



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 25, 2026, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Approval of Minutes - Feb. 11, 2026
3. Historic District Application - Certificate of Appropriateness, 14 N. Walnut Street, for exterior alterations. (This same application was submitted and approved 1-22-2025. That application has expired and has now been resubmitted.)
Owner - Eric Carey
Applicant - Andrew Circle, Architect
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 9/11 E. Main Street, for exterior alterations and partial demolition of the property at 9/11 E. Main Street. (This same application was submitted and approved 12-13-2023. That application has expired and has now been resubmitted.)
Owner - Patch Place 1 LLC
Applicant - Andrew Circle, Architect
-Commission to make decision
5. Historic District Application - Certificate of Appropriateness, 16 S. Market Street, for paint and signage.
Owner - Evan Iles and Dan Burns
Applicant - Andrew Circle, Architect
-Commission to make decision
6. Other
7. Adjourn

Next Meeting Date - 4-8-2026

Members - if you will not be attending, please call or email Sue

February 11, 2026

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, Feb, 11, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Wolke, Oda, Ehrlich, and Titterington; Development Staff – Bruner, Burgei and Eidemiller; Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mayor Oda, seconded by Mrs. Ehrlich, the minutes of the January 28, 2026, meeting were approved by unanimous voice vote.

DEDICATION OF 0.471 ACRES RIGHT-OF-WAY ALONG 1375 S. UNION STREET, IL 10898, RIGHT-OF-WAY DEDICATION IS A RESULT OF A REPLAT TO DIVIDE IL 10898 INTO TWO PARCELS. Staff reported: the right-of-way to be dedicated is 0.471 acres of current Inlot 10898; a replat was requested to split Inlot 10898 into two (2) parcels; this replat is considered a minor subdivision that can be approved by the City Engineer and does not require Planning Commission approval; however, City Council is required to review and make a determination regarding the acceptance and dedication of the right-of-way presented on this plat, following review and recommendation of the Planning Commission; and staff recommends the Commission recommend to Troy City Council approval of the dedication of 0.471 acres of current Inlot 10898 as right-of-way.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mayor Oda, that the Troy Planning Commission recommends to Troy City Council approval of the dedication of 0.471 acres of current Inlot 10898 as right-of-way.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

PRELIMINARY PLAN REVIEW, SYCAMORE POINTE SUBDIVISION, LOCATED ALONG FENNER ROAD, WEST OF THE RESERVE AT CLIFF OAKS SUBDIVISION; APPLICANT – JEFF PUTHOFF, CHOICE ONE ENGINEERING. Staff reported: this is a new single-family subdivision located along Fenner Road, Parcel ID: D08-107846; the land is currently undeveloped and located west of the Reserve at Cliff Oaks Subdivision; the land is owned by Sycamore Pointe LLC. Staff further reported: City Council approved the rezoning on this parcel from City Administered County Zoning to City of Troy Zoning R-4 Single Family Residential (minimum lot size of 9,000 square feet) per O-23-2025; the submitted preliminary plan is the first step of the approval process; should the Preliminary Plan be approved, a Final Plat will follow to create the lots and to dedicate the streets and public utilities (in this case, a three-phase development is proposed); detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff; the Final Plat will be reviewed by Planning Commission; the Commission will make a recommendation to Council regarding the Final Plat approval.

Uses and Layout: The proposed subdivision, which consists entirely of single-family homes, encompasses 57.50 acres and includes 159 buildable lots that range from .207 acres to .659 acres and will be developed in three-phases. The first phase will create 49 lots, and the second phase will create 53 lots.

Roadways: Access to this development will be provided by three separate points. The main access point to the subdivision will be from Wilson Road and Fenner Road. The remaining access point will connect into the Reserve at Cliff Oaks subdivision. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing three (3) retention areas located in the northwest and southwest portion of the development. Maintenance of storm water control facilities (including drainage swales) will be the responsibility of the Homeowners Association.

Parkland: The Development is proposing 14.5% private open space that includes a walking trail and benches around the eastern pond. This dedication of open space was approved by the Board of Park Commissioners on February 9, 2026.

Landscaping/Screening: A landscaped berm has been provided along Fenner Road and Wilson Road to prevent properties from having direct access and buffer from the road rights-of-way. Accessory structures like fences, sheds, etc. will not be permitted in the landscaped area.

Staff recommended the Planning Commission approve the Preliminary Plan.

COMMISSION DISCUSSION:

Staff commented that at the Park Board meeting, the developer stated playground equipment would be installed in the private open space, to be funded and maintained by the HOA. At the Planning Commission meeting developer Lance Oaks stated that he has changed his mind about the playground equipment since the Park Board meeting and, as this will be more of a "lifestyle development", instead of playground equipment, two pickleball courts will be installed and maintained by the HOA.

Mr. Titterington noted that there are four streets in this subdivision that connect to streets in other developments and the roadway name is the same in both subdivisions (as in other Troy subdivisions, there are occasions of the roadway name being different in the different developments. It was also noted that there may be other opportunities for connecting streets and matching names from this subdivision as adjacent land may be annexed/developed.

ACTION OF THE COMMISSION:

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Preliminary Plan of the Sycamore Pointe Subdivision as submitted.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

FINAL DEVELOPMENT PLAN AND RECORD PLAN -- SOMERSET RESERVE PLANNED DEVELOPMENT -- RESIDENTIAL (PD-R) PHASE 2; LOCATED AT THE SW CORNER OF NASHVILLE ROAD AND W. MARKET STREET (SR 55); OWNER -- SOMERSET RESERVE PROJECT I, LLC; APPLICANT - DDC MANAGEMENT LLC.

Staff reported that the Planning Commission previously approved this Final Development Plan and recommended Council approve the Record Plan at the June 11, 2025, Planning Commission Meeting. The Record Plan was not to be transmitted to Council until the developer had provided an escrow agreement acceptable to the City. The escrow agreement was not submitted as required. The Record Plan was not able to be approved by City Council within six (6) months and thereafter recorded in the six-month period. The time frame has now expired, and the process requires the developer to resubmit the same Final Development Plan and Record Plan, which the developer has now done.

FINAL DEVELOPMENT PLAN. Staff reported: the Planned Development process requires three steps for approval. The first step is the General Plan, which was approved by the Planning Commission and City Council. The second step is the Final Development Plan, and the third step is the Record Plan.

The Final Development Plan for Section 2 is in accordance with the approved General Plan that was approved by the Planning Commission and City Council. The specifics of the Final Development Plan are:

The Final Development Plan for Phase 2 is in accordance with the approved General Plan that was approved by the Planning Commission and City Council. The specifics of the Final Development Plan are:

PROPOSAL:

Uses & Layout: This phase of the development consists of 49 single-family residential lots. The lot area breakdown is as follows: Lot area - 8.123 ac.; Open space - 2.551 ac.; Right of Way: (public) - 0.849 ac. (private) - 1.905 ac.; total acres 13.428.

Roadways: This phase of the development will add the second main access off of W. Market Street (State Route 55). Phase one included necessary road improvements to the Nashville Road and W. Market Street intersection. The internal road system will be private streets maintained by the HOA. Street names include Somerset Drive, Pinecrest Drive, and Oakridge Drive. The public portion of the right of way to be dedicated is 0.849 acres.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing two stormwater ponds. Maintenance of these private storm water control facilities will be the responsibility of the HOA.

