



Troy Zoom is inviting you to a scheduled Zoom meeting.

Topic: 8-12-20 Troy Ohio Planning Commission

Time: Aug 12, 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. The meetings may be televised live on the City's Facebook page (subject to the technological capability)
2. 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](mailto: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, AUGUST 12, 2020, 3:30 P.M.**

1. Roll Call
2. Minutes - 7-22-2020
3. Historic District Application for 121 Public Square NE; for a replacement of the cornice across the front elevation of the building that was destroyed in the January tornado.  
Owner: Miami County Family Abuse Shelter, Inc.  
Applicant: Barbara Holman, Director, Family Abuse Shelter  
-Commission to make decision.
4. Other

Note to Commission members:

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

July 22, 2020

A regular meeting of the Troy Planning Commission was held remotely Wednesday, July 22, 2020, at 3:30 p.m., with Chairman Alan Kappers presiding. Attendance was remote by Zoom. Members participating: Kappers, Titterington, Wolke, Oda, McGarry, and Ehrlich; Staff attending: Zoning Inspector Watson, Development Director Davis.

MINUTES OF JULY 7, 2020 MEETING. Minutes were approved upon motion of Mr. Titterington, seconded by Mr. McGarry.

**HISTORIC DISTRICT APPLICATION FOR 305 PUBLIC SQUARE SE: INSTALLING OF A WINDOW SIGN ON THE WINDOW ALONG THE PUBLIC SQUARE SIDE OF THE BUILDING THAT IS THE ENTRANCE AREA TO THE SECOND AND THIRD FLOORS:**

**OWNER: STEMELCAR LLC (STEVE SMITH); APPLICANT: SCOT HART, SHELTER INSURANCE.** Staff reported: property is zoned B-3, Central Business District; building is commonly known as the Dye Building; is currently the home of The Caroline, on the first floor, and commercial office suites on the second floor; applicant is proposing to install a 14 square foot, 40 inches by 52 inches, window sign on the window along the Public Square side that is the entrance area to the second and third floors; a total of 25 square feet of signage is permitted; the window sign will vinyl decals with white lettering and the Shelter Insurance logo; and Staff recommends approval of the proposed sign based on the findings of:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building; and

A motion was made by Mr. Wolke, seconded by Mayor Oda, to approve the historic district application for 305 Public Square SE as submitted, for the exact materials and colors in the application, and based on the findings of staff of:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building,

MOTION PASSED, UNANIMOUS VOTE

**FINAL PLAT APPROVAL, FOX HARBOR SUBDIVISION SECTION 7, AND DEDICATION OF RIGHT-OF-WAY. FOX HARBOR IS LOCATED WEST OF THE KINGS CHAPEL SUBDIVISION, JUST SOUTH OF WEST MAIN STREET. OWNER: HARBOR WES LAND COMPANY LLC (FRANK D. HARLOW); APPLICANT: JOHN BRUMBAUGH (ON BEHALF OF FRANK D. HARLOW).** Staff reported:

- Fox Harbor is located west of the Kings Chapel Neighborhood just south of West Main Street (State Route 41).
- Section Seven consists of 3.891 acres with 11 building lots on 2.985 acres, and the dedication of 0.906 acres of right-of-way (Edward Circle).
- The zoning is R-4, Single-Family Residential District, with a minimum lot size of 9,000 square feet, with actual lot sizes ranging from 9,104 square feet to 24,480 square feet.
- Fees-in-lieu of dedicated green space have been accepted for this development and will be collected with each new housing permit.
- The plat is in general conformance with the Preliminary Plan.
- Staff recommended approval, subject to submittal and receipt of the Escrow Agreement. (Note – Escrow Agreement received prior to the Commission Meeting.)

A motion was made by Mrs. Ehrlich, seconded by Mr. McGarry to recommend to Troy City Council the acceptance of the Final Plat of Fox Harbor Subdivision 7 and the dedication of right-of-way as submitted. MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:37 p.m. upon motion of Mr. Titterington, seconded by Mr. McGarry.

Respectfully submitted,

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	August 12, 2020
SUBJECT:	Historic District Review: 121 Public Square NE
OWNER:	Miami County Family Abuse Shelter Inc.
APPLICANT:	Barbara Holman, Director of the FAS

**PROPOSAL:**

The applicant, is requesting the Planning Commission to review an application for a replacement of the cornice at 121 Public Square NE. The property is zoned B-3, Central Business District.

The OHI form lists this property as a three-story brick High Victorian Italianate styled building. Built in 1873, with three bays defined by rusticated pilasters with stylized capitals. The building is listed as a major and critical contributor to the historic district. This property is listed on the National Historic Registry.

