



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 9, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - Sep 18, 2024
3. Historic District Application - Certificate of Appropriateness, 321 W. Franklin Street, window replacements
Owner: Kay Vagedes
Applicant: Bryan Wellmann, Reliable Home Improvements
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 5 S. Market Street, replacement of four first floor storefront windows
Owner/Applicant: Steve Smith
-Commission to make decision
5. Historic District Application - Certificate of Appropriateness, 121-123 E. Main Street, installation of a 7.5 square foot projecting sign
Owner: Hatfield House LLC
Applicant: Behr Design LLC
-Commission to make decision
6. Downtown/Riverfront Overlay (DR-O) District Application, 122 W. Franklin Street for exterior alterations - FIRST READING
Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property.
Owner - Debora & Daniel Wollam
Applicant - Sam O'Neal, s.m. O'Neal Construction
- No action can be taken at this meeting
-The application will go onto the next PC agenda for a required Public Hearing and recommendation/decision by the Troy Planning Commission
7. Amendments to the Zoning Code to enact Section 1149.15, Prohibition of Adult Use Cannabis Operators
-Provide a recommendation to Council
8. Other
9. 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, September 18, 2024, at 3:30 p.m. with Vice-Chairman Larry Wolke presiding as Chairman McGarry (who was present) was not feeling well. 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. Titterington, the minutes of the August 28, 2024, meeting were approved by unanimous vote.

FINAL RECORD PLAN – SOMERSET RESERVE PHASE 1 PLANNED DEVELOPMENT – RESIDENTIAL (PD-R): LOCATED OFF SR 55 W; OWNER – SOMERSET RESERVE PROJECT I, LLC; APPLICANT - DDC MANAGEMENT LLC. Staff reported: 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 Final Record Plan by the Planning Commission and City Council; the proposed Final Record Plan is in accordance with the General Plan and Final Development Plan; and staff recommends approval of the Final Record Plan of the Somerset Reserve Phase I Planned Development – Residential (PD-R) as it conforms to the approved General Plan and Final Development Plan, with the condition that the financial guarantee is received and approved in accordance with Subdivision Regulations Section 1113.08.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to recommend to Troy City Council the approval of the Final Record Plan of the Somerset Reserve Phase I Planned Development – Residential (PD-R) as it conforms to the approved General Plan and Final Development Plan, with the condition that the financial guarantee is received and approved in accordance with Subdivision Regulations Section 1113.08.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

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. Staff reported: * 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 (courthouse) 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:



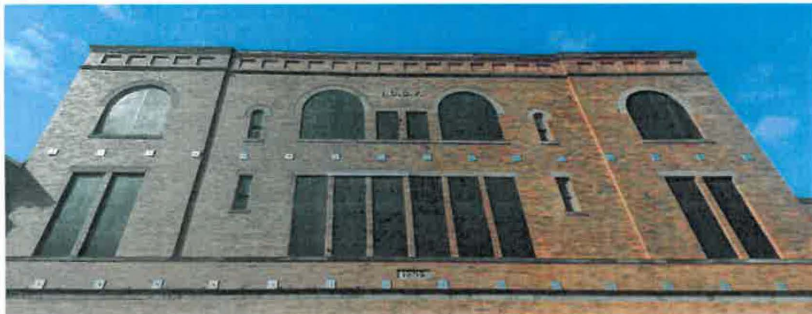
South Façade: (Rear)



The windows have two over two 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



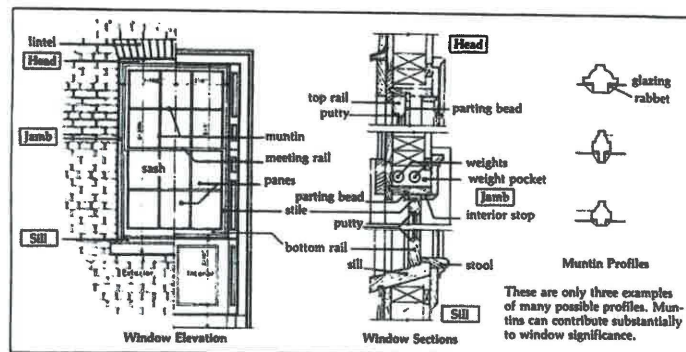
Third-floor arched Windows



Third-floor accent arches



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



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 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 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.

PAINTING. The staff reported supported the painting application for the rear and side facades due to the compliance with Design Manual Section 2.6."

PLANNING COMMISSION DISCUSSION AND RECOMMENDATIONS:

PAINTING OF REAR AND SIDE FACADES. A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the Historic District Application – Certificate of Appropriateness for 112-118 W. Main Street for the painting of the rear and side facades, as submitted based on the exact colors as set forth in the application and viewed by the Commission and based on the findings of staff that the application meets the Design Manual guidelines.

MOTION TO APPROVE THE PAINTING PORTION OF THE APPLICATION APPROVED BY UNANIMOUS ROLL CALL VOTE

REPLACEMENT OF 29 WINDOWS. The staff report stated that staff is unable to recommend approval on the window replacements based upon 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.

Development Director Davis noted that the Commission members had received supplemental information from the application (copy attached to original minutes) and that information included pictures showing the bad state of repair of the windows. Mr. Davis indicated that information had been reviewed by staff and, based on that information, staff would now recommend approval of the replacement of the 29 windows. Mr. Davis asked THPA representatives to comment. Pella company representatives provided a sample of the windows proposed to be used for the replacement of the second and third floor windows. Mr. Davis stated that 29 windows would be replaced, 9 on the 1840 building portion and 20 on the 1902 building portion.

Pella representatives stated the windows would be basically maintenance free and, other than the one high arch window, the price of the wood and aluminum windows are about the same. Regarding maintenance frequency required on wood windows, it was stated that depends on the elements, and aluminum windows extend the life of the windows.

Mr. Titterington inquired regarding the visibility and appearance of the windows. The Pella representatives stated that the material around the windows would not be very visible based on the height of the building, and that from an appearance basis, the windows would have an historic appearance and the aluminum clad cover would not have a high gloss finish, and from a historical appearance, the aluminum and wood will have the same appearance.

In response to Mr. Titterington about the condition of all the existing windows, both the Pella representatives and Mr. Sutherly, representing the applicant, stated the vast majority are beyond repair and are as shown in the pictures in the supplemental information.

In response to Mr. McGarry, it was confirmed that the window replacement under discussion are only on the second and third floors.

Commission Recommendation on Replacement of 29 Windows: A motion was made by Mr. Titterington, seconded by Mrs. Ehrich, that based on the supplemental information from the application and the amended recommendation of staff to approve the window replacement as meeting the guidelines, that the Troy Planning Commission approves the Historic District Application - Certificate of Appropriateness for the replacement of 29 windows for 112-118 W. Main Street.

MOTION TO APPROVE THE WINDOW REPLACEMENT APPROVED BY UNANIMOUS ROLL CALL VOTE

INSTALLATION OF TWO NEW WINDOWS ON THE WEST ELEVATION. 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.

It was stated that the proposal meets the building code and is in anticipation of using the third floor for commercial use and the requirement for natural light. There was a discussion about having lintels created for the two new windows. Mr. Sutherly noted that the west elevation is the only elevation that does not have lintels; however, Commission members indicated favoring requiring lintels to continue the historic character of the building, with Mr. Westmeyer indicating it would just require proper framing above the new windows to install the lintels.

Commission Recommendation on Installation of Two New Windows: A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, that based on the recommendation of staff, that the Troy Planning Commission approves the Historic District Application - Certificate of Appropriateness for the installation of two new windows to be installed on the West Elevation of 112-118 W. Main Street with the condition that the window installation include the installation of lintels above the windows.

MOTION ON INSTALLATION OF TWO NEW WINDOWS ON THE WEST ELEVATION APPROVED BY UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting was adjourned at 4:00 p.m. following motion of Mr. Emerick, seconded by Mr. Westmeyer.

Respectfully submitted,

_____ Chairman

_____ Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: October 9, 2024

SUBJECT: Certificate of Appropriateness – 321 W. Franklin Street

INTRODUCTION:

Bryan Wellmann, the applicant for the property owner Kay Vagedes, requests the Planning Commission to review window replacements at the property located at 321 W. Franklin Street. The property is zoned R-5, Single Family Residential.

BACKGROUND:

The Ohio Historic Inventory (OHI) form explains this property as a one and a half story vernacular residence that has been radically altered early in the 20th century. Contributing features include: a recessed veranda in the southeast corner; triple mullion casement windows; some 4/4 and 6/6 windows. The OHI mentions that some windows remain and that some windows have been altered.

This project received grant funding through the Ohio Department of Development's Lead Safe Ohio project. The contractor has verified that the windows are presumed to have lead paint due to visual signs and other inspection factors. The Contractor is a licensed Lead Abatement Contractor with the Ohio Department of Health. This has led to this request for the window replacements.

DISCUSSION:

The applicant wishes to replace the exterior windows with Jeld Wen wood clad windows with the same opening characteristics and design elements as the original windows. The windows will be finished with white paint and trim. See below and attached cut sheets:





Line 8 office
Pocket Opening : 28 3/8 X 77 5/8



Viewed from Exterior. Scale: 1/2" = 1'

Design Manual: Staff analysis can be seen following each section in **Bold**.

2.8 Windows

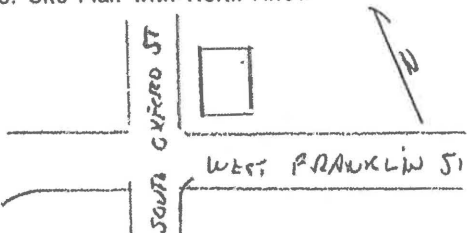
- A. The position, number, and arrangement of original windows in a building should be preserved. **The position, number, and arrangements will be preserved.**
- B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. **While the application does not comply with this requirement, the windows were presumed to have lead paint by a licensed abatement contractor.**
- C. Avoid enlarging or downsizing window openings to accommodate stock replacement window sizes. **The window openings will remain unaltered.**
- 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 material and design characteristics will match the original windows.**
- 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. **N/A**
- F. Windows that have an original storm sash should be repaired and retained. **N/A**

RECOMMENDATION:

Staff recommends approval of the window replacements due to the risk associated with lead paint as well as the compliance with Design Manual section 2.8.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Offi
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>HA 193-05</u> 10928-000650		4. Present Name(s) Ernest & Kay Vogedes House		
2. County Miami		5. Other Name(s) George D. Burgess House		
3. Location of Negatives I 32,33 Regional Office 5HA				
6. Specific Location 321 West Franklin		16. Thematic Category G Education/Politics		28. No. of Stories 1 1/2
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1845		29. Basement? Yes No
8. Site Plan with North Arrow 		18. Style or Design Vernacular		30. Foundation Material stone
		19. Architect or Engineer		31. Wall Construction brick
		20. Contractor or Builder		32. Roof Type & Material pitched shingle
		21. Original Use, if apparent residence		33. No. of Bays Front 2 Side
		22. Present Use residence		34. Wall Treatment Brick Running Bond
9. Coordinates Troy		23. Ownership Public ☐ Private ☒		35. Plan Shape irregular
Lat. _____ Long. _____		24. Owner's Name & Address, If known Ernest & Kay Vogedes 321 W. Franklin Troy, OH		36. Changes Addition (Explain in #42) Moved
U.T.M. Reference 1 6 7 3 8 2 5 0 4 4 3 5 7 1 0		25. Open to Public? Yes ☐ No ☒		37. Condition Interior _____ Exterior excellent
Zone Easting Northing		26. Local Contact Person or Organization Troy Historical Society		38. Preservation Underway? Yes No
10. Site ☐ Building ☒ Structure ☐ Object ☐		27. Other Surveys in Which Included Historic Troy Ohio		39. Endangered? Yes By What? No
11. On National Register? Yes ☐ No ☒				40. Visible from Public Road? Yes No
12. Is it Eligible? Yes ☐ No ☒				41. Distance from and Frontage on Road 50' back 75' wide
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐				
14. District Potent'l? Yes ☐ No ☒				
15. Name of Established District Troy Historic District				

42. Further Description of Important Features
Radically altered early in this century. Recessed veranda southeast corner; triple mullion casement windows--some 4/4 and 6/6 D.H.S. survive. Elliptical gable window--gables return.
One and a half story brick vernacular residence that has been radically altered early in the 20th century. CDF: include a recessed veranda in the southeast corner; triple mullion casement windows; some 4/4 and 6/6 windows survive, elliptical



43. History and Significance

George D. Burgess was a teacher, lawyer, school board president and Common Pleas judge. Attended 1860 Republican Convention.

Built in 1845 by George D. Burgess who was a teacher, attorney, school board president and Common Pleas Judge, he also attended the 1860 Republican National

44. Description of Environment and Outbuildings

A solid old residential neighborhood near the center of town.

Small urban setting of closely spaced buildings and numerous shade trees.

45. Sources of Information

46. Prepared by
L.S. Gannon, Jr.

47. Organization
Regional Office 5HA



TROY

DEVELOPMENT
DEPARTMENT

Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date Sept 5, 2024

Applicant Bryan Wellmann Telephone No. 937 605 0248

Owner of Property Kay Vagedes Has the Owner been Notified? yes

Address of Project 321 W Franklin ST Troy OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Reliable Home Improvements

Application for renovation to include the following:

- | | | |
|--|------------------------|---|
| ☒ Alteration | <u>Replace windows</u> | ☐ Repair |
| ☐ Construction | | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | | ☐ Demolish - Accessory Structure |
| ☐ Painting | | ☒ Other: <u>Windows</u> |

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

BWELL@ohio.com

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

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

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

SIGNATURE OF APPLICANT:

Bryan Wellmann

Bryan Wellmann

SIGNATURE OF PROPERTY OWNER:

Kay Vagedes

PRINTED NAME OF PROPERTY OWNER:

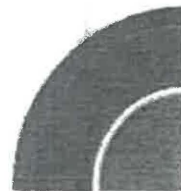
KAY Vagedes

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



Ron Keplinger

QUOTE BY : Ron Keplinger

QUOTE # : JW240800LM7 - Version 0

SOLD TO : reliable home imp
bryan
sintz road
springfield OH 45503

SHIP TO :

Cell# : (937) 605-0248

PROJECT NAME : 371 w franklin

PO# :

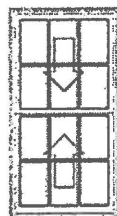
REFERENCE : 371 w franklin

Ship Via : Ground

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	front bedroom Pocket Opening : 34 3/8 X 65 7/8	Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 34 3/8 X 65 7/8 Brilliant White Exterior, Interior-Paint Perfect White/M64EXW31123, Install Kit w/Trim Extenders, 3 1/4 Jamb, 8 Deg Sill, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:30.1w, 29.4h, 6.1 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-903-01251-00001 PEV 2024.2.0.4753/PDV 7.494 (06/06/24)CW	\$1,501.60	1	\$1,501.60
Line 2	front bedroom Pocket Opening : 34 5/8 X 66	Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 34 5/8 X 66 Brilliant White Exterior, Interior-Paint Perfect White/M64EXW31123, Install Kit w/Trim Extenders, 3 1/4 Jamb, 8 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:30.3w, 29.5h, 6.2 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-903-01251-00001 PEV 2024.2.0.4753/PDV 7.494 (06/06/24)CW	\$1,501.60	2	\$3,003.20



Viewed from Exterior. Scale: 1/2" =1'



Viewed from Exterior. Scale: 1/2" =1'

cust-59807

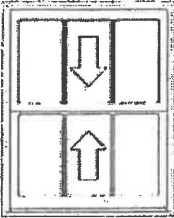
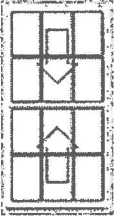
Page 1 of 5 (Prices are subject to change.)