Parks & Recreation Facilities: The entire PD proposes 12.446 acres of open space with this phase creating 2.551 acres of open space. Private playground equipment and paved walking trails are also being provided. The Zoning Code requires 10% of the entire acreage in the development to be used as open space.

The provided open space complies with this requirement and has been approved by the Park Board and the Planning Commission.

Protective Covenants: Staff will require the Protective Covenants and Restrictions to be provided during the Final Record Plat submittal of this development. The Final Record Plat does require Planning Commission and City Council Approval.

Staff recommend the Commission approve the Final Development Plan as it is in accordance with the approved General Plan.

DISCUSSION: In response to Mrs. Ehrlich, staff advised that it is about 800' between the second exit on SR 55 and Nashville Road; and no traffic light or flashers are anticipated at this time for the development.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mayor Oda, that the Troy Planning Commission approves the Final Development Plan of the Somerset Reserve Planned Development -- Residential Phase 2 (PD-R) as it conforms to the approved General Plan.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

RECORD PLAN: Staff noted this would be the third step for this Planned Development and recommended that the Commission recommend approval to Council with the condition that, again, the financial guarantee is received and approved prior to the recommendation being forwarded to Council.

ACTION OF THE COMMISSION

A motion was made by Mayor Oda, seconded by Mr. Titterington, that the Troy Planning Commission recommends to Troy City Council that the Final Plan of the Somerset Reserve Planned Development – Residential Phase 2 (PR-R) be approved, including the dedication of Right-of-Way, as submitted, with the condition that the recommendation of the Commission to Council will not be forwarded until the required escrow agreement has been provided and accepted by the City.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:40 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Titterington, followed by unanimous voice vote.

Respectfully submitted,

_____ Chairman

_____ Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Austin Eidemiller, Planning & Zoning Manager
DATE: March 18, 2026
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.

The Planning Commission previously approved this request on January 22, 2025. The application has since expired, and the Applicant has resubmitted the same application.

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.**

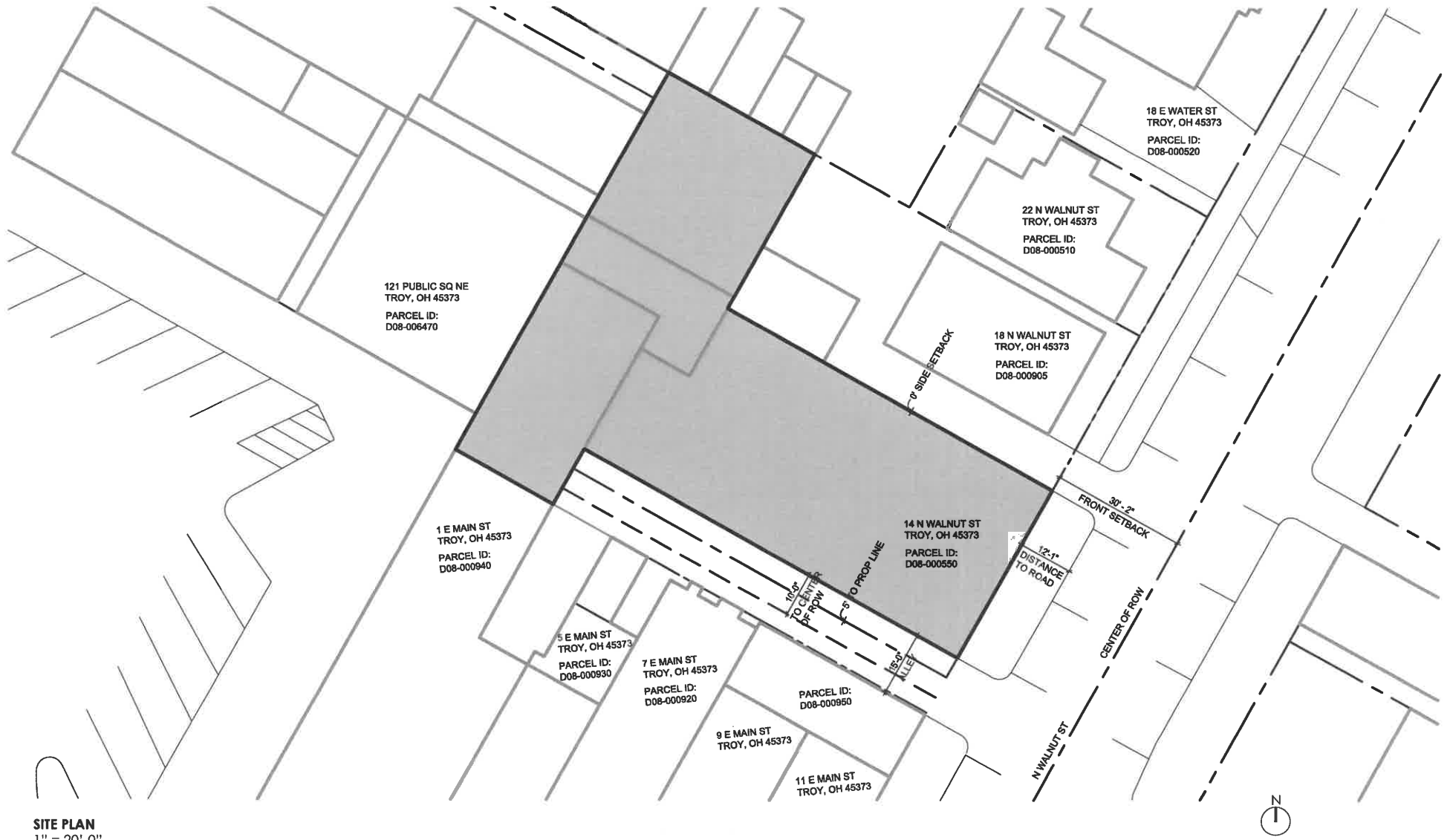
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. **Bright obtrusive colors are being avoided.**

