



AGENDA
HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION
WEDNESDAY, December 14, 2022
6:15 P.M.

118 West High St - Oxford Courthouse

MEMBERS

Dana Miller, Vice Chair	Christopher Skoglund, Chair
Corey Watt, Planning Representative	Alex French, Council Representative
Hueston Kyger	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 November 9, 2022* 1
- V. Old Business*
- HAPC-2022-04, 10 North Beech Street, CERTIFICATE OF APPROPRIATENESS,**
alteration to existing building's alley façade, **Robert Humphrey, Architect/Agent, TABLED** 6
- Presentation-FORUM July 2022 – National Alliance of Preservation Commissions – Dana, Alex, Sam**
- VI. Administrative Decisions (Previously Decided)*
 - HAPC-2022-10, 19 North Poplar Street, CERTIFICATE OF APPROPRIATENESS,**
sign face change to an already existing sign, **Matt Rodbro, Applicant** 14
 - HAPC-2022-11, 25 East Walnut Street, CERTIFICATE OF APPROPRIATENESS,**
front door and trim replacement, **Holy Trinity Episcopal Church, Applicant** 21
- VII. Adjournment

*Attachments

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)
MEETING MINUTES
WEDNESDAY, November 9, 2022
6:15 P.M.

I. Call to Order

The November 9, 2022 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:15 p.m. by Chris Skoglund.

Those members present: Chris Skoglund, Sean Wagner, Alex French, Hueston Kyger, Brad Spurlock, Corey Watt, and Dana Miller.

Those members excused: None

Staff members present: Sam Perry, Community Development Director

Staff members excused: None

II. Approval of Agenda

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

III. Public Comments

There was none.

IV. Approval of Minutes of September 14, 2022

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

V. Old Business

HAPC-2022-04, 10 North Beech Street, CERTIFICATE OF APPROPRIATENESS, alteration to existing building alley façade, Robert Humphrey, Architect/Agent, TABLED

Mr. Watt made a motion to remove the case from the table. Mr. Spurlock seconded the motion. All were in favor.

Mr. Perry gave a brief overview of the case. Mr. Perry stated the packet contained documents that reflect substantial change from the original submittal back in the summer. Mr. Perry recalled the original proposal was more of a temporary roof structure that could be retractable. After reviewing the comments, the applicant decided to propose a permanent structure. Mr. Perry added the office received a more detailed set of plans on Monday, which is not part of the packet but is available in hard copy for the Commission Members to look at. Therefore, this set of plans did not receive staff analysis.

Mr. Perry had the plans displayed on the screen. Mr. Perry explained it is a one-story addition

in the same location as it was originally proposed. Side view is similar footprint, using brick and mortar, and metal roof. Mr. Perry added the upward acting garage door would remain as it was previously proposed.

Mr. Perry explained the typical process is to get more details on the cross sections and articulations even though it is a small addition. The Commission also likes to see material samples if those are new to that particular district, which in this case is not new. Mr. Perry noted there is no precedent how an addition to a new structure is processed. Mr. Perry added the Commission has similar option than any other time, which are “Approved”, “Approved with modifications”, “Deny”, or “Table”. Mr. Perry said he mentioned to Mr. Humphrey that withdrawing this application and submit a new one would be another option.

Mr. Perry also noted there is a zoning issue with this plan since buildings in the Uptown Historic District are required to be two stories. However, the code does not get into details when it comes to a not stand-alone building. Mr. Perry said the way this could be resolved is to either make it to two stories, or apply for a variance. Mr. Watt added if the proposal approved as presented by the HAPC there still has to be blending of multiple processes for the project to go forward, for example the variance request. Mr. Perry mentioned that in the past there was an example where the HAPC approval acted as a partial recommendation to the BZA. Because one of the criteria is about the essential character of the neighborhood, the BZA could use the HAPC recommendation in their decision making process.

Mr. Skoglund commented on the fact that he would like the applicant to provide more information than what was in the packet. Mr. Skoglund would prefer to see a new submission, and decline the first application since there are significant changes compared to the original submittal. Mr. Skoglund also suggested to use this meeting for a pre-application discussion and to give feedback to Mr. Humphrey on this new proposal, and then Mr. Humphrey could re-submit a new application.

Mr. Kyger had similar thoughts that of Mr. Skoglund. Mr. Kyger said he had quite a few questions on the windows, materials, and the door as well. Mr. Kyger wondered what the HAPC purview would be when it comes to an addition.

Mr. Watt mentioned the building at 45 E High Street, how detailed the conversation was at the HAPC meeting when the building was remodeled. Mr. Watt also acknowledged that this proposal at 10 N Beech Street is an uncharted territory so-to-speak. Mr. Watt was concerned about setting a precedent with building height in the Uptown Historic District. The other concern that Mr. Watt had is related to expanding, offering more outdoor seating areas in harmony with Mr. Copenbaker’s initiatives. Mr. Watt pointed out that this proposal has many bricks.

Mr. Skoglund inquired from Mr. Watt whether he was concerned about this one-story addition setting a precedent in a future time. Mr. Kyger added that it would be beneficial to find out that the proposal is one story because of the power lines or something else.

Mr. Watt said he just wants to be cautious. Mr. Watt used the example where Uptown has a history of patios being enclosed and ending up with another story on top. Mr. Perry added an approval now does not mean that a policy or a code cannot be changed later.

Mr. Miller inquired from Mr. Watt if 45 E High was an outdoor space. Mr. Watt said it was enclosed but it sunk and needed to bring it up to level, and it was also somewhat two stories, and it was an addition. Mr. Watt explained his concerns about being so cautious by stating that while Planning Commission makes recommendation to City Council, HAPC does not really have that layer.

Mr. Wagner shared the same concerns as the other Commission members, and he did emphasize he wants to see more details before making a decision on this case.

Ms. French mentioned three big areas as her concerns: the alignment of windows, the opening of the entrance to get in the building, and the cornice structure mirrored to be more in line with the rest of the building.

Mr. Spurlock stated he is not necessarily opposed to a one-story structure since the existing building is contemporary in the Historic District. Mr. Spurlock did add that he prefers more open outdoor area than an addition. Ms. French added there are lot of questions about the goal of the outdoor space. Mr. Spurlock brought up Pies and Pints in Liberty Center as an example of an in/outdoor area with garage doors acting as windows.

Mr. Skoglund invited Mr. Humphrey to join to the conversation. Mr. Skoglund emphasized that the Commission is in favor of the original proposal, but this new proposal has significant changes and the HAPC would like to know more details.

Mr. Humphrey said the windows fold up and he shared a link in the documents submitted on Monday that illustrates what types of windows they have in mind. Mr. Humphrey stated his takeaway from the last meeting was the Commission's concern about the permanency of the girder. Because of this concern came the idea of doing a permanent structure with a roof.

Mr. Skoglund re-emphasized the importance of sharing as much details with the Commissions as possible.

Mr. Humphrey confirmed the addition would be open on each end, the stone header and bricks would match the existing building, and the overheard doors and windows would be open during an event.

Mr. Skoglund observed that the proposed windows are not stacked or in line with the existing ones. Mr. Humphrey acknowledged and agreed if the two long windows aligned with the existing ones, it would be a better look. Mr. Skoglund added this would contribute to the continuity.

Mr. Skoglund shared with the applicant what options there are in proceeding with this application, or possibly withdraw the current one, use this meeting as feedback from the HAPC and resubmit a new application.

Mr. Wagner wanted to know the applicant's timeline on this project. Mr. Humphrey was not sure. Mr. Humphrey would like the Commission to treat his recent submittal as a revision to the original for the next HAPC meeting.

Mr. Skoglund said one option is to re-table this case to the December meeting. However, Mr. Skoglund wanted to give the applicant the opportunity to hear the Commission's feedback and incorporate those to the plans, and come back to the HAPC meeting with it next month.

Mr. Watt agreed with Mr. Skoglund to have a pre-application conversation now that can help the applicant how to proceed with the submittal. Mr. Watt pointed out that the longer an application drags out, the harder it gets to see and remember the details. The rest of the Commission members agreed with Mr. Watt.

Ms. French inquired if the Commission could hear more about the outdoor seating area plan. Mr. Skoglund suggested deciding first whether the Commission table the application to the December meeting. Mr. Watt added if the Commission wants to have more discussion about this item, it needs to take place before tabling it.

Mr. Skoglund inquired if Mr. Copenbaker has any comments. Mr. Copenbaker emphasized he is in favor of the outdoor seating area, but added that the plans changed quite a bit.

