



AGENDA
HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION
WEDNESDAY, May 8, 2024
6:00 P.M.

118 West High St - Oxford Courthouse

MEMBERS

Dana Miller, Chair

Christopher Skoglund, Vice Chair

Alex French, Council Representative

Corey Watt, Planning Representative

Brad Spurlock

Rémah Dinç

Sean Wagner

STAFF

Sam Perry, Director, Community Development

MEETING PROCEDURE: Comments from the public are welcome at two different times during the course of the meeting:
(1) Comments on items not on the Agenda will be heard under Public Comments – and
(2) Comments for all public hearing items will be heard during HAPC consideration of said item. Please wait until you are recognized by the Chair, join the Commission table, state your name and address so that your comments may be properly recorded and limit your remarks to a period of four minutes or less.

- | | | |
|-------|---|-----------|
| I. | Call to Order | |
| II. | Approval of Agenda | |
| III. | Public Comments | |
| IV. | Approval of Minutes of April 10, 2024 | 1 |
| V. | New Business | |
| | HAPC-2024-06, 110 E High Street, CERTIFICATE OF APPROPRIATENESS | 4 |
| | Pre-Application, new four-story mixed-use building, Emily Lubbers, Applicant/Agent | |
| | HAPC-2024-07, 21-23 E High Street, CERTIFICATE OF APPROPRIATENESS, | 24 |
| | mural of the east and west wall of the alley, Joseph Prescher, Applicant/Agent | |
| VI. | Historic Tours Update | |
| VII. | Announcements and Communications | |
| VIII. | Adjournment | |

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)
MEETING MINUTES
WEDNESDAY, April 10, 2024
6:00 P.M.

I. Call to Order

The April 10, 2024 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Dana Miller.

Those members present: Chris Skoglund, Dana Miller, Corey Watt, Alex French

Those members excused: Sean Wagner, Brad Spurlock

Staff members present: Sam Perry, Community Development Director

Staff members excused: None

II. Approval of Agenda

Mr. Perry requested to amend the agenda by asking to listen to Ms. Kim Daggy's presentation before discussing the New Business item. Mr. Dana also requested to amend the agenda by adding a new item, Comprehensive Plan Goals, after the Administrative Decisions.

Mr. Watt made a motion to approve the agenda as amended. Ms. French seconded the motion. All were in favor.

III. Public Comments

There were no comments from the public.

IV. Approval of Minutes of March 13, 2024

Mr. Skoglund made a motion to approve the minutes as written. Mr. Watt seconded the motion. All were in favor.

V. William Pomeroy Foundation Marking Funding Opportunity – Legends and Lore – Kim Daggy, Enjoy Oxford

Ms. Daggy shared a handout with the Commission. Ms. Daggy informed the Commission that the City or a 501(c)(3) organization would need to apply for the grant but she and her staff are happy to assist with the process. The application deadline is April 29, added Ms. Daggy. The handout contained much more information along with the research Ms. Daggy and her staff did on the Underground Railroad.

Ms. French inquired whether this is available next year. Ms. Daggy stated based on the frequently asked questions it seems this is a rolling application.

Mr. Watt thought it would take time to write the grant, and it would be a good idea to contact Miami University and receive a letter that supports the marker proposal.

Mr. Perry suggested to the Commission to appoint a subcommittee to work on this before the deadline and find out if this proposal is feasible. The Commission thought Mr. Perry, Mr. Wagner and Mr. Spurlock would be the most suitable to be part of the subcommittee.

Mr. Skoglund made a motion to form a subcommittee with Mr. Perry, Mr. Wagner and Mr. Spurlock as designees, and submit the application without coming back to the Commission. Mr. Watt seconded the motion. All were in favor.

VI. New Business

HAPC-2024-04, 131 W High Street, CERTIFICATE OF APPROPRIATENESS, alteration to 3-story mixed use building, Robert Humphrey, Architect, Applicant/Agent

Mr. Perry mentioned although the case was discussed two years ago there were no votes taken. The Commission asked the architect to come back after the final selection was made and have details about the material and design. Mr. Perry explained since much time passed it was determined for this case to come back to the Commission as a new application.

Mr. Perry explained the original approval did not have any movable doors. Mr. Perry further explained the proposal is to have one door that rolls up vertically with horizontal orientation windows. On the High Street side, the proposal is to install a bi-fold style door with vertical orientation windows. Mr. Perry added the original proposal was four movable doors, three on College Avenue and one on High street but it was never voted on. The new building is not historical but it is located in the Historic District, therefore it is important that the proposal be in context with the surrounding area.

Mr. Perry mentioned he had one concern that is how the door would interface with the cast stone. Mr. Perry thought if the doors were recessed a little, it would work well.

Mr. Humphrey stated the knee wall would match with the regular wall. Mr. Humphrey further explained the accordion style door would not go all the way to the ground since it is not an entrance, only an opening.

Mr. Watt commented on how much he liked the rolling door going all the way to the ground thus creating an open space and an egress.

Mr. Skoglund made a motion to approve the doors as proposed. Mr. Watt seconded the motion. All were in favor.

Mr. Skoglund recalled there was a discussion about installing a plaque on the building about the history, and he wondered what happened to the execution of it. Mr. Humphrey said he would follow up on it.

VII. Administrative Decisions (Previously Decided)

HAPC-2024-03, 127 W Church Street, CERTIFICATE OF APPROPRIATENESS, new wall sign, Shana Rosenberg, Applicant/Agent

HAPC-2024-05, 48 E Park Place, CERTIFICATE OF APPROPRIATENESS, awning and sign, Emily Kinser, Applicant/Agent

VIII. Comprehensive Plan Goals

Mr. Miller asked the Commission members to go over and prioritize the focus areas for 2025 that were identified at the last meeting.

1. Update historic preservation guidelines and make recommendation on contributing historic structures or expansion of historic districts
2. Explore ways to improve and expand outdoor dining
3. Exterior inspections of historic structures

Mr. Perry shared a few updates with the Commission about the RFP meeting for the Code Rewrite and about the Resolution that is proposed for the indigenous cultural sites preservation.

IX. Adjournment

Mr. Watt made a motion to adjourn the meeting. Ms. French seconded the motion. All were in favor. The meeting adjourned at 7:11 pm.



MEMORANDUM
Community Development Department
513-524-5204

TO: Historic & Architectural Preservation Commission

FROM: Sam Perry, AICP
Director | HAPC Administrator

MEETING DATE: May 8, 2024

RE: **HAPC-2024-06, 110 East High St rendering, pre-application discussion**

Architect Emily Lubbers is requesting a pre-application discussion regarding the replacement of the vacant Follett's bookstore building. Commission members may remember approving a re-classification of this property in November. The re-classification now allows complete demolition to proceed if an appropriate re-use plan is approved.

City code section 1152 requires that a pre-application discussion is held before the submittal of a Certificate of Appropriateness application for a new principal building. The purpose of the discussion is to gain feedback from the Commission members before detailed plans are drawn. The intent is to conserve time for the designer and gain early alignment between the designer and the Commission.