JW240800LM7 (Ver:0)- 08/23/2024 5:07 PM

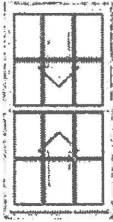
Quote Date: 08/20/2024

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

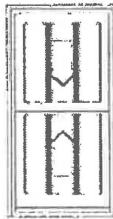
Last Modified: 08/23/2024

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3	bathroom Pocket Opening : 34 3/8 X 41 5/8	Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 34 3/8 X 41 5/8 Brilliant White Exterior, Interior-Paint Perfect White/M64EXW31123, Install Kit w/Trim Extenders, 3 1/4 Jamb, 8 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 1 High Top, 3 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:30.1w, 17.3h, 3.6 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-903-01251-00001 PEV 2024.2.0.4753/PDV 7.494 (06/06/24)CW	\$1,088.00	1	\$1,088.00
					
	Viewed from Exterior. Scale: 1/2" = 1'				
Line 4	back bedroom Pocket Opening : 34 3/4 X 65 5/8	Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 34 3/4 X 65 5/8 Desert Sand Exterior, Interior-Paint Perfect White/M64EXW31123, Install Kit w/Trim Extenders, 3 1/4 Jamb, 8 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Desert Sand SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. Clear Opening:30.5w, 29.3h, 6.2 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-903-01251-00001 PEV 2024.2.0.4753/PDV 7.494 (06/06/24)CW	\$1,501.60	1	\$1,501.60
					
	Viewed from Exterior. Scale: 1/2" = 1'				

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 5	back bedroom	Siteline Clad Double Hung, Auralast Pine, Pocket Unit,			
Pocket Opening : 34 3/8 X 65 5/8		Pocket Opening = 34 3/8 X 65 5/8 Brilliant White Exterior, Interior-Paint Perfect White/M64EXW31123, Install Kit w/Trim Extenders, 3 1/4 Jamb, 8 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:30.1w, 29.3h, 6.1 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-903-01251-00001 PEV 2024.2.0.4753/PDV 7.494 (06/06/24)CW			
			\$1,501.60	1	\$1,501.60
Line 6	half bath	Siteline Clad Double Hung, Auralast Pine, Pocket Unit,			
Pocket Opening : 20 3/8 X 37 7/8		Pocket Opening = 20 3/8 X 37 7/8 Brilliant White Exterior, Interior-Paint Perfect White/M64EXW31123, Install Kit w/Trim Extenders, 3 1/4 Jamb, 8 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 1 High Top, 3 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:16.1w, 15.4h, 1.7 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-903-01251-00001 PEV 2024.2.0.4753/PDV 7.494 (06/06/24)CW			
			\$1,088.00	1	\$1,088.00

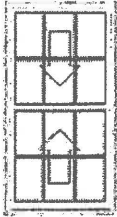


Viewed from Exterior. Scale: 1/2" = 1'

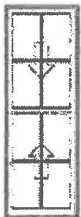


Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 7	office	Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 34 3/4 X 65 3/4 Brilliant White Exterior, Interior-Paint Perfect White/M64EXW31123, Install Kit w/Trim Extenders, 3 1/4 Jamb, 8 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:30.5w, 29.4h, 6.2 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-903-01251-00001 PEV 2024.2.0.4753/PDV 7.494 (06/06/24)CW	\$1,501.60	1	\$1,501.60
Line 8	office	Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 28 3/8 X 77 5/8 Brilliant White Exterior, Interior-Paint Perfect White/M64EXW31123, Install Kit w/Trim Extenders, 3 1/4 Jamb, 8 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:24.1w, 35.3h, 5.9 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-903-01251-00001 PEV 2024.2.0.4753/PDV 7.494 (06/06/24)CW	\$1,426.19	2	\$2,852.38



Viewed from Exterior. Scale: 1/2" = 1'



Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 9	kitchen	Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 28 3/8 X 77 5/8 Brilliant White Exterior, Interior-Paint Perfect White/M64EXW31123, Install Kit w/Trim Extenders, 3 1/4 Jamb, 8 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, BetterVue Mesh.Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:24.1w, 35.3h, 5.9 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-903-01251-00001 PEV 2024.2.0.4753/PDV 7.494 (06/06/24)CW	\$1,426.19	2	\$2,852.38
Line 10	kitchen	Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 28 5/8 X 78 5/8 Brilliant White Exterior, Interior-Paint Perfect White/M64EXW31123, Install Kit w/Trim Extenders, 3 1/4 Jamb, 8 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:24.3w, 35.8h, 6 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-903-01251-00001 PEV 2024.2.0.4753/PDV 7.494 (06/06/24)CW	\$1,435.77	1	\$1,435.77
			Total:		\$18,326.13
			sales tax (7.5000%):		\$1,374.46
			Net Total:		\$19,700.59
			Total Units:		13

 **Auralast** Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.



SITELINE® | POCKET DOUBLE-HUNG

CLAD-WOOD WINDOWS

ARCHITECTURAL DESIGN MANUAL | August 2024

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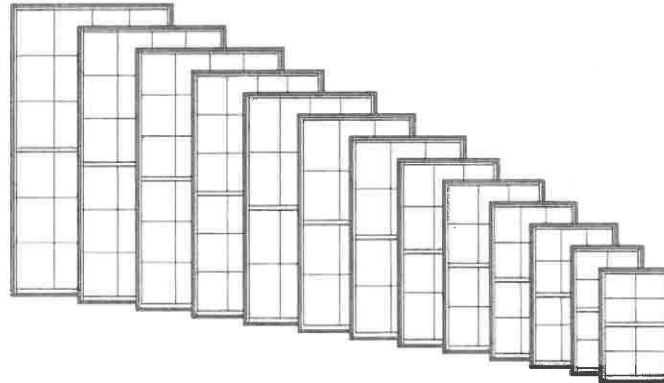
PRODUCT INFORMATION

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GRID PATTERNS	4
GRID, BOTTOM RAIL & GLASS STOP OPTIONS	5
CLEAR OPENING FORMULAS	6
TRIM OPTIONS	7
FRAME SIZE FORMULAS	8

SECTION DETAILS

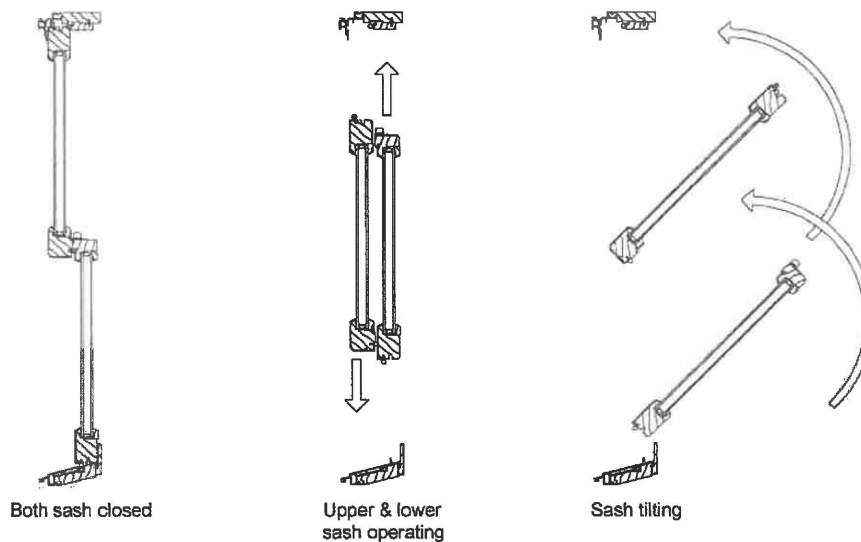
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GENERAL INFORMATION & POCKET SIZING



Dimensional Windows

Siteline® Clad-Wood Pocket Double-Hung windows may be specified as "dimensional" by adjusting the desired pocket opening width or height. Siteline® Clad-Wood Pocket Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.

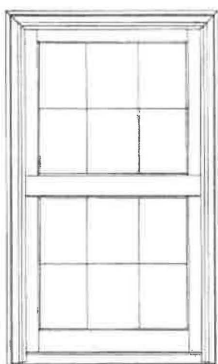


Clad-Wood Pocket Double-Hung Min/Max Sizing		
Min/Max	Rating	Width x Height
Minimum Size		
Operating	PG35/PG50	21 3/8" x 31 7/32"
Stationary & Transom	PG35/PG50	21 3/8" x 15"
Maximum Size		
Operating	PG35	45 3/8" x 91 7/32"
Operating	PG50	45 3/8" x 71 7/32"
Stationary	PG35	66 3/8" x 91 7/32"
Stationary	PG50	66 3/8" x 71 7/32"
Transom	PG50	74 3/4" x 35 7/32"

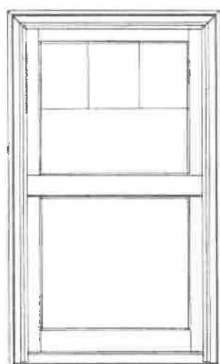
Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

GRID PATTERNS

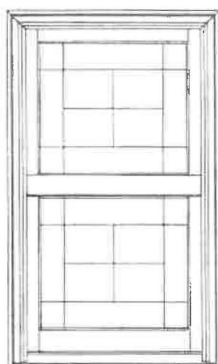
Siteline® Clad-Wood Pocket Double-Hung Windows are available with Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below. Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



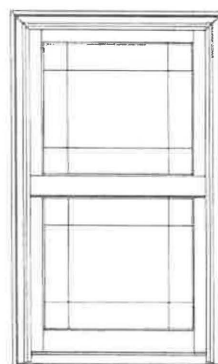
Colonial



Colonial From
Top Down



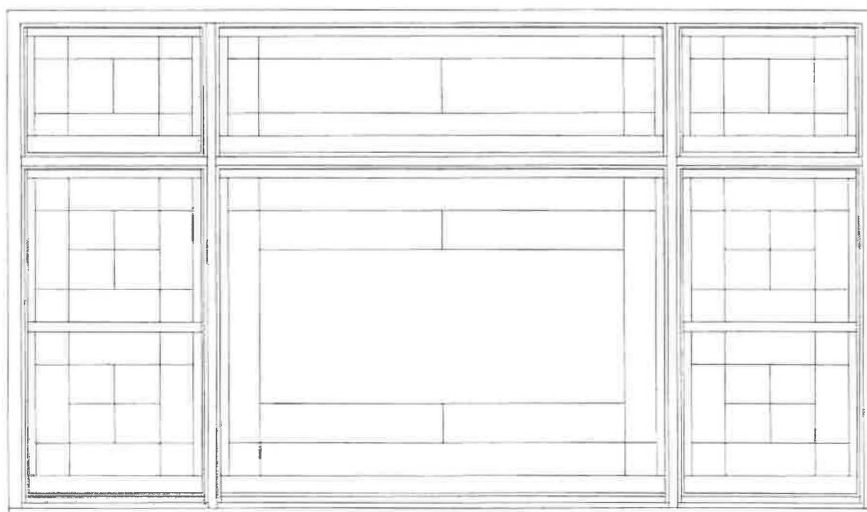
Uneven



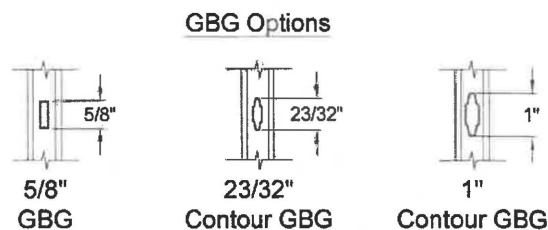
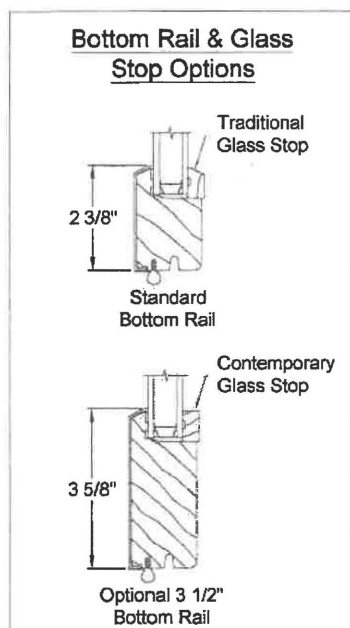
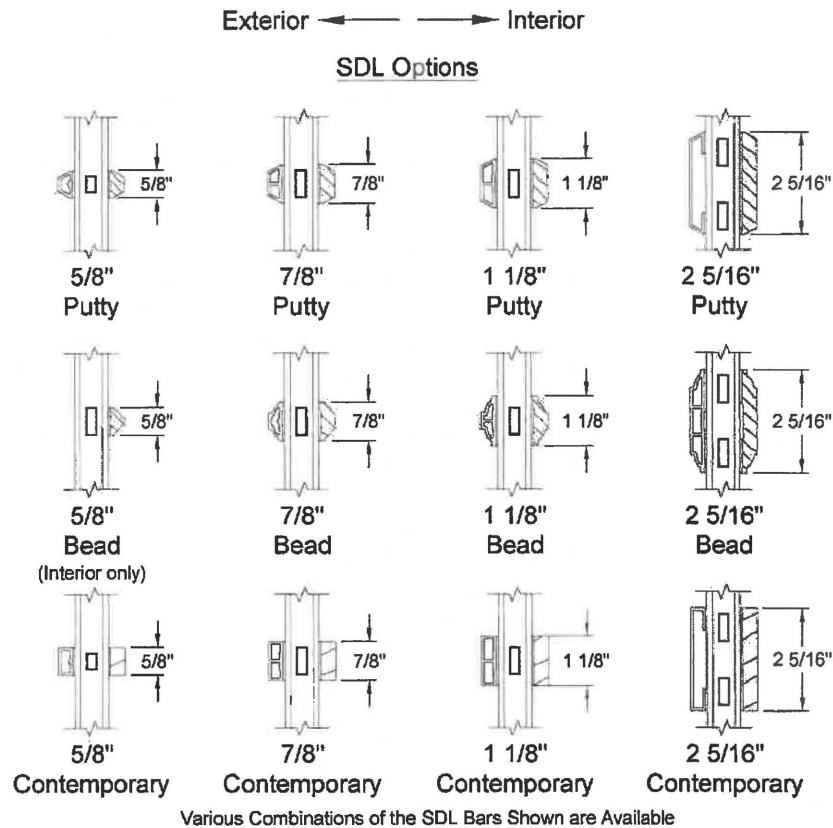
Prairie

Bar Alignment

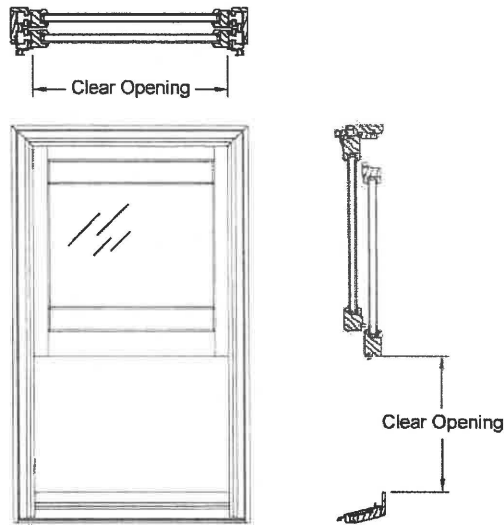
Alignment of bars from product to product is often required. SDL's and GBG's may be specified with bars aligned.



