AGENDA

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION

WEDNESDAY, July 13, 2022

6:15 P.M.

118 West High St - Oxford Courthouse

MEMBERS

Christopher Skoglind, Chair

Dana Miller, Vice Chair
Corey Watt, Planning Representative
Hueston Kyger
Alex French, Council Representative
Brad Spurlock
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 13, 2022* 1

V. New Business

HAPC-2022-04, 10 North Beech Street, CERTIFICATE OF APPROPRIATENESS, alteration to existing building alley façade, **Gregory Meyer, Architect/Agent** 5

VI. Administrative Decisions (Previously Decided)* 28

HAPC-2022-01, 12 N College Avenue, CERTIFICATE OF APPROPRIATENESS, paint exterior including doors, sills, trims, gutters, and soffits, and remove 4 unused exterior doors, **Austin Embrey, Applicant** 29

HAPC-2022-02, 9 S College Avenue, CERTIFICATE OF APPROPRIATENESS, wall sign, **Triangle Sign Company, LLC, Applicant/Agent** 34

HAPC-2022-03, 10 E Walnut Street, CERTIFICATE OF APPROPRIATENESS, re-facing existing logo sign and awning, **Atlantic Sign Company, Applicant/Agent** 39

VII. Adjournment

*Attachments

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)
MEETING MINUTES
WEDNESDAY, April 13, 2022
6:15 P.M.

I. Call to Order

The April 13, 2022 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:15 p.m. by Chris Skoglind.

Those members present: Chris Skoglind, Alex French, Dana Miller, Hueston Kyger, Chad Smith, Sean Wagner
Corey Watt was not present at the time of the roll call but he arrived shortly after.
Those members excused: None
Staff members present: Sam Perry, Community Development Director
Staff members excused: None

II. Approval of Agenda

Mr. Kyger made a motion to approve the agenda as presented. Mr. Smith seconded the motion. All were in favor.

III. Public Comments

There were none.

IV. Approval of Minutes of January 12, 2022

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

V. Old Business

a. Updates on projects in the Uptown Historic District – 131 W High, 22 N College

Mr. Perry informed the Commission there were two requests submitted in the property located in 131 W High. One request was to seek approval on the wording on the plaque that provides a brief history of Caroline Harrison. After reviewing the wording, Mr. Miller, Mr. Skoglind, and Mr. Perry asked to include a picture of Caroline Harrison on the plaque. The second request came from the architect because Duke Energy decided to put a lager transformer at the back of the building, Mr. Perry explained. Mr. Perry stated first, it seemed this would encroach into the alley but the architect found a way to avoid from the encroachment; a protective guardrail will also be installed. Mr. Perry added that it was approved administratively with the condition to change the color of the guardrail.

Mr. Watt arrived to the meeting.

Mr. Perry informed the Commission that the project is coming along on 22 N College, Redlife Coffee

House. Mr. Perry asked the owner to keep the whitewashed color even though the HAPC approved the white paint. However, they would need to come back to gain another approval. Mr. Perry added that the Commission was not informed that the brick will be pressure washed. The review process would then have been different, pointed out Mr. Perry.

Mr. Perry reported that nothing has taken place at 101 W Church yet, nor at 22 S Beech. Mr. Watt inquired about the timeline in relation to the project for 22 S Beech. Mr. Perry thought the applicant is still within the timeline allowed for construction after gaining approval. Mr. Perry stated the applicant still needs to get the bond submitted and apply for a demolition permit as well. Mr. Perry said the contractor is still planning to do the project.

Mr. Skoglind wanted to know whether there was an update on the previously known Miami-Follett Bookstore building. Mr. Perry said the owner still has the intent of doing a project on this site.

Mr. Perry reported that Skipper's Pub wants to do an awning over the outdoor seating area which is on City's right-of-way. City Staff worked out a new program for property owners to allow café space in a public right-of-way, and this will be presented to Council. Mr. Watt inquired whether this was a problem for Brick Street. Mr. Perry said the north-south streets are privately owned whereas east-west streets are public right-of-ways. Mr. Perry said it was public right-of-way until 1853, then it was vacated and became a front yard setback. Because of this Brick Street had to go in front of the BZA.

Mr. Skoglind wanted to know whether anything more was done about the door on the Skydeck. Mr. Perry stated there is an active enforcement on it, and a request was filed asking clarification from the BZA on the egress door. The case is going to be heard on the April 26th BZA.

Mr. Miller thanked Mr. Spurlock for helping with the text on the plaque that will be on the building at 131 W High St.

Mr. Watt inquired whether there was any update on the windows that will be on the High Street side of the Caroline Harrison building. Mr. Perry had no updates on it. Mr. Watt emphasized that the Commission basically said no to the roll-up windows on High Street side, and the applicant needs to explore other alternatives.

Mr. Wagner inquired where the historic marker would be located on the building. Mr. Perry said no location has been selected yet, but he thought it might face High Street. Mr. Perry added there are several pilasters between the different bases, so it might go on one of these. Mr. Wagner also wanted to know whether this will be a historical marker. Mr. Perry said it is owner initiated.

b. Historic District Expansion

Mr. Skoglind mentioned the importance of having the updated Design Guidelines before steps can be taken towards expanding the Historic District. The date set by City Council for the discussion of new Design Guidelines is November 2022. Mr. Skoglind stated that Mr. Spurlock was done with the research work on the buildings that would be part of this expansion.

Mr. Skoglind added that he is keeping an eye on the incubator design that Miami University is doing on the Elm Street building to make sure that the project would not diminish the impact to become part of the Historic District.

Mr. Smith wanted to know how the hiring of a consultant would fit in the Design Guidelines timeline. Mr. Perry thought it would be about a six months engagement.

Ms. French added that the based on the received public input on the Comprehensive Plan, citizens like the small town historic charm. Ms. French stated this reflects the importance of historic preservation. Ms. French also mentioned Mr. Prytherch's idea about using the Langstroth Cottage for the Bee Festival as a goal to boost historic tourism.

Mr. Watt inquired if the University buys other properties on S Elm how this would affect the expansion of the Historic District. Mr. Perry stated the results of the Design Charrette from 2018 with the University and their consultants that 80% of those attending the event wanted to preserve the architecture of the area. Mr. Perry added there could be competing goals, economic development vs. architectural preservation can be an area where might be trade-offs.

Mr. Watt noted there is a big disconnection between what the citizens want and the priorities of the HAPC's plan. Mr. Skoglind added the HAPC needs to find the balance between architectural and historic preservation, and the economic need.

Mr. Smith inquired whether the business incubator site is part of the Uptown Historic District. Mr. Skoglind said it is adjacent to the Historic District. Mr. Smith pointed out the fact that expanding the Historic District would require more attention while trying to maintain what is already part of the district. Mr. Skoglind suggested to work and partner with Miami University when it comes to extending the preservation of the historical buildings that are in the University Historic Districts.

Mr. Miller had a question about the Western Historic District that is on Miami's property. It is also a national register district, Mr. Perry stated.

VI. New Business

a. City Council Retreat update

Mr. Skoglind was very pleased to see Historic Preservation listed among the goals. Mr. Skoglind encouraged the Commission to look at the City Goals. It is found on the City's webpage under 2022 City Council Priorities & Goals. Mr. Perry added.

b. Presentation to Planning Commission

Mr. Skoglind suggested to go in front of the Planning Commission with Mr. Miller to do a brief presentation about the work and the importance of the HAPC. Mr. Watt agreed with Mr. Skoglind to have a presentation to the Planning Commission.

Mr. Watt acknowledged that in certain cases the look, the aesthetics are not as important to the Planning Commission as in the case of a project that is constructed in a Historic District, such

as the Elm's Annex Hotel project, or in a Mile Square district. Mr. Watt thought the presentation would help the Planning Commission to understand the specific focus both architecture and the history. Mr. Watt used the mound on the Kettering property as an example for this. Mr. Watt also mentioned that certain discussion items may come up on multiple commissions, such as BZA, Planning, and having the members understand what HAPC does and how it fits together is the key.

Mr. Perry added there could be desire for more community-wide design review in the Design Guidelines. It would help promote what the HAPC does. Mr. Watt agreed with Mr. Perry.

Mr. Watt suggested to find examples, both past and present such as the Caroline Harrison building, to help the commissions understand the role, the work of the HAPC. Mr. Smith suggested to provide quarterly or bi-annual updates to the Commissions.

Mr. Watt and Mr. Skoglind entertained the idea that perhaps on the June or July Planning meeting, there could be a brief HAPC presentation.

Ms. French thought about Ghost tours in the fall, where two cemeteries can be visited. Ms. French also had a discussion about this with Mr. Wooddell to advertise these tours in the Parks & Recreation's Newsletter. Ms. French added she would volunteer to do a couple tours. Mr. Smith liked the idea. Mr. Spurlock said there are original burial records at the library. Mr. Watt mentioned the Miami grave markers, and it would be another good idea for a tour.

Mr. Miller informed the Commission that he attended the installation of the Maurice Rocco Historical Marker at Woodside Cemetery. Mr. Miller said he is planning to attend the NAPC conference in July.

Mr. Watt shared the Planning Commission had a work session last evening, and one of the big discussions was on parking. Mr. Watt also shared there was a discussion about turning the alleys to be accessible for pedestrians and service vehicles only.

Mr. Skoglind encouraged the Commission members to attend the Comprehension Plan public input meeting on April 18th.

VII. Adjournment

Mr. Watt made a motion to adjourn the meeting. Mr. Wagner seconded the motion. All were in favor. The meeting adjourned at 7:37 pm.

MEMORANDUM

Community Development Department
513-524-5204

TO: Historic & Architectural Preservation Commission

FROM: Sam Perry, AICP
Director

DATE: July 8, 2022

RE: 10 North Beech St, Alley-Facing Alteration – Case #2022-04

As noted in the attached cover letter, architect Greg Meyer is requesting a Certificate of Appropriateness (COA) from the HAPC to allow an exterior alteration of an existing building. This new building construction was completed in 2017. It co-incidentally was being constructed at the same time that the City was conducting an inventory update for the entire Uptown Historic District. As part of that process it was categorized as Non-Historic Contributing (NHC) in the 2018 Inventory that was adopted by City Council the year following the completed building construction. The design included a newly constructed replica of the theater entry canopy that existed on the previous building. This resulted in the building's architecture being labeled as "Revivalist" in the 2018 Inventory.

The current request is somewhat similar to a request that was discussed for the new building currently being completed at 131 W. High Street (by the same architect). A patio exterior-accessible bar area is planned to be combined with a retractable awning system and roll-up window/doors.

Oxford Code Chapter 1152 requires that the HAPC render a decision before a building permit can be issued for this work. Per 1152.07(c), the HAPC Chair and staff determined that this project would not fall within the Minor/Administrative review process; therefore an agenda item is automatically required.

The Design Guidelines contain at least three chapters (attached for convenience) that indirectly address the type of alterations proposed with this COA. There is not a direct example for the full scope of this project in the current Design Guidelines. This is for two reasons: 1) because the proposal is facing an alley and 2) because it involves partially openable windows/doors.

However, the Guidelines do articulate the importance of openings in building exteriors and the importance of exterior window treatments. The Commission will need to decide the level of influence that the Guidelines should have on an alley-facing alteration. At this time, the City has not adopted comprehensive regulations on alley-focused development or alley-focused building alterations.

The applicant has provided detailed drawings from the alley façade and the street façade, as well as example photographs. A site plan and connecting floor plan is also provided.

Per Code 1152.07(f), the HAPC's discussion should only focus on the exterior/visible elements of the design and the related compatibility of the design with the surrounding properties and overall historic district. This Commission's purview is not on interior building usage.

The Commission will need to keep in mind that the property north, across the alley, will someday develop.

Based on the information provided, staff believes that a decision can be made for denial, approval or approval with modifications. However, if the discussion leads to questions that cannot be answered in the meeting, the item could be tabled.

If the case is approved or approved with modifications, new or revised drawings will be submitted for staff review and follow-up, eventually leading to a building permit application/review and later, construction.