Staff had the opportunity to meet with Ms. Lubbers and review the rendering and provide initial feedback. Ms. Lubbers and her client are open to feedback for making the project appropriate for the district and the site. Staff also provided feedback regarding local zoning codes which could affect the design. Staff requested that material samples or locations of example installations be provided at some point in the process. Particularly for any materials, textures or installations that are not already being used in the district. The primary feedback given to the architect is not unlike feedback for other projects of this scale. For example the recent Caroline Harrison building at 131 W. High St. These types of projects take up almost a quarter block, therefore, differentiation in the façade will be necessary. The Design Guidelines are outdated and do not adequately address new construction of this scale. However, the Guidelines do generally reference vertical proportioning of storefronts in both new and existing construction. Additionally, staff have suggested modern

design techniques rather than replication of historic buildings. Staff is confident that the design team is up for the challenge of designing a modern building in a historic setting. Staff recommends that HAPC members provide as much feedback as possible. Consensus on the feedback is not needed at this point because no vote will be taken.

Based on the amount of changes, an application for decision could be back before the Commission as early as the June 12 meeting. The owner would like to be complete with the project by August 2026 and obtain permission for construction by the end of 2024.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Please print legibly. To apply, email completed form and plans in PDF format to commdev@cityofoxford.org

BOX 1 | APPLICATION TYPE Select one

- ☒ Pre-Application for Certificate of Appropriateness
☐ Certificate of Appropriateness

BOX 2 | APPLICATION DETAILS

Property Address/Location 110 E. High Street, Oxford, Ohio

Building Name

Does the proposal involve demolishing an existing building? ☒ Yes ☐ No

Description of Proposed Change(s) Proposed changes would include demolishing existing one and two-story buildings on the property and building a new four-story mixed use (retail with multi-family housing) building.

BOX 3 | APPLICANT INFORMATION

Is the applicant also the current property owner?

☐ Yes (You may skip Box 4) ☒ No (Do not skip Box 4, and include a [Letter of Agency](#) with your submittal)

Applicant Name Emily Lubbers

Applicant Company Name MSP Design

Mailing Address 3700 Park 42 Drive, Suite 190B, Cincinnati, OH 45241

Email Address elubbers@mspdesign.com

Telephone Number 513-759-3212

BOX 4 | PROPERTY OWNER INFORMATION ☐ Check if same as Applicant

Property Owner Name Benjamin W. Federbush

Property Owner Company Name Varick Realty

Mailing Address 185 Varick Street, Suite 305, New York, NY 10014

Email Address bwf@varickrealty.com

Telephone Number 917-776-4307

BOX 5 | ARCHITECT INFORMATION ☒ Check if same as Applicant

Architect/Engineer Name

Company Name

Mailing Address

Email Address

Telephone Number

BOX 6 | ATTACHMENT CHECKLIST Submit all contents in **PDF format**. No printed copies are necessary.

☒ **Narrative/Cover Letter** providing a written description of the proposed exterior change(s)

☒ **Elevations, site plans, renderings, diagrams, photo simulations, and/or other items** necessary to accurately illustrate the details of proposed exterior change(s)

☒ **Photos** of existing site conditions

Note: Upon checking an application for completeness, staff may require additional information and/or materials above and beyond the items listed above in order to perform a complete evaluation for compliance with relevant Code provisions. You are welcome to contact Community Development at 513-524-5204 ahead of submission to determine whether additional items may be required. For example, a **material sample** may be requested for certain small-scale changes such as new signage, doors, etc.

BOX 7 | APPLICANT SIGNATURE

As the owner or owner’s agent, I hereby agree all information contained in this application is true, accurate, and complete to the best of my knowledge. I acknowledge the application will first be checked by City staff for completeness prior to processing. Upon intake, staff will consult the Chair of the Historic & Architectural Preservation Commission (HAPC) to determine whether an application is approvable in an administrative fashion, or will require being heard by the full Commission at a regular meeting date.

Applicant Name (Print) Emily Lubbers

Applicant Signature



Digitally signed by Emily Lubbers

DN: C=US, E=elubbers@mspdesign.com, O=MSP Design, CN=Emily Lubbers

Date: 2024.04.19 16:49:19-04'00'

Date

04/19/24

Processing Fee

The appropriate processing fee amount will be determined during a completeness check by Community Development staff. It may take 1-2 business days for a completeness check to be performed. The applicant will receive a digital copy of a processing fee invoice via email once it is ready. Fees may be paid in-person by check or credit card at the Finance Department window on the first floor of the Oxford Municipal Building, 15 S College Avenue, Oxford OH 45056. For credit card payments, the City accepts Visa, MasterCard, or Discover, and such payments may also be taken over the phone by calling our Finance Department Utilities line at 513-524-5221, Option 1.

Bond Requirement for Demolitions

Be aware that any future [Demolition Permit](#) cannot issued unless accompanied by a COA and shall include:

(1) a **performance bond** posting with security equivalent to 100% of the approved cost of leveling the site, filling with soil and sodding or seeding the surface.

(2) payment of a **mitigation fee** of ten percent (10%) of the approved demolition cost.

Page 2

007

Version: 2/27/2024

COA Review Criteria For source text, refer to Oxford Zoning Code [Section 1152.07\(f\)](#)

Decisions on a COA application shall be based on consideration of the following criteria:

- (1) The proposed development complies with all the requirements of this code and other related codes and ordinances enforced by the City;
- (2) Properties which contribute to the character of the historic district shall be retained, with their historic architectural features intact and altered as little as possible;
- (3) Any alteration of an existing property shall be compatible with its historic character, as well as with the surrounding district;
- (4) New construction shall be compatible with the district in which it is located;
- (5) The application demonstrates compliance with any historic guidelines or policies adopted by the City of Oxford that are applicable to the subject application; and
- (6) In determining compatibility, the HAPC shall consider the following:
 - A. The general design, character, and appropriateness to the property of the proposed alteration or new construction;
 - B. The scale of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood;
 - C. The texture, materials, and color and their relation to similar features of other properties in the neighborhood;
 - D. The visual compatibility with surrounding properties, including proportion of the properties façade, roof shape, and the rhythm of spacing of properties on streets, including setback; and
 - E. The importance of historic, architectural, or other features to the significance of the property.
- (7) In its considerations of whether an application is deserving of an approval, the HAPC may also consider the cost of modifications or other proposals, where costs for a particular action or inaction may be unreasonable given existing conditions of a structure, site, or area.
- (8) The HAPC shall encourage alterations and repairs to historic structures and to structures in historic districts in the spirit of their existing architectural style; however, additions in styles different than the existing structure may be approved if such additions complement the existing architectural style. The HAPC shall be flexible in its judgment of plans for alteration, repair, or demolition of structures, sites, and areas of little historic or cultural value except where such alteration, repair, or demolition would seriously impair the historic value and character of surrounding structures or of the surrounding area. It is not the intent of this Chapter to limit alteration or repair to any one period of architectural style.