GRID, BOTTOM RAIL & GLASS STOP OPTIONS



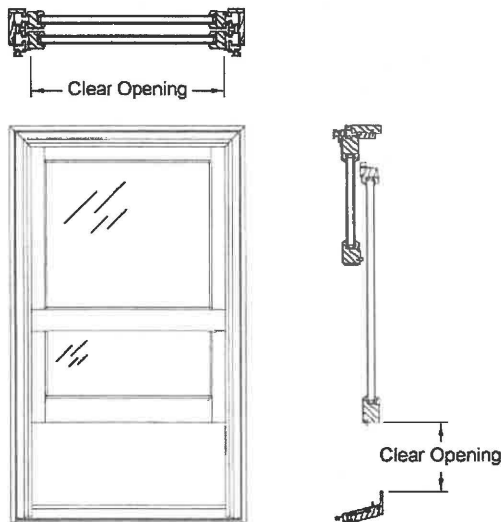
CLEAR OPENING FORMULAS



Double-Hung (Even Divide)

Width = Frame Width - 3 3/4"

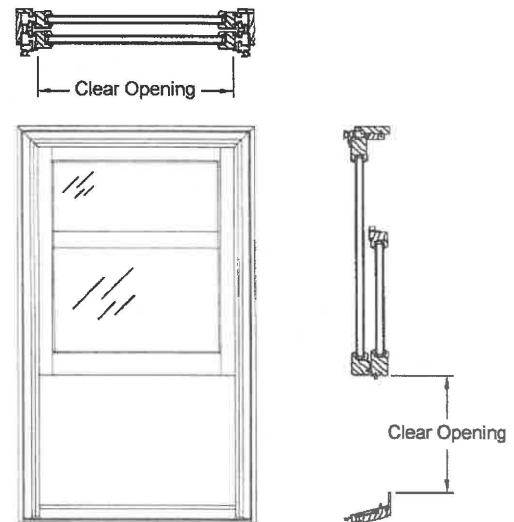
Height = (Frame Height / 2) - 3 1/8"



Cottage Double-Hung

Width = Frame Width - 3 3/4"

Height = (Frame Height / 2) - 5 25/32"

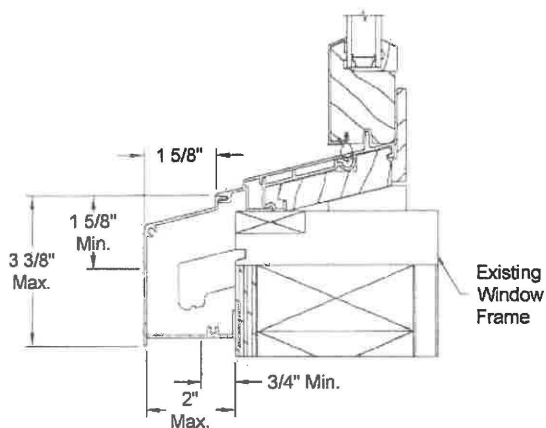


Reverse Cottage Double-Hung

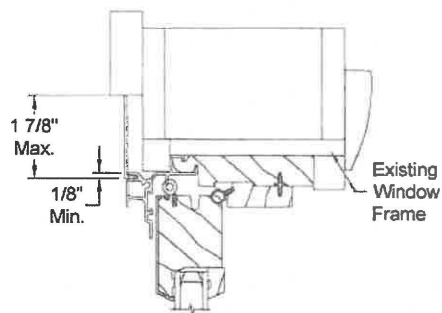
Width = Frame Width - 3 3/4"

Height = (Frame Height / 2) - 5 5/8"

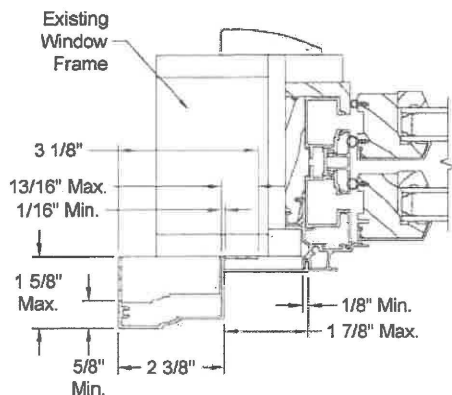
TRIM OPTIONS



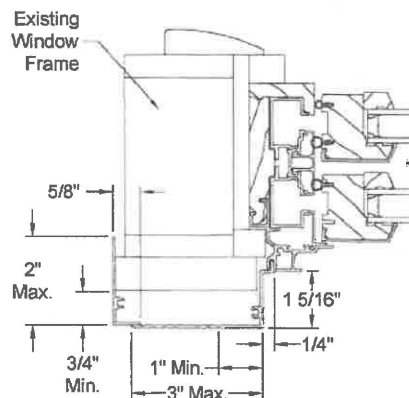
Sloped Sill Cover With Casing Extension



Trim Extender



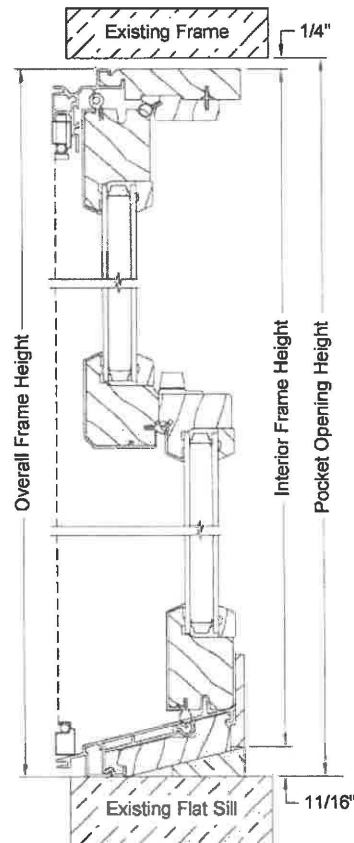
Brickmould With Trim Extension



Flat Casing With Casing Extension

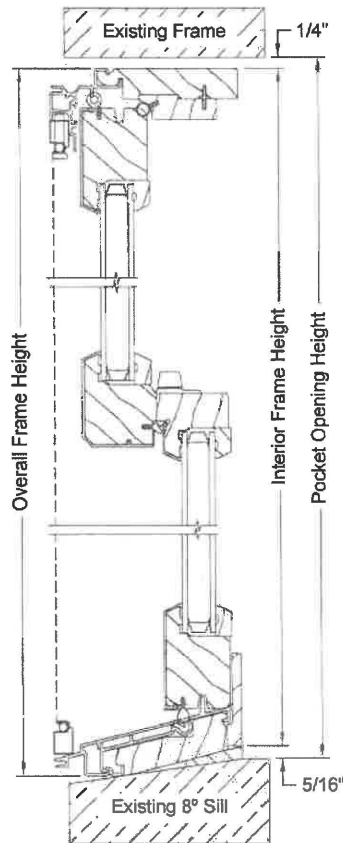
Trim can be modified in 1/4" increments between minimum & maximum sizes. See Install Instructions for more information.

FRAME SIZE FORMULAS



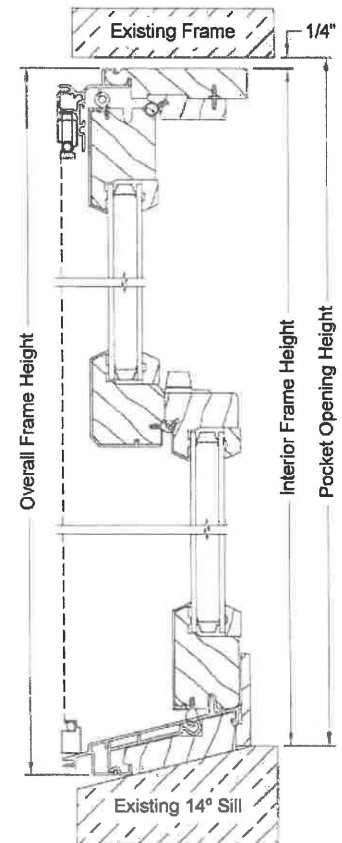
$$\text{Interior Frame Height} = \text{Pocket Opening Height} - 15/16''$$

$$\text{Overall Frame Height} = \text{Pocket Opening Height} - 1/4''$$



$$\text{Interior Frame Height} = \text{Pocket Opening Height} - 9/16''$$

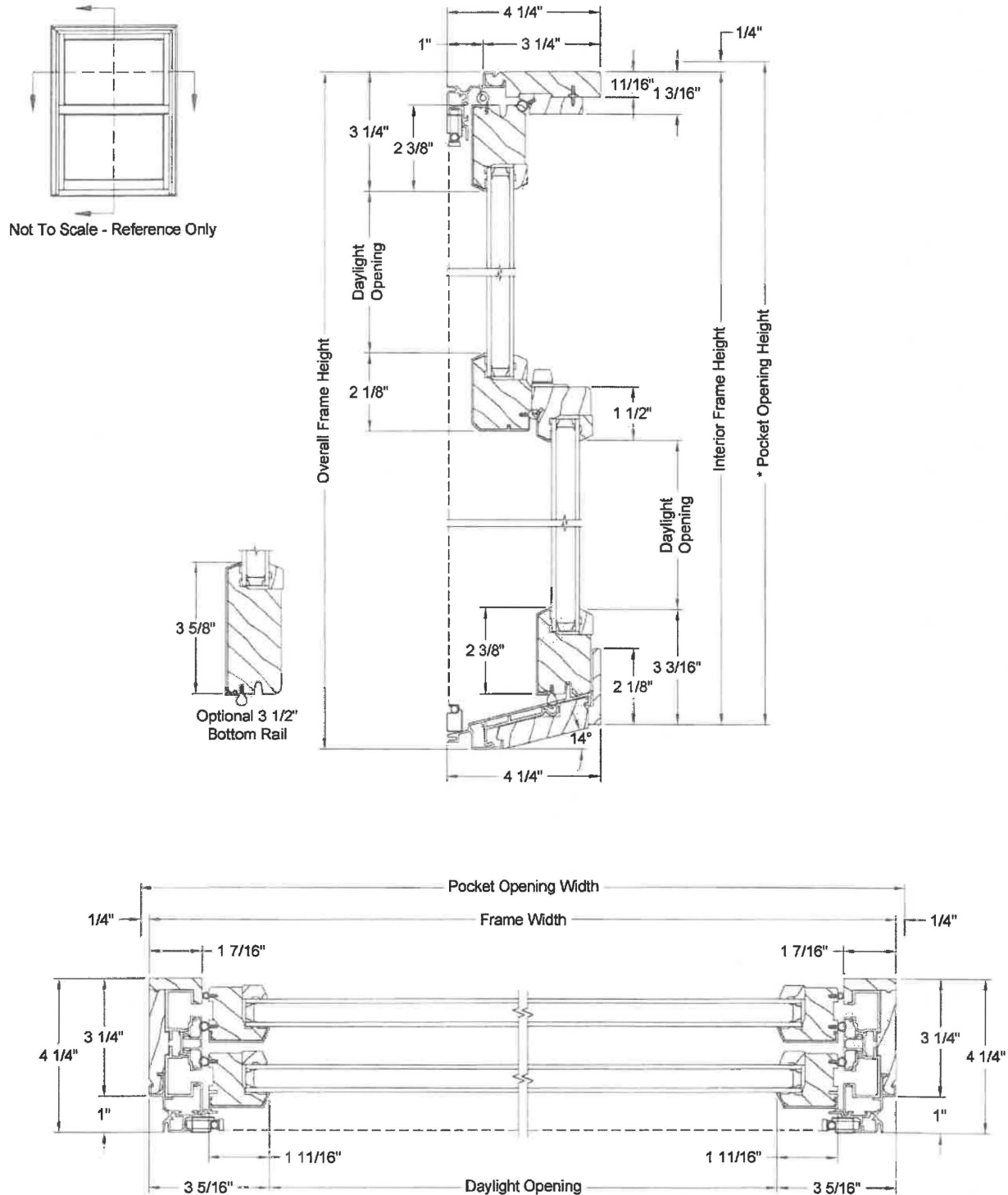
$$\text{Overall Frame Height} = \text{Pocket Opening Height} + 1/8''$$



$$\text{Interior Frame Height} = \text{Pocket Opening Height} - 1/4''$$

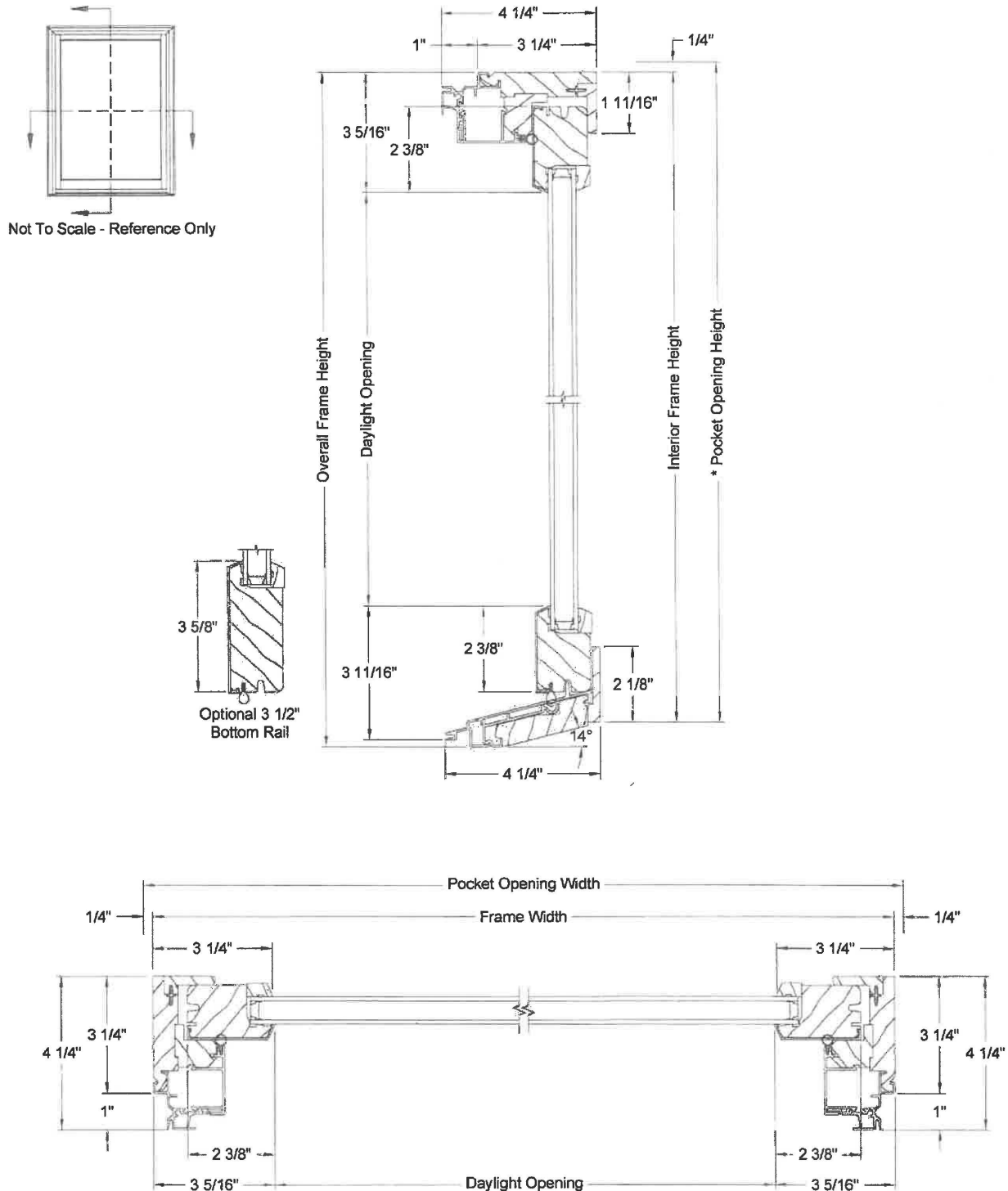
$$\text{Overall Frame Height} = \text{Pocket Opening Height} + 7/16''$$

OPERATOR SECTIONS



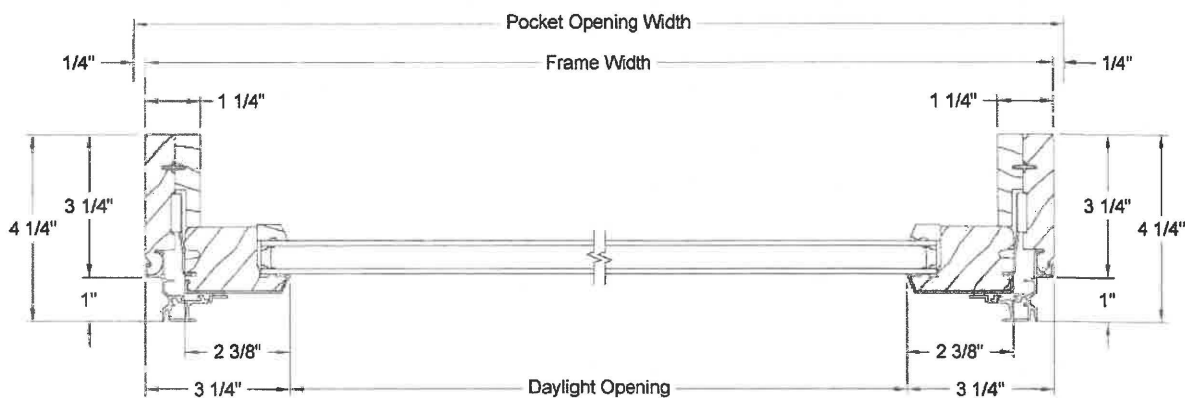
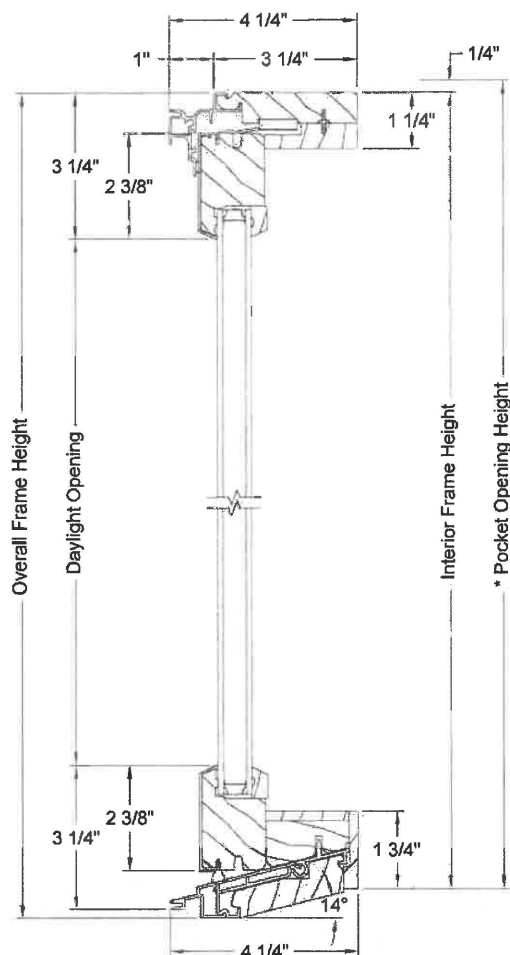
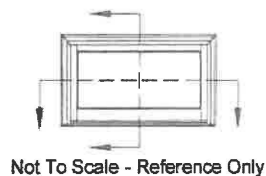
* Pocket Opening height varies by existing sill slope. 14° sill is used in this example. See Frame Size Formulas page for available variations.

