



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 23, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - October 9, 2024 (will be provided later)
3. Downtown/Riverfront Overlay (DR-O) District Application, 122 W. Franklin Street for exterior alterations
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
- Public Hearing
- Provide a Recommendation to Council
4. Review of City Beautification Committee proposed plantings and color palate for 2025. Information will be presented at the meeting by Gareth Johnston, Chair of the City Beautification Committee, and Renee Lavey. (Information regarding colors/plantings will be presented at the meeting.)
-Commission to make decision.
5. Consideration of approving the update to the Comprehensive Plan.
-Commission to make decision
6. Historic District Application - Certificate of Appropriateness, 121 S. Market Street for exterior painting.
Owner: Wade Westfall
Applicant: Harris' Enterprises, Jules Harris
-Commission to make decision
7. Other
8. Adjourn

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

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: October 23, 2024

SUBJECT: DR-O Request and COA – 122 W. Franklin Street (Second Reading)

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:

The Planning Commission shall make a formal recommendation to the City Council after a mandatory public hearing, regarding the application by filing the recommendation with the Clerk of Council. The Clerk of Council shall immediately forward the recommendation to the President of Council and City Council. In the event that the City Council takes no action within five business days of the filing of the Planning Commission's recommendation, the recommendation of the Planning Commission shall be adopted and become final. In the event City Council acts upon the recommendation of the Planning Commission, City Council shall act on the recommendation in accordance with Ohio Revised Code Section 713.12 and Chapter 1139 of this Zoning Code.

RECOMMENDATION:

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



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:

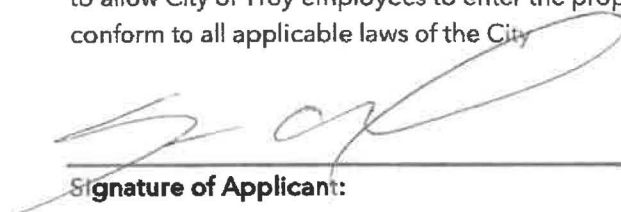
- A complete description, in narrative form, of all uses proposed for the property, including expected employment levels, shift operating times, estimated frequency and volume of truck movements, the number and type of vehicles to be kept on the property for use in operations, a description of materials 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.
- 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.
- 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.
- 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

 _____

Signature of Applicant:	Sam O'Neal	9/16/24
	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 : _____

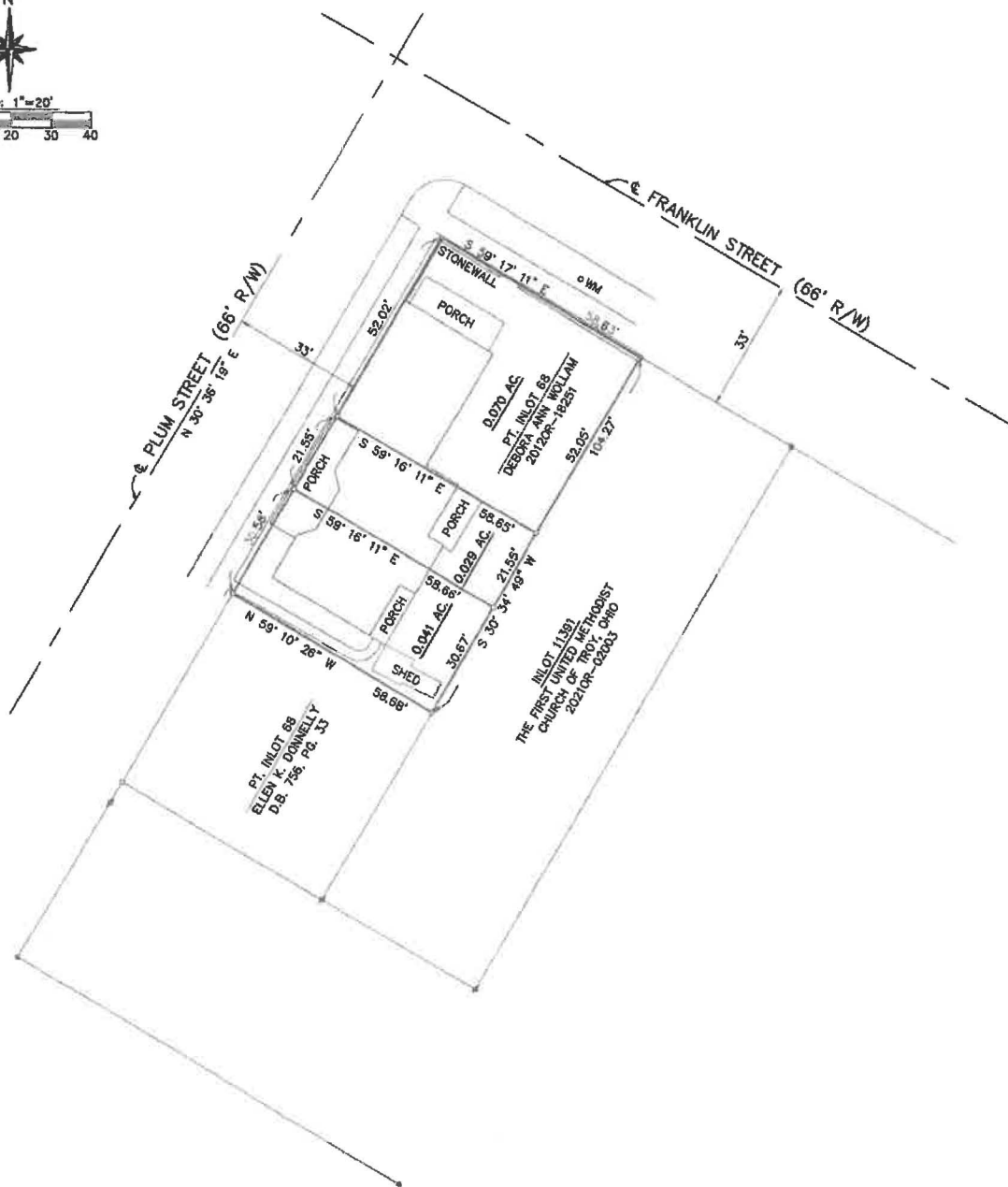
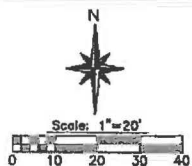
Redevelopment

