



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 22, 2025, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Election of Chair and Vice-Chair
3. Appointment to CRA Housing Council for 3-year appointment commencing 1-1-2025 (Mrs. Ehrlich's term expired 12-31-2024).
By Ordinance, a member of the Planning Commission serves on the CRA Housing Council.
4. Minutes - Dec. 11, 2024
5. Historic District Application - Certificate of Appropriateness, 301 E. Franklin Street, replace exterior windows and replace exterior surfaces.
Owner - Eva Enright
Applicant - Bryan Wellmann, Reliable Home Improvements
-Commission to make decision
6. Historic District Application - Certificate of Appropriateness, 215 W. Main Street, replace 100 windows of the Miami County Courthouse.
Owner/Applicant - Board of Miami County Commissioners
-Commission to make decision
7. Historic District Application - Certificate of Appropriateness, 14 N. Walnut Street, Exterior Alterations
 - ✓ East Façade (facing Walnut Street): CMU block painted; replacement of storefront; new roof
 - ✓ Improvements along alley: Repainting of main building components; three new aluminum storefronts installed; installation of fire rated egress door and coiling door
 - ✓ West Façade (facing Public Square): Repainting of main body; painting of trim; two vinyl window replacementsOwner - Carey Co, Inc.
Applicant - Andrew Circle Architect LLC
-Commission to make decision
8. Other
9. Adjourn

Next Meeting -- Feb. 12, 2025

Note to Commission members: If you will not be attending, please email or call Sue. (Note - Mr. Westmeyer will not be at the meeting)

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, December 11, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Westmeyer, Wolke, Titterington, Ehrlich and Emerick; Development Staff – A. Eidemiller, T. Bruner and Andrew Burgei, and Development Director Davis.

Minutes: A motion was made by Mr. Emerick, second by Mr. Westmeyer, to approve October and November minutes, approved by unanimous vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 240 S. WALNUT ST. FOR PROJECTING SIGN; OWNER: ERIC KRITES; APPLICANT: VANTAGE SIGNS FOR THE LINKS (BLAKE FILBRUN). The applicant was present. Staff reported: the business address will be 240 S. Walnut (not 18 E. Canal on 200 S. Walnut as stated in the application and/or staff report); zoning is B-3, Central Business District; the Ohio Historic Inventory (OHI) form describes the building as a two-story commercial building with gable roof in downtown commercial core area; building is not listed on the National Register of Historic Places; the front façade has previously been altered; application is for a 27 in. by 180 in. (30.3 square feet) projecting sign on the SE corner of the building; sign will have a white background and black three-dimensional lettering; and *Design Manual Section 5.7 states:*

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

Staff indicated that the application meets these requirements and recommends approval based on the findings of that the proposed sign complies with section 5.7 of the Design Manual; the lettering is three-dimensional and the bracket is architecturally appropriate.

Mr. Titterington asked about lighting of the sign, with staff advising it will be "halo" lighting, or the light not shining through the sign but around it.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Historic District Certificate of Appropriateness for the sign application for 240 S. Walnut Street as presented, based on the exact materials and colors stated in the application, and based on the finding of staff that the proposed sign complies with section 5.7 of the Design Manual; the lettering is three-dimensional and the bracket is architecturally appropriate. the sign complies with Design Manual Section 5.4.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

CONSULTANT UPDATE ON THE TROY UNIFIED DEVELOPMENT CODE (UDC), FORMERLY KNOWN AS THE ZONING CODE. David Baird, American Structurepoint, LLC, noted that the project scope includes review and recommended updates of the Troy Unified Development Code (UDC), formerly known as the Zoning Code, and the UDC includes the zoning ordinances, sign code, and subdivision regulations. Mr. Baird indicated that the timeline will take longer than anticipated. Mr. Titterington discussed that there are some members of City Council who would like to see the subdivision regulations portion be recommended by the Commission and forwarded to Council as soon as possible so that implementation can occur before there is much new development. It was noted that when the document is recommended to Council, there will need to be a 30 day notice for a Council Public Hearing, followed by a committee recommendation to Council. Mr. Baird stated that the advisory committee will be discussing landscaping; that specific attention needs to be given to handling setback requirements with combining of current zoning districts; and it was discussed that some vagueness in the principal permitted uses and accessory buildings needs additional review. It was mentioned that lot size differences are minimal, with Mr. Titterington commenting that the minimal is important as Council just went through a great deal of discussion on bee keeping that referenced specific distances. Mr. Baird stated that in reducing the number of zoning districts, each district will include a purpose statement, and he believes that code enforcement will be a better process for staff with definitions for all land uses clearly set forth and lot left to interpretation. There was discussion about code enforcement with Mr. Wolke commenting that the current remedy is not sufficient to make someone not willing to do so to follow the code. Mr. Eidemiller noted that the current criminal process is long and has a poor success rate, so that the new document is looking at civil as well as criminal offences with non-criminal civil enforcement permitting staff to issue tickets. Mr. Titterington commented that future legislation will include mechanisms for enforcement regarding vacant structures, future landlord registration requirements, and different avenues for enforcement and penalties so there is an incentive to stop violations.

Mr. Titterington suggested the consultant view the video of a recent Council committee meeting to hear the discussion related to recreation trails as the Chair of the committee wants the subdivision regulations amended now to require all subdivisions to have a recreational trail requirement. Mr. Baird stated he believed the final document would be to the Commission towards the end of the first quarter/beginning of the second quarter of 2025.

There being no further business, the meeting was adjourned at 4:01 p.m. following motion of Mr. Emerick, seconded by Mr. Westmeyer.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: January 22, 2025

SUBJECT: Certificate of Appropriateness – 301 E Franklin Street

INTRODUCTION:

The Applicant, Bryan Wellmann, on behalf of the owner Eva Enright, is requesting a Certificate of Appropriateness from the Planning Commission to consider the alteration of windows and exterior surfaces at the property located at 301 E Franklin Street. The property is zoned R-7, Multiple-Family Residential District.

BACKGROUND:

The Ohio Historic Inventory (OHI) form describes the building as a one and a half story vernacular cottage, built in 1911. Contributing design features include: Gable roof with the gable end facing the street, original siding, shingles and window sash, semi-circular window in gable end, gabled front porch with wood floor, tongue and groove ceiling and railing with multi-pane wood entrance doors. The building is not listed on the National Register of Historic Places.

This project received grant funding through the Ohio Department of Development's Lead Safe Ohio project. The contractor has verified that the windows and exterior walls 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 window and exterior surface replacements.

DISCUSSION:

The applicant wishes to replace the exterior windows with Jeld Wen, Siteline, double-hung pocket wood clad windows with the same opening characteristics and design elements as the original windows. It's important to note that the same windows were previously approved by the Planning Commission for the property located at 321 W Franklin Street on October 9, 2024.

The applicant also wishes to replace the exterior surfaces with LP, engineered designed wood. Exterior surfaces to be replaced include soffit, fascia, trim, and siding. The colors being utilized will be Sand Dunes, Garden Sage, and Timberland Suede. See attached color palette. The existing wood surfaces are presumed to have lead paint. The wood appears to have some original characteristics, however, there are also signs of repairs that have been done. The replacement engineered wood will match the look of the original but will be a more durable product with minimal maintenance moving forward.