STATIONARY SECTIONS

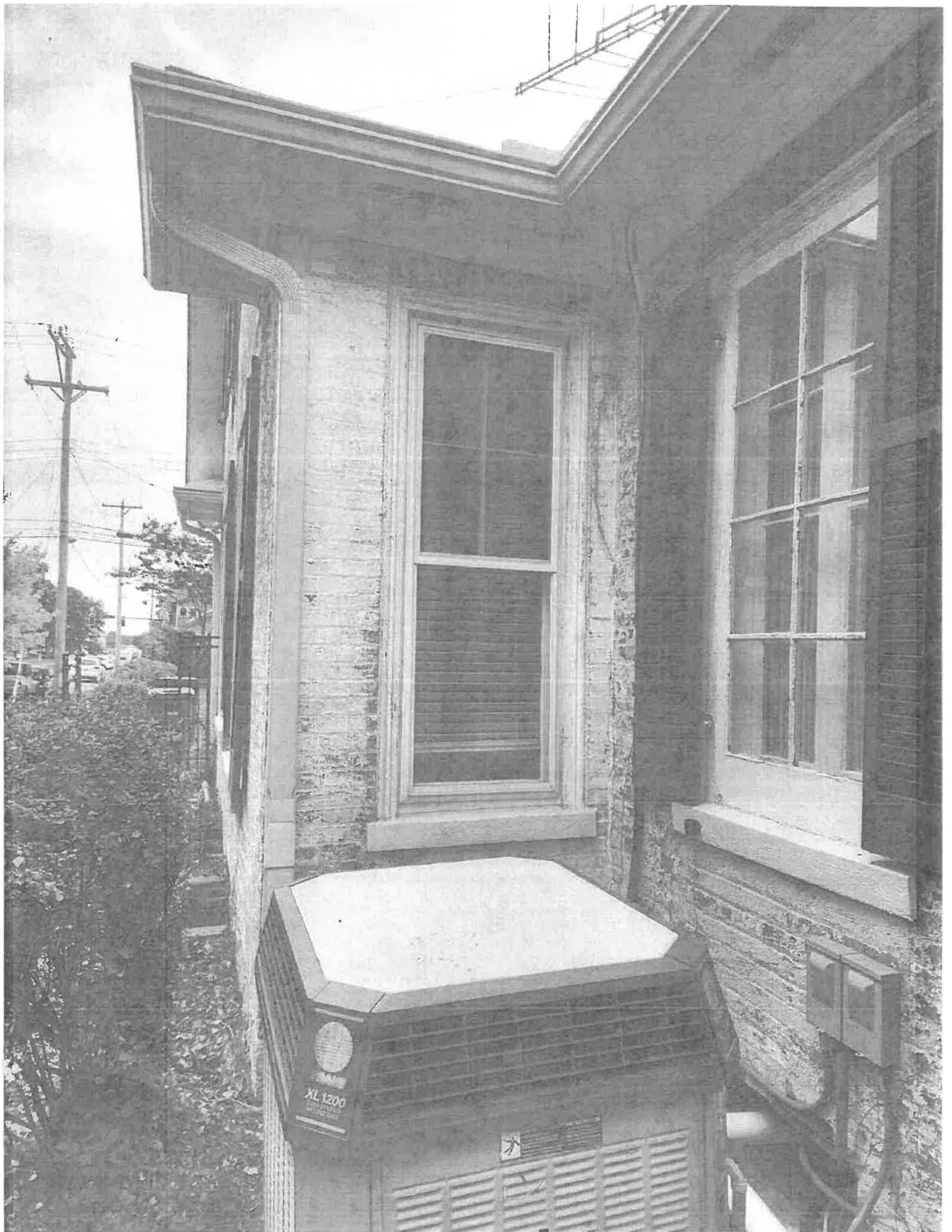


* Pocket Opening height varies by existing sill slope. 14° sill is used in this example. See Frame Size Formulas page for available variations.

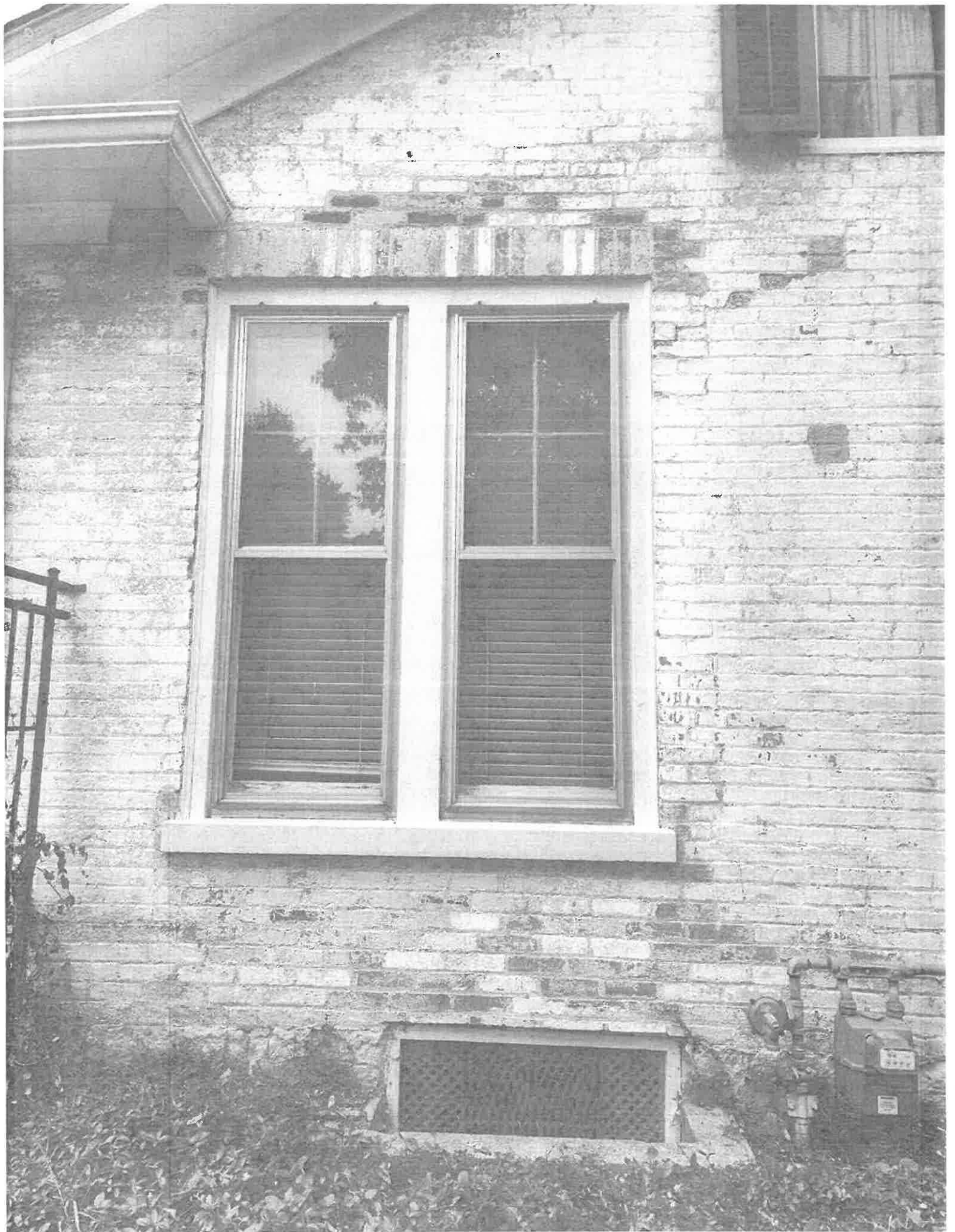
TRANSOM SECTIONS

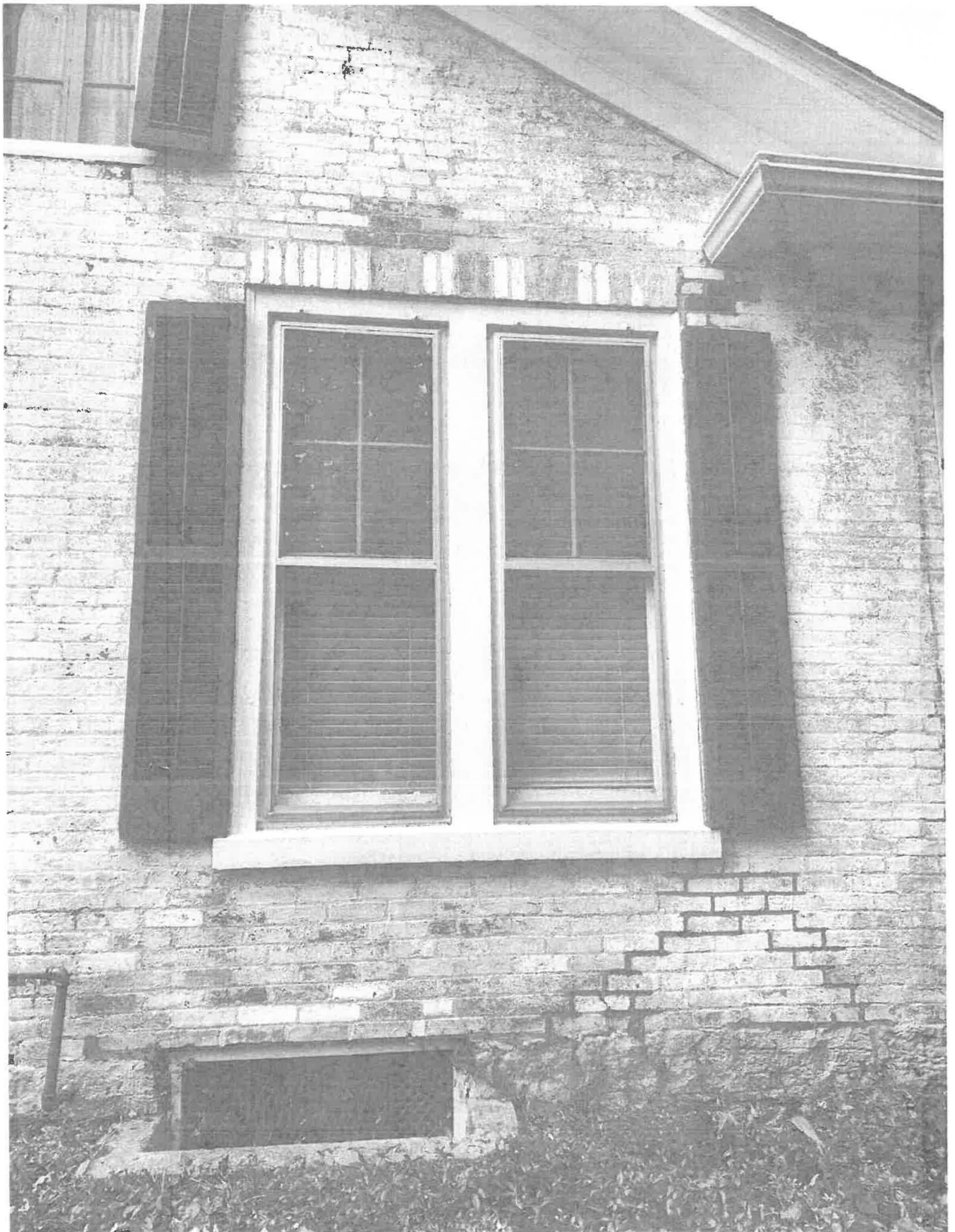


* Pocket Opening height varies by existing sill slope. 14° sill is used in this example. See Frame Size Formulas page for available variations.









MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: October 9, 2024

SUBJECT: Historic District Review – 5 S. Market Street

INTRODUCTION:

Applicant, Steven & Melanie Smith, Stemelcar LLC, is requesting approval from the Planning Commission to review a window replacement of the first-floor storefront windows for the property located at 5 S. Market St. The property is zoned B-3, Central Business District.

BACKGROUND:

The Troy Public Square Historic District is listed on the National Register of Historic Places. Built and constructed by W.H.H. Dye in 1871, the “Dye” building provides a significant contribution to the Historic District as an excellent example of mid-Victorian commercial architecture. The Ohio Historic Inventory (attached) form lists this property as a three-story brick, commercial building. The structure is of Italianate Commercial style, with commercial store front on the first floor; second floor with tall 1 over 1 double hung sash; and the third floor having a 20-foot-tall ballroom indicated from the outside with the 11 foot 9 over 9 double hung sash windows.

The Planning Commission approved window replacements on the first, second, and third floor of the building from 2018 – 2023 all of which are manufactured by Windsor Windows with a Pinnacle Clad Direct Glaze and simulated check rail in the color of sandstone.

DISCUSSION:

The applicant is requesting approval from the Planning Commission to review the replacement of four (4) first-floor storefront windows. The window openings including the transoms are going to remain intact with this request. The transoms will have a storm glass mounted to the inside of the glass to create a weather tight seal. Staff received a sample storefront window that will be provided at the meeting.

Per the OHI form, the storefront windows and first-floor have been altered from its original characteristics. It is also important to note that the storefront windows do not have any specific characteristics in the glass such as window grills, etc.