Design Manual 2.8 Windows

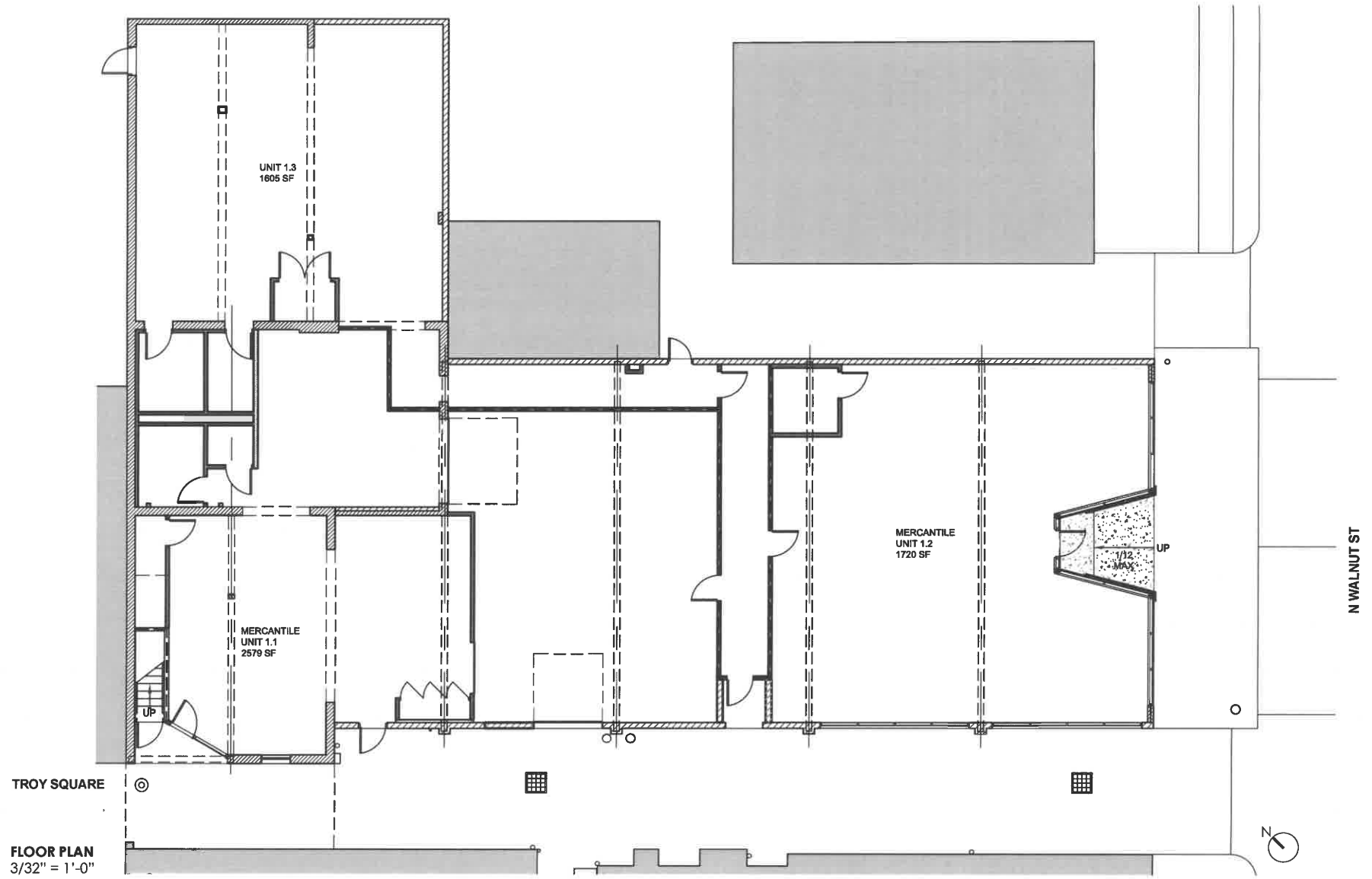
- A. The position, number, and arrangement of original windows in a building should be preserved. **The position, number, and arrangement will be maintained.**
- B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable.
- 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.



14 N WALNUT ST RENOVATION
Certificate of Appropriateness Submission
03/17/26



TROY SQUARE

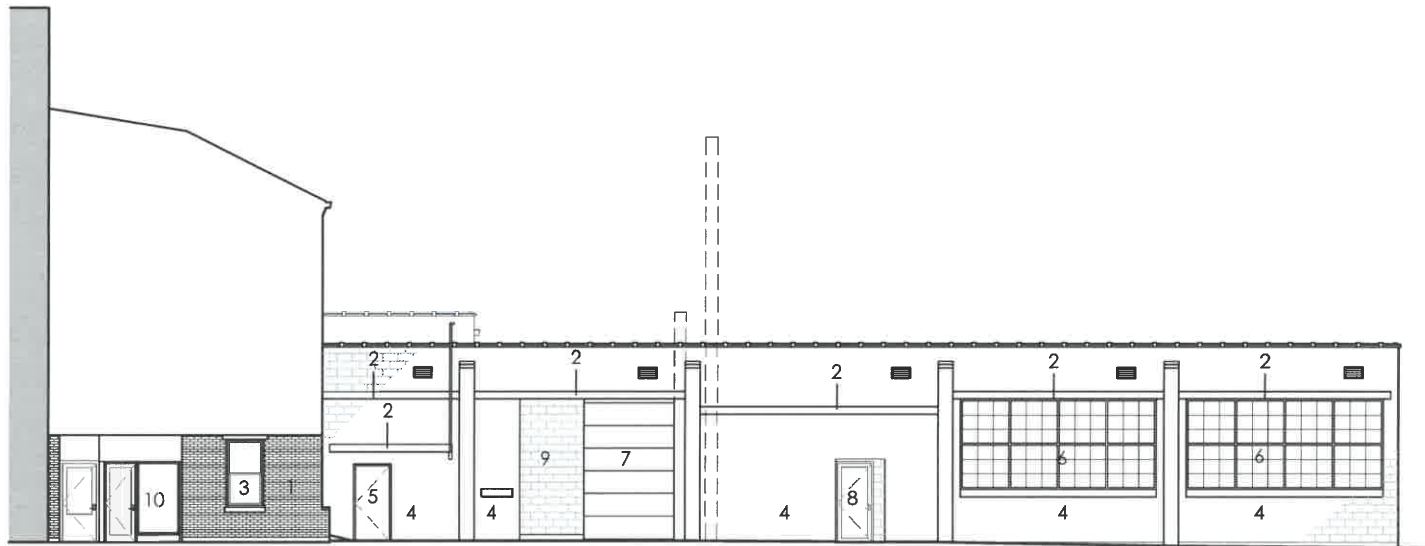
FLOOR PLAN
3/32" = 1'-0"

14 N WALNUT ST RENOVATION
Certificate of Appropriateness Submission
03/17/26

AO ANDREW
CIRCLE
ARCHITECT

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"

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
03/17/26



PERSPECTIVE FROM WALNUT ST

14 N WALNUT ST RENOVATION
Certificate of Appropriateness Submission
03/17/26



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 03/17/26

Applicant Andrew Circle Architect Telephone No. 937-623-0251

Owner of Property Eric Carey Has the Owner been Notified? Yes

Address of Project 14 N Walnut St

Contact Address (if different than Project Address) 320 E Main St Troy OH 45373

Name of Architect/Engineer and/or Contractor Andrew Circle Architect / Carey Co

Application for renovation to include the following:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Demolish - Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish - Accessory Structure |
| <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> 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:

Andrew Circle

SIGNATURE OF PROPERTY OWNER:

Kevin Accurso

PRINTED NAME OF PROPERTY OWNER:

Kevin Accurso

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: March 18, 2026
SUBJECT: Certificate of Appropriateness – 9/11 E. Main Street

BACKGROUND:

The applicant, Andrew Circle Architect, on behalf of the owner, Patch Place 1 LLC is requesting the Planning Commission to review exterior alterations and a partial demolition at the property located at 9/11 E. Main Street. The property is located in the B-3 Central Business District.

The Planning Commission previously approved this request on December 13, 2023. The application has since expired and has been resubmitted.

The OHI form describes this as a three-story brick commercial building in High Victorian Italianate style built by John Wasserman in 1880. Significant features include recessed bays with corbelling at the top, Eastlake hood molding, bracket box cornice with a decorated frieze. This building had a major roof collapse in 2007 followed by an extensive renovation. This building is on the National Register.

PROPOSAL:

Front Façade (facing Main Street). The Applicant is proposing to re-paint all previously painted surfaces. All unpainted brick will remain unpainted in accordance with the Design Manual. The second and third floor facades main color will be painted SW 0050 Classic Light Buff. The First floor will be painted SW 7623 Cascades with an accent color of the Classic Light Buff from the upper stories. New steel balconies will be visible from the front façade. The balconies will be painted SW 6258 Tricorn Black. Please see attached Exhibit A.1 and A.2.

