



AGENDA
HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION
WEDNESDAY, March 12, 2025
6:00 P.M.

Oxford Courthouse
118 W. High Street

MEMBERS

Dana Miller, Chair

Corey Watt, Planning Commission Representative	Alex French, Council Representative
Rémah Dinç	Brad Spurlock
Alia Levar Wegner	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 January 8, 2025 1
- V. New Business
- HAPC-2025-01, 131 E Spring Street, CERTIFICATE OF APPROPRIATENESS, porch replacement, Elizabeth Baer-Broestl, Applicant, Scott Webb, Architect** **6**
- VI. Discussion Items
 - a) McKenna Update Open House Report Out
 - b) Historic Preservation Myth Busters 18
 - c) HAPC and the Comprehensive Plan

d) Omission of Oxford in the Civil Rights Trail

VII. Administrative Decisions (Previously Decided)

HAPC-2024-18, 45 E High Street, CERTIFICATE OF APPROPRIATENESS, screening for rooftop unit AC, Robert Humphrey, Applicant/Agent 19

HAPC-2024-19, 35 W High Street, CERTIFICATE OF APPROPRIATENESS, replacing wall sign, Jonah Prost, Applicant/Agent 27

VIII. Adjournment

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)
MEETING MINUTES
WEDNESDAY, January 8, 2025
6:00 P.M.

I. Call to Order

The January 8, 2025 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Dana Miller.

Those members present: Dana Miller, Corey Watt, Alex French, Rémah Dinç, and Brad Spurlock

Those members excused: Alia Levar Wegner, Sean Wagner

Staff members present: Sam Perry, Community Development Director

Staff members excused: None

Mr. Miller introduced Abbie Emison, the new project manager from McKenna Associates, who was warmly welcomed by the attendees.

II. Approval of Agenda

Mr. Miller proposed to amend the agenda by adding a discussion on the updated restroom designs for the Uptown Park after the Window Replacement Policy discussion item. Ms. French made a motion to approve the agenda as amended. Mr. Spurlock seconded the motion. All were in favor.

III. Election of Officers

Mr. Watt made a motion to maintain the current officers until January 2026. Ms. Dinç seconded the motion. All were in favor.

IV. Public Comments

There were no comments from the public.

V. Approval of Minutes of November 13, 2024

Ms. French made a motion to approve the minutes as written. Ms. Dinç seconded the motion. All were in favor.

Mr. Watt abstained from voting since he was absent during that meeting.

VI. Discussion Items

Presentation from Preservation Forward and McKenna Associates – Abbie Emison (in-person) and Jessica Flores (virtual)

Ms. Flores began her presentation by outlining the overarching goals of the project, which were to align preservation efforts with Oxford's Comprehensive Plan, foster community engagement, and establish a clear and actionable roadmap for the City's historic preservation. Ms. Flores

emphasized that the City's Comprehensive Plan, despite its length and scope, mentioned preservation only once, a gap that she described as both a challenge and an opportunity. Ms. Flores elaborated on the need for updated design guidelines tailored specifically to Oxford. These guidelines would aim to address inconsistencies in the Certificate of Appropriateness (COA) process and ensure that new developments and renovations complement the City's historic character. Ms. Flores introduced the concept of creating a robust inventory of historic structures, noting that such an inventory would serve as a foundational tool for future decision-making. Ms. Flores explained that a detailed inventory not only helps to understand what the City has but also what could be lost if preservation efforts falter.

Ms. Flores expanded on the importance of recognizing underrepresented communities and their contributions to Oxford's history. Ms. Flores noted that beyond mid-century modern architecture, the stories of Black, Indigenous, and people of color (BIPOC) communities were integral to the City's heritage. As an example, Ms. Flores suggested a marker program to highlight key sites and individuals who have contributed significantly to Oxford's growth and culture. Preservation isn't just about buildings, emphasized Ms. Flores. It's about stories, connections, and a sense of belonging, added Ms. Flores.

Ms. Flores also highlighted the economic benefits of preservation. Ms. Flores described how preserving historic districts could increase property values, attract tourism, and create a unique identity for Oxford. Ms. Flores cited success stories from other towns that had leveraged historic preservation for economic development, emphasizing that grant opportunities and tax incentives were vital tools. Ms. Emison added that the City needs to demystify these programs for property owners so they understand how accessible and beneficial they can be.

Ms. Flores provided specific examples of cities that had successfully integrated preservation into broader development strategies. Ms. Flores referenced a Midwestern town that revitalized its downtown through adaptive reuse, converting warehouses into mixed-use spaces, which attracted both residents and tourists. Another example included a southern city that created a successful marker program highlighting contributions from marginalized communities, boosting cultural tourism and community pride.

Ms. Flores and the Commission members next talked about collaboration with Miami University. The Commission acknowledged the university's significant role as both a property owner and a cultural institution within the city. The Commission members discussed strategies to align the university's development projects with Oxford's preservation objectives. Concerns were raised about the potential impact of large-scale construction projects on historically significant sites, particularly in cases where university-owned properties intersect with local preservation districts.

To address these challenges, the Commission members emphasized the importance of building a stronger partnership with Miami University. Proposed initiatives included the joint development of a walking tour highlighting historically significant university buildings and the integration of these structures into the city's broader preservation framework. By showcasing the university's architectural heritage, such efforts could enhance public appreciation for its historical contributions while fostering a sense of unity between campus and community.

Mr. Miller inquired about how these strategies aligned with the Oxford Tomorrow Plan. Ms. Flores confirmed their compatibility, explaining that preservation goals could strengthen sustainability and community-building efforts. Mr. Watt raised concerns about balancing historic preservation with housing affordability, particularly in a college-town context. Ms. Flores suggested strategies like adaptive reuse of historic homes for multifamily housing and accessory dwelling units (ADUs) to address these concerns without compromising architectural integrity.

Ms. Flores also proposed utilizing advanced technology to foster engagement. Ms. Flores suggested the use of GIS mapping to visualize historic districts and incorporating augmented reality to provide interactive virtual tours of historic landmarks. These tools would attract both residents and tourists while fostering a deeper appreciation for the city's heritage, explained Ms. Flores.

Ms. French mentioned a phased approach for expanding the historic district boundaries. Ms. Flores proposed starting with areas of strong historic integrity and emphasized the importance of community engagement and consensus-building. Ms. Flores added that public education, including workshops, walking tours, and accessible materials would play a critical role in fostering support for preservation initiatives.

Ms. Flores briefly talked about another aspect of the design guideline update – building classification. Ms. Flores proposed simplifying property classifications, consolidating them into two primary categories: “contributing” and “non-contributing.” This reclassification aimed to eliminate ambiguity and enhance the efficiency of property evaluations.

Window Repair and Replacement Policy

The meeting next transitioned to a discussion on window repair and replacement policies. A recent COA for a historic house had highlighted the need for clear, enforceable guidelines, explained Mr. Perry. Mr. Spurlock shared insights from Hamilton's preservation commission, advocating a repair-first approach and pre-approved lists of acceptable replacement windows. Mr. Spurlock emphasized that original windows often contribute significantly to a building's historic character and that repair is typically more cost-effective in the long term.

Ms. Dinç explained that organizations like Cincinnati Preservation Association holds workshops to teach property owners how to maintain and repair historic windows. Education is key, stated Ms. Dinç. If people understand how to preserve their windows, they are less likely to replace them unnecessarily, added Ms. Dinç. Ms. Flores supported this approach, highlighting the importance of referencing the Secretary of the Interior's Standards for Rehabilitation. These standards provide a defensible framework for decision-making, by adhering to them, we ensure consistency and credibility in our preservation efforts, explained Ms. Flores.

Ms. Flores elaborated on technical solutions, suggesting adding storm windows to enhance energy efficiency while preserving historic window frames. Ms. Flores proposed developing a “preservation toolkit” for local residents, which could include repair guides, tools, and access to professional consultations. Ms. Flores further explained that this initiative could be supported through partnerships with regional preservation organizations and local libraries.