Demolition Approval Criteria For source text, refer to Oxford Zoning Code [Section 1152.09\(e\)](#)

The HAPC may approve a COA for demolition only if one of the following is satisfied:

- (1) The applicant has given clear evidence that the structure has incurred extensive damage to its basic structural elements such as roof, wall, and foundation requiring substantial reconstruction, and the structure presents an immediate danger to the public health, safety, or welfare as declared by the Chief Building Official (condemnation) but that such damage was not done through neglect of the property by the owner or former owners; or
- (2) The demolition is proposed for a structure that is identified as non-contributing or historic non-contributing in an adopted inventory of the applicable zoning district; or
- (3) The applicant demonstrates that the following conditions are met based on the designation of the site or structure in an adopted historic inventory:
 - A. Historic Structures
 - i. The applicant must demonstrate that the costs to rehabilitate or renovate the structure to a purposeful use exceeds 50 percent of the fair market value.
 - ii. The City shall reserve the right to have an individual or entity that is not a member of HAPC to assess the financial feasibility of renovating the structure.
 - iii. The COA shall not be approved if the cause of such damage was due to neglect by the owner or previous owners.
 - B. Non-Historic Contributing Structures
 - i. The removal will not adversely affect the architectural or historic integrity of the streetscape; or
 - ii. The structure is not consistent with other structures in the district in terms of historic character, architectural style, construction material, height, setback, or mass.

April 19, 2024

Sam Perry
Community Development Director
City of Oxford
Community Development

RE: Certificate of Appropriateness Pre-Application Meeting
For: Benjy Federbush
AT: 110 E. High Street, Oxford, OH 45056

Dear Mr. Perry:

This letter serves as an official request to submit for Certificate of Appropriateness for a proposed new mixed-use building located at 110 E. High Street.

In October 2023 the property owner contracted Naylor Wellman LLC to complete a historical assessment of the existing buildings located at 110 E. High Street. The report found that significant alterations to both the exterior and interior of the existing historic building had been made, which negatively impacted the historical significance and effectively eliminated the historic character of the building. A request to change the property from historic to historic non-contributing was submitted, which was granted by the HAPC.

The existing building on the property is one-story, with a small area that is two-stories, and is in poor physical condition. The lack of vertical square footage and overall condition of the building make it almost impossible to redevelop in its current state. Additionally, most of the buildings in the commercial part of Uptown Oxford are two or more stories. After much considering, our desired approach is to demolish the existing buildings on the property and build a new multi-story mixed-use building that respects the character and integrity of the neighborhood without trying to exactly replicate or mimic.

The proposed building is a four-story 56,000 SF mixed-use building. The building will have multiple retail tenants on the first floor, each tenant under 10,000 SF, and three stories of multi-family housing above. The multi-family housing will be designed with Miami University students in mind. The residential units will be a combination of three bedroom/three bathroom and four bedroom/four bathroom units. The first floor covers most of the site, with the second thru fourth floors forming a U-shape towards the rear of the site, therefore allowing every bedroom to have a window.

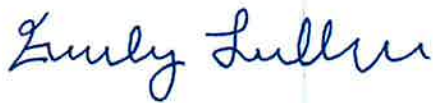
The proposed exterior design uses brick veneer, smooth stone veneer, and pre-cast panels. The first floor will have aluminum storefront to create a welcoming atmosphere along the street front. The building is designed to appear as multiple smaller buildings, as opposed to one large building, to be more in line with the existing character of the neighborhood. The proposed brick will be in the red family with the pre-cast concrete and stone in the tan family. The upper floor windows have a regular and repetitive pattern and align with the aluminum storefront on the first floor. Each individual building is designed to have a base, middle, and top, keeping in line with the aesthetic of the surrounding buildings.

While the building does have an overall more modern aesthetic, we believe the design respects the rhythm and character of the surrounding buildings, and the neighborhood. We understand the Certificate of Appropriateness application process is a collaborative one and we are looking forward to working with the City of Oxford and the

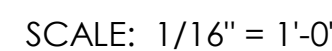
HAPC to finalize the design and create a building that both the owner, designers, and City of Oxford can be proud of.

If we can be of any further help, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Emily Lubbers". The signature is fluid and cursive, with a long horizontal stroke at the end.

Emily Lubbers, AIA NCIDQ
Project Architect
513-759-3212
elubbers@mspdesign.com
McGill Smith Punshon, Inc.



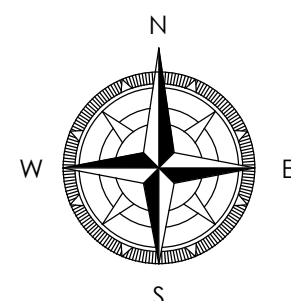
- A. ALL DIMENSIONS ARE TAKEN TO FINISHED FACE OF WALLS AND FINISHED FACE OF EXISTING STRUCTURE.
- B. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DO NOT SCALE DRAWINGS.
- C. EDGE OF ALL DOOR JAMBS AT HINGE SIDE, UNLESS INDICATED OTHERWISE, ARE TO BE 4" FROM THE FACE OF INTERSECTING WALLS. EDGE OF ALL DOOR JAMBS AT STRIKE SIDE, UNLESS INDICATED OTHERWISE, ARE TO BE 18" MINIMUM FROM THE FACE OF INTERSECTING WALLS.
- D. IF CONTRACTOR SHOULD DISCOVER ANY UNFORESEEN PROBLEMS DURING CONSTRUCTION, THE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY AND THAT PARTICULAR WORK SHOULD BE DISCONTINUED UNTIL NECESSARY REVISIONS CAN BE DECIDED UPON.
- E. REFER TO M/E/P SHEETS FOR ALL MECHANICAL, ELECTRICAL AND PLUMBING RELATED WORK.
- F. REFER TO STRUCTURAL SHEETS FOR ALL STRUCTURAL RELATED WORK.
- G. REFER TO WALL SECTIONS FOR CONSTRUCTION OF EXTERIOR WALLS.
- H. ALL WALL TYPES TO BE TYPE "1" UNLESS NOTED OTHERWISE. SEE SHEET A001 FOR WALL TYPES.
- I. FIRST FLOOR LEVEL: 100'-0" EQUALS 952'-8". SEE CIVIL DRAWINGS.
- J. ALL WOOD BLOCKING TO BE PRESSURE TREATED AT EXTERIOR LOCATIONS.

