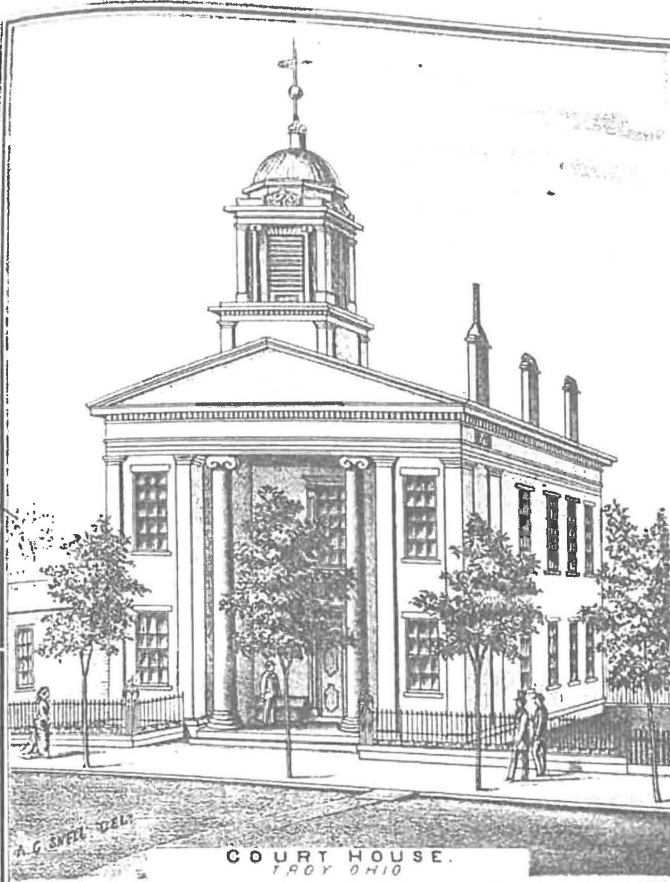
#8: The front (north) elevation of the IOOF building in June 2024, after stabilization repairs. THPA proposes to replace the windows on the second and third floors of this north elevation with high-quality wood windows made of like materials.

#9: The second and third floor windows on the south elevation of the IOOF building and west and south sides of the old courthouse, as shown in this photo, would be replaced with high-quality wood windows made of like materials.

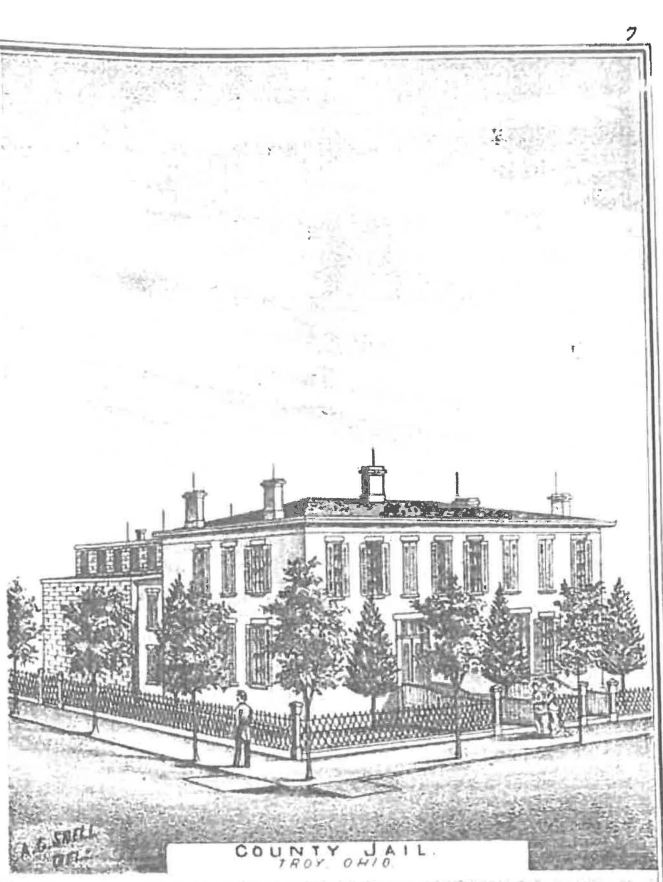
#10: The second and third floor windows on the south elevation of the IOOF building and south and east sides of the old courthouse, as shown in this photo, would be replaced with high-quality wood windows made of like materials.

#11: THPA proposes two new third floor windows on the IOOF building's west elevation (wall), as shown here, to provide more natural light in rooms that are created on the third floor as part of redevelopment plans.





COURT HOUSE.
TROY, OHIO.



COUNTY JAIL.
TROY, OHIO.



UNION SCHOOL BUILDING.
TROY, OHIO.