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

2.3 Exterior Materials

- A. Original wood siding should not be covered over. **The existing wood siding will be removed and replaced with engineered designed wood, eliminating the hazard of lead paint.**
- B. Wood siding should be used in one of the traditional forms as found on the building (e.g. shingle, board-and batten, shiplap, or beveled siding). **The engineered designed wood will match the existing design characteristics of the building.**
- C. Masonry walls that have not previously been painted should remain unpainted. Masonry which has been painted in the past should remain painted. **N/A**
- D. Tuckpointing of masonry should match the color, texture, joint tooling, and physical composition of the building's historic pointing. **N/A**
- E. Historically stuccoed surfaces should remain stuccoed. Stucco should not be applied to a wall which has not been previously stuccoed. **N/A**

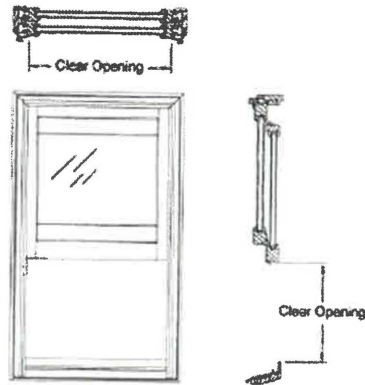
2.8 Windows

- 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, a licensed abatement contractor presumed the windows had signs of lead paint.**
- 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**

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 window & exterior surface replacements due to the risk associated with lead paint as well as the compliance with section 2.8 and 2.3 of the Design Manual.



Double-Hung (Even Divide)
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 3 1/8"

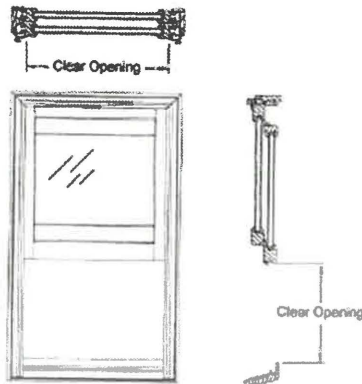


All colors shown with green trim and black metal hardware.

SHOW YOUR TRUE COLORS

For even more aesthetic options, primed LP SmartSide products serve as a great option. These products arrive ready to be painted any color so you and your clients can create the look you want. They're also backed by the durability you expect from engineered wood technology. All LP SmartSide products are available in the primed option.





Double-Hung (Even Divide)
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 3 1/8"



All colors shown are typical, but may not be a perfect match.

SHOW YOUR TRUE COLORS

For even more aesthetic options, primed LP SmartSide products serve as a great option. These products arrive ready to be painted any color so you and your clients can create the look you want. They're also backed by the durability you expect from engineered wood technology. All LP SmartSide products are available in the primed option.



LAP SIDING
Easier-to-maintain traditional siding, available in cedar texture.



NEW NICKEL GAP SIDING
Offers a modern profile with locking flanges and a fastener groove that hides nails.



SHAKES
Accent piece with staggered or straight edges and shiplap ends for a detailed finish.



PANEL & VERTICAL SIDING
Siding that can be used to create the classic board and batten style, among other looks.



TRIM & FASCIA
Details to add interest and curb appeal to any home's look, available in brushed smooth and cedar texture.



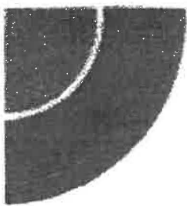
SOFFIT
Ventilation that completes a clean exterior look and serves as a finishing touch.



J-BLOCK
Offers a way to easily and attractively mount light fixtures, water faucets and more.



MINI-SPLIT
Install exterior features with ease; can be separated for specific mount styles.



TROY

DEVELOPMENT
DEPARTMENT

20240617

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 Eva Enright Has the Owner been Notified? Yes

Address of Project 301 East 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

☐ Construction

☐ Moving A Building

☐ Painting

Replace windows
install LP siding

☐ Repair

☐ Demolish - Principal Structure

☐ Demolish - Accessory Structure

☒ Other: windows/siding

Will the work require use of the public right of way?

☐ Yes ☒ No

*If yes, a use of public space application is required

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

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

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

SIGNATURE OF APPLICANT:

Bryan Wellmann

SIGNATURE OF PROPERTY OWNER:

Bryan Wellmann

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

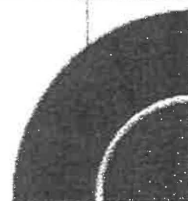
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



OHIO HISTORIC INVENTORY

1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470



1. No.		2. County Miami		4. Present Name(s)		1. No.	
3. Location of Negatives of Troy Devel. Dept		5. Historic or Other Name(s)		Adalaide R. Haywood House		2. County	
Roll No. B		Picture No.(s) 21,22				4.5. Present or Historic Name	
3. Specific Address or Location 301 E. Franklin St.		16. Thematic Association(s)		28. No. of Stories 1 1/2		29. Basement? Yes ☒ No ☐	
3a. Lot, Section or VMD Number		17. Date(s) or Period 1911		17b. Alteration Date(s)		30. Foundation Material Coursed Stone Ashlar	
7. City or Village Troy		18. Style or Design Vernacular		☐ High Style ☐ Elements		31. Wall Construction Wood Frame	
3. Site Plan with North Arrow		18a. Style of Addition or Element(s) N/A		19. Architect or Engineer		32. Roof Type & Material Gable/Asphalt Shingle	
		19a. Design Sources		33. No. of Bays Front 2 Side 4		34. Exterior Wall Material(s) Weatherboard Wood Shingle	
		20. Contractor or Builder		35. Plan Shape Rectangular		36. Changes (Explain in #42) Addition ☐ Altered ☐ Moved ☐	
9. U.T.M. Reference Quadrangle Name Troy		22. Original Use, if apparent Residential		23. Present Use Residential		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 1/1	
Zone Easting Northing		24. Ownership Public ☐ Private ☒		25. Owner's Name & Address, if known Central Trust Co, PNC Bank Ohio NA Trustee P.O. Box 1198 Cincinnati, OH 45201		38. Building Dimensions	
10. Site ☐ Structure ☐ Building ☒ Object ☐		12. N.R. Yes ☐ Potential? No ☐		26. Property Acreage		39. Endangered? Yes ☐ No ☐ By What?	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		14. District Yes ☐ Potential? No ☐		27. Other Surveys in Which Included		40. Chimney Placement Off Center. Roof	
15. Name of Established District (N.R. or Local) Troy Historic District						41. Distance from and Frontage on Road	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Single story vernacular cottage. CDF: Gable roof with gable end facing the street, original siding, shingles and window sash, semi-circular window in gable end; gabled front porch with wood floor, tongue and groove ceiling and railing with a multi-pane wood entrance doors. There is a clipped corner under porch.							
43. History and Significance (Continue on reverse if necessary) Built in 1911 by Adalaide R. Haywood.							
44. Description of Environment and Outbuildings (See #52) Small urban setting of closely space buildings, numerous shade trees.						46. Prepared by J. Darbee/N. Recchie	
Sources of Information Field observation City of Troy Miami Co. property records						47. Organization F. Conaway & Assoc.	
						48. Date Recorded in Field 5/97	
						49. Revised by	
						50a. Date Revised	
						50b. Reviewed by	
						6. Specific Address or Location	

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: January 22, 2025

SUBJECT: Certificate of Appropriateness (COA) – 215 W. Main Street

BACKGROUND:

The Miami County Commissioners are requesting the Planning Commission to review the replacement of approximately one hundred (100) windows at the property located at 215 W. Main Street. The property is in the B-2 General Business District. The property is also on the National Register of Historic Places.