2.01	EXISTING ONE STORY BRICK AND BLOCK BUILDING TO BE DEMOLISHED IN ITS ENTIRETY
2.02	EXISTING TWO-STORY BRICK BUILDING TO BE DEMOLISHED IN ITS ENTIRETY
2.03	EXISTING THREE-STORY BRICK BUILDING ADJECT TO PROJECT SITE - BUILDING TO REMAIN
2.04	EXISTING ONE STORY BLOCK BUILDING TO BE DEMOLISHED IN ITS ENTIRETY

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- Architecture 3700 Park 42 Drive
- Engineering Suite 190B
- Landscape Architecture Cincinnati OH 45241
- Planning Phone 513.759.0004
- Surveying www.mspdesign.com

Project Number 00
Drawing Scale 1/16" = 1'-0"

Sheet Number **D101**

PROPOSED MIXED USE
110 E HIGH STREET
OXFORD, OHIO 45056

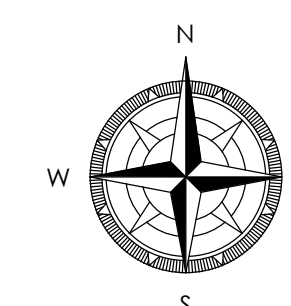
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110 E HIGH STREET
OXFORD, OHIO 45056

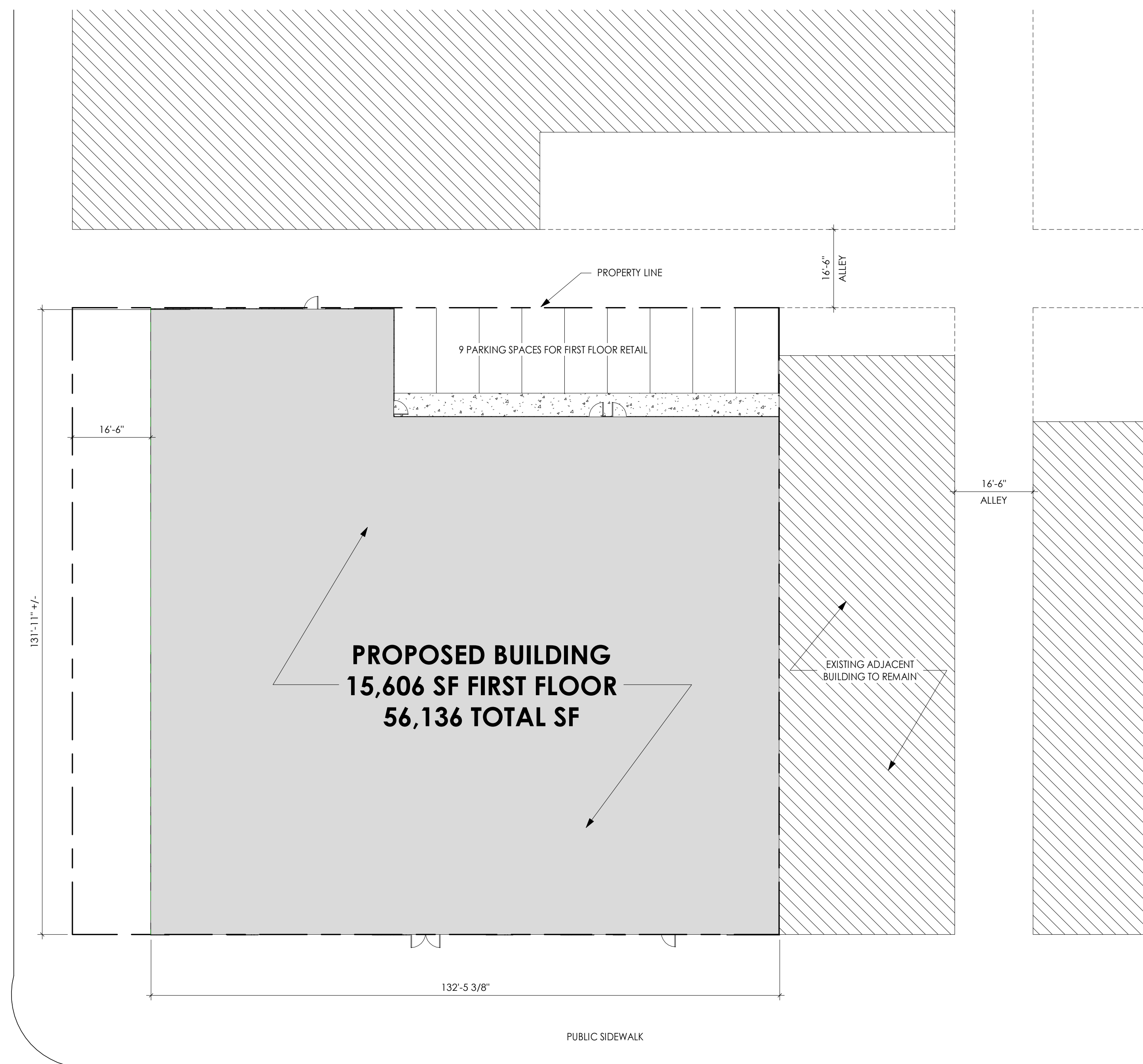
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Drawing Scale	1/16" = 1'-0"

A100



HIGH STREET

SCALE: 1/16" = 1'-0"



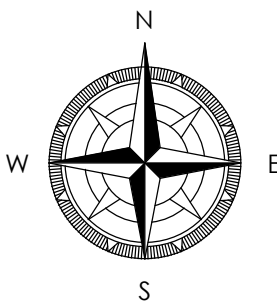
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FIRST FLOOR LEVEL 100'-0" EQUALS 952.78'. SEE CIVIL DRAWINGS.
ALL WOOD BLOCKING TO BE PRESSURE TREATED AT EXTERIOR LOCATIONS.



SCALE: 1/8" = 1'-0"



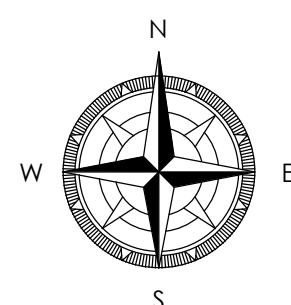
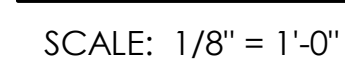
Sheet Title

FIRST FLOOR PLAN

Sheet Number **A101**

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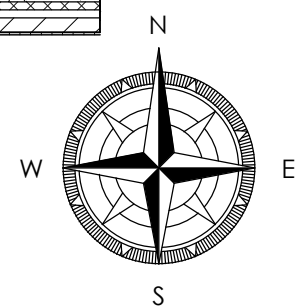
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Sheet Number **A102**

[illegible]

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TOTALS PER FLOOR:	29	29
BUILDING TOTAL:	87	87



110 E HIGH STREET
OXFORD, OHIO 45056

Project Number 001
Drawing Scale 1/4" = 1'-0"

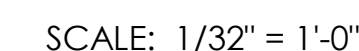
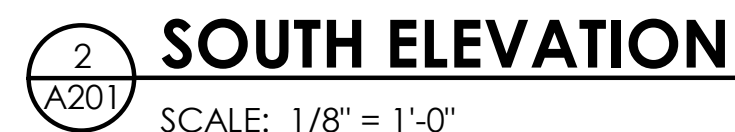
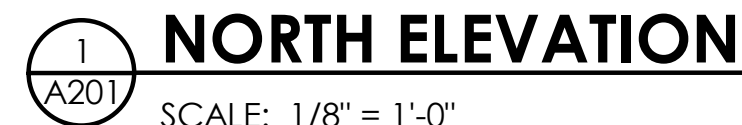
Sheet Number **A121**



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- A. VERIFY ALL CONDITIONS PRIOR TO FABRICATION, ERECTION, AND INSTALLATION.
- B. SEE STRUCTURAL DRAWINGS FOR DEPTHS OF FOUNDATIONS, FOOTINGS, COLUMN SIZES AND LOCATIONS.