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
425 S. 1000 E. SUITE 100
TAYLOR, UT 84403
801-552-0288

DRAWN BY:
JOHN T. MILLINGHAM
RESIDENTIAL DESIGNER

DATE:

REVISION

BUILT BY:

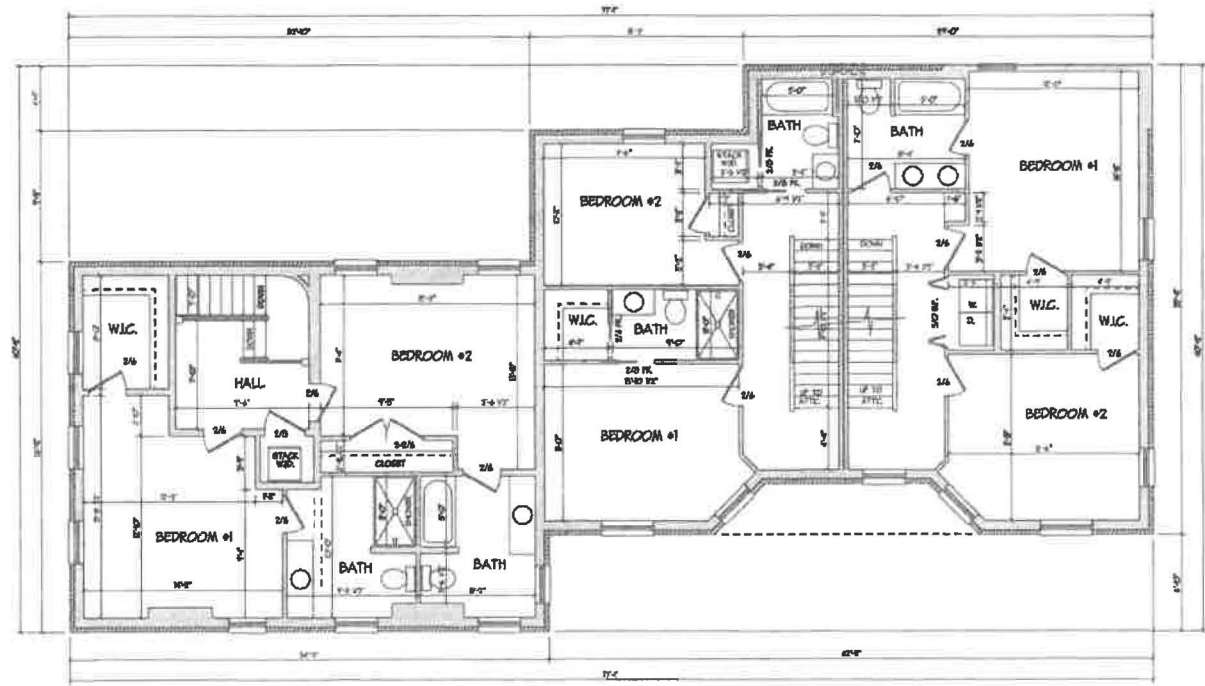
PLANS FOR:

DISCLAIMER NOTE:
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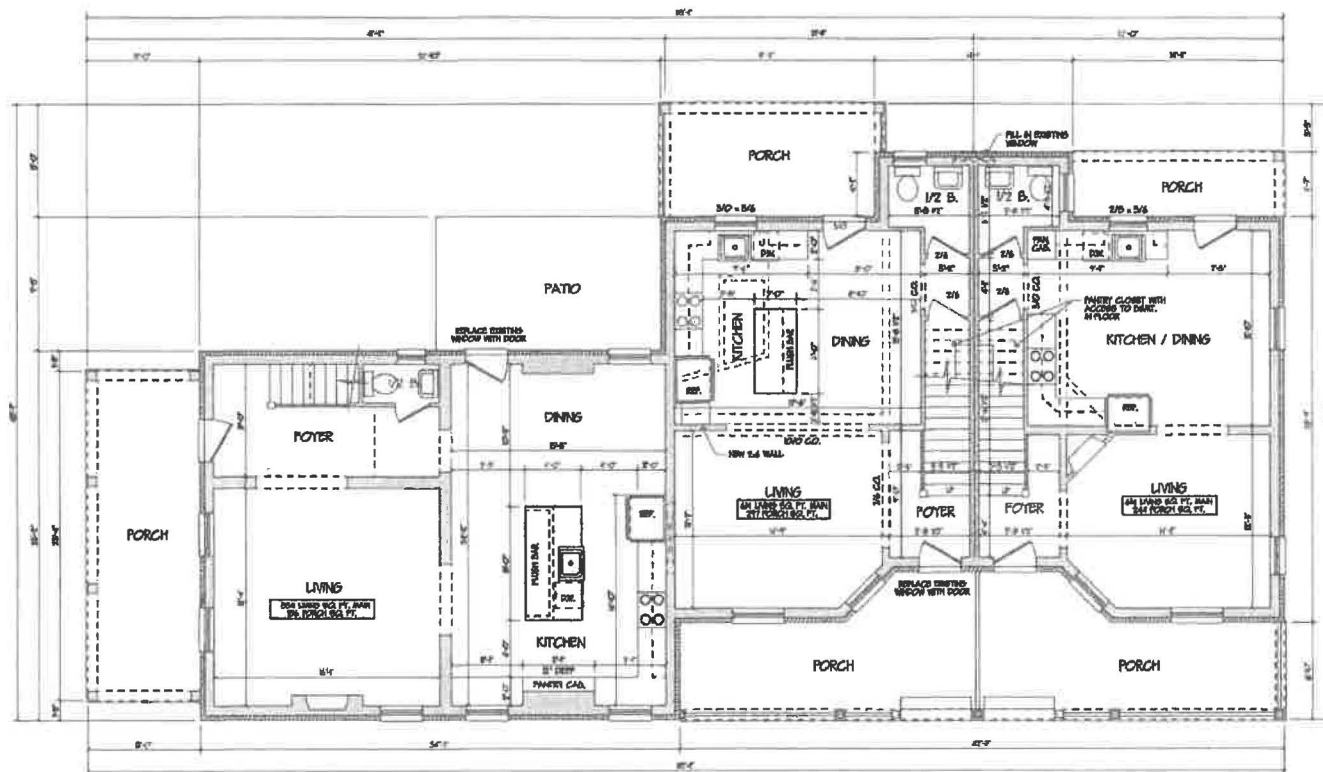
SQUARE FEET:
MAIN LEVEL
UPPER LEVEL
TOTAL LIVING
BASIC
FINISHED
UNFINISHED
GARAGE
DECK SPACE
SCREEN PORCH
PORCH
TOTAL OVERALL

PLAN NUMBER:

SHEET:



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



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

SUNRAY DESIGN
218 E. 1000 AVENUE
TROY, OH 45373
937-872-0251

DRAWN BY:
JOHN T. PULLINBEAM
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:
PARKING SPACE:
SCREENED PORCH:
PORCH:
TOTAL OVERALL:

PLAN NUMBER:

SRD - 9293

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

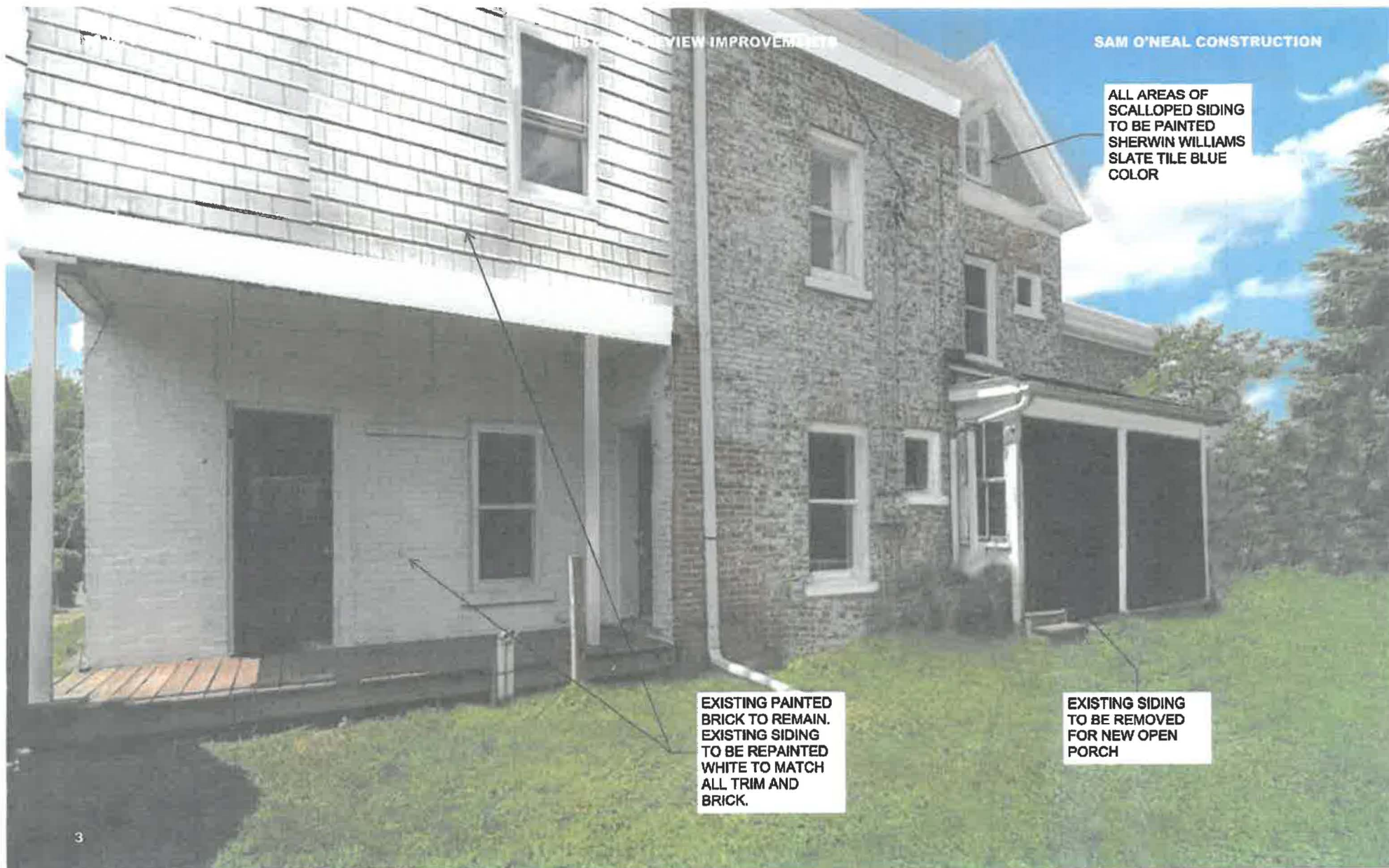
PAINT EXISTING
CORNICE & TRIM
WHITE TO MATCH
EXISTING

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





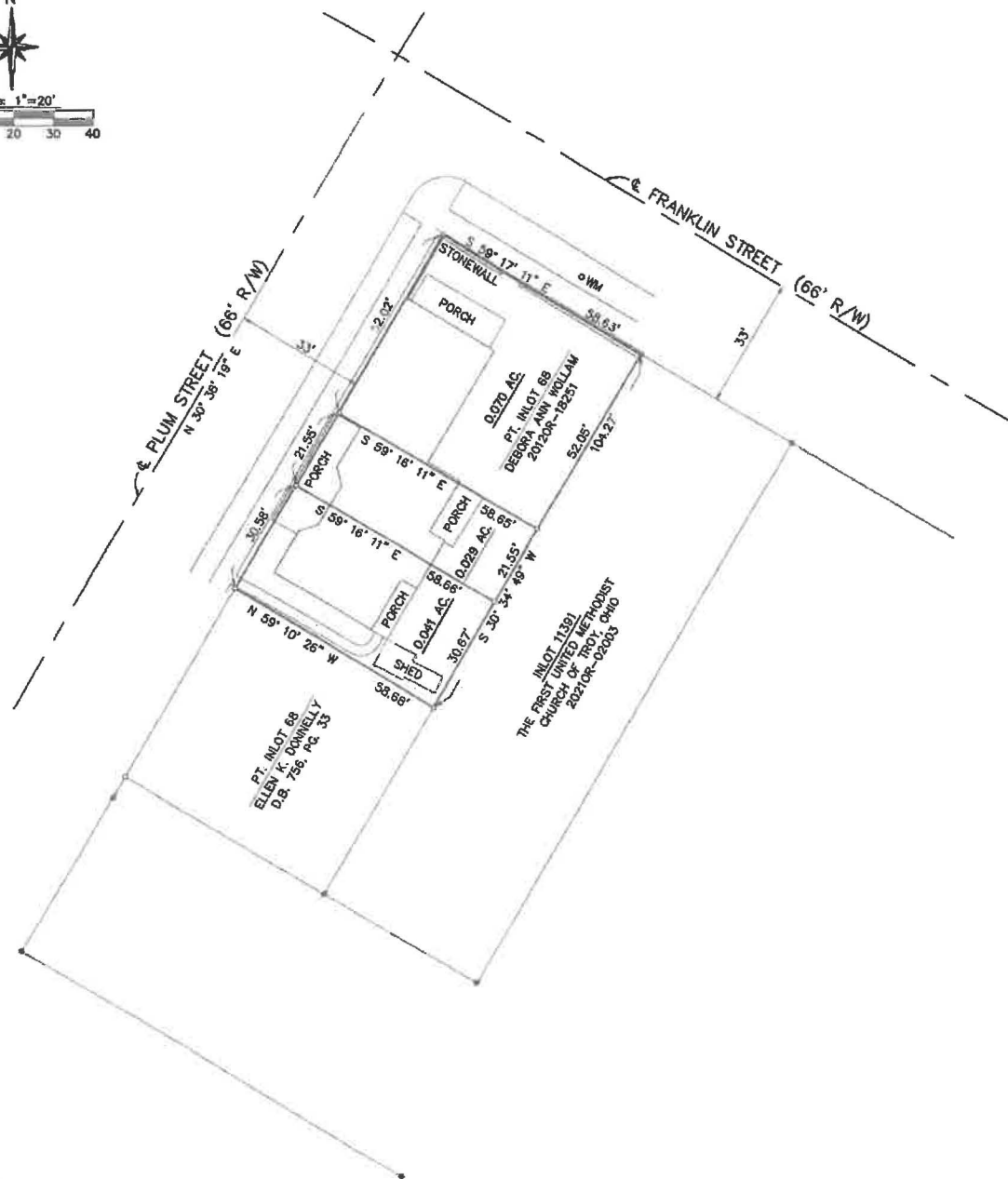