Mr. Miller wanted to know what Mr. Copenbaker thoughts were on the doors. Mr. Copenbaker said he would like to have more details on it.

Mr. Skoglund wondered whether the applicant could request a permit to utilize the paved street as outdoor seating area with this proposal. Mr. Perry said it is not applicable in this case because it is an underdeveloped area. Mr. Perry added it is more applicable to areas where the historic fabric already exists. For example, in the case of Fiesta Charra, the buildings are already there, whereas the area around the proposal are not developed. Mr. Skoglund was thinking about future time when the other side of the alley is developed. Mr. Perry said in that case the paved street could be utilized. It could be an alteration to the addition. Mr. Spurlock shared the same point of view.

Mr. Skoglund asked Mr. Humphrey whether the east-west side stay open. Mr. Humphrey said the idea was not to close the opening in order to create an outdoor area, and not a space that would be part of inside. Mr. Watt was in favor of the open-air concept more than a structure with roof. Mr. Watt's concern was more for the aesthetic look, to have a thin cornice type of roof or a thinner version of the currently proposed roof. Mr. Watt would like to see columns with the decorative fencing. Ms. French suggested repeating the brick arches with the little lights to match the already existing ones. The Commission liked Ms. French's suggestion, and they all agreed on the flat roof as well.

Mr. Humphrey stated he would make some sketches, communicate, and meet with Mr. Perry before coming back to the Commission next month with the proposal. Mr. Humphrey thanked the Commission for their feedback.

Mr. Watt made a motion to table this case until the December meeting. Ms. French seconded the motion. All were in favor.

VI. Administrative Decisions (Previously Decided)

HAPC-2022-08, 7 ½ East High Street, CERTIFICATE OF APPROPRIATENESS, new wall sign, Timothy Hoskins, Applicant/Agent

Mr. Kyger inquired whether this business was in the basement. Mr. Perry said it is.

HAPC-2022-09, 28 West High Street, CERTIFICATE OF APPROPRIATENESS, west side exterior wall color change, Dollar Investments LLC, Tom Kachos, Applicant

Mr. Kyger recalled the HAPC approved the red color not that long ago.

Ms. French wondered since the wall is being painted if this was an opportunity to collaborate with Public Arts and put a mural on there one day. Mr. Perry noted he saw a historic photo that showed painting on this façade of the building.

The Commission had a brief discussion on potential avenues to restore an original mural/painting on a building. Ms. French offered to reach out to Amber at Public Arts.

Mr. Skoglund commented on the progress of work at the Alexander House. Mr. Skoglund thanked the members for their diligent work tonight.

Mr. Miller reported two successful tours took place in Oxford since the last HAPC meeting. Mr. Miller also commented on the programs he attended provided by the Lane Library and Mr. Spurlock. Mr. Miller noted he is still working on the NACPC report.

Ms. French attended the Sacred Sites of Oxford tour organized by the Comparative Religion Department. Ms. French thought it could be another potential added tour in the future. Ms. French informed the Commission that the ownership change in the status of Oxford Cemetery would make the Cemetery Tour at twilight possible next Halloween.

Mr. Spurlock talked about some of the programs the Lane Library has and will have in the future.

VII. Adjournment

Mr. Watt made a motion to adjourn the meeting. Mr. Kyger seconded the motion. All were in favor. The meeting adjourned at 7:49 pm.



MEMORANDUM
Community Development Department
513-524-5204

TO: Historic & Architectural Preservation Commission

FROM: Sam Perry, AICP
Director

DATE: December 6, 2022

MEETING DATE: December 14, 2022

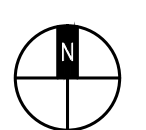
RE: **HAPC 2022-04, 10 N. Beech Street, One-Story Addition**

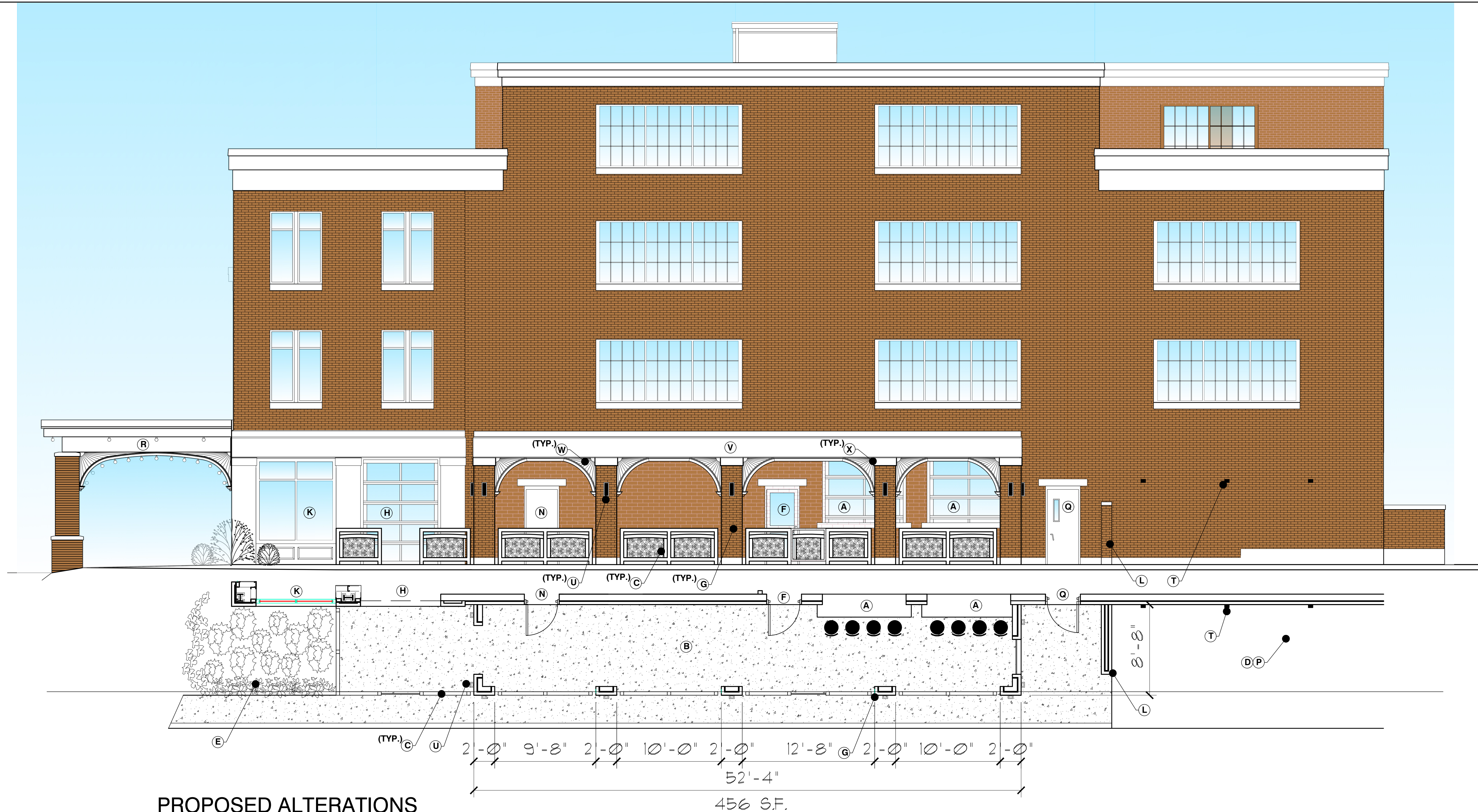
Following the November HAPC meeting, architect Robert Humphrey made several changes to the design. The design is now a flat roof including bay arches matching the reproduced canopy facing North Beech Street. Staff requested two small revisions which have already been completed. Those changes were the North Beech Street-facing arch geometry and the roof cornice extension dimension. The architect has provided three additional choices for the HAPC to decide upon, for the bay openings, labeled:

- Scheme A: Decorative aluminum fencing
- Scheme B: Brick wall with stone cap
- Scheme C: Brick wall/stone cap with upward-acting "garage door windows"

Staff finds that the architect has substantially responded to all concerns brought forward within the HAPC's purview of exterior design.

The Commission could approve, approve with conditions, deny or table. Staff recommends deciding upon which Scheme and approving of one, so that the project can move on to other procedural steps. A height variance and building permit are additional separate steps required before project commencement.