4.01	BRICK VENEER
4.02	PRECAST CONCRETE PANELS
4.03	BRICK SOLDIER COURSE
4.04	PRECAST CORNICE
4.05	COST STONE BAND
4.06	12"x24" RUNNING BOND SMOOTH STONE VENEER
7.27	PREFINISHED METAL COPING WITH CONTINUOUS CLEAR FINISH
8.01	HOLLOW METAL DOOR AND FRAME
8.03	WINDOW - TYPE TO BE DETERMINED
8.17	1 1/2" ALUMINUM STOREFRONT WINDOW SYSTEM



Sheet Title

BUILDING ELEVATIONS

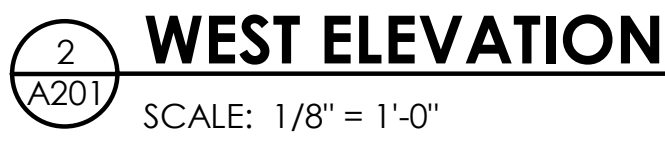
Project Number 00
Drawing Scale As indicated

Sheet Number **A201**

[illegible]

B. SEE STRUCTURAL DRAWINGS FOR DEPTHS OF FOUNDATIONS, FOOTINGS, COLUMN SIZES AND LOCATIONS.

4.01	BRICK VENEER
4.02	PRECAST CONCRETE PANELS
4.03	BRICK SOLDIER COURSE
4.04	PRECAST CORNICE
4.05	CAST STONE BOND
4.06	12"x24" RUNNING BOND SMOOTH STONE VENEER
4.07	REFINISHED METAL COPING WITH CONTINUOUS CLEAT
4.08	HOLLOW METAL DOOR AND FRAME
4.09	WINDOW - TYPE TO BE DETERMINED
4.10	4 1/2" ALUMINUM STOREFRONT WINDOW SYSTEM



Sheet Number **A202**















MEMORANDUM
Community Development Department
513-524-5204

TO: Historic & Architectural Preservation Commission

FROM: Sam Perry, AICP
Director | HAPC Administrator

MEETING DATE: May 8, 2024

RE: HAPC-2024-07, 21-23 E High Street, alley mural

Artist Joe Prescher is requesting a Certificate of Appropriateness for alley murals lining both sides of the public alley between 21 and 23 East High Street. There are not any specific Design Guidelines for murals. There are only general guidelines for painting and signage. In recent years, the City Council and Comprehensive Plan have encouraged public art. Since that time, the HAPC has approved two murals, one of which was installed on the Municipal Building at 15 S. College. The other was approved for 12 S. Beech St but was instead installed outside the city at a private residence. Both of the previous two approvals were removable panels. The proposed murals are to be painted directly on the buildings.

Mr. Prescher's plan is to create an experiential mural installation rather than a typical single wall mural. Some of the proposed work will also require City Manager's office approval because of the involvement with the public right of way.

The proposal is a honeybee installation that mimics the inside of a beehive, also including historical information and imagery. The inventor of the modern beehive, Lorenzo Langstroth, lived in Oxford. His home is preserved as a National Historic Landmark on Miami's campus adjacent to Bachelor Hall on South Patterson Avenue. The surface of the buildings along this alley is masonry that is already painted. If it was masonry that was unpainted, the Guidelines would discourage painting. The proposed colors are bright, which is contrary to the Guidelines. The Guidelines allow for bright colors only on trim. However, given that the Guidelines have not been updated to reflect recent city efforts for public art, an exception could be made.

The two previous mural discussions included the following topics:

1. Color and content appropriateness to location and building

<https://cityofoxfordoh.sharepoint.com/sites/Boards-and-Commissions/Shared Documents/HAPC/2024/HAPC-2024-07, COA, 21-23 E High St, wall mural, Joe Prescher, Applicant, Agent/Staff memo HAPC 2024-07.docx>

2. Maintenance plan/ graffiti
3. Any physical damage caused to historic building/s by mural installation

Any concerns regarding alley access and public usage will be handled as an administrative function by the City Manager's office, as outlined by City Code and City Charter. The City Manager's office requires a right of way permit approval for changes to public right of ways, such as alleys.

The Commission can approve the mural installation which would allow the installation of the two building facades to proceed. Changes to the public land portion will require an additional step through the City Manager's office, as noted above.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Please print legibly. To apply, email completed form and plans in PDF format to commdev@cityofoxford.org

BOX 1 | APPLICATION TYPE Select one

- ☐ Pre-Application for Certificate of Appropriateness
☒ Certificate of Appropriateness

BOX 2 | APPLICATION DETAILS

Property Address/Location 21 E. High St./ 23 East High St.

Building Name

Does the proposal involve demolishing an existing building? ☐ Yes ☒ No

Description of Proposed Change(s) Proposed Project is a Mural set on the East and West walls of the alley between 21 and 23 E. High Street. Murals will depict the interior of a Beehive via large-scale honeycombs, with accompanying bees depicted at a human scale. The piece is designed as an attraction and place-maker for the Oxford Community

BOX 3 | APPLICANT INFORMATION

Is the applicant also the current property owner?

☐ Yes (You may skip Box 4) ☒ No (Do not skip Box 4, and include a [Letter of Agency](#) with your submittal)

Applicant Name Joe Prescher/ Oxford arts Initiative

Applicant Company Name

Mailing Address 719 S. College Ave.

Email Address joeprescher@yahoo.com

Telephone Number 319-671-2686

BOX 4 | PROPERTY OWNER INFORMATION ☐ Check if same as Applicant

Property Owner Name David Wespeiser and Robin Schuette

Property Owner Company Name Redskin Ltd.

Mailing Address 19 S. Beech St. Oxford, OH 45056

Email Address rentals @oxre.com

Telephone Number 513-523-4532

BOX 5 | ARCHITECT INFORMATION ☐ Check if same as Applicant

Architect/Engineer Name

Company Name

Mailing Address

Email Address

Telephone Number

BOX 6 | ATTACHMENT CHECKLIST Submit all contents in **PDF format**. No printed copies are necessary.