RECOMMENDATION: Staff recommends approval of the four (4) storefront windows as the storefront has previously been altered from its original as indicated on the OHI form.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 6-23-24

Applicant Steve Smith Telephone No. 937-214-0677

Owner of Property Steve Smith Has the Owner been Notified? YES

Address of Project S South Market

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Bridge Street Glass

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☐

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☒

Other:

Windows

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:

Steve Smith

SIGNATURE OF PROPERTY OWNER:

Steve Smith

PRINTED NAME OF PROPERTY OWNER:

Steve Smith

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make you



Make-up Name	Make-up Icon	Visible Light			Ultraviolet	Solar Energy			Thermal Properties		Thermal Stress (COG) °F/C
		Transmittance	Reflectance		Transmittance (%)	Transmittance	Reflectance	Solar Heat Gain Coefficient (SHGC)	U-Value		
			Visible (VLT)	Front (FR)					Back (BR)	Winter Night (Winter Night)	
Default Make-up 01		36	8	14	14	27	8	0.39	0.33	0.33	Caution

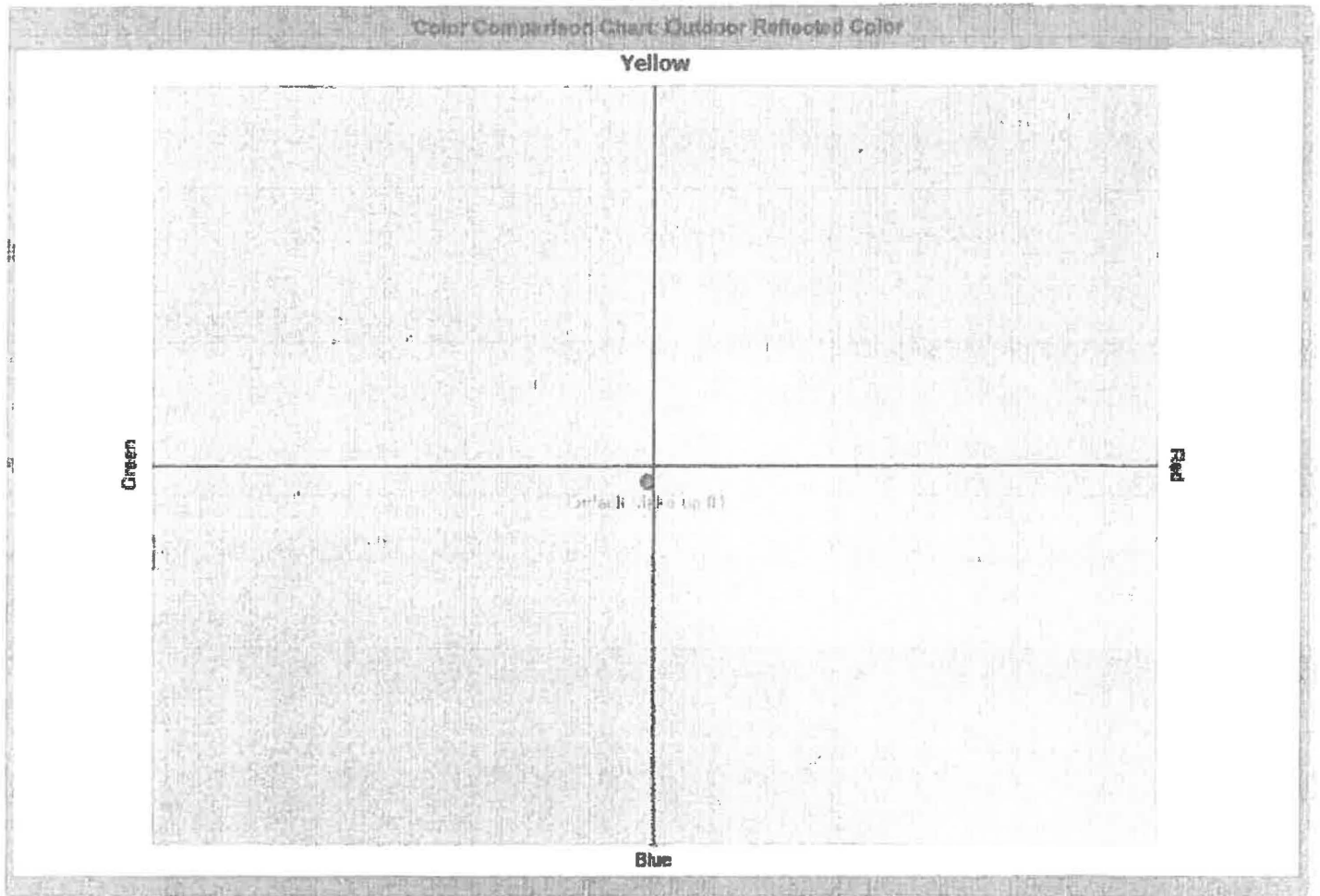
Calculation Standard: NFRC 2010

Default Make-up 01

Outdoors

GLASS 1	Pilkington NA Optifloat™ Grey (IGDB)		#1
	Thickness = 1/4" = 6mm		#2
GAP 1	100% Air, 1/2" = 12.7 mm		
GLASS 2	Pilkington NA Optifloat™ Clear (for 5-19mm) (IGDB)		#3 Pilkington EnergyAdvantage™ (for 5-12mm) (IGDB)
	Thickness = 1/4" = 6mm		#4
Total Unit (Nominal) = 1 in			Slope = 90°
Estimated Nominal Glazing Weight: 5.75 lb/ft²			

Indoors



Important Notes

Calculations and terms in this report are based on NFRC 2010. The performance values shown above represent nominal values for the center of glass with no spacer system or framing.

Laminated products:

It is not guaranteed that modeled laminated configurations will be compliant with relevant laminated safety regulations unless specifically declared for Guardian products. It is the user's sole responsibility to assess if the final laminated product should be certified according to relevant standards and ensure compliance with laminated safety regulations.

Additional consequences for laminated glass with coating facing interlayer (due to contact between coating and interlayer) may include (not limited to): significant decrease of safety performance for some coating and interlayer combinations; loss of thermal insulation performance of surface facing the interlayer; noticeable color change; other performance deterioration.

Non-specular products (translucent or diffuse):

The performance measurement for non-specular (translucent or diffuse) materials such as translucent interlayers or acid etched glass surface, or surface with ceramic frit is limited by the current experimental technologies. Since measurements capture physically only a part of the resulting radiation, calculated performance results provided herein and based on such measurements are not compliant with any standard (including EN 410) and may only be used as a general reference. Actual values may vary significantly based upon exact fabrication process, as well as type, thickness and color of used non-specular material.

Please note that the Thermal Stress Guideline is only a general guide to the thermal safety of a glazing, and it is not a replacement for detailed thermal stress analysis.

Explanation of Terms

Visible Light Transmittance (Tv, %) is the percentage of incident light in the wavelength range of 380 nm to 780 nm that is

transmitted by the glass.

Ultraviolet (UV) Transmittance (T_{uv}, %) is the percentage of the incident solar radiation transmitted by the glazing in the 300 nm to 380 nm range.

Solar Energy Direct Transmittance (T_e, %) is the percentage of incident solar energy in the wavelength range of 300 nm to 2500 nm that is directly transmitted by the glass.

Visible Light Reflectance Outdoors/Indoor (R_{v out/in}, %) is the percentage of incident visible light directly reflected by the glass.

Solar Direct Reflectance Outdoors/Indoors (R_{e out/in}, %) is the percentage of incident solar energy directly reflected by the glass.

Solar Energy Absorptance (A_e, %) is the percentage of the sun's energy that is absorbed by glass.

U-Value is the glazing parameter that characterizes the heat transfer through the central part of the glazing, i.e. without edge effects, and expresses the steady-state density of heat transfer rate per temperature difference between the environmental temperatures on each side. US Standard units are Btu/hr·ft²·F and SI / Metric units are W/m² K.

Relative Heat Gain (RHG) is the total net heat gain to the indoors due to both the air-to-air thermal conductance and the solar heat gain. US Standard units are Btu/hr·ft² and SI / Metric units are W/m².

Shading Coefficient (sc) is Solar Factor divided by 0.87. It is a measure of the solar heat gain referenced to 3 mm clear glass which has the designated value of 1.00.

Solar Heat Gain Coefficient (SHGC) is the sum of the solar direct transmittance and the secondary heat transfer factor of the glazing towards the inside, the latter resulting from heat transfer by convection and longwave IR-radiation of that part of the incident solar radiation which has been absorbed by the glazing.

Light-to-Solar Gain (LSG) is the ratio of visible light gain to solar gain. $LSG = (\text{Visible Transmittance}) / (\text{SHGC})$

Color Rendering Index in transmission, D65 (R_a) is the change in color of an object as a result of the light being transmitted by the glass.

Weighted Sound Reduction Index (R_w) is a single-number quantity which characterizes the airborne sound insulation of a material or building element over a range of frequencies.

Sound Transmission Class (STC) is a single-number quantity which characterizes the airborne sound insulation of a material or building element over a range of frequencies.

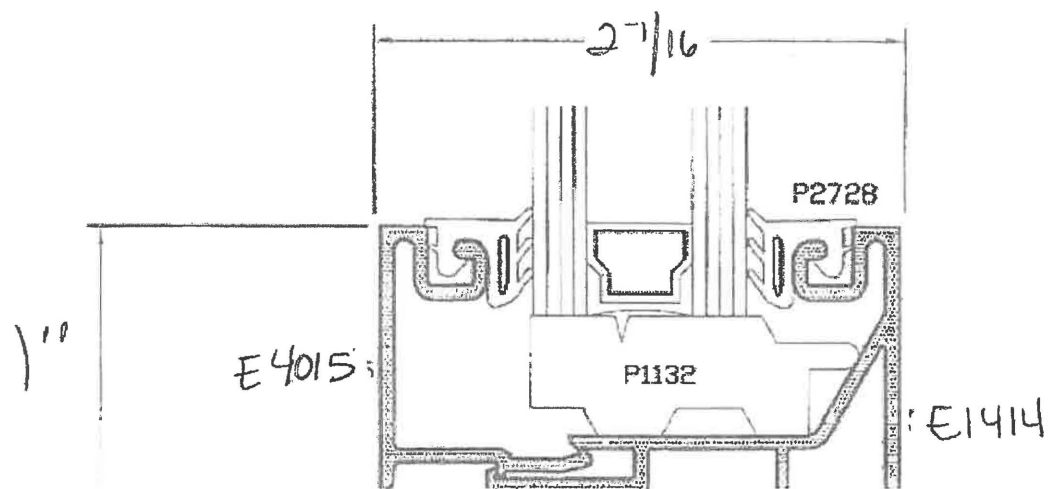
Disclaimer

This performance analysis is provided for the limited purpose of assisting the user in evaluating the performance of the glass products identified on this report.

Spectral data for products manufactured by Guardian reflect nominal values derived from typical production samples or CE Initial Type Testing and subject to variations due to manufacturing and calculation tolerances. Spectral data for products not manufactured by Guardian were derived from the LBNL International Glazing Database and have not been independently verified by Guardian. Guardian recommends a full-size mock-up be approved.

The values provided herein are generated according to established engineering practices and applicable calculation standards. Many factors may affect glazing characteristics, including glass size, building orientation, shading, wind speed, type of installation, production process and others. The applicability and results of the analysis are directly related to user inputs and any changes in actual conditions can have a significant effect on the results. It is the responsibility of the users of the analysis to ensure that the intended application is appropriate and complies with all relevant laws, regulations, standards, codes of practices, processing guidelines and other requirements. Guardian makes no guarantee that any glazing modeled herein is available from Guardian or any other manufacturer. The user has the responsibility to check with the manufacturer regarding availability of any glass type or make-up.

While Guardian has made a good faith effort to verify the reliability of the tools used for this analysis, they may contain unknown programming errors that could result in inaccurate results. The user assumes all risk relating to the results provided and is solely responsible for selection of appropriate products for user's application. Guardian makes no express or implied warranty of any kind with respect to the tools used by Guardian and this analysis. There are no warranties of merchantability, non-infringement or fitness for a particular purpose with respect to the tools used by Guardian and this analysis and no warranty shall be implied by operation of law or otherwise. The only warranties applicable to Guardian products are those separately provided in writing for each product. In no event shall Guardian be liable for direct, indirect, special, consequential or incidental damages of any kind relating to or resulting from use of Guardian tools and analyses.





MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: October 9, 2024

SUBJECT: Certificate of Appropriateness – 121 – 123 E. Main Street

PROPOSAL:

A request by the applicant, Kevin Behr, on behalf of the owner, Hatfield House LLC, for the installation of a 7.5 square foot projecting sign at the property located at 121-123 E. Main Street. The applicant has received authorization from the property owner for the proposed request.

The Ohio Historic Inventory (OHI) form lists this property as a three-story brick vernacular commercial building. Contributing features include a simple façade with 2/2 windows that change size at each floor level; entrances with transoms; simple lintels and sills; and a bracketed cornice. This building is referred to as “the east anchor of the Historic District”.

DISCUSSION:

This multi-tenant building is permitted to have a total of 100 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy. The applicant is proposing to install a 7.5 square foot building sign. The building sign measures 30” x 36” or 7.5 square feet. The sign will be made from a routed composite material with raised white painted lettering and black recessed backing. This sign will follow similar design characteristics of other projecting signs in the HP-O (see TDN building example).

Design Manual. Staff analysis can be seen following each section of the Design Manual in **bold** below:

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

Design Manual Section 5.7 Projecting Signs states:

- A. “Three-dimensional elements are strongly encouraged, along with the creative use of textures and shadows to give the sign dimensionality and interest. **The sign will be three-dimensional.**”
- B. The bracket or attachment device should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture. **The bracket is architecturally appropriate.”**

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

RECOMMENDATION:

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

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign complies with section 5.4 and 5.7 of the Design Manual.



TROY
DEVELOPMENT
DEPARTMENT

Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 9/25/2024

Applicant Behr Design LLC Telephone No. 937-492-5704

Owner of Property Hatfield House LLC Has the Owner been Notified? Yes

Address of Project 123 E. Main St., Troy, OH 45373

Contact Address (if different than Project Address) 121 E. Main St., Troy, OH 45373

Name of Architect/Engineer and/or Contractor Behr Design LLC

Application for renovation to include the following:

☐
☐
☐
☐

Alteration
Construction
Moving A Building
Painting

☐
☐
☐
☒

Repair
Demolish - Principal Structure
Demolish - Accessory Structure
Other: Projecting sign

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:

[Handwritten Signature]

SIGNATURE OF PROPERTY OWNER:

[Handwritten Signature]

PRINTED NAME OF PROPERTY OWNER:

Holdon Lingrell

OFFICE USE ONLY:

DATE FILED: _____

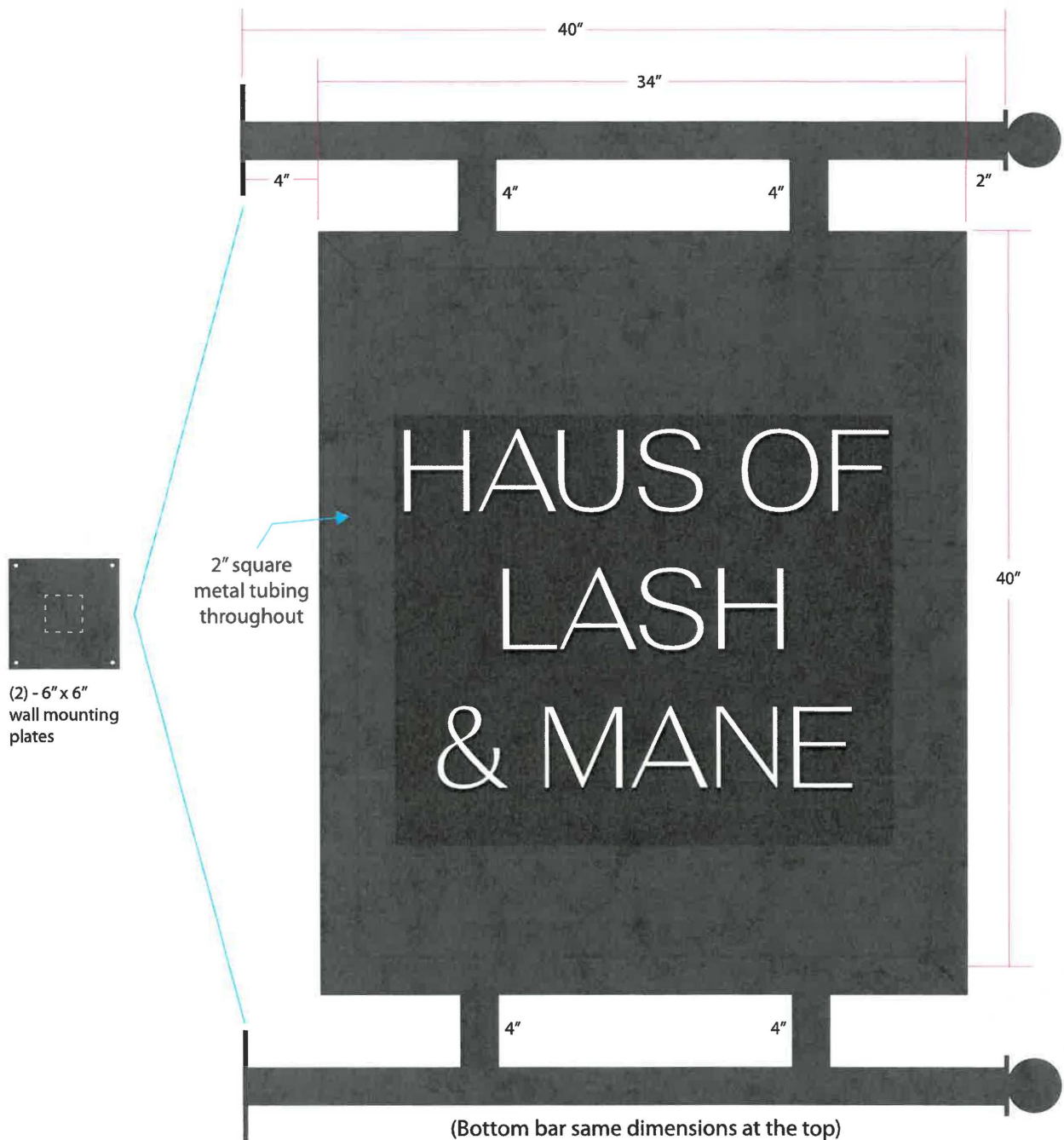
CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.