Discussions also explored the challenges of enforcement. Mr. Perry noted that past commissions had sometimes allowed inappropriate replacements, creating a precedent that made stricter enforcement difficult. Ms. Perry stated we need to reset expectations, clear guidelines and consistent application to help us move forward. Mr. Spurlock suggested that windows visible from public rights-of-way should receive the highest scrutiny, while less visible windows could allow for more flexibility. This balanced approach received broad agreement.

The commission agreed to incorporate the proposed strategies into future design guidelines. Ms. Dinç emphasized the need for a public education campaign to raise awareness about the value of preserving historic windows. Mr. Miller proposed developing a digital resource hub to complement in-person workshops. Ms. Flores added that a long-term vision could include creating incentive programs for property owners who commit to repairing rather than replacing historic windows, such as subsidies or tax credits.

Uptown Park Restroom Project

Mr. Perry presented revised designs for the Uptown Park restroom, which had been updated to better align with the park's aesthetic and functional needs. The design featured a stone facade that mimicked the historic limestone foundations of surrounding buildings, ensuring that the structure blended seamlessly with its environment. The roofline was designed to harmonize with the nearby pavilion, creating a cohesive visual experience within the park.

The restroom included two unisex facilities, one of which was equipped with a universal adult changing table to meet the needs of all visitors, including those with disabilities. Mr. Perry emphasized that this addition was part of the city's commitment to inclusivity and accessibility. Mr. Watt remarked on the unobtrusiveness of the design, stating that this is as functional as it is visually appealing.

Ms. Dinç suggested incorporating public art into the project, proposing a mural on one of the restroom walls to enhance its aesthetic appeal and create a sense of place. Mr. Perry confirmed that plans were already underway to include rotating art panels that would feature works by local artists. Mr. Perry noted that these panels could be updated periodically to reflect community events, history, and culture.

The restroom was strategically located near the splash pad, which was also slated for replacement. Mr. Perry explained that the placement was essential to comply with state health requirements, which mandate restrooms within 100 feet of such facilities. The design also included new pathways to improve pedestrian connectivity within the park, making the restroom accessible from multiple directions.

Mr. Watt raised the possibility of incorporating eco-friendly features such as solar panels or water-efficient fixtures. Mr. Perry responded that while solar panels were considered, the cost-benefit analysis showed they would not be feasible for this project. However, water-efficient fixtures and automated lighting systems were included to minimize environmental impact. The commission praised the design as a model for future projects.

VII. Administrative Decisions (Previously Decided)

HAPC-2024-15, 151 W High Street, CERTIFICATE OF APPROPRIATENESS, wall sign, Klusty Sign, Applicant/Agent

HAPC-2024-16, 48 E Park Place, CERTIFICATE OF APPROPRIATENESS, patio fence, Tyler Store, Applicant/Agent

VIII. Adjournment

Mr. Watt made a motion to adjourn the meeting. Mr. Spurlock seconded the motion. All were in favor. The meeting adjourned at 9:52 pm.



MEMORANDUM
Community Development Department
513-524-5204

TO: Historic & Architectural Preservation Commission
FROM: Sam Perry, AICP
Community Development Director
MEETING DATE: March 12, 2025
RE: HAPC 2025-01; 131 E. Spring Street Porch Replacement

On behalf of Elizabeth Baer-Broestl, Architect Scott Webb is requesting a Certificate of Appropriateness approval for the replacement of a rear porch on an existing building in the University Historic District. The entire property has been gradually transformed over the past several months. The porch was being repaired for water damage, and as more damage was found, more replacement materials were needed. The project was eventually stopped by the City because it met the threshold of requiring a building permit. Architect Scott Webb was retained at that point and filed for a building permit and Certificate of Appropriateness.

The new porch does not include the same level of architectural detailing as the previous porch. Mr. Webb states that *“the porch was not original; that the turned posts and “gingerbread” are not consistent with the original house, looking more carpenter gothic than other detailing on the home. The hip and gable shape are being maintained. The rear porch is less formal, so square posts are being used instead of round columns like the front.”*

Excerpts from the University Historic District Walking Tour Brochure, also enclosed, in full:

“The Roots-Baer Home began as a log house and was relatively new in 1824 when Alanson and Sylvia Yale Roots came from New England to operate a woolen mill on the site....After a few decades of neglect, the frame house was purchased in 1902 by Henrietta McGregor and Michael Baer, a Presbyterian minister..... In the early 1920s the residence was part of Miami’s cottage system when the Baers shared their home with women students.”

Per Oxford Code 1152.07(c) Review Authority, in staff consultation with the HAPC Chair, it could not be determined if the proposed work was minor enough to allow administrative review. Therefore, this item has been placed on the regular agenda for review. The Commission can now hear from the applicant directly and make its own findings to determine if the proposal is consistent with the Design Guidelines, specifically, section 10, Porches and Stoops, which is enclosed as an excerpt of the overall Design Guidelines.

PORCHES & STOOPS

Many residential structures in Oxford's historic districts have porches or stoops, which have played important roles both architecturally and socially. Unlike many urban areas today, the porches and stoops in the historic districts are heavily utilized for entertaining as well as just people watching. Many porches in Oxford tend to be fairly simple in design and materials, often with plain supporting columns. There are also some very ornate, detailed porches remaining, which add to the character of the districts.

Maintenance and Preservation

1. Any porch or stoop in need of repair or reconstruction should be returned to its original condition.
2. Similar materials and styles of original porches and stoops should be maintained.

Specific Recommendations

1. Any newly constructed or reconstructed porch or stoop should be compatible with the architectural style of the building to which it is attached.
2. Any architectural details, particularly for Queen Anne and Italianate style houses, should be duplicated and appropriate materials utilized.
3. New residential structures are encouraged to include porches and stoops as design elements, which serve to enhance the physical and social components of the historic districts.



A very nice example of a well maintained porch.

Pieces of Oxford's Past

Oxford's location was determined in the early 1800s when a site was selected for Ohio's second public university. To end the squabbling among competing towns and cities, the decision was made to locate Miami University in an almost uninhabited wilderness area that would be given the classic name Oxford.

