



**AGENDA - TROY PLANNING COMMISSION MEETING**  
**WEDNESDAY, DECEMBER 13, 2023, 3:30 P.M.**  
**CITY HALL, COUNCIL CHAMBERS**

1. Roll Call
2. Minutes - Nov. 22, 2023
3. Historic District Application - Certificate of Appropriateness, 9 - 11 E. Main Street (Wasserman Bldg.) exterior alterations:
  - Front Façade (facing Main St.) - repaint
  - East Façade (facing Walnut St.) - add and paint four new balconies; remove & replace fire escape to exit towards rear of building; new entry doors to the patios; CMU block storefront being replaced with an aluminum storefront; cornice repainted
  - Rear single-story CMU block addition demolished with new infill construction of two-story brick façade facing Walnut Street with windows, door and black fabric awning

Owner - Patch Place 1 LLC - Andrew Circle  
Applicant - Andrew Circle Architect LLC  
-Commission to make a decision
4. Adjourn

Next Meeting -- Dec. 27, 2023 - If needed

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 in Council Chambers, City Hall on Wednesday, November 22, 2023, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Oda, Emerick, Westmeyer, Wolke, and Titterington; Development Staff – Long and Bruner.

**APPROVAL OF MINUTES:** Upon motion of Mr. Titterington, seconded by Mr. Emerick, the minutes of the November 8, 2023 meeting were approved by unanimous voice vote.

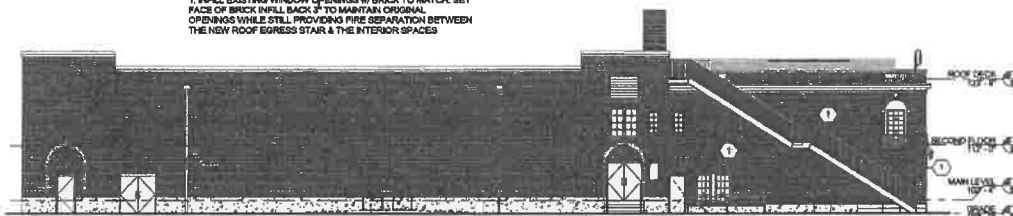
**HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 9 – 11 W, MAIN STREET, EXTERIOR ALTERATIONS ON THE WEST FAÇADE OF THE BUILDING (FACING N. CHERRY ST.). APPLICANT PROPOSES TO INFILL FOUR WINDOWS WITH BRICK; OWNER – WESLEY MARTIN; APPLICANT - ANDREW CIRCLE ARCHITECT LLC.** The staff report noted: the OHI form lists this property as a two-story brick commercial building with Neo-Classical Revival elements built in 1859 by George Ziegenfelder; important exterior features listed on the OHI form include a façade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have wrought iron balconies and keystone designs atop the arch; this property is listed on the National Register of Historic Places; the Planning Commission previously approved phase-two alterations on March 8, 2023, which included the fire escape and window replacement on the west façade; to have the fire escape installed, the infill of certain windows is required to meet the Ohio Building Code per the Chief Building Official due to fire prevention and safety to properly egress the building in the event of a fire.

**DISCUSSION:**

**West Façade.** The applicant is proposing to infill four (4) total windows facing N. Cherry Street. The brick they will use to infill the windows will match the existing west façade of the building. Three (3) of the four (4) windows were previously approved to be replaced by the Planning Commission. A majority of the window openings are not original to the building nor is a contributing feature listed on the OHI form. The other original window has extensive deterioration and is recommended to be replaced under section 2.8 of the Design Manual. The face of the brick will be recessed three (3") inches into the exterior wall to maintain the original opening while still meeting the Ohio Building Code Requirement (see note 1 below).

**ELEVATION NOTES**

1. INFILL EXISTING WINDOW OPENINGS W/ BRICK TO MATCH SET FACE OF BRICK INFILL BACK 3" TO MAINTAIN ORIGINAL OPENINGS WHILE STILL PROVIDING FIRE SEPARATION BETWEEN THE NEW ROOF EGRESS STAIR & THE INTERIOR SPACES



Staff recommends approval with the condition that the applicant follows the Ohio Building Code for the infill of windows and the fire escape complies with Chapter 717 Use of Public Sidewalks prior to installation, based on the findings that

1. The alterations do not alter the character defining features as referenced on the OHI form
2. The alterations comply with the Design Manual

In response to Mr. Titterington, staff confirmed that the red outline shown on the application was just to show the windows being filled in and that there will not be a red border on the wall. The Commission viewed a sample of the bricks to be used for the infill.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the Certificate of Appropriateness for the exterior alteration at 9 – 11 West Main Street as submitted, based on the exact colors and materials stated in the application and as viewed by the Commission, with the condition that the applicant follows the Ohio Building Code for the infill of windows and the fire escape complies with Chapter 717 Use of Public Sidewalks prior to installation, and based on the findings of staff that:

- The alterations do not alter the character defining features as referenced on the OHI form
- The alterations comply with the Design Manual

**MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

There being no further business, the meeting adjourned at 3:34 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Emerick, and approved by unanimous voice vote.

Respectfully submitted,

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary



MEMORANDUM

**TO:** City of Troy Planning Commission Members  
**FROM:** Austin Eidemiller, Planning & Zoning Manager  
**DATE:** December 13, 2023  
**SUBJECT:** Certificate of Appropriateness – 9/11 E. Main Street

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**BACKGROUND:**

The applicant, Andrew Circle Architect, on behalf of the owner, Patch Place 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 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.