☒ **Narrative/Cover Letter** providing a written description of the proposed exterior change(s)

☒ **Elevations, site plans, renderings, diagrams, photo simulations, and/or other items** necessary to accurately illustrate the details of proposed exterior change(s)

☒ **Photos** of existing site conditions

Note: Upon checking an application for completeness, staff may require additional information and/or materials above and beyond the items listed above in order to perform a complete evaluation for compliance with relevant Code provisions. You are welcome to contact Community Development at 513-524-5204 ahead of submission to determine whether additional items may be required. For example, a **material sample** may be requested for certain small-scale changes such as new signage, doors, etc.

BOX 7 | APPLICANT SIGNATURE

As the owner or owner's agent, I hereby agree all information contained in this application is true, accurate, and complete to the best of my knowledge. I acknowledge the application will first be checked by City staff for completeness prior to processing. Upon intake, staff will consult the Chair of the Historic & Architectural Preservation Commission (HAPC) to determine whether an application is approvable in an administrative fashion, or will require being heard by the full Commission at a regular meeting date.

Applicant Name (Print) Joseph Prescher

Applicant Signature

Date 4/19/2024

Processing Fee

The appropriate processing fee amount will be determined during a completeness check by Community Development staff. It may take 1-2 business days for a completeness check to be performed. The applicant will receive a digital copy of a processing fee invoice via email once it is ready. Fees may be paid in-person by check or credit card at the Finance Department window on the first floor of the Oxford Municipal Building, 15 S College Avenue, Oxford OH 45056. For credit card payments, the City accepts Visa, MasterCard, or Discover, and such payments may also be taken over the phone by calling our Finance Department Utilities line at 513-524-5221, Option 1.

Bond Requirement for Demolitions

Be aware that any future [Demolition Permit](#) cannot issued unless accompanied by a COA and shall include:

(1) a **performance bond** posting with security equivalent to 100% of the approved cost of leveling the site, filling with soil and sodding or seeding the surface.

(2) payment of a **mitigation fee** of ten percent (10%) of the approved demolition cost.

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Version: 2/27/2024

COA Review Criteria For source text, refer to Oxford Zoning Code [Section 1152.07\(f\)](#)

Decisions on a COA application shall be based on consideration of the following criteria:

- (1) The proposed development complies with all the requirements of this code and other related codes and ordinances enforced by the City;
- (2) Properties which contribute to the character of the historic district shall be retained, with their historic architectural features intact and altered as little as possible;
- (3) Any alteration of an existing property shall be compatible with its historic character, as well as with the surrounding district;
- (4) New construction shall be compatible with the district in which it is located;
- (5) The application demonstrates compliance with any historic guidelines or policies adopted by the City of Oxford that are applicable to the subject application; and
- (6) In determining compatibility, the HAPC shall consider the following:
 - A. The general design, character, and appropriateness to the property of the proposed alteration or new construction;
 - B. The scale of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood;
 - C. The texture, materials, and color and their relation to similar features of other properties in the neighborhood;
 - D. The visual compatibility with surrounding properties, including proportion of the properties façade, roof shape, and the rhythm of spacing of properties on streets, including setback; and
 - E. The importance of historic, architectural, or other features to the significance of the property.
- (7) In its considerations of whether an application is deserving of an approval, the HAPC may also consider the cost of modifications or other proposals, where costs for a particular action or inaction may be unreasonable given existing conditions of a structure, site, or area.
- (8) The HAPC shall encourage alterations and repairs to historic structures and to structures in historic districts in the spirit of their existing architectural style; however, additions in styles different than the existing structure may be approved if such additions complement the existing architectural style. The HAPC shall be flexible in its judgment of plans for alteration, repair, or demolition of structures, sites, and areas of little historic or cultural value except where such alteration, repair, or demolition would seriously impair the historic value and character of surrounding structures or of the surrounding area. It is not the intent of this Chapter to limit alteration or repair to any one period of architectural style.

Demolition Approval Criteria For source text, refer to Oxford Zoning Code [Section 1152.09\(e\)](#)

The HAPC may approve a COA for demolition only if one of the following is satisfied:

- (1) The applicant has given clear evidence that the structure has incurred extensive damage to its basic structural elements such as roof, wall, and foundation requiring substantial reconstruction, and the structure presents an immediate danger to the public health, safety, or welfare as declared by the Chief Building Official (condemnation) but that such damage was not done through neglect of the property by the owner or former owners; or
- (2) The demolition is proposed for a structure that is identified as non-contributing or historic non-contributing in an adopted inventory of the applicable zoning district; or
- (3) The applicant demonstrates that the following conditions are met based on the designation of the site or structure in an adopted historic inventory:
 - A. Historic Structures
 - i. The applicant must demonstrate that the costs to rehabilitate or renovate the structure to a purposeful use exceeds 50 percent of the fair market value.
 - ii. The City shall reserve the right to have an individual or entity that is not a member of HAPC to assess the financial feasibility of renovating the structure.
 - iii. The COA shall not be approved if the cause of such damage was due to neglect by the owner or previous owners.
 - B. Non-Historic Contributing Structures
 - i. The removal will not adversely affect the architectural or historic integrity of the streetscape; or
 - ii. The structure is not consistent with other structures in the district in terms of historic character, architectural style, construction material, height, setback, or mass.

Letter of Agency

To Whom It May Concern:

Please be advised that Joseph Prescher has permission to represent our interest with the City of Oxford and act on our behalf for the Historical and Architectural Preservation Committee (HAPC) hearing regarding signage for the property at 23 East High Street, Oxford, OH 45056, Oxford, OH 45056.

Thank you.

Robin Schutte

dotloop verified
04/18/24 4:32 PM EDT
BUMK-5BFM-DZJK-AE6R

Redskin Ltd.

By: Authorized Member

Letter of Agency

To Whom It May Concern:

Please be advised that Joseph Prescher has permission to represent our interest with the City of Oxford and act on our behalf for the Historical and Architectural Preservation Committee (HAPC) hearing regarding signage for the property at 21 East High Street, Oxford, OH 45056, Oxford, OH 45056.

Thank you.

<i>David Wespiser</i>	dotloop verified 04/18/24 4:30 PM EDT R0CC-LBOU-JKER-DOZM
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Uptown Investments Ltd.

By: Authorized Member

To:
Oxford HAPC

From:
Joe Prescher
719 S. College Ave.
Oxford, OH 45056
319-671-2686

HAP Commission,

My name is Joe Prescher. I'm a local artist involved in making and teaching art and in trying to promote Public Art in the city and area as a way of expanding the cultural and artistic access opportunities for the community. I've been working for a few years trying to promote the increase in public art in the area, was involved in the creation of the Public Arts Commission of Oxford, (PACO), and assisted in the process of approving and creating the Freedom Summer mural that currently hangs on the East side of our municipal building.

I was approached several years ago by some residents of the town and asked to help bring more art to the community. They had contact with some of the owners of property Uptown and hoped to work with me to create a public art project. We looked at the local availability and one of the main areas we thought might benefit from some Art treatment was the alley between 21 and 23 High St, between Jimmy Johns and the U-Shop.