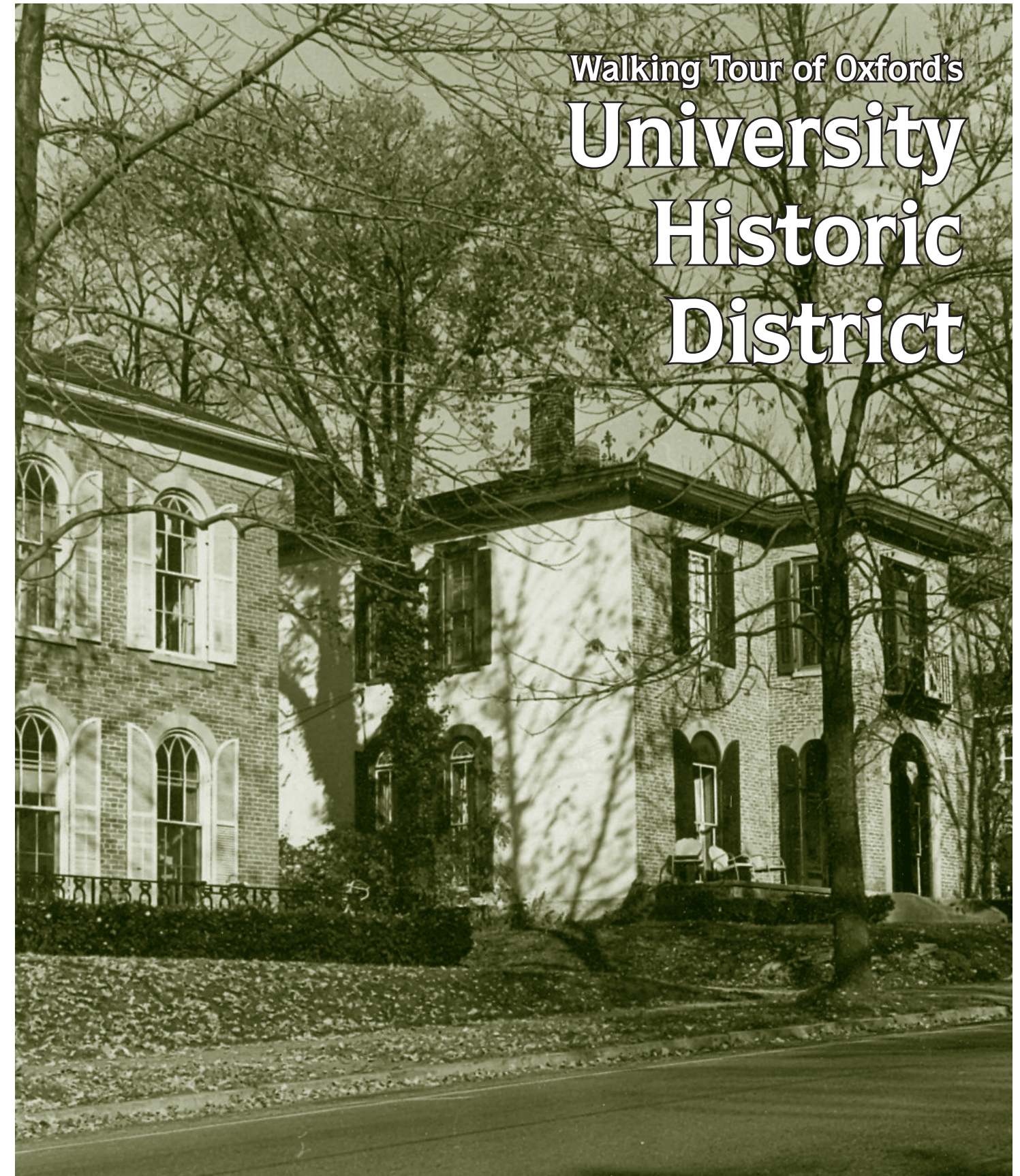
For many years before, indigenous tribes including the Miami and Shawnee had shared the rolling hills of southwestern Ohio. After their defeat by the army of General Anthony Wayne they were banished from the region by the Treaty of Greenville in 1795. By 1809 when Miami University was chartered, descendants of European immigrants had begun to settle along the Four Mile Creek (called Tallawanda by the Native Americans).

In 1810 settlers bought lots in the new village that was laid out in a tract still referred to as the Mile Square. Both the village and the university grew over the next two decades, and in 1830 (with a population of over 700) Oxford was incorporated. The new university's campus was situated at the eastern edge of what would become the Uptown business district, and people who could afford a prime location began building houses with a view overlooking the University Square.

By 1856 the village was the home of five institutions of higher learning. Miami University, the Oxford Theological Seminary, the Oxford Female Institute, the Western Female Seminary, and the Oxford Female College made Oxford a true college town much like the city in England for which it was named.

In the following years Oxonians witnessed many changes in their small town. The Theological Seminary moved to Monmouth, Illinois, and Miami students left to fight on both sides of the Civil War. The Female Institute and Female College merged into what would become Oxford College for Women. Miami University closed for twelve years, and the Female Seminary became the Western College for Women. In 1971 Oxford became a city, and by the end of the twentieth century the remaining women's schools had closed, leaving only Miami University.

Some of Oxford's best examples of nineteenth- and early twentieth-century residential architecture are concentrated in the University Historic District. Of these, some replaced earlier houses, and others were the first ones on their sites. Brief descriptions of their significance are given, with additional information available from tour escorts and from the public library.



Walking Tour of Oxford's UNIVERSITY HISTORIC DISTRICT

Designated by the City of Oxford in 1979, the University Historic District is one of the city's three historic districts and the only one that was originally comprised almost entirely of residential architecture. The U-shaped district of nine blocks on East High Street, South Campus Avenue, and East Spring Street, nearly surrounds the original University Square. This self-guided tour includes brief descriptions of the history and architecture of the first or most significant building on each of 33 sites. An illustration is included for each, although the quality of surviving photographs varies. In order to provide a more comprehensive view of the neighborhoods of some of Oxford's most prominent early citizens, pictures and information on dwellings are included even if the houses themselves have not survived into the twenty-first century.

HOW TO USE THIS GUIDE

To take the walking tour, begin at the parking lot on the northwest corner of East High Street and Tallawanda Road. The circled number next to each address in the booklet corresponds to a location on the foldout map in the back. The tour takes about one hour.

To arrange escorted group tours contact the
Oxford Visitors Bureau
14 West Park Place, Suite C
Oxford, OH 45056
Phone 513-523-8687
Fax 513-523-2927
E-mail info@enjoyoxford.org
Website www.enjoyoxford.org

For additional information on Oxford history contact the
Lane Public Libraries'
Smith Library of Regional History
15 South College Avenue
Oxford, OH 45056
Phone 513-523-3035
Fax 513-523-6661
E-mail sml@lanepl.org
Website www.lanepl.org/smith.html

Photographs were taken by Miami University *Recensio* staff, Frank R. Snyder, Gilson P. Wright, Stephen C. Gordon, and others whose names are not known. The only drawing is by Herbert Oerter. These images date from the early the 1900s and are part of the Smith Library collection.

Most of the research was conducted by a volunteer, and the text was written by staff of the Smith Library of Regional History. Financial assistance was provided by the W. E. Smith Family Charitable Trust.

Cover: The photograph was taken by Robert E. White in 1975. It shows the west side of South Campus Avenue between Walnut and Collins Streets.

Oxford, Ohio
2008
Revised 2014





26 131 East Spring Street

The *Roots-Baer Home* began as a log house and was relatively new in 1824 when Alanson and Sylvia (Yale) Roots came with their young children from New England to operate a woolen mill on the site. Frame siding and a two-story inset porch on the east side were among later additions to what is believed to be one of the oldest houses in Oxford. The Roots sons, who later patented several inventions, moved much of the business to Connersville, Indiana, before a fire destroyed the Oxford mill in 1876. After a few decades of neglect, the frame house was purchased in 1902 by Henrietta (McGregor) and Michael Baer, a Presbyterian minister. In 1915 their son Paul started the White Cross Dairy on the property and is credited with introducing pasteurized milk to Oxford. In the early 1920s the residence was part of Miami's cottage system when the Baers shared their home with women students. By the 1940s, Paul Baer's family was in residence, and today the property is owned by the third and fourth generation of Baers.



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 131 E Spring St, Oxford, OH 45056

Building Name

Does the proposal involve demolishing an existing building? Yes No

Description of Proposed Change(s) Replacement of existing roof after determination that the existing roof structure was not structurally sound. New railings and screening will be installed.

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

Applicant Company Name

Mailing Address

Email Address

Telephone Number

BOX 4 | PROPERTY OWNER INFORMATION Check if same as Applicant

Property Owner Name Elizabeth Baer-Broestl / Paul W Baer Trust Properties, LLC

Property Owner Company Name

Mailing Address 131 E Spring St, Oxford, OH 45056

Email Address lbaerbroestl@gmail.com

Telephone Number 925-381-9329

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.

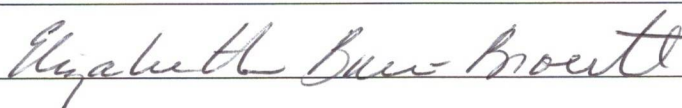
- Narrative/Cover Letter** providing a written description of the proposed exterior change(s)
- Elevations, site plans, renderings, diagrams, photo simulations, and/or other items** necessary to accurately illustrate the details of proposed exterior change(s)
- Photos** of existing site conditions

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) Elizabeth Baer-Broestl

Applicant Signature 	Date 1/14/25
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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.