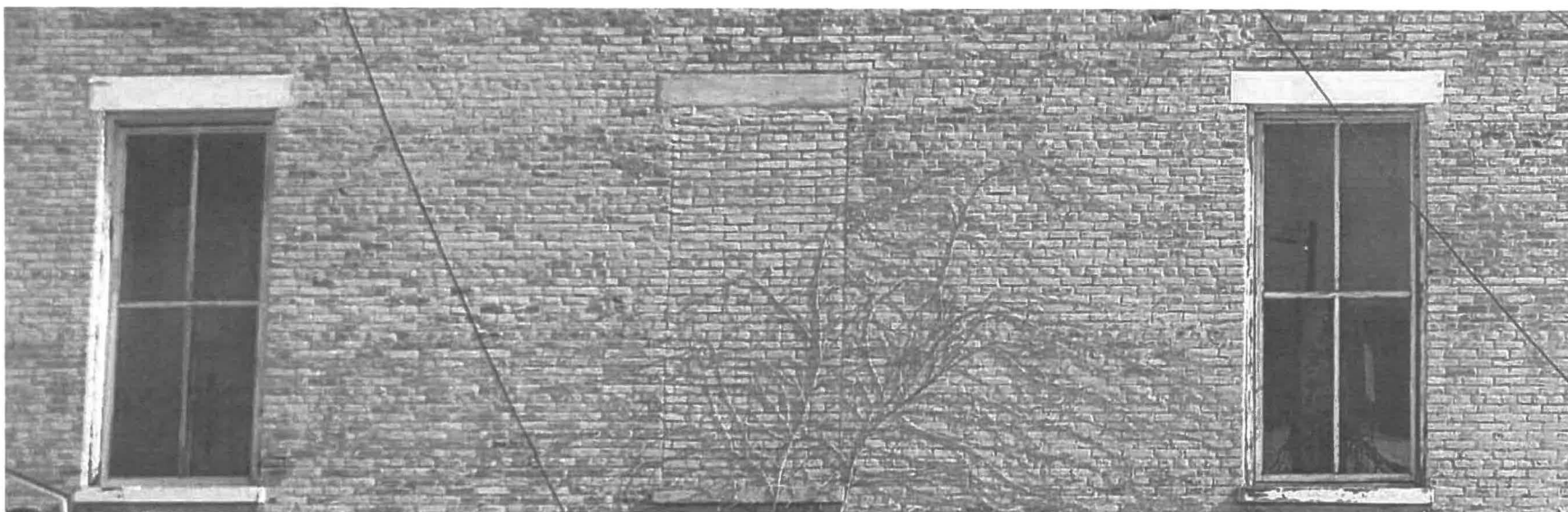


FOREST SCHOOL BUILDING.
TROY, OHIO.









7











Historical Projects:

Springfield News Sun Bldg.

Delscamp Bldg. – 105 W. High

Johnny Appleseed Museum – Urbana University

Founders Hall – Cedarville University

Ambassador Hall – Cedarville University

South Hall – Antioch University

Blair Hall – Wittenberg University

National Park Services Admin. Office – Wright Dunbar Aviation Museum - Dayton

St. Joseph Hall – University of Dayton

St. Mary's Hall – University of Dayton

Chaminade Hall – University of Dayton

Hawthorne School – Dayton

Standard Register / Manor House – Kettering

Moraine Farm – Kettering

Cooper Lofts – Dayton

Doubletree Hotel – Dayton

Ice Lofts – Dayton

41 E. First Bldg – Dayton

Wright Patterson AFB – Brick Quarters

Tipp City Admin Bldg

Chase Bank – Oxford

Oxford Community Arts Center

TAG Bldg – 133 N Main St – Dayton

Dayton VA Ctr – General Franklin Bldg

In addition, numerous residential projects in historic districts in Dayton's Oregon District, downtown Troy and Tipp City, Centerville, Springboro, Miamisburg, Eaton, Lebanon and Waynesville.