PROPOSED ALTERATIONS

- A. PROPOSED GLASS/ALUM. OVERHEAD DOOR (TO MATCH EXISTING STOREFRONTS) WITH BAR TOP

B. NEW CONCRETE PATIO / SIDEWALK WITH STORM DRAINS

C. 3'-4" HIGH ALUMINUM DECORATIVE FENCING.

D. EXISTING CONCRETE PAD

E. PROPOSED LANDSCAPING

F. NEW GLAS/ALUM. BAR EGRESS DOOR TO MATCH EXISTING STOREFRONTS

G. BRICK COLUMNS. SEE ELEVATIONS.

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 (TYPICAL OF 3)

U. PROPOSED NEW LIGHTING SCONCE (TYPICAL OF 9)

V. FASCIA GRADE A PAINTED PLYWD. FINISH TO MATCH EXISTING STONE

W. "SUNBURST" DESIGN ON PAINTED PLYWOOD TO MATCH ENTRANCE CANOPY

X. STONE COLUMN CAP TO MATCH EXISTING ADJACENT STONE.

NORTH ELEVATION SCHEME A
SCALE: N.T.S.

Date:11.28.2022

Sheet No:

A201 A

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

NOTE: ALL ELEMENTS AND FINISHES ARE IDENTICAL TO SCHEME A (A201 A) EXCEPT FOR THE FOLLOWING:

- A) 3'-4" HIGH BRICK WALL WITH STONE CAP TO MATCH EXISTING

NORTH ELEVATION SCHEME B

SCALE: N.T.S.

Date: 11.28.2022

Sheet No:

A201 B

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**PRINCESS THEATER
10 NORTH BEECH STREET
OXFORD, OHIO 45056**

PRINCESS THEATER



PROPOSED ALTERATIONS

NOTE: ALL ELEMENTS AND FINISHES ARE IDENTICAL TO SCHEME B (A201 B) EXCEPT FOR THE FOLLOWING:

- A) OVERHEAD DOORS BETWEEN EACH BAY MATCHING THE OVERHEAD DOOR REPLACING (1) BAY OF GLAZING.

NORTH ELEVATION SCHEME C

SCALE: N.T.S.

Date: 11.28.2022

Sheet No:

A201 C

**Robert Treadon & Associates
Architects**

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**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 | J. EXISTING GLASS/ALUM. STOREFRONT ENTRY DOORS |
| B. NEW CONCRETE PATIO / SIDEWALK WITH STORM DRAINS | K. EXISTING GLASS/ALUM. GLAZING. |
| C. 3;-4" HIGH ALUMINUM DECORATIVE FENCING TO MATCH EXISTING WINDOW FRAMES | L. NEW BRICK VENEER WALL |
| D. EXISTING CONCRETE PAD | M. EXISTING GLASS/ALUM. ENTRY DOOR (TO APARTMENTS ABOVE) |
| E. PROPOSED LANDSCAPING | N. EXISTING MECHANICAL ROOM DOOR. |
| F. NEW GLAS/ALUM. BAR EGRESS DOOR TO MATCH EXISTING STOREFRONTS | P. BAR / APT. / RECYCLING LOCATION |
| G. FASCIA TO BE GRADE A PAINTED PLYWD. FINISH TO MATCH EXISTING STONE | Q. EXISTING EGRESS DOOR (FROM APARTMENTS ABOVE) |
| H. PROPOSED OVERHEAD DOOR IN PLACE OF EXISTING STOREFRONT THIS LOCATION. (TO MATCH EXISTING) | R. EXISTING ENTRANCE CANOPY |
| | S. NEW RECORDING STUDIO EGRESS DOOR |
| | T. EXISTING LIGHTING SCONCE (TYPICAL OF 3) |
| | U. PROPOSED NEW LIGHTING SCONCE (TYPICAL OF 9) |
| | V. PAINTED GRADE A PLYWD. TO MATCH EXISTING ENTRANCE CANOPY |

EAST ELEVATION SCHEME A

SCALE: N.T.S.

Date:11.28.2022

Sheet No:

A202 A

**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

NOTE: ALL ELEMENTS AND FINISHES ARE IDENTICAL TO SCHEME A (A201 A) EXCEPT FOR THE FOLLOWING:

- A) 3'-4" HIGH BRICK WALL WITH STONE CAP TO MATCH EXISTING

EAST ELEVATION SCHEME B

SCALE: N.T.S.

Date:11.28.2022

Sheet No:

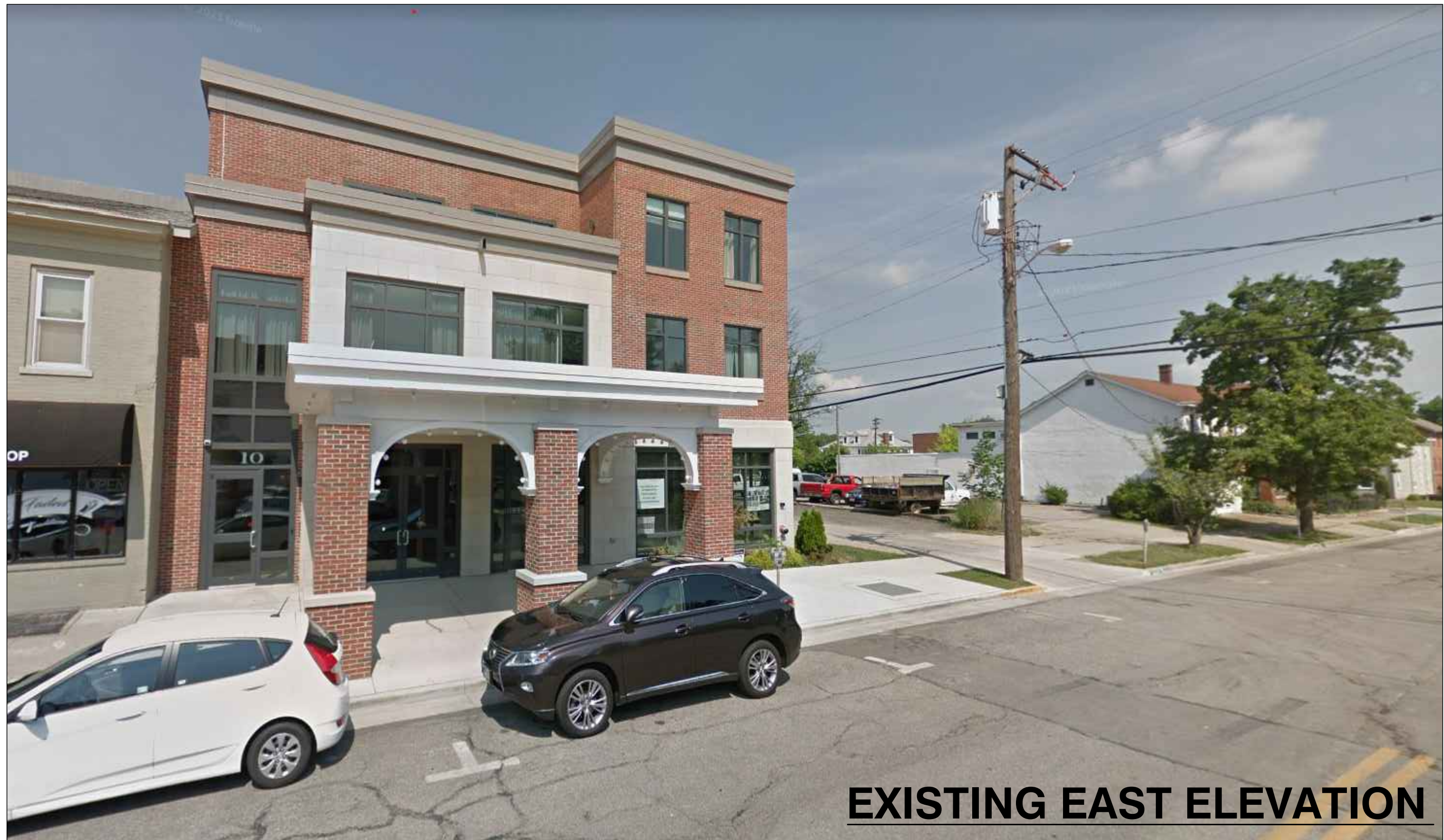
A202 B

**Robert Treadon & Associates
Architects**

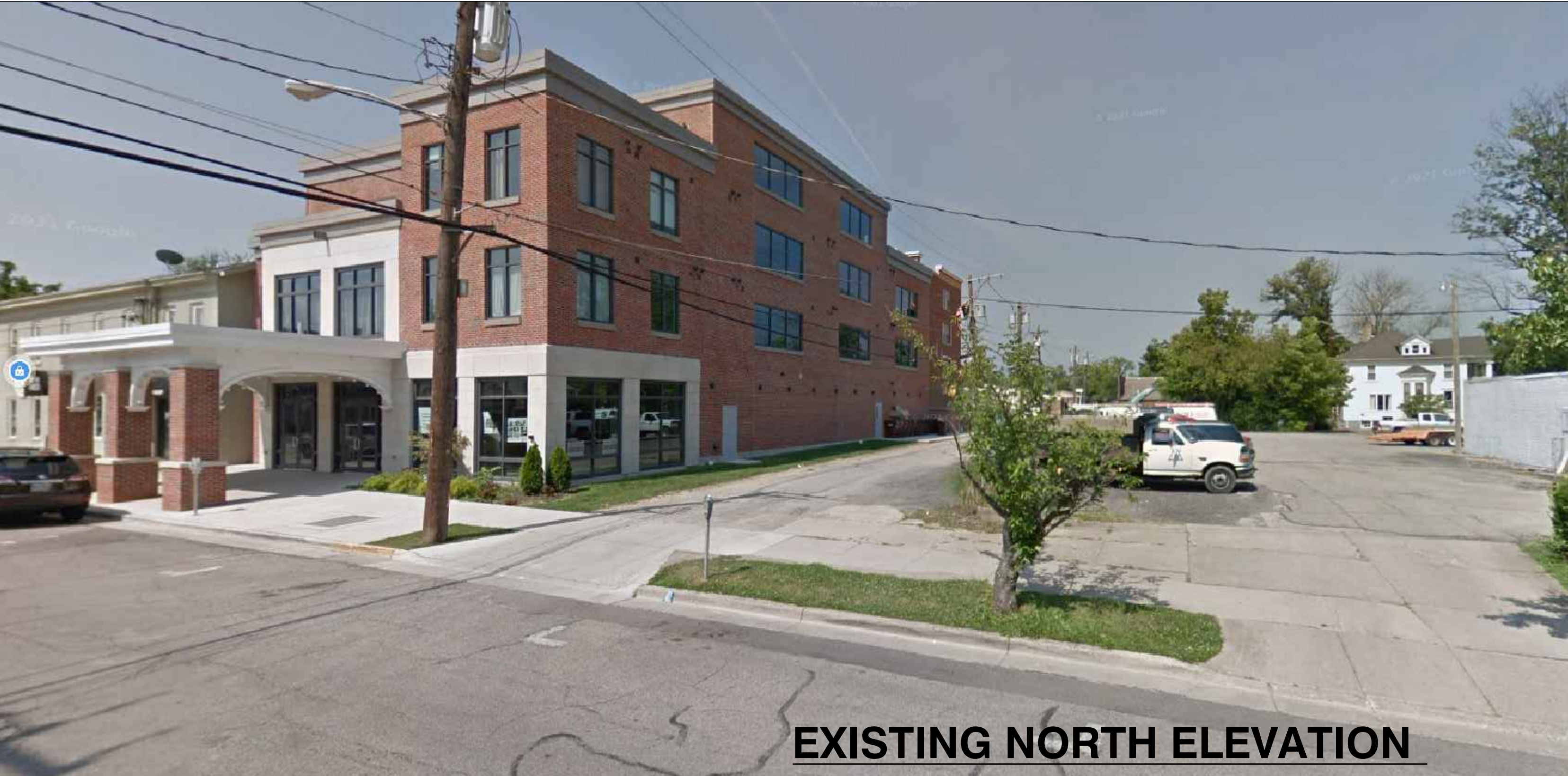
300 High Street, Suite 612
Hamilton, Ohio 45011 | t: (513) 863-7162 | f: (513) 863-1116

**PRINCESS THEATER
10 NORTH BEECH STREET
OXFORD, OHIO 45056**

PRINCESS THEATER



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



Google

Date:11.28.2022

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



MEMORANDUM
Community Development Department
513-524-5204

TO: Historic & Architectural Preservation Commission

FROM: Sam Perry, AICP
Director

DATE: December 6, 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.

**Internal Use Only:**

Case No.

HAPC-2022-10

Date Filed

11/17/22

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 * Matt & Sarah Rodbro - Plum Tree Real Estate / Sous Le Ciel Investments, LLC

Mailing Address * 21 N Poplar Street

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * 513-257-7237; 513-257-7034

Email Address matt@redbrickproperty.com; sarah@redbrickproperty.com

Location of Property * 19 N Poplar Street

Name of Building * Rodbro Insurance Building

Legal Description * H4000007000214

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 Preservation¹ and the Design Guidelines² to review the requirements for decisions regarding environmental changes and conditions for removal as well as standards for Commission decisions.

Re-Face existing sign above entrance to 19 N Poplar St. Sign was previously 5th 3rd Bank Sign.

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 Tour³ booklets and at the Smith Library of Regional History⁴ 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 *

Matthew Rodbro

Date *

11/17/2022

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 *

Chris Phelps Date 11/21/2022

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

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19

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plumtree

A stylized plum fruit with a green leaf, integrated into the letter 'o' of the word 'plumtree'. The plum is dark red with a white outline and a small stem. The leaf is green with a white outline.

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Community Development Department
Approval Letter

November 22, 2022

Mr. Matthew Rodbro
Plum Tree Real Estate
21 N Poplar Street
Oxford, OH 45056

VIA EMAIL:
matt@redbrickproperty.com

RE: HAPC-2022-10, 19 North Poplar Street, CERTIFICATE OF APPROPRIATENESS, face change on existing wall sign, Matt Rodbro, Applicant

Dear Mr. Rodbro:

The Oxford Historic & Architectural Preservation Commission (HAPC) Chair has approved your Certificate of Appropriateness application for **face change on existing wall sign for the Plum Tree Commercial & Residential Real Estate Sales.**

This Certificate of Appropriateness shall be valid for a period of one year from the date of approval by the HAPC. 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

**Internal Use Only:**

Case No.

HAPC-2022-11

Date Filed

11/22/22

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 * Holy Trinity Episcopal Church

Mailing Address * 25 E Walnut Street

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * (513) 523-7559

Email Address holyttreasurer@gmail.com

Location of Property * 25 E Walnut Street

Name of Building * Holy Trinity Episcopal Church

Legal Description * Parcel H4100003000271; .6276 acres located at the southwest corner of Walnut & Poplar

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 Preservation¹ and the Design Guidelines² to review the requirements for decisions regarding environmental changes and conditions for removal as well as standards for Commission decisions.

Replace the main wood (6-0 x 7-0) double door and sidelights & (3-0x7-0) wood side door with a thermally broken aluminum frame and fiber reinforced wood grain doors, frame openings are unchanged. Maintenance painting of plywood soffit above main doors, caulking and sealing perimeter of soffit. Replace existing light fixture, above main door, with new LED light fixture.

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 Tour³ booklets and at the Smith Library of Regional History⁴ 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 *