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

Scott Webb

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding
COA application for back porch

(Application Description)

located at

131 E Spring St, Oxford, OH 45056

(Property Address/Location)

Thank you,

Elizabeth Baer-Broestl

(Property Owner Printed Name – must be a person)

Paul W Baer Trust Properties, LLC

(Property Owner Company Name – if applicable)


(Property Owner Signature – must correspond to printed name above)


(Date)

Sam Perry
Community Development Director
City of Oxford
Municipal Building
15 South College Avenue
Oxford, Ohio 45056

Re: Certificate of Appropriateness
Repairs and Upgrades to Historic Baer Family Home
131 East Spring Street
Oxford, Ohio

February 7, 2025

Dear Mr. Perry,

Please accept this letter as a formal request for a Certificate of Appropriateness through the Historic and Architectural Preservation Commission for some repairs and minor alterations/improvements to the Baer Family Home at 131 East Spring Street.

As you are aware, Liz Baer has been working with a carpenter to repair/replace various elements in disrepair around her family home. Starting with the Bay on the West side of the building, the carpenter removed the underside finish material under the bay window to repair/replace the failing structure below. This was successfully accomplished and the finish material reinstalled and painted.

Next, the front porch was repaired, refinishing the damaged concrete steps, and providing a new guard rail to meet current Building Codes. We are unsure if there was ever a rail there, but have chosen turned spindles as would have been appropriate for the building. There were turned spindles on the rear porch.

Lastly, the rear porch was sagging significantly, pulling away from the rear of the house. The screens had long since failed and been removed. Opening the porch ceiling, it became evident that more significant repair was necessary, requiring the reconstruction of the original porch roof. As discussed previously, a permit would have been required had we known the extent of the repair. As you know, NIC placed a stop-work order on the project until this could be resolved. Permit drawings were provided, and the roof completed with NIC allowing work to restart.

As the building is in the Historic District, we are making the required application for the appropriateness of the repair/reconstruction work undertaken at the home.

Thank you for your consideration of this proposal. If you have any questions or need any additional information, please call.

Respectfully,



Scott Webb, Architect



SCOTT
WEBB

ARCHITECT

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Site Pictures



North face of the residence, showing the repaired Bay & Porch Improvements



Corner of Spring & South Campus showing refinished steps & new Guardrails



In progress photo showing reconstruction of rear Porch Roof



Historic photo of rear porch (Unsure of when stairs were relocated)

Historic Preservation Myth Busters

Determine if these preservation statements are fact or myth and circle your answer. Once completed, check the answer key to determine your score.

1. A historic property is mandated to retain its historic function.	MYTH	FACT
2. Historic preservation mandates the color you can paint your property.	MYTH	FACT
3. Historic preservation discourages the addition of features that create a false sense of historical development.	MYTH	FACT
4. A historic property must be restored to its appearance when it was first built.	MYTH	FACT
5. Historic windows should be preserved.	MYTH	FACT
6. Deteriorated historic features cannot be replaced.	MYTH	FACT
7. Chemical and physical treatments such as sandblasting are appropriate for cleaning historic structures.	MYTH	FACT
8. Archeological resources are protected under historic preservation.	MYTH	FACT
9. Additions or new construction should match the historic character of the property.	MYTH	FACT
10. Additions and related new construction should be built to be reversible.	MYTH	FACT



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 45 EAST HIGH STREET

Building Name

Does the proposal involve demolishing an existing building? Yes No

Description of Proposed Change(s) NEW MECHANICAL ROOF TOP UNITS WITH DECORATIVE SCREENING FOR RENOVATED BAR/RESTAURANT.

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 ROBERT W. HUMPHREY, RA

Applicant Company Name Robert Treadon & Associates

Mailing Address 300 High Street, Ste. 612. Hamilton , Ohio

Email Address rhumphrey@rtarchitects.com

Telephone Number 513-863-7162 Ext. 106

BOX 4 | PROPERTY OWNER INFORMATION Check if same as Applicant

Property Owner Name Benjamin Federbush

Property Owner Company Name Varick Realty

Mailing Address 185 Varick Street, Ste. 305

Email Address bwf@varickrealty.com

Telephone Number 212-875-5700

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) Robert W. Humphrey

Applicant Signature

Date 11-26-24

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.

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

Robert W. Humphrey, RA

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding

New rooftop units w/ screens

(Application Description)

located at

43 East High Street

(Property Address/Location)

Thank you,

Benjamin W. Federbush

(Property Owner Printed Name – must be a person)

43 E High Street LLC

(Property Owner Company Name – if applicable)



(Property Owner Signature – must correspond to printed name above)