WINDOWS

Windows are basically holes punched in the facade of a structure and as such they contribute heavily to the visual presentation of a building or even block. Window openings in 19th century structures were typically vertical in proportion. In structures of Greek Revival (or Federal) style, these may have the proportions of a "golden section" (approximately 5:8 or 1:1.618, roughly those of the McCullough Block). The proportions for Italianate Revival structures might be 1:3 (in both the Schlenck Block, building I and the Kyger Block, building II) or even 1:5 (also in the Kyger Block). The predominant window for residential structures in the historic districts is 1 to 1, double hung, wood.

Insensitive window alteration has resized the window opening while leaving the original lintel and filling in the gap with a poor masonry treatment.

Maintenance and Preservation

Good – Storm window exactly matches inner window.

1. Restored or replaced windows should be proportionally vertical, where architecturally appropriate.
2. Original window materials, design, or hardware should be maintained and/or duplicated.
3. Storm windows are encouraged for their energy efficiency. They should correspond in appearance to the inner window so that they look like part of the building rather than appearing to be just stuck-on.
4. Sash appearance should complement the existing (or original, if appropriate) windows, especially if the windows are visible from a public way.
5. Stone lintels over windows which are new or currently exist should be left unpainted, while previously painted lintels can be stripped utilizing non-abrasive chemicals.

Specific Recommendations

1. Windows should be proportionally vertical.

WINDOWS

A coat of matching paint on a storm window and proper lintel maintenance can make the difference between a well maintained (right) and a poorly maintained (left) window opening.

2. It is acceptable to clearly divide wide openings with proportionally vertical windows, so long as the basic form of the window itself is clearly vertical.

3. Window openings themselves may have flat lintels, round-arched lintels, or segmental-arched lintels.

4. Reflective glass (such as blue or gold tinted glass) is prohibited.

5. Skylights can be added to increase the availability of natural light. These should generally be flat and unobtrusive (especially from any public ways).

6. All window openings, sash appearances, and materials should be consistent and architecturally appropriate to the building style.

7. Where practical, historical accuracy based on physical or photographic evidence should be maintained.

8. Original features such as cornerboards, brackets, hoodmolds, and other details should be preserved, repaired, and/or replaced. Removal of these elements detracts from the overall appearance and presentation of a structure and should not be removed.

9. Avoid adding excessive ornamentation to create a more historic look by utilizing details which are inaccurate or inappropriate to the buildings style or time period.

10. Windows which are to be closed-off should not be removed and the hole filled in with some type of permanent material. Rather, the window should be maintained.

NO – In this example, the window openings have inappropriately been permanently filled with brick and the window glass removed.

ORNAMENTATION

Ornamentation features include lintels, porch details, cornice details, handrail details, etc. These unique architectural details often define a structure.

Maintenance and Preservation

1. In general, care should be taken to preserve or repair existing historic ornamental details as these are unique features.
2. Avoid adding ornamentation details which are inappropriate to the architectural style or time of the structure.

Specific Recommendations

1. For your specific project, please consult the appropriate individual elements contained in these guidelines.
2. Photographic evidence of historically accurate ornamentation should be consulted when proposing new additions or new buildings which will utilize these details.

A handsomely adorned front porch.

STOREFRONTS

The storefront plays an important role in any Historic District. A well maintained, friendly, and open storefront helps preserve and protect the historic character of a community. The High Street Corridor of the Uptown Historic District has been characterized by flat storefronts (non-recessed), with large amounts of glass. This made the storefronts seem open and inviting. Traditional storefronts are relatively simple and symmetrical in design and construction.

One of Uptown's particularly inviting storefronts.

Maintenance and Preservation

1. As little as possible of the original materials and design of a storefront should be changed for preservation and maintenance work. In fact, a regular maintenance program can help keep a storefront looking beautiful for years to come. This minimal level of investment will help maintain property values and increase the desirability of visiting the Historic District, while avoiding very costly major repairs.

2. Historic details, even if they are now only partially preserved, should be restored rather than replaced. If replacement is justified, materials and design details should match the original. This is especially true for unusual or rare materials and designs, such as any iron work.

Specific Recommendations

1. Storefronts should be open and should utilize large amounts of glass. Window glass should extend at least from the top of the first floor to knee level. This does not necessarily mean that a large single pane of glass should be used. The openness creates an inviting feeling to pedestrians that helps set the ground floor commercial uses apart.

2. The original structure should be maintained in design, detail, and materials. If a change is proposed, every effort should be made to match the original design, which can be verified through photographic or physical evidence of the building.

3. Storefronts should not be modeled on any historical themes which are not based on photographic or physical evidence of the building. Likewise, materials and building details should be in keeping with the historical evidence and should not attempt to portray a false sense of history.

4. Signage is also an important part of the overall design of a storefront. Please consult the sign element for more details.

AWNINGS & CANOPIES

People often express a fondness for the cool shade and protection from inclement weather that an awning or canopy can provide. They also help to keep the interiors of buildings cooler, increasing a patron's positive experience. Along the High Street Corridor of the Uptown Historic District, most of the commercial uses have some type of protective overhang. However, more traditional awnings or canopies are not currently pervasive in the District. Virtually all residential structures in the Historic Districts have a porch, but very few have awnings or canopies.

Maintenance and Preservation

1. For any maintenance or preservation of existing awnings or canopies, the original mounting hardware (particularly the retractable type) should be retained if possible. If replacement of these unique elements is required an attempt should be made to match the original design and materials.

2. Any painting of awnings or canopies should be simple in design and color scheme.

Good example of a storefront awning.

Specific Recommendations

1. Awnings and canopies should be flat, downward sloping at a sharp angle, and have open ends or triangular end pieces matching the main structure. Basic design shapes (umbrella, diagonal, concave, etc.) are recommended.

2. Solid, dark colors are preferred.

3. Awnings and canopies should be proportional in size and shape to the opening or area that they are covering. Avoid irregular shapes or styles.

4. Soft, pliable materials are encouraged. Metal or other similar material is not recommended.

5. Retractable awnings and canopies are encouraged, as they can be closed in the winter months to allow more sunlight into an establishment.

6. Awnings and canopies must be designed without ground supporting members which attach to a public sidewalk.

7. The Zoning and Building Codes should be consulted for other specific requirements.

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	
Date Filed	

Historic and Architectural Preservation Commission Application

The pre-application provides an opportunity for the designer and the Historic and Architectural Preservation Commission (HAPC) to discuss a proposal prior to the applicant expending significant time and money on design, survey and engineering. It only requires submission of preliminary or conceptual information. The Certificate of Appropriateness (COA) requires submission of detailed exterior plans. [Section 1331.06(a)][1]

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name *	RODBRO, MYERS, RODBRO, WOOD LLC
Mailing Address *	21 NORTH POPLAR STREET
City, State & Zip Code *	OXFORD, OHIO 45056
Telephone Number(s) *	513-280-2714 (LINDSEY MYERS)
Email Address	myerslc1981@yahoo.com
Location of Property *	10 N BEECH STREET
Name of Building *	PRINCESS
Legal Description *	LOT NO. 3855

Type of Application

Select all that apply.

☐ Pre-Application (no fee) ☑ Certificate of Appropriateness ($50.00) ☐ Demolition of Historic Structure ($250.00)

Proposed Environmental Change(s)

Describe, in detail, all proposed exterior alterations for this property and attach drawings showing its relationship to the existing or planned surroundings. Consult Chapter 1331 of the Oxford Municipal Code, Historic & Architectural Preservation[1] and the Design Guidelines[2] to review the requirements for decisions regarding environmental changes and conditions for removal as well as standards for Commission decisions.

PROPOSED EXTERIOR COVERED CUSTOMER PATIO AREA AT NORTH SIDE OF THE EXISTING BUILDING.

PROPOSED PATIO COVER TO BE A RECTRACTABLE SYSTEM AS SHOWN WITHIN THE ATTACHED SHEETS.

Required Documentation

Attach a current photograph of the subject of this application. Include drawings and diagrams showing its relationship to the existing or planned surroundings.

You may find information on the history of the building in the Walking Tour[3] booklets and at the Smith Library of Regional History[4] located in the Oxford Lane Library.

Fee

There is no fee for pre-application review. The fee for Certification of Appropriateness is $50.00 or $250.00 if classified as historic by a City-approved inventory. Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

For *demolition requests*, if the application is approved, posting of financial security for the re-use plan and mitigation fees for the demolition will be required as part of permits, per Section 1331.063(a)(3) and (4).

Sign and Date

Applicant Signature * _____

Date * 5-20-2022

Submit Application, Plans and Documentation, and Fee

We will not accept incomplete applications and/or documentation. Applications are due 19 days before the meeting. You will receive a copy of the agenda a few days prior to the meeting. In order for your request to be reviewed, you must be present.

Send or drop off this application with required documentation as attachments and a check for fee (if applicable) made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204.

For Staff Use Only

Decision * *(Circle One)* Accepted Rejected

Approval Signature * _____ Date _____

Title * _____

Comments/Conditions * _____

_____

[1] Oxford Codified Ordinances: cityofoxford.org/fees
[2] Design Guidelines: cityofoxford.org/hapc
[3] Enjoy Oxford (Visitors Bureau): 14 West Park Place, Suite C; Oxford, OH 45056, (513) 523-8687, enjoyoxford.org
[4] Smith Library of Regional History: 441 South Locust Street, Oxford, OH 45056, (513) 523-3035, lanepl.org

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LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Gregory S. Meyer with Robert Treadon & Associates, Architects has permission to represent our interest with the City of Oxford, Ohio and act on our behalf for the HAPC Meeting on June 8, 2022 regarding the Certificate of Appropriateness for our property at 10 N. Beech Street Oxford, Ohio 45056.

Thank you,

DocuSigned by:
Lindsey Myers
C587326579B84E1... 5/31/2022

Lindsey Myers
Rodbro, Myers, Rodbro, Wood LLC Date: 5-23-2022

300 High Street, Suite 612
Hamilton, Ohio 45011
(513) 863-7162 | Fax: (513) 863-1116
www.rtarchitects.com

Robert Treadon & Associates, Architects

May 20, 2022

Mr. Sam Perry, AICP
Community Development Dept.
City of Oxford, Ohio
15 South College Avenue
Oxford, Ohio 45056

RE: Addition of a retractable canopy at the north elevation of the building (facing the alley) located at 10 N. Beech Street.

Mr. Perry:

The owner of the building located at 10 N. Beech Street in Oxford, Ohio has entered into an agreement with a tenant to develop an indoor music / bar venue / recording studio within the existing vacant first floor. This tenant will occupy the entire first floor. The preliminary design plans call for several modifications to be made at the north side of the building (facing the alley) in order to utilize the existing lot area between the building and alley as an outdoor patio for customers. The modifications include the following which are described within the attached documents:

The existing north building elevation includes (2) sections of the typical aluminum / glass storefront system that faces N Beech Street. These (2) existing storefront systems turn the corner at the intersection of N Beech Street and the alley.

The tenant proposes to remove the second storefront at the building corner and infill the wall opening with a new upward acting aluminum / glass door system. The existing size of the wall opening containing the storefront system will not be altered. This overhead door will be open during business hours to allow customers to move from within the building to the new proposed exterior patio between the building and the alley.

A new means of egress door will be added to the north building elevation to provide the required second means of egress from the first floor and to provide direct access for employees and customers to access the exterior patio area.

Two (2) new openings are proposed in the north building wall to accommodate installations of (2) new aluminum / glass upward acting door systems. Each new upward acting door system will close and fit tight on top of (2) new bar tops at counter height. The wall area below the bar tops will be the existing brick veneer.

The proposed exterior patio area will have a poured concrete slab which will be sloped to trench drains to keep water from draining onto the alley surface.

The tenant proposes to install an automatic retractable fabric / aluminum canopy system extending from the face of the exterior north building wall to within 3'-0" of the property line at

the alley. The canopy manufacturer offers an extensive selection of fabric colors. Water from the canopy will drain onto the concrete patio surface. This proposal is for the canopy to extend from the new overhead acting door system near the corner of N Beech Street / alley to the end of the bar top opening.

Built into the aluminum canopy support structure will be an aluminum fence system to separate the exterior patio area from the alley.

Existing exterior light fixtures at the north building wall will be removed beneath the canopy and replaced with fixtures appropriate for illuminating a patio area. Selection of the light fixtures will be submitted to HAPC for approval.

New brick veneer wing wall (matching the building's brick) will be constructed west of the proposed patio area to allow for visual obstruction of trash and recycling containers for both the apartments within the building's upper (4) floors and the new first floor music / bar venue.