The Ohio Historic Inventory (OHI) Form lists this property as an outstanding example of late nineteenth century architecture being designed by J. W. Yost. Contributing features include: the four similar facades, with projecting columned porticos with crowning and balustrade and the column lined domes with a center statue. It is important to note that the windows are not listed as a contributing feature on the OHI Form however, this could be due to the significant amount of architectural details.

DISCUSSION:

The Applicant has provided an example of two county courthouses that have undergone significant window replacements with a similar window product as proposed. The visual examples are from Williams County in Bryan, Ohio and Hardin County in Kenton, Ohio (see attached):

A narrative has been provided that outlines the current window conditions. These conditions include:

1. Rotting and warping of wooden frames, compromising structural integrity.
2. Air leaks and poor insulation, leading to energy inefficiencies.
3. Maintenance challenges, requiring frequent repairs and painting to prevent further deterioration.
4. Ten (10) windows have minimal functionality while all the other windows are not functioning.

The existing window color is a Sherwin Williams SW 6114 Bagel. The proposed window color is RAL 1019 Grey Beige. The new color is very similar in tones to the existing, just with less pink tones when natural and artificial light shine on it. It is important to note that the first-floor windows will included a laminated glaze over the glass due to a Secretary of State of Ohio requirement and the Board of Elections.

DESIGN MANUAL: (Staff analysis can be seen below in red following each item) 2.8 Windows:

- A. The position, number, and arrangement of original windows in a building should be preserved. The position, number, and arrangement will be maintained.

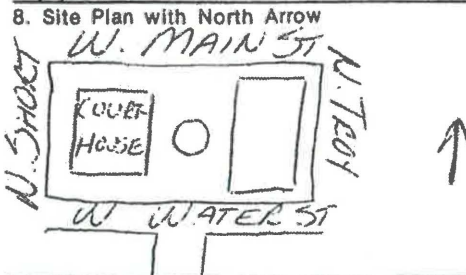
- B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. While the windows could potentially be repaired, the replacement windows will match the existing design characteristics while improving the frequency of the maintenance. Only ten (10) windows are currently minimally functional.
- C. Avoid enlarging or downsizing window openings to accommodate 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 operating and design characteristics will match the existing. Although the replacement material will be aluminum, the long-term maintenance benefits and energy benefits should be noted.
- E. Interior or exterior storm windows may be used to increase energy efficiency. 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:

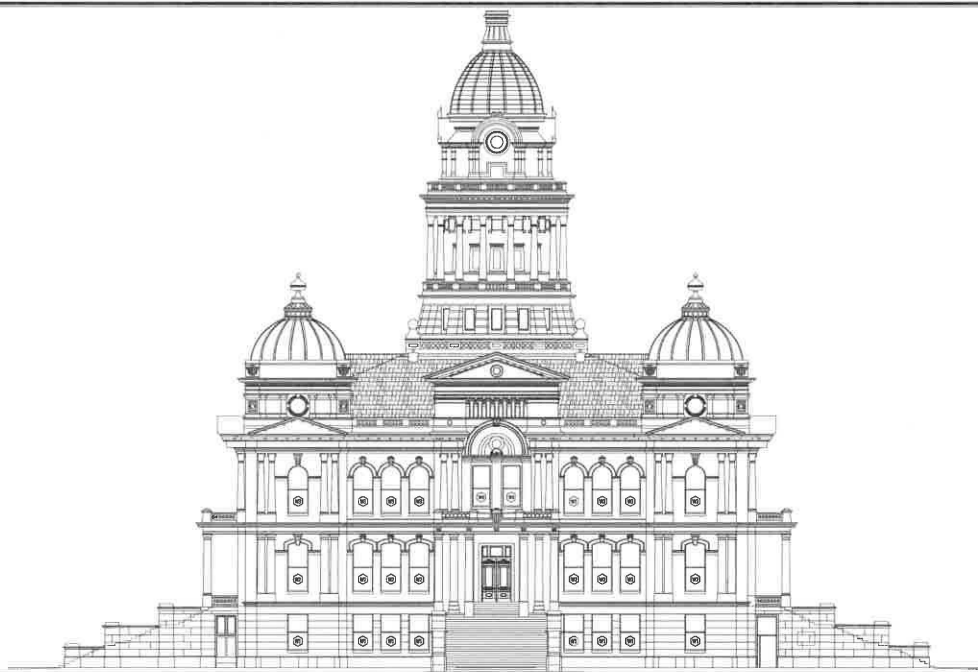
Staff recommends approval of the proposed window replacements as they meet Design Manual Section 2.8 A, B, E, and F.

OHIO HISTORIC INVENTORY

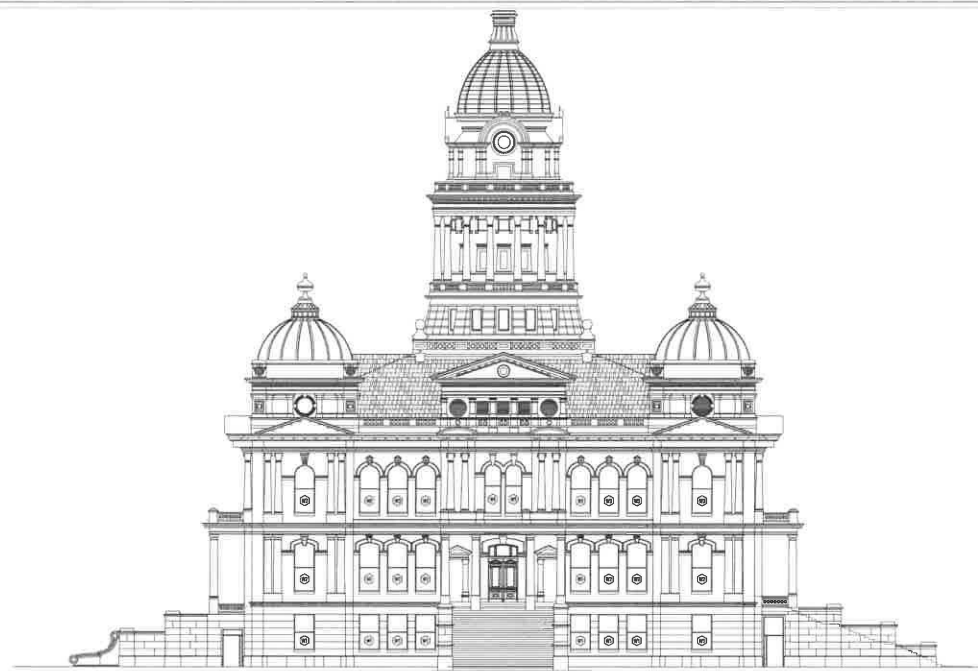
Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>MIA-15-5</u>		4. Present Name(s) <u>MIAMI COUNTY COURTHOUSE</u>	
2. County <u>MIAMI</u>		5. Other Name(s)	
3. Location of Negatives <u>OHS</u>			
6. Specific Location <u>215 W. Main St. PUBLIC SQUARE</u>		16. Thematic Category <u>ARCHITECTURE</u> ^{PO} <u>19C</u>	
7. City or Town If Rural, Township & Vicinity <u>TROY</u>		17. Date(s) or Period <u>1885</u>	
8. Site Plan with North Arrow 		18. Style or Design <u>BEAUX ARTS / ECLECTIC</u>	
		19. Architect or Engineer <u>J. W. YOST</u>	
		20. Contractor or Builder	
9. Coordinates Lat. <u>39°45'36"</u> Long. <u>84°11'42"</u> U.T.M. Reference		21. Original Use, if apparent <u>COURTHOUSE</u>	
Zone Easting Northing		22. Present Use <u>COURTHOUSE</u>	
Site ☐ Structure ☐ Building ☒ Object ☐		23. Ownership Public ☒ Private ☐	
11. On National Register? Yes ☒ No ☐		24. Owner's Name & Address, if known	
12. Is it Eligible? Yes ☐ No ☐		25. Open to Public? Yes ☒ No ☐	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		26. Local Contact Person or Organization	
14. District Potent'l? Yes ☐ No ☐		27. Other Surveys in Which Included <u>NATIONAL REGISTER OF HISTORIC PLACES</u>	
15. Name of Established District <u>PUBLIC SQUARE HISTORIC DISTRICT</u>		28. No. of Stories <u>4</u>	
		29. Basement? Yes ☒ No ☐	
		30. Foundation Material <u>STONE</u>	
		31. Wall Construction <u>STONE</u>	
		32. Roof Type & Material <u>FLAT / BLT UP</u>	
		33. No. of Bays Front <u>4</u> Side <u>9</u>	
		34. Wall Treatment	
		35. Plan Shape <u>SQUARE</u>	
		36. Changes (Explain in #42) Addition ☐ Altered ☐ Moved ☐	
		37. Condition Interior <u>EXC.</u> Exterior <u>EXC.</u>	
		38. Preservation Underway? Yes ☒ No ☐	
		39. Endangered? By What? Yes ☐ No ☒	
		40. Visible from Public Road? Yes ☒ No ☐	
		41. Distance from and Frontage on Road <u>1/2 CITY BLOCK</u>	
42. Further Description of Important Features <u>CONSTRUCTED IN STONE ON RUSTICATED BASE, THIS BUILDING POSSESSES FOUR SIMILAR FACADES. PROTECTING COLUMINED PORTICO WITH CROWNING BALUSTRADE COMPOSES THE CENTRAL BAYS OF EACH FACADE. COLUMN-LINED DRUM WITH DOME AND STATUE AREA IS SITUATED IN CENTER OF ROOF WITH FOUR SMALLER DOMES IN THE CORNERS OF THE BUILDING. INTERIOR INTACT.</u>			
43. History and Significance <u>OUTSTANDING EXAMPLE OF LATE NINETEENTH CENTURY ARCHITECTURE IN OHIO. J. W. YOST WAS RESPONSIBLE FOR THE DESIGN OF SEVERAL OTHER OHIO COURTHOUSES</u>			
44. Description of Environment and Outbuildings <u>SITUATED ON WEST SIDE OF LARGE, PAVED PUBLIC PLAZA. NUMEROUS LATE NINETEENTH CENTURY COMMERCIAL STRUCTURE IN NEAR VICINITY.</u>			
45. Sources of Information <u>NATIONAL REGISTER NOMINATION FORM 4/64</u> <u>MIAMI COUNTY COMMISSIONERS</u>		46. Prepared by <u>N. KECCHIE</u>	
		47. Organization <u>OHS</u>	
		48. Date <u>3/4/72</u>	
		49. Revision Date(s)	