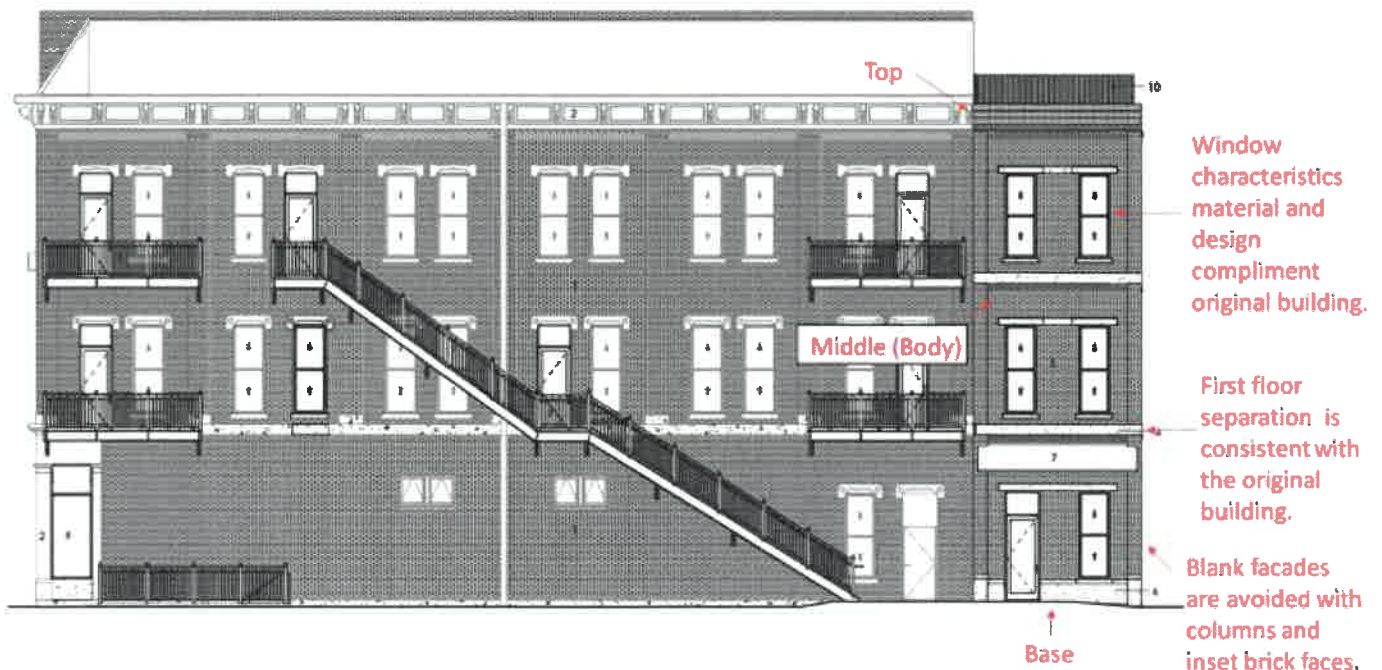


Figure A.1

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:**

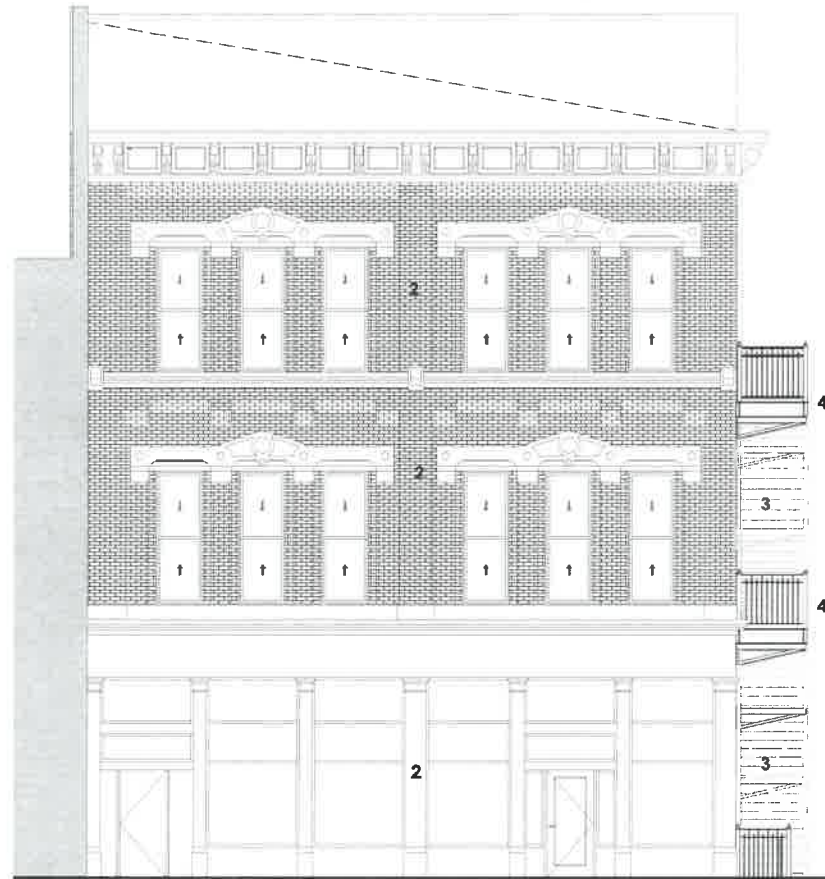
Staff recommends approval of the alterations, partial demolition, and new construction based on the following:

- 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.