Additional landscaping (to match the existing) will be added at the corner of the building at N Beech / alley to turn the corner and extend to the new overhead door.

Exterior signage for the proposed first floor music / bar venue is being negotiated between the building owner and tenant. A separate HAPC application will be submitted at a later date for exterior signage once it is agreed upon.

Thank you again for your assistance with this proposal. If you have any questions or concerns regarding this submittal, please contact me by phone or email.

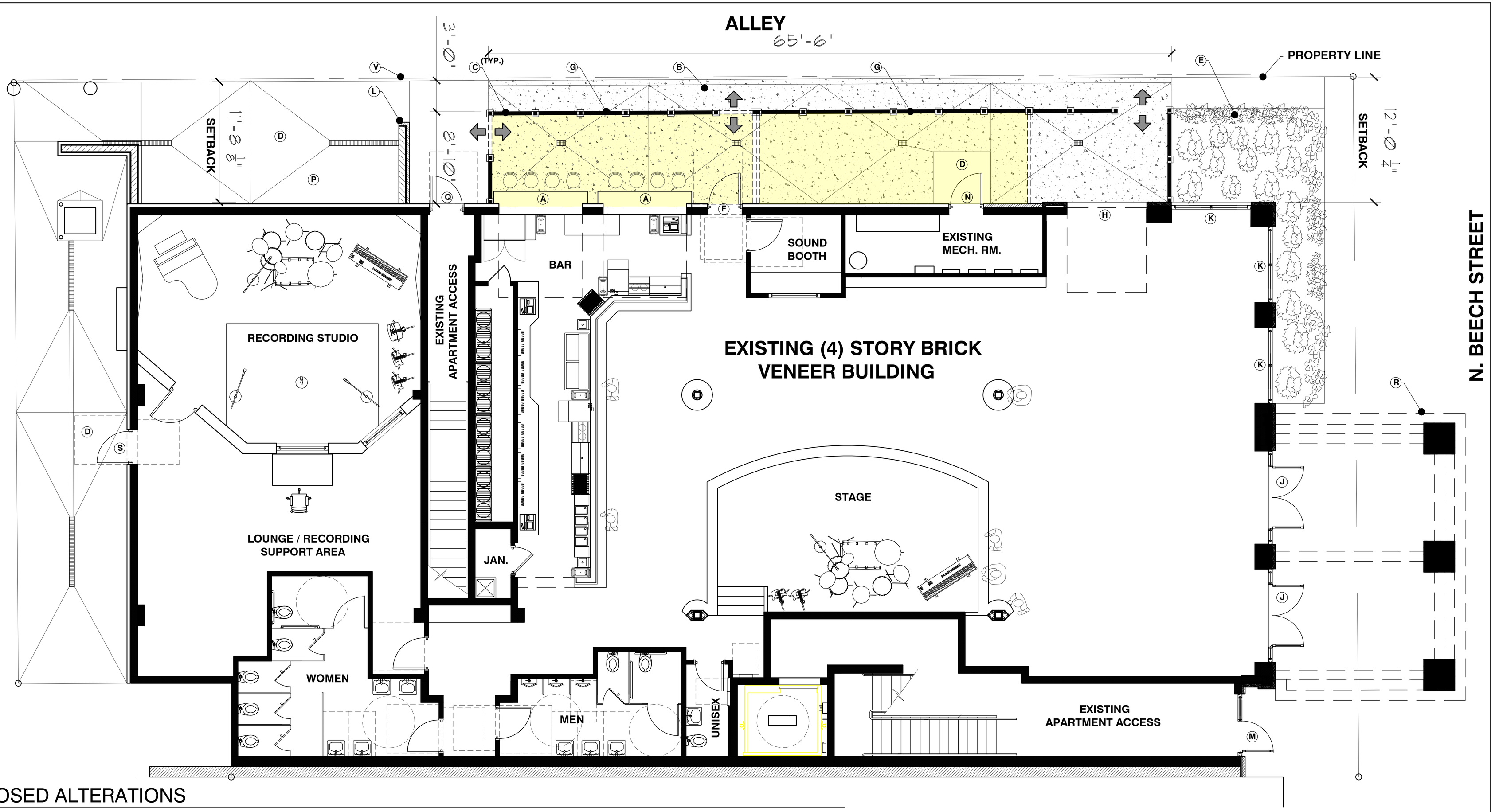
The following website shows a video of how the retractable canopy system operates.

https://offers.shadefx.com/ebrochure-retractable-canopies/?adgroupid=3969404913&network=o&msclkid=5c2ac418f3ed1779dc49a69f2492284a

Sincerely,

Gregory Meyer R.A. AIA NCARB
Project Architect
Robert Treadon & Associates, Architects
(513) 863-7162, Ext. 105
gmeyer@rtarchitects.com

Attachments.
Sheets: A100, A200, A201, A202, A900, A1000, A1100
Historic and Architectural Preservation Commission Application



PROPOSED ALTERATIONS

A. PROPOSED GLASS/ALUM. OVERHEAD DOOR (TO MATCH EXISTING STOREFRONTS) WITH BAR TOP
B. NEW CONCRETE PATIO / SIDEWALK WITH STORM DRAINS
C. 4'-0" HIGH ALUMINUM DECORATIVE FENCING.
D. EXISTING CONCRETE PAD
E. PROPOSED LANDSCAPING
F. NEW GLAS/ALUM. BAR EGRESS DOOR TO MATCH EXISTING STOREFRONTS
G. PROPOSED CANVAS CANOPY SYSTEM ABOVE
H. PROPOSED OVERHEAD DOOR IN PLACE OF EXISTING STOREFRONT THIS LOCATION. (TO MATCH EXISTING)
J. EXISTING GLASS/ALUM. STOREFRONT ENTRY DOORS
K. EXISTING GLASS/ALUM. GLAZING.
L. NEW BRICK VENEER WALL
M. EXISTING GLASS/ALUM. ENTRY DOOR (TO APARTMENTS ABOVE)
N. EXISTING MECHANICAL ROOM DOOR.
P. BAR / APT. / RECYCLING LOCATION
Q. EXISTING EGRESS DOOR (FROM APARTMENTS ABOVE)
R. EXISTING ENTRANCE CANOPY
S. NEW RECORDING STUDIO EGRESS DOOR
T. EXISTING LIGHTING SCONCE
U. PROPOSED NEW LIGHTING SCONCE (TYPICAL OF 7)
V. EXISTING OVERHEAD ELECTRIC LINES

PROPOSED PATIO AND ELEVATION ALTERATIONS

SCALE: N.T.S.

Date: 05.20.2022 Sheet No: **A100**	Robert Treadon & Associates Architects 300 High Street, Suite 612 Hamilton, Ohio 45011 | t: (513) 863-7162 | f: (513) 863-1116	**PRINCESS THEATER 10 NORTH BEECH STREET OXFORD, OHIO 45056**	**PRINCESS THEATER**

017

PROPOSED ALTERATIONS

A. PROPOSED GLASS/ALUM. OVERHEAD DOOR (TO MATCH EXISTING STOREFRONTS) WITH BAR TOP
B. NEW CONCRETE PATIO / SIDEWALK WITH STORM DRAINS
C. 4'-0" HIGH ALUMINUM DECORATIVE FENCING.
D. EXISTING CONCRETE PAD
E. PROPOSED LANDSCAPING
F. NEW GLAS/ALUM. BAR EGRESS DOOR TO MATCH EXISTING STOREFRONTS
G. PROPOSED CANVAS CANOPY SYSTEM ABOVE
H. PROPOSED OVERHEAD DOOR IN PLACE OF EXISTING STOREFRONT THIS LOCATION. (TO MATCH EXISTING)
J. EXISTING GLASS/ALUM. STOREFRONT ENTRY DOORS
K. EXISTING GLASS/ALUM. GLAZING.
L. NEW BRICK VENEER WALL
M. EXISTING GLASS/ALUM. ENTRY DOOR (TO APARTMENTS ABOVE)
N. EXISTING MECHANICAL ROOM DOOR.
P. BAR / APT. / RECYCLING LOCATION
Q. EXISTING EGRESS DOOR (FROM APARTMENTS ABOVE)
R. EXISTING ENTRANCE CANOPY
S. NEW RECORDING STUDIO EGRESS DOOR
T. EXISTING LIGHTING SCONCE
U. PROPOSED NEW LIGHTING SCONCE (TYPICAL OF 7)
V. EXISTING OVERHEAD ELECTRIC LINES

EAST ELEVATION

SCALE: N.T.S.

Date:05.20.2022

Sheet No:

A202

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

PRINCESS THEATER
10 NORTH BEECH STREET
OXFORD, OHIO 45056

PRINCESS THEATER

PROPOSED ALTERATIONS

A. PROPOSED GLASS/ALUM. OVERHEAD DOOR (TO MATCH EXISTING STOREFRONTS) WITH BAR TOP
B. NEW CONCRETE PATIO / SIDEWALK WITH STORM DRAINS
C. 4'-0" HIGH ALUMINUM DECORATIVE FENCING.
D. EXISTING CONCRETE PAD
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G. PROPOSED CANVAS CANOPY SYSTEM ABOVE
H. PROPOSED OVERHEAD DOOR IN PLACE OF EXISTING STOREFRONT THIS LOCATION. (TO MATCH EXISTING)
J. EXISTING GLASS/ALUM. STOREFRONT ENTRY DOORS
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Q. EXISTING EGRESS DOOR (FROM APARTMENTS ABOVE)
R. EXISTING ENTRANCE CANOPY
S. NEW RECORDING STUDIO EGRESS DOOR
T. EXISTING LIGHTING SCONCE
U. PROPOSED NEW LIGHTING SCONCE (TYPICAL OF 7)
V. EXISTING OVERHEAD ELECTRIC LINES

EXISTING NORTH ELEVATION

SCALE: N.T.S.

019

Date: 05.20.2022 Sheet No: **A200**	Robert Treadon & Associates Architects 300 High Street, Suite 612 Hamilton, Ohio 45011 | t: (513) 863-7162 | f: (513) 863-1116	**PRINCESS THEATER 10 NORTH BEECH STREET OXFORD, OHIO 45056**	**PRINCESS THEATER**

PROPOSED ALTERATIONS

A. PROPOSED GLASS/ALUM. OVERHEAD DOOR (TO MATCH EXISTING STOREFRONTS) WITH BAR TOP
B. NEW CONCRETE PATIO / SIDEWALK WITH STORM DRAINS
C. 4'-0" HIGH ALUMINUM DECORATIVE FENCING.
D. EXISTING CONCRETE PAD
E. PROPOSED LANDSCAPING
F. NEW GLAS/ALUM. BAR EGRESS DOOR TO MATCH EXISTING STOREFRONTS
G. PROPOSED CANVAS CANOPY SYSTEM ABOVE
H. PROPOSED OVERHEAD DOOR IN PLACE OF EXISTING STOREFRONT THIS LOCATION. (TO MATCH EXISTING)
J. EXISTING GLASS/ALUM. STOREFRONT ENTRY DOORS
K. EXISTING GLASS/ALUM. GLAZING.
L. NEW BRICK VENEER WALL
M. EXISTING GLASS/ALUM. ENTRY DOOR (TO APARTMENTS ABOVE)
N. EXISTING MECHANICAL ROOM DOOR.
P. BAR / APT. / RECYCLING LOCATION
Q. EXISTING EGRESS DOOR (FROM APARTMENTS ABOVE)
R. EXISTING ENTRANCE CANOPY
S. NEW RECORDING STUDIO EGRESS DOOR
T. EXISTING LIGHTING SCONCE
U. PROPOSED NEW LIGHTING SCONCE (TYPICAL OF 7)

NORTH ELEVATION

SCALE: N.T.S.