James E. Richardson, Treasurer

Date *

Nov. 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 *

Christopher Snyder

Date 12/2/2022

Title *

CHAIR - HAPC

Comments/Conditions *

NO COMMENTS

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

HOLY TRINITY

ENTRY DOOR REPLACEMENT

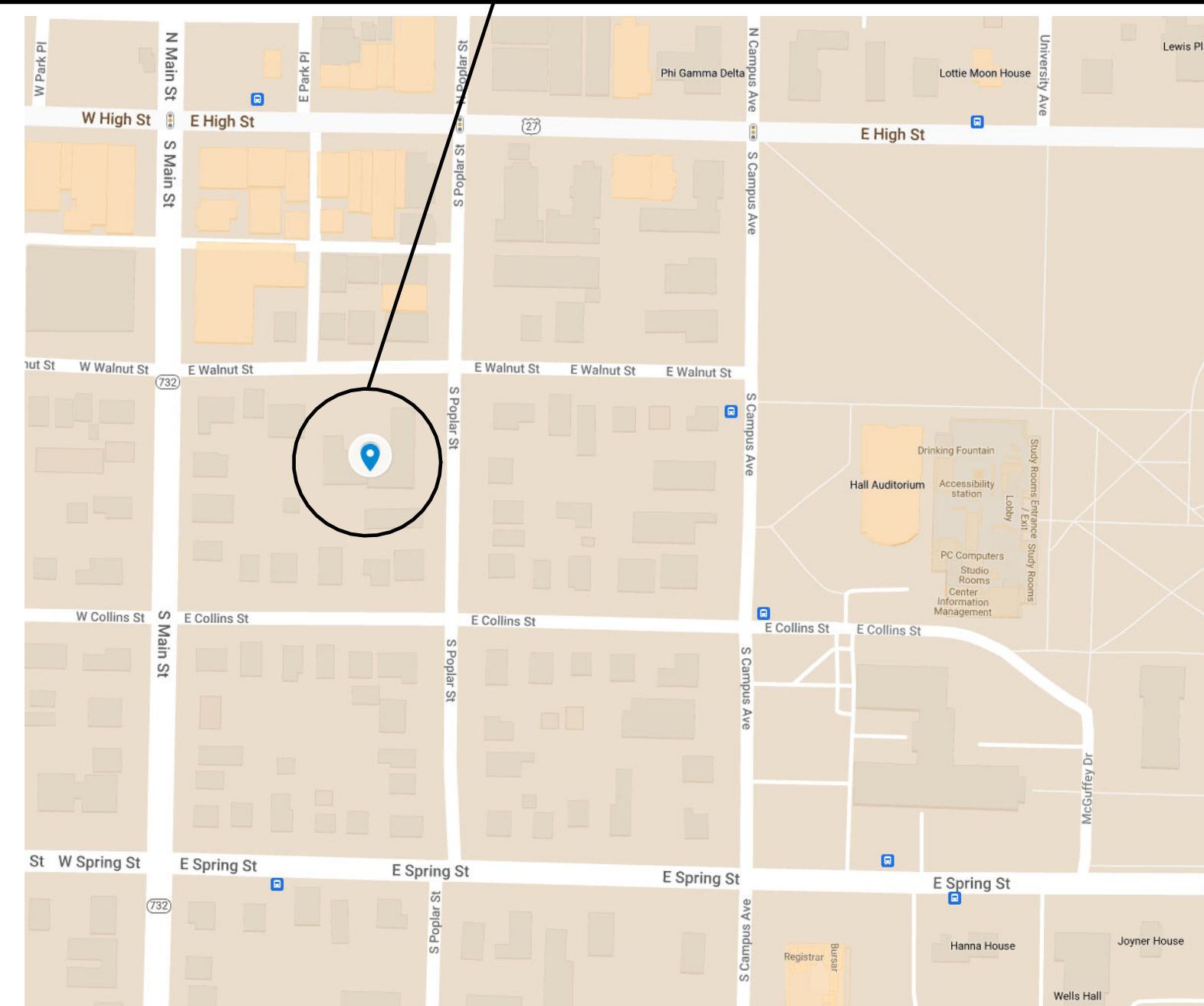
25 E Walnut Street, Oxford, OH 45056

ARCHITECT

App Architecture

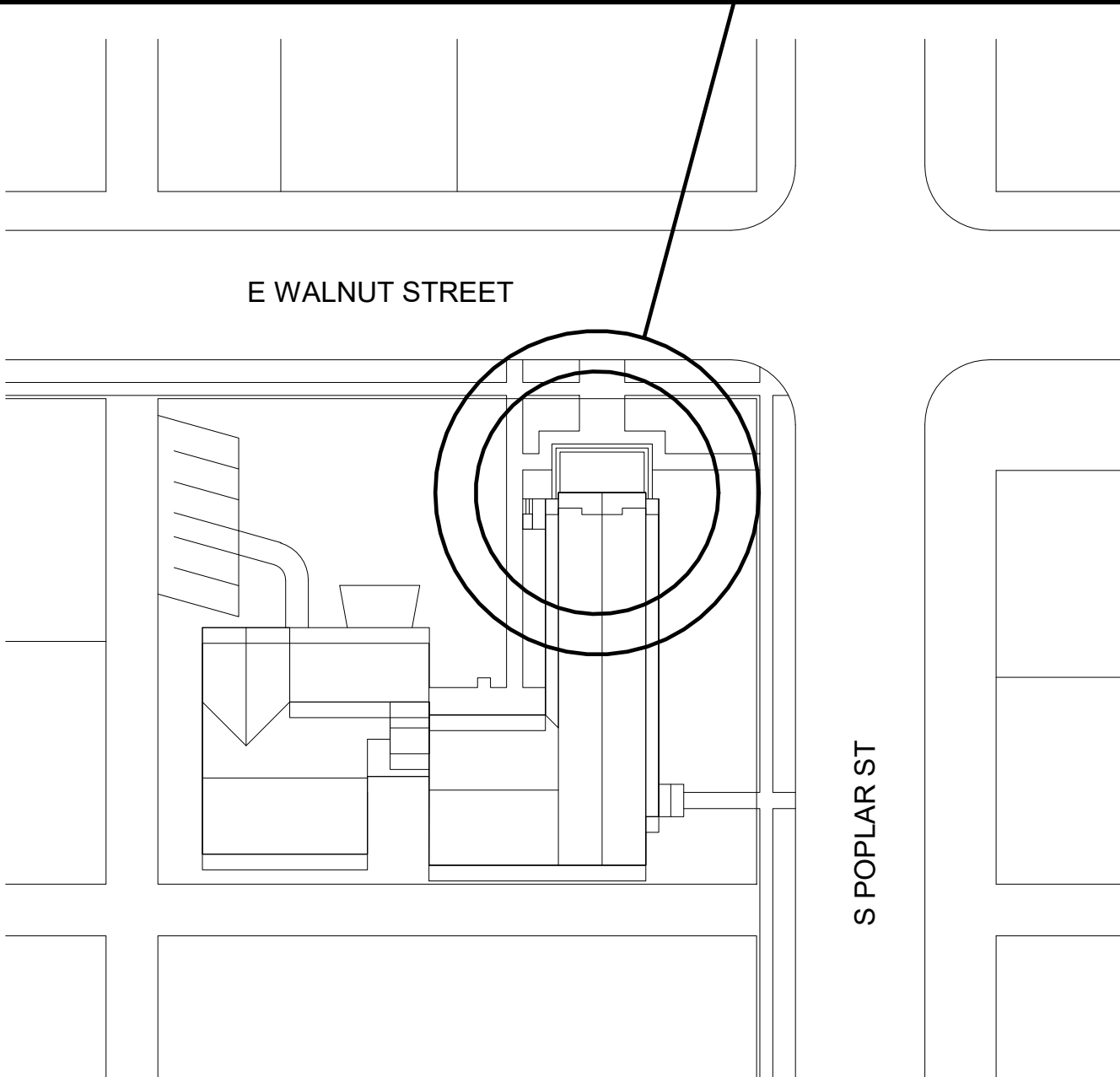
615 Woodside Drive
Englewood, Ohio 45322
(937) 836-8898

VICINITY MAP



AREA OF PROJECT

SITE PLAN



AREA OF WORK

CODE INFORMATION

(OBC 2017)

PROJECT DESCRIPTION

PROJECT CONSISTS OF WORK ASSOCIATED WITH THE REPLACEMENT OF (2) EXTERIOR ENTRY DOORS AND (3) INTERIOR DOORS, INCLUSIVE OF DOOR HARDWARE, TRIM AND FINISHING.

USE GROUP CLASSIFICATION

OBC (302) USE GROUP = A3 - ASSEMBLY 5600GSF
= B - BUSINESS 3480GSF

CONSTRUCTION TYPE CLASSIFICATION

OBC (602) CONSTRUCTION TYPE = 3B

HEIGHT AND AREA LIMITATIONS

BUILDING DESCRIPTION: BUILDING IS A STEEL FRAME WITH MASONRY EXTERIOR WALLS, BLOCK WITH BRICK VENEER, FLEXICORE FLOOR SLABS AND WOOD ROOF FRAMING.

FLOOR AREA: 9500 GSF
TABULAR AREA: 4750 GSF
FRONTAGE INCREASE (50%) OPEN 00 GSF
SPRINKLER INCREASE (0) 14,2590 GSF
TOTAL ALLOWABLE AREA

OCCUPANT LOAD

OCCUPANT LOAD IS UNCHANGED BY THIS PROJECT

EGRESS PATHES AND DOOR SIZE AND OPERATION IS UNCHANGED BY THIS PROJECT.

FIRE PROTECTION

SPRINKLERS NOT PROVIDED
MANUAL FIRE ALARM PROVIDED
AUTOMATIC FIRE ALARM NOT PROVIDED

OTHER CODE PROVISIONS

EXITING & POPULATION HAS NOT BEEN MODIFIED BY THE SCOPE OF THIS PROJECT.