A.1

**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

A.2



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  
11/20/23

AO ANDREW  
CIRCLE  
ARCHITECT

B.1

**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

B2



PERSPECTIVE FROM WALNUT



SHERWIN-WILLIAMS  
SW 6258 TRICORN BLACK



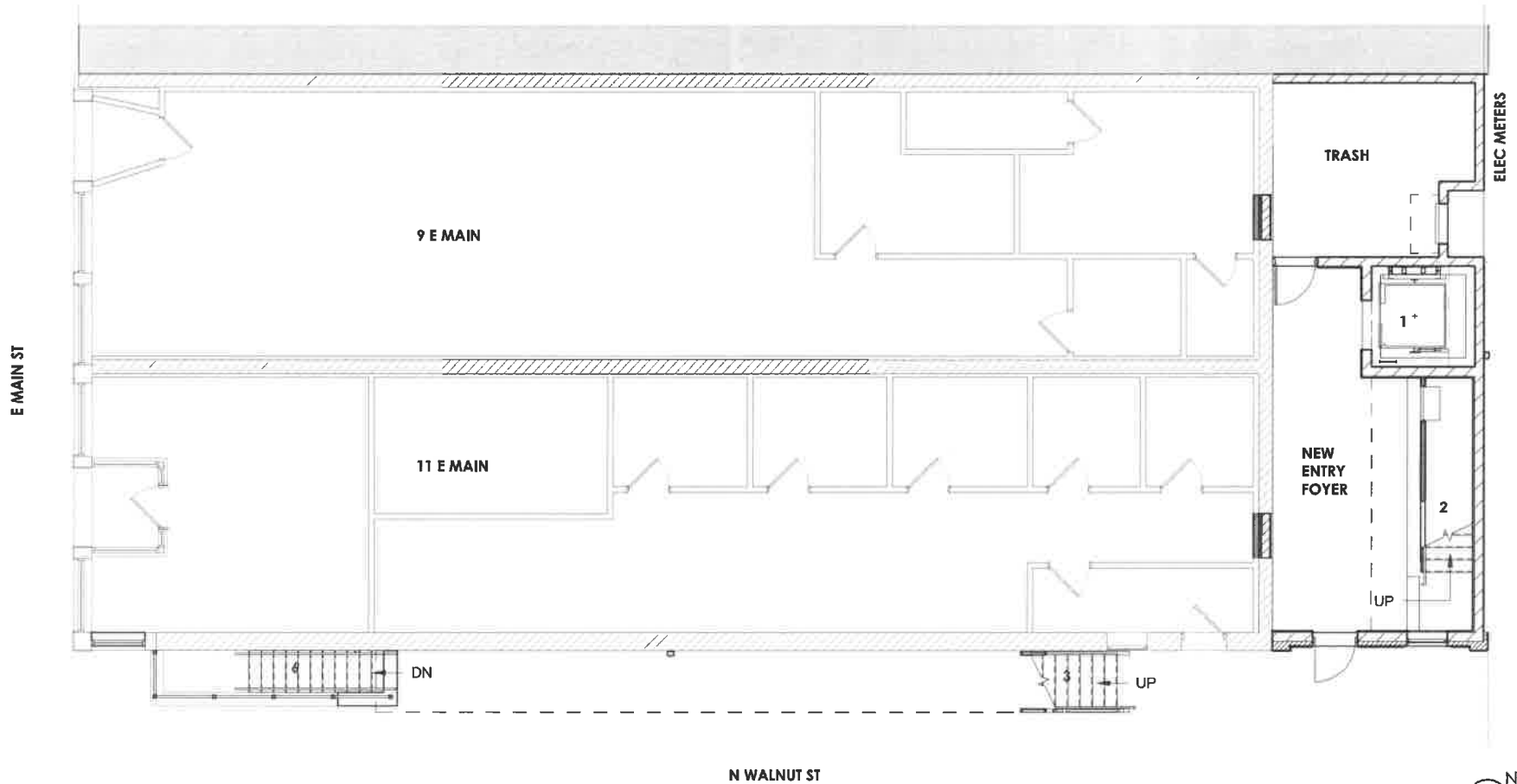
SHERWIN-WILLIAMS  
SW 0050 CLASSIC LIGHT BUFF