East Façade (facing Walnut Street). Four (4) new balconies are being proposed on the east façade. The balconies will project from the building 5' and will be 15' in length. The balconies will be painted tricorn black. The existing fire escape is being removed and replaced. The fire escape will exit towards the rear of the property instead of W. Main Street. The storefront that is CMU block is being replaced with an aluminum storefront to match the E. Main Street façade. The significant feature columns are going to remain unaltered. The cornice will be painted with SW 7623 Cascades to match the Main Street façade. Please see Exhibit B.1 and B.2.

Partial Demolition and New Construction. The applicant is proposing to demolish the rear single-story CMU block addition adjacent to the alley facing Walnut Street for a new infill construction two story brick façade. The new construction will be a three (3) story construction with a brick front façade facing Walnut Street.

The brick will be a “slate velour” and a visual example will be presented at the meeting. The front façade will also feature five (5) double hung Pella wood windows in the portobello color and one entry door. A black fabric awning will be above the main entrance. A limestone base, and window sills and trim are also being proposed. The limestone trim will separate each floor with the first floor keeping the scale from the original building. Two (2) brick columns are found on both sides of the front façade with a recessed detail on each floor. A brick soldier cornice is found at the top of the building. On the north elevation (alley façade), two patios with cable railings are found on the second and third floor. This façade will be made of CMU and will be painted to match the building.

STAFF ANALYSIS:

Compliance with the Zoning Code. Zoning Code 1143.22 (m)(6) B. states: “For structures that the Planning Commission finds that are not historically significant, the Planning Commission may relax or waive the standards or guidelines found in this Chapter or Guidelines. Zoning Code 1143.22(m)(6) C. The Planning Commission shall determine whether a structure or site is historically significant by meeting at least four (4) of the following criteria:

- i. Value as a reminder of the cultural or archaeological heritage of the city, state, or nation; **N/A**
- ii. Location as a site of a significant local, state, or national event; **N/A**
- iii. Identification with a person or persons who significantly contributed to the development of the city, state, or nation; **N/A**
- iv. Identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation; **N/A**
- v. Value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance; **N/A This portion of the building is constructed of Concrete Masonry Unit (CMU) block and otherwise has no architectural significance.**
- vi. Example of an architectural style or period; **N/A**
- vii. Contribution to the historical nature of the overall site; and/or **This portion of the building is not original and does not contribute to the historic nature of the overall site.**
- viii. Character as a contributing element in the Historic Preservation Overlay District **The rear addition does not contribute to the historic character of the HPO.**

When using criteria from 1143.22 (m)(6) C. It is Staff’s opinion that the portion proposed for demolition is not significant. Staff analysis can be seen in **red** above.

Compliance with the Design Manual. Design Manual 3.2 B. states: “New construction should be similar to existing contributing buildings in the district. New buildings should be obviously new to the observer, but there should be continuity and compatibility with surrounding historic structures. They should share underlying principles of design, form, mass, height, scale and lot coverage as prevails on adjacent lots.”

The proposed building meets the above standards. The height, mass, and design match the original building. The continuity of the original building is continued through the addition. The first-floor separation is carried through. Please see visual example in Figure A.1 below:

Design Manual 3.6 Façade

- A. Façade proportions, including width to height ratio, should be similar to other buildings in the district.
- B. The primary entrance to the building should front the street.
- C. Avoid blank façades and monotony of materials. Avoid large surfaces of glass.
- D. Avoid concrete block foundations or exposed poured concrete. Foundations should be clad with brick or stone.
- E. Where multi-story buildings are permitted, the façade should incorporate a three-part composition including a base, a middle, and a top.

3.7 Doors and Windows

- A. The pattern and proportions of window and door openings should be proportional to the building façade and reflect the pattern of other buildings in the District.
- B. The window-to-wall ratios should be similar to other buildings in the district.
- C. Windows and doors should be framed in materials that are similar in scale and character with other buildings in the district.

The pattern and proportions of window and door openings are proportional to the original building. The addition incorporates double hung windows that functionally operate the same as the original building, with similar sizing and separation. The window to wall ratios also matches the original building. See figure A.1.