Date:05.20.2022

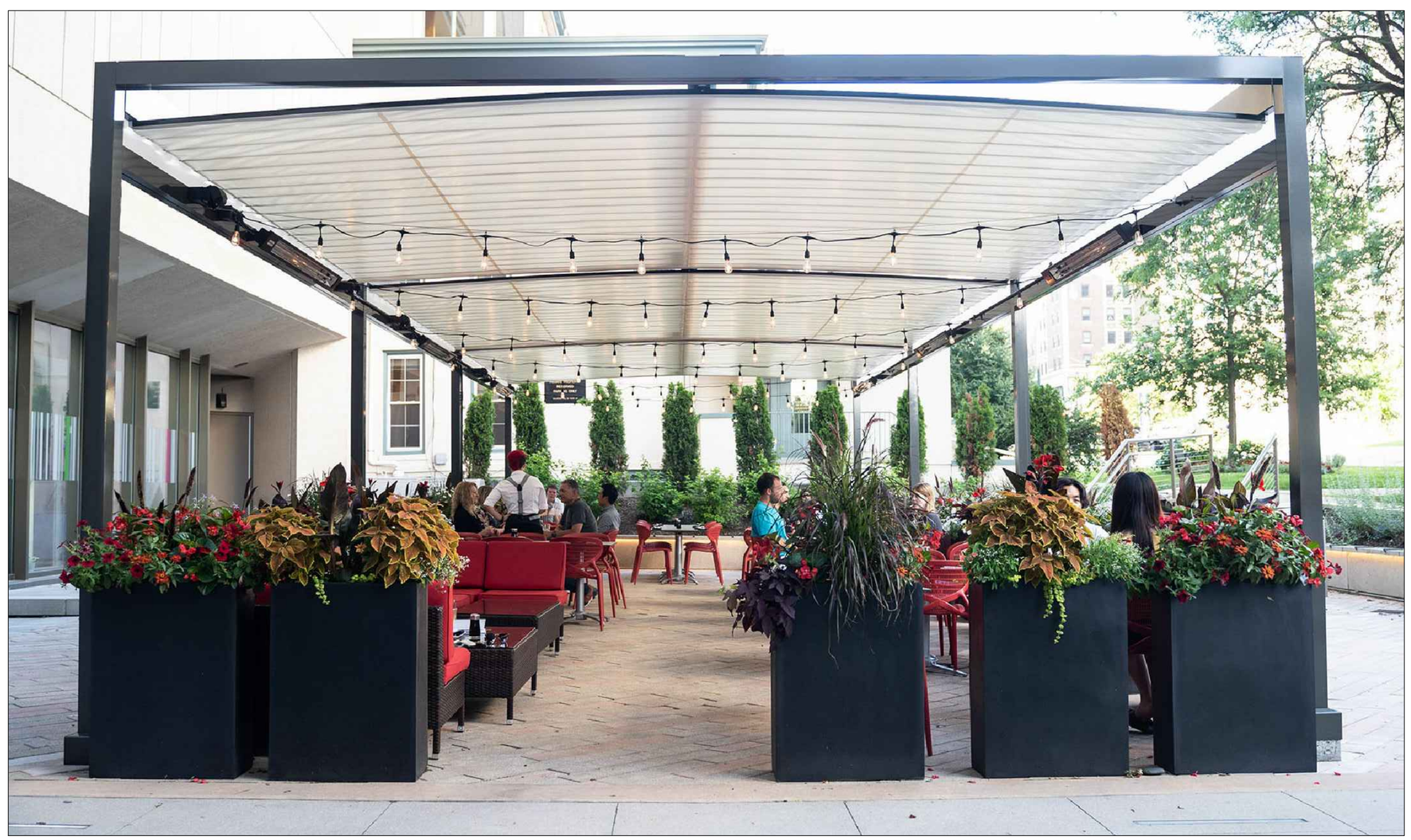
Sheet No:

A201

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

PRINCESS THEATER
10 NORTH BEECH STREET
OXFORD, OHIO 45056

PRINCESS THEATER



021

Date:05.10.2022 Sheet No: **A1100**	Robert Treadon & Associates Architects 300 High Street, Suite 612 Hamilton, Ohio 45011 | t: (513) 863-7162 | f: (513) 863-1116	**PRINCESS THEATER** **10 NORTH BEECH STREET** **OXFORD, OHIO 45056**	**PRINCESS THEATER**

The ShadeFX Solution

Engineered to fit your project:

- Turnkey solutions complete with structures, retractable canopies, and outdoor accessories
- Offerings that adapt to new or existing overhead structures regardless of size or complexity

Offers:

- Robust sun, rain and privacy protection
- Total customization
- Unrestricted coverage and deployment on any flat or slope
- Industry leading 12 year warranty package

Helps Clients:

- **Transform** outdoor spaces into usable, functional areas
- **Engage** users to utilize outdoor spaces
- **Protect** the people, places and things that matter
- **Meet** municipal zoning and industry standards

12 YEAR MECHANISM WARRANTY

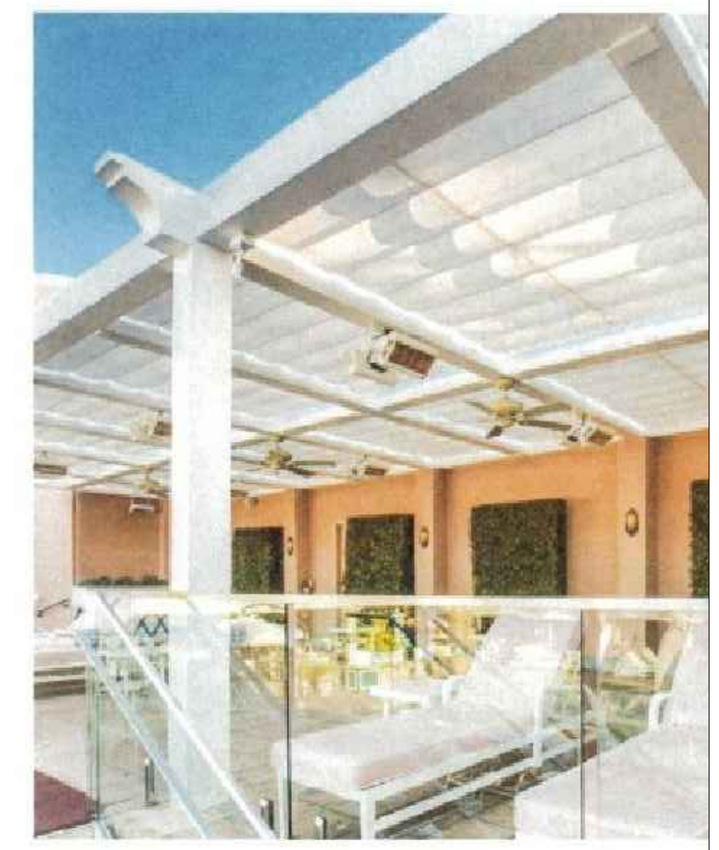
Key Competitive Differences

- **Coverage** – Unlimited area
- **Customization** – Endless possibilities
- **Protection** – Sun, rain, wind and privacy
- **Performance** – Fire, sun, rain and wind
- **Operation** – Motor, rope and manual
- **Deployment** – Diverse shapes, orientation, settings and locations
- **Installation** – Single track eliminates alignment requirements
- **Flexibility** – Deployment options for all project phases

Our Patented System

Our revolutionary 'Single Track Design' allows for unparalleled coverage, ease of deployment and unrelenting protection from both the sun and rain. As demonstrated above, our canopy assembly suspends from the single track, producing a peak which forces rain to run off on either side of the canopy track. ShadeFX systems are engineered to operate without the need for a slope, providing a virtually flat installation. Our innovative solution facilitates even the most eclectic designs and tastes, while setting the new industry standard in outdoor space utility.

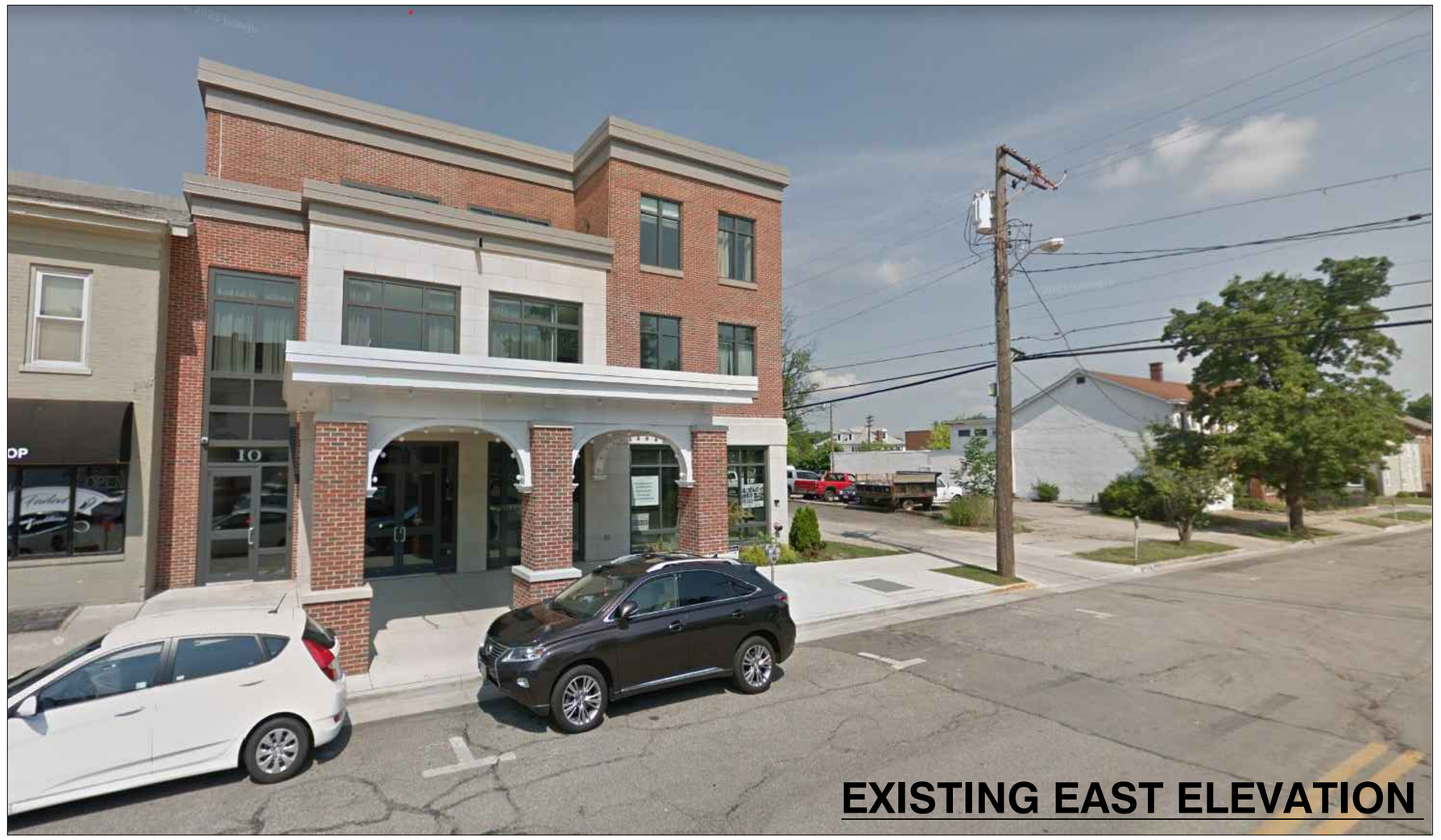
Welcome to ShadeFX.



