



Troy Zoom is inviting you to a scheduled Zoom meeting.

Topic: 7-8-20 Troy Ohio Planning Commission

Time: July 8, 2020 3:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85214189077>

Meeting ID: 852 1418 9077

Please note the following:

1. City Hall will be closed to the public during these meetings
2. The meetings may be televised live on the City's Facebook page (subject to the technological capability)
3. The public can submit questions or comments on any item in advance of the meeting by submitting them to Planning Commission Secretary, Sue Knight at sue.knight@troyohio.gov. Questions or comments are to be submitted no later than noon, the day of the meeting

Notes for Planning Commission Members:

1. Members should be un-muted (unless there are background noises that would be picked up on audio)
2. Everyone else is asked to stay muted unless called upon
3. Please be aware that once you join the meeting you are on video

**AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JULY 8, 2020, 3:30 P.M.**

1. Roll Call
2. Minutes - 6-24-2020
3. Historic District Application for 201 W. Main Street, to install a screening fence for the mechanical equipment at the front of the building
Owner: Board of Miami County Commissioners
Applicant: Kathy Trejo - Garman/Miller Architects and Engineers
-Commission to make decision.
4. Historic District Application for 128 S. Short Street, for construction of a detached two-car garage and installing a hard surface driveway.
Owner/Applicant: Duane & Maria Crist
-Commission to make decision.
5. Historic District Application for 145 S. Short Street, for:
 - a. Construction of a second story addition to the rear of the building, to have vinyl siding to match current vinyl siding is same blue color,
 - b. Change roofing shingles for residence and garage, replace gutters and downspouts in white,
 - c. Install new windows in the residence and addition,
 - d. Replace or repaint all trim, soffits and fascia boards,
 - e. Modify front porch by replacing plain aluminum clad posts and trim with cedar wood posts,
 - f. Replace front and rear entry doors, add storm doors,
 - g. Replace or repaint shutters,
 - h. Repaint existing garage doors white to match trim.Owner: Marc & Jennifer Roth
Applicant: Ben Denlinger - Denlinger Construction
-Commission to make decision.
6. Other

Note to Commission members:

If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held remotely Wednesday, June 24, 2020, at 3:30 p.m. Attendance was remote by Zoom. Members participating: Kappers, Titterington, Westmeyer, Wolke, Oda, McGarry, and Ehrlich; Staff attending: Zoning Inspector Watson, Development Director Davis. Mr. Kappers, Chairman, chaired the meeting.

AMENDING MINUTES OF JUNE 10 MINUTES. Three corrections were discussed regarding the demolition application of 126 S. Cherry Street:

1. The proper term is Certificate of Appropriateness.
2. Mr. Kappers noted that he and Mr. McGraw have an interest in are two bicycles in Florid and not also a property.
3. The wording of the motion did not include a reference to the findings of staff.

A motion was made by Mr. Kappers, seconded by Mr. Titterington to amend the minutes of the June 10, 2020 minutes regarding 126 S. Cherry Street to read as follows:

On page 3, under Discussion and the comments of Mr. Kappers, the minutes should reflect: "...shared interest in two bicycles in Florida."

The motion is to read as follows:

"A motion was made by Mr. Westmeyer, seconded by Mr. Wolke, to approve a Certificate of Appropriateness for the demolition application of 126 S. Cherry Street as submitted." and to delete any reference that the motion included the report of staff as that was not included in Mr. Westmeyer's motion.

MOTION TO AMEND MINUTES APPROVED BY UNANIMOUS ROLL CALL VOTE"

Mr. Kappers asked if staff will be monitoring items such as the removal of asbestos and lead based paint from 126 S. Cherry Street, with Mr. Davis advising that staff will provide some follow up during the demolition.

HISTORIC DISTRICT APPLICATION FOR 25 S. PLUM STREET, FOR EXTERIOR RENOVATIONS AND MODIFICATIONS, INCLUDING: BLOCK IN SEVERAL WINDOW OPENINGS AND A DOOR OPENING; REPLACE EXISTING WINDOWS WITH WHITE VINYL WINDOWS; PAINTING OF ENTIRE BUILDING; ADDITION OF TWO NEW AIR CONDITIONING UNITS ON THE REAR PORTION AND REPLACING THE ONE UNIT WHERE IT IS CURRENTLY LOCATED, SCREENING WITH SHRUBS; INSTALLING OF LETTERS FOR THE ADDRESS "25 S. PLUM STREET" WHERE A SIGN HAD BEEN LOCATED; OWNER/APPLICANT: MVP 618 LINCOLN. Staff reported: zoning is B-3, Central Business District; property was constructed in 1910 and is not on the National Register; application is for:

-To block in several window openings and a door opening around the façade of the building. This is a part of the building conversion to apartments.

-Replacement of the existing modern, bronze vinyl windows with new, white vinyl windows. This includes removing the lower level glass block windows with white vinyl egress windows.

-Painting of the entire building with using the following Sherwin William colors. The walls being painted in (SW9163) Tin Lizzie, the trim to match the proposed windows with (SW7005) Pure White, and the entry doors in (SW 2839) Roycroft Copper Red.

-Addition of two new air conditioning units on the rear portion, replacing the one unit where it currently is located. The units will be screened with shrubs installed by the applicant.

-Installation of Brushed Aluminum, stud mounted 6-inch letters for the address "25 Plum Street" in the current sign location for the previous businesses. This panel is 3 feet by 4 feet making a total size of 12 square feet.

Staff recommends approval based on the findings of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed modifications are appropriate for the building and will maintain the visual relationship of the streetscape.
- The alterations do not alter any of the historical or architectural features of the property.

It was noted that the lower windows facing neighboring properties and to the rear will be closed. It was stated that the closed in windows will be a matching block or veneer that matches the masonry wall to the extent possible.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to approve the historic district application for 25 S. Plum Street as submitted, based on the exact materials and colors as shown in the application, and that the door and windows to be closed in be in a matching block or veneer to match the masonry walls of the building, and based on the findings of staff of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed modifications are appropriate for the building and will maintain the visual relationship of the streetscape.
- The alterations do not alter any of the historical or architectural features of the property.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR 120 S. PLUM STREET, FOR PAINTING OF THE RESIDENCE, OWNER/APPLICANT PHILLIP AND CHRISTY BECCUE. Staff reported: The property, is zoned R-5, Single Family Residential; residence was constructed in 1853, with Greek revival influence; property is not on the National Historic Registry; applicant is requesting the repainting of the shutters of the residence to the proposed color Goblin (PPG1040-7); they are currently a lighter green color and previously approved for Deep Emerald, a dark green; applicant has completed the maintenance and preservation work on the shutters and will paint the original wood shutters and existing vinyl shutter all the same color; and staff recommends approval based on the findings of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed paint scheme is appropriate for the style of the building and will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.

A motion was made by Mr. Titterington, seconded by Mayor Oda, to approve the historic district application for 120 S. Plum Street as submitted, based on the exact materials and colors as shown in the application, and based on the findings of staff of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed paint scheme is appropriate for the style of the building and will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR 126 S. PLUM STREET, FOR INSTALLATION OF VINYL FENCING PANELS ALONG THE DRIVEWAY; OWNER/APPLICANT MATTHEW DENIUS AND AMANDA FELTNER. Staff reported: property is zoned R-5, Single Family Residential and is located in the block of S. Plum Street between W. Canal Street and W. Franklin Street; the structure was built around 1911 and is not listed on the National Registry; this would add to the previously approved fence by installing additional panels along the driveway between the applicants' property and the neighbor of 130 S. Plum Street; the overgrown hedges will be removed and the fence installed; and staff recommends approval based on the findings of:

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.

A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, to approve the historic district application for 126 S. Plum Street as submitted, based on the exact materials and colors as shown in the application, and based on the findings of staff of:

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR 133-135 S. OXFORD STREET, FOR REPLACEMENT OF THE ROOF OF THE RESIDENCE; OWNER/APPLICANT VSF INVESTMENTS, LTD/D&S CONSTRUCTION. Staff reported: property is zoned R-5, Single Family; property was constructed in 1910 and is not on the National Historic Registry; shingles are being replaced on the primary residence and garage due to damage from the storms on January 19th; request is to replace the existing shingled roof which is a gray colored diamond-cut style of asphalt shingle; there is a small, existing section that was replaced with green three-tab asphalt shingles previously; garage has regular three-tab asphalt shingles in a gray color; applicant is planning to use Owens Corning, Duration Shingles, an Architectural Asphalt Shingle in the color Estate Gray; applicant is also in the process of making other repairs due to storm damage with same color and like materials; and staff recommends approval based on the findings of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.

A motion was made by Mayor Oda, seconded by Mr. McGarry, to approve the historic district application for 126 S. Plum Street as submitted, based on the exact materials and colors as shown in the application, and based on the findings of staff of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.