**DISCUSSION:**

The applicant is proposing to install the decorative, fiberglass and PVC cornice across the front elevation of the building. Replacing the missing, tin frieze from the January tornado damage. The building will be repaired and the new cornice attached and painted to match the existing color of the trim. This cornice is not an exact match, however the proposed will keep the brackets at the ends, with two in the middle. Dentil molding, and block modillions and a foot molding along the length of the building. Renderings 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 based on the following:

- The proposed alteration is in keeping with the historic nature of the district.
- The proposed alteration is compatible with the surrounding streetscape environment
- The proposed design maintains the historic integrity of the building.

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 7/28/2020

Applicant Family Abuse Shelter of Miami County, Inc. Telephone No. 937-339-6761

Owner of Property Family Abuse Shelter of Miami Co., Inc. Has the Owner been Notified? Yes/Same

Address of Project 121 Public Square NE, Troy, Ohio 45373

Contact Address (if different than Project Address) 16 East Franklin Street, Troy, Ohio 45373

Name of Architect/Engineer and/or Contractor Bruns Construction

Application for renovation to include the following:

- |                                            |                                                         |
|--------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Alteration        | <input checked="" 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 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:**



**SIGNATURE OF PROPERTY OWNER:**

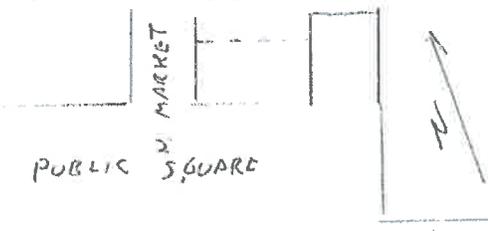
Family Abuse Shelter, Barbara Holman, Director

**PRINTED NAME OF PROPERTY OWNER:**

**PLANNING COMMISSION RESULTS (OFFICE USE ONLY):**

# OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office  
Ohio Historical Center  
Columbus, Ohio 43211

No. <u>MTA 237-65</u> 10928-00028E County Miami Location of Negatives Regional Office SHA E3 Specific Location N.E. Corner Public Square City or Town If Rural, Township & Vicinity Troy Site Plan with North Arrow  Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference <table border="1" style="width:100%; text-align: center;"> <tr> <td>6</td><td>7</td><td>3</td><td>8</td><td>6</td><td>4</td><td>0</td> <td>4</td><td>4</td><td>3</td><td>5</td><td>6</td><td>6</td><td>0</td> </tr> <tr> <td colspan="6">Eastings</td> <td colspan="6">Northings</td> </tr> </table> Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/> Part of Estab. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 14. District Potent? Yes <input type="checkbox"/> No <input type="checkbox"/> Name of Established District Troy Public Square Historic Dist.	6	7	3	8	6	4	0	4	4	3	5	6	6	0	Eastings						Northings						4. Present Name(s) N.E. Corner Bldg. 5. Other Name(s) Lous Harbor Bldg. (1969) Ross & Young Bldg (1877) 16. Thematic Category C <i>Child</i> 17. Date(s) or Period 1873 18. Style or Design High Victorian Italianate 19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent commercial 22. Present Use commercial 23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> 24. Owner's Name & Address, if known M.C. Family Abuse Shelter 121 N.E. Public Square Troy, OH 25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 26. Local Contact Person or Organization Troy Historical Society 27. Other Surveys in Which Included	28. No. of Stories 3 29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown 30. Foundation Material Unknown 31. Wall Construction brick 32. Roof Type & Material shed 33. No. of Bays Front 6 Side N/A 34. Wall Treatment pilasters 35. Plan Shape rectangular 36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/> 37. Condition Interior _____ Exterior good 38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 39. Endangered? By What? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 41. Distance from and Frontage on Road street front 60' wide
6	7	3	8	6	4	0	4	4	3	5	6	6	0															
Eastings						Northings																						
Further Description of Important Features No part facade of three bays each defined by rusticated pilasters with stylized capitols. Store front renovated--remnant of historic facade shows on right. Windows are segmental, second range and semi-circular third, stilted and keystone caps and bracketed sills, bracketed box cornice with panelled frieze. Three story brick commercial building in the High Victorian Italianate style. CDF: include a two part facade of three																												
History and Significance major and critical contributor to the historic district.  Built in 1873 by the partnership of John Ross & James Young.																												
Description of Environment and Outbuildings downtown Troy. A story has it that a recent fire has caused the owner to consider demolition.																												
Sources of Information		46. Prepared by L.S. Gannon, Jr. 47. Organization Regional Office SHA 48. Date   49. Revision Date(s)																										

000705

111111

N.E. Corner Bldg.