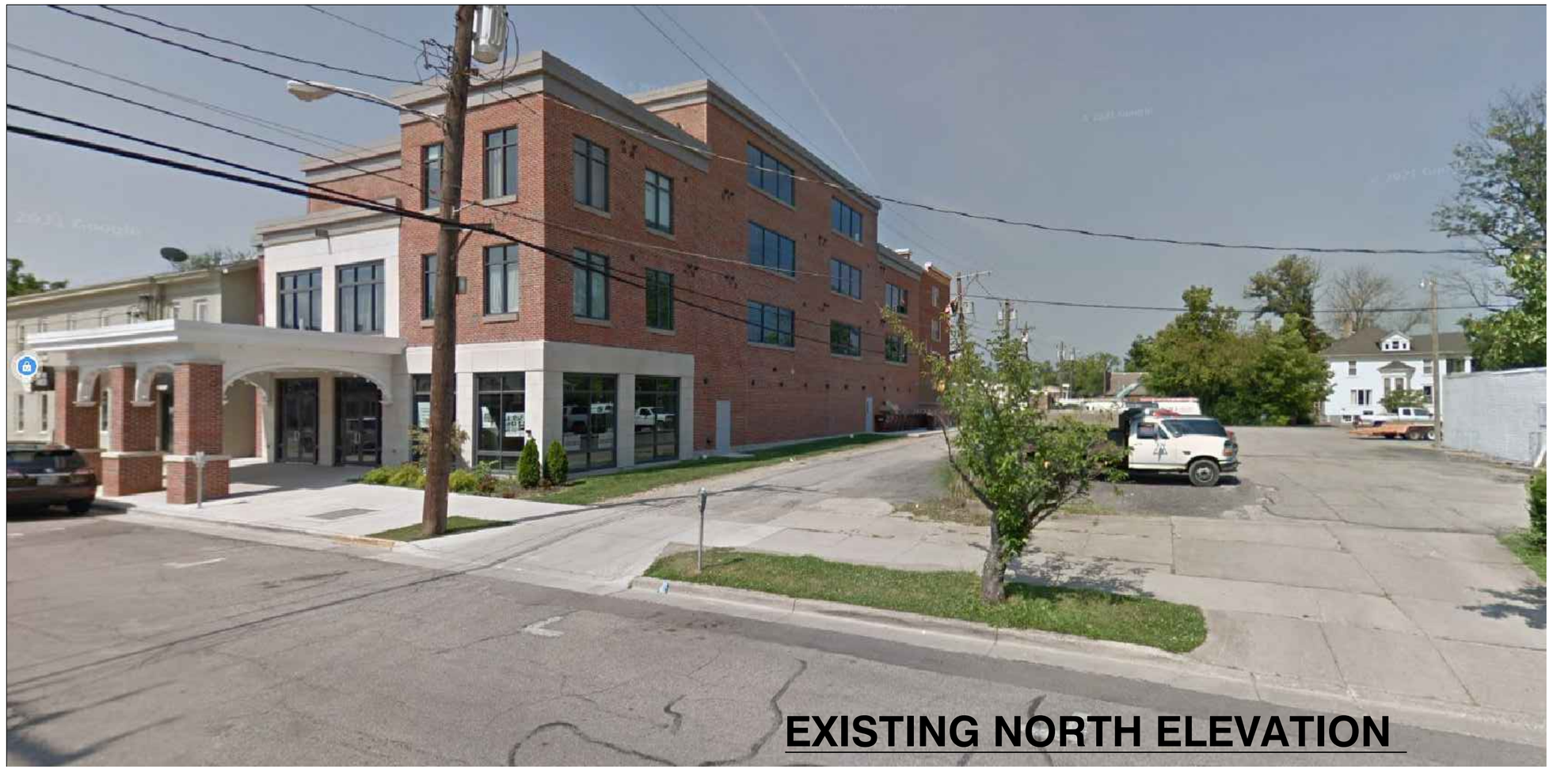
AVAILABLE CANOPY COLORS

022

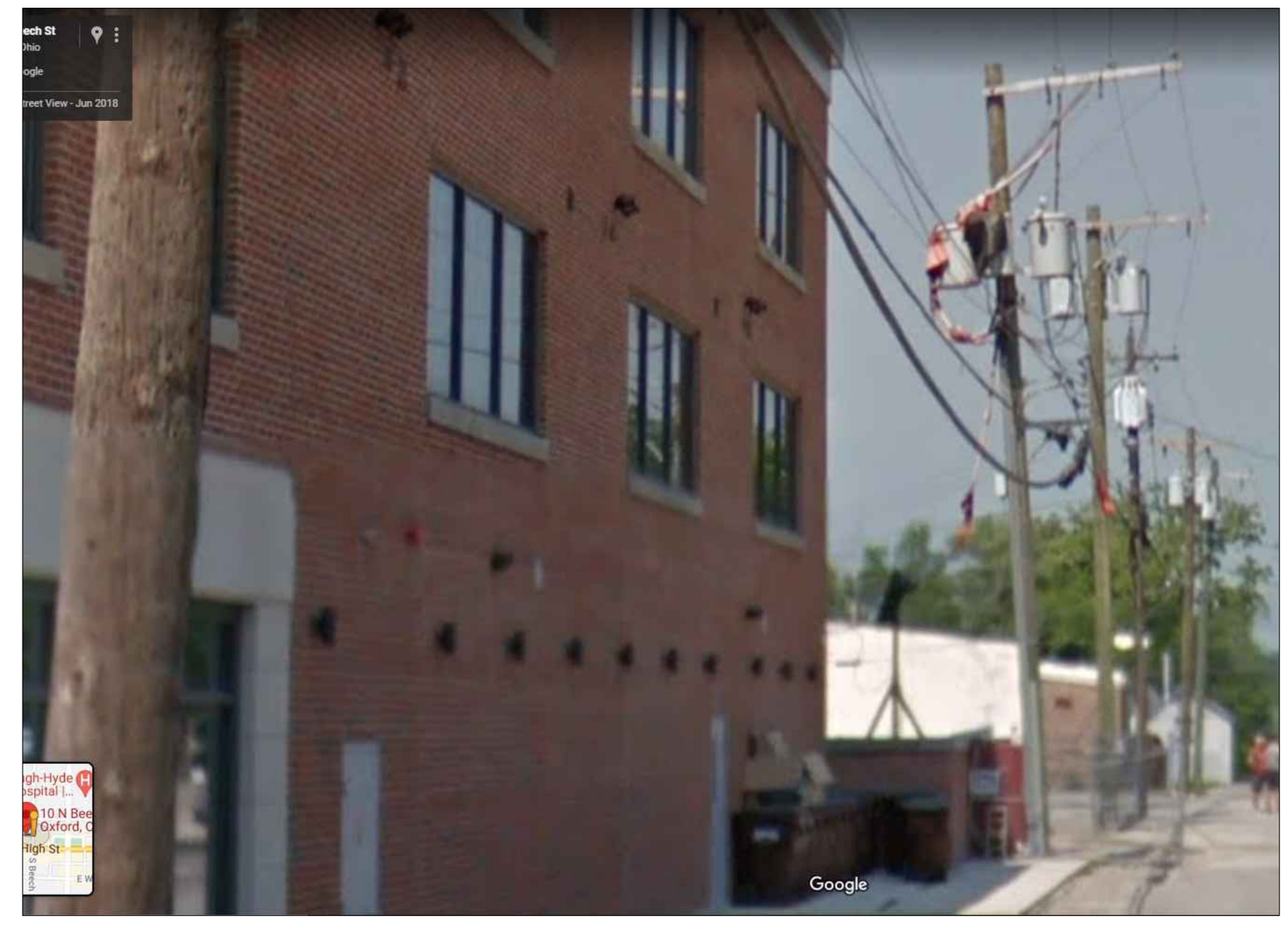
Date:05.10.2022 Sheet No: **A1000**	Robert Treadon & Associates Architects 300 High Street, Suite 612 Hamilton, Ohio 45011 | t: (513) 863-7162 | f: (513) 863-1116	**PRINCESS THEATER 10 NORTH BEECH STREET OXFORD, OHIO 45056**	**PRINCESS THEATER**



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



023

Date:05.10.2022 Sheet No: **A900**	Robert Treadon & Associates Architects 300 High Street, Suite 612 Hamilton, Ohio 45011 | t: (513) 863-7162 | f: (513) 863-1116	**PRINCESS THEATER** **10 NORTH BEECH STREET** **OXFORD, OHIO 45056**	**PRINCESS THEATER**

The Cabinet

027

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

MEMORANDUM

Community Development Department
513-524-5204

TO: Historic & Architectural Preservation Commission

FROM: Sam Perry, AICP
Director

DATE: July 8, 2022

RE: Previous Approvals

No action is requested of the Commission on the following cases. The cases have already been approved administratively per Code 1152.07(c). These case documents are being included as information only. If different action is requested for future similar cases, this is the time for Commission members to bring it up to the Chair and staff.

S:\shared\HAPC\2022\Previous Approvals Memo.docx

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Community Development Department Approval Letter

January 31, 2022

VIA EMAIL:
austinembrey@yahoo.com

Mr. Austin Embrey
12 N College LLC
2825 NW 60th Street
Seattle, WA 98107

RE: HAPC-2022-01, 12 N College Avenue, CERTIFICATE OF APPROPRIATENESS, paint exterior including doors, sills, trims, gutters, and soffits, and remove 4 unused exterior doors, **Austin Embrey, Applicant**

Dear Mr. Embrey:

The Oxford Historic & Architectural Preservation Commission (HAPC) Chair has approved your Certificate of Appropriateness application as submitted on January 14, 2022 with the following conditions:

1. The proposed red exterior door colors are acceptable.
2. For the brick exterior, an off-white is required, preferably Sherwin Williams 7551 Greek Villa.

This Certificate of Appropriateness shall be valid for a period of one year from the date of approval by the HAPC, during which time a building permit must be obtained. All work shall be substantially completed within two years from HAPC approval.

Should you have any questions, please feel free to contact us at 513-524-5204.

Respectfully,

Eunike Miller

Eunike Miller
Administrative Assistant
Community Development Department

Cc: File

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	HAPC-2022-01
Date Filed	1/18/22

Historic and Architectural Preservation Commission Application

The pre-application provides an opportunity for the designer and the Historic and Architectural Preservation Commission (HAPC) to discuss a proposal prior to the applicant expending significant time and money on design, survey and engineering. It only requires submission of preliminary or conceptual information. The Certificate of Appropriateness (COA) requires submission of detailed exterior plans. [Section 1331.06(a)][1]

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name *	12 N College LLC , Austin Embrey - Member
Mailing Address *	2825 NW 60th Street
City, State & Zip Code *	Seattle, WA 98107
Telephone Number(s) *	206-930-3274 cell, 206-316-2333 office
Email Address	austinembrey@yahoo.com
Location of Property *	12 N College Ave
Name of Building *	Uptown Flats
Legal Description *	Parcel # H4000004000082

Type of Application

Select all that apply.

☐ Pre-Application (no fee) ☑ Certificate of Appropriateness ($50.00) ☐ Demolition of Historic Structure ($250.00)

Proposed Environmental Change(s)

Describe, in detail, all proposed exterior alterations for this property and attach drawings showing its relationship to the existing or planned surroundings. Consult Chapter 1331 of the Oxford Municipal Code, Historic & Architectural Preservation[1] and the Design Guidelines[2] to review the requirements for decisions regarding environmental changes and conditions for removal as well as standards for Commission decisions.

Paint exterior brick white. Paint trim, brick sills, siding, soffits and gutters black.

Paint 3 unit entry doors red (prefer red option but black is shown as an alternative)

Remove 4 unused exit/entry doors and infill brick to match existing facade before painting white.

Required Documentation

Attach a current photograph of the subject of this application. Include drawings and diagrams showing its relationship to the existing or planned surroundings.

You may find information on the history of the building in the Walking Tour[3] booklets and at the Smith Library of Regional History[4] located in the Oxford Lane Library.

Fee

There is no fee for pre-application review. The fee for Certification of Appropriateness is $50.00 or $250.00 if classified as historic by a City-approved inventory. Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

For *demolition requests*, if the application is approved, posting of financial security for the re-use plan and mitigation fees for the demolition will be required as part of permits, per Section 1331.063(a)(3) and (4).

Sign and Date

Applicant Signature * _____

Date * 1/14/2022

Submit Application, Plans and Documentation, and Fee

We will not accept incomplete applications and/or documentation. Applications are due 19 days before the meeting. You will receive a copy of the agenda a few days prior to the meeting. In order for your request to be reviewed, you must be present.

Send or drop off this application with required documentation as attachments and a check for fee (if applicable) made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204.

For Staff Use Only

Decision * *(Circle One)* Accepted Rejected

Approval Signature * _____ Date 1/20/2022

Title * CHAIR - HAPC

Comments/Conditions * RED DOORS ARE OK. OFF WHITE EXTERIOR COLOR REQUIRED BLACK TRIM OK.

---

[1] Oxford Codified Ordinances: cityofoxford.org/fees
[2] Design Guidelines: cityofoxford.org/hapc
[3] Enjoy Oxford (Visitors Bureau): 14 West Park Place, Suite C; Oxford, OH 45056, (513) 523-8687, enjoyoxford.org
[4] Smith Library of Regional History: 441 South Locust Street, Oxford, OH 45056, (513) 523-3035, lanepl.org

Color location preferences are illustrated below using paint overlay software. Unfortunately, white areas appear light grey in these images due to tinting from original brick color when overlaid with paint software. White paint will be clean and bright (not grey) when applied. Other colors appear as intended.