MOTION PASSED, UNANIMOUS VOTE

REZONING APPLICATION, PT PARCEL C06-064830, WHICH CONSISTS OF 22.515 ACRES AND LOCATED BETWEEN SR 718 AND MCKAIG ROAD, GENERAL PLAN FOR THE REZONING FROM THE COUNTY ZONING OF A-2, GENERAL AGRICULTURAL DISTRICT TO A PLANNED DEVELOPMENT RESIDENTIAL (PD-R). Staff reported: * Redwood USA, LLC requests a zoning amendment for a Residential Planned Development on PT Parcel C06-064830, which consist of 22.515 acres and located between St. Rte. 718 and McKaig Road. The applicant's intention is to construct a private residential apartment neighborhood

There has not been an established city zoning on this property as it was recently annexed on May 4, 2020. The previous zoning classification under the county zoning was is A-2 General Agricultural district. The property is currently undeveloped and currently being used for agricultural purposes. The surrounding area contains residential uses to the north, and a mixture of residential and agricultural uses to the south, east and west.

Surrounding zoning includes: A-2 General Agriculture (Miami County) and R-1AAA, One Family Residential (Miami County), I-2 General Industrial (Miami County) to the north, R-1C, Single Family Residential (Miami County) to the south, and R-4 Single-Family (Troy) to the north.

This request for Planned Development zoning with submittal of the General Plan is the first step of the approval process. This development will require a Final Development Plan and Record Plan in order to create the development and to dedicate the public utilities (in this case, a single-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Record Plan will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Record plan.

PROPOSAL:

Uses & Layout: The proposed development will be completed in one phase. The development is only residential use with multiple principle structures with either four units or 6 units per structure in the development. This development consists of 138 total units that will be of a single-story design. The ratio of units per acre is 6 dwelling units per acre with the total parcel being 22.515 acres in size. The proposed development will be providing 5.2 acres of landscaped green space, including a walking path and a covered shelter next to the proposed retention pond.

Roadways: Access to this development will be provided by two connections. The first connection will be the primary entrance from State Route 718. The secondary entrance will be onto McKaig Road. The entrances to the development will be aligned to existing driveways on the respective right of ways as required by the Engineering Department. The internal roadway system consists of two primary streets and three connecting streets as shown in the attached General Plan. As this development is proposed as a private development, the streets will not meet the city standards for a public street. They will provide curb and gutter, sidewalks, and additional parking stalls for guest parking. No proposed Right-of-Way will be dedicated with this development. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal. Maintenance of the private streets will be the responsibility of the property owner.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing one retention ponds for the development. Maintenance of these private utilities and storm water control facilities will be the responsibility of the property owner.

Parks & Recreation Facilities: The developer is not proposing to provide any parkland within the subdivision. The development will only have a covered shelter at the retention pond connected with a walking path to the nearby parking areas. The site has been designed to provide 23% of the site or 5.2 acres total of green space, with the applicant prepared to pay fees-in-lieu of parkland, instead of providing the required 3% (.675 acres) as required by the Subdivision Regulations. The Zoning Code requires 10% of the entire acreage in the planned development to be used as open space. The proposed development has not met the open space requirement for a planned development as defined by the ordinance. Maintenance of the private property and pond will be the responsibility of the property owner.

Protective Covenants: The applicant doesn't propose a set of protective covenants as this is a private development, with on-site property management and company oversight of the property.

Housing Values: The applicant and developer are proposing an apartment neighborhood, and the units will not be for sale but an estimated lease price has been given at \$1,200- \$1,800 a month.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates the proposed area to be developed as residential use according to the Future Land Use Map (Figure 14-5). Specifically, the Comprehensive Plan states:

"A mixture of residential units and densities under a Planned Development District is desired. Planned developments are encouraged as a flexible tool to meet the community's gross density needs, while providing a creative site development plan with a mix of housing types, densities, and values within individual developments."

"Future residential development should be commensurate with the changing needs of the Troy community, as reflected in the Comprehensive Plan. To achieve the City's desired housing diversity with various densities could also contribute to the housing goals of this Comprehensive Plan."

GENERAL PLANS STANDARDS:

Section 1145.16 of the Zoning Code requires that Planning Commission review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, all of the following criteria:

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; *The Troy Comprehensive Plan indicates the proposed area to be developed as residential use according to the Future Land Use Map.*
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; *The exemption to conventional zoning is justified as the development will fill a need for this style of development inside the City.*
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; *The Plan is compatible with these characteristics.*
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; *The public improvements have been designed to meet city recommendations (water and sewer). The majority of the infrastructure will be privately owned and maintained.*
- (5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; *The proposed use does fill a need in the market for this type of development. This development will be marketed to the empty nester that does not want to maintain a larger home and still want to reside inside a subdivision within the City Limits.*
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; *The public improvements (including turning lanes) will be installed to permit the development to be properly served.*
- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; *An exemption is warranted from regular zoning as this PD proposes to provide living facilities, to accommodate this trend of living style and type of development.*
- (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; *Not applicable in this request.*
- (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; *The proposed PD will create a positive effect on the community. A recent market study shows the need for senior living facilities, apartment style living and the ability to accommodate the need for alternative developments than traditional single-family dwellings.*
- (10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. *The General Plan is capable of implementation by a Final Development Plan.*

ZONING CODE:

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The rezoning would be consistent with the following sections of the Zoning Code:

1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."

1131.02 (k) "To facilitate the efficient and economical development and use of land and public facilities."

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

No changes in the area have created this rezoning request.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use of the property is compatible with the other uses in the immediate vicinity. Abutting the north and south of the property are residential developments with similar uses as proposed.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

The proposed PD can and will be served by City water and sewer. All other public services can be provided with the proposed rezoning area.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

The property is surrounded by developed land to the north, a mix of agricultural and residential to the east, south and west. The only other land that holds the proposed PD zoning district designation with the vicinity is Stonebridge Meadows, which is a traditional single-family home and individual lot subdivision.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property. Not applicable in this request.

Staff recommends that Planning Commission provide a positive recommendation to City Council to approve this request for PD Planned Development zoning subject to the following conditions on the General Plan:

- 1) That the applicant is given a positive recommendation from the Park Board for fees-in-lieu of parkland.
- 2) That a statement be placed on all plans indicating all streets, and utilities on the site will be private and maintained by the property owner; and
- 3) All roads names to be approved by the City Engineer;
- 4) Staff found that the proposed rezoning is found to be consistent with the intent and purposes of the City of Troy Zoning Code, Comprehensive Plan and with similar zoning classifications and uses in the area.
- 5) Staff did not recommend the Commission hold a public hearing."

DISCUSSION:

In response to Mr. Kappers, it was stated that recycling and refuse collection will be private. In response to the Mayor, it was stated that the development will maintain all the plantings. Mr. Wolke commented about the number of recent residential developments, noting that he sees residential development normally as an expense to the City and asked if the balance with development is being maintained. Mr. Titterington commented that this development, being rentals, should fill a housing need, and it is hoped that persons renting the units helps to fill a workforce need in Troy and the area, in turn supporting City income tax by being City residents. Mr. Kappers stated he concurs with Mr. Titterington that the City has a need for rental property. Mr. Kappers stated a concern that the development does not provide the 10% open space indicated by the Ordinances and is too dense. Mr. Davis commented that staff had discussed this and that is why the development will be providing fees-in-lieu of green space, that this will maximize the use of the land for apartment space. It does not impact any established housing districts around it based on current uses, so staff recommended the fees-in-lieu instead of the green space. Mr. Kappers asked about the adjacent 20 acres, with Mr. Davis stating that land is still under the ownership of the Troy Schools and not part of this development. Mr. Titterington, regarding open space, commented that this is not the only development that has provided in fees-in-lieu of some green space, which provides a balance. Staff noted that 23% (5.2 acres of the 22 acres) of the site will be green space around the buildings and the 30' buffer along the side. In response to Mr. Kappers, staff advised that about 1 acre of the 5.2 acres is the retention pond, which is calculated in the green space based on the City code. In response to Mrs. Ehrlich, staff advised that a traffic analysis has been provided and the developer will perform road improvements along McKaig Road requested by the City to address additional traffic. In response to the Mayor about some flooding on property to the west, staff noted that the site will be engineered to accept and mitigate storm water for this parcel, but it does not address concerns about the neighboring property. Staff noted that the property to the west has not had recent issues.

PUBLIC HEARING:

A motion was made by Mr. Titterington, seconded by Mayor Oda, that the Commission not hold a public hearing on the Planned Development Zoning recommendation. MOTION PASSED, UNANIMOUS VOTE

RECOMMENDATION:

A motion was made by Mayor Oda, seconded by Mr. Titterington, that the Troy Planning Commission recommends to Troy City Council that part of parcel no. C06-64830, located between SR 718 and McKaig Road, the PD General Plan be rezoned from the County Zoning of A-2, General Agricultural District to a City of Troy Planned Development - Residential (PD-R), based on the findings of staff that the proposed rezoning is found to be consistent with the intent and purposes of the City of Troy Zoning Code, Comprehensive Plan and with similar zoning classifications and uses in the area, with the following conditions noted on the General Plan:

- 1) That the applicant is given a positive recommendation from the Park Board for fees-in-lieu of parkland.
- 2) That a statement be placed on all plans indicating all streets, and utilities on the site will be private and maintained by the property owner; and
- 3) All roads names to be approved by the City Engineer;

VOTING: Yes: McGarry, Oda, Westmeyer, Wolke, Ehrlich, Titterington No: Kappers MOTION PASSED

OTHER: Mr. Kappers, noting that the Commission receives criticism for decisions on Historic District Applications, sometimes with the judgment based on a color favored, asked if the members believe that a historic district is applicable in the City of Troy, that a historic district is needed, and if members believe that the downtown is relying on the southwest historic district for its viability. Mr. Titterington commented that the "southwest historic district" is a neighborhood within the historic district, and commented that he thinks the historic district is a vital part of Troy and the City should continue to have a historic district designation. Mr. Wolke commented that he believes the historic district should be preserved. Mr. Wolke also recalled that a consultant had made a presentation on the subject and when asked to provide the Commission with an example of a community that "does it better" in analyzing historic district applications, was unable to do so. Mr. Kappers stated he only mentioned this for discussion.