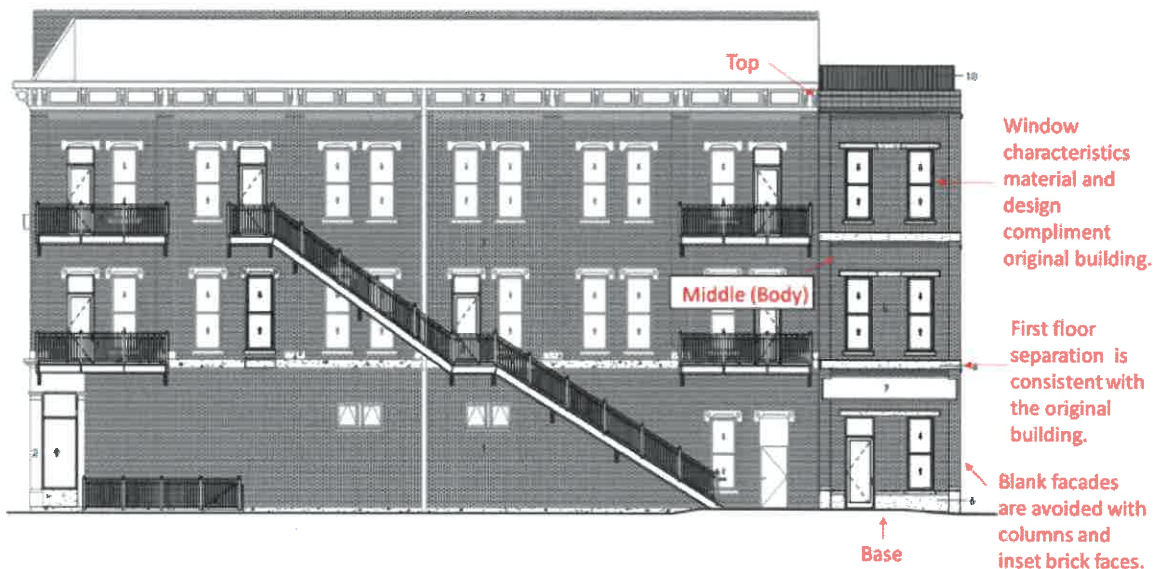


Figure A.1

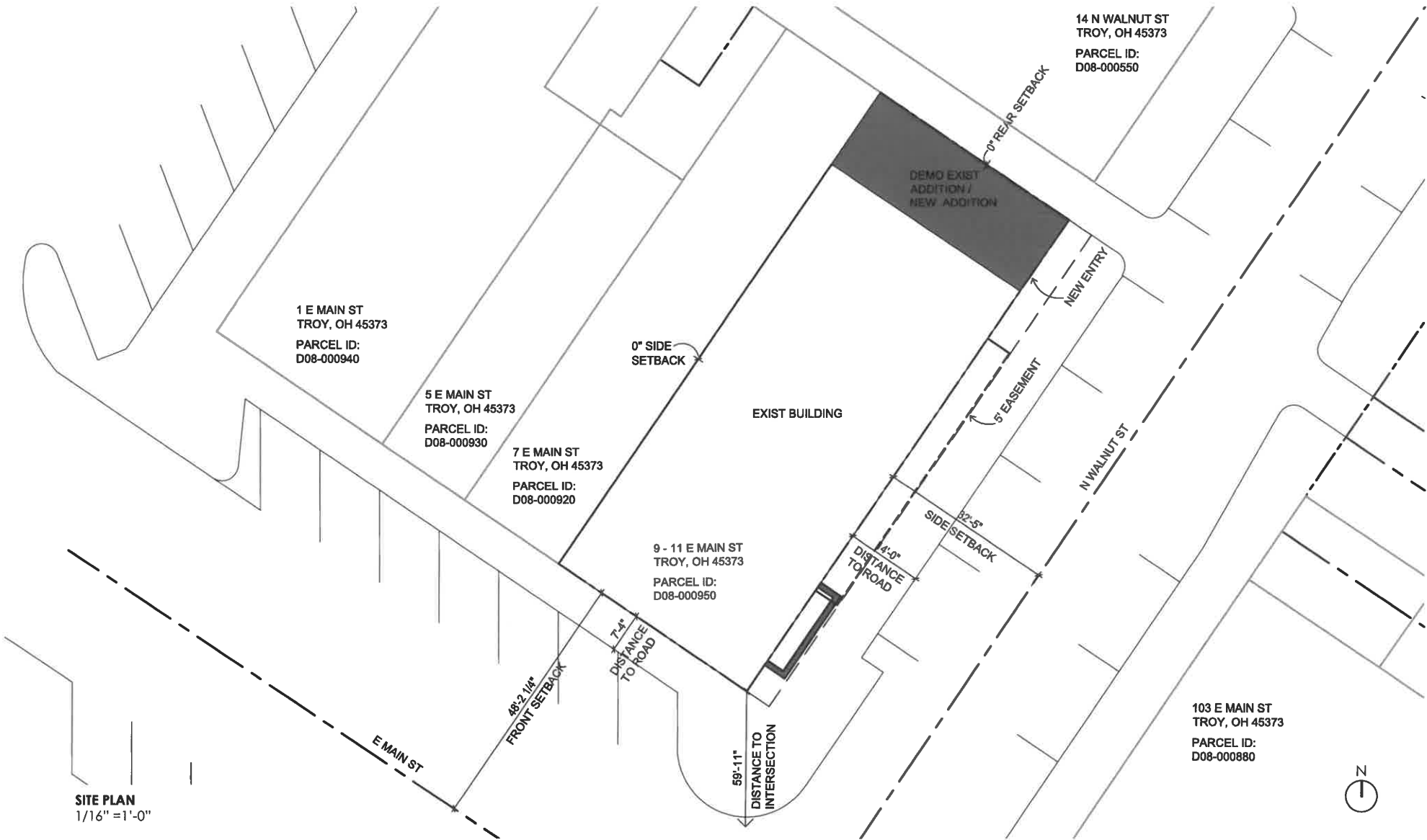
When using criteria from the Design Manual, it is Staff's opinion that the proposed new construction meets the standards and intent of the Design Manual. Staff analysis can be seen above in red.

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 same.

RECOMMENDATION:

Staff recommends approval of the alterations, partial demolition, and new construction based on the following:

- The new construction meets the standards of the Design Manual, and;
- The Contributing features as referenced per the OHI form are being maintained, and;
- The proposed awning, including colors, are suitable with the surrounding character of the Historic District.



1 E MAIN ST
TROY, OH 45373
PARCEL ID:
D08-000940

5 E MAIN ST
TROY, OH 45373
PARCEL ID:
D08-000930

7 E MAIN ST
TROY, OH 45373
PARCEL ID:
D08-000920

9 - 11 E MAIN ST
TROY, OH 45373
PARCEL ID:
D08-000950

14 N WALNUT ST
TROY, OH 45373
PARCEL ID:
D08-000550

103 E MAIN ST
TROY, OH 45373
PARCEL ID:
D08-000880

SITE PLAN
1/16" = 1'-0"