(Date) 12/6/2024

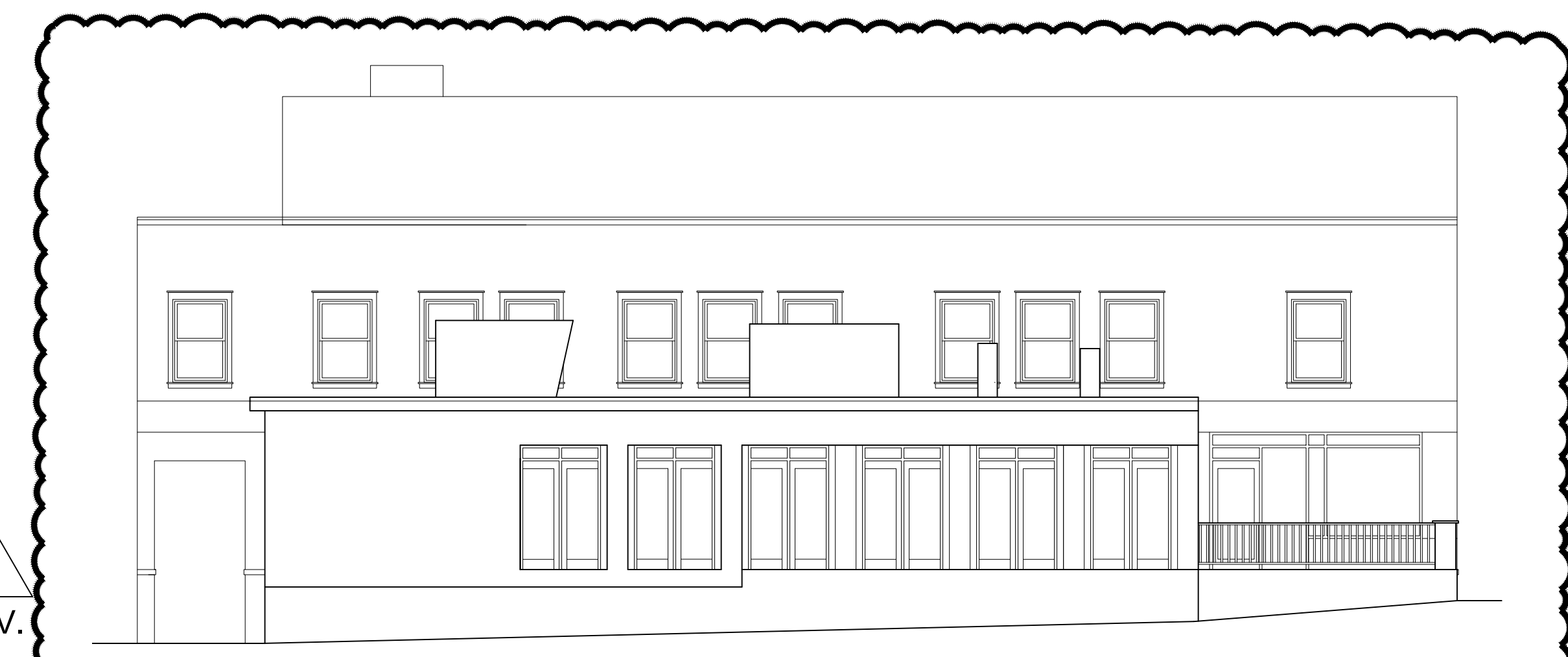
TOILET ACCESSORIES

1. TANK TYPE 'ADA BARRIER FREE' WATER CLOSET. WHITE VITREOUS CHINA. INSTALL PER MANUF. SPECIFICATIONS AT 'ADA' HEIGHT SPECIFIED ON ELEVATIONS. REFER TO PLUMBING CONSTRUCTION DOCUMENTS FOR EXACT SPECIFICATION. PROVIDED / INSTALLED BY THE GENERAL CONTRACTOR.
2. T.B.D.
3. 'BOBRICK' 1-1/2" DIAMETER STAINLESS STEEL GRAB BAR WITH SNAP FLANGE. MODEL NO. B-6806x42. STAINLESS STEEL / SATIN FINISH. PROVIDE ADEQUATE BLOCKING WITHIN WALL FOR MOUNTING. CENTER OF GRAB BAR TO BE AT 2'-10" AFF. PROVIDED / INSTALLED BY THE GENERAL CONTRACTOR.
4. 'BOBRICK' 1-1/2" DIAMETER STAINLESS STEEL GRAB BAR WITH SNAP FLANGE. MODEL NO. B-6806x36. STAINLESS STEEL / SATIN FINISH. PROVIDE ADEQUATE BLOCKING WITHIN WALL FOR MOUNTING. CENTER OF GRAB BAR TO BE AT 2'-10" AFF. PROVIDED / INSTALLED BY THE GENERAL CONTRACTOR.
5. 'BOBRICK' 1-1/2" DIAMETER STAINLESS STEEL GRAB BAR WITH SNAP FLANGE. MODEL NO. B-6806x18. STAINLESS STEEL / SATIN FINISH. PROVIDE ADEQUATE BLOCKING WITHIN WALL FOR MOUNTING. GRAB BAR TO BE MOUNTED VERTICALLY. CENTER OF BOTTOM MOUNT AT 3'-4" AFF. PROVIDED / INSTALLED BY THE GENERAL CONTRACTOR.
6. WALL MOUNTED TOILET PAPER DISPENSER TO BE PROVIDED BY FIRST FINANCIAL BANK AND INSTALLED BY THE GENERAL CONTRACTOR AT LOCATION / HEIGHT NOTED WITHIN TOILET ROOM ELEVATIONS. PROVIDE ADEQUATE BLOCKING WITHIN WALL FOR MOUNTING.
7. NEW 'BOBRICK' SURFACE MOUNTED MIRROR WITH STAINLESS STEEL CHANNEL FRAME. MODEL NO. B-165 1836 (18" X 36"). CENTER ON WALL-HUNG LAVATORY. INSTALL PRIOR TO WALL TILE AND INSTALL WALL TILE AROUND MIRROR. BOTTOM OF MIRROR REFLECTIVE SURFACE AT 3'-4" AFF. PROVIDED / INSTALLED BY THE GENERAL CONTRACTOR.
8. TO BE PROVIDED BY THE OWNER / INSTALLED BY THE GENERAL CONTRACTOR. ADA COMPLIANT WALL-MOUNTED HAND SOAP DISPENSER. MODEL PORTRAYED IS 'BOBRICK' B-2111 SURFACE MOUNTED SOAP DISPENSER. BOTTOM OF UNIT TO BE AT 3'-8" AFF.
9. T.B.D.
10. 'BOBRICK' STAINLESS STEEL CLOTHES HOOK - MODEL NO. B-233 STAINLESS STEEL W/ SATIN FINISH - 1-1/8" PROJECTION MOUNT AT TOILET ROOM SIDE OF DOOR AT 48" AFF. TO BE PROVIDED / INSTALLED BY THE GENERAL CONTRACTOR.
11. T.B.D.

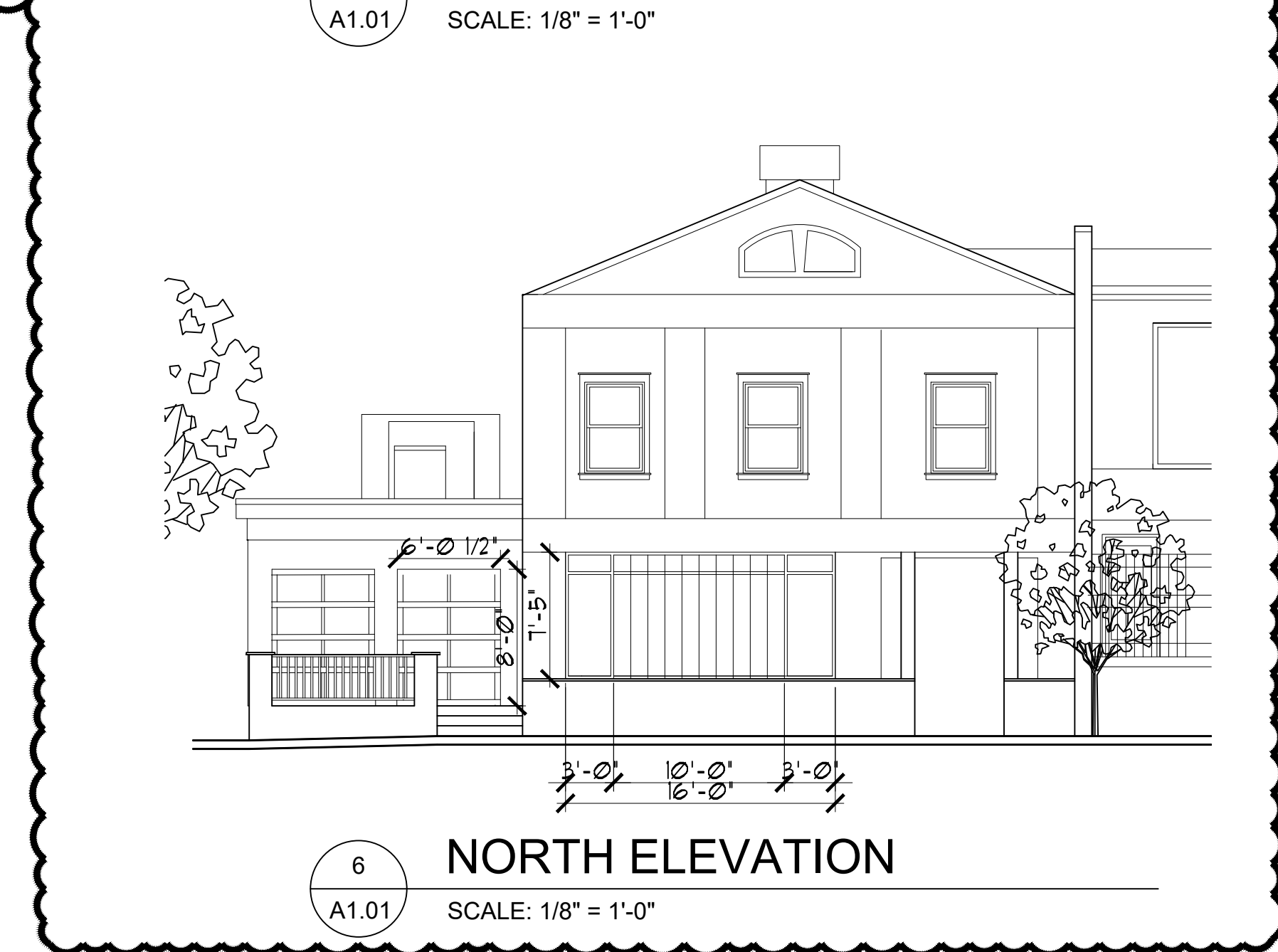
TOILET ROOM GENERAL NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE / INSTALL ALL REQ'D BLOCKING FOR INSTALLATION OF TOILET ROOM FIXTURES / ACCESSORIES AS REQ'D.
2. FLOORS WITHIN ALL TOILET ROOMS SHALL BE LVT FLOORING OVER THE EXISTING CONCRETE SLAB. THE FLOORING CONTRACTOR SHALL PROVIDE ALL NECESSARY FLOOR PREP, INCLUDING FLOOR LEVELING, IN ORDER TO INSTALL THE SPECIFIED CERAMIC TILE FLOOR. AN ALLOWANCE SHALL BE MADE BY THE GENERAL CONTRACTOR FOR THE GROCERY OWNER TO MAKE CERAMIC TILE SELECTIONS. REFER TO ROOM FINISH SCHEDULE.
3. WALLS WITHIN THE PUBLIC TOILET ROOMS SHALL BE CERAMIC TILE AS SHOWN WITHIN THE TOILET ROOM ELEVATIONS. THE GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR THE CLIENT TO MAKE CERAMIC TILE SELECTIONS FROM. REFER TO ROOM FINISH SCHEDULE.
4. ALL 'ADA' COMPLIANT ACCESSIBLE FIXTURES / ACCESSORIES MUST BE INSTALLED IN ACCORDANCE WITH CURRENT A.D.A. REQUIREMENTS