There being no further business, the meeting adjourned at 4:19 p.m. following motion of Mr. Titterington, seconded by Mr. Wolke.

Respectfully submitted,

_____ Chairman

_____ Secretary

TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	July 8, 2020
SUBJECT:	Historic District Review: 201 W. Main St.
OWNER:	Board of Miami County Commissioners
APPLICANT: Kathy Trejo – Garmann/ Miller Architects & Engineers	

DISCUSSION:

The applicant requests the Planning Commission to review the addition of the fence to the property located at 201 W. Main St. The property, is zoned B-2, General Business District.

At this time there is not an Ohio Historic Inventory form completed for this property as the building was constructed in 1972. This property is not on the National Historic Registry.

PROPOSAL:

The applicant is requesting the installation of a screening fence for the mechanical equipment at the front of the building.

The proposed fence will be installed to provide screening of the mechanical equipment that currently is in place at this front corner of the building. Screening will be required per the Zoning Ordinance once the existing hedges are removed from the planted area. The fence material is Trex, a composite material which has wood appearance and is more durable than traditional wood. The fence will be in the color Woodland Brown, and have a finished height of 5 feet. The fence will not project beyond the front leading edge of the building wall.

RECOMMENDATION:

Staff recommends approval of the proposed alterations, based on the following:

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product is an appropriate material

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date June 25, 2020

Applicant Kathleen A Trejo Telephone No. 614.746.9270

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

Address of Project 201 West Main Street, Troy, Ohio 45373

Contact Address (if different than Project Address) same

Name of Architect/Engineer and/or Contractor Garmann/Miller Architects & Engineers

Application for renovation to include the following:

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

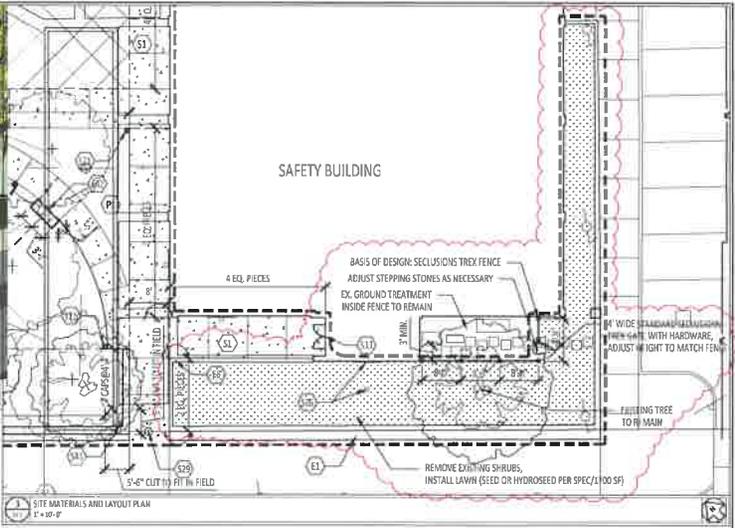
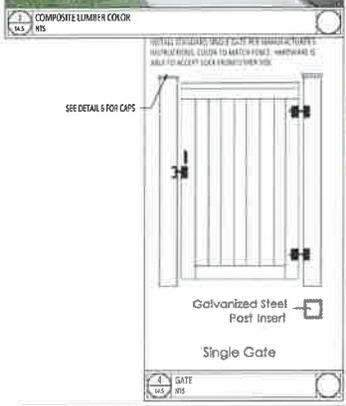
ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- 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.

SIGNATURE OF APPLICANT: 	Kathleen A Trejo, PLA
SIGNATURE OF PROPERTY OWNER: 	PRINTED NAME OF PROPERTY OWNER: John F. Evans, President

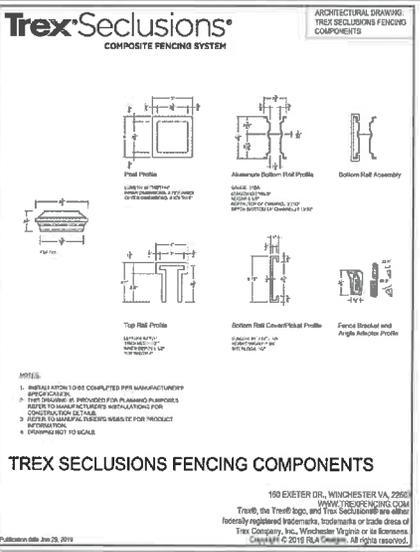
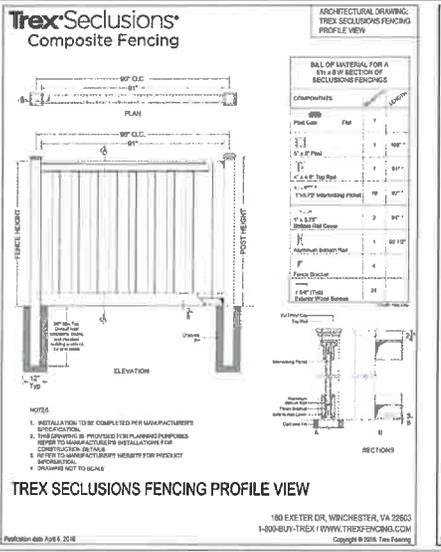
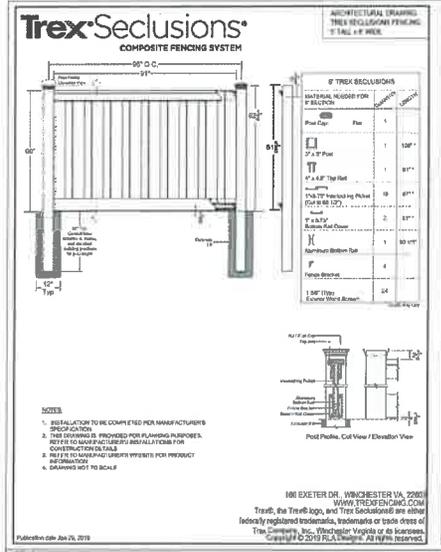
PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

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GARMANN MILLER ARCHITECTS ENGINEERS
Member - Council #119, 938, 6203 | garmannmiller.com

MIAMI COUNTY PLAZA IMPROVEMENTS
SHEET NUMBER



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	06/28/18
2	REVISED FOR PERMIT	06/28/18

PROJECT: MIAMI COUNTY PLAZA IMPROVEMENTS
DRAWN BY: GJM
CHECKED BY: GJM
DATE: 06/28/18

100 EXETER DR., WINCHESTER VA, 22091
WWW.TREXFENCING.COM
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SITE MATERIALS AND LAYOUT PLAN
1" = 10'-0"

TREX SECLUSIONS FENCING PROFILE VIEW

TREX SECLUSIONS FENCING COMPONENTS

TREX SECLUSIONS FENCING EXPLODED VIEW

SHEET NUMBER
14.5

201 W. Main St.



TO:	Troy Planning Commission
FROM:	Development Department
DATE:	July 8, 2020
SUBJECT:	Historic District Review: 128 S. Short St.
OWNER:	Duane & Maria Crist
APPLICANT:	Duane & Maria Crist

DISCUSSION:

The applicants, are requesting Planning Commission approval for the construction of a detached two-car garage for their property at 128 S. Short Street. This modification will consist of building a new garage and installing a hard surface driveway. The property is zoned R-5, Single Family Residential and is located on the corner of S. Short Street and W. Canal Street.

The Ohio Historic Inventory (OHI) form describes the property as being built around 1866. A two story, frame double house, with Vernacular Victorian design with a four-bay pavilion flanked by pillared porches. This home was moved to this location from the 200 block of W. Franklin St, after the canal was filled in. This home is not listed on the National Registry.

PROPOSAL:

The applicant is proposing the following construction of a 24 feet by 26 feet, 620 square foot, two-car, detached garage. The proposed garage will be traditionally built with wood framing, concrete slab floor and poured concrete footers. The exterior will be covered with Hardi-Plank siding, a fiber cement siding installed to match the existing residence. The roof will receive the same style of grey, asphalt architectural shingles, with gutters and downspouts. The garage doors will be the carriage style design as attached, but without the windows. The proposed building will be painted using Sherwin Williams (SW 7006) Extra White to also match the existing residence. The existing driveway will also be changed from the current gravel driveway to a poured concrete using the same layout as the existing driveway. The proposed site plan and materials are attached.