After the viewing the area, I began to work up a design concept that would make best use of the alley. Being somewhat narrow, the ability to gain a good distance for view seemed difficult and so the idea of a purely visual piece didn't seem to fit the location. Instead, what I conceived was more of a "Installation" approach to the confined space, something that is more experiential and makes use of the nature of the site. At the same time, we wanted something significant that would draw people to Oxford, especially in the summer months. Ideally it would also be something that reinforced Oxford's Identity, its local pride and culture, as well as possibly supporting other future arts and culture events possibilities.

The direction taken was the theme of our local Apiary or Bee history. As we know, Oxford was the home of Langstroth and the development of the modern Bee hive. We have a large set of local Honey producers, and as I understand it, we once hosted a local Bee festival. We hope to boost Apiary as one of our local areas of industry, identity and pride, AND create an experiential location that will be a draw and a source of strong tourism, identification, and memory for Oxford, while hopefully also invigorating our retail and service businesses.

The concept is the painting of 2 murals inside the alleyway to represent the interior of a Bee hive. We will reproduce a honeycomb effect on the walls, with the inclusion of bees to an approximate human scale. This will encompass viewers in an environment of yellows, umbers and golds, with walls of approximately 15' to 25' tall, creating a canyon or Hive, and an amazing opportunity for photos and consequent social media sharing.

In addition, for special events of weekends, we would like be able to Chalk the alley surface with a honeycomb, and create a removable covering extending between the buildings to enclose the space and create a fully enclosed surrounding "Hive" experience, with the inclusion of both sound and projection elements to produce the sound of bees, or music, etc, as well as imposing projections for movement.

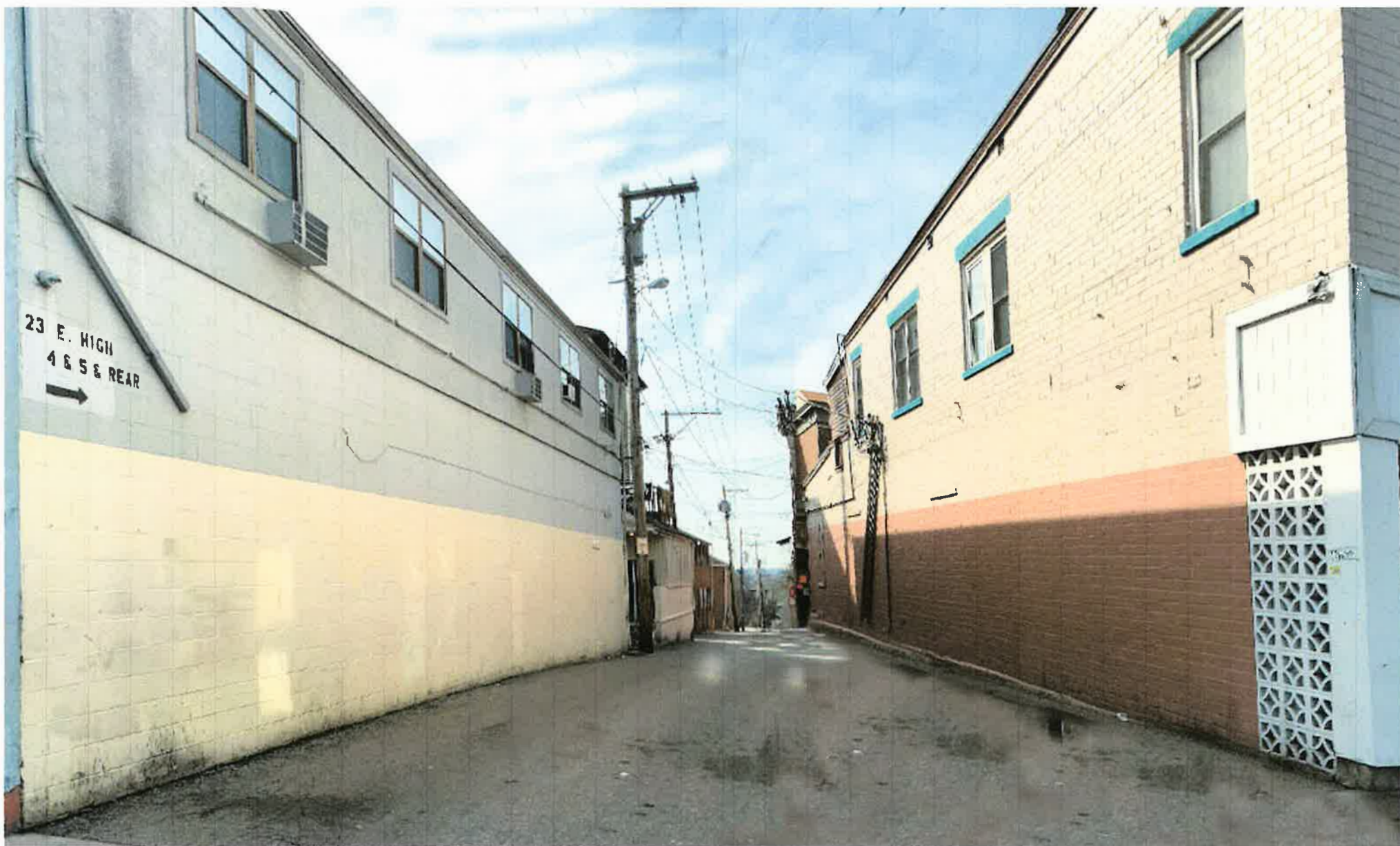
Finally, at the south end of the Alley, at the site of CJs and Mac and Joes, we would like to create an educational and historical component where we include information, infographics, and imagery about Oxfords history with the Bee industry and Bee hive. It would include elements of imagery about Langstroth, Hive paten imagery, historical dates, images and

timelines, etc. This will be in set style of late 19th and early 20th Century print and photographic material, and designed to transition with the honeycomb.

We feel that this project would be a strong draw for the town, as well as a strong initial offering to the community AND the university in promoting Oxford as a place of significance and and a strong partner in the cultural vitality of the community. We hope you'll approve this project and help us increase our cultural offerings to both the University body and to our local residents and businesses year-round.

Thank you.