City of Greenfield

Courthouse/Police Station



City of Greenfield

Town Square Storefront



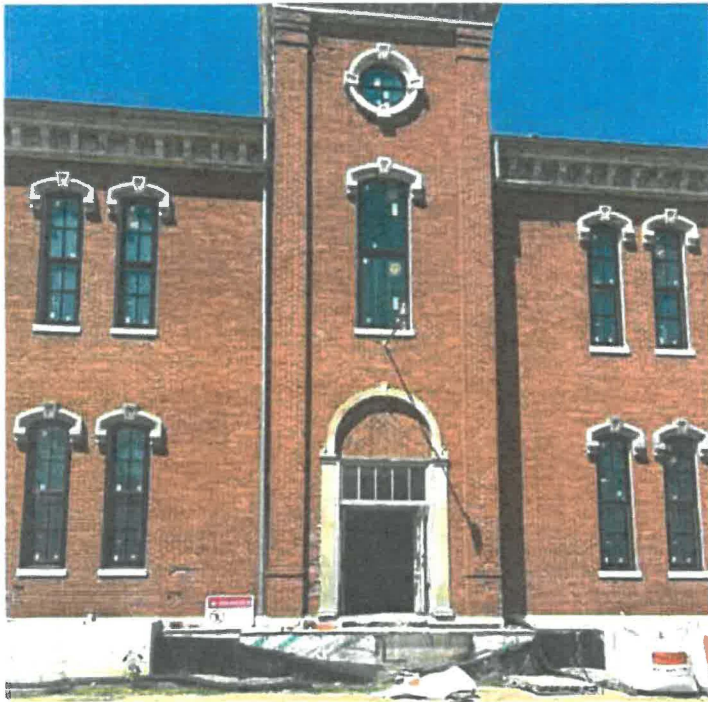
Dayton VA Hospital

General Franklin Building



Yellow Springs

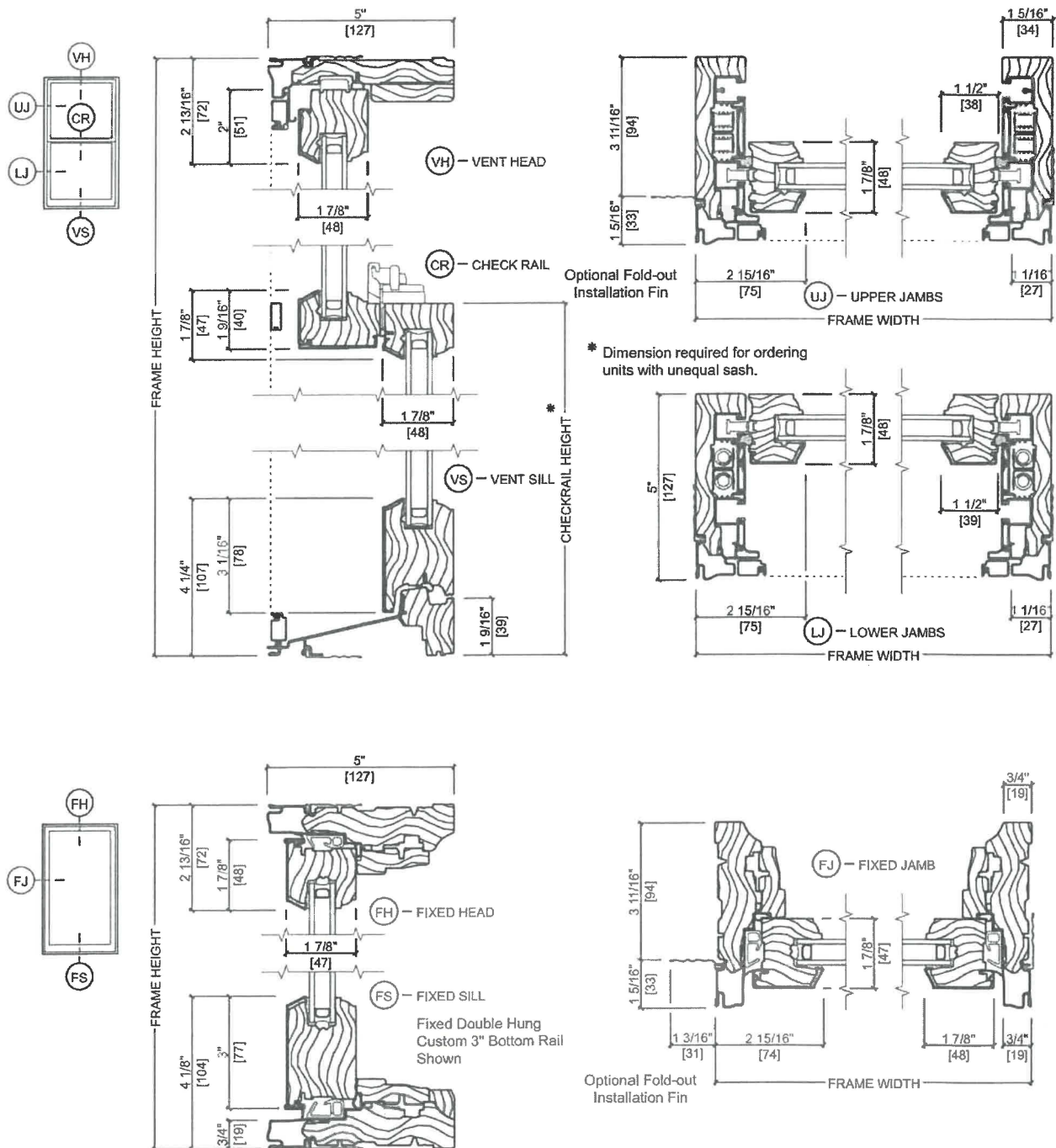
School House Restoration





Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile



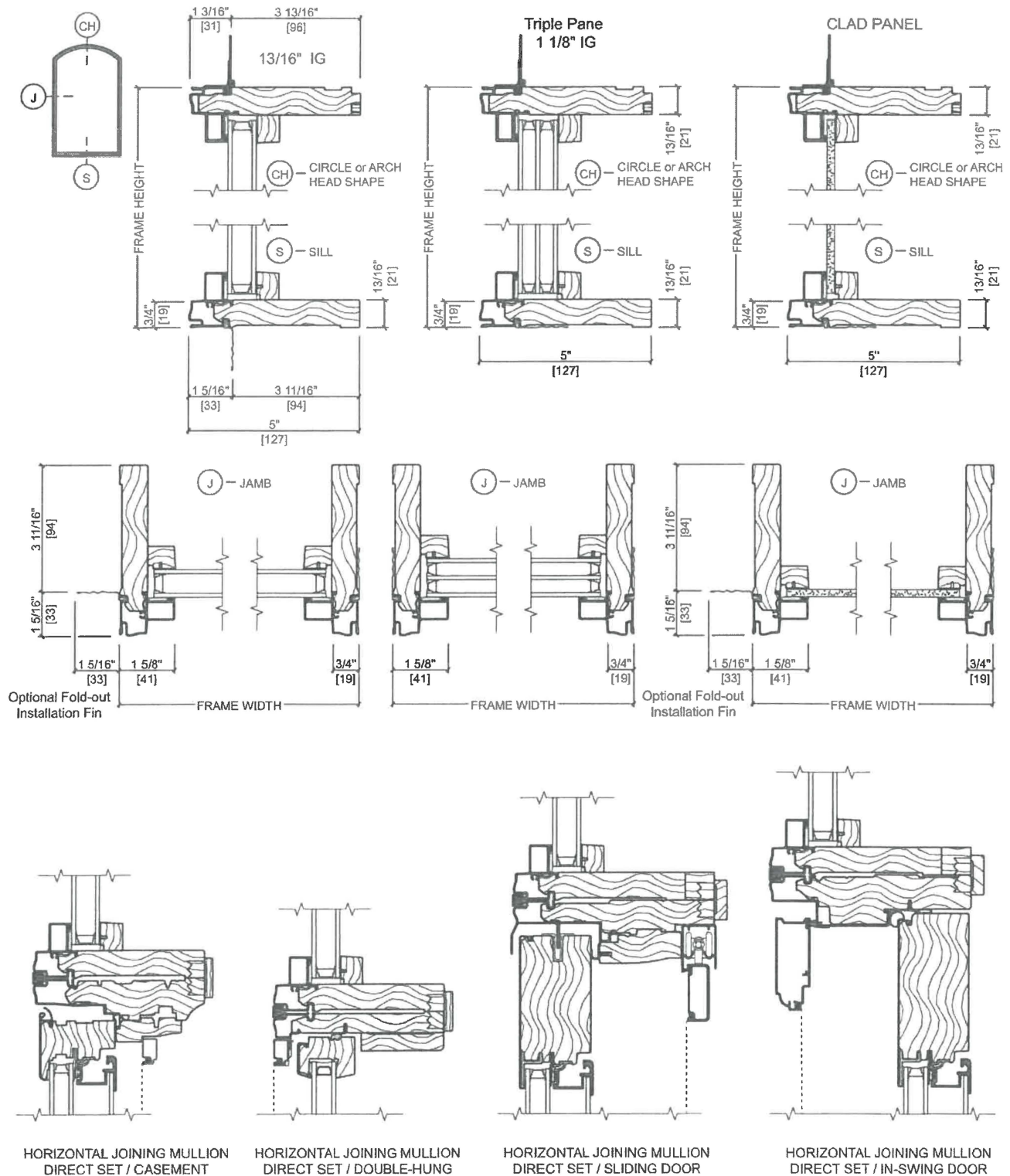
Scale 3" = 1' 0"

All dimensions are approximate.



Clad-Wood Fixed Frame Direct Set Windows

Unit Sections - Interior Glazed Curved Shapes



Scale 3" = 1' 0"

All dimensions are approximate.