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 proposed modifications.

- The proposed modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.
- The materials proposed are appropriate for this property and do not affect or detract from the architectural or historic nature of the property.

Date Filed: _____

Case #: _____

Date of Meeting: _____

**CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)**

Date 17 June 2020

Applicant Duane + Maria Crist

Telephone No. 937-552-6950
937-414-8770

Owner of Property Duane + Maria Crist Has the Owner been Notified? N/A

Address of Project 128 S. Short St. Troy, OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Flora Construction

Application for renovation to include the following:

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

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

- (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.

SIGNATURE OF APPLICANT:

Duane E. Crist

SIGNATURE OF PROPERTY OWNER:

Duane E. Crist
Maria P. Crist

PRINTED NAME OF PROPERTY OWNER:

Duane E. Crist
Duane E. Crist
Maria P. Crist

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

ACCESSORY ZONING PERMIT (For Sheds, Garages, Decks, Pools, Etc.)

(ONE APPLICATIONS MUST BE FILLED OUT FOR EACH BUOLDING OR STRUCTURE)

20200383

Address of Project: 128 S. Short St. Troy, OH 45373

paid online

Type of Structure Being built: 2 Car Garage

Applicant Name: Duane Crist

Mailing Address: 128 S. Short St. Troy, OH 45373

Daytime Phone: 937-552-6950

Email: ed.crist01@gmail.com

Contractor Name: Flora Construction

Mailing Address: 3630 N. Rangeline Rd. Covington, OH 45318

Daytime Phone: 937-448-2611

Property Owner Name: Duane & Maria Crist

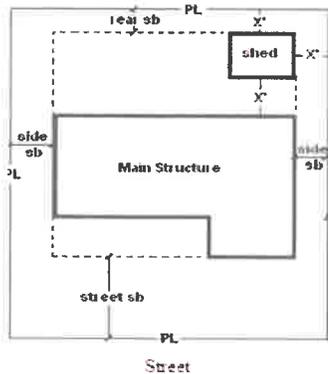
Mailing Address: 128 S. Short St. Troy, OH 45373

Daytime Phone: 937-552-6950 or 937-414-8770

Sq. Ft. of Proposed Project: 624

Height/Stories of Project: 16' / 1 Story

Height/Stories of House: 36' / 2 Stories



Each application must have a site plan showing the location of the project, or picture indicating accurate relevant dimensions (see example). All permits are issued to the applicant unless otherwise specified.

***Please contact Miami County Building Department (937-440-8121) for additional permits required.**

***Processing time:
7-10 business
days**

Sign Full Name

By signing this application, I acknowledge that I am authorized by the owner to make this application. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

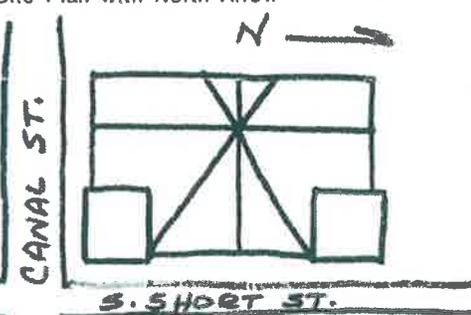
Development Department
102 S. Market St.
Troy, OH 45373
Phone: (937) 339-9481
Fax: (937) 339-9341
www.troyohio.gov

Signature: Duane E Crist

Date: 17 June 2020

OHIO HISTORIC INVENTORY

Historic Preservation Office
Ohio Historical Society
Columbus, Ohio 43211

1. No. 17-75i--Boese District		4. Present Name(s) Harr, Daniel, House		1. 17-75i 2. County Miami
2. County Miami <i>MIA 21-5</i>		5. Other Name(s)		
3. Location of Negatives Mont. Co. Hist. Soc.				
6. Specific Location 126 South Short Street		16. Thematic Category C		3. County Miami 4. Present Name(s) Harr, Daniel, House
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1866		
8. Site Plan with North Arrow 		18. Style or Design Vernacular Victorian		
9. Coordinates Zone 16 Troy Easting 73825 73724 Northing 443558 443570		19. Architect or Engineer		
Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder		
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent Residence		
12. Is it Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use Residence		
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known Mrs. Ruth Z. Davis 51 East High Street Mt. Gilead, Ohio		
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
42. Further Description of Important Features This frame double house has a four bay pavilion flanked by pillared porches with deck and balustrade. The windows are 6/6 double hung sash with shaped caps. The gable has a semicircular fan window. Eave and gable project with panelled soffit and frieze. Side windows are 2/2 double hung sash.		26. Local Contact Person or Organization Troy Historical Society		
43. History and Significance A contributor to the proposed Boese Residential Historic District. Daniel Harr was a clothing merchant. The house was moved from the 200 block of West Franklin after the canal was filled in.		27. Other Surveys in Which Included Historic Troy, Ohio		
44. Description of Environment and Outbuildings An established residential district near the County Courthouse.		28. No. of Stories 2		
45. Sources of Information Historic Troy, Ohio. 1974.		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		30. Foundation Material Concrete Block?		
		31. Wall Construction Weatherboard		
		32. Roof Type & Material Gable--Asphalt Shingle		
		33. No. of Bays Front 6 Side 3		
		34. Wall Treatment Central Pavilion		
		35. Plan Shape Block w/ Pav.		
		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Moved <input type="checkbox"/>		
		37. Condition Interior Exterior Excellent		
		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		41. Distance from and Frontage on Road 30' x 100'		
		46. Prepared by L. S. Gannon, Jr.		
		47. Organization Mont. Co. Hist. Soc.		
		48. Date 10/22/75		
		49. Revision Date(s)		

1. 17-75i
2. County
Miami
3. County
Miami
4. Present Name(s)
Harr, Daniel, House
5. Other Name(s)

Supplement to Application for Zoning Permit for New Construction - Garage
128 S. Short St
Troy, OH 45373

- a) Site Plan - attached
- b) Description of proposed use - New Construction of 2 Car Garage. Recent tornado blew down large tree, creating open area for a garage. Previously, there was no garage at this residence. The existing gravel driveway was in place when we purchased the property over 25 years ago.
- c) the attached plan 028G-0023 illustrates the proposed structure. There is an existing gravel driveway leading up to the proposed structure. The proposed structure will have fiber cement siding spaced to match the siding on the existing home. The proposed structure will be painted the same color as the existing home and the roof color will match the roof on the existing home to the extent possible. The garage doors will face Short Street. The illustration shows garage doors with windows. The proposed garage doors will be solid with no windows. The plan attached is for a garage 24 feet by 24 feet with an 8 foot ceiling. The proposed garage will be 24 feet by 26 feet with a 9 foot ceiling. No changes are proposed for parking. Existing landscaping and fence will be removed to accommodate the proposed structure. An existing electric wire and internet wire extending from a utility pole to the house will be buried underground around the perimeter of the proposed structure.
- d) The garage will be a wood framed building on a concrete slab with poured footers. Wood framing will be covered with 7/16 inch OSB wall sheathing and finished with fiber cement siding. The new structure will be painted and will include gutters and downspouts. A sample of the unpainted siding is enclosed.
- e) A paint sample of the white paint to match the existing house is attached.
- f) Photographs are enclosed: Photograph A is a view of the existing home taken from Short St. Photograph B illustrates the home and existing driveway from Short St. Photograph C is a closeup of the driveway. The existing fence will be removed to accommodate the new structure. Photograph D is a view from the back yard looking towards the existing driveway. There is a pile of topsoil which is the exact location of a 100 plus year old large beech tree that blew down during the recent tornado. Removal of the tree opened up the space needed for the new garage.
- g) We are the owners of the property as signed and printed on the application form.

Please advise us if you have questions or need additional information.

SEARCH (/SEARCH-PLANS.PHP)



Plan 028G-0023

Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.



(/userfiles/photos/large/14286935415d49ab90df565.jpg)

Two-Car Garage Plan, 028G-0023

ADD TO CART  (/028G-0023.PHP#ORDER)

MODIFY PLAN  (/90/CONTENT/HOW-TO-MODIFY-YOUR-GARAGE-PLAN-.PHP)

ADD TO FAVORITES  (MY-PLANS.PHP?GO=FAVORITE.ADD&ID=2190)

MORE BY THIS DESIGNER  (HOUSE-PLANS.PHP?DESIGNER_ID=33&TYPE=G)

Plan Details

Heated Sq. Ft.

Total 0 sq. ft.