SHERWIN-WILLIAMS  
SW 7623 CASCADES

**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

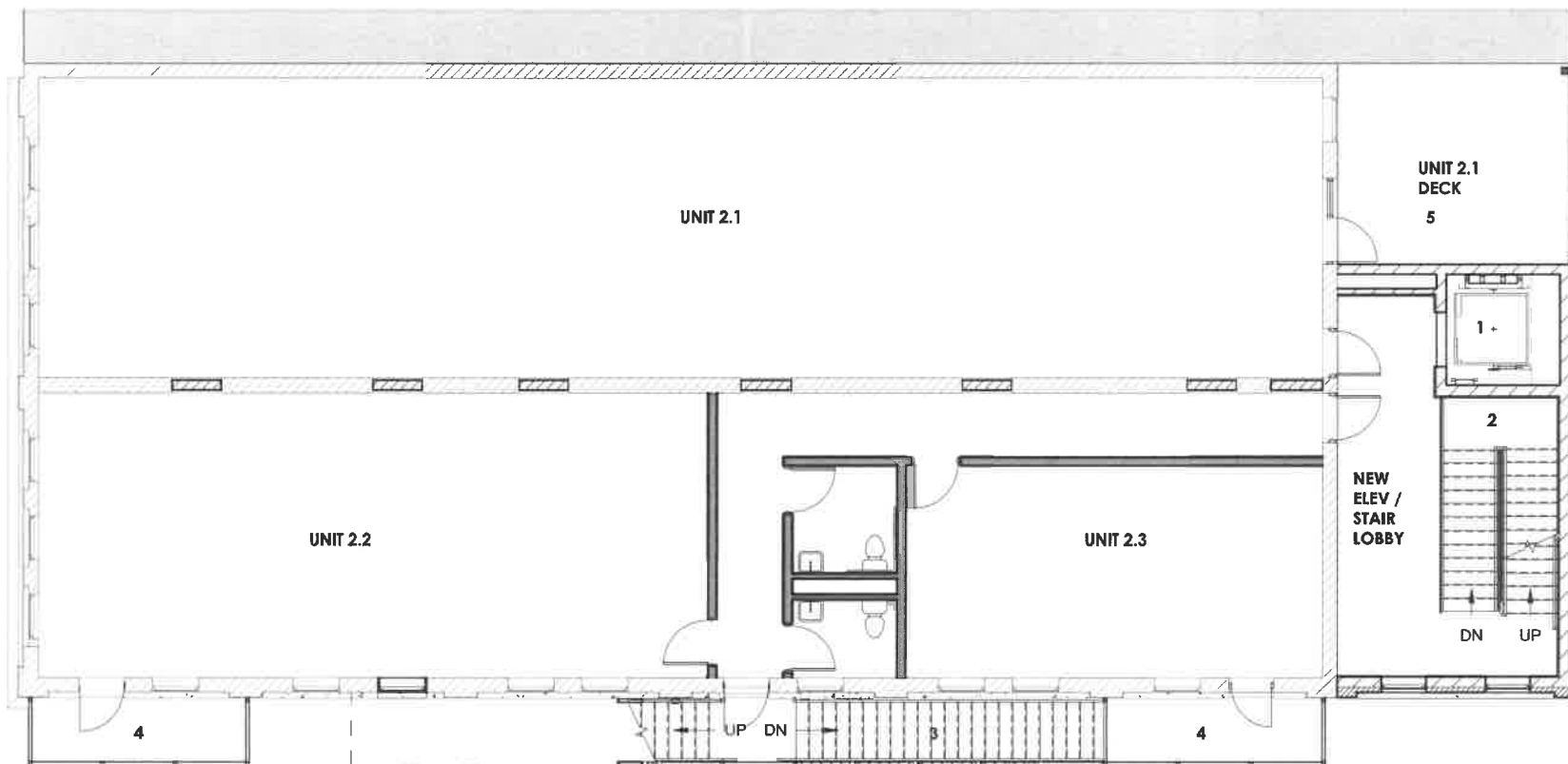


**FIRST FLOOR PLAN - REVISED**  
1/8" = 1'-0"



**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

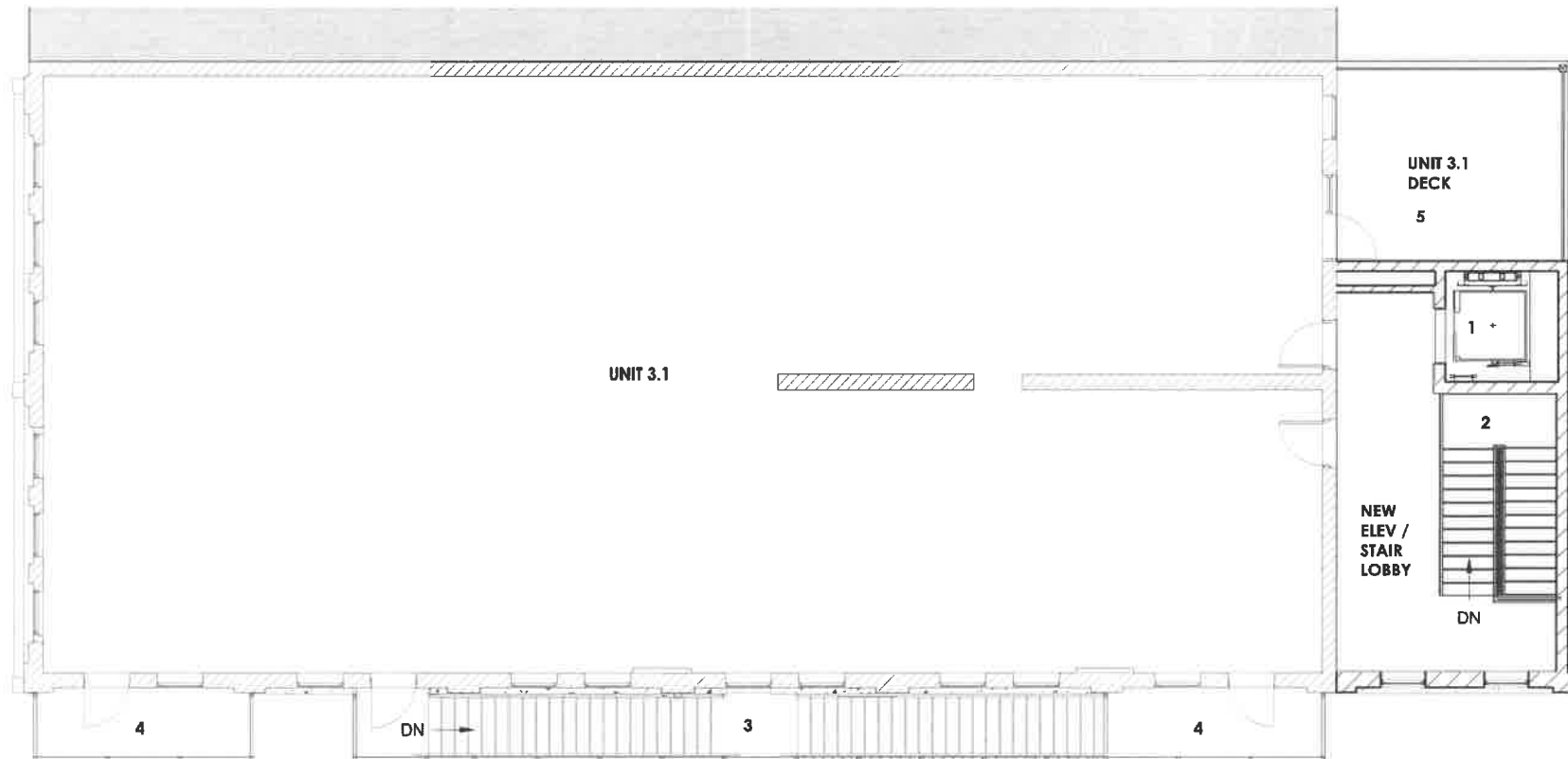


**SECOND FLOOR - REVISED**  
1/8" = 1'-0"



**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

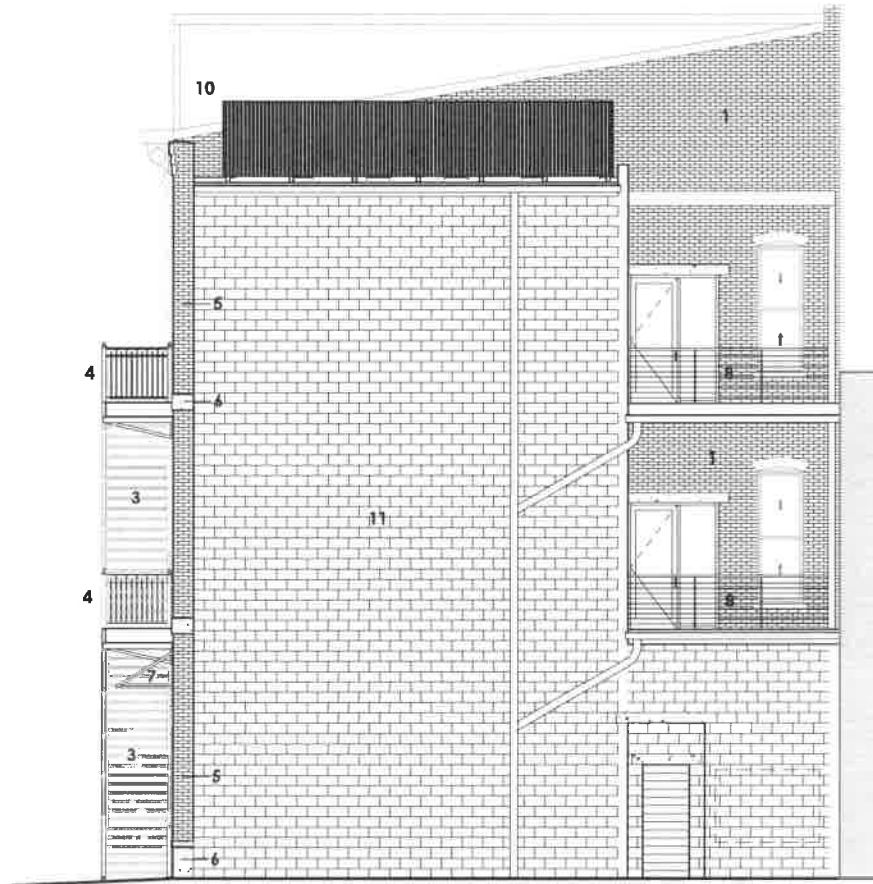


**THIRD FLOOR PLAN - REVISED**  
1/8" = 1'-0"



**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



**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**

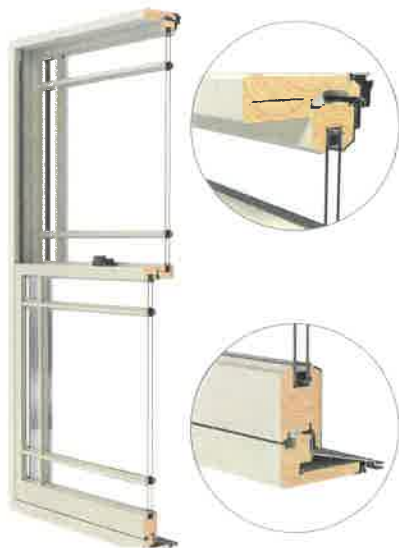
# Pella® Architect Series®

## Traditional Wood & Clad/Wood



Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior



- Designed with distinguished details**  
 Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- Enhanced style options and custom capabilities**  
 Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- Authentic look of true divided light**  
 Pella's Integral Light Technology® grilles use a metal spacer to create the authentic look of true divided light by casting a more realistic shadow.
- Interior finish options**  
 From light to dark, Architect Series – Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in a variety of paint and stain colors.
- Beautiful hardware**  
 Choose from Pella's collection of rich patinas and other timeless finishes.
- Optional integrated security sensors**  
 Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- ENERGY STAR® certified<sup>1</sup>**  
 Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series – Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2023.<sup>1</sup>
- Long-lasting durability**  
 Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- Best limited lifetime warranty<sup>2</sup>**  
 Pella Architect Series – Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>
- Testing beyond requirements**  
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:



Special shape windows also available.

<sup>1,2</sup> See back cover for disclosures.

## Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-1/4"	13-1/4"	73"	73"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-3/4"	13-3/4"	41"	96"	CW30-CW50	0.25-0.29	0.18-0.47	28-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Fixed Casement/Fixed Awning	10"	10"	144"	144"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Double-Hung	14"	24-3/4"	54"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-3/4"	23-3/4"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	LC40-LC55	0.20-0.40	0.14-0.40	-	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	LC40-LC55	0.20-0.40	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Sliding Patio Door (O)	30-1/4"	74"	60-1/2"	119-1/2"	LC25-LC70	0.25-0.40	0.15-0.42	-	
Sliding Patio Door (OX, XO)	59-1/4"	74"	119-1/4"	119-1/2"	LC25-LC70	0.25-0.40	0.15-0.42	31-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-1/2"	LC25-LC70	0.25-0.40	0.15-0.42	-	
Sliding Patio Door (OXOX)	116-1/4"	74"	236-1/4"	119-1/2"	LC25-LC70	0.25-0.40	0.15-0.42	-	
Multi-Slide Patio Door	40-3/4"	50-1/2"	701-1/2"	119-1/2"	R15-LC25*	0.30 - 0.36	0.15 - 0.46	-	For more info visit PellaADM.com
Bifold Patio Door	32-1/4"	41"	425-1/4"	119-1/2"	R15-R25*	0.26-0.44	0.13-0.45	-	

Window sizes available in 1/8" increments.  
Special sizes available. For more information regarding performance, visit [pella.com/performance](http://pella.com/performance). For more information regarding frame and installation types, visit [PellaADM.com](http://PellaADM.com).

## Window Hardware

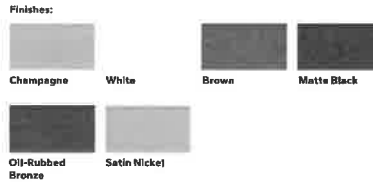
### Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank  
Anisek

Spoon-Style Lock



Champagne White Brown Matte Black

Oil-Rubbed Bronze Satin Nickel

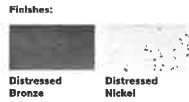
### Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank  
Anisek

Spoon-Style Lock



Distressed Bronze Distressed Nickel

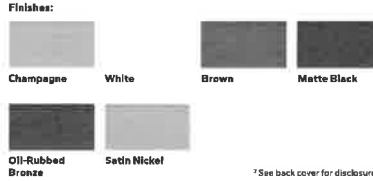
### Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank

Cam-Action Lock



Champagne White Brown Matte Black

Oil-Rubbed Bronze Satin Nickel

\* See back cover for disclosures.

## Patio Door Hardware

### Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

#### BALDWIN



Hinged & Bifold  
Patio Door Handle  
Virago

Sliding & Multi-Slide  
Patio Door Handle  
Anchise

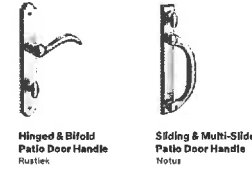
Multi-Slide Patio  
Door Handle\*\*



Matte Black Oil-Rubbed Bronze Satin Nickel

### Rustic Collection

Stand out with bold looks and create an utterly unique aesthetic.



Hinged & Bifold  
Patio Door Handle  
Rustiek

Sliding & Multi-Slide  
Patio Door Handle  
Notus



Distressed Bronze Distressed Nickel

### Essential Collection

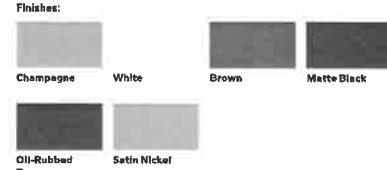
Elevate your style and transform a home with elegant selections.



Hinged & Bifold  
Patio Door Handle

Sliding Patio  
Door Handle

Multi-Slide Patio  
Door Handle\*\*



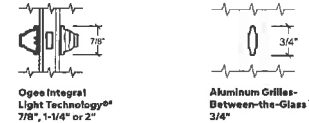
Champagne White Brown Matte Black

Oil-Rubbed Bronze Satin Nickel

Additional hardware collections available. Visit [PellaADM.com](http://PellaADM.com) for more information.

## Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



Ogee Integral  
Light Technology®  
7/8", 1-1/4" or 2"

Aluminum Grilles-  
Between-the-Glass™  
3/4"

\*\* See back cover for disclosures.

## Colors

### Wood Types

Wood species for complementing your project's interior.



Pine

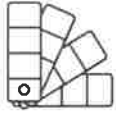
### Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



### Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>8</sup>



Custom colors are also available.



### Added Peace of Mind

#### Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.<sup>9</sup> For more information, go to [connectpella.com](http://connectpella.com).



### The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>2</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

<sup>3</sup> Performance ratings vary based on product configuration.

<sup>4</sup> Flush multi-slide handle is a Pella exclusive design.

<sup>5</sup> Flush multi-slide handle is not available in Champagne.

<sup>6</sup> Color-matched to your product's interior and exterior color.

<sup>7</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>8</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

<sup>9</sup> Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.



CITY OF TROY PLANNING COMMISSION  
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 11/20/23

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: \_\_\_\_\_





### Application for: Demolition

One application required for each building or structure to be demolished  
Any structure in the Historic District must apply for Historic Review for Planning Commission approval.  
Please review the instruction sheet and utility disconnection form for more information.

Address of Project: 9/11 E Main St Troy OH (Rear CMU Addition Only)

Applicant/ Contractor Name: Andrew Circle Architect

Address: 320 E Main St Troy OH 45373

Phone: 937-623-0251 Email: circleas@gmail.com

Property Owner Name: Patch Place 1 LLC

Address: 95 Countryside Dr N, Troy OH 45373

Phone: 937-459-0014 Email: dnb@countrysidecn.com

Type of building/ structure: (Ex: Home, Garage, Shed, etc.) Total Sq. Ft. of building being demolished:  
Rear one-story addition only 650

Occupancy Class:  - Single Family Residential  - Two-family Residential  - Accessory structure  
 - Multi- Family Residential (# of units: \_\_\_\_\_)  - Commercial  - Industrial  - Other

Number of Stories of structure: One If vacant, last use of the structure: Office / Storage

Removal of Slab or Infill Basement:  - Yes  - No Removal of Slab & Foundations

Any Easements or Land restrictions:  - Yes  - No  
If Yes, Explain: \_\_\_\_\_

Is the property within the 100 Flood Plain:  - Yes  - No  
If Yes, is the work within the Floodway:  - Yes  - No

Is the property within the Historic District:  - Yes  - No  
If Yes, please meet with staff for historic review app, and process.