Rev. 08/13/21

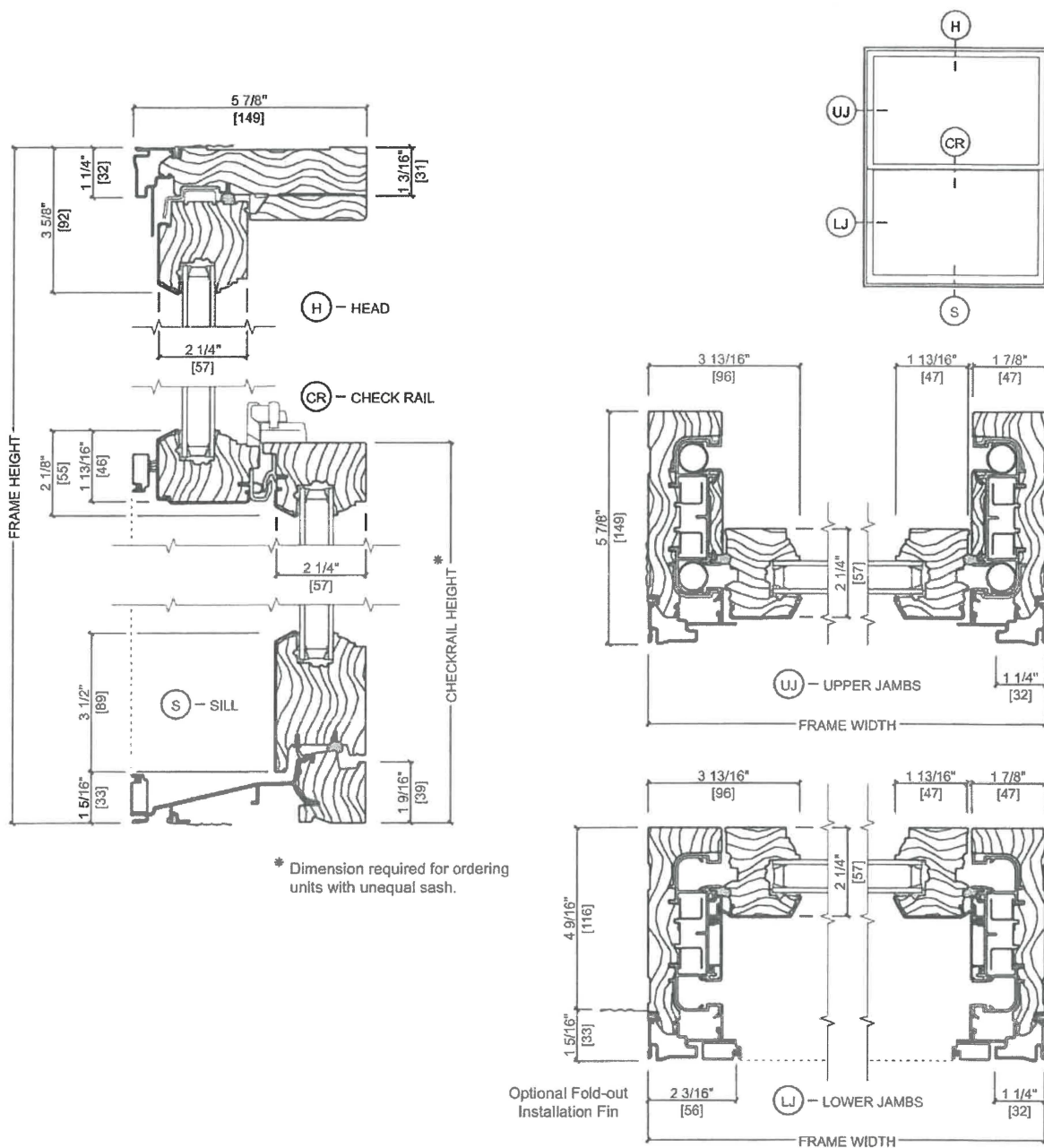
Pella 2024 Architectural Design Manual | Division 08 - Openings | Windows and Doors | www.Pella.com

W-FW-25



Pella® Reserve™ Traditional Monumental-Hung Window

Unit Sections - Aluminum-Clad Exterior, Dual-Pane Putty Glaze Profile

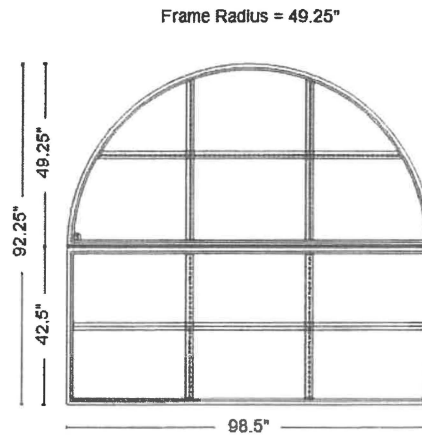


Scale 3" = 1' 0"

All dimensions are approximate.

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 10

Quote Qty: 4

Scaling: 1/2" = 1'

Description: Architect Reserve, Traditional, Direct Set Fixed Frame Rectangle, Architect Reserve, Traditional, Direct
Rough Opening: 99.25" X 93"

Performance Information: U-Factor 0.29, SHGC 0.26, VLT 0.48, CPD PEL-N-18-04243-00001, Performance Class AW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL10354, STC 28, OITC 24

Performance Information: U-Factor 0.29, SHGC 0.26, VLT 0.48, CPD PEL-N-18-04243-00001, Performance Class AW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, FPA FL10354

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

Jobsite Location: Troy, OH

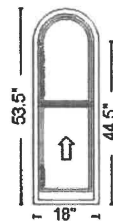
Room Location: 3rd Floor Front

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____

Frame Radius = 9"



Viewed from the Exterior

Quote Number: 18517344

Line Number: 15

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 18 X 53.5, Black

Rough Opening: 18.75" X 54.25"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01477-00001, Egress Not Calculated

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

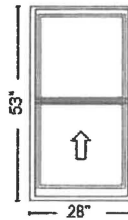
Jobsite Location: Troy, OH

Room Location: 3rd Floor Front

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 20

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 28 X 53, Black

Rough Opening: 28.75" X 53.75"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 24.625, Clear Opening Height 22.062, Clear Opening Area 3.772755, Egress Does not meet typical United States egress, but may comply with local code requirements