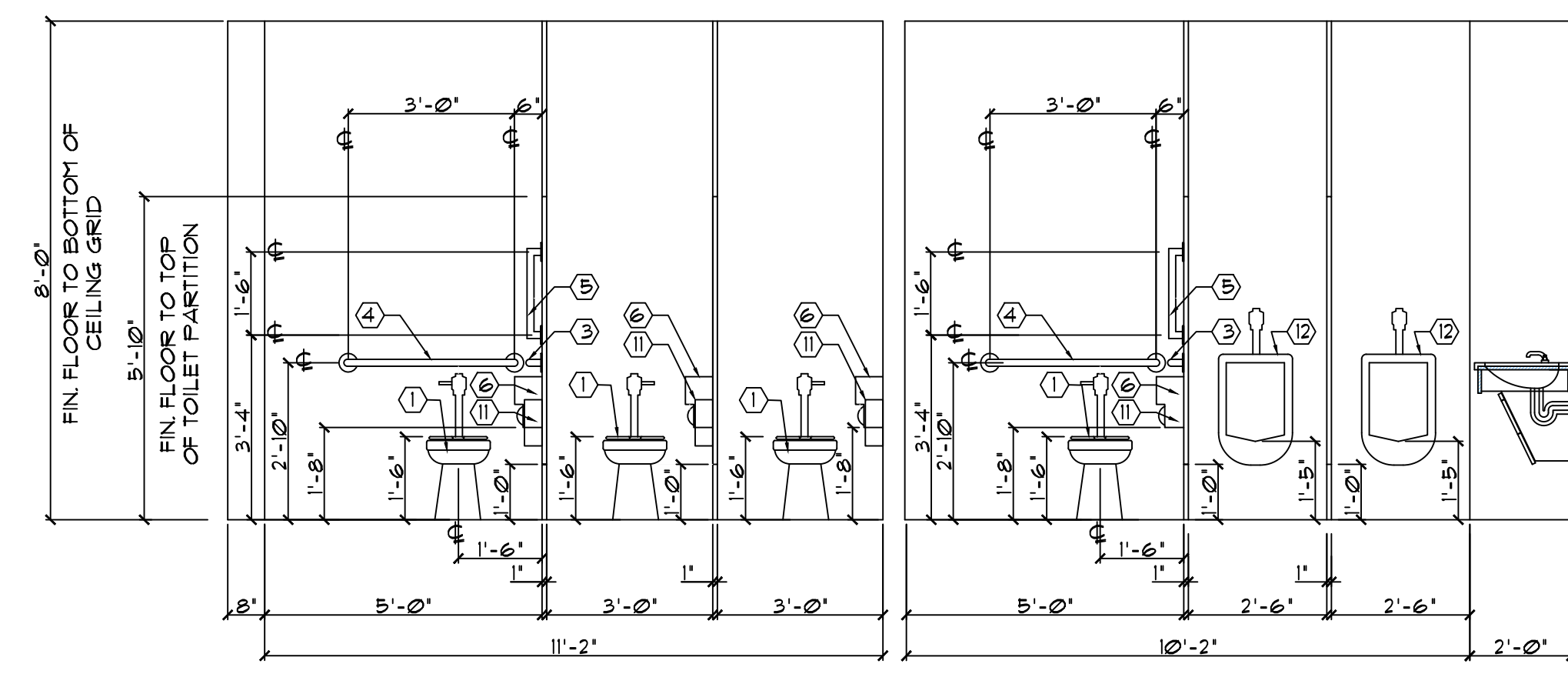
3
REV.



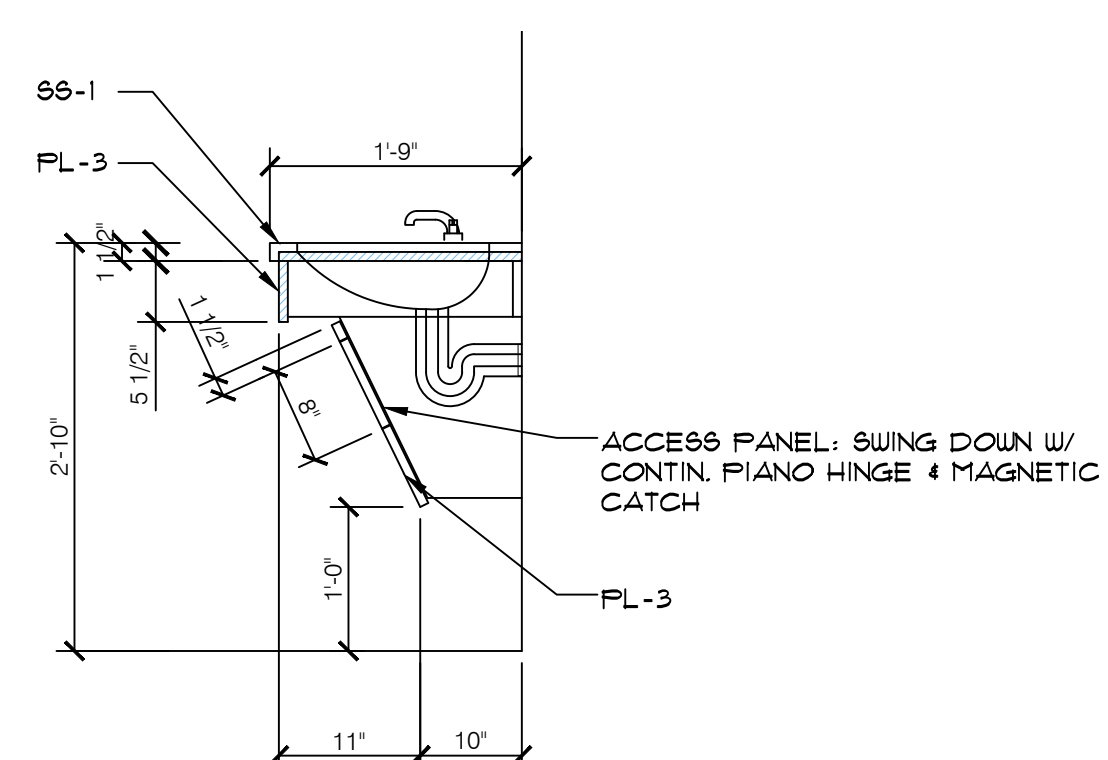
7 EAST ELEVATION
A1.01 SCALE: 1/8" = 1'-0"