9 / 11 E MAIN ST, TROY OH
Planning Commission Submission
03/17/26

AO ANDREW
CIRCLE
ARCHITECT



PERSPECTIVE FROM CORNER OF MAIN & WALNUT

SHERWIN-WILLIAMS
SW 6258 TRICORN BLACK

SHERWIN-WILLIAMS
SW 0050 CLASSIC LIGHT BUFF

SHERWIN-WILLIAMS
SW 7623 CASCADES

9 / 11 E MAIN ST, TROY OH
Planning Commission Submission
03/17/26

AO ANDREW
CIRCLE
ARCHITECT



PERSPECTIVE FROM WALNUT

■ SHERWIN-WILLIAMS
SW 6258 TRICORN BLACK

■ SHERWIN-WILLIAMS
SW 0050 CLASSIC LIGHT BUFF

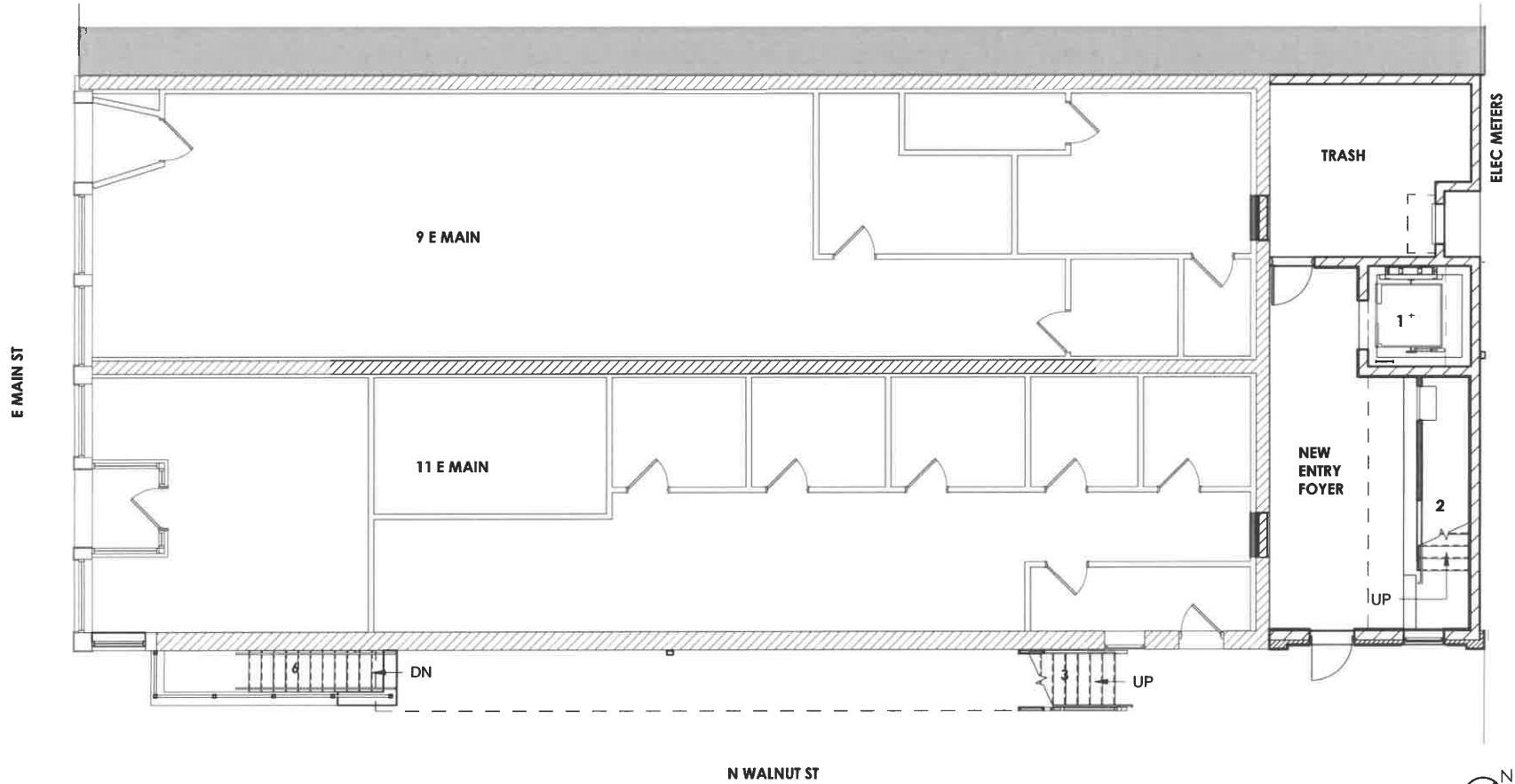
■ SHERWIN-WILLIAMS
SW 7623 CASCADES

9 / 11 E MAIN ST, TROY OH
Planning Commission Submission
03/17/26

AO ANDREW
CIRCLE
ARCHITECT

PLAN NOTES

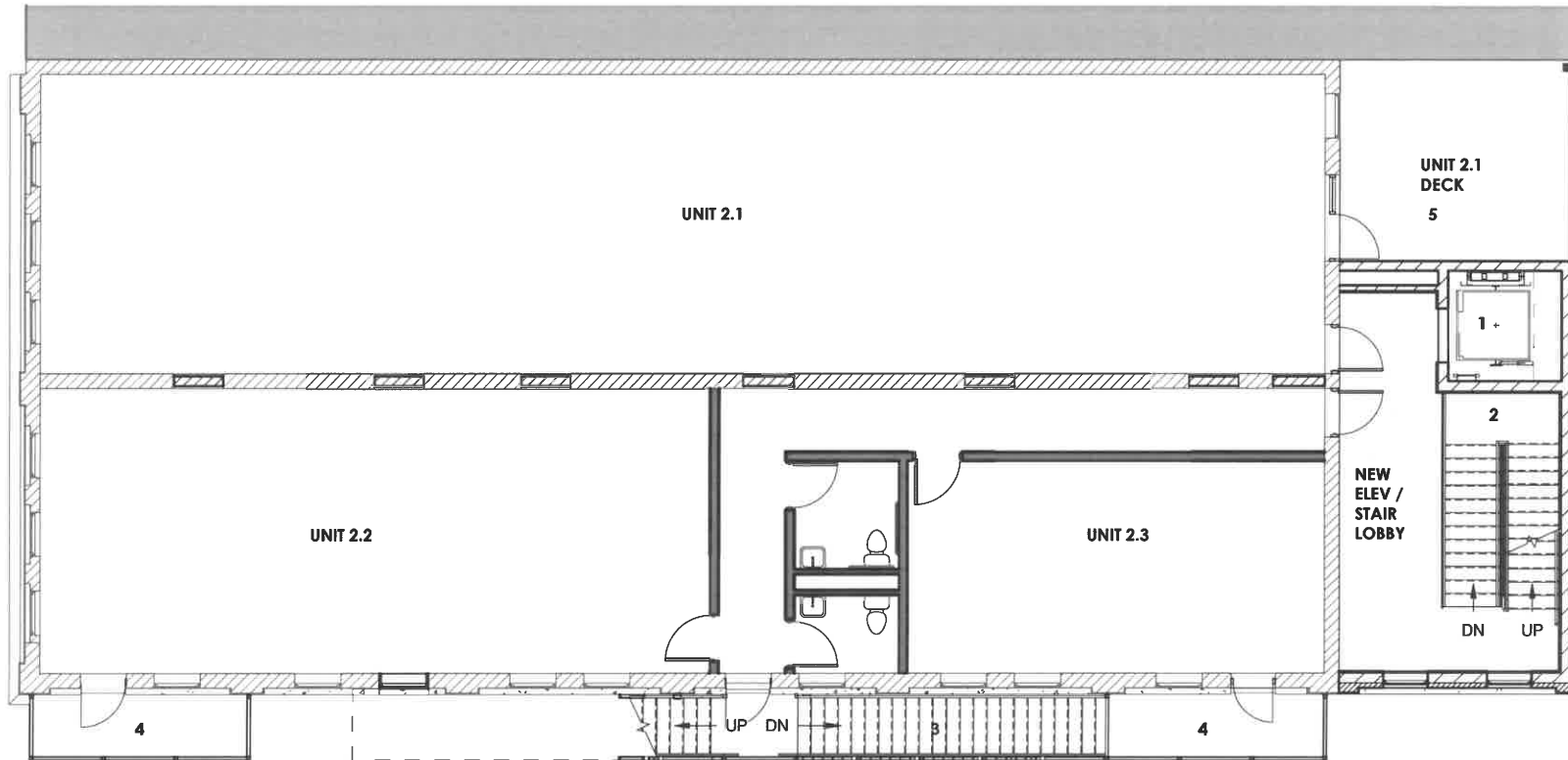
1. NEW PASSENGER ELEVATOR
2. NEW INTERIOR STAIR
3. NEW PAINTED STEEL EGRESS STAIR w/ RAILINGS
4. NEW PAINTED STEEL BALCONY w/ FIBERGLASS DECKING
5. NEW PLASTIC COMPOSITE DECKING
6. NEW LIMESTONE EGRESS STAIR w/ RAILINGS



FIRST FLOOR PLAN - REVISED
1/8" = 1'-0"

PLAN NOTES

1. NEW PASSENGER ELEVATOR
2. NEW INTERIOR STAIR
3. NEW PAINTED STEEL EGRESS STAIR w/ RAILINGS
4. NEW PAINTED STEEL BALCONY w/ FIBERGLASS DECKING
5. NEW PLASTIC COMPOSITE DECKING
6. NEW LIMESTONE EGRESS STAIR w/ RAILINGS