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

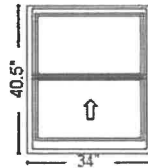
Jobsite Location: Troy, OH

Room Location: 3rd Floor Front

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 25

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 34 X 40.5, Black

Rough Opening: 34.75" X 41.25"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 30.625, Clear Opening Height 15.812, Clear Opening Area 3.362795, Egress Does not meet typical United States egress, but may comply with local code requirements

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Building

Jobsite Location: Troy, OH

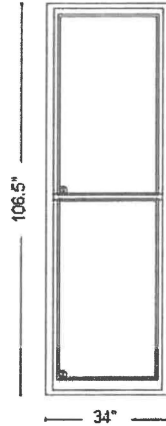
Room Location: 3rd Floor Rear

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____

Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 30

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, Simulated Hung, 34 X 106.5, Black

Rough Opening: 34.75" X 107.25"

Performance Information: U-Factor 0.28, SHGC 0.25, VLT 0.48, CPD PEL-N-235-02469-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

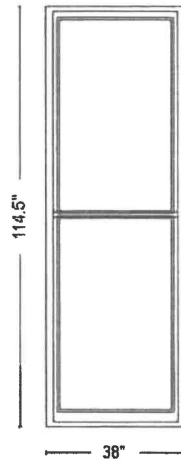
Jobsite Location: Troy, OH

Room Location: 3rd Floor Stairwell

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 35

Quote Qty: 5

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, Simulated Hung, 38 X 114.5, Black

Rough Opening: 38.75" X 115.25"

Performance Information: U-Factor 0.28, SHGC 0.25, VLT 0.48, CPD PEL-N-235-02469-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

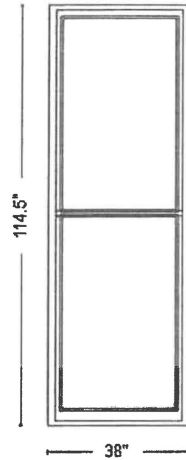
Jobsite Location: Troy, OH

Room Location: 2nd Floor Front

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 40

Quote Qty: 5

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, Simulated Hung, 38 X 114.5, Black

Rough Opening: 38.75" X 115.25"

Performance Information: U-Factor 0.28, SHGC 0.25, VLT 0.48, CPD PEL-N-235-02469-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

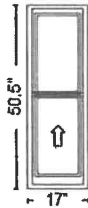
Jobsite Location: Troy, OH

Room Location: 2nd Floor Front

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 45

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 17 X 50.5, Black

Rough Opening: 17.75" X 51.25"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 13.625, Clear Opening Height 20.812, Clear Opening Area 1.969191, Egress Does not meet typical United States egress, but may comply with local code requirements

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

Jobsite Location: Troy, OH

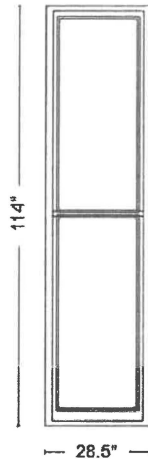
Room Location: 2nd Floor Front

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____

Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 65

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, Simulated Hung, 28.5 X 114, Black

Rough Opening: 29.25" X 114.75"

Performance Information: U-Factor 0.28, SHGC 0.25, VLT 0.48, CPD PEL-N-235-02469-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

Jobsite Location: Troy, OH

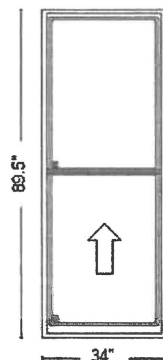
Room Location: 2nd Floor Rear

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____

Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 70

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 34 X 89.5, Black

Rough Opening: 34.75" X 90.25"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-232-01145-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, STC 28, OITC 24, Clear Opening Width 30.625, Clear Opening Height 40.312, Clear Opening Area 8.573298, Egress Meets Typical 5.7 sqft (E) (United States Only)

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

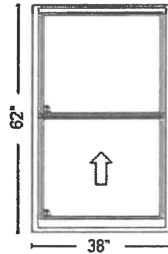
Jobsite Location: Troy, OH

Room Location: 2nd Floor Stairwell

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 75

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 38 X 62, Black

Rough Opening: 38.75" X 62.75"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-232-01145-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 34.625, Clear Opening Height 26.562, Clear Opening Area 6.38687, Egress Meets Typical 5.7 sqft (E) (United States Only)

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

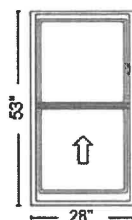
Jobsite Location: Troy, OH

Room Location: 2nd Fl Rear Fire Esc

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 80

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 28 X 53, Black

Rough Opening: 28.75" X 53.75"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 24.625, Clear Opening Height 22.062, Clear Opening Area 3.772755, Egress Does not meet typical United States egress, but may comply with local code requirements

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

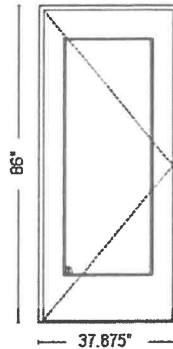
Jobsite Location: Troy, OH

Room Location: 3rd Floor Side New

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 85

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Outswing Door, Commercial,, Right, 37.875 X 86, Black

Rough Opening: 38.625" X 86.5"

Performance Information: CPD Not Rated

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

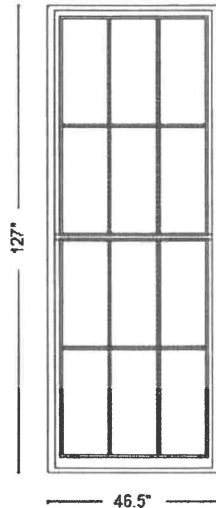
Jobsite Location: Troy, OH

Room Location: 3rd FL Fire Escape

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 100

Quote Qty: 3

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, Simulated Hung, 46.5 X 127, Black

Rough Opening: 47.25" X 128"

Performance Information: U-Factor 0.29, SHGC 0.23, VLT 0.42, CPD PEL-N-235-02471-00001