1 SOUTH BUILDING ELEVATION
90'0" x 54'



2 EAST BUILDING ELEVATION
87'0" x 54'

LEGEND

- DOOR INFORMATION - REFERENCE DOOR/FRAMING SCHEDULE
- SHADING INFORMATION - REFERENCE SHADING DETAILS
- CHIMNEY WALLS/STAIRS/POORWAYS TYPE DESIGNATION
- LEVEL LINE
- STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS
- PERSONAL SERVICE DESIGNATION - REFERENCE SERVICE SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- PROPERTY INFORMATION
- PROFESSIONAL DESIGNATION
- GRADE
- DATA NUMBER
- SECTION
- DATA NUMBER
- DATA NUMBER



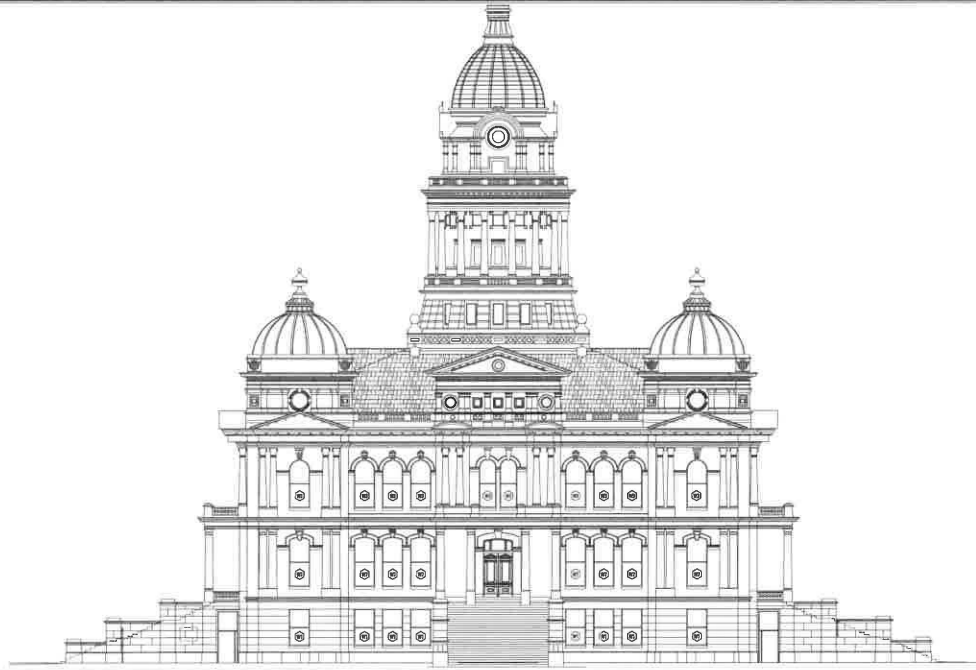
RENOVATION OF MIAMI COUNTY COURTHOUSE

REVISIONS	DATE	BY	REVISION

PROJECT NUMBER	DESIGN BY	CHECKED BY
23054.00	MM	MM

BUILDING ELEVATIONS - FOR REFERENCE ONLY

A2.1



1 NORTH BUILDING ELEVATION
427'-10"



2 WEST BUILDING ELEVATION
427'-10"

ARCHITECT ELEVATION SYMBOLS LEGEND

- DOOR DESIGNATION - REFERENCE DOOR/SWING SCHEDULE
- SEWAGE DESIGNATION - REFERENCE SEWAGE DETAILS
- CURTAIN WALL DESIGNATION - WINDOW TYPE DESIGNATION
- LEVEL LINE
- STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS
- SECTIONAL ELEVATION DESIGNATION - REFERENCE ELEVATION SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- SECTION
- SECTION NUMBER
- SHEET NUMBER



RENOVATION OF MIAMI COUNTY COURTHOUSE

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER	23054.00
DATE	12/15/2018
DESIGNED BY	MM
CHECKED BY	MM

BUILDING ELEVATIONS - FOR REFERENCE ONLY

SHEET NUMBER
A2.2

DOOR & FINISH NOTES

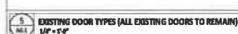
A FIELD VERIFY DIMENSIONS OF ALL EXISTING DOORS.

B REFERENCE SPECIFICATION SECTION 08 71 00 FOR HARDWARE SETS.

SYMBOL DESCRIPTION

44 *ANNALS*

1. BASE BID
2. ALTERNATE C3
3. ALTERNATE C3
4. REPLACE MISSING BOTTOM FINISH ON DOOR PULL. REFERENCE SHEET A1.3 FOR





MIAMI COUNTY COURTHOUSE

WINDOW REPLACEMENT

INTRODUCTION

This proposal aims to preserve the aesthetic and historical integrity of the building while ensuring energy efficiency, durability, and long-term cost savings with replacing the existing wood windows with aluminum constructed windows.