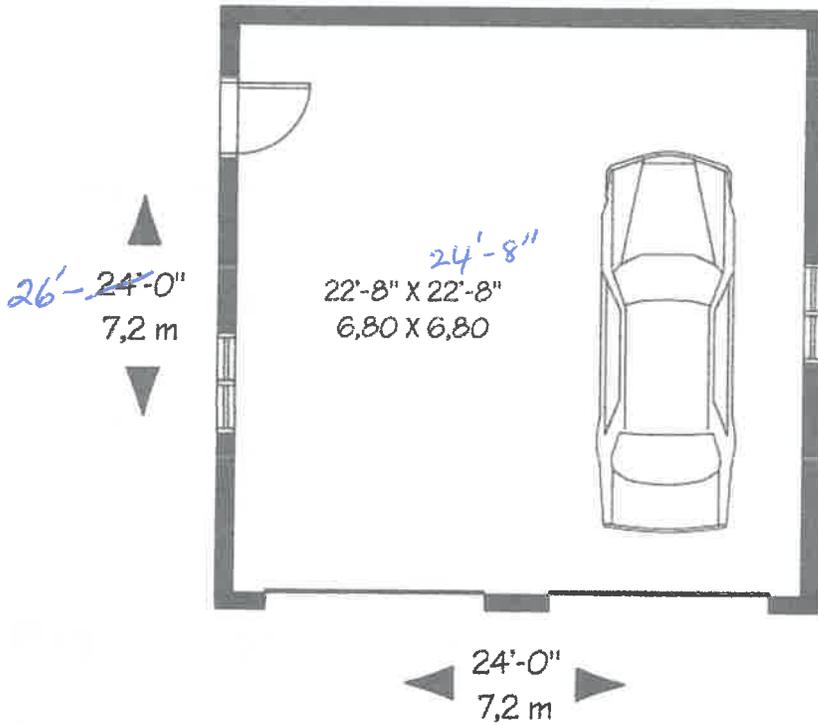
Unheated Sq. Ft.

Garage ~~576~~ ⁶²⁴ sq. ft.

Plan Features

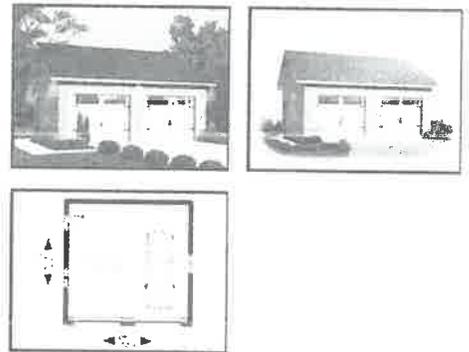
There are no features for this plan.

SEARCH (/SEARCH-PLANS.PHP)



Plan 028G-0023

Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.



(/userfiles/floorplans/large/1857977827473d920239454.jpg)

Floor Plan, 028G-0023

ADD TO CART (/028G-0023.PHP#ORDER)

MODIFY PLAN (/90/CONTENT/HOW-TO-MODIFY-YOUR-GARAGE-PLAN-.PHP)

ADD TO FAVORITES (MY-PLANS.PHP?GO=FAVORITE.ADD&ID=2190)

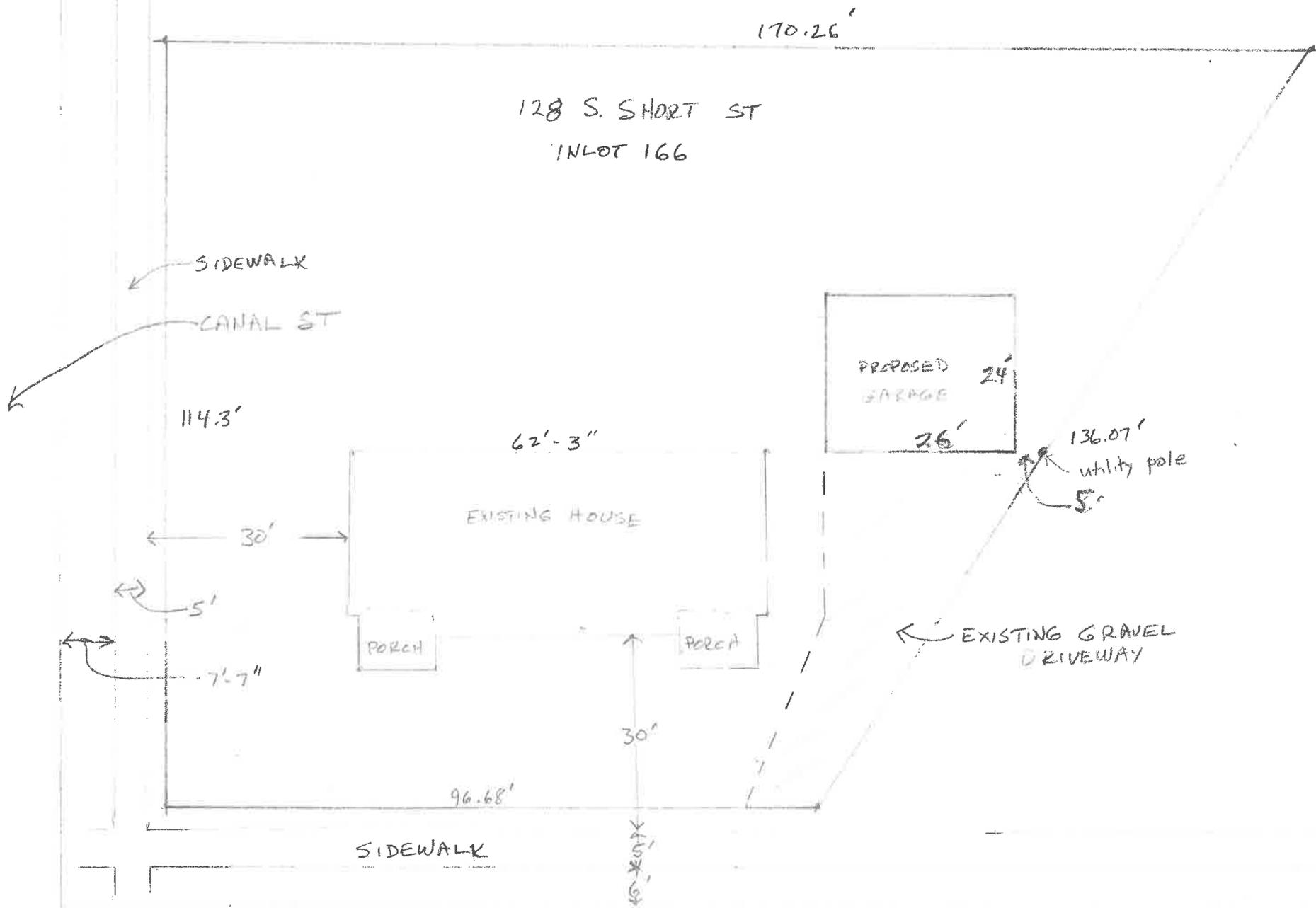
MORE BY THIS DESIGNER (HOUSE-PLANS.PHP?DESIGNER_ID=33&TYPE=G)

Plan Details

Heated Sq. Ft.	
Total	0 sq. ft.
Unheated Sq. Ft.	
Garage	624 576 sq. ft.

Plan Features

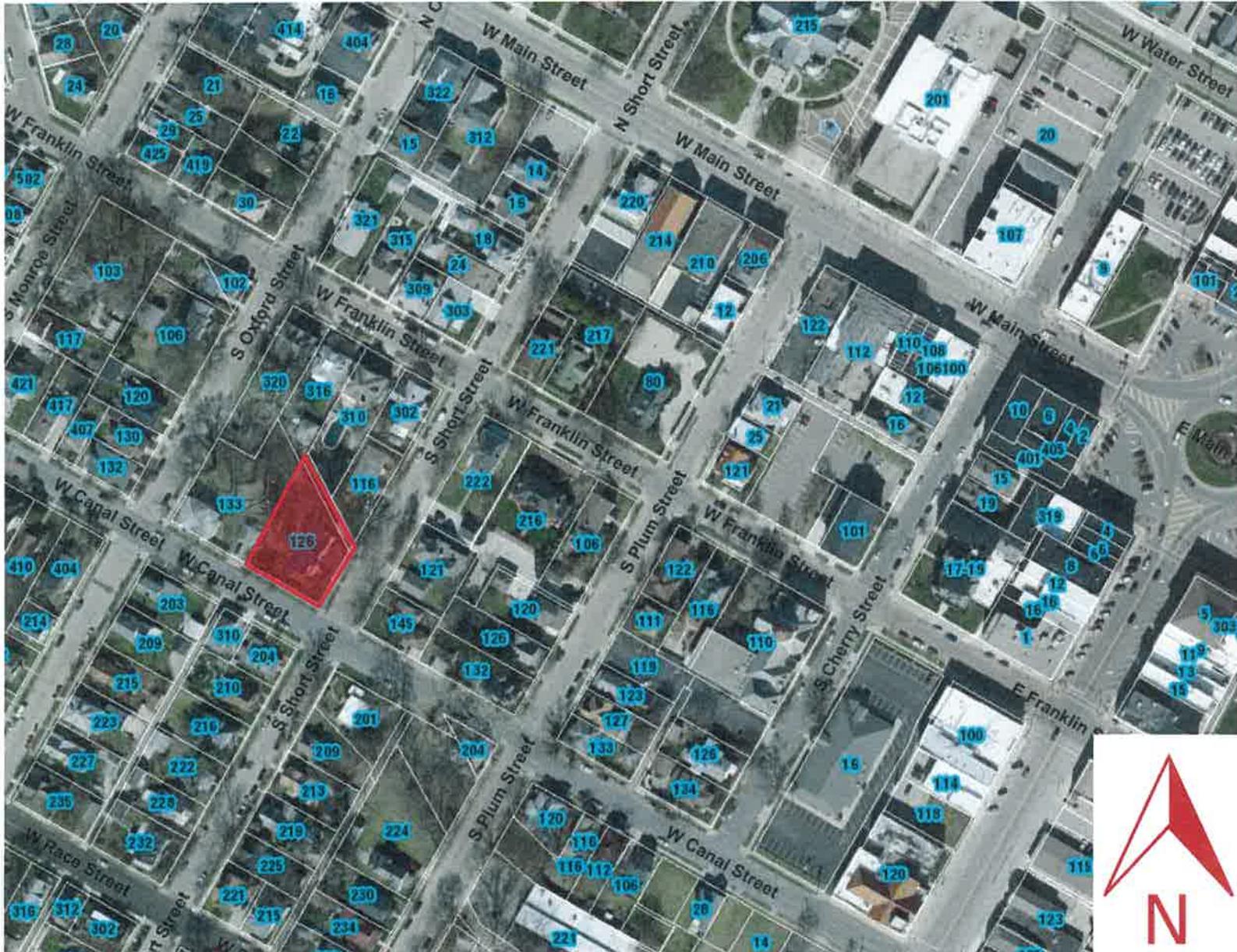
There are no features for this plan.