Edon Corp. 1160 Easton Rd., Horsham PA. 19044

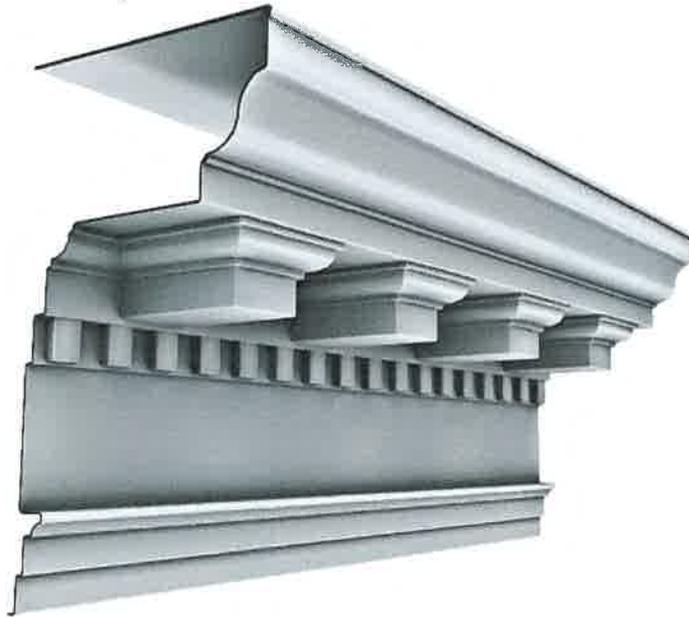
Architectural Ornamentation

# EDON

Top of E + W Masonry 6" above top of cornice

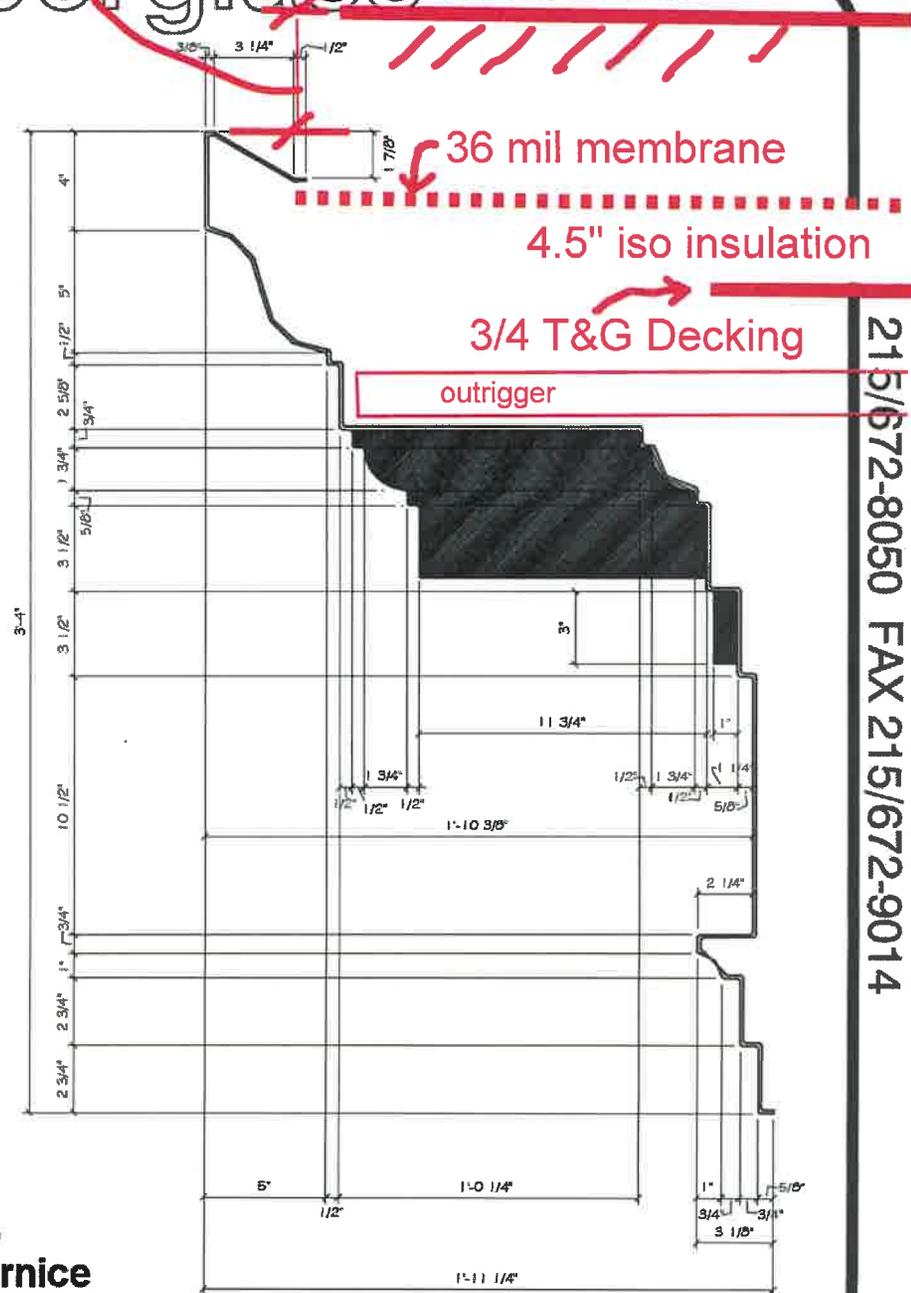
VISIT US @ [www.edon.com](http://www.edon.com)

