

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

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

Window totally lost (boarded up)

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



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



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

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



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



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



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

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



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