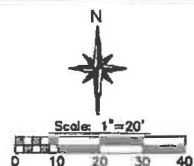
VIEW IMPROVEMENTS

SAM O'NEAL CONSTRUCTION

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

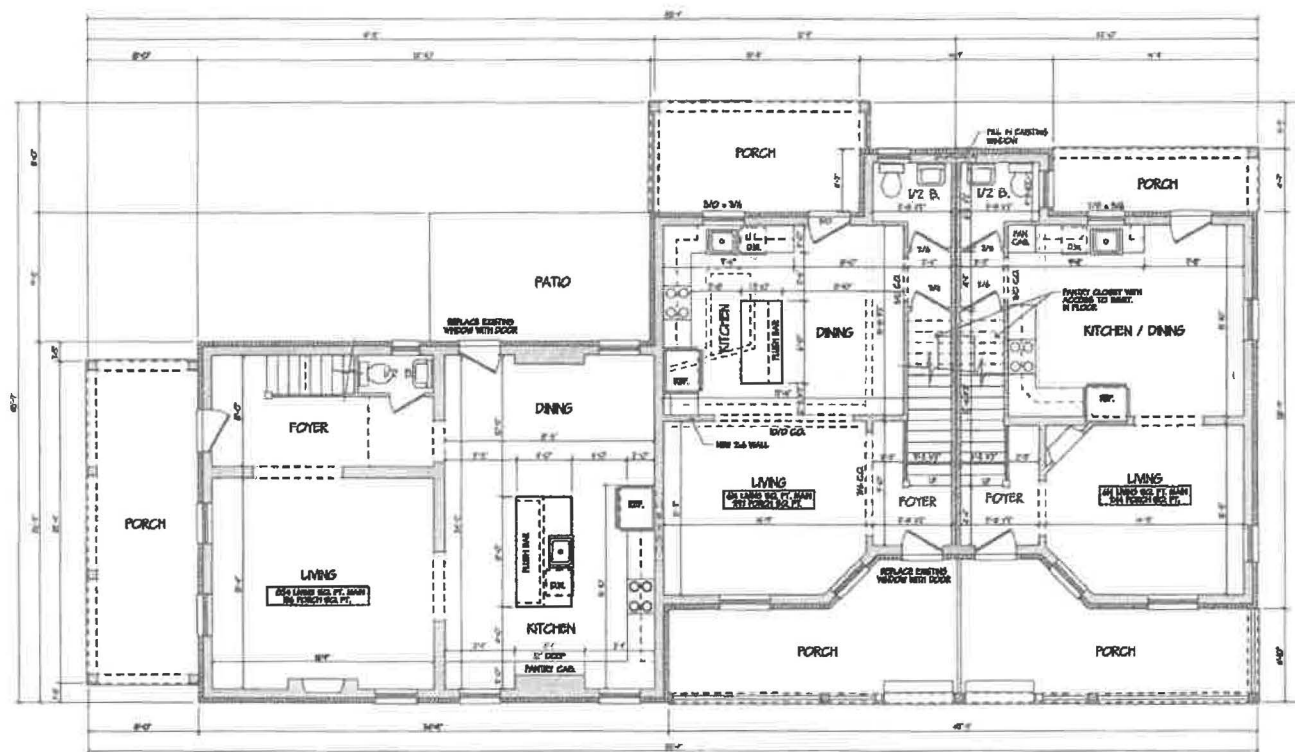
EXISTING PAINTED
BRICK TO REMAIN.
EXISTING SIDING
TO BE REPAINTED
WHITE TO MATCH
ALL TRIM AND
BRICK.