Fees:  - Demolition of Structure: \$25

By signing this application, I acknowledge that I am authorized by the owner to make this application. The information presented is accurate. I will read and abide by the instructions and utility disconnection requirements. 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.

Signature: *Andrew Circle* Date: 11/20/23





## Instructions for Demolition

- Obtain the Demolition Application and Utility Release Form from the City of Troy Development Department, located at 102 S. Market St., Troy, Ohio. The Utility Release Form must be completed and returned by all pertinent utility companies prior to issuance of Demolition Permit. Contact information is on that form.
- Contact the utility companies to get disconnection and confirmation of the services being retired:
  - DP&L for disconnection of electric utilities.
  - Vectren for disconnection of gas utilities.
  - Troy Billing & Collections for water service.
  - Contact the Ohio EPA and an Asbestos Abatement Contractor for an inspection, application and notification for demolition.
- Once DP&L and Vectren have completed the Utility Release Form, return the form to the City of Troy Billing and Collection Department for disconnection of water and sewer utilities. The Department is located at 100 S. Market St., Troy, Ohio. The department may be contacted at 937-335-4151.
- Once all disconnection of utilities has been completed along with Ohio EPA Notification, submit those documents with confirmations to the City of Troy Zoning Inspector. Then contact the City Engineering Department for the sewer lateral capping, 937-339-9481.
- Once the capping of the sewer lateral has been inspected and notification has been made to the Zoning Inspector a permit will then be issued. The permit will be in effect for a period of 6 months.
- All debris from the demolition of a structure must be removed from the property in a timely manner.
- Should a dumpster be required for the project, please contact the Engineering Department for approval of the placement of the dumpster. The Engineering Department may be contacted at 937-339-2641.
- Once a structure has been removed, the City allows the broken foundation, concrete, bricks, etc. to be placed in the remaining hole and then covered with a minimum of 3' of topsoil. No wood is permitted in the hole.
- Once a structure has been removed, the property must be seeded and strawed to prevent excessive run-off into the storm sewer system.

### Instructions for Capping Sewer Lateral

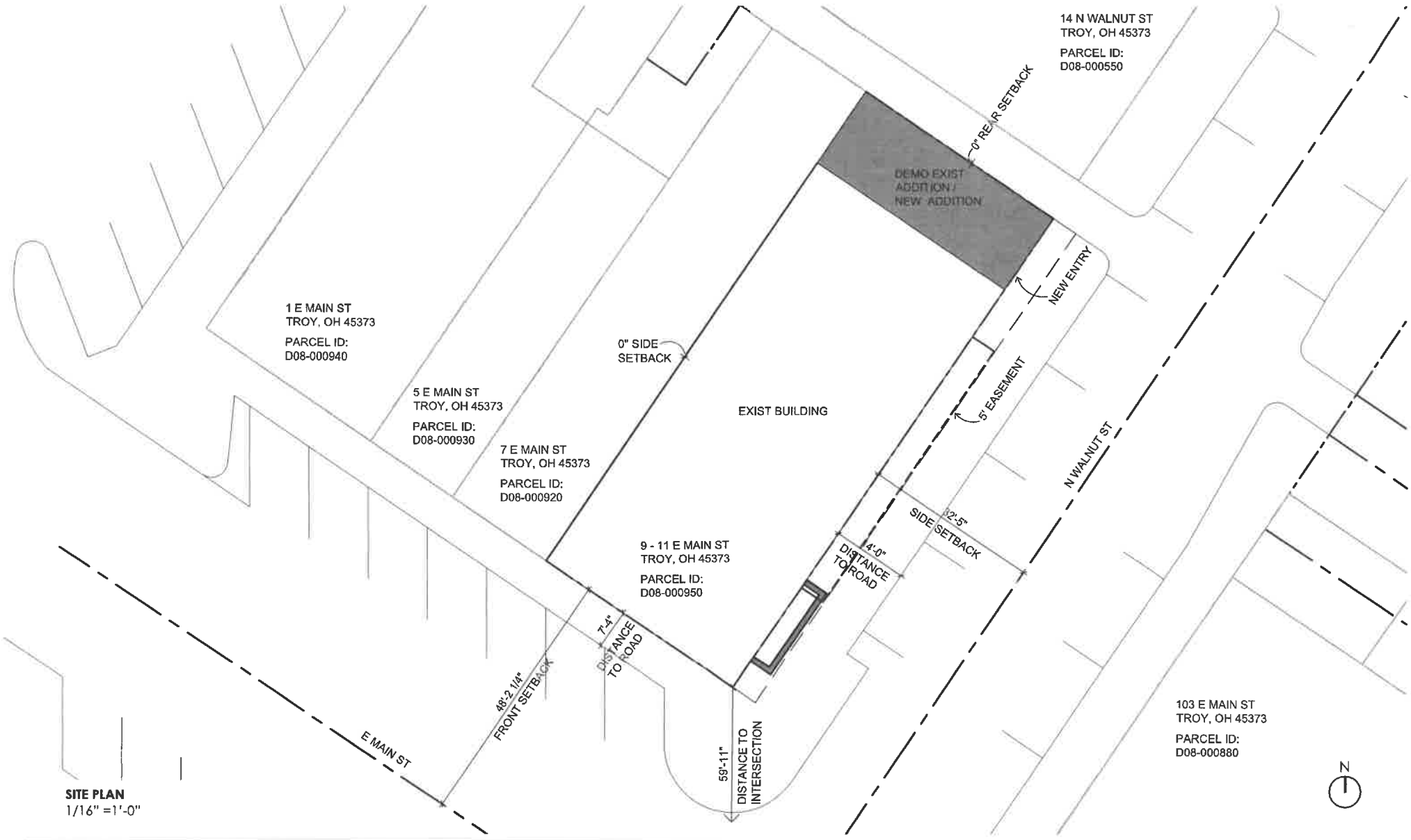
**SEWER LATERALS MUST BE EXPOSED & INSPECTED BY THE CITY OF TROY ENGINEER'S OFFICE PRIOR TO CAPPING. CAPPING SHALL TAKE PLACE PRIOR TO DEMOLITION.**