Sign Proposal for:

HAUS OF LASH & MANE

Design Copyright of Behr Design, LLC

Date: SEPTEMBER 13, 2024

Provided by



BEHR DESIGN, LLC

MARKETING, WEB & CREATIVE AGENCY

114 E. POPLAR STREET, SIDNEY, OHIO • 937492.5704



Sign Proposal for:

HAUS OF LASH & MANE

Design Copyright of Behr Design, LLC

Date: OCTOBER 2, 2024

Provided by



BEHR DESIGN, LLC

MARKETING, WEB & CREATIVE AGENCY

114 E. POPLAR STREET, SIDNEY, OHIO • 937.492.5704

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: October 9, 2024

SUBJECT: DR-O Request and COA – 122 W. Franklin Street

INTRODUCTION:

The applicant, Sam O'Neal, on behalf of the owner Debora & Daniel Wollam, requests the Planning Commission to review a Downtown Riverfront Overlay (DR-O) application and exterior alterations at the property located at 122 W. Franklin Street. The property is zoned OR-1, Office-Residential District.

The Ohio Historic Inventory (OHI) form explains this property as a building with classical revival elements. Contributing features include a doorway with transom, box cornice with returns, and a rear addition.

DISCUSSION (DR-O):

The applicant is requesting a DR-O review to allow for three (3) 1,500 square foot condo units. Each unit will be about 1,500 square feet of living space, with two and one-half (2.5) bathrooms. Covered porches are also proposed on each unit. The structure is currently arranged as a two (2) family dwelling with 5,000 square feet of livable floor space. The existing lot is 0.14 acre or 6,098 square feet with the dimensions of about 58 feet by 105 feet. The applicant is requesting that the existing lot is split into three condo lots. The south lot would have a dimension of 30.58 feet by 58.68 feet. The middle lot is 21.55 feet by 58.65 feet. The existing structure will have a zero (0) feet side yard setback. The north lot is 52.02 feet by 58.63 feet.

STAFF ANALYSIS:

Staff analysis can be seen following each section of the DR-O criteria and Comprehensive Plan in **bold**.

Zoning Code 1143.25 Downtown Riverfront Overlay District (a) stated purpose: "It is intended to permit alteration and adaptive reuse of existing buildings, and redevelopment of vacant lands, in accordance with a coordinated plan which can be designed with greater flexibility, and consequently, more creative and imaginative redevelopment of this closely built and oldest area of Troy." **The application meets the stated purpose of the DR-O. The application is an adaptive reuse of a nearly 5,000 square foot building. The existing building is currently arranged as a multi-unit building. Under straight zoning, the property could be used as a two-family dwelling. Due to the extreme size of this structure, staff feels the application meets a reimagined adaptive reuse.**

Zoning Code 1143.25 (q) 1. C. (4) To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.

Zoning Code 1143.25 (q) 1. C. (8) To facilitate the efficient and economical development and use of land and public facilities. **The application meets this requirement as it is efficiently using an existing structure for adaptive reuse. The 5,000 square foot structure often exceeds most common single-family and two-family dwellings particularly in a dense area of the downtown.**

Zoning Code 1143.25 (q) 1. C. (12) To preserve and enhance property values. **Property values will be enhanced with this redevelopment.**

Zoning Code 1143.25 (q) 1. C. (15) To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services. **The structure exceeds its useful life as a single-family dwelling and will be converted to a better suited use for its size.**

Zoning Code 1143.25 (q) 1. C. (16) To enhance the predictability and profitability of private investments made in the City. **Private investment in the downtown area, particularly with condominiums, is encouraged by the 2017 Downtown Riverfront Study.**

Zoning Code 1143.25 (q) 1. C. (17) To continuously improve the aesthetic character of all parts of the City. **The redevelopment of this property will improve the aesthetic character of the structure.**

Comprehensive Plan Neighborhoods and Housing: "include an assessment of regulatory barriers to developments with mixed housing types (especially the high-end condominium market attractive to "empty nesters"). **The DR-O achieved this purposed and further proves the support for condominiums in the downtown.**

Comprehensive Plan Downtown Development Goal #1: "This will promote high-end condominiums and lofts for the upper floors." **This application meets the Comp Plan goal #1 for Downtown Development.**

DISCUSSION (COA):

The applicant is proposing to paint the cornice and porch on both the W. Franklin Street and Plum Street white. The fish scales or scalloped gable end on the Plum Street elevation will be painted Sherwin Williams Slate Tile 7624 (blue/grey color). Additionally, a new door is proposed on the Plum Street façade for the middle unit should the DR-O request proceed forward. Due to this work being dependent on the DR-O process, staff will provide a recommendation on the second reading for the DR-O.

NEXT STEPS:

This is the first step in the DR-O process which is the first reading of the proposal to the Planning Commission. A second reading (required public hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide for an opportunity for public input on the project. Planning Commission can only act after the second reading and public hearing as required by the DR-O process.



APPLICATION FOR DOWNTOWN / RIVERFRONT OVERLAY DISTRICT

Date 9/16/24

Applicant s.m. O'Neal Constrctuion Telephone No. 937-510-7730

Owner of Property s.m. O'Neal Construction

Address of Project 122 W. Franklin

Contact Address (if different than Project Address) 116 E. Franklin St., Troy

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

Application for DR-O includes the following items (which do not meet standard zoning requirements):

- | | |
|--|---|
| ☒ Setbacks Requirements | ☐ Landscaping Requirements |
| ☒ Lot Size/Coverage Requirements | ☐ Open Space Requirements |
| ☐ Parking Requirements | ☐ Pedestrian/Bicycle Circulation |
| ☐ Signage Regulations | ☐ Other: |

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

- a) A complete description, in narrative form, of all uses proposed for the property, including expected employment levels, shift operating times, estimated frequency and volume of truck movements, the number and type of vehicles to be kept on the property for use in operations, a description of materials and general processes to be utilized, and all other pertinent facts relating to the proposed operation that are necessary to provide a true and complete understanding of the proposed use.
- b) A complete site plan, including locations, sizes and descriptions of all ground surfaces, impervious surfaces such as paving, buildings, and all other structures. The site plan shall also provide locations and details for all proposed and existing landscaping, utility connections and sizes, fire protection systems and access, details of exterior lighting fixtures and proposed illumination levels throughout the grounds, and details of other accessory uses and/or accessory structures on the grounds including but not limited to stormwater management facilities, trash enclosures, fences, and signs.
- c) A complete floor plan of the proposed and/or existing buildings and structures, showing the sizes and proposed specific uses of all rooms and areas; and showing the location and sizes of all windows, doors, and other openings in the walls.
- d) Complete elevation views of all exterior sides of all buildings and structures, showing details of construction and materials, windows and doors, exterior lighting fixtures, exterior equipment details and locations, all signs, and other details of exterior construction and proposed usage.



- e) Complete roof plans, showing its design and materials, and including the locations and details of any rooftop equipment, including, but not limited to process equipment, HVAC equipment, chimneys, and access or elevator enclosures.
- f) The Zoning Administrator may require the plan to be prepared and signed by a registered architect, engineer, surveyor or other licensed professional.
- g) The Planning Commission and/or City Council shall review any proposed declaration of restrictions and covenants.
- h) Any other information deemed necessary by the Planning Commission and/or City Council for it to complete its review of a submitted plan, including written permission from other governing entities as deemed appropriate.
- i) Two (2) sets of mailing labels of the owners of property abutting the applicant's property and owners of property directly across any street or alley.

REQUIRED SIGNATURES

By signing this application, I acknowledge that I am authorized by the owner to make this application. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City

Sam O'Neal

9/16/24

Signature of Applicant:

Printed Name

Date

s.m. O'Neal Construction

9/16/24

Signature of Property Owner*:

Printed Name of Property Owner:

Date

*A letter or email from Property owner granting permission for the DR-O request will suffice in-lieu-of signature

OFFICE USE ONLY

Date Filed: _____ Case #: _____

Date : _____

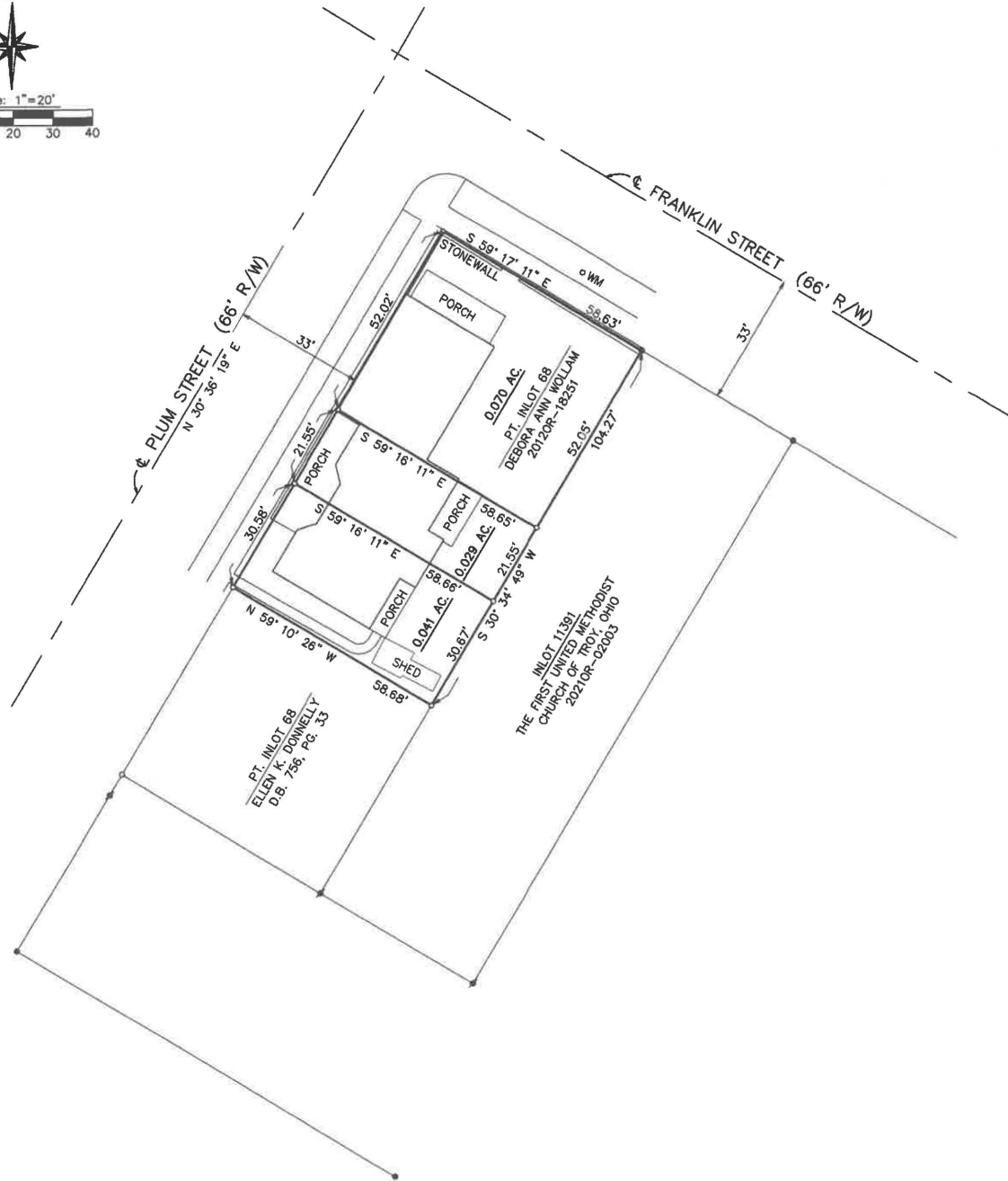
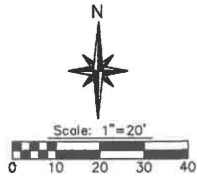
Redevelopment

122 W Franklin

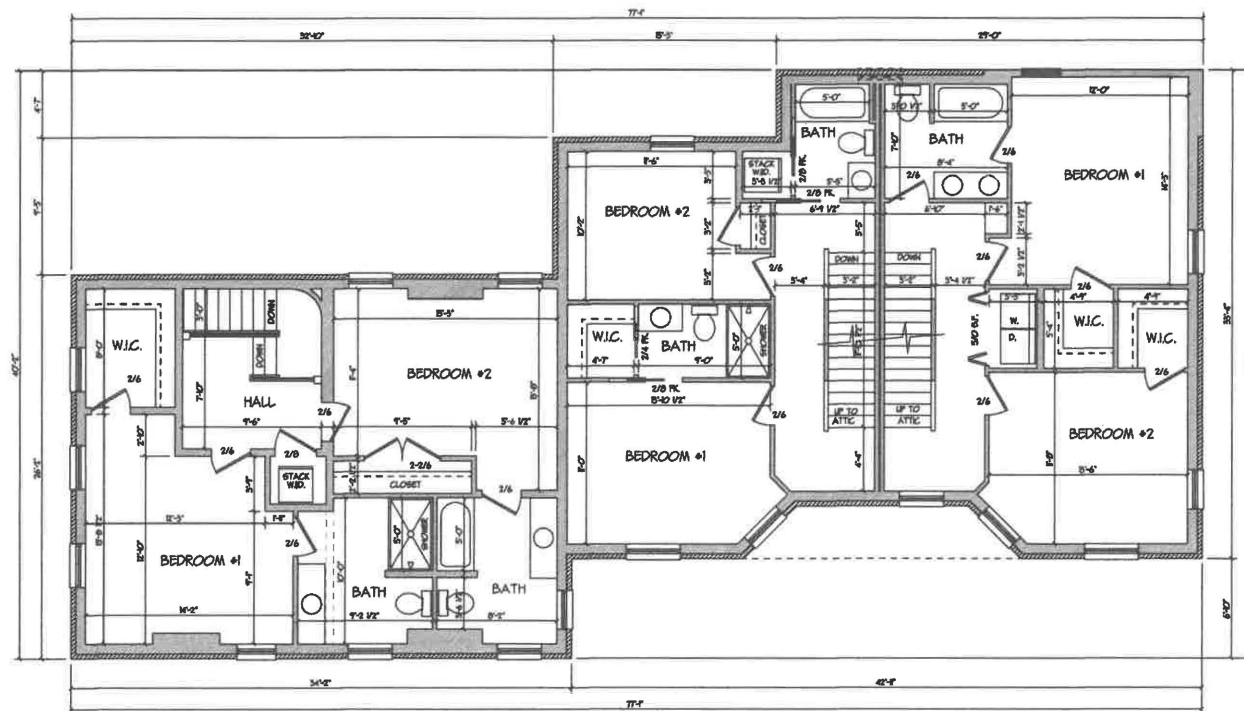
Troy, OH. 45373

To Whom it May Concern;

The Property Located 122 W Franklin & 107 Plum St located within the Troy Historic District, is currently “arraigned” as a rental duplex. The property is vacant and is in poor condition both inside and out. The redevelopment and reuse of this nearly 5,000 SF property includes creating 3 zero lot line for sale condo units within the historic district and within walking distance of downtown Troy. Each Unit will boast upscale finishes, over 1500 SF of living, 2 beds, 2.5 baths, covered porches and outdoor lawn spaces.