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 DESIGNS
41 S. HESS ST.
TROY, OH 45373
TEL: 937-333-4444
FAX: 937-333-4444

DRAWN BY:
JOHN T. PULLINCAW
RESIDENTIAL DESIGNER

DATE:

REVISIONS:

BUILT BY:

S.M. ONEAL
CONSTRUCTION

PLANS FOR:

112 W. FRANKLIN ST.
TRIPLE REMODEL
TROY, OH 45373

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SQUARE FEET:

MAIN LEVEL:
UPPER LEVEL:
TOTAL LIVING:
BATHROOM:
KITCHEN:
DINING:
LIVING SPACE:
SCREEN PORCH:
PORCH:
TOTAL OVERALL:

PLAN NUMBER:

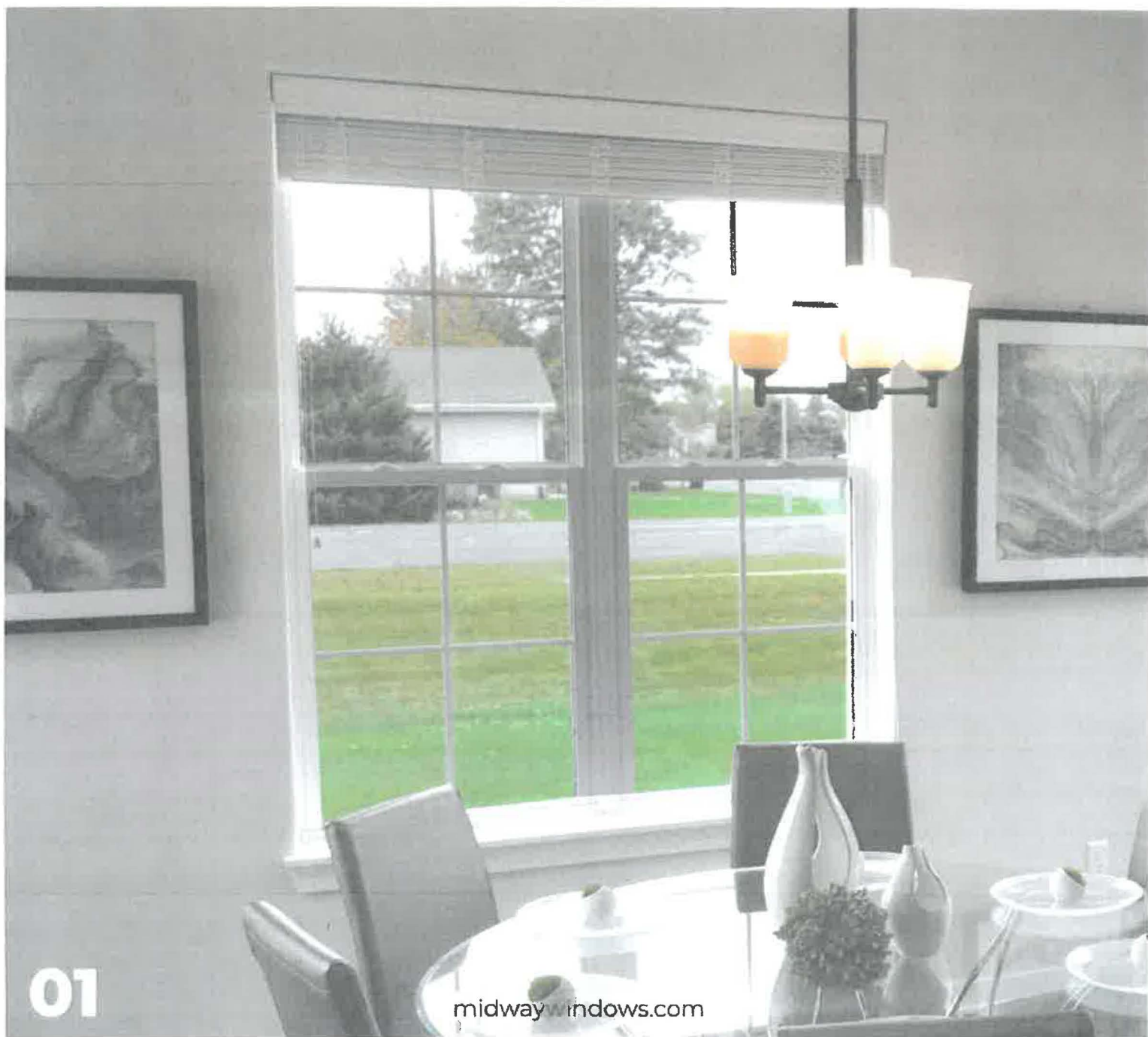
SRD - 9293

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.



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

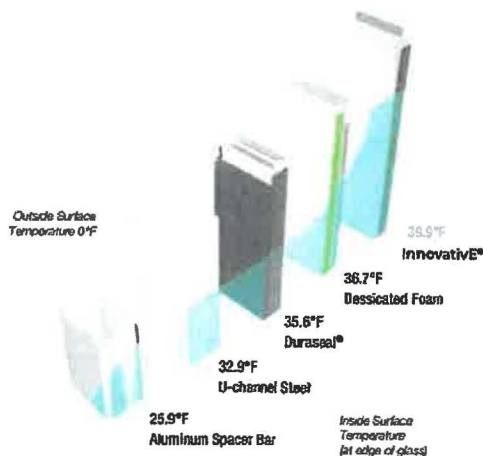
Choose from three beautiful interior colors.

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