To add a visually interesting color splash, we prefer to paint each of the 3 unit entry doors (A, B & C) red (school colors 😊). We will paint the doors black (alternate choice) if red is not an acceptable door color.

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Community Development Department Approval Letter

May 5, 2022

VIA EMAIL:
thoskins@trianglesigncompany.com

Timothy Hoskins
Triangle Sign Co., LLC
221 N B Street
Hamilton, OH 45013

RE: HAPC-2022-02, 9 S College Avenue, CERTIFICATE OF APPROPRIATENESS, wall sign, **Triangle Sign Company, LLC, Applicant/Agent**

Dear Mr. Hoskins:

The Oxford Historic & Architectural Preservation Commission (HAPC) Chair has approved your Certificate of Appropriateness application.

This Certificate of Appropriateness shall be valid for a period of one year from the date of approval by the HAPC, during which time a building permit must be obtained. All work shall be substantially completed within two years from HAPC approval.

Should you have any questions, please feel free to contact us at 513-524-5204.

Respectfully,

Eunike Miller
Administrative Assistant

Community Development Department

Cc: File

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	HAPC-2022-02
Date Filed	4/22/22

Historic and Architectural Preservation Commission Application

The pre-application provides an opportunity for the designer and the Historic and Architectural Preservation Commission (HAPC) to discuss a proposal prior to the applicant expending significant time and money on design, survey and engineering. It only requires submission of preliminary or conceptual information. The Certificate of Appropriateness (COA) requires submission of detailed exterior plans. [Section 1331.06(a)][1]

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name *	Timothy Hoskins, Triangle Sign Co., LLC
Mailing Address *	221 N B Street
City, State & Zip Code *	Hamilton OH 45013
Telephone Number(s) *	513 863 2578
Email Address	thoskins@trianglesigncompany.com
Location of Property *	131 West High Street
Name of Building *	Carolin Harrison Building / Bolin & Troy Attorneys At Law
Legal Description *	H4100004000202

Type of Application

Select all that apply.

☐ Pre-Application (no fee) ☑ Certificate of Appropriateness ($50.00) ☐ Demolition of Historic Structure ($250.00)

Proposed Environmental Change(s)

Describe, in detail, all proposed exterior alterations for this property and attach drawings showing its relationship to the existing or planned surroundings. Consult Chapter 1331 of the Oxford Municipal Code, Historic & Architectural Preservation[1] and the Design Guidelines[2] to review the requirements for decisions regarding environmental changes and conditions for removal as well as standards for Commission decisions.

Install one (1) set of 3/8" thick water jet cut painted aluminum letters onto the stone wall above the entrance to the law office.

Required Documentation

Attach a current photograph of the subject of this application. Include drawings and diagrams showing its relationship to the existing or planned surroundings.

You may find information on the history of the building in the Walking Tour[3] booklets and at the Smith Library of Regional History[4] located in the Oxford Lane Library.

Fee

There is no fee for pre-application review. The fee for Certification of Appropriateness is $50.00 or $250.00 if classified as historic by a City-approved inventory. Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

For *demolition requests*, if the application is approved, posting of financial security for the re-use plan and mitigation fees for the demolition will be required as part of permits, per Section 1331.063(a)(3) and (4).

Sign and Date

Applicant Signature * Tim Hoskins

Date * April 22 2022

Submit Application, Plans and Documentation, and Fee

We will not accept incomplete applications and/or documentation. Applications are due 19 days before the meeting. You will receive a copy of the agenda a few days prior to the meeting. In order for your request to be reviewed, you must be present.

Send or drop off this application with required documentation as attachments and a check for fee (if applicable) made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204.

For Staff Use Only

Decision * *(Circle One)* Accepted Rejected

Approval Signature * [signature] Date 5/5/2022

Title * CHAIR HAPC

Comments/Conditions * N/A

---

[1] Oxford Codified Ordinances: cityofoxford.org/fees
[2] Design Guidelines: cityofoxford.org/hapc
[3] Enjoy Oxford (Visitors Bureau): 14 West Park Place, Suite C; Oxford, OH 45056, (513) 523-8687, enjoyoxford.org
[4] Smith Library of Regional History: 441 South Locust Street, Oxford, OH 45056, (513) 523-3035, lanepl.org

DocuSign Envelope ID: 1B4C5658-4F49-4E82-AC88-359160D38747

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Timothy Hoskins from Triangle Sign Co., LLC has permission to represent our interest with the City of Oxford and act on our behalf for the HAPC hearing _____ regarding the proposed signage for Bolin & Troy, LLC at our property located at 131 West High St., Oxford, Ohio 45056

Thank-you,

DocuSigned by:

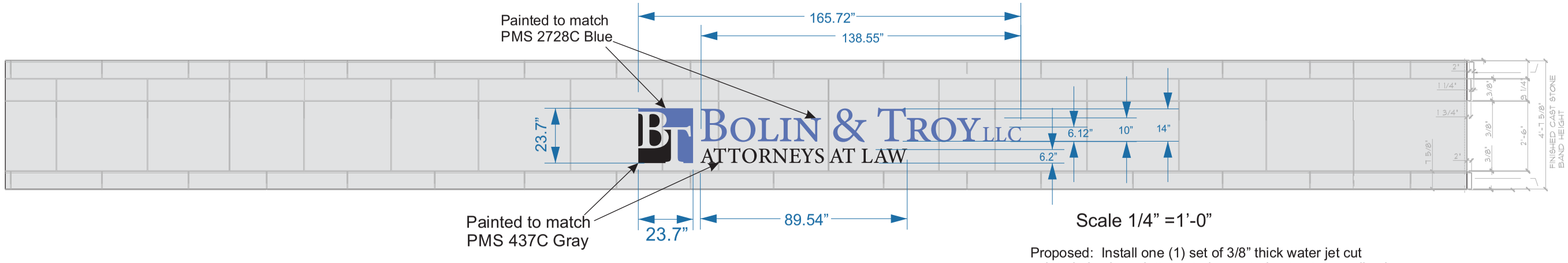
Signed: _____ 4/22/2022 | 6:46 AM PDT

B5DEF7B7365543C...

Matthew C. Rodbro, Member

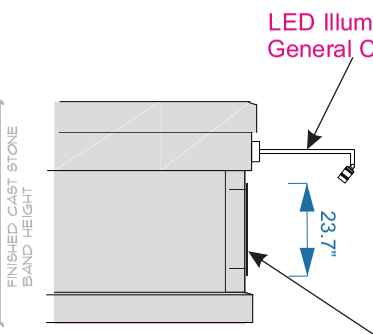
West High Street Investments, LLC

Date: _____

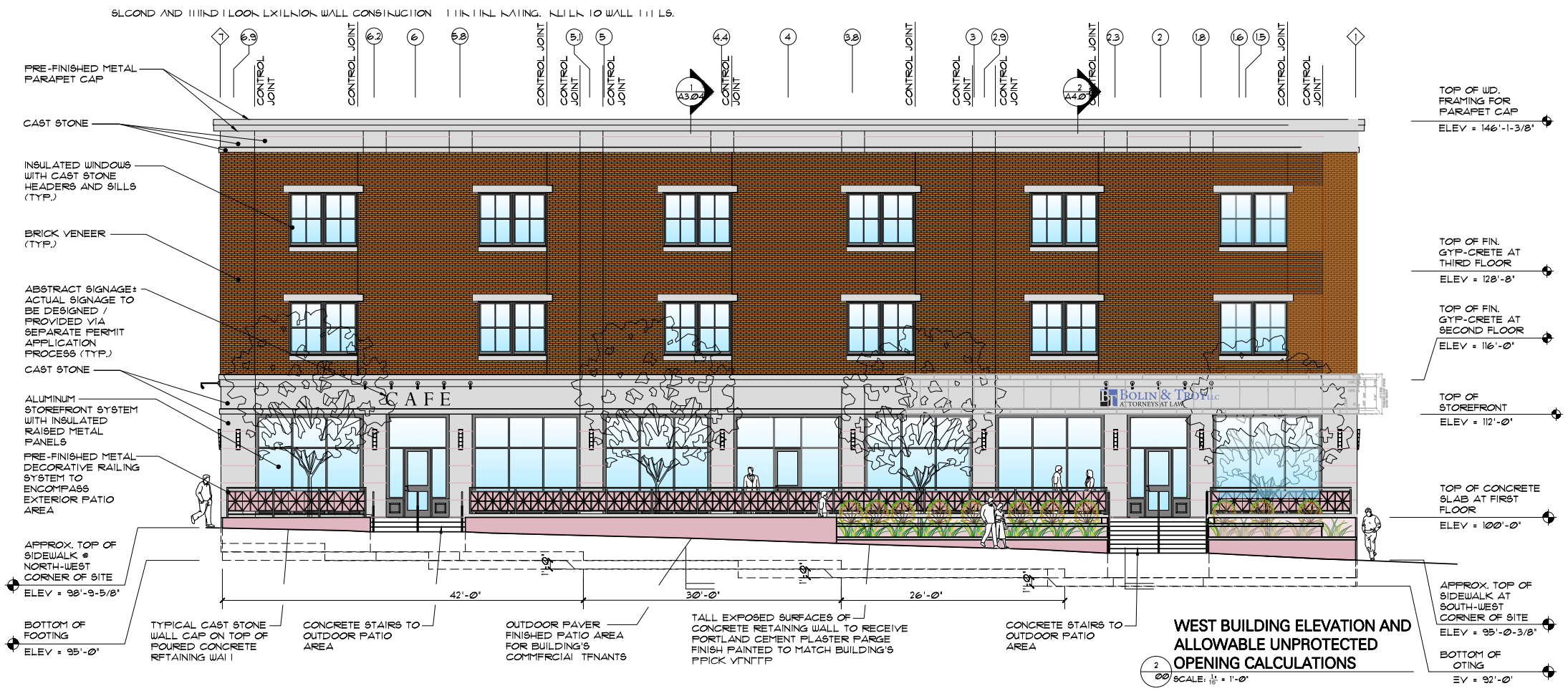


Scale 1/4" =1'-0"

Proposed: Install one (1) set of 3/8" thick water jet cut painted aluminum letters stud mounted onto stone wall using 3/16" x 3" aluminum studs and 1/4" aluminum spacers.



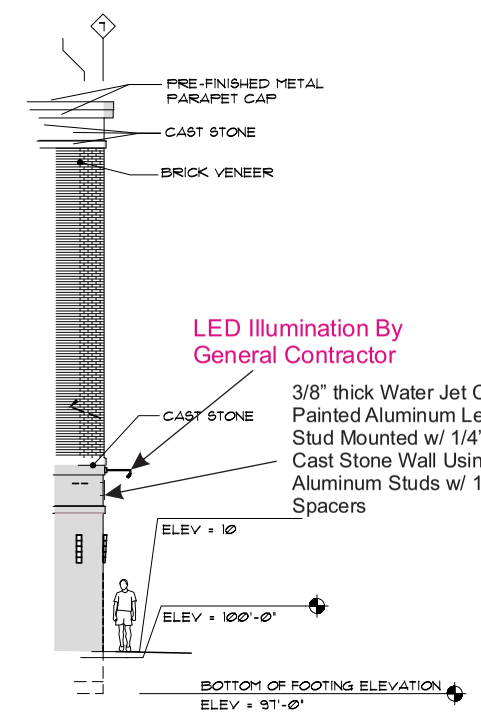
3/8" thick Water Jet Cut
Painted Aluminum Letters
Stud Mounted w/ 1/4" Projection
Cast Stone Wall. Typ four 3/16" x 3"
Aluminum Studs w/ 1/4" Aluminum
Spacers per letter



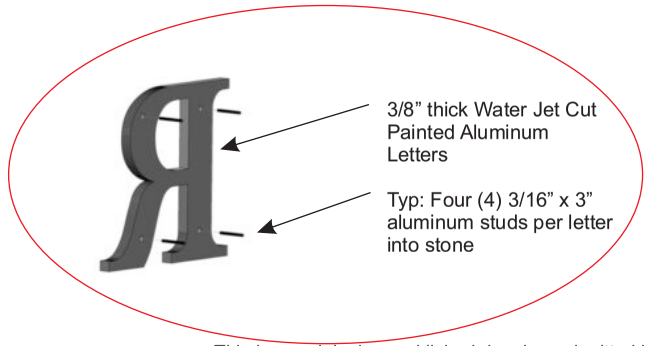
WEST BUILDING ELEVATION AND ALLOWABLE UNPROTECTED OPENING CALCULATIONS

2 / A0.0 SCALE: 1/16" = 1'-0"

A2.