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

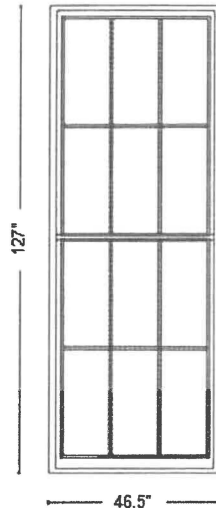
Jobsite Location: Troy, OH

Room Location: Courthouse Side

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 105

Quote Qty: 3

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, Simulated Hung, 46.5 X 127, Black

Rough Opening: 47.25" X 128"

Performance Information: U-Factor 0.29, SHGC 0.23, VLT 0.42, CPD PEL-N-235-02471-00001, Performance Class LC, PG 25, Calculated Positive DP Rating 25, Calculated Negative DP Rating 25

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

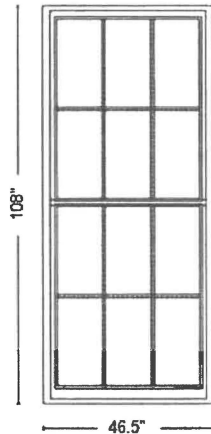
Jobsite Location: Troy, OH

Room Location: Courthouse Side

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 18517344

Line Number: 110

Quote Qty: 3

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, Simulated Hung, 46.5 X 108, Black

Rough Opening: 47.25" X 108.75"

Performance Information: U-Factor 0.29, SHGC 0.23, VLT 0.42, CPD PEL-N-235-02471-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30

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

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



Quote Name: THPA - Troy Tavern Building

Project Name: THPA - Troy Tavern Buildi

Jobsite Location: Troy, OH

Room Location: Courthouse Back

Sales Branch Location: 28200 PELLA SALES INC

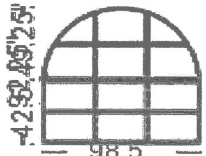


Contract - Detailed

Pella Window and Door Showroom of Kettering
4825 Gateway Circle
Kettering, OH 45440
Phone: (937) 435-0141 **Fax:** (937) 435-8634

Sales Rep Name: Sicilian, Stephen
Sales Rep Phone: 937-435-0141
Sales Rep Fax:
Sales Rep E-Mail: ssicilian@pelladayton.com

Customer Information	Project/Delivery Address	Order Information
Troy Historic Preservation Alliance PO Box 814 Troy, OH 45373-0814 Primary Phone: (937) 6047800 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1008023388 Customer Number: 1011818600 Customer Account: 1008023388	THPA - Troy Tavern Building PO Box 814 Lot # Troy, OH 45373-0814 County: Owner Name: Troy Historic Preservation Alliance Owner Phone: (937) 6047800	Quote Name: THPA - Troy Tavern Building Order Number: 282 Quote Number: 18517344 Order Type: Installed Sales Wall Depth: Payment Terms: Net 15 Days Tax Code: PELLA INST Cust Delivery Date: None Quoted Date: 8/8/2024 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes				
10	3rd Floor Front	ame Radius = 49.25"  Viewed From Exterior PK # 2174	Architect Reserve, Traditional, Direct Set Fixed Frame Rectangle, Architect Reserve, Traditional, Direct Set Fixed Frame Half Circle, 98.5 X 92.25, Black	Item Price	Qty	Ext'd Price
			1: 98.542.5 Fixed Frame Direct Set Frame Size: 98 1/2 X 42 1/2 General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.29, SHGC 0.26, VLT 0.48, CPD PEL-N-18-04243-00001, Performance Class AW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL10354, STC 28, OITC 24 Grille: ILT, No Custom Grille, 2", Traditional (3W2H), Ogee, Ogee 2: 98.549.25 Fixed Frame Direct Set Half Circle Frame Size: 98 1/2 X 49 1/4 General Information: Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.29, SHGC 0.26, VLT 0.48, CPD PEL-N-18-04243-00001, Performance Class AW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, FPA FL10354 Grille: ILT, No Custom Grille, 2", Traditional (3W2H), Ogee, Ogee Horizontal Mull 1: FactoryMull, 1/2" mullion for 3-9/16", Frame To Frame Width- 0.5", Mull Design Pressure- 20 Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 340".	\$5,511.26	4	\$22,045.04

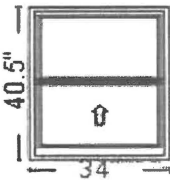
Rough Opening: 99 - 1/4" X 93"

Line #	Location:	Attributes				
15	3rd Floor Front	53.5" 18" 44.5" Viewed From Exterior	Pella Reserve, Traditional Single Hung, 18 X 53.5, Black	Item Price	Qty	Ext'd Price
Frame Radius = 9"				\$2,144.51	2	\$4,289.02
PK # 2174		1: 1853.5 Single Hung, Equal Frame Size: 18 X 53 1/2 X 44 1/2 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Air Conditioner Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift Screen: No Screen Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01477-00001, Egress Not Calculated Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 136".				

Rough Opening: 18 - 3/4" X 54 - 1/4"

Line #	Location:	Attributes			
20	3rd Floor Front	53" 28" Viewed From Exterior	Pella Reserve, Traditional Single Hung, 28 X 53, Black 1: Non-Standard Size Single Hung, Equal Frame Size: 28 X 53 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Air Conditioner Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift Screen: No Screen Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 24.625, Clear Opening Height 22.062, Clear Opening Area 3.772755, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 162". Item Price \$947.24 Qty 2 Ext'd Price \$1,894.48		

Rough Opening: 28 - 3/4" X 53 - 3/4"

Line #	Location:	Attributes									
25	3rd Floor Rear		PK # 2174	Pella Reserve, Traditional Single Hung, 34 X 40.5, Black	<table><tr><th>Item Price</th><th>Qty</th><th>Ext'd Price</th></tr><tr><td>\$894.75</td><td>1</td><td>\$894.75</td></tr></table>	Item Price	Qty	Ext'd Price	\$894.75	1	\$894.75
Item Price	Qty	Ext'd Price									
\$894.75	1	\$894.75									
1: Non-Standard SizeNon-Standard Size Single Hung, Equal Frame Size: 34 X 40 1/2 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Air Conditioner Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift Screen: No Screen Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 30.625, Clear Opening Height 15.812, Clear Opening Area 3.362795, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 149".											