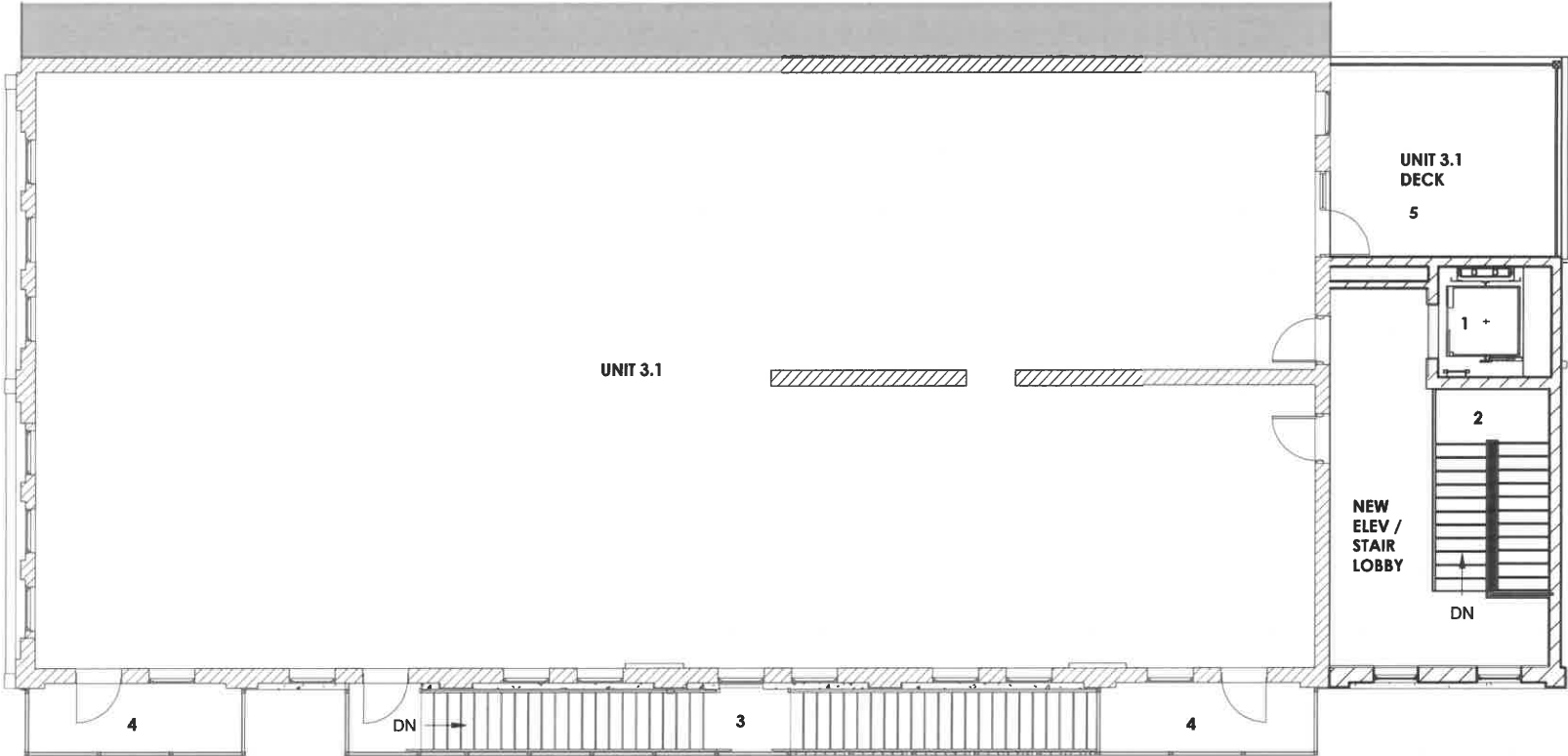
SECOND FLOOR - REVISED

1/8" = 1'-0"



PLAN NOTES

- 1. NEW PASSENGER ELEVATOR
- 2. NEW INTERIOR STAIR
- 3. NEW PAINTED STEEL EGRESS STAIR w/ RAILINGS
- 4. NEW PAINTED STEEL BALCONY w/ FIBERGLASS DECKING
- 5. NEW PLASTIC COMPOSITE DECKING
- 6. NEW LIMESTONE EGRESS STAIR w/ RAILINGS



THIRD FLOOR PLAN - REVISED
1/8" = 1'-0"



ELEVATION NOTES

1. EXIST BRICK TO REMAIN. NO PAINT
2. RE-PAINT ALL PREVIOUSLY PAINTED SURFACES
3. NEW PAINTED STEEL EGRESS STAIR w/ RAILINGS
4. NEW PAINTED STEEL BALCONY w/ NEW ENTRY DOOR
5. NEW BRICK-CLAD ADDITION
6. NEW LIMESTONE TRIM
7. NEW FABRIC-WRAPPED ALUMINUM AWNING
8. NEW CABLE RAILINGS
9. NEW ALUMINUM STOREFRONT IN ORIGINAL R.O.
10. NEW CORRUGATED, PERFORATED STEEL SCREEN WALL
11. NEW CMU WALL, PAINTED



SOUTH ELEVATION (MAIN ST FACADE)

1/8" = 1'-0"

* GENERAL NOTE: REPLACE ALL WINDOWS

ELEVATION NOTES

1. EXIST BRICK TO REMAIN. NO PAINT
2. RE-PAINT ALL PREVIOUSLY PAINTED SURFACES
3. NEW PAINTED STEEL EGRESS STAIR w/ RAILINGS
4. NEW PAINTED STEEL BALCONY w/ NEW ENTRY DOOR
5. NEW BRICK-CLAD ADDITION
6. NEW LIMESTONE TRIM
7. NEW FABRIC-WRAPPED ALUMINUM AWNING
8. NEW CABLE RAILINGS
9. NEW ALUMINUM STOREFRONT IN ORIGINAL R.O.
10. NEW CORRUGATED, PERFORATED STEEL SCREEN WALL
11. NEW CMU WALL, PAINTED



EAST ELEVATION (WALNUT ST FACADE)

1/8" = 1'-0"

* GENERAL NOTE: REPLACE ALL WINDOWS

ELEVATION NOTES

1. EXIST BRICK TO REMAIN, NO PAINT
2. RE-PAINT ALL PREVIOUSLY PAINTED SURFACES
3. NEW PAINTED STEEL EGRESS STAIR w/ RAILINGS
4. NEW PAINTED STEEL BALCONY w/ NEW ENTRY DOOR
5. NEW BRICK-CLAD ADDITION
6. NEW LIMESTONE TRIM
7. NEW FABRIC-WRAPPED ALUMINUM AWNING
8. NEW CABLE RAILINGS
9. NEW ALUMINUM STOREFRONT IN ORIGINAL R.O.
10. NEW CORRUGATED, PERFORATED STEEL SCREEN WALL
11. NEW CMU WALL, PAINTED



NORTH ELEVATION (ALLEY FACADE)

1/8" = 1'-0"

* GENERAL NOTE: REPLACE ALL WINDOWS



NEW ADDITION MASONRY:
GLEN GERY SLATE VELOUR FULL DEPTH BRICK VENEER
w/ SILVER BUFF INDIANA LIMESTONE



FABRIC-WRAPPED ALUMINUM AWNING:
VENETIAN-STYLE ALUMINUM FRAME
w/ BLACK SUNBRELLA FABRIC



NEW & REPLACEMENT WINDOWS:
PELLA ARCHITECT SERIES ALUMINUM-CLAD
WOOD DOUBLE-HUNG WINDOWS w/
PAINTED FINISH (COLOR: PORTOBELLO)
& NO MUNTINS

MATERIALS



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 03/17/26

Applicant Andrew Circle Architect LLC Telephone No. 937-623-0251

Owner of Property Patch Place 1 LLC Has the Owner been Notified? Yes

Address of Project 9/11 E Main St Troy OH

Contact Address (if different than Project Address) 320 E Main St Troy OH

Name of Architect/Engineer and/or Contractor Andrew Circle Architect / Countryside Construction N

Application for renovation to include the following:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Demolish - Principal Structure |
| <input type="checkbox"/> Moving A Building | <input checked="" type="checkbox"/> Demolish - Accessory Structure |
| <input type="checkbox"/> Painting | <input type="checkbox"/> 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:

Andrew Circle

SIGNATURE OF PROPERTY OWNER:

Andrew Circle

PRINTED NAME OF PROPERTY OWNER:

Andrew Circle

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: March 18, 2026
SUBJECT: Certificate of Appropriateness – 16 S. Market Street

PROPOSAL:

The applicant, Andrew Circle Architect, on behalf of the owner Evan Iles and Dan Burns, has requested the Planning Commission to review paint, and signage at the property located at 16 S. Market Street. The property is located in the B-3 Central Business District.