HISTORICAL CONTEXT

The Miami County Historical Courthouse, constructed between 1884 and 1888, is a significant landmark designed by the renowned Ohio architect Joseph Yost. Its architectural style and historic significance make it one of our community's most treasured assets. While maintaining the structure's historical character is paramount, we must address the practical needs of the building as it continues to serve as an active governmental facility.



CURRENT WINDOW CONDITION

The approximately 100 existing wood windows have deteriorated over time due to exposure to the elements. Key issues include:

- Rotting and warping of wooden frames, compromising structural integrity.
- Air leaks and poor insulation, leading to energy inefficiencies.
- Maintenance challenges, requiring frequent repairs and painting to prevent further deterioration
- Currently only 10 windows have minimal function.
 - All other windows are not functioning.



CURRENT WINDOW CONDITION



Exterior Photos



CURRENT WINDOW CONDITION



Interior Photos



PROPOSED WINDOW REPLACEMENT

The proposed replacement involves installing aluminum-framed windows designed to replicate the appearance of the original wood windows. The specifications include:

- Following recommendations from the Department of the Interior, National Parks recommendations for replacement of windows.
- Custom profiles to match profiles and dimensions of the existing windows.
- Energy-efficient glazing, reducing heating and cooling costs while improving occupant comfort.
- First Floor Windows will be laminated glass
- Second and third floor windows will be operable
- Offers enhanced durability and resistance to weathering, reducing long-term maintenance costs.

Replacement Cost

- Approximately \$1,600,000
- Cost Savings of Approximately \$1,400,000

Maintenance Cost Every Fifteen (15) Years

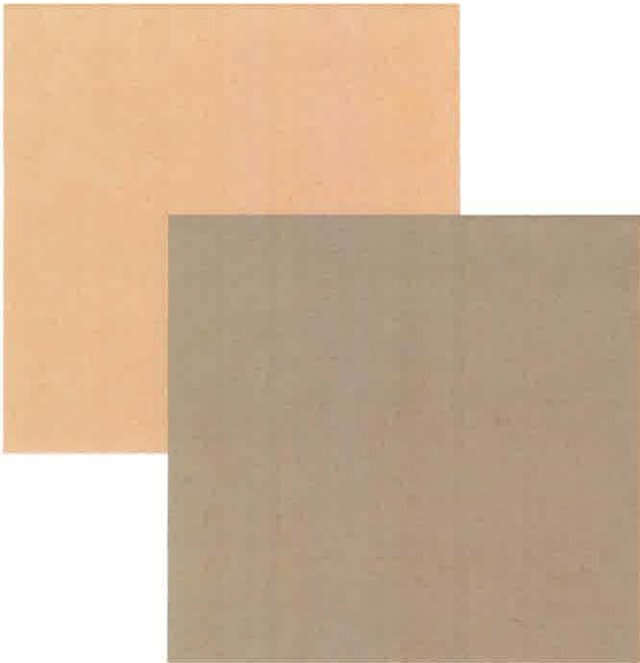
- Approximately \$65,000*
- Cost Savings of Approximately \$450,000*

*Assuming 5% year over year cost escalation



PROPOSED WINDOW REPLACEMENT

Existing Color: Sherwin Williams SW6114 Bagel



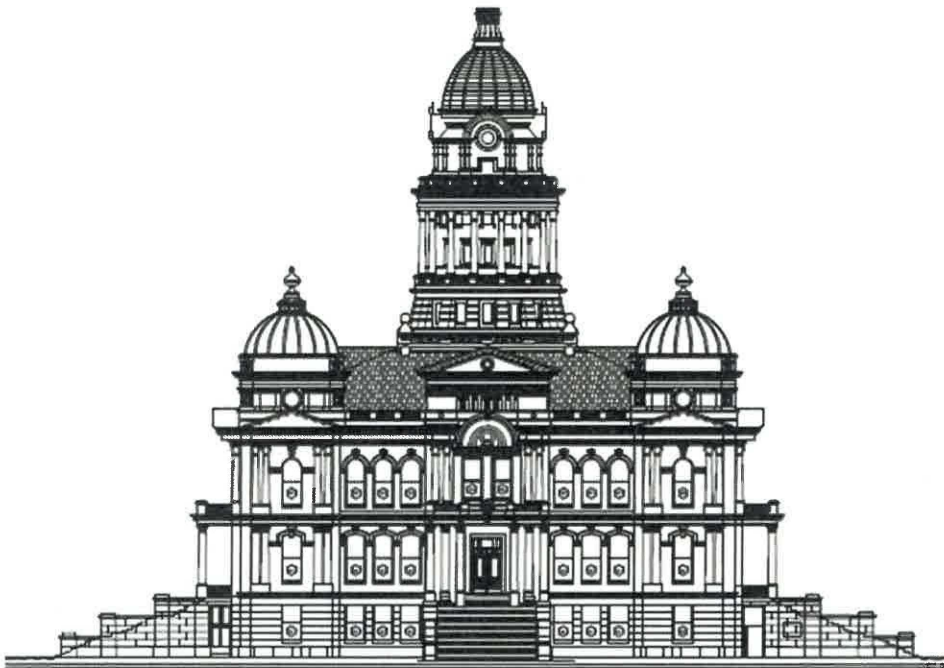
New Color: RAL 1019 Grey Beige



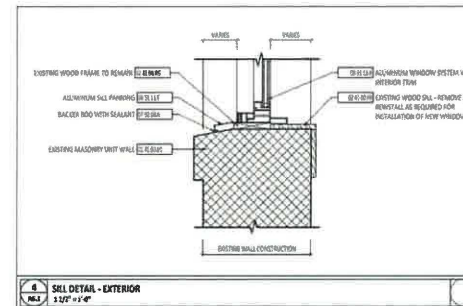
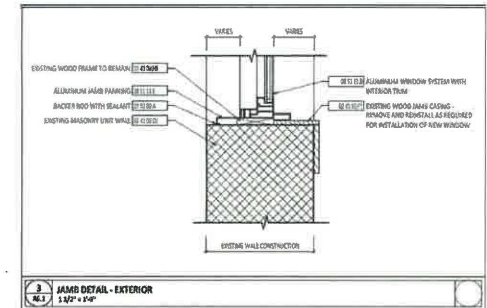
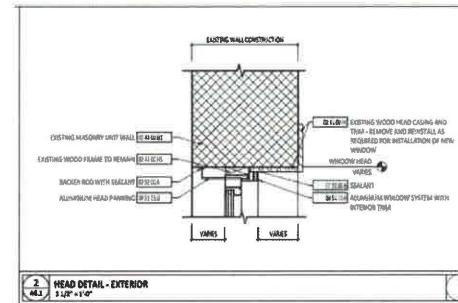
Existing Light Fixtures on Courthouse are RAL 1019 Grey Beige



PROPOSED WINDOW REPLACEMENT



Exterior Elevation



Architectural Details



BENEFITS OF SELECTED WINDOWS

Historical Consistency: Modern manufacturing techniques allow for precise replication of the wood window profiles, preserving the courthouse's historical aesthetic.

Energy Efficiency: High-performance glazing and thermal breaks in aluminum frames significantly improve energy efficiency.

Sustainability: Aluminum is a recyclable material, contributing to environmental sustainability.