SPACER PERFORMANCE

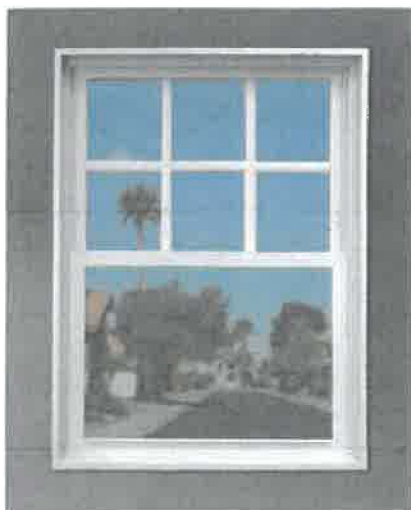
Innovative® Warm Edge Spacers are the best spacer in comparison testing with other commonly used insulated glass systems. **Innovative® Warm Edge Spacers** yield a lower window U-value, up to 0.03 over other less efficient systems. **Innovative® Warm Edge Spacers** mean room comfort and energy savings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

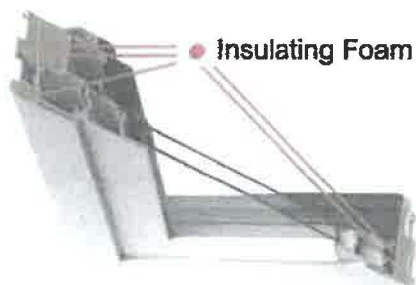
Simulated Divided Lites

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 Sil	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

Marsh
building products**Quote**

Page 2 of 6

Quote Number:

Date: 9/17/2024

Customer Information

Name: SM ONEAL

Address:

Phone 1:

Phone 2:

Fax:

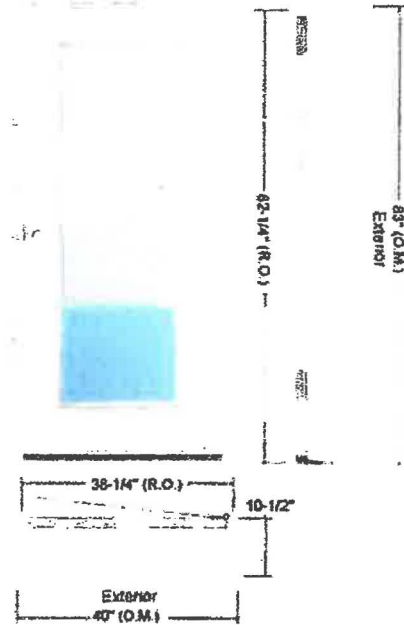
Contact:

Job Name: 122 W FRANKLIN

Specifications

U.D. = 37-1/2" x 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 8' 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

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: October 23, 2024

SUBJECT: Certificate of Appropriateness – 121 S. Market Street

PROPOSAL:

The Applicant, Jules Harris, on behalf of the owner Wade Westfall, is requesting a Certificate of Appropriateness from the Planning Commission to consider the alteration of paint at the property located at 121 S. Market Street. The property is zoned B-3, Central Business District.

The Ohio Historic Inventory (OHI) form describes the building as two-story commercial building with gable roof in downtown commercial core area. The building is not listed on the National Register of Historic Places and the front façade has previously been altered.

DISCUSSION:

The applicant is proposing to use Electric Plum (purple) (7E14) to repaint an accent color on the front façade. The main body of the building was painted Winchester Grey with black trim earlier this year as approved by the Planning Commission.



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

RECOMMENDATION:

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

- The proposed paint will not detract from the historic integrity of the building and streetscape; and
- Similar paint colors can be found in other areas of the district; and
- The contributing features referenced on the OHI form are still visible; and
- The paint complies with the Design Manual.

- Paint

- Walls to be: Westchester Gray (SW 2849)



→ Current
Color

- Trim and accent: Tricorn Black ((SW6258)



→ Current
Color

- Shutters: Rookwood Red (SW 2802)



→ Repaint
to
Purple



OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) 121 S. Market St.		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept				5. Historic or Other Name(s)			
Roll No. B		Picture No.(s) 2		Zenkel, McMiller and Michael Building			
6. Specific Address or Location 121 S. Market St.				16. Thematic Association(s) Commercial		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1910		29. Basement? Not visible	
7. City or Village Troy				17b. Alteration Date(s) Unknown		30. Foundation Material Not visible	
8. Site Plan with North Arrow 				18. Style or Design N/A		31. Wall Construction Wood frame	
				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Gable/Asphalt Shing	
				19. Architect or Engineer		33. No. of Bays Front 3 Side 5	
				19a. Design Sources		34. Exterior Wall Material(s) Vinyl Siding	
				20. Contractor or Builder		35. Plan Shape Rectangular	
				21. Building Type or Plan Commercial		36. Changes (Explain in #42)	
				22. Original Use, if apparent Commercial		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 1/1 New	
9. U.T.M. Reference Quadrangle Name Troy				23. Present Use Commercial		38. Building Dimensions 30 x 60	
Zone 16		Easting 739520		Northing 4435520		39. Endangered? By What?	
10. Site Building ☒		Structure ☐		Object ☐		Yes ☐ No ☐	
11. On National Register? Yes ☐ No ☒		12. N.R. Potential? Yes ☐ No ☐		24. Ownership Public ☐ Private ☒		40. Chimney Placement N/A	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐		14. District Potential? Yes ☐ No ☐		25. Owner's Name & Address, if known		41. Distance from and Frontage on Road 15 x 30	
15. Name of Established District (N.R. or Local) Troy historic district				26. Property Acreage N/A		42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story vernacular frame commercial building with a gable roof. CDF: Two story form with gable and facing the street; shaped wood trim around the upper story windows. Alterations include siding, storefront, new windows with snap-in muntins, altered opening sizes on the first floor west elevation, single story shed roofed wing.	
43. History and Significance (Continue on reverse if necessary) Built by partnership of Zenkel, McMiller and Michael in 1910. <i>misg p. 1875</i>				27. Other Surveys in Which Included N/A		44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.	
45. Sources of Information Field observation City of Troy Miami Co. property records				46. Prepared by J. Darbee/N. Recchie		47. Organization F. Conaway & Assoc.	
				48. Date Recorded in Field 5/97		49. Revised by 50a. Date Revised	
				50b. Reviewed by			



PHOTO



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 10/7/24

Applicant Harris Enterprises Telephone No. 937-573-8689

Owner of Property Wade Westfall Has the Owner been Notified? Yes

Address of Project 121 Market St

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor _____

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☒ Painting

- ☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☒ Other: 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:

[Signature]

Jules Harris

PRINTED NAME OF PROPERTY OWNER:

SIGNATURE OF PROPERTY OWNER:

[Signature]

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