Michael W. Cozatt, P.S. #6001 Date
 PREPARED BY:
Cozatt Engineering Company
 Civil Engineer Land Surveyor
 1100 Wayne Street, Suite 1140 Troy, Ohio
 Job No. 17124 Ph. (937) 339-2921



SUNRAY DESIGN
401 E. RIDGE AVENUE
TROY, OHIO 46075

DRAWN BY:
JOHN T. FULLENKAMP
RESIDENTIAL DESIGNER

DATE:

REVIEWS

BUILT BY:

PLANS FOR:

DISCLAIMER NOTE:
 WHILE EVERY ATTEMPT WAS BEEN MADE TO
 PLANS TO AVOID ERRORS, SUNDAY EN
 AGAINST HUMAN ERROR OR OTHER
 CONSTRUCTION PRACTICES AND TECHNI
 HOMEOWNER, CONTRACTOR, AND SUBCON
 ALL DIMENSIONS, DETAILS, AND APPLI
 ENSURE COMPLIANCE AND ACCEPTANCE
 DIMENSIONS BELLS OVER SCALE OF THE
 RESPONSIBLE FOR FINAL VERIFICATION
 AND MATERIAL LIST QUANTITIES. ALL
 LOCAL CODES, ORDINANCES, REGULAT

SQUARE FEET:

MAIN LEVEL:
UPPER LEVEL:
TOTAL LIVING:
BASEMENT:
FINISHED:
UNFINISHED:
GARAGE:
BONUS SPACE:
SCREEN PORCH:
PORCH:
TOTAL OVERALL:

PLAN NUMBER:

SHEET:

PAINT EXISTING
CORNICE WHITE TO
MATCH EXISTING,
PAINT/REPLACE
GUTTERS WITH
WHITE

WINDOWS SHALL
BE REPLACED
THROUGHOUT TO
MATCH FRANKLIN
FACADE WHITE
WINDOWS, TRIM TO
BE PAINTED WHITE
TO MATCH

EXISTING PORCH
TO BE REPAINTED
WHITE

122 W. FRANKLIN

HISTORIC REVIEW IMPROVEMENTS

SAM O'NEAL CONSTRUCTION

PAINT EXISTING
CORNICE & TRIM
WHITE TO MATCH
EXISTING

PAINT ALL
EXISTING
SCALLOPED SIDING
SHERWIN WILLIAMS
SLATE TILE 7624

NEW DOOR TO BE
INSTALLED IN
PLACE OF
EXISTING WINDOW

EXISTING PORCH
TO BE REPAINTED
WHITE &
EXTENDED TO THE
END OF THE
BUILDING



122 W. 2nd St. N. 1st Fl.

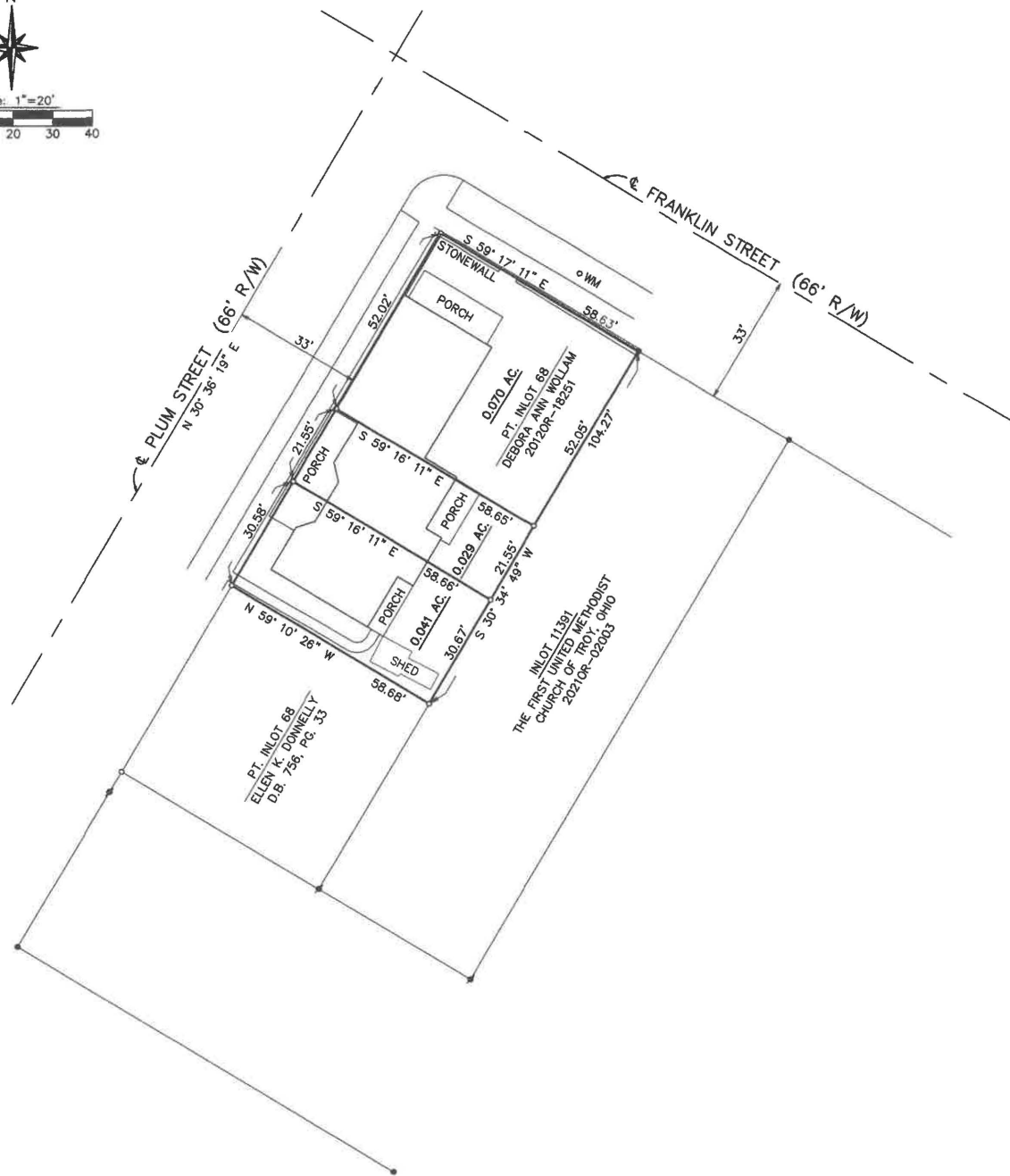
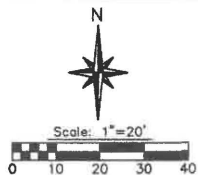
HISTORIC REVIEW IMPROVEMENTS

SAM O'NEAL CONSTRUCTION

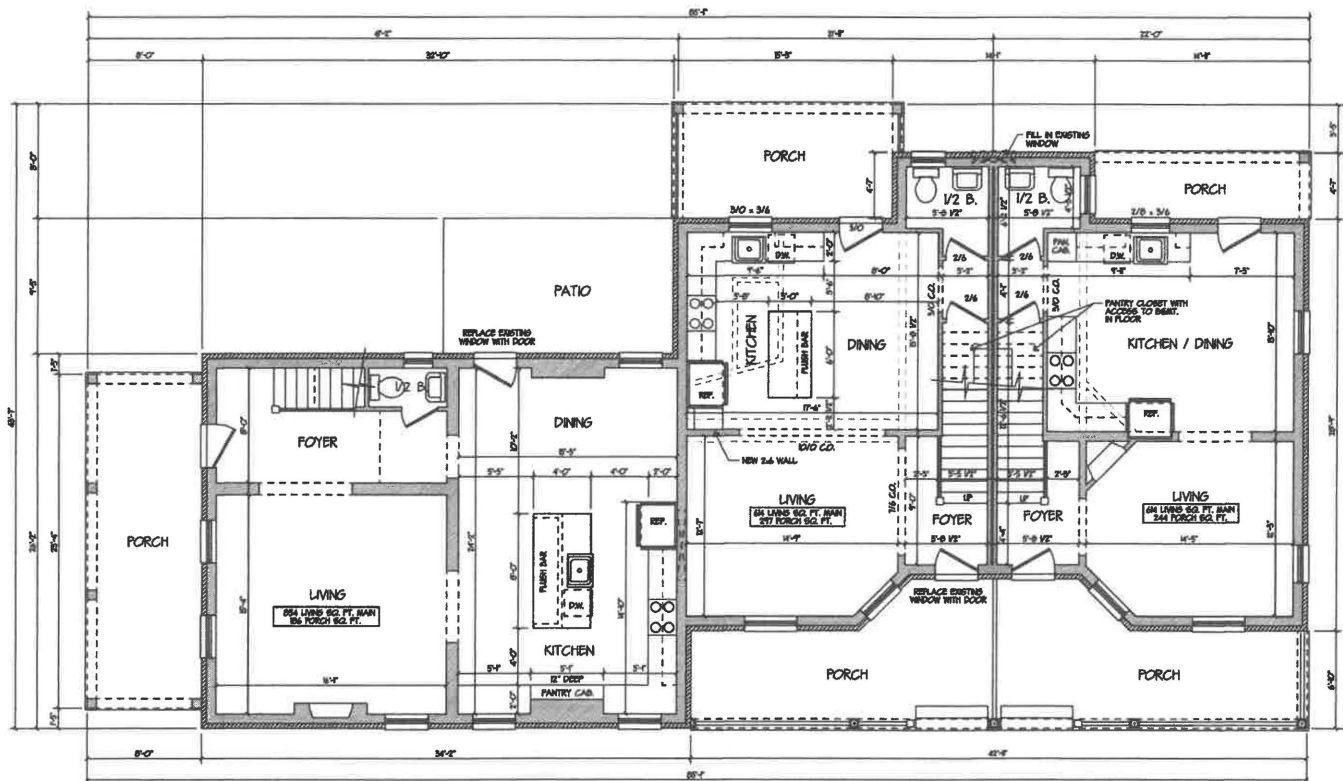
ALL AREAS OF SCALLOPED SIDING TO BE PAINTED SHERWIN WILLIAMS SLATE TILE BLUE COLOR

EXISTING PAINTED BRICK TO REMAIN. EXISTING SIDING TO BE REPAINTED WHITE TO MATCH ALL TRIM AND BRICK.

EXISTING SIDING TO BE REMOVED FOR NEW OPEN PORCH



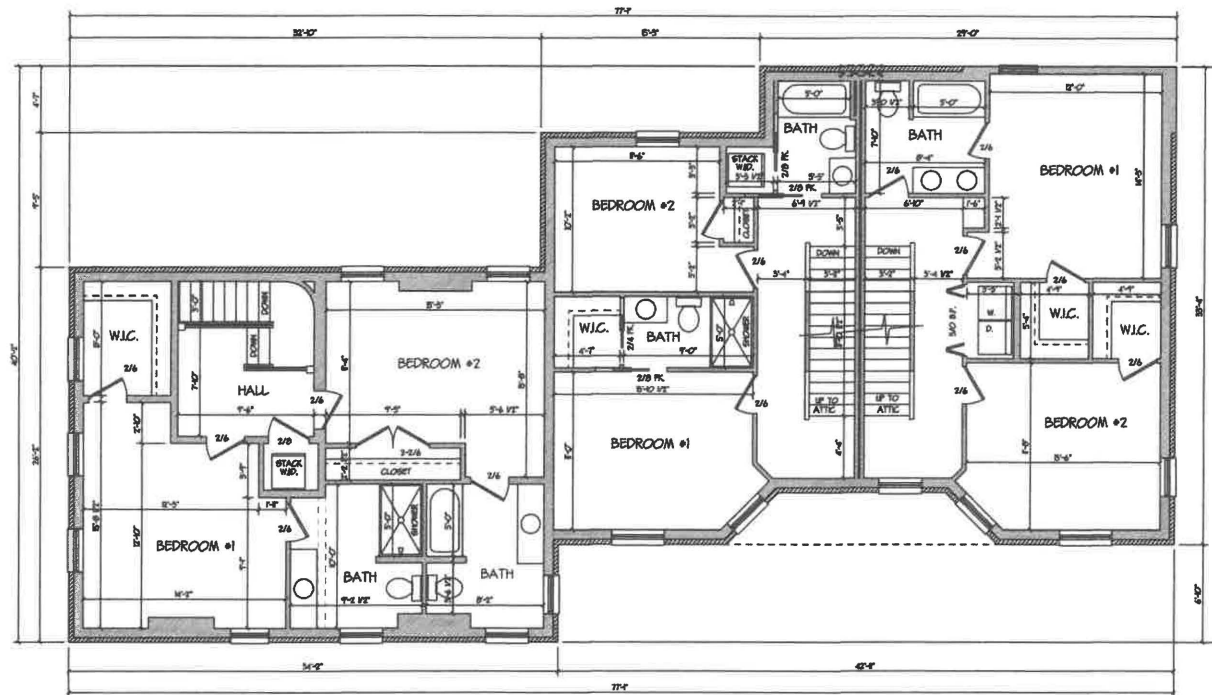
Michael W. Cozatt, P.S. #6001 Date
 PREPARED BY:
Cozatt Engineering Company
 Civil Engineer Land Surveyor
 1100 Wayne Street, Suite 1140 Troy, Ohio
 Job No. 17124 Ph. (937) 339-2921



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

SUNRAY DESIGN 401 S. ROSS AVENUE TROY, OH 45373 513-252-2885	
DRAWN BY: JOHN T. FULLERKAMP RESIDENTIAL DESIGNER	
DATE:	
REVISIONS:	
BUILT BY:	S.M. ONEAL CONSTRUCTION
PLANS FOR:	112 W. FRANKLIN ST. TRIFLEX REMODEL TROY, OH. 45373
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SQUARE FEET:	
MAIN LEVEL:	
UPPER LEVEL:	
TOTAL LIVING:	
BASEMENT:	
FINISHED:	
UNFINISHED:	
GARAGE:	
BONUS SPACE:	
SCREEN PORCH:	
PORCH:	
TOTAL OVERALL:	
PLAN NUMBER: GRD - 9293	
SHEET:	



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SUNRAY DESIGNS
402 S. KIDDE AVENUE
TROY, OHIO 45066
937-330-8868

DRAWN BY:
JOHN T. FULLenkAMP
RESIDENTIAL DESIGNER

DATE:

REVISIONS:

BUILT BY:

PLANS FOR:

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SQUARE FEET:

MAIN LEVEL:
UPPER LEVEL:
TOTAL LIVING:
BASEMENT:
FINISHED:
UNFINISHED:
GARAGE:
BONUS SPACE:
SCREEN PORCH:
PORCH:
TOTAL OVERALL:

PLAN NUMBER:

SHEET:

THE BELMONT SERIES

The Belmont Series from Alliance Window Systems® offers exceptional quality, features, and benefits with many styles and configurations to choose from. The Belmont Series from Alliance Window Systems® are engineered and manufactured to meet Northern Energy Star ratings. All Belmont Series windows feature our InnovativE® insulated glass with double strength glass as a standard. Available in white and tan colors with the option to utilize one of our 12 standard exterior colors in all configurations.

All Alliance Windows by Midway come with our exclusive Assurance Plus* Limited Lifetime Warranty.



BELMONT

HUNG WINDOW FEATURES

- Cam lock draws sashes closer together for a positive lock
- Integral interlock at meeting rail
- Heavy walled PVC framing
- Closed-cell compression seal at sloped sill
- Tri-Fin weather strip: three layers of weather stripping are standard on all sashes
- 3/4" Insulated glass for optimal energy efficiency
- InnovativE® Warm Edge Spacer and High-Performance Low-E glass with argon gas fill
- Double strength glass is standard
- Three layers of weather stripping are standard on all sashes
- Constant force coil balance
- Full lift rails
- Balance covers

SINGLE-HUNG

One vertically sliding lower sash that tilts in for cleaning and one fixed upper glass.



DOUBLE-HUNG

Two vertically sliding sashes that tilt to the inside for easy cleaning.

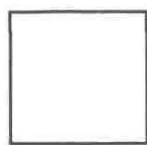


HUNG
WINDOW FEATURES

WINDOW STYLES

02

EXTERIOR COLORS



WHITE



TAN



CLAY



ROYAL
BROWN



TERRA
BRONZE



DARK
BRONZE



BLACK



METALLIC
SILVER



GUNMETAL



ARCTIC
BLUE



IVORY
CREAM

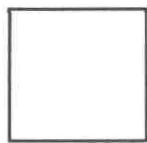


FOREST
GREEN

Choose from 12 popular exterior colors. Custom colors are available – We'll match any color

NOTE: Colors in brochure may differ slightly from actual colors.