DRAWING INDEX

GENERAL

G0.1 COVER SHEET

ARCHITECTURAL

A0.1 ABBREVIATIONS AND SYMBOLS
A0.2 DOOR DETAILS
A0.3 INTERIOR ELEVATION, FINISH AND DOOR SCHEDULES
A1.1 PLANS & ELEVATIONS

GENERAL NOTES

- PRIOR TO CONSTRUCTION, FIELD INVESTIGATE EXISTING CONDITIONS, INCLUSIVE OF DIMENSIONS AND FLOOR ELEVATIONS, AND NOTIFY ARCHITECT (OWNER) OF ANY DISCREPANCIES.
- PROTECT ADJACENT SURFACES TO REMAIN DURING DEMOLITION WORK AND NEW CONSTRUCTION WORK.
- CONTRACTOR RESPONSIBLE TO KEEP DUST AND DEBRIS FROM TRAVELING INTO AREAS BEYOND AREA OF WORK. CONTRACTOR TO USE PLASTIC BARRIERS IF NECESSARY. CONTRACTOR RESPONSIBLE TO CLEAN UP DUST AND DEBRIS THAT TRAVELS TO ADJACENT SPACES.
- PRIOR TO DEMOLITION, VERIFY THAT EXISTING UTILITIES HAVE BEEN DISCONNECTED AND CAPPED, AND TEMPORARY SHORING IS IN PLACE TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION.
- EXISTING WALL SURFACES TO RECEIVE NEW SCHEDULED FINISHES SHALL BE PREPARED IN A MANNER ACCEPTABLE TO THE FINISH MANUFACTURER.
- PATCH AND REPAIR ALL ADJACENT SURFACES AFTER REMOVAL OF DEMOLITION WORK IN THE MANNER REQUIRED FOR NEW FINISHES.
- OWNER WILL OCCUPY PREMISES DURING ENTIRE CONSTRUCTION PERIOD, WITH EXCEPTION OF AREAS UNDER CONSTRUCTION. CONSTRUCTION ACTIVITY SHALL NOT IMPEDE ACTIVITY IN AREAS OUTSIDE CONSTRUCTION LIMITS. EMERGENCY EGRESS IS TO BE MAINTAINED OUT THE NORTH EXIT FOR WEEKEND SERVICES.
- ON-SITE WORK HOURS SHALL BE PERFORMED INSIDE THE BUILDING DURING NORMAL WORKING HOURS OF (7:00) A.M. TO (5:00) P.M., MONDAY THROUGH FRIDAY UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER.
- CONTRACTOR MAY USE OWNERS WATER AND POWER SUPPLY BUT CONNECTIONS AND DISTRIBUTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR MAY USE OWNER'S TOILET FACILITIES FOR THE DURATION OF THE PROJECT. CONTRACTOR IS REQUIRED TO KEEP FACILITIES IN A CLEAN AND ORDERLY FASHION AND IS RESPONSIBLE TO CLEAN THE FACILITY AT THE CLOSE OF THE PROJECT.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR USE OF (1) PARKING SPACE ON CHURCH CAMPUS. REMAINING PARKING WILL BE ON THE STREET AND AT THE CONTRACTOR'S EXPENSE IF IT IS METERED PARKING.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR DUMPSTER LOCATION, IF REQUIRED BY CONTRACTOR. IT IS THE CONTRACTOR'S OPTION TO USE A 'DUMP' TRUCK AND HAUL DEBRIS DAILY/WEEKLY.

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HOLY TRINITY

ENTRY DOOR REPLACEMENT

25 E Walnut Street, Oxford, OH 45056

ISSUE

NO.	DATE	DESCRIPTION
-----	------	-------------

00/00/00 issue

DATE 11/14/22

JOB NO. 4062

DRAWN KAB/KA

CHECKED MES

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TITLE COVER SHEET

SHEET NO.

G0.1

ABBREVIATIONS

SYMBOL	
	AT AND ANGLE DIAMETER CENTER LINE PLATE
	A
	ABOVE
	AIR CONDITIONING
	ABOVE FINISHED FLOOR
	AIR HANDLER UNIT
	ALUMINUM
	ALTERNATE
	ANODIZED
	ANCHOR
	APPROXIMATELY
	ARCHITECT OR ARCHITECTURAL
	ATTENUATED
	AUTOMATIC
	AVERAGE
	B
	BUILDING
	BLOCKING
	BOTTOM
	BEARING
	BASEMENT
	C
	CABINET
	CATCH BASIN
	CENTER TO CENTER
	CUBIC FOOT
	CONTRACTOR FURNISH, CONTRACTOR INSTALL
	CONTRACTOR FURNISH, OWNER INSTALL
	CORNER GUARD
	CONTROL JOINT
	CEILING
	CLOSET
	CLEAR
	CONCRETE MASONRY UNIT
	CLEAN OUT
	COLUMN
	CONCRETE
	CONSTRUCTION
	CONTINUOUS OR CONTINUE
	CENTRAL PROCESSING UNIT (COMPUTER)
	CUBIC YARD
	D
	DOUBLE
	DEMOLISH, DEMOLITION
	DRINKING FOUNTAIN
	DIAMETER
	DIMENSION
	DISPENSER
	DIVISION
	DOWNSPOUT
	DRAWING
	DETAIL
	E
	EACH
	ELECTRICAL CONTRACTOR
	EXTERIOR INSULATION AND FINISH SYSTEM
	EXPANSION JOINT
	ELECTRIC OR ELECTRICAL
	ELEVATION OR ELEVATOR
	EMERGENCY
	EQUAL
	EQUIPMENT
	ELECTRIC WATER COOLER
	EXISTING
	EXPANSION
	EXTERIOR
	F
	FLOOR DRAIN
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET
	FINISH FLOOR
	FINISH OR FINISHED
	FLOOR
	FOUNDATION
	FIRE RETARDANT TREATED WOOD
	FOOT OR FEET OR FULLY TEMPERED
	FOOTING
	FURRING
	FIELD VERIFY
	FACE OF WALL

G	
	GALVE
	GENERAL CONTRACTOR
	GRADE OR GRADING
	GENERAL
	GLASS OR GLAZING
	GROUND
	GYPSUM
	GYPSUM BOARD
	GLAZED WALL TILE
	H
	HOSE BIBB
	HARDWARE
	HOLLOW METAL
	HORIZONTAL
	HEIGHT
	HEATING, VENTILATION & AIR CONDITIONING
	HARDWARE
	I
	INSIDE DIAMETER
	INCH
	INCLUDE (D) (ING)
	INTERIOR
	INVERT
	J
	JUNCTION BOX
	JANITOR CLOSET
	L
	LONG
	LAVATORY
	POUNDS
	LEFT HAND
	LIVE LOAD
	LONG LEG HORIZONTAL
	LONG LEG VERTICAL
	LINTEL
	LOUVER
	M
	MEN OR METER
	MASONRY
	MATERIAL
	MAXIMUM
	MECHANICAL CONTRACTOR
	MECHANICAL
	MANUFACTURER
	MOUNTING HEIGHT, MANHOLE
	THOUSANDTHS OF AN INCH
	MILLIMETER
	MINIMUM
	MISCELLANEOUS
	MASONRY OPENING
	MOUNTED
	METAL
	N
	NORTH OR NITROGEN
	NURSE CALL
	NOT IN CONTRACT
	NUMBER OR NITROUS OXIDE
	NOMINAL
	NOISE REDUCTION COEFFICIENT
	NOT TO SCALE
	O
	OUTSIDE DIAMETER
	OWNER FURNISH, CONTRACTOR INSTALL
	OWNER FURNISH, OWNER INSTALL
	OWNER FURNISH, VENDOR INSTALL
	OVERHEAD
	OVERHEAD DOOR
	OPENING
	OPPOSITE
	OXYGEN
	P
	PARALLEL
	PLUMBING CONTRACTOR
	POUNDS PER CUBIC FOOT
	PLATE OR PROPERTY LINE
	PLUMBING
	PLYWOOD
	PLUMBING, MECHANICAL & ELECTRICAL
	PANEL
	PAIR
	POUNDS PER SQUARE FOOT
	POUNDS PER SQUARE INCH
	POLYVINYL CHLORIDE