3/8" thick Water Jet Cut
Painted Aluminum Letters
Stud Mounted w/ 1/4" Projection
Cast Stone Wall Using 3/16" x 3"
Aluminum Studs w/ 1/4" Aluminum
Spacers



Proposed: Install one (1) set of 3/8" thick water jet cut painted aluminum letters stud mounted onto stone wall using 3/16" x 3" aluminum studs and 1/4" aluminum spacers.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside your organization without the written permission of Triangle Sign Co., LLC

TRIANGLE SIGN CO.
A SIGN OF QUALITY
SINCE 1921
221 NORTH "B" STREET HAMILTON, OHIO 45013
PHONE 513-863-2578 FAX 513-863-8740

© th Scale: As Noted

th
ACCOUNT REP.

th
DRAWN BY

Timothy Hoskins, Managing Member
Triangle Sign Co.,LLC

April 8th Revision.01
REVISIONS

DESIGN LOADS
- 2017 OHIO BUILDING CODE
  BASIC WIND SPEED (3 SECOND GUSTS) = 105 MPH
- WIND EXPOSURE C
- DESIGN WIND PRESSURE IS 30 PSF
- WIND LOAD CONTROL DESIGN OVER SEISMIC LOADS
- MINIMUM ALLOWABLE LATERAL BEARING PRESSURE = 150 PSF
- ALL WELDING TO BE AWS COMPLIANT WITH E70 ELECTRODES

NOTES

DATE

CUSTOMER APPROVAL

Bolin & Troy LLC - Rob Bolin
131 West High St
Oxford Oh

JOBNO.	
DATE:	April 8,2022
DWGNO.	22-1024
SHEET	1 OF 3

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Community Development Department Approval Letter

June 2, 2022

VIA EMAIL:
Brooke@atlanticsigncompany.com

Brooke Alini
Atlantic Sign Company
2328 Florence Avenue
Cincinnati, OH 45206

RE: HAPC-2022-03, 10 E Walnut Street, CERTIFICATE OF APPROPRIATENESS, re-facing existing logo sign and awning, **Atlantic Sign Company, Applicant/Agent**

Dear Ms. Alini:

The Oxford Historic & Architectural Preservation Commission (HAPC) Chair has approved your Certificate of Appropriateness application.

This Certificate of Appropriateness shall be valid for a period of one year from the date of approval by the HAPC, during which time a building permit must be obtained. All work shall be substantially completed within two years from HAPC approval.

Should you have any questions, please feel free to contact us at 513-524-5204.

Respectfully,

Eunike Miller

Eunike Miller
Administrative Assistant

Community Development Department

Cc: File

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	HAPC-2022-03
Date Filed	5/6/2022

Historic and Architectural Preservation Commission Application

The pre-application provides an opportunity for the designer and the Historic and Architectural Preservation Commission (HAPC) to discuss a proposal prior to the applicant expending significant time and money on design, survey and engineering. It only requires submission of preliminary or conceptual information. The Certificate of Appropriateness (COA) requires submission of detailed exterior plans. [Section 1331.06(a)][1]

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name * Brooke Alini

Mailing Address * 2328 Florence Ave

City, State & Zip Code * Cincinnati OH 45206

Telephone Number(s) * 513-241-6775

Email Address BrookeAtlanticsigncompany.com

Location of Property * 10 E Walnut St Oxford, OH 45056

Name of Building *

Legal Description *

Type of Application

Select all that apply.

☐ Pre-Application (no fee) ☒ Certificate of Appropriateness ($50.00) ☐ Demolition of Historic Structure ($250.00)

Proposed Environmental Change(s)

Describe, in detail, all proposed exterior alterations for this property and attach drawings showing its relationship to the existing or planned surroundings. Consult Chapter 1331 of the Oxford Municipal Code, Historic & Architectural Preservation[1] and the Design Guidelines[2] to review the requirements for decisions regarding environmental changes and conditions for removal as well as standards for Commission decisions.

refacing existing logo sign and refacing existing Awnings. installing door vinyl on interior door-entry

Required Documentation

Attach a current photograph of the subject of this application. Include drawings and diagrams showing its relationship to the existing or planned surroundings.

You may find information on the history of the building in the Walking Tour[3] booklets and at the Smith Library of Regional History[4] located in the Oxford Lane Library.

Fee

There is no fee for pre-application review. The fee for Certification of Appropriateness is $50.00 or $250.00 if classified as historic by a City-approved inventory. Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

For *demolition requests*, if the application is approved, posting of financial security for the re-use plan and mitigation fees for the demolition will be required as part of permits, per Section 1331.063(a)(3) and (4).

Sign and Date

Applicant Signature * RA

Date * 5/5/2022

Submit Application, Plans and Documentation, and Fee

We will not accept incomplete applications and/or documentation. Applications are due 19 days before the meeting. You will receive a copy of the agenda a few days prior to the meeting. In order for your request to be reviewed, you must be present.

Send or drop off this application with required documentation as attachments and a check for fee (if applicable) made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204.

For Staff Use Only

Decision * *(Circle One)* Accepted Rejected

Approval Signature * [signature] Date 6/1/2022

Title * CHAIR HAPC

Comments/Conditions * N/A

[1] Oxford Codified Ordinances: cityofoxford.org/fees
[2] Design Guidelines: cityofoxford.org/hapc
[3] Enjoy Oxford (Visitors Bureau): 14 West Park Place, Suite C; Oxford, OH 45056, (513) 523-8687, enjoyoxford.org
[4] Smith Library of Regional History: 441 South Locust Street, Oxford, OH 45056, (513) 523-3035, lanepl.org

The Elms Hotel

75 South Main Street
Oxford, Ohio 45056
513-524-2002

May 3, 2022

City of Oxford

15 South College Avenue

Oxford, OH 45056

To Whom It May Concern:

Please be advised that Jones Sign Co./Atlantic Sign Co. (on behalf of Blazin Wings, Inc., dba Buffalo Wild Wings) has permission to represent our interest with the City of Oxford and act on our behalf before the Board of Zoning Appeals, HAPC, and City Council regarding our property located at 10 East Walnut Street, Oxford, Ohio 45056.

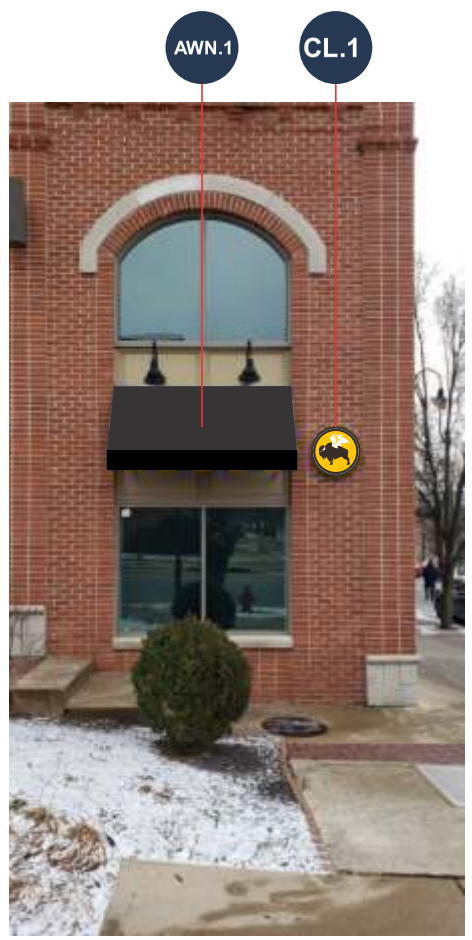
Should you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

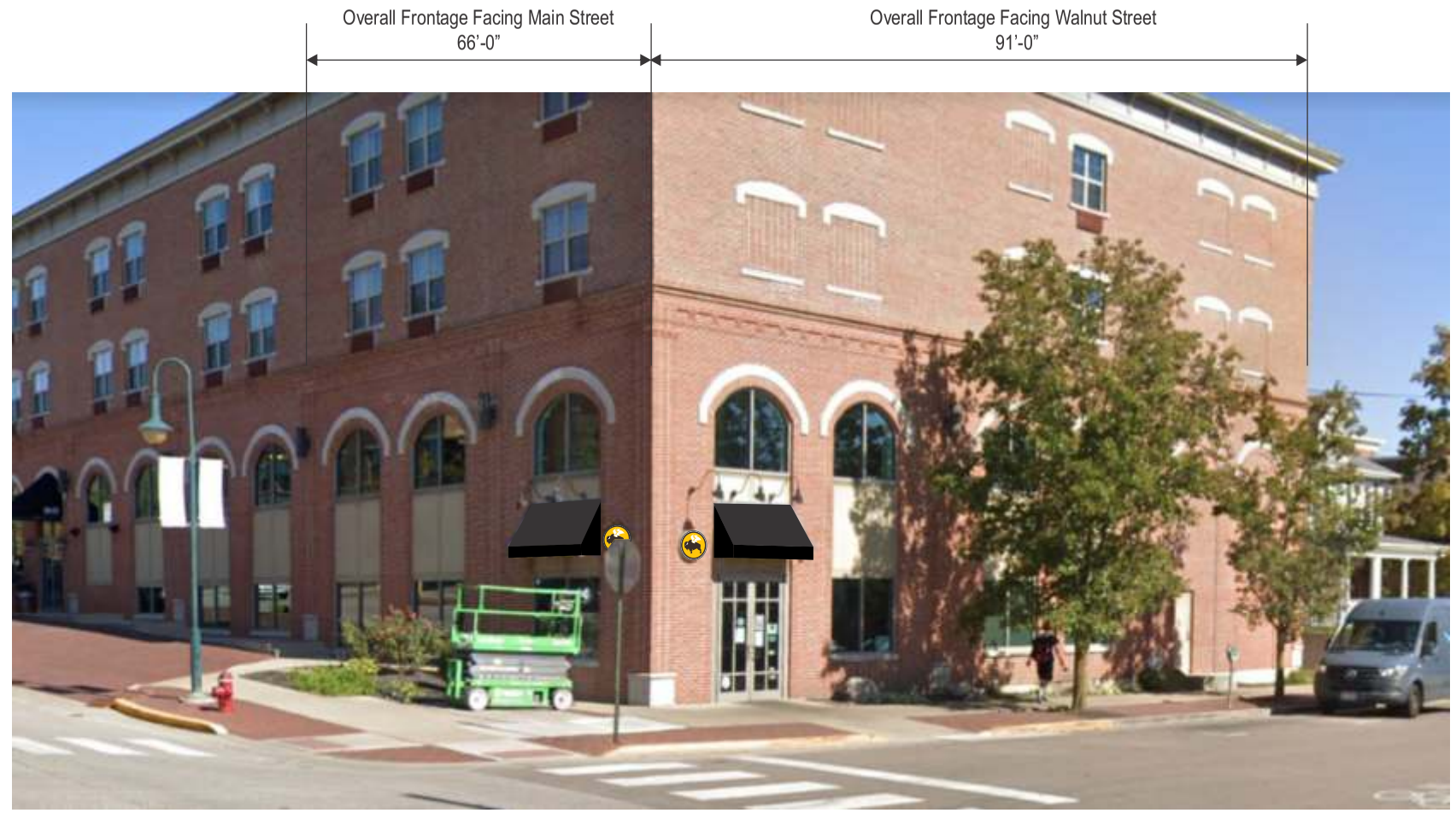
James M. Clawson
Red Brick Pride, Ltd.
Property Owner

Corporate Office: Red Brick Pride, Ltd
125 West Spring Street
Oxford, Ohio 45056
513-524-9500

CL.1 REFACE EXISTING LOGO SIGNS (Qty 2)



