



AGENDA - TROY PLANNING COMMISSION MEETING

WEDNESDAY, MAY 14, 2025, 3:30 P.M.

CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - April 23, 2025
3. Historic District Application - Certificate of Appropriateness, 14 N. Market Street, exterior paint and mural installation
Owner/Applicant - Robin McGrath, McDonald-Stevens, LLC
-Commission to make decision.
4. Historic District Application - Certificate of Appropriateness, 112-118 W. Main Street, accent painting around the main entrance of the building
Owner - Judy Tomb
Applicant - Cathcart & Co,
-Commission to make decision.
5. Other
6. Adjourn

Next Meeting -- May 28, 2025

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

April 23, 2025

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, April 23, 2025 at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Oda, Westmeyer, Wolke, and Titterington; Development Staff – Eidemiller, Bruner and Burgei; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the minutes of the April 9 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, EXTERIOR RENOVATIONS TO INSTALL 26 MICRO-MURALS AT VARIOUS DOWNTOWN LOCATIONS; APPLICANT – TROY MAIN STREET, INC. Staff reported: The Troy Main Street, Inc. Design Committee has partnered with the Troy City Schools Art Department for the design of student created micro-murals; these murals will be the size of one standard brick that measures: 3 5/8 inches thick, 2 1/4 inches high, and 7 5/8 inches long; the installation method will be vinyl that is adhered to each individual brick following a similar process to the current mural at 4 S. Market Street next to the 405 Building; potential locations include: alley beside Purebred Coffee, Trojan City Music, Grandpa Joes, alley of the 405 Building, etc.; final locations will be determined with contracts with property owners if the Commission approves the concept and the designs; the Historic Preservation Overlay Design Manual Section 6 requires a maintenance and decommission plan and the Development staff will ensure that this is included in the contract for installation; and staff recommends approval of the proposed micro-murals, based on that the proposed murals comply with Design Manual Section 6. Staff commented that the plan is to have 26 micro-murals; each would be on a different building if the owners of 26 different buildings enter into an agreement with the Design Committee to have a mural placed; otherwise, one building could have more than one micro-mural; and the intended lifespan per mural is 2-3 years. There was discussion about developing a system that would result in a way to direct citizens and visitors to "hunt" for each mural. Attending were Mrs. Hartman of the THS Art Department, and Amy Breinich, Troy Main Street, Inc. Executive Director.

Discussion.

Mayor Oda stated she preferred each mural remain up one year. Staff commented on the administrative effort that would take, especially with the time and effort to work out and sign 26 individual contracts that will have different expiration dates.

There was discussion about a social media post that questioned why the Planning Commission is reviewing this request. It was stated such review is required by the Zoning Code and by the approved Design Manual.

A motion was made by Mr. Titterington, seconded by Mayor Oda, to approve the Historic District Application, Certificate of Appropriateness for the location of 26 micro-murals based on the concept and design submitted and with the understanding that exact locations are yet to be determined.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:38 p.m., upon motion of Mr. Emerick, seconded by Mr. Westmeyer, and approved by a unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 7, 2025

SUBJECT: Certificate of Appropriateness – 14 N. Market Street

PROPOSAL:

The applicant Robin McGrath, on behalf of the owner McDonald-Stevens LLC, has requested the Planning Commission to review paint and a mural installation at the property located at 14 N. Market Street. The property is located in the B-3 Central Business District.

BACKGROUND:

The Ohio Historic Inventory (OHI) form describes this property as a row of two bay structures of early commercial construction. The contributing features include rectangular windows with stone lintels and sills.

DISCUSSION:

Paint. The applicant proposes painting the main body color of the building Sherwin Williams Salty Dog (SW 9177). The accent trim will be painted Sherwin Williams Extra White (SW 7006).

Mural. The applicant is proposing to install a mural above the second-floor windows. The mural characteristics include a face in a sunset eating a sub sandwich. The applicant did not include the exact color specs (See attached design graphic).

STAFF ANALYSIS (Paint):

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

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

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

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

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

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

STAFF ANALYSIS (Mural):

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

Section 6.2 Wall Orientation and Placement. Murals should respect the size, scale, and design of historic buildings with minimal impact on surrounding buildings. The location shall be on the side, interior, or rear walls of existing historic buildings. **The proposed mural does not meet this requirement. The mural does not respect the size scale and design of the historic building. Additionally, the mural is proposed on the front façade of the building and does not meet the “shall be on the side, interior, or rear walls” portion section 6.2.**

RECOMMENDATION (Paint):

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

RECOMMENDATION (Mural):

Staff recommends denial of the mural as it is located on the front façade and does not respect the design of the historic building as required by Section 6.2 of the Design Manual.

SW 7006
Extra White

⊕ Order samples

SW 9177
Salty Dog



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 4/25/2025

Applicant Submarine House Telephone No. _____

Owner of Property Robin McGrath Has the Owner been Notified? _____

Address of Project 14 N. Market St

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Cathcart & Company Painting

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☒ Painting

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

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

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

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

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

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

SIGNATURE OF APPLICANT:

Robin McGrath

SIGNATURE OF PROPERTY OWNER:

Robin Rene McGrath owner

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

robinmcgrath523@gmail.com

102 South Market Street, Troy, OH 45373-7303

make it yours.