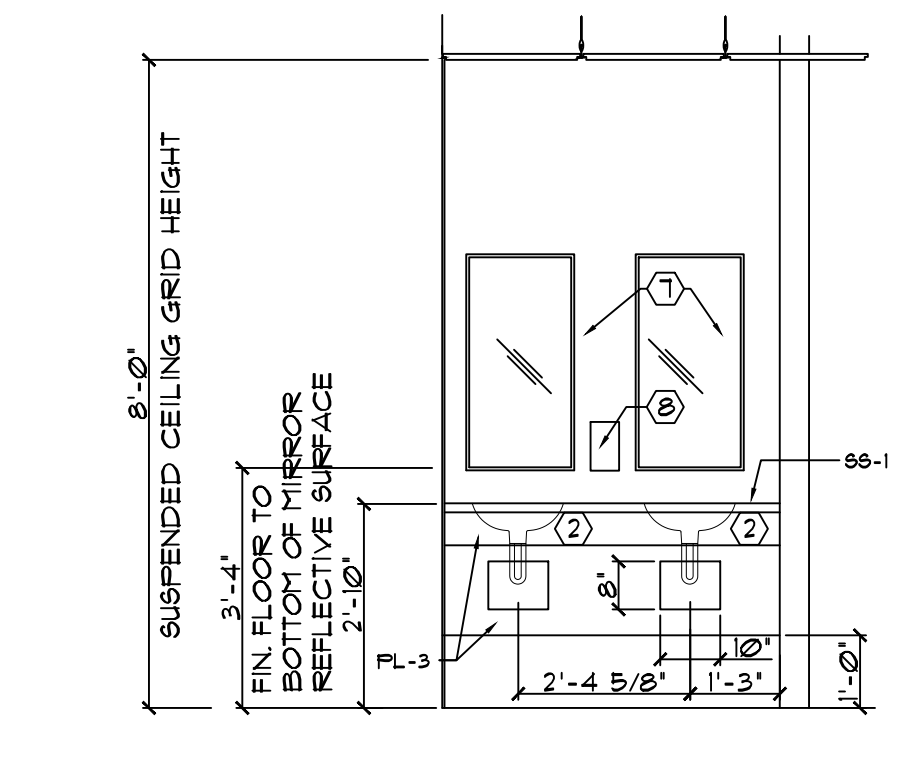
6 NORTH ELEVATION
A1.01 SCALE: 1/8" = 1'-0"



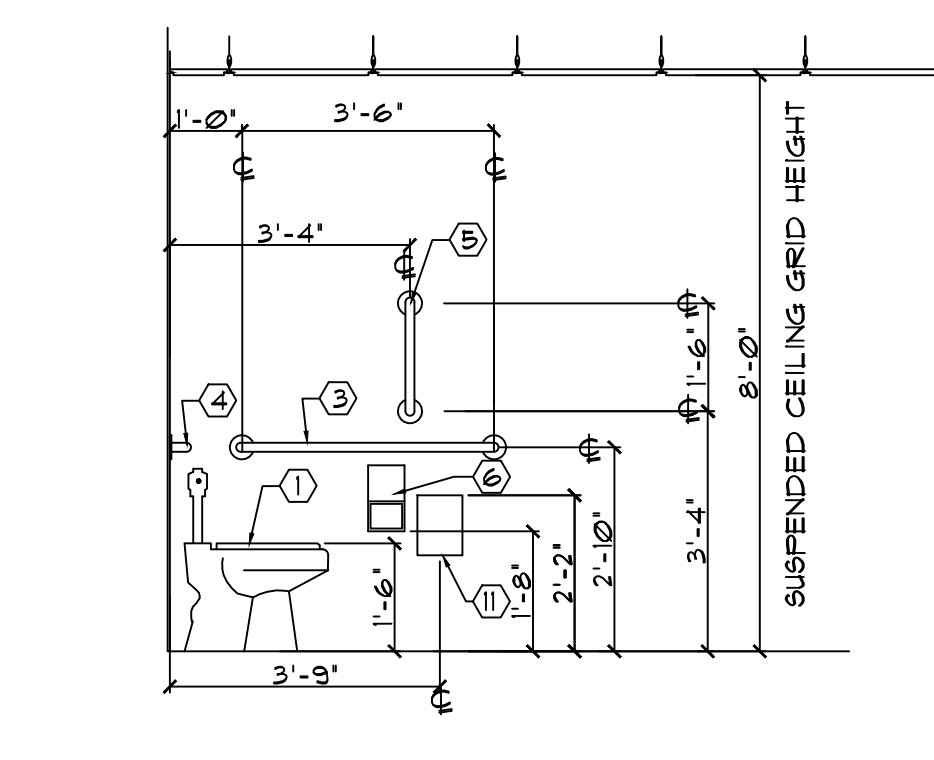
3 ELEVATION
A1.01 SCALE: 3/8" = 1'-0"



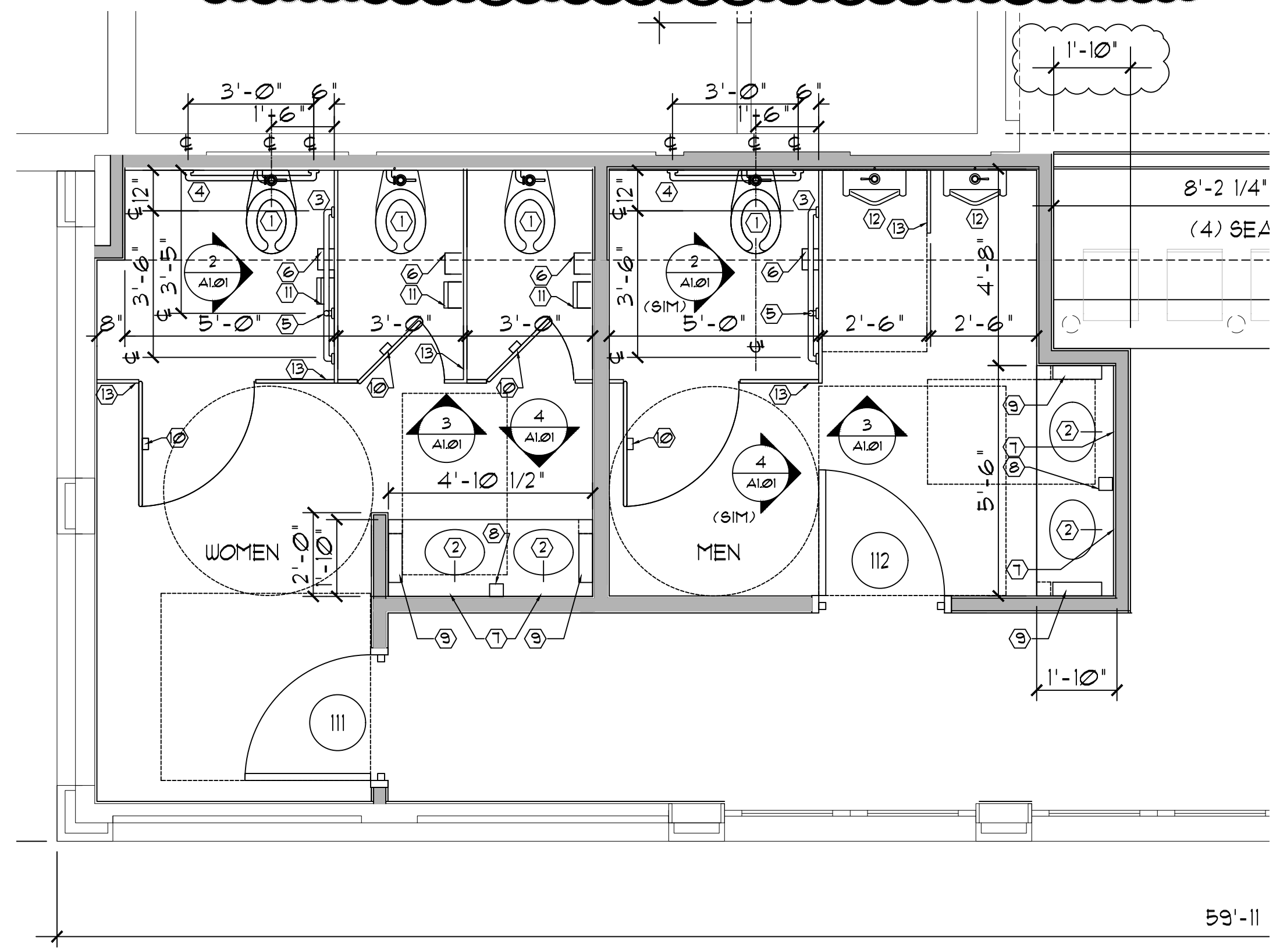
5 ELEVATION
A1.01 SCALE: 3/4" = 1'-0"