Cost-Effectiveness: While initial costs may be higher, aluminum windows provide substantial savings over their lifespan due to reduced maintenance and energy costs.



EXAMPLES OF WINDOW REPLACEMENT

Courthouses in Ohio with Major Window Replacement

Williams County

Hardin County



EXAMPLES OF WINDOW REPLACEMENT

Williams County Courthouse

Bryan, Ohio



Before



Before



EXAMPLES OF WINDOW REPLACEMENT

Williams County Courthouse

Bryan, Ohio



Installation



EXAMPLES OF WINDOW REPLACEMENT

Williams County Courthouse

Bryan, Ohio



After



EXAMPLES OF WINDOW REPLACEMENT

Hardin County Courthouse

Kenton, Ohio



Before



After



COMMUNITY AND PRESERVATION CONSIDERATIONS

To address community concerns about preserving the courthouse's historical value, the project team has engaged with experts to ensure compliance with guidelines set by the National Park Service for work on historic buildings.

Furthermore, we propose using an installation approach that will minimize visual impact during construction. Windows will be placed one for one with little to no temporary construction barriers.



CONCLUSION

In summary, the proposed replacement of the Miami County Historical Courthouse windows with aluminum-framed alternatives strikes a balance between honoring our shared history and meeting the practical needs of a 21st-century public facility.

This project exemplifies a commitment to preserving the courthouse's legacy while ensuring it remains functional, efficient, and sustainable for generations to come.





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 1/8/2025

Applicant Board of Miami County Commissioners Telephone No. 937-440-5910

Owner of Property Board of Miami County Commissioners Has the Owner been Notified? Yes

Address of Project 215 West Main Street

Contact Address (if different than Project Address) 209 West Main Street

Name of Architect/Engineer and/or Contractor Garmann-Miller

Application for renovation to include the following:

- ☒ Alteration -Windows
☐ Construction
☐ Moving A Building
☐ Painting

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

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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

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

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

SIGNATURE OF APPLICANT:

Gregory A. Simmons

SIGNATURE OF PROPERTY OWNER:

Gregory A. Simmons

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: January 22, 2025

SUBJECT: Certificate of Appropriateness (COA) – 14 N. Walnut St

BACKGROUND:

The applicant Andrew Circle on behalf of the owner Careyco Inc, is requesting the Planning Commission to review multiple exterior alterations. There is no OHI form for this property. The property is located in the B-3 Central Business District.

DISCUSSION:

East Façade (facing Walnut Street): Starting on the ground level, the CMU block will be painted Rookwood Dark Green from the current blue color. The existing brick on the front façade will remain unpainted. The storefront will be replaced with a new aluminum storefront in the Iron Ore color. On the upper stories, (elevation notes 9 & 10) the applicant is proposing a black metal roof and metal board and batten siding. This portion of the building had vinyl siding that was removed by the previous owner.

Improvements along the alley: The main building components will be painted Rookwood Green. A total of three (3) new aluminum storefronts will be installed along the alley. A fire rated egress door and fire rated coiling door will be installed next to the old storefront.

West façade (facing public square): The main body color of this façade will be painted the Rookwood Green to match the rest of the building including the alley. The trim will be painted Iron Ore. The applicant is also proposing two (2) vinyl replacement windows on this façade.

It is important to note that the other repair items are being done prior to these alterations that include extensive tuckpointing, a header repair (that ties into the CAS building) and new gutters and downs.

Design Manual: (Staff Analysis can be seen below in red following each item). 2.6 Paint Colors:

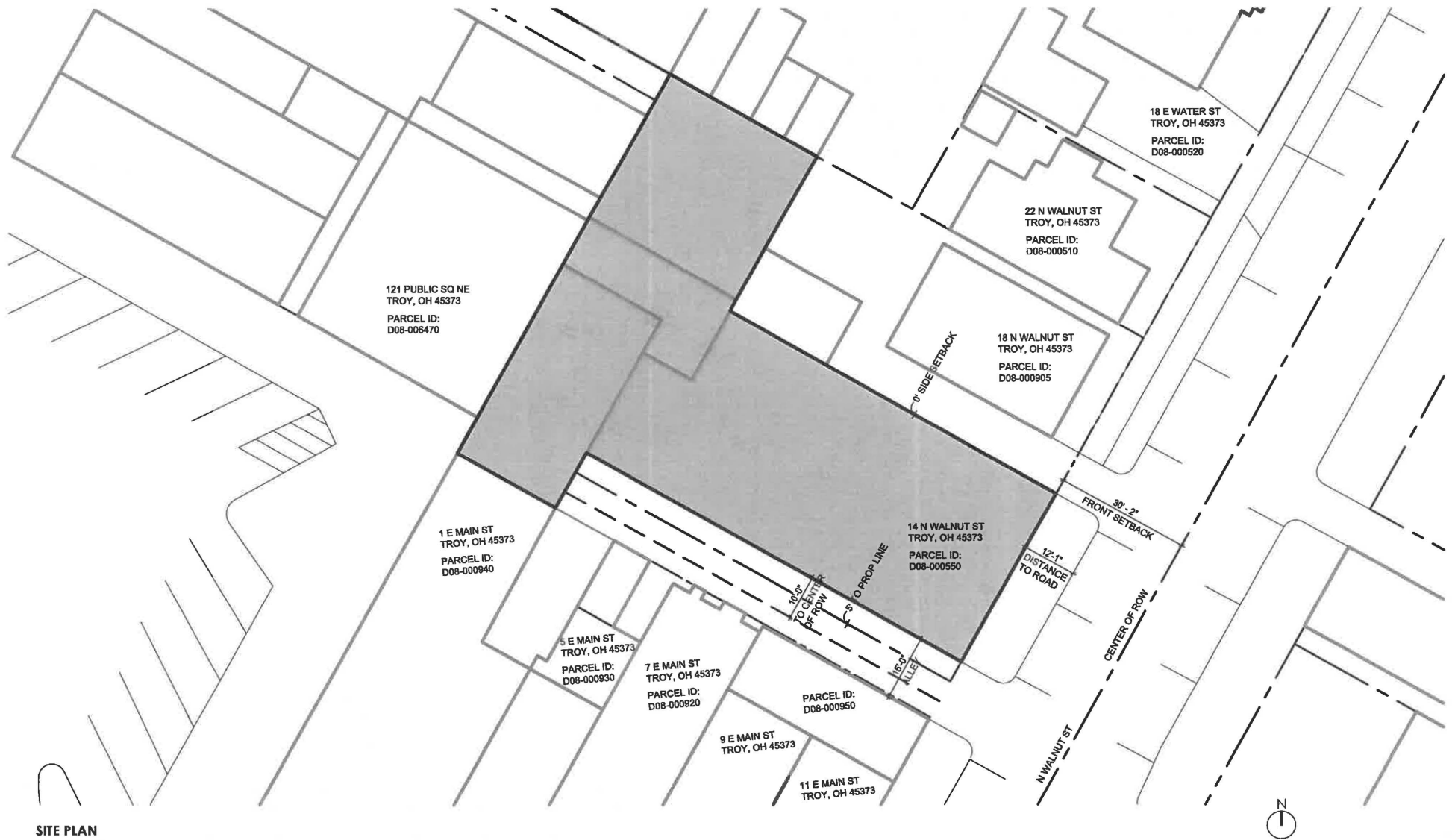
- A. A concentration of similar colors on the same block should be avoided. **Similar colors are being avoided.**
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **Historically unpainted surfaces will remain unpainted.**
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **The color scheme is simple with two colors.**
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. **High gloss paint is being avoided.**
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. **Bright obtrusive colors are being avoided.**