INTERIOR COLORS



WHITE



TAN



BLACK

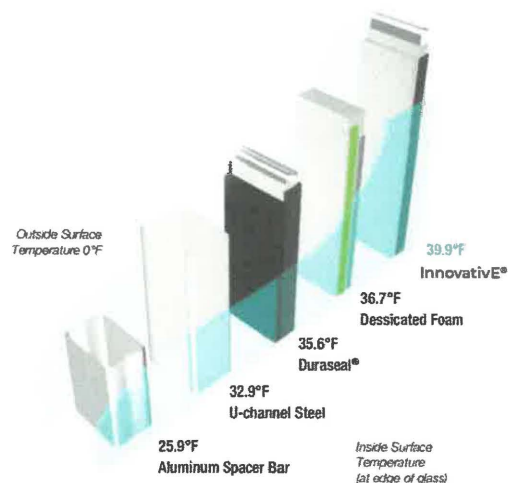
Chose from three beautiful interior colors.

NOTE: Colors in brochure may differ slightly from actual colors.

SPACER PERFORMANCE

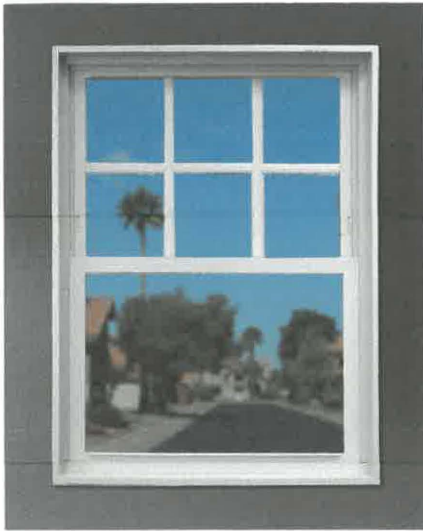
Innovative® Warm Edge Spacers are the best spacer in comparison testing with other commonly used insulated glass systems. **Innovative® Warm Edge Spacers** yield a lower window U-value, up to 0.03 over other less efficient systems. **Innovative® Warm Edge Spacers** mean room comfort and energy savings for you.

Condensation Resistance: No spacer system can eliminate condensation, but **Innovative® Warm Edge Spacers** reduces conductivity by 50% over other warm edge spacers. Reducing conductivity also reduces condensation.



GRIDS

We have several grid options to enhance the look of your window.



Between the Glass

5/8" Flat Style Grids are color matched to the interior and exterior colors.

Our 11/16" Contour Grids are available in White or Tan.

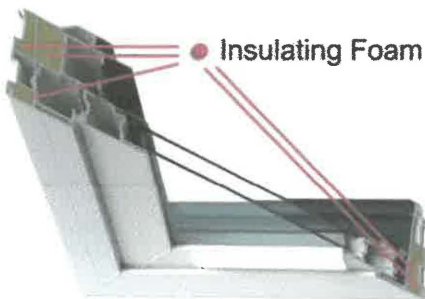
Simulated Divided Lites

Crafted of durable 1-1/4" PVC, Simulated Divided Lites are located on the outside and inside of the glass and provide the appearance of individual panes of glass.



CLEAR-VUE SCREENS

The premium mesh screening increases the transmission of natural light and enhances airflow while maximizing outward visibility. It also provides enhanced insect protection.



FOAM-IN-FRAME

- Adds strength and rigidity to the frame
- Enhances sound deadening qualities of the frame
- Enhances energy efficiency of frame through increased thermal performance
- Foam fills the entire cavity to provide complete coverage without voids



OUR HISTORY

Midway Windows and Doors is a family-owned business founded in 1964 as a storm window manufacturing company. In 1983, Midway shifted its focus to produce vinyl windows and sliding patio doors. In 1999, the current owner, who is the son of Midway's founder, created the American Window Alliance. We continue to market under the Alliance brand to this day.

With our 270,000-square-foot factory and advanced manufacturing techniques, Midway Windows and Doors produces high-end vinyl windows and doors for both new construction and replacement markets. Our commitment to quality products and service has moved Midway into the top 100 window manufacturing companies in the U.S.A., as published in Window and Door Magazine.

LIMITED LIFETIME WARRANTY

Alliance is not just our name, it describes our approach to doing business and it is why we provide an exceptional warranty on every window we produce. We are so confident of the quality that is designed and built into our products that we back our entire product line with our Alliance Assurance Plus Limited Lifetime Warranty. Our Alliance Assurance Plus Limited Lifetime Warranty even includes a 5-year field service warranty from the date of purchase on any manufacturing defects.



Midway Windows



LIFETIME WINDOW WARRANTY

MARSH BUILDING PRODUCTS

Address: 2030 WINNERS CIRCLE

DAYTON, OHIO 45404

Phone: 937-222-3321

**Quote**

Page 1 of 6

Quote Number:

Date: 9/17/2024

Customer Information

Name: SM ONEAL

Address:

Phone 1:

Phone 2:

Fax:

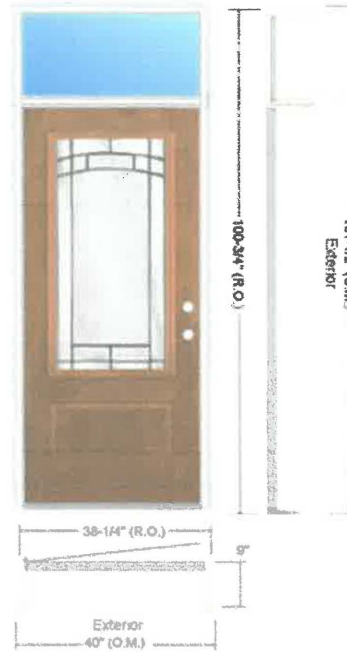
Contact:

Job Name: 122 W FRANKLIN

Specifications

U.D. = 37-1/2" x 100-1/4"; R.O. = 38-1/4" x 100-3/4"

O.M. of Brick Mould = 40" x 101-1/2"

*Image is viewed from Exterior!*

Comment: FRONT DOOR TYP

Item Description	Qty
3' 0" x 6' 8" BMT-404-328-1 Belleville Mahogany Textured Fiberglass Composite Edge Door w/Element Antique Black Glass - Left Hand Inswing	1
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Face Plate Mortise Latch Preps	1
Set of Black Ball Bearing Hinges	1
37-1/2" x 18-1/2" (Frame Size) CLRR-Custom Rectangular Transom w/Low E Glass	1
Primed Frame Saver Frame - 9" Jamb w/White Composite Brick Mould Exterior Trim (Applied)	1
Bronze Compression Weatherstrip	1
Adjustable - Mill Finish Sill	1

Distributed by:



Version #: 7.29-O

Version Date: 7/5/2024

MARSH BUILDING PRODUCTS

Address: 2030 WINNERS CIRCLE

DAYTON, OHIO 45404

Phone: 937-222-3321

**Quote**

Page 2 of 6

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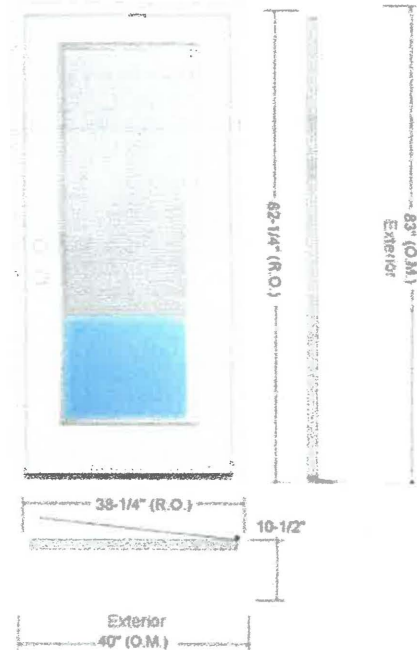
Contact:

Job Name: 122 W FRANKLIN

Specifications

U.D. = 37-1/2" x 81-3/4"; R.O. = 38-1/4" x 82-1/4"

O.M. of Brick Mould = 40" x 83"

*Image is viewed from Exterior!***Comment:** DINING ROOM TYP

Item Description	Qty
3' 0" x 6' 8" SHD-B122-01RL-X Sta-Tru HD Steel Door - Internal Blind - White - Right Hand Inswing	1
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Face Plate Mortise Latch Preps	1
Set of Black Hinges	1
Primed Wood Frame - 10-1/2" Jamb w/White Composite Brick Mould Exterior Trim (Applied)	1
Bronze Compression Weatherstrip	1
Adjustable - Mill Finish Sill	1

Distributed by:



Version #: 7.29-O

Version Date: 7/5/2024

SW 7624
Slate Tile

233-C6

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: October 9, 2024

SUBJECT: Changes to the Zoning Code.

BACKGROUND:

The State of Ohio recently enacted laws concerning cannabis use and operators which became effective on December 7, 2023. Ohio Revised Code Section 3780.25 allows municipalities to prohibit and/or limit the location of Adult Use Cannabis Operators. City Council previously approved a moratorium on permits allowing Adult Use Cannabis Operators per O-54-2023. This moratorium expired on June 1, 2024.

City Council extended the moratorium of Adult Use Cannabis Operators as O-19-2024 for one-hundred and eighty (180) days from June 1, 2024. Many jurisdictions that staff reviewed still have moratoriums in effect. In the State of Ohio, there are about one-hundred and eleven (111) active moratoriums prohibiting adult use cannabis businesses. The average moratorium length is eleven (11) months. After review, many of the surveyed jurisdictions are still under active moratoriums. Due to the lack of information and potential outcomes, Staff is recommending a prohibition of Adult Use Cannabis Operators. This subject can be reviewed at a later date and time to see the effects upon other communities as they enact laws relating to adult use cannabis.

DISCUSSION:

Staff is proposing three (3) amendments to the Zoning Code in accordance with ORC 3780 Adult Use Cannabis Control. The full amended sections are attached to this report as Exhibit A. Additions to the code text can be seen in red. Staff is not proposing any deletions to code text.

Alteration #1: Staff is proposing to enact Zoning Code 1149.15 of which states:

"1149.15 PROHIBITION OF ADULT USE CANNABIS OPERATORS No person or entity shall establish or maintain land, buildings, or premises for use as an adult use operator. For the purposes of this section, "adult use cannabis operator" shall be defined as set forth in Chapter 3780 of the Ohio Revised Code as amended from time to time."

For the purposes of this text amendment, an Adult Use Cannabis Operator is defined by ORC 3780 as: a level I adult use cultivator, a level II adult use cultivator, a level III adult use cultivator, an adult use processor, and an adult use dispensary.

Alteration #2: Additionally, Staff is proposing to amend Zoning Code section 1133.02 Definitions to insert a definition for Adult Use Cannabis Testing Laboratories to align with ORC 3780.01 (8) "Adult use testing laboratory" means an independent laboratory located that has been issued a license by the division of cannabis control to have custody and use of adult use cannabis for scientific purposes and for purposes of instruction, research, or analysis.

Alteration 3#: Staff is proposing to insert Adult Use Testing Laboratory as a permitted use in the M-3 General Industrial District. This would amend Zoning Code 1143.19 (b).

The Director of Law has reviewed the proposed Zoning Code amendments.

RECOMMENDATION:

Staff recommends that Planning Commission provide a positive recommendation to City Council for the proposed Zoning Code changes.

Exhibit A

1149.13 PROHIBITION OF MEDICAL MARIJUANA CULTIVATION AND PROCESSING No person or entity shall establish or maintain land, buildings, or premises for the use of medical marijuana's cultivation or processing. For the purposes of this section, "medical marijuana cultivator," and "medical marijuana processor", shall be defined as set forth in Chapter 3796 of the Ohio Revised Code as amended from time to time.

1149.14 PROHIBITION OF MEDICAL MARIJUANA DISPENSARIES No person or entity shall establish or maintain land, buildings, or premises for use as a medical marijuana dispensary. For the purposes of this section, "medical marijuana dispensary" shall be defined as set forth in Chapter 3796 of the Ohio Revised Code as amended from time to time.

1149.15 PROHIBITION OF ADULT USE CANNABIS OPERATORS No person or entity shall establish or maintain land, buildings, or premises for use as an adult use operator. For the purposes of this section, "adult use cannabis operator" shall be defined as set forth in Chapter 3780 of the Ohio Revised Code as amended from time to time.

1133.02 DEFINITIONS

For the purposes of this Zoning Code, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

(9) "Adult Use Testing Laboratory" means an independent laboratory located that has been issued a license by the division of cannabis control to have custody and use of adult use cannabis for scientific purposes and for purposes of instruction, research, or analysis.

1143.19 M-3 GENERAL INDUSTRIAL DISTRICT

(b) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions (c) through (f) of this section shall be permitted:

- Acids, corrosive and derivatives – manufacture and bulk storage.
- Adult Use Testing Laboratories as defined by ORC 3780.
- Agricultural implement sales and service.
- Agricultural uses.
- Ammonia or chlorine manufacture and storage.
- Asphalt or asphalt products.
- Auction sales.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – including body work.
- Bakeries – wholesale.
- Beverage distributors and bottling plants.

- Bone, canvas, cellophane, clay, cloth, cork, feathers, felt – manufacturing , assembling, compounding , or treatment (or any combination of these processes).
- Carpet and rug cleaning plants.
- Cash advance business.
- Celluloid or cellulose products and manufacturing.
- Cement block and formed products manufacturing.
- Cement, lime or lime products manufacture.
- Chemical products – compounding, processing and packaging, but not including any materials which decompose by detonation.
- Coal tar and creosote manufacturing.
- Coke ovens.
- Cold storage plants.
- Commercial greenhouse and nurseries.
- Concrete mixing plants.
- Contractor sales, storage and equipment yards.
- Crematoriums (pet and human).
- Dairy and food product processing and packaging.
- Driver training schools (trucks).
- Drop-forge plants.
- Electrical and electronic products, components and equipment – manufacturing, assembling or repair.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.
- Fat rendering.
- Fertilizer manufacture.
- Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax, wire and wood, but not including as a principal operation, the manufacture of such substances.
- Food brokers – retail, wholesale and storage with processing.
- Food brokers – retail, wholesale and storage without processing.
- Foundries and foundry products.
- Frozen food lockers.
- Garbage or offal reduction or transfer.
- Glue manufacture.
- Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Government buildings, structures, or premises used exclusively by federal, state, county, township or municipal governments for public purposes, provided open storage areas are screened.
- Incinerators.

- Liquid fuel, petroleum products, petroleum and volatile oils – bulk storage stations in accordance with Section 1143.19(f) hereof.
- Machine shops, tool and die shops.
- Machinery and heavy equipment rental, sales and storage.
- Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.
- Meat processing and packaging, exclusive of slaughtering.
- Medical and dental laboratories.
- Metal products, excluding structural steel and foundry products or product from previously prepared materials – manufacturing, compounding, assembling or treatment (or any combination of these processes).
- Metal products, including structural steel and foundry products or product from previously prepared materials – manufacturing, compounding, assembling or treatment (or any combination of these processes).
- Moving and storage companies.
- Musical instruments – manufacturing, assembling or repair.
- Novelties, toys and rubber products – manufacturing, assembling or repair.
- Pawn shop.
- Petroleum refining plants.
- Pharmaceutical products, including cosmetics, toiletries and perfumes, but excluding the manufacture of soap from raw materials or products previously prepared– manufacturing, compounding, assembling, or treatment (or any combination of these processes).
- Plastics.
- Pool hall.
- Printing, publishing, binding and typesetting plants.
- Public utility.
- Railroad stations, depots, train yards, classification yards and team tracks.
- Research and engineering laboratories.
- Rubber manufacture from crude or scrap material or the manufacturing of articles there from.
- Sales offices and service centers.
- Sawing and planning mills.
- Scrap and used metal storage and reclamation.
- Scrap paper storage and baling.
- Sexually oriented businesses.
- Sign painting and manufacture.
- Soap and detergent manufacture from raw materials.
- Stockyards and slaughter houses.
- Stone products processing and manufacturing.
- Tattoo parlors.
- Truck fuel dispensing stations.
- Truck repair facility.
- Truck sales and service.

- Truck washing facility.
- Trucking and motor freight terminals.
- Turpentine, varnish or paint manufacture.
- Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
- Water filtration plants and pumping stations.
- Warehouses not including a self-storage facility.
- Wholesale, but not retail warehouses.