Q	
QTY	QUANTITY
	R
	RADIUS
	RETURN AIR
	RUBBER BASE
	RECEIPT
	REFERENCE
	REINFORCE
	REQUIRED
	RETURN
	REVISION
	RIGHT HAND
	ROOM
	ROUGH OPENING
	RIGHT OF WAY
	S
	SOUTH
	SANITARY
	SINK BASE
	SCHEDULE
	SECTION
	SQUARE FEET
	SAFETY GLASS
	SHEET
	SPRINKLER HEAD OR SHOWER HEAD
	SHEATHING
	SIMILAR
	SPECIFICATION(S)
	SPEAKER
	SQUARE
	STREET
	SOUND TRANSMISSION CLASSIFICATION
	STANDARD
	STEEL
	STRUCTURAL
	SUSPENDED
	SHEET VINYL
	SYSTEM
	TONGUE & GROOVE
	TOWEL BAR
	TOP AND BOTTOM
	TELEPHONE
	TOP OF CONCRETE
	TOP OF STEEL
	TOP OF MASONRY
	TOP OF WALL
	TRANSFORMER
	TELEVISION
	TYPICAL
	U
	UNDER CABINET OR COUNTER
	UNIT HEATER
	UNDERWRITERS LABORATORY
	UNLESS NOTED OTHERWISE
	V
	VACUUM
	VAPOR BARRIER
	VINYL COMPOSITION TILE
	VERTICAL
	W
	WIDE OR WEST OR WOMEN
	WITH
	WITHOUT
	WATER CLOSET OR WALL CABINET
	WOOD
	WINDOW
	WORK POINT
	WOOD PRESERVATIVE TREATMENT
	WEIGHT
	WELDED WIRE FABRIC

REFERENCE SYMBOLS

DRAWING TITLE

FIRST FLOOR PLAN
1/4" = 1'-0" DRAWING TITLE
..... SCALE OF DRAWING
..... DRAWING REFERENCE NUMBER

INTERIOR ELEVATIONS

..... DRAWING REFERENCE NUMBER
..... DRAWING SHEET NUMBER

BUILDING/DETAIL SECTION

..... DRAWING REFERENCE NUMBER
..... DRAWING SHEET NUMBER

ENLARGED DETAIL

..... DRAWING REFERENCE NUMBER
..... DRAWING SHEET NUMBER

EXTERIOR ELEVATIONS

..... DRAWING REFERENCE NUMBER
..... DRAWING SHEET NUMBER

MATCH LINE

..... DRAWING REFERENCE NUMBER
..... DRAWING SHEET NUMBER

MATERIAL SYMBOLS IN SECTION

EARTH	LOOSE OR BATT INSULATION	BRICK
GRANULAR FILL	RIGID INSULATION	SOLID SURFACE
CONCRETE	STEEL	GYPSUM / PLASTER
CMU BLOCK	PLYWOOD	WOOD, FINISHED
BLOCKING / SHIM		WOOD, DIMENSIONAL

DRAWING SYMBOLS

COLUMN CENTER LINES

A

ROOM SYMBOL

ROOM NAME ROOM NAME
101 ROOM NUMBER

PLAN SYMBOLS

	CONSTRUCTION NOTES
	DEMOLITION NOTES
	ACCESSORIES (LETTERS)
	DOOR NUMBER SYMBOL
	WINDOW SYMBOL
	WALL TYPE
	REVISION / CHANGE
	CORNER GUARD
	END WALL PROTECTOR
	FIRE EXTINGUISHER CABINET
	TRUE NORTH
	PROJECT NORTH

REFLECTED CEILING SYMBOLS

	SURFACE MOUNTED LIGHT FIXTURES
	RECESSED LIGHT FIXTURES
	CALL LIGHT
	EXIT LIGHT
	SUPPLY DIFFUSER
	RETURN
	SMOKE DETECTOR
	SPEAKER
	SPRINKLER HEAD
	CURTAIN OR IV TRACK
	CEILING HEIGHT

INTERIOR ELEVATION SYMBOLS

	DUPLEX RECEPTACLE
	TELE/DATA OUTLET
	LIGHT SWITCH
	DUPLEX RECEPTACLE (EMERGENCY POWER)
	NURSE CALL BUTTON
	CODE BLUE BUTTON
	MEDICAL GAS OUTLET
	TEMPERED GLASS
	SPANDREL GLASS

ELEVATION SYMBOLS

	CHANGE IN ELEVATION
	ELEVATION

TYPICAL WALL CONVENTIONS

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION (NEW BUILDING OR ADDITION)

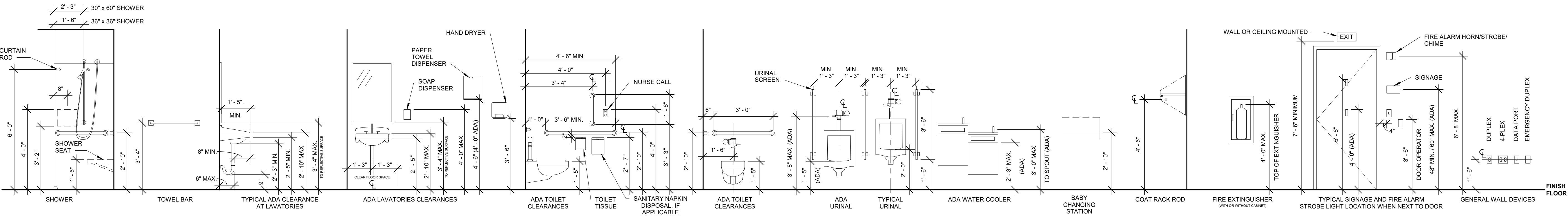
FIRE BARRIER LEGEND

	SMOKE RESISTIVE
	1 HR. FIRE BARRIER
	1 HR. FIRE/SMOKE BARRIER
	2 HR. FIRE BARRIER
	2 HR. FIRE/SMOKE BARRIER
	3 HR. FIRE BARRIER

ALL SYMBOLS OR ABBREVIATIONS MIGHT NOT NECESSARILY BE USED ON THIS PROJECT.
ADDITIONAL SYMBOLS OR ABBREVIATIONS MAY APPEAR ON SUBSEQUENT SHEETS.

MOUNTING & CLEARANCE STANDARDS N.T.S.

(FOLLOW THESE UNLESS NOTED OTHERWISE)



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MARIANNE L. WEBER
9675
REGISTERED ARCHITECT
Expiration Date 12/31/2023

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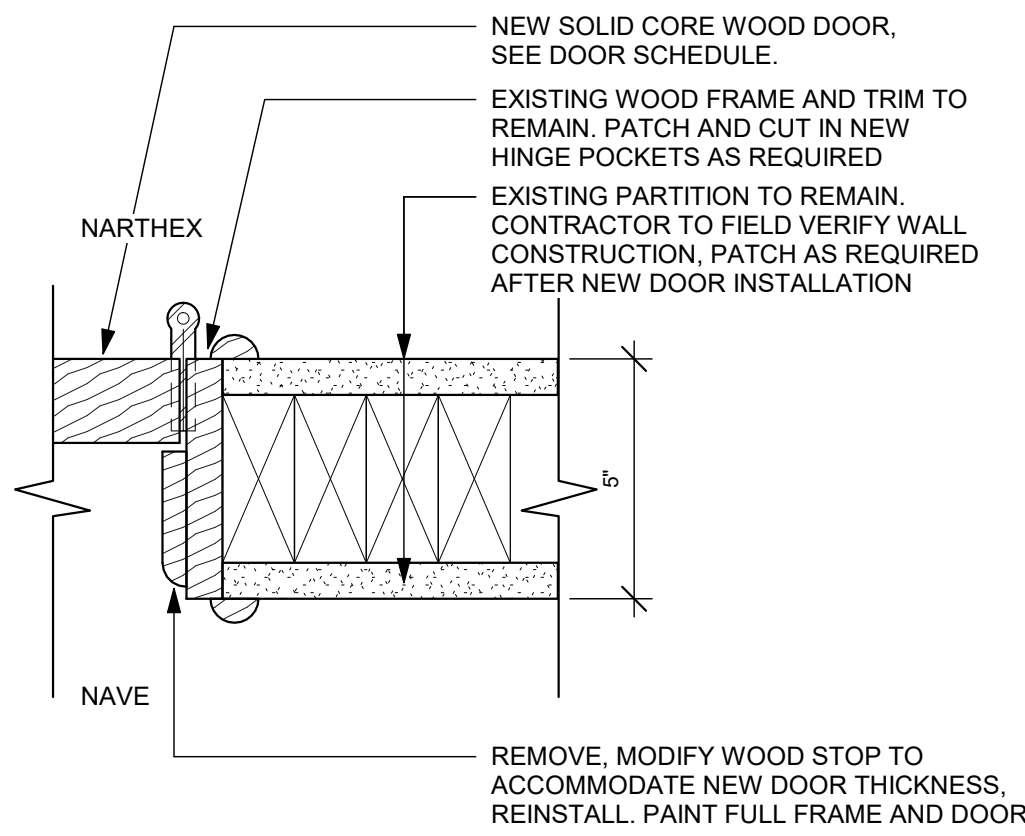
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NO.	DATE	DESCRIPTION
00/00/00	Issue	