4 ELEVATION
A1.01 SCALE: 3/8" = 1'-0"

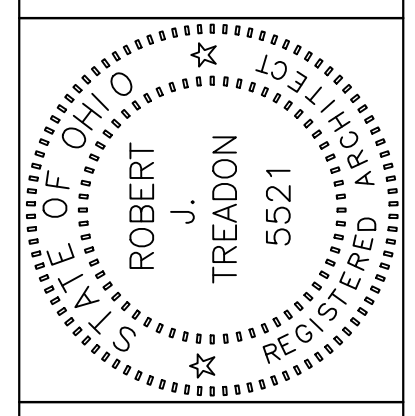
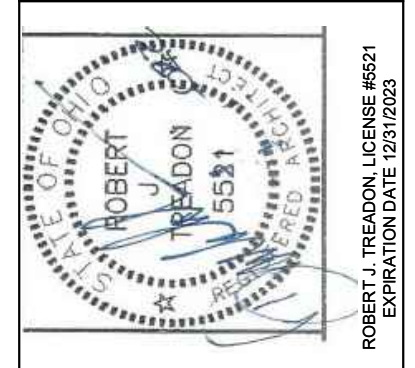


2 ELEVATION
A1.01 SCALE: 3/8" = 1'-0"



1 PARTIAL FLOOR PLAN
A1.01 SCALE: 3/8" = 1'-0"

This Site	Issue	Rev.	Date	Description
	#1		02/08/23	FOR PERMIT
	#2		07/15/24	CHANGES TO PERMIT # P2023-0023
	#3		11/28/24	CHANGES TO PERMIT # P2023-0023



Robert Treadon & Associates Architects
300 High Street, Suite 612
Hamilton, Ohio 45011 (513) 863-7162 Fax 863-1116

PROPOSED ALTERATIONS FOR:
FRIDGE AND PANTRY
45 E. HIGH STREET
FIRST FLOOR SPACE
OXFORD, OHIO 45056

Proj. No. 45EAST 2022
Sheet No. **A1.01**



026



CERTIFICATION

Historic & Architectural Preservation Commission
Community Development Department

TO: Jonah Prost
Applicant
DATE: 2/4/2025
RE: **HAPC-2024-19 | 35 W High Street**

The HAPC Chair and Historic Preservation Administrator have determined the proposed modification(s) per the case cited above to be minor in nature and hereby approve and issue a **Certificate of Appropriateness** pursuant to Oxford Zoning Code [Section 1152.07\(c\)](#), subject to the following comments and/or conditions:

Conditional approval based on removal of window tint.

Sincerely,

Digitally signed by Dana Miller
Date: 2025.02.04 20:32:00 -05'00'

Dana Miller
Chair,
Historic & Architectural Preservation Commission (HAPC)

Sam Perry, AICP
Community Development Director,
serving as Historic Preservation Administrator



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 35 W High St, Oxford, Ohio, 45056

Building Name Ace High Poker Club

Does the proposal involve demolishing an existing building? Yes No

Description of Proposed Change(s) We are proposing changing the sign on the storefront from the previous business to one showing our logo

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 Jonaho Prost

Applicant Company Name Ace High Poker Club

Mailing Address 321 W Church St, Oxford, Ohio, 45056

Email Address prostjonah@gmail.com

Telephone Number 859-353-9229

BOX 4 | PROPERTY OWNER INFORMATION Check if same as Applicant

Property Owner Name Christy Monroe

Property Owner Company Name Oxford Enterprises, LLC

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 Melissa Shank

Company Name Fast Signs

Mailing Address 6212 Executive Blvd, Huber Heights, OH 45424

Email Address melissa.shank@fastsigns.com

Telephone Number 937-237-8433

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)
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Applicant Name (Print) Jonah Prost

Applicant Signature *Jonah Prost*

Date 12/12/2024

Processing Fee

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

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 - B. The scale of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood;
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 - 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
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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:

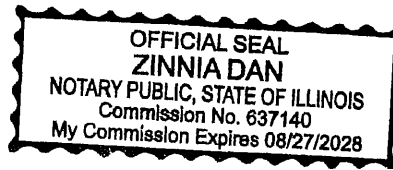
- (1) The applicant has given clear evidence that the structure has incurred extensive damage to its basic structural elements such as roof, wall, and foundation requiring substantial reconstruction, and the structure presents an immediate danger to the public health, safety, or welfare as declared by the Chief Building Official (condemnation) but that such damage was not done through neglect of the property by the owner or former owners; or
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 - 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.

By: Christy Monroe (Landlord)
Authorized Member for Oxford Enterprises LLC

Notary Public
STATE OF Illinois, COUNTY OF DuPage, SS:

The foregoing instrument was acknowledged before me this 11th day of December, 2024
by CHRISTY G MONROE the authorized member of Oxford Enterprises LLC on
behalf of the company.

Zinnia Dan
Notary Public



LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Dutch Churchward has permission to represent our interest with the City of Oxford and act on our behalf for the Historic Architectural Preservation Committee (HAPC) regarding to signage at 35 West High Street in Oxford.

Thank you,

Signed: Christy J. Monroe 12-4-24
Oxford Enterprises Date

**ACE HIGH
POKER CLUB**



My name is Jonah Prost and I am representing Ace High Poker Club as a co-owner. We are proposing a change to the front of the storefront located at 35 West High Street, Oxford, Ohio, 45056. The current sign is one portraying and representing the previous business that was located there. We are taking it over, and although the business model / type remains the same, we are changing the name and would like to change the sign to our logo, depicted above. It will be a metal substrate and take up the same dimensions as the previous sign. We thank the city of Oxford for allowing us to be involved in the community and we wish the HAPC a happy holiday season.

Best Regards,
Jonah Prost

SIGN DESIGN LEGEND | DETAILS

Manufacture & Install Non Illuminated ACM Panels w/ Painted F.C.O. Graphics

S1

Front Elevation

Square Footage: 40 Sq. Ft.



S1

Non Illuminated Sign W/ Painted F.C.O. Graphics
Scale: 1/4"=1'-0" (11" x 17" Page)

QTY: 1

034



Product Specification Data

maxmetal™

Description

MAXMETAL is an aluminum composite material comprised of two, pre-painted .15mm aluminum panels bonded to a solid polyethylene core. It's lighter in weight and more durable than both MDO and aluminum, plus it resists scratching and denting better than wood panels. The finish is ready for vinyl, screen print inks, paint, cutting, or routing.

Product Properties

Weight (Kg/m ²)	3.55
Sound Absorbtion NRC	0.05
Sound Attenuation Rw db	24
Water Absorbtion % by volume	0.01
Thermal Performance R Values	0.0057
Core Composition	Polyethylene
Flammability BS476	Part 6: Class 0, Part 7: Class 1

Panel Dimensions

Panel Thickness (mm)	3
Aluminum Thickness (mm)	0.15
Standard Sizes:	4' x 8', 4' x 10', 5' x 10'

Product Code

MM843MW
MM843MW1S

Dimensional Tolerances

Thickness (mm)	-0 + 0.2
Width (mm)	±2
Length (mm)	±3
Diagonal (mm)	±5
Thermal Expansion	2.4mm/m @ 100°C Temp Difference
Aluminum Thickness (mm)	±0.02

Surface Properties

Paint Thickness (micron)	20
Pencil Hardness	>HB
Toughness of Coating	3T
Temperature Resistance	-50°C to +90°C
Impact Strength (kg cm ²)	42
Boiling Water Resistance	Boiling for 2 hours without change
Acid Resistance	Immersed surface in 2% HCl for 24hrs without change
Alkali Resistance	Immersed surface in 2% NaOH for 24hrs without change
Oil Resistance	Immersed surface in 20# engine oil for 24hrs without change
Solvent Resistance	Cleaned 100 times with Dimethylbenzene without change
Cleaning Resistance	>1000 times without change
Peel Strength	>5 Newton/mm



Statement of Practical Use

We believe the information on this product to be accurate. However, since we cannot anticipate or control the conditions under which this information or our products may be used, we cannot guarantee results obtained through their use. Tests of our products should be made by users to determine the suitability of these products for a specific purpose. The products are sold without warranty, either express or implied. The purchaser should refer to Grimco, Inc's price list for terms and conditions of sale, including disclaimer of warranties and limitation of liability.