↓ Trim

↓ Body/Buildings

06

hite

257-C1

SW 7006

Extra White

SW 9177

Salty Dog





Mural
with be

Submarine
House
Bar & Grill

D O R A

Submarine
House
Bar & Grill



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 7, 2025

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

PROPOSAL:

The Applicant Cathcart and Co., on behalf of the owner, Glass City Developers LLC, has requested the Planning Commission to review paint at the property located at 112-118 W. Main Street. 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.

The Planning Commission previously approved paint on the side and rear exterior elevations on September 18, 2024.

DISCUSSION:

Paint. The applicant proposes painting an accent color of Sherwin Williams Iron Ore (SW 7069) around the main entrance of the building (facing Main Street). The wood around the storefront, main entry door, and the structural steel plates will be painted the Iron Ore color. The ceiling of the storefront is proposed to be painted Sherwin Williams Extra White 7006 (see attached design graphic).

STAFF ANALYSIS (Paint):

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

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

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

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

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

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

RECOMMENDATION (Paint):

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



SW 7006
Extra White

⊕ Order samples



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 4/30/25

Applicant CATHCART & CO Telephone No. 937-541-8015

Owner of Property JUDY TOMB Has the Owner been Notified? _____

Address of Project 112-118 W. MAIN ST STORE FRONT -
STEEL PLATES
APPLICABLE
DOORS & TRIM

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor CATHCART & CO

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☒ Painting

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

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

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

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

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

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

CATHCARTCOMPANY@GMAIL.COM

SIGNATURE OF APPLICANT:

[Signature]

SIGNATURE OF PROPERTY OWNER:

J.C. JUDY TOMB

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

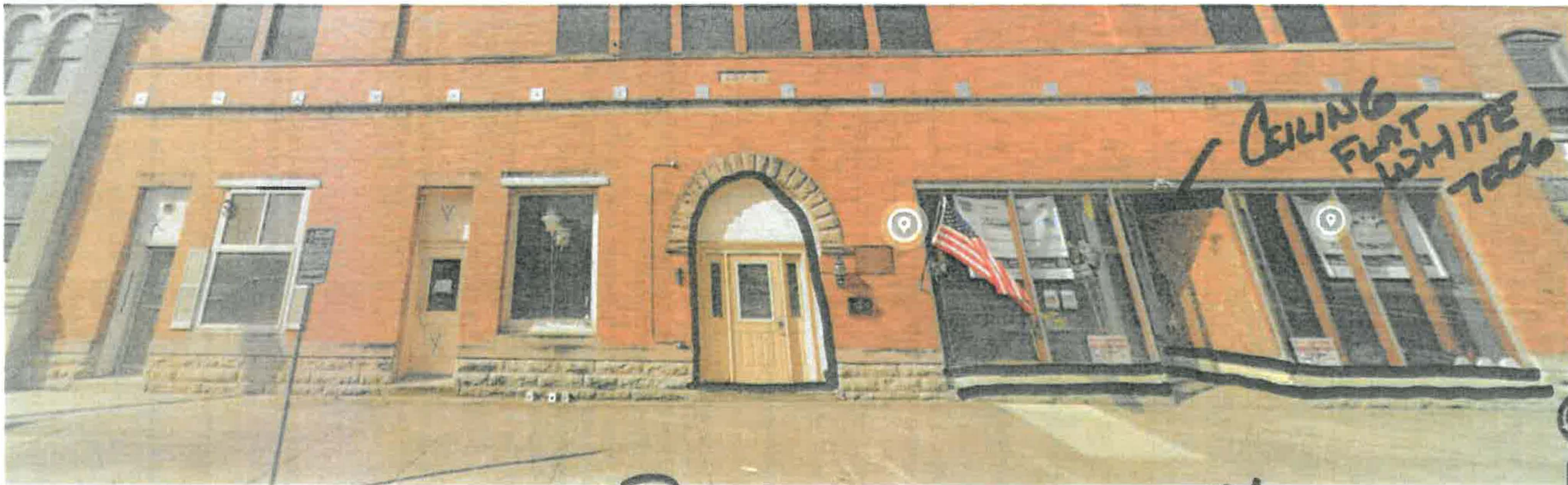
CASE #: _____

DATE OF MEETING: _____



C + C

I.O.O.F.



ALL WOOD + PREVIOUSLY PAINTED SURFACES ONLY.
EXCLUDES LIMESTONE, BRICK, ALUMINUM, ETC.
DOES INCLUDE STRUCTURAL STEEL PLATES.

IRON ORE - SHEAWIN

**Ohio Historic Preservation Office**

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

OHIO HISTORIC INVENTORY

Section 106/RPR Review:

RPR Number:

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



8. Site Plan (location map) with North Arrow



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

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

47. Organization: **Troy Historic Preservation Alliance**

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



Door Selection: Three or more

Door Position: Flush

Orientation: Other

Symmetry: Bilateral symmetry

Report Associated With Project:

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

42. Further Description of Important Interior and Exterior Features

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

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

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

43. History and Significance

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

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

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

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

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

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

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

There are no outbuildings.

45. Sources of Information

Howe, Henry

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

L.H. Everts & Co.

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

Sanborn Map and Publishing Company

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

Sanborn Map Company

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

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

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

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

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

Sanborn-Perris Map Company

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

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

1. No. **MIA0211405**

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

2. County **Miami**

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



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

1. No. **MIA0211405**

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

2. County **Miami**

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



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

1. No. **MIA0211405**

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

2. County **Miami**

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



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