BACKGROUND:

The Ohio Historic Inventory (OHI) form describes this property as an early Victorian structure. The contributing features include the windows that have shaped head molds and stone sills. The eave and boxed cornice with frieze and elongated brackets are also mentioned.

DISCUSSION:

Paint. The applicant proposes painting the main body color Sherwin Williams Mint Condition (SW 6743). See attached design graphics:

Signage. The applicant is proposing to install a six (6) square feet dimensional lettered building sign above the main storefront with a four (4) ft wide downlight fixture. 1.5 square feet projecting sign and 6 square feet window sign is also proposed.

STAFF ANALYSIS (Paint):

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

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 (Signage):

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

Section 5.4 A. Wall signs in pedestrian environments should be interesting to look at, adding vibrancy to the streetscape. **The wall sign is interesting to look at.**

Section 5.4 B. Wall signs should be three dimensional, with letters carved by a router, or; **The lettering is three dimensional at a dimension of ¾"**

Section 5.4 C. Letters should be individually pin-mounted or incorporated into a sign panel. Internally illuminated signs are not permitted. **The lettering is individual mounted.**

Section 5.4 D. Signs should be illuminated in a way that is subordinate to the design of the building. External illumination is preferred. **An indirect lighting source is being provided above the sign.**

Section 5.7 A. Three-dimensional elements are strongly encouraged, along with the creative use of textures and shadows to give the sign dimensionality and interest. **The lettering will be three-dimensional at a dimension of ¾".**

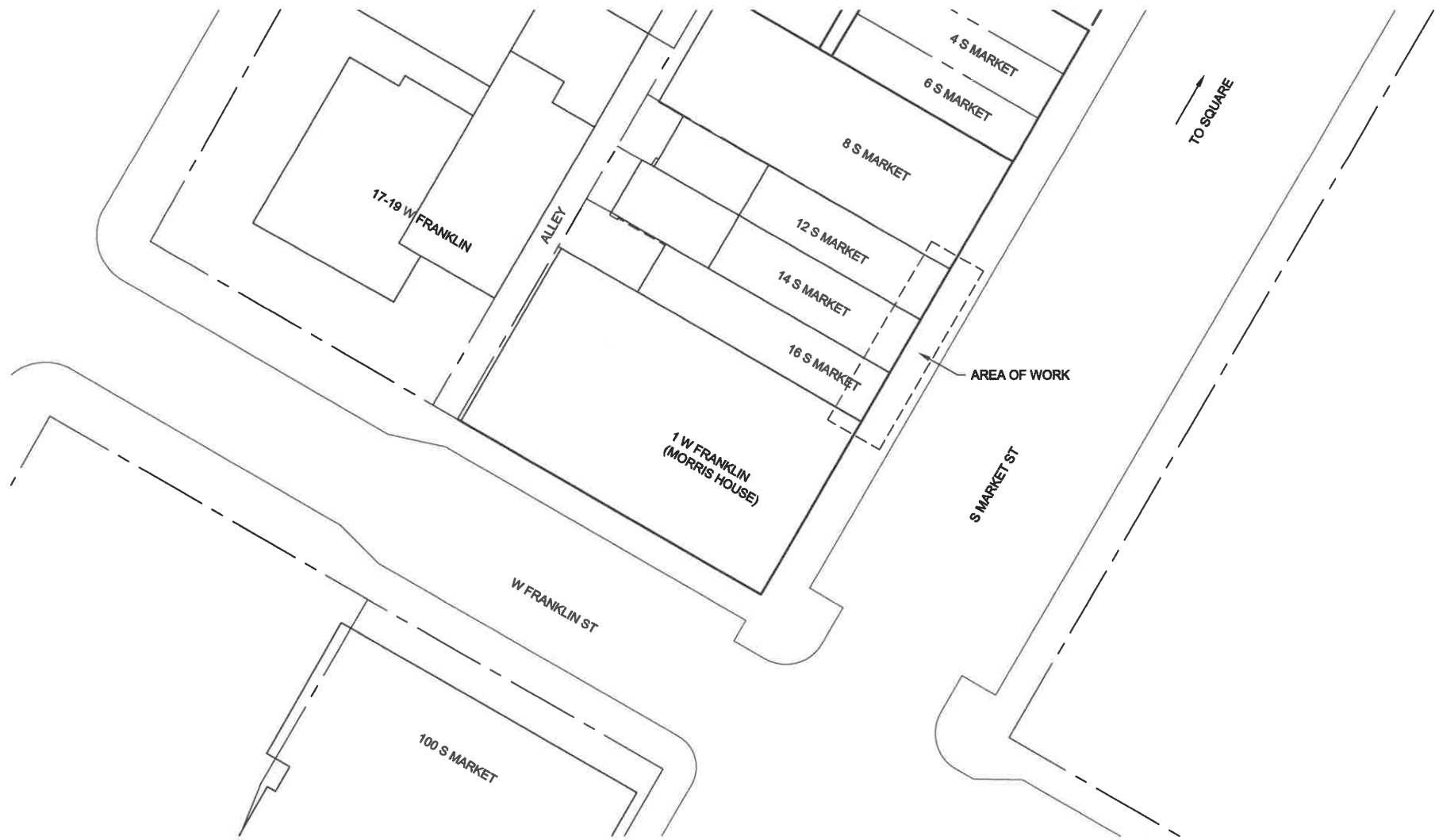
Section 5.7 B. The bracket or attachment device should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture. **The attachment device is architecturally appropriate to the building.**

RECOMMENDATION (Paint):

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

RECOMMENDATION (Signage):

Staff recommends approval of the windows due to the compliance with Design Manual Sections 5.4 and 5.7 as outlined above.



SITE PLAN
 1/32" = 1'-0"



4'W EXTERIOR
DOWNLIGHT FIXTURE -
SEE CUT SHEET

3/4" THICK ALUM
DIMENSIONAL
LETTERING - 6 SF

PROJECTED SIGN
16"Ø / 1.5 SF

APPLIED VINYL
LETTERING & LOGO
6 SF

ELEVATION
1/2" = 1'-0"

ALL PAINTED SURFACES:
SW 6743 MINT CONDITION

DOWNTOWN FIZZ - 16 S MARKET ST TROY OH 45373
Certificate of Appropriateness & Signage
03/17/26

AO ANDREW
CIRCLE
ARCHITECT



RENDERINGS

DOWNTOWN FIZZ - 16 S MARKET ST TROY OH 45373
Certificate of Appropriateness & Signage
03/17/26



RENDERINGS

DOWNTOWN FIZZ - 16 S MARKET ST TROY OH 45373
Certificate of Appropriateness & Signage
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Troy Development Department
 102 S. Market St.
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CITY OF TROY PLANNING COMMISSION
 APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 03/10/26

Applicant Andrew Circle Architect Telephone No. 937-623-0251

Owner of Property Evan Iles & Dan Burns Has the Owner been Notified? Yes

Address of Project 16 S Market St

Contact Address (if different than Project Address) 320 E Main St Troy OH 45373

Name of Architect/Engineer and/or Contractor Andrew Circle Architect / Countryside Construction North

Application for renovation to include the following:

- | | |
|--|---|
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| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish - Accessory Structure |
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SIGNATURE OF APPLICANT:

Andrew Circle

SIGNATURE OF PROPERTY OWNER:

Evan Iles

PRINTED NAME OF PROPERTY OWNER:

Evan Iles

OFFICE USE ONLY:

DATE FILED: _____

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DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.