128 S. SHORT ST

1" = 20'

126 S Short Street



Attachment (e)



Photo C
(closeup of
driveway)



Photo D
(view from
backyard)





128 S. Short St. – Streetscape





**SW 7006
Extra White**

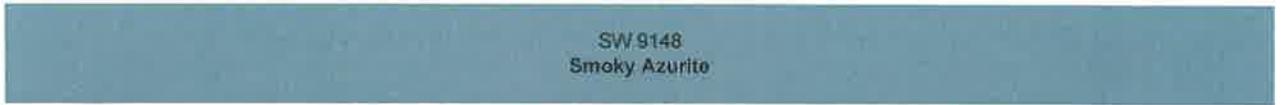
Interior / Exterior
Location Number: 257-C1



COORDINATING COLORS

SIMILAR COLORS

DETAILS



SW 9148
Smoky Azurite



SW 2739
Charcoal Blue



TO:	Troy Planning Commission
FROM:	Development Department
DATE:	July 8, 2020
SUBJECT:	Historic District Review: 145 S. Short St.
OWNER:	Marc & Jennifer Roth
APPLICANT:	Ben Denlinger – Denlinger Construction

DISCUSSION:

The applicant is requesting Planning Commission approval for a proposed building addition and exterior modifications to the property of 145 S. Short Street. The property is zoned R-5, Single Family Residential and is located on the corner of S. Short Street and W. Canal Street.

The Ohio Historic Inventory (OHI) form describes the property as being built around 1910. A one and a half story, vernacular frame cottage. With a small gable porch and roof dormer, with alterations of vinyl siding. This home is not listed on the National Registry.

PROPOSAL:

The applicant is proposing constructing a second story addition to the rear of the existing structure with additional modifications to the existing structure. The modifications to the property will include:

The addition to the rear, second story to increase the overall living space of the residence. This will be traditional wood frame construction, to the rear of the structure and will not increase the overall footprint of the building.

The addition will receive vinyl siding matched to the current existing vinyl siding in the same blue color.

The roof system for the residence and garage is proposed to be changed from the current brown, asphalt architectural shingles to an Onyx Black color, asphalt architectural shingle. Gutters and downspouts will be replaced with similar aluminum material but in White.

The applicant is also requesting to install new windows in the residence and the addition. The existing windows do not appear to be original windows and have a varying degree of deterioration along with having aluminum storm windows. The proposed replacements are Anderson Windows, Series 400 Woodright, which are a double hung, wood and composite clad window. The windows will not have internal grills or mutins and be in the color Black.

All trim, soffits, and fascia boards will be replaced or repainted from the light-yellow color to White, if painted using Sherwin Williams (SW 7005) Pure White.

The front porch will also be modified by replacing the plain aluminum clad posts and trim with cedar wood posts.

The front and rear entry doors are being proposed to be replaced with the ProVia entry doors with glass in the Color of River Gorge and Black. With the addition of storm doors in the color Black as attached in the packet.

The existing shutters will be repainted or replaced with a black vinyl shutter that area similar to the existing vinyl shutters on the building.

The existing garage doors will remain and be painted to match the trim in the same White color.

All colors, materials, products and plans for this project have been attached to the packet.

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 proposed modifications.

- The proposed modifications meet the City of Troy requirements; and
- The proposed alteration does not detract from the historic integrity of the building;
- The proposed modifications will not negatively impact the streetscape or surrounding properties.

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 6/26/2020

Applicant Denlinger Construction Telephone No. 937-604-8849

Owner of Property Marc Roth Has the Owner been Notified? YES

Address of Project 145 S. SHORT ST. TROY

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor DENLINGER CONSTRUCTION

Application for renovation to include the following:

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

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.

SIGNATURE OF APPLICANT: Benjamin E. Denlinger / OWNER OF DENLINGER CO.

SIGNATURE OF PROPERTY OWNER: Marcus Roth

PRINTED NAME OF PROPERTY OWNER: MARCUS ROTH

PLANNING COMMISSION RESULTS (OFFICE USE ONLY): _____

145 S. Short St.

Ohio Historic Preservation Office

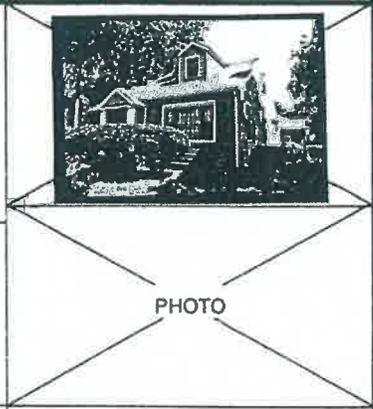
1985 Velma Avenue
Columbus, Ohio 43211
614/297 2470



OHIO HISTORICAL SOCIETY
SINCE 1885

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Judith Bassell House <input type="checkbox"/> Coded		1. No.
3. Location of Negatives City of Troy Devel Dept		5. Historic or Other Name(s) Thomas Ziegenfelder House				
6. Specific Address or Location 145 S. Short St.		16. Thematic Association(s)		28. No. of Stories 1 1/2		2. County
6a. Lot, Section or VMD Number		17. Date(s) or Period 1910		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. City or Village Troy		18. Style or Design vernacular		30. Foundation Material Concrete		4.5. Present or Historic Name
8. Site Plan with North Arrow 		19. Architect or Engineer N/A		31. Wall Construction Wood frame		
9. U.T.M. Reference Quadrangle Name TROY		20. Contractor or Builder		32. Roof Type & Material Gable/asphalt shingle		6. Specific Address or Location
Zone Easting Northing Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		21. Building Type or Plan N/A		33. No. of Bays Front 3 Side 3		
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Original Use, if apparent Residential		34. Exterior Wall Material(s) Vinyl siding		
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Present Use Residential		35. Plan Shape Rectangular		
15. Name of Established District (N.R. or Local) Troy Historic District		24. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>		
		25. Owner's Name & Address, if known Judith Bassell 145 S. Short St Troy, OH		37. Window Type(s) <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> Other replacement		
		26. Property Acreage		38. Building Dimensions 25 x 30		
		27. Other Surveys in Which Included N./A		39. Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/>		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) One and a half story vernacular frame cottage. CDF: include the cottage form; entrance with a small gable front porch; roof dormer. Alterations include the attached garage and siding and windows.				40. Chimney Placement Off center/roof		
43. History and Significance (Continue on reverse if necessary) Built by Thomas Ziegenfelder in 1910.				41. Distance from and Frontage on Road 20 x 35		
44. Description of Environment and Outbuildings (See #52) Small urban setting of closely spaced buildings and numerous shade trees..				46. Prepared by J. Darbee/N. Recchie		
45. 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		