Webex Call 3-23-20  
Bruns, Woolpert & SSRG



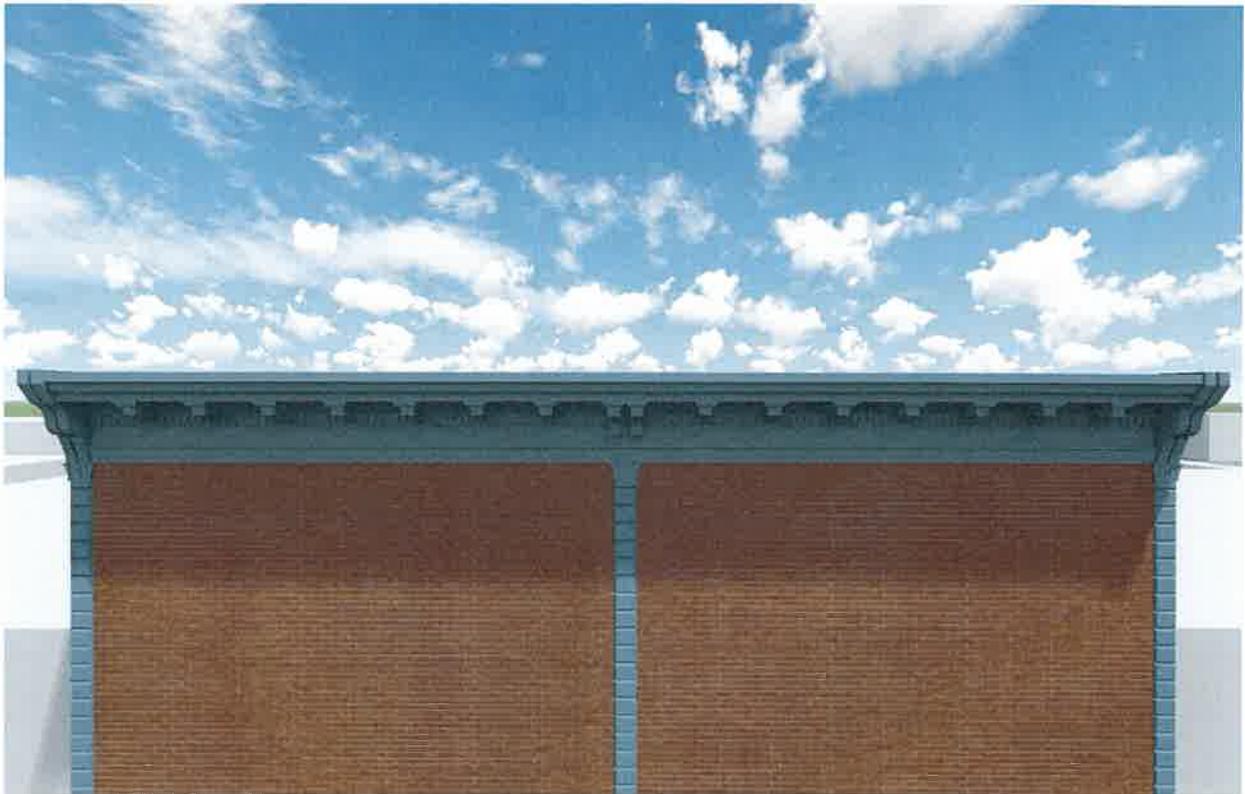
H: 3'- 4" D: 1'- 11 1/4" L: 7'- 2"

## CR-104 Ornamental Cornice



215/672-8050 FAX 215/672-9014

121 NE Public Square – Front Elevations - Proposed



121 NE Public Square – Streetscape – Previous Photos