- Contact the City of Troy Engineering Department to schedule a time for an Engineering Technician to inspect the capping of sewer laterals. They may be reached at 937-339-2641.
- Capping of sewer laterals requires the use of a Fernco style rubber boot with a Schedule 40 PVC pipe and Schedule 40 PVC cap. Cap must be glued in place.
- Sewer trench must be backfilled prior to demolition.
- Once all steps are completed with sewer capping, the Engineering Technician will release the structure for demolition to begin.

### Demolition of Structures with no Utilities

Should a person wish to demolish a structure that has no utility hook-ups, a Waiver to Utility Release form must accompany the permit application. Attached to the application is the Waiver that must be completed, notarized, and returned to the City of Troy Development Department.





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

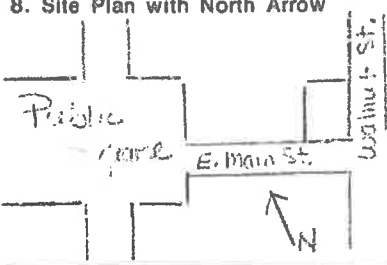
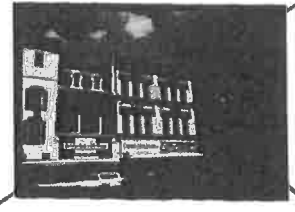
**SITE PLAN**  
1/16" = 1'-0"

**9 / 11 E MAIN ST, TROY OH**  
Planning Commission Submission  
11/20/23

**AO** ANDREW  
CIRCLE  
ARCHITECT

# OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office  
Ohio Historical Center  
Columbus, Ohio 43211

1. No. <u>MIA 23203</u> <u>28-00028E</u> County <u>Miami</u>		4. Present Name(s) 9 E. Main St.		1. NO. 10928 2. COUNTY Miami 3. COUNTY Miami													
3. Location of Negatives <u>Regional Office 5HA</u>		5. Other Name(s)															
6. Specific Location 9 East Main St.		16. Thematic Category C		4. Present Name(s) 9 East Main													
7. City or Town If Rural, Township & Vicinity <u>Troy</u>		17. Date(s) or Period est. 1880															
8. Site Plan with North Arrow 		18. Style or Design <u>High Victorian Italtinate</u>															
9. Coordinates <u>Troy</u> Lat. _____ Long. _____ U.T.M. Reference <table border="1" style="display:inline-table; border-collapse: collapse;"> <tr> <td style="width:20px; text-align:center;">6</td> <td style="width:20px; text-align:center;">7</td> <td style="width:20px; text-align:center;">3</td> <td style="width:20px; text-align:center;">8</td> <td style="width:20px; text-align:center;">7</td> <td style="width:20px; text-align:center;">0</td> <td style="width:20px; text-align:center;">0</td> <td style="width:20px; text-align:center;">4</td> <td style="width:20px; text-align:center;">4</td> <td style="width:20px; text-align:center;">3</td> <td style="width:20px; text-align:center;">5</td> <td style="width:20px; text-align:center;">6</td> <td style="width:20px; text-align:center;">2</td> <td style="width:20px; text-align:center;">0</td> </tr> </table>		6	7	3	8	7	0	0	4	4	3	5	6	2	0	19. Architect or Engineer	
6	7	3	8	7	0	0	4	4	3	5	6	2	0				
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 checked="" type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent <u>commercial</u>															
12. Is It Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>commercial</u>															
13. Part of Estab. Hst. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>															
14. District Potent'l? Yes <input type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known															
15. Name of Established District <u>Troy Public Square Historic Dist.</u>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>															
42. Further Description of Important Features <p>Eastlake detail, canope and sign renovation but pillars in tact on street front. Recessed bays with corbelling at top, each 3 bay paladian style with Eastlake hood moulding, bracketed box cornice with decorated frieze.</p>		26. Local Contact Person or Organization <u>Troy Historical Society</u>															
43. History and Significance <p>Strong contributor to the historic district.</p>		27. Other Surveys in Which Included															
44. Description of Environment and Outbuildings <u>Downtown Troy</u>		28. No. of Stories <u>3</u>															
45. Sources of Information		29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>															
		30. Foundation Material <u>stone</u>															
		31. Wall Construction <u>brick</u>															
		32. Roof Type & Material <u>shed</u>															
		33. No. of Bays Front <u>6</u> Side															
		34. Wall Treatment <u>corbelling</u>															
		35. Plan Shape <u>rectangular</u>															
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>															
		37. Condition Interior <u>excellent</u>															
		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 <u>Street front 40' wide</u>															
																	
		46. Prepared by <u>L. S. Gannon, Jr.</u>															
		47. Organization <u>Regional Office 5HA</u>															
		48. Date <u>7/77</u> 49. Revision Date(s)															