Marc and Jennifer Roth

145 S. Short ST Troy Ohio 45373

Contractor_ Denlinger Construction

119 S. Elm St Troy Ohio 45373

Exterior siding to stay current blue color

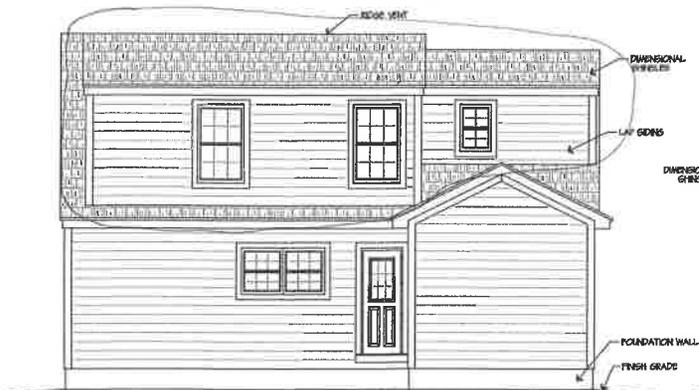


D08004130 05/24/2007

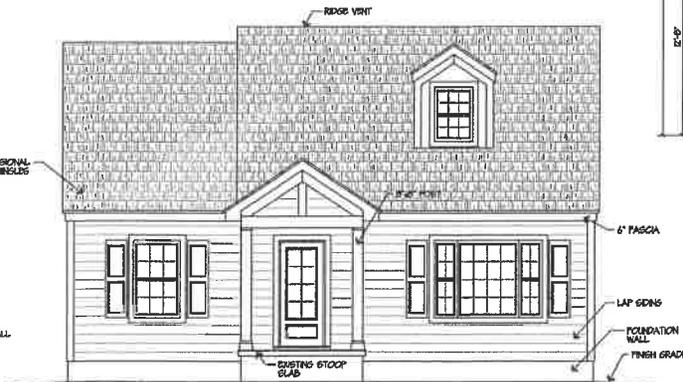


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

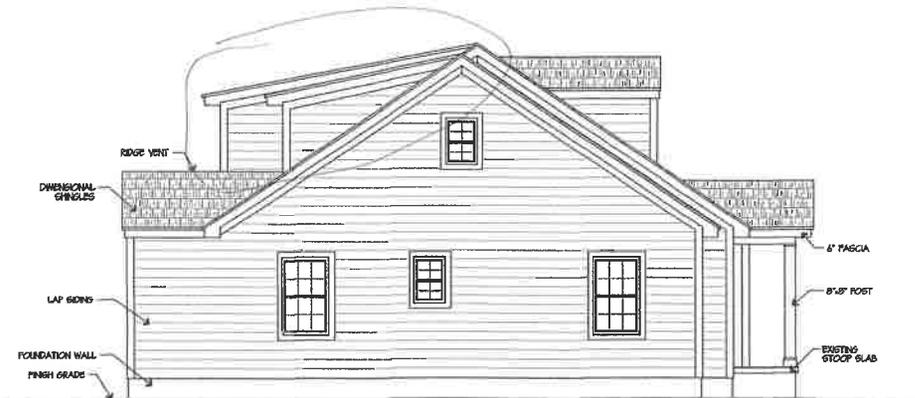
Addition area



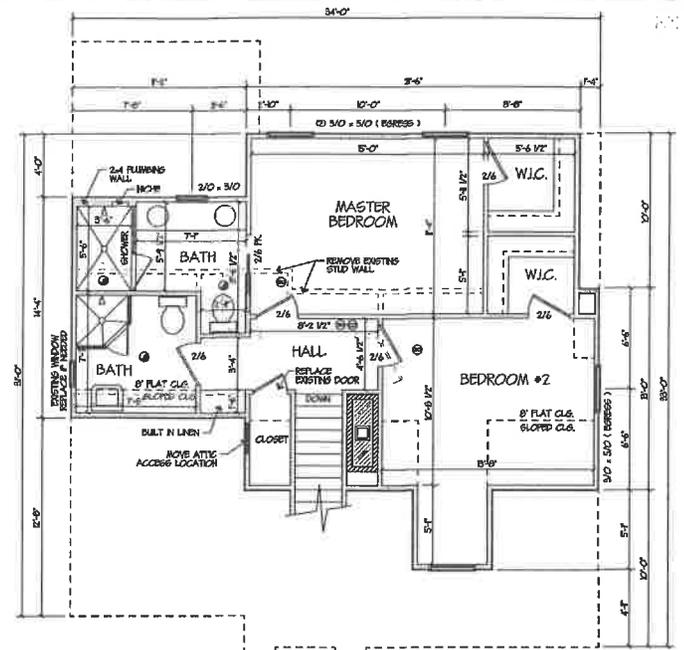
REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



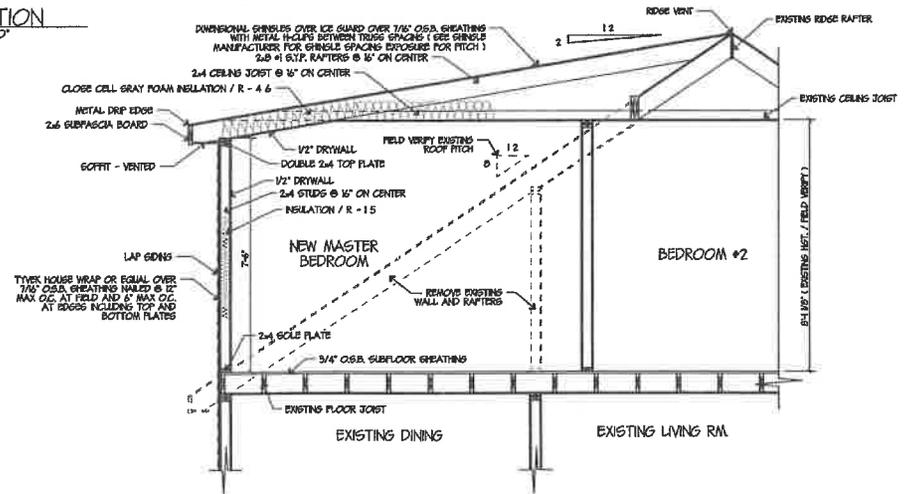
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

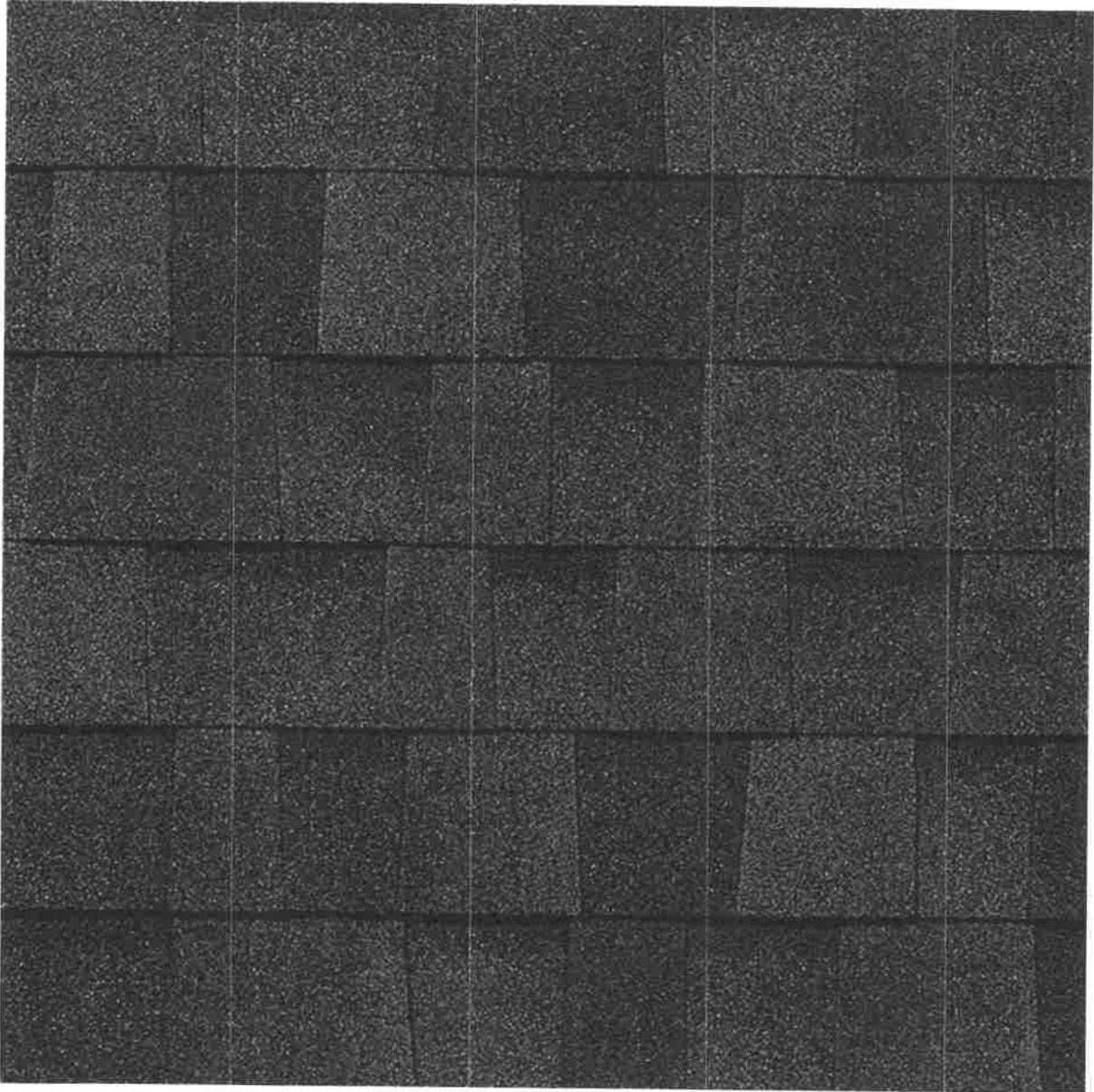
GENERAL NOTES:

- FIELD VERIFY ALL EXISTING DIMENSIONS, ROOF PITCHES, WALL HEIGHTS. FIELD ADJUST WHERE NEEDED.
- ENERGY COMPLIANCE: USE THE OND HOME BUILDERS ALTERNATIVE ENERGY CODE COMPLIANCE OPTION. USE PATH 4.
- GFCI PROTECTED OUTLETS: ALL NEW BATHS.
- AFI PROTECTED OUTLETS: ALL LINES ARISING OTHER THAN WHERE GFCI OUTLETS ARE LOCATED.
- ⊕ = SMOKE DETECTORS: IZONED I PHOTO ELECTRIC TYPE. HARD WIRE WITH BATTERY BACKUP. CONNECT WITH EXISTING MAIN LEVEL SMOKE DETECTORS.
- ⊙ = CO DETECTORS: OPTIONAL COMBO WITH SMOKE DETECTORS WHERE LOCATED ON FLOOR PLANS.
- ⊖ = EXHAUST FAN: VENTED TO EXTERIOR.



TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

Roof shingles – Onyx black



Exterior of window black frames (see example)



TRADITIONAL DESIGN

Traditional home design remains true to the history, authenticity and character of home styles that date back decades or even centuries. The classic design of Andersen® 400 Series windows and patio doors complement traditional style homes.



Double-hung windows have two operating sash (glass panels) that move up and down allowing for ventilation on the top, bottom or both.

DOUBLE-HUNG WINDOWS

Bring fresh air in while not interfering with patios or walkways. Plus, with tilt-in features, cleaning double-hung windows from inside your home is easy. Woodwright® double-hung windows are built with authentic craftsmanship to help replicate the look of classic architecture. They allow you to retain or add charm to your home with beautiful wood interiors and an array of style options. Tilt-wash double-hung windows offer classic styling with thinner profiles and the perfect balance of modern and traditional design. Their classic blend of engineering and craftsmanship, along with energy efficiency, makes them our best-selling double-hung window.

- Low-maintenance exterior cladding protects the unit while wood interiors offer beauty and warmth
- Dual layer weatherstrip helps seal out dust, wind and water
- Available in custom size insert windows for easy replacement or full-frame windows for new construction and remodeling projects



PATIO DOORS

Designed to bring nature's beauty inside while enhancing the style and personality of your home. Frenchwood® hinged inswing patio doors are designed to open into a room and save space for smaller exterior areas. Frenchwood gliding patio doors are ideal for any climate, they glide horizontally so not to interfere with your room.

- Experience smooth, long-lasting* operation with adjustable ball-bearing rollers and a durable stainless-steel capped track on gliding doors. Hinged doors feature adjustable hinges, so you can easily fine tune the position of our door panel.
- Weatherstrip is designed to seal our air and water infiltration
- Secure locking systems tighten the door against the frame for improved security and weather protection
- Optional blinds-between-the-glass offer privacy and are protected from dust and damage and never need cleaning
- Available in custom sizes for replacement projects

*Visit andersenwindows.com/warranty for details.



EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting, low-maintenance white finish. Select windows are also available with a dark bronze or black** finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished oak or maple interiors.

EXTERIOR COLORS



INTERIOR OPTIONS**



Design your window at
andersenwindows.com/design-tool

*Visit andersenwindows.com/warranty for details.

**Some products are not available in all colors or wood species. See your Andersen supplier for details.

†Dark bronze and black interior units have matching exteriors.

‡Not available on 400 Series Woodwright double-hung windows.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass



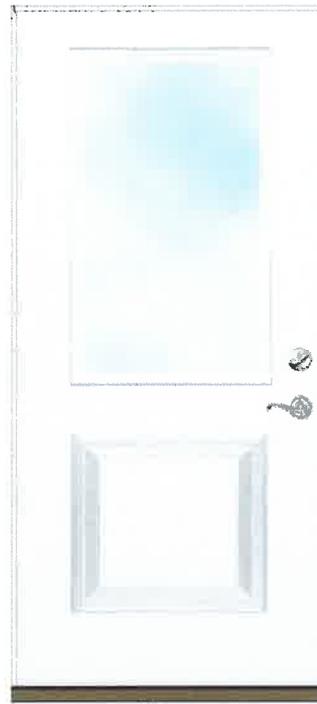
877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Roth Rear Entry
Tag: Entry
Order #6146616-1



OUTSIDE VIEW



INSIDE VIEW

DETAILS

Legacy Single Entry Door in FrameSaver Frame

36" x 80" Nominal Size
Unit Size: 37 9/16" x 81 11/16"
Frame Depth: 4 9/16"
2" Standard Brickmold

With Storm Door - Sized to Fit on Brickmold
Right Hand Inswing - Inside Looking Out

Entry Door

1 Panel 430 Style 20-Gauge Smooth Steel Door
With High-Definition Embossing
ComforTech DLA
Snow Mist White Inside / Coal Black Outside

Hardware

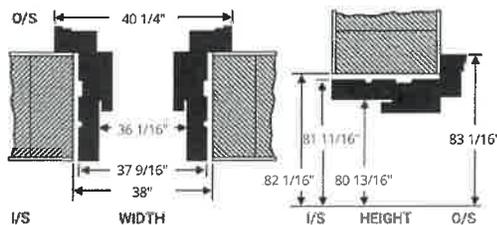
All Hardware in Satin Nickel Finish
Flair Lockset
Thumbturn Deadbolt

Frame

Textured Coal Black Aluminum Frame Cladding
Snow Mist White Inside Frame
Bronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)
Satin Nickel Ball Bearing Hinges
Security Plate

Sell Price: \$1,043.83

SIZING



HANDING



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S.I-P) Solar Heat Gain Coefficient
0.24 0.09

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance
0.15 -



YOUR PROFESSIONAL-CLASS PRODUCT

Spectrum Series Storm Door - Model 291 Full View



OUTSIDE VIEW



INSIDE VIEW

SIZING

Custom Opening Size: 36" x 80"
 Minimum Opening Size: 35 3/4" x 79 13/16"
 Maximum Opening Size: 36 1/8" x 80 11/16"
 Unit Size (Inside Z-Bar): 35 5/8" x 79 3/4"
 Tip-to-Tip (Outside Z-Bar): 38" x 80 7/8"
 Slab Size: 35 1/8" x 79 1/8"

HANDING

Hinge on the Right
 Outside Looking In

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
1.04	0.86

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Total UV
0.90	0.73



877.389.0835
 2150 State Route 39
 Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Roth Rear Entry

Tag: Entry

Order #6146616-2

DETAILS

Spectrum 291 Full View
 36" x 80" Standard Size
 Coal Black
 Standard Z-Bar
 Pre-Hung
 Color Matched Piano Hinge
 Hinge on Right (Viewed from Outside)
 1-1/2" Color Matched Bottom Expander
 Satin Nickel Sierra Mortise Handleset (DH273) LockB (DH271)
 Key Order Alike
 Handleset Prep at Standard Location (39") on Left (Viewed from Outside)
 Color Matched Dual Closers (DH220-13)
 Clear Glass
 Two Screens

Sell Price: \$519.75

INFORMATION AND WARNINGS

The selected storm door handle can be keyed to entry doors and other Multi-Point Mortise storm door handles.

YOUR PROFESSIONAL-CLASS PRODUCT

Signet Cherry Fiberglass Entry Door with Clear Glass



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Roth Rear Entry

Order #6146616-3

DETAILS

Signet Single Entry Door in FrameSaver Frame

36" x 80" Nominal Size

Unit Size: 37 9/16" x 81 11/16"

Frame Depth: 4 9/16"

2" Standard Brickmold

Left Hand Inswing - Inside Looking Out

1 Panel 440 Style Signet Cherry Fiberglass Door

ComforTech DLA

Cottage (4-Lite) Contoured Internal Grid - 1V x 1H

Coal Black Grids

River Gorge Inside and Outside

Hardware

Black Craftsman Mortise Handle with Deadbolt Outside

Hammered Lever Inside

Frame

Textured Coal Black Aluminum Frame Cladding

River Gorge Inside Frame

2 Tubes of Coal Black

Bronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)

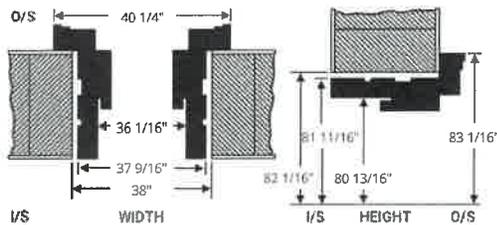
Black Ball Bearing Hinges

Security Plate

Sell Price: \$2,394.07

Tax - 7.5%: \$296.82

SIZING



HANDING



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P) Solar Heat Gain Coefficient

0.24

0.10

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.18

-



ENERGY STAR® Certified
In All 50 States.



SW 7005
Pure White

Interior / Exterior
Location Number: 255-C1



COORDINATING COLORS

SIMILAR COLORS

DETAILS

SW 7668
March Wind

SW 9154
Perle Noir



145 S. Short St. – Streetscape



145 S Short Street