Rough Opening: 34 - 3/4" X 41 - 1/4"

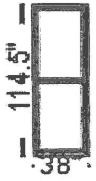
Line #	Location:	Attributes			
30	3rd Floor Stairwell	Pella Reserve, Traditional Single Hung, Simulated Hung, 34 X 106.5, Black			
		PK #		Item Price	Qty
	Viewed From Exterior	2174		\$3,478.93	1
					Ext'd Price
					\$3,478.93
		1: 34106.5 Simulated Hung, Equal			
		Frame Size: 34 X 106 1/2			
		General Information: Standard, Luxury, Clad, Pine, 5 7/8", 4 9/16"			
		Exterior Color / Finish: Painted, Standard Enduraclad, Black			
		Interior Color / Finish: Unfinished Interior			
		Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs			
		Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude			
		Hardware Options: Upgraded Balance, Cam-Action Lock, Champagne, No Sash Lift			
		Performance Information: U-Factor 0.28, SHGC 0.25, VLT 0.48, CPD PEL-N-235-02469-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30			
		Grille: No Grille,			
		Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 281".			

Rough Opening: 34 - 3/4" X 107 - 1/4"

Line #	Location:	Attributes			
35	2nd Floor Front	Pella Reserve, Traditional Single Hung, Simulated Hung, 38 X 114.5, Black			
		PK #		Item Price	Qty
	Viewed From Exterior	2174		\$3,374.41	5
					Ext'd Price
					\$16,872.05
		1: 38114.5 Simulated Hung, Equal			
		Frame Size: 38 X 114 1/2			
		General Information: Standard, Luxury, Clad, Pine, 5 7/8", 4 9/16"			
		Exterior Color / Finish: Painted, Standard Enduraclad, Black			
		Interior Color / Finish: Unfinished Interior			
		Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs			
		Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude			
		Hardware Options: Upgraded Balance, Cam-Action Lock, Champagne, No Sash Lift			
		Performance Information: U-Factor 0.28, SHGC 0.25, VLT 0.48, CPD PEL-N-235-02469-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30			
		Grille: No Grille,			
		Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 305".			

Rough Opening: 38 - 3/4" X 115 - 1/4"

Line #	Location:	Attributes		
40	2nd Floor Front	Pella Reserve, Traditional Single Hung, Simulated Hung, 38 X 114.5, Black	Item Price	Qty
			\$3,374.41	5
				Ext'd Price
				\$16,872.05



Viewed From Exterior

PK # 2174

1: 38114.5 Simulated Hung, Equal
Frame Size: 38 X 114 1/2
General Information: Standard, Luxury, Clad, Pine, 5 7/8", 4 9/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Upgraded Balance, Cam-Action Lock, Champagne, No Sash Lift
Performance Information: U-Factor 0.28, SHGC 0.25, VLT 0.48, CPD PEL-N-235-02469-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30
Grille: No Grille,
Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 305".

Rough Opening: 38 - 3/4" X 115 - 1/4"

Line #	Location:	Attributes		
45	2nd Floor Front	Pella Reserve, Traditional Single Hung, 17 X 50.5, Black	Item Price	Qty
			\$1,416.93	2
				Ext'd Price
				\$2,833.86

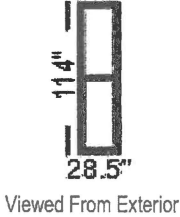


Viewed From Exterior

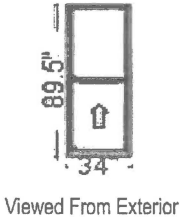
PK # 2174

1: Non-Standard SizeNon-Standard Size Single Hung, Equal
Frame Size: 17 X 50 1/2
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Air Conditioner Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 13.625, Clear Opening Height 20.812, Clear Opening Area 1.969191, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 135".

Rough Opening: 17 - 3/4" X 51 - 1/4"

Line #	Location:	Attributes			
65	2nd Floor Rear	Pella Reserve, Traditional Single Hung, Simulated Hung, 28.5 X 114, Black			
		PK # 2174		Item Price \$3,262.57	Qty 1
				Ext'd Price \$3,262.57	
	1: 28.5114 Simulated Hung, Equal Frame Size: 28 1/2 X 114 General Information: Standard, Luxury, Clad, Pine, 5 7/8", 4 9/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Upgraded Balance, Cam-Action Lock, Champagne, No Sash Lift Performance Information: U-Factor 0.28, SHGC 0.25, VLT 0.48, CPD PEL-N-235-02469-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30 Grille: No Grille, Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 285".				

Rough Opening: 29 - 1/4" X 114 - 3/4"

Line #	Location:	Attributes			
70	2nd Floor Stairwell	Pella Reserve, Traditional Single Hung, 34 X 89.5, Black			
		PK # 2174		Item Price \$1,527.55	Qty 1
				Ext'd Price \$1,527.55	
	1: Non-Standard SizeNon-Standard Size Single Hung, Equal Frame Size: 34 X 89 1/2 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Air Conditioner Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift Screen: No Screen Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-232-01145-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, STC 28, OITC 24, Clear Opening Width 30.625, Clear Opening Height 40.312, Clear Opening Area 8.573298, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille, Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 247".				

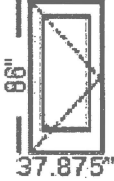
Rough Opening: 34 - 3/4" X 90 - 1/4"

Line #	Location:	Attributes			
75	2nd Fl Rear Fire Esc	62" 38" Viewed From Exterior PK # 2174 </			

Rough Opening: 38 - 3/4" X 62 - 3/4"

Line #	Location:	Attributes			
80	3rd Floor Side New	53" 28" Viewed From Exterior PK # 2174 Pella Reserve, Traditional Single Hung, 28 X 53, Black 1: Non-Standard Size Single Hung, Equal Frame Size: 28 X 53 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Air Conditioner Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift Screen: No Screen Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 24.625, Clear Opening Height 22.062, Clear Opening Area 3.772755, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 162". Item Price Qty Ext'd Price \$947.24 2 \$1,894.48			

Rough Opening: 28 - 3/4" X 53 - 3/4"

Line #	Location:	Attributes			
85	3rd FL Fire Escape	Pella Reserve, Traditional Outswing Door, Commercial,, Right, 37.875 X 86, Black	Item Price	Qty	Ext'd Price
		1: 37.87586 Right Outswing Door Frame Size: 37 7/8 X 86 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", Low Profile, Bronze Finish Sill Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Ball Bearing, Colonial Bronze Performance Information: CPD Not Rated Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 248", Glazing Pressure = 200.	\$3,471.46	1	\$3,471.46
	PK # 2174				
	Viewed From Exterior				