WEST ELEVATION
FACING MAIN STREET



CORNER VIEW SHOWING WEST AND SOUTH ELEVATIONS

SOUTH ELEVATION
FACING WALNUT STREET

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: **270006-R3**
DATE: 02.21.22
DESIGNER: S. Beard
SALES REP: R. Walker
PROJ MGR: S. Clark

REV.	DATE	BY	DESCRIPTION
1	03.23.22	MT	ADD "BUFFALO WILD WINGS" LETTERS TO AWNING VALANCE
2	04.29.22	MT	REVISE RESTROOM SIGN TO HAVE MEN'S ICON ON THE LEFT
3	05.31.22	SW	REVISED AWNINGS
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

BUFFALO WILD WINGS

Buffalo Wild Wings #0363
10 E. WALNUT STREET
OXFORD OH

SHEET NUMBER
2.0

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CL.1 RE-FACE EXISTING LOGO SIGNS (Qty 2)

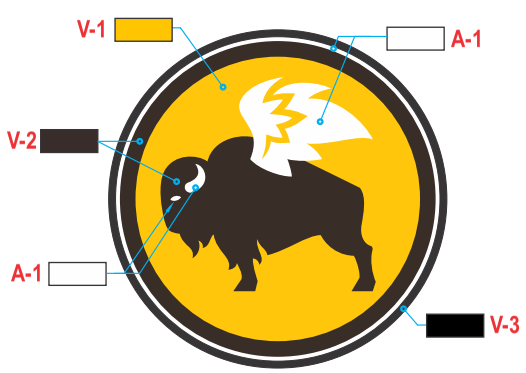
SPECIFICATIONS

1. REFACE WITH WHITE ACRYLIC FACES
2. TRANSLUCENT VINYL OVERLAYS
3. BLACK TRIM CAP

COLORS / FINISHES

- V-1 ARLON GOLDEN YELLOW #2500-125
- V-2 ARLON DURANODIC #2500-69
- V-3 ARLON BLACK

- A-1 3/16" WHITE ACRYLIC



FACE VIEW

Scale: 3" = 1'-0"

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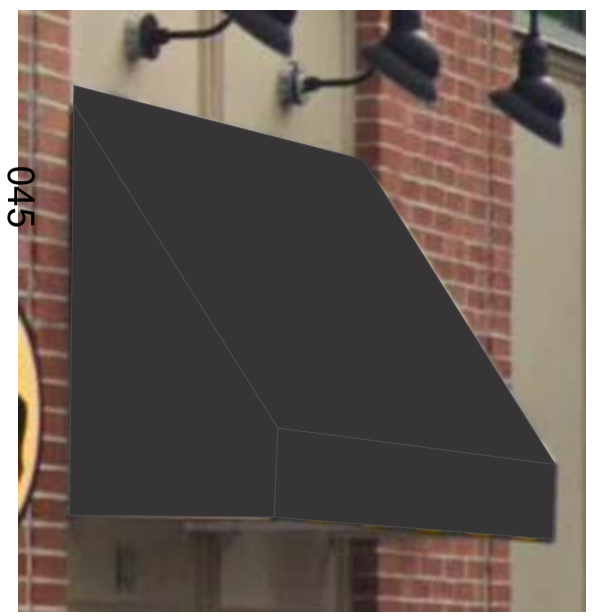
AWN.1 RECOVER EXISTING AWNINGS (Qty 2)

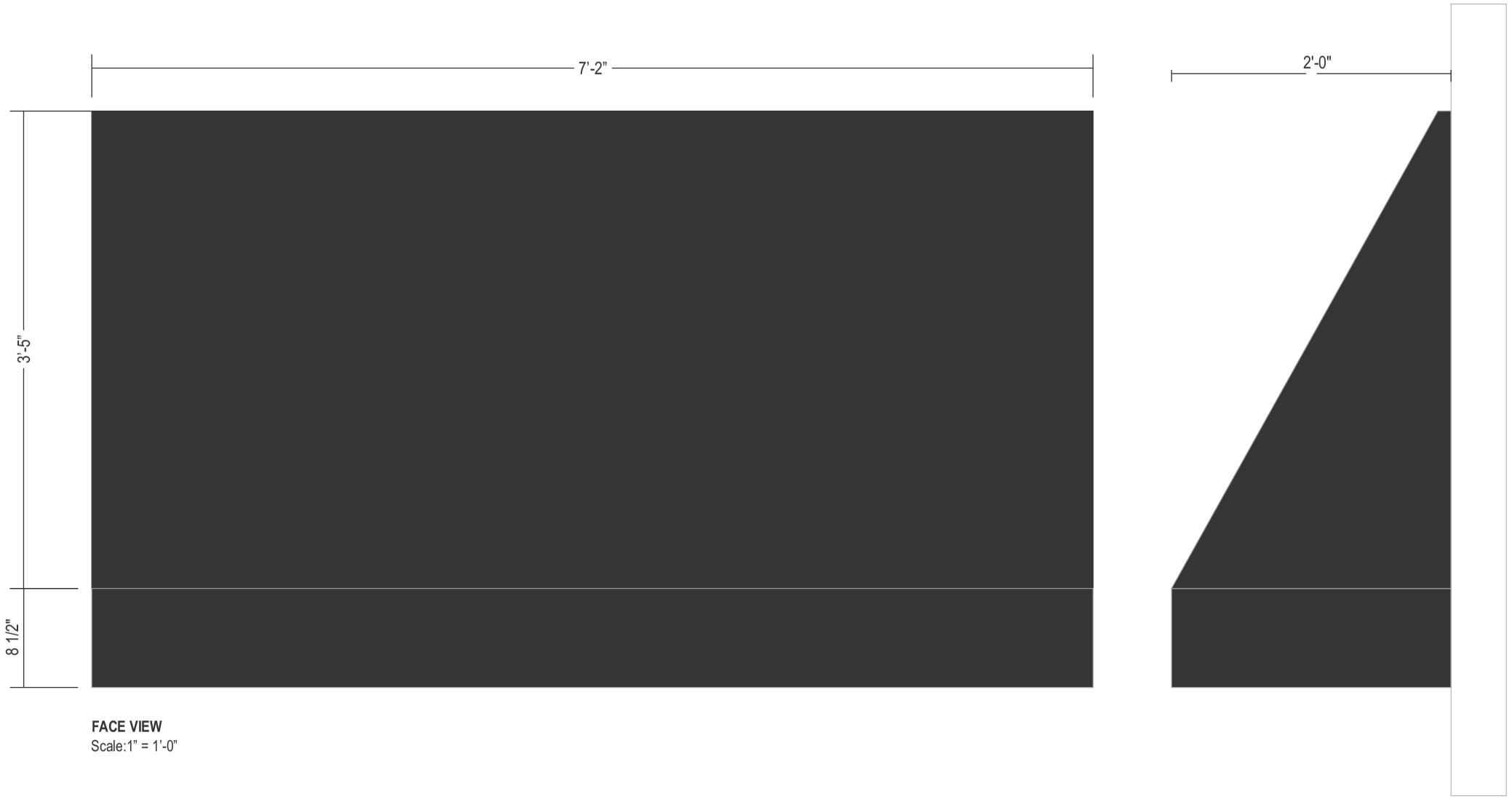
SURVEY REQUIRED

EXISTING AWNINGS ARE OPEN ENDED



NEW AWNINGS ARE CLOSED ENDED

045



FACE VIEW
Scale:1" = 1'-0"

SPECIFICATIONS

1. NEW AWNINGS FRAMES WITH BLACK SUNBRELLA MATERIAL

NOTE:
- REMOVE AND DISPOSE OF EXISTING AWNINGS
- **VERIFY ALL DIMENSIONS IN FIELD**

COLORS / FINISHES

SUNBRELLA BLACK
V-4 ARLON WHITE OPAQUE #2100-02

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A Mortensen Company

JOB #: **270006-R3**
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CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

BUFFALO WILD WINGS

Buffalo Wild Wings #0363
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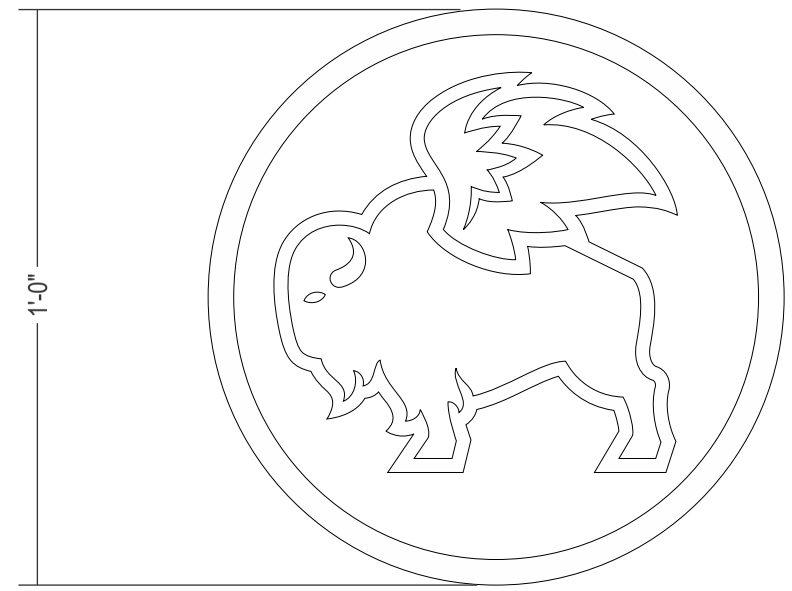
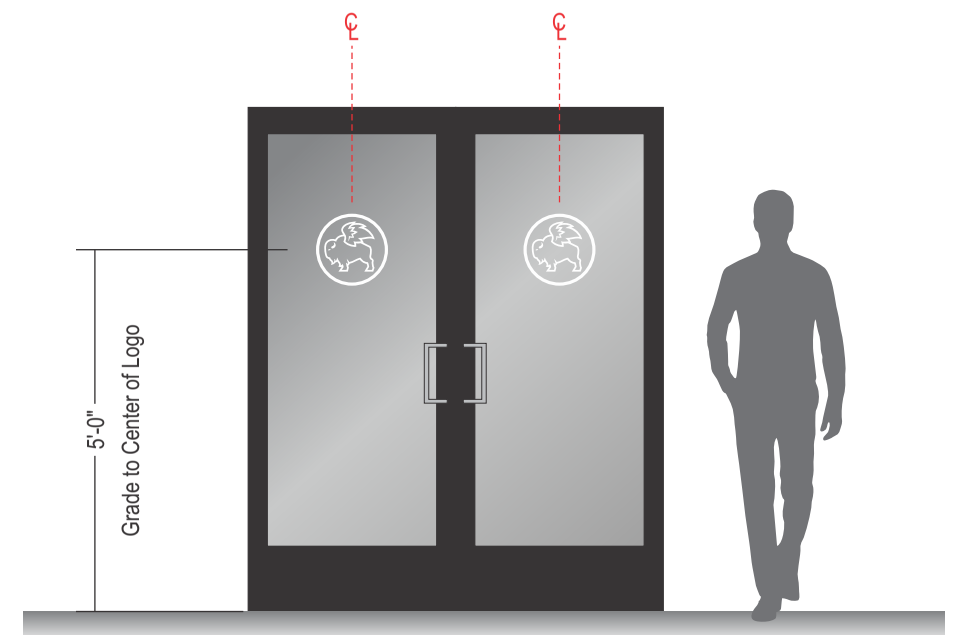
VI.1 INTERIOR ENTRY DOOR VINYL GRAPHICS (Qty 2)

SQUARE FOOTAGE: 1.0 SF EACH

EXISTING
SCALE: NTS



FACE VIEW
SCALE: 3" = 1'-0"



TYPICAL INSTALL DETAILS
SCALE: 3/8" = 1'-0"

046

PROPOSED
SCALE: NTS

SPECIFICATIONS

1. CUT AND APPLY WHITE WINDOW GRAPHICS FIRST SURFACE
2. INSTALL AT 5'-0" TO CENTER OF GRAPHIC FROM GRADE

NOTE:
REMOVE EXISTING VINYL GRAPHICS AND CLEAN OFF
ALL EXISTING RESIDUE PRIOR TO INSTALLATION

COLORS / FINISHES

V-4 ARLON WHITE OPAQUE #2100-02

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