DATE	11/14/22
JOB NO.	4062
DRAWN	KAB/KA
CHECKED	MES

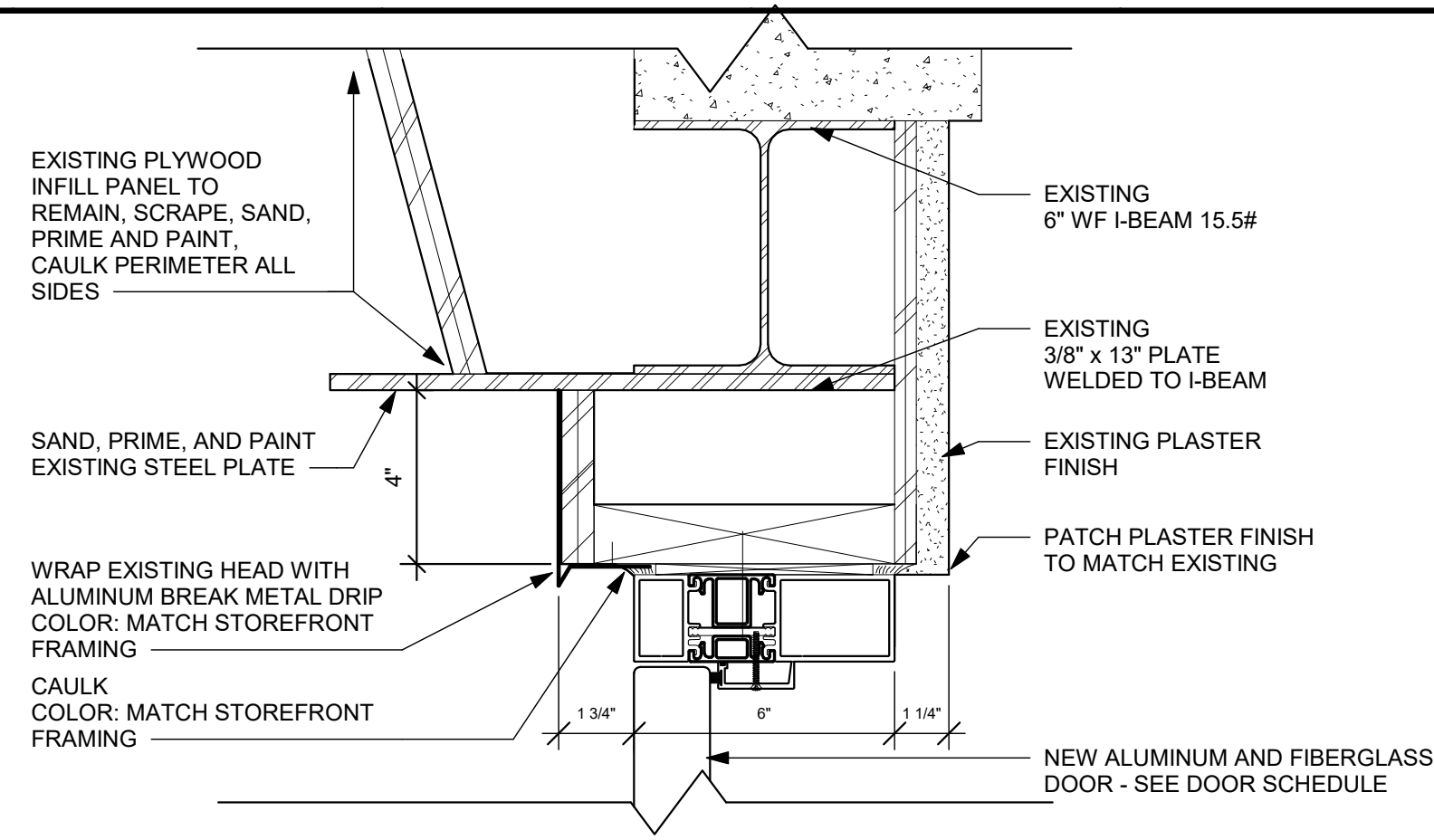
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TITLE
ABBREVIATIONS AND SYMBOLS

SHEET NO.

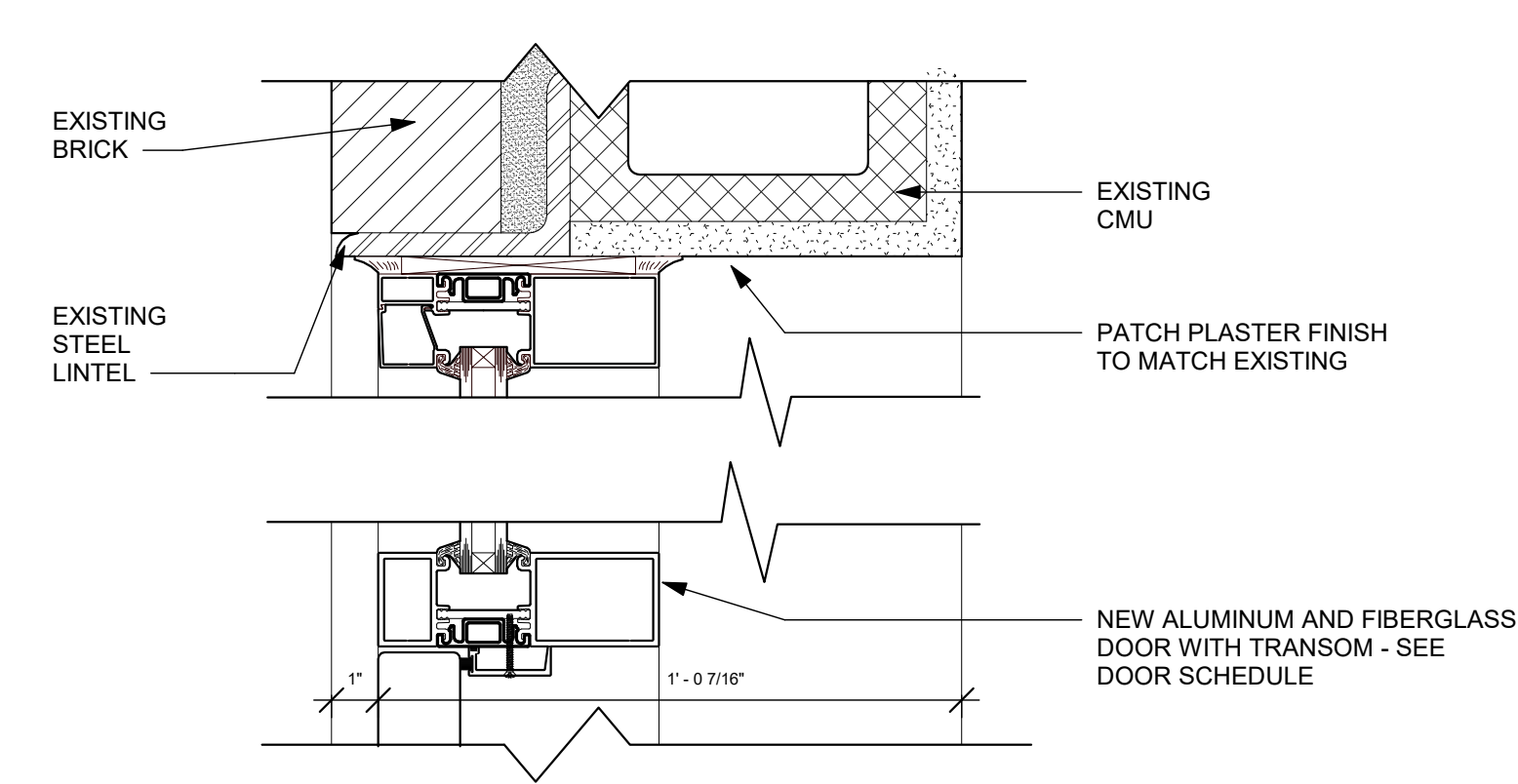
A0.1