Rough Opening: 38 - 5/8" X 86 - 1/2"

Line #	Location:	Attributes			
100	Courthouse Side	Pella Reserve, Traditional Single Hung, Simulated Hung, 46.5 X 127, Black	Item Price	Qty	Ext'd Price
		1: 46.5127 Simulated Hung, Equal Frame Size: 46 1/2 X 127 General Information: Standard, Luxury, Clad, Pine, 5 7/8", 4 9/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Upgraded Balance, Cam-Action Lock, Champagne, No Sash Lift Performance Information: U-Factor 0.29, SHGC 0.23, VLT 0.42, CPD PEL-N-235-02471-00001 Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 347".	\$4,077.38	3	\$12,232.14
	PK # 2174				
	Viewed From Exterior				

Rough Opening: 47 - 1/4" X 128"

Line #	Location:	Attributes			
105	Courthouse Side	127" 46.5" Viewed From Exterior PK # 2174 1: 46.5127 Simulated Hung, Equal Frame Size: 46 1/2 X 127 General Information: Standard, Luxury, Clad, Pine, 5 7/8", 4 9/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Upgraded Balance, Cam-Action Lock, Champagne, No Sash Lift Performance Information: U-Factor 0.29, SHGC 0.23, VLT 0.42, CPD PEL-N-235-02471-00001, Performance Class LC, PG 25, Calculated Positive DP Rating 25, Calculated Negative DP Rating 25 Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 347".	Item Price \$4,077.38	Qty 3	Ext'd Price \$12,232.14

Rough Opening: 47 - 1/4" X 128"

Line #	Location:	Attributes			
110	Courthouse Back	108" 46.5" Viewed From Exterior PK # 2174 1: 46.5108 Simulated Hung, Equal Frame Size: 46 1/2 X 108 General Information: Standard, Luxury, Clad, Pine, 5 7/8", 4 9/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Upgraded Balance, Cam-Action Lock, Champagne, No Sash Lift Performance Information: U-Factor 0.29, SHGC 0.23, VLT 0.42, CPD PEL-N-235-02471-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30 Grille: 1LT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 309". Item Price \$3,927.99 Qty 3 Ext'd Price \$11,783.97			

Rough Opening: 47 - 1/4" X 108 - 3/4"

Line #	Location:	Attributes			
180	None Assigned	INST93 - Installation Accessories 4 (13+ Units)	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$735.00	3	\$2,205.00

Line #	Location:	Attributes			
185	None Assigned	CL20 - Window Installation Labor (Commercial)	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$320.00	38	\$12,160.00

LB84 - Additional Labor Charges

Qty 1

Line #	Location:	Attributes			
200	None Assigned	CL30 - Door Installation Labor (Commercial)	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$353.00	1	\$353.00

LB84 - Additional Labor Charges

Qty 1

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

TAILGATE DELIVERY ONLY - DRIVER MUST HAVE HELP TO UNLOAD (Excluding Installed Sales)...CLEANING, PAINTING OR STAINING BY OTHERS...QUOTATION IS VALID FOR 30 DAYS. All products are built at the factory to your individual specifications. Any changes or cancellations must be made within 24 hours of placing your order. Any changes or cancellations after this time are subject to a 50% - 100% charge. Please review your order to verify the accuracy of the delivery address, payment terms and product specifications. You, the buyer, hereby authorize Pella Corporation, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc). YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT.

☐ **Project Checklist has been reviewed**

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Order Totals

Taxable Subtotal	\$120,364.87
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$12,513.00
Total	\$132,877.87
Deposit Received	\$0.00
Amount Due	\$132,877.87

IOOF building/old Miami County Courthouse – Window Replacement Application
Supplemental Report
September 18, 2024

Submitted by M. Chris Manning, Vice President of Troy Historic Preservation Alliance
Ms. Manning holds master degrees in historic preservation and archaeology with more than 20 years of experience in the two fields

To comply with the City of Troy's timeline for addressing code issues associated with the building at 112-118 W. Main St., we are providing the following supplemental information in response to the staff report in the September 18, 2024 Planning Commission packet. This report provides photographic evidence of the severe deterioration of windows in the IOOF building and in the old Miami County courthouse.

The following photos are taken on the south elevation of the IOOF building (both east and west sides of the building). Here the windows have either been totally lost to neglect (and are no longer in the window frames) or have begun to come apart in the window frames. There is no realistic option for repairing these windows. Even if maintaining one side of the window frame, the majority of the refurbished window frame would be a replacement.

Window totally lost (boarded up)



Rail of window in SE elevation (bottom of window) has rotted off



Exterior view of SE corner of IOOF building, showing window at left has been lost entirely and window at right has substantially rotted away at the bottom.



On the north elevation of the IOOF building, substantial water infiltration around the windows has occurred over the years, rendering many of them inoperable. Several of the windows have experienced significant rot in their frames as well. It is clear that many of these windows have not had any maintenance work for many decades, perhaps upward of a century. Attempting to restore a few salvageable windows while replacing the majority of the windows (an unavoidable reality) risks giving the building an awkward appearance.

Third floor window of the IOOF building, showing deterioration of wood window frame (the spray insulation makes it clear how the sash is sagging as it rots in place). Note that a single wire suspended from a ceiling rafter is helping to hold this window frame in place.



Many of the windows on the second and third floor of the north elevation of the IOOF building have had to be braced in places to hold them together.



In the lower left photo, taken on the third floor of the IOOF building, the window sill had substantially rotted away, demonstrating the consequences of extensive water infiltration. The lower right photo shows there is no longer a door to the fire escape in the southwest corner of the third floor of the IOOF building.



In the historic courthouse, photographic evidence has confirmed that the windows in the courtroom are no more than 70 years old (in a 182-year-old building). While these windows are

younger, they, too, have deteriorated and several have had to be boarded up. The proposed replacements with like materials would restore the mid-19th century look of the old courthouse.



The replacement of windows with like materials when repair would be difficult is consistent with the U.S. Secretary of Interior standards for the treatment of historic properties.