Design Manual 2.8 Windows

- A. The position, number, and arrangement of original windows in a building should be preserved. **The position, number, and arrangement will be maintained.**
- B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable.
- C. Avoid enlarging or downsizing window openings to accommodate 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 request is for vinyl and aluminum clad storefront windows. The windows on the west façade (facing public square) have one wood double hung window and one vinyl window. The windows along the alley have already been replaced with vinyl windows by a previous owner.**
- 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**

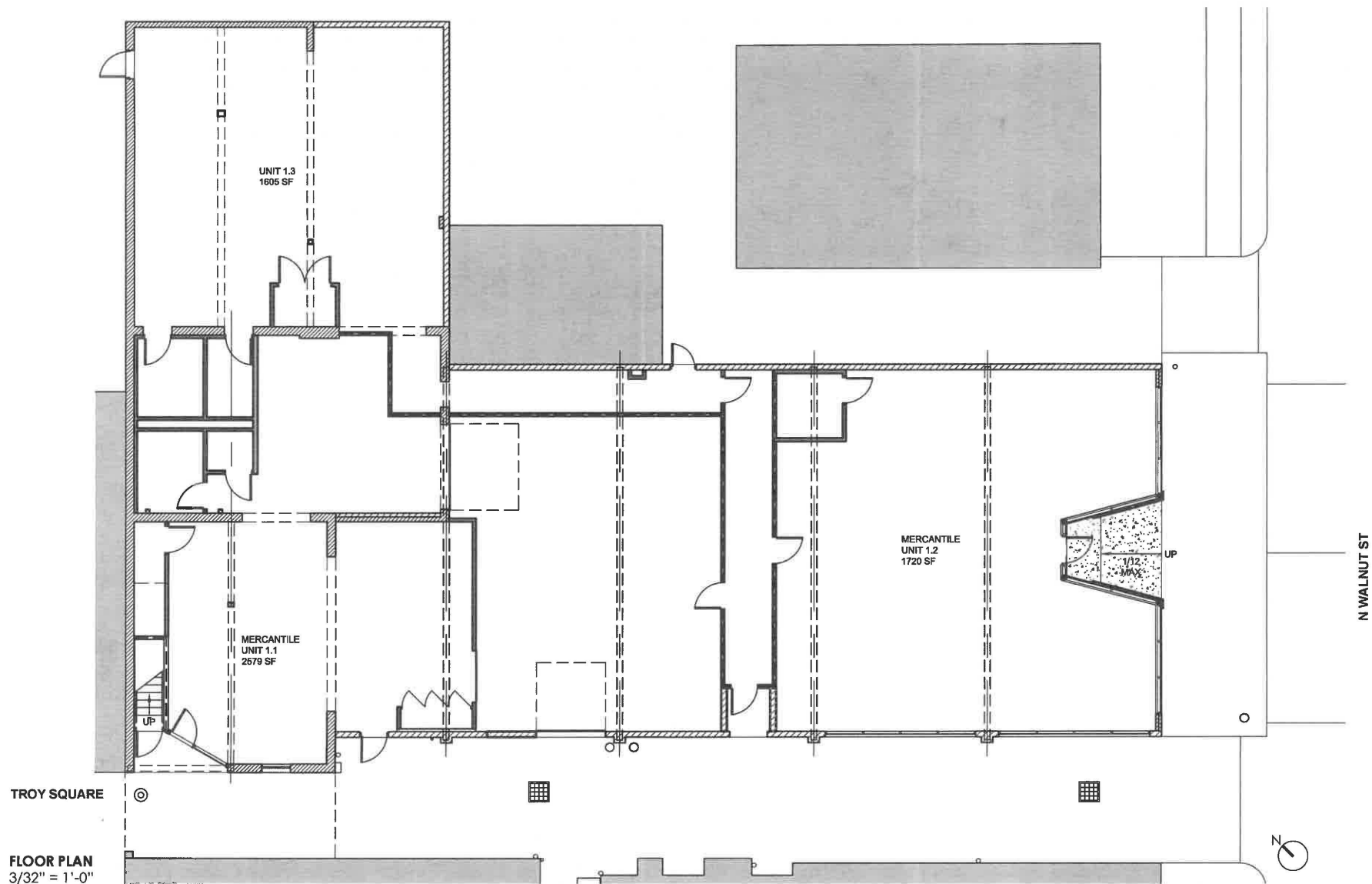
RECOMMENDATION:

Staff recommends approval of the proposed alterations due to the compliance with Design Manual Sections 2.6 and 2.8.



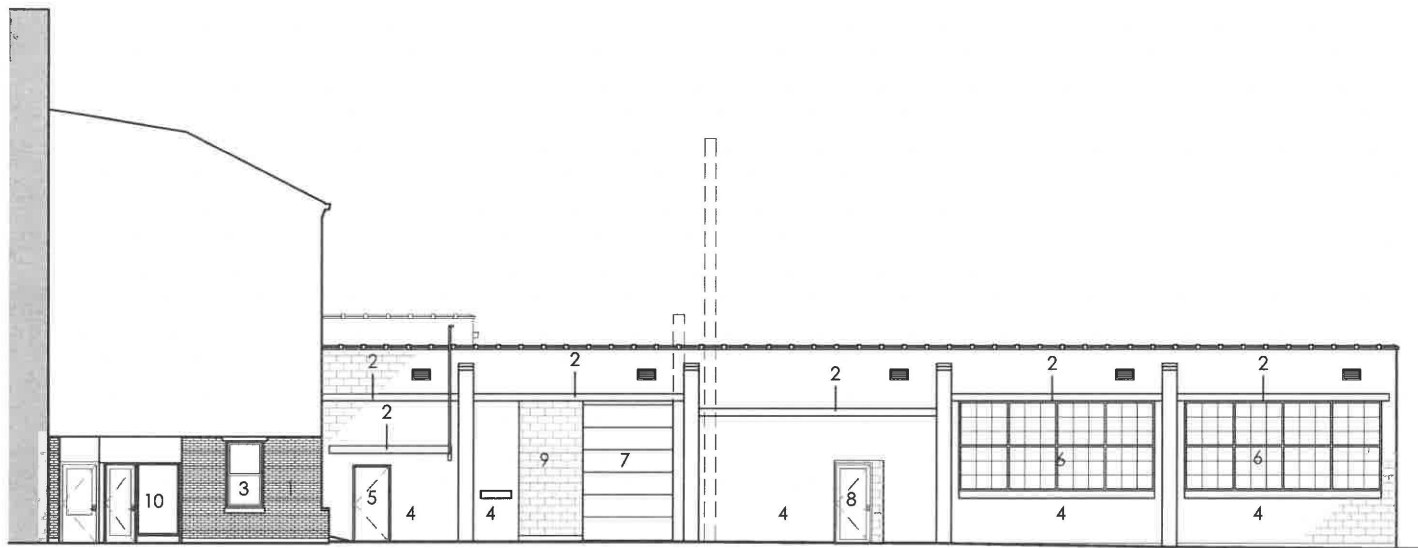
SITE PLAN
1" = 20'-0"

14 N WALNUT ST RENOVATION
Certificate of Appropriateness Submission
12/11/24, REVISED 01/14/25



ELEVATION NOTES:

1. REPAINT EXIST PAINTED BRICK - SW 2816
2. PAINT EXIST STEEL CHANNEL LINTELS - SW 2816
3. NEW DOUBLE-HUNG VINYL WINDOWS TO MATCH EXIST
4. REPAINT EXIST CMU WALL, CONCRETE SILLS & CMU PILASTERS - SW 2816
5. NEW FIRE-RATED HOLLOW-METAL EGRESS DOOR, PAINTED
6. NEW ALUMINUM STOREFRONT w/ 1" IGU & MUNTINS TO REPLICATE STEEL WINDOWS APPROPRIATE TO ERA OF BUILDING
7. NEW FIRE-RATED OVERHEAD COILING DOOR
8. NEW ALUMINUM ENTRY DOOR w/ FULL GLASS LITE IN RECESSED OPENING - SEE PLAN
9. NEW CMU WALL INFILL AT EXIST OVERHEAD DOOR OPENING
10. NEW UNIT 1.1 ENTRY: ALUMINUM STOREFRONT w/ 1" IGU & NEW ALUMINUM ENTRY DOOR w/ FULL GLASS LITE

**SOUTH (ALLEY) ELEVATION**

3/32" = 1'-0"

14 N WALNUT ST RENOVATION

Certificate of Appropriateness Submission
12/11/24, REVISED 01/14/25

ELEVATION NOTES:

1. REPAINT EXIST PAINTED BRICK - SW 2816
2. PAINT EXIST WOOD TRIM - SW 7069
3. NEW 2 OVER 2 DOUBLE-HUNG VINYL WINDOWS w/ NEW MUNTINS
4. PAINT EXIST CMU QUOINS - SW 2816
5. EXIST BRICK TO REMAIN, UNPAINTED
6. NEW ALUMINUM STOREFRONT w/ 1" IGU
7. NEW CONCRETE RAMP w/ NEW PAINTED STEEL HANDRAILS
8. NEW ALUMINUM ENTRY DOOR w/ FULL GLASS LITE
9. NEW PREFINISHED METAL BOARD & BATTEN SIDING
10. NEW PREFINISHED STANDING SEAM METAL ROOF
11. NEW DOUBLE-HUNG VINYL WINDOWS TO MATCH EXIST



EAST (WALNUT ST) ELEVATION
 3/32" = 1'-0"



WEST (TROY SQUARE) ELEVATION
 3/32" = 1'-0"

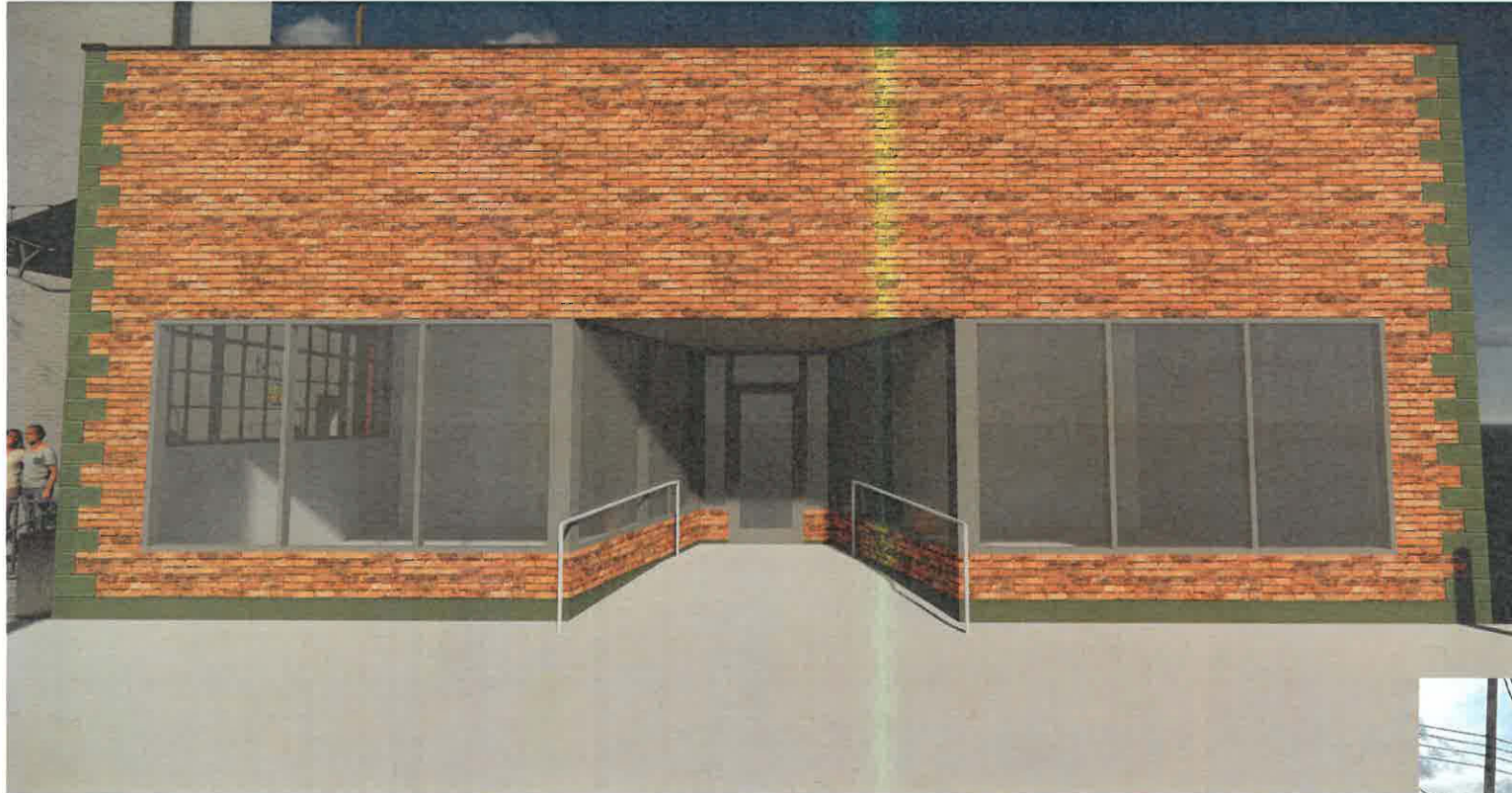


BRICK - ROOKWOOD DARK GREEN
SW 2816

TRIM - IRON ORE
SW 7069

14 N WALNUT ST RENOVATION
Certificate of Appropriateness Submission
12/11/24, REVISED 01/14/25

AO ANDREW
CIRCLE
ARCHITECT



PERSPECTIVE FROM WALNUT ST

14 N WALNUT ST RENOVATION
 Certificate of Appropriateness Submission
 12/11/24, REVISED 01/14/25



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

Certificate of Appropriateness Application

Date: 12/11/2024

Applicant / Owner

Applicant Name: Andrew Circle Architect LLC
Applicant Address: 320 E Main St
City, State, Zip: Troy OH 45373
Phone: 937-623-0251
Email: circleas@gmail.com

Owner Name: CAREYCO INC
Address: 4185 N SODOM RD
City, State, Zip: CASSTOWN, OH 45312
Phone:
Email:

Contractor

Contractor Name: CareyCo Inc
Contractor Address: 305 SE Public Square
City, State, Zip: Troy OH 45373

Phone: 855-522-7392
Email: ecarey@careycoinc.com
License #:

Project

Project Location: 14 N Walnut St
City, State, Zip: Troy OH 45373
Parcel: D08-000550

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

Project Description: Painting, new entry doors / openings, reworked 14 N Walnut St entry w/ ramp for handicapped access

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

Andrew Circle, Architect

12/11/2024

Date