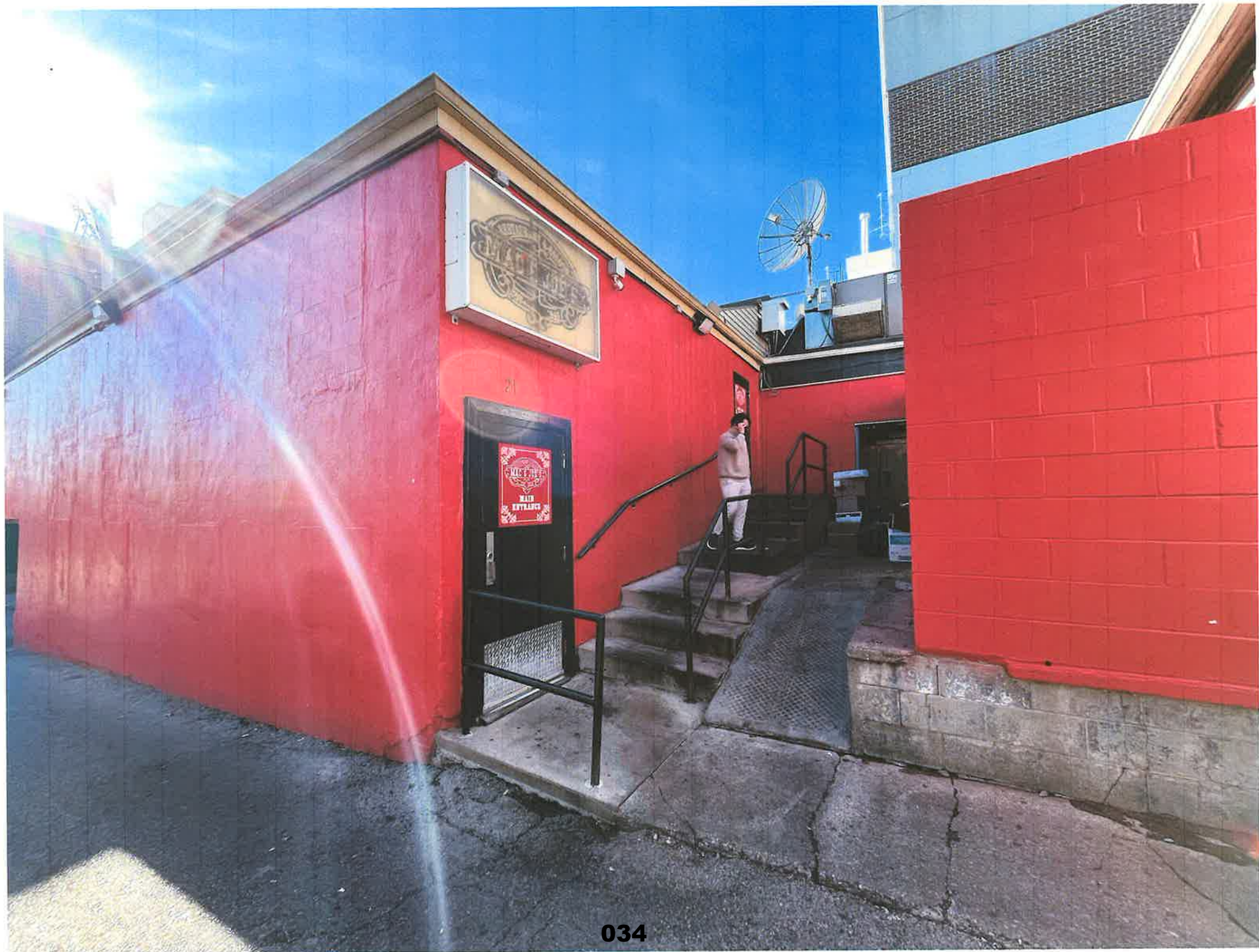
Joe Prescher



21 E. High

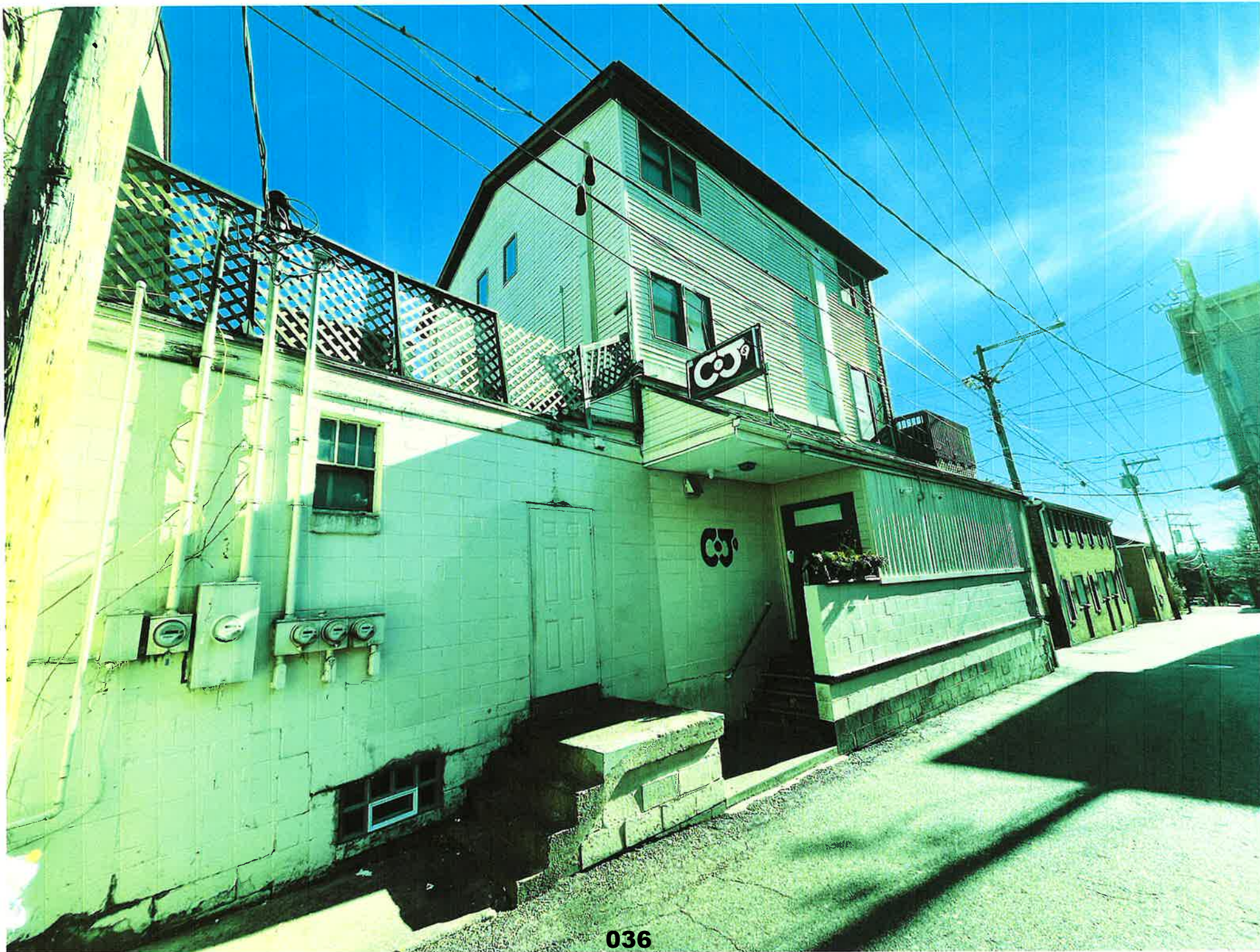
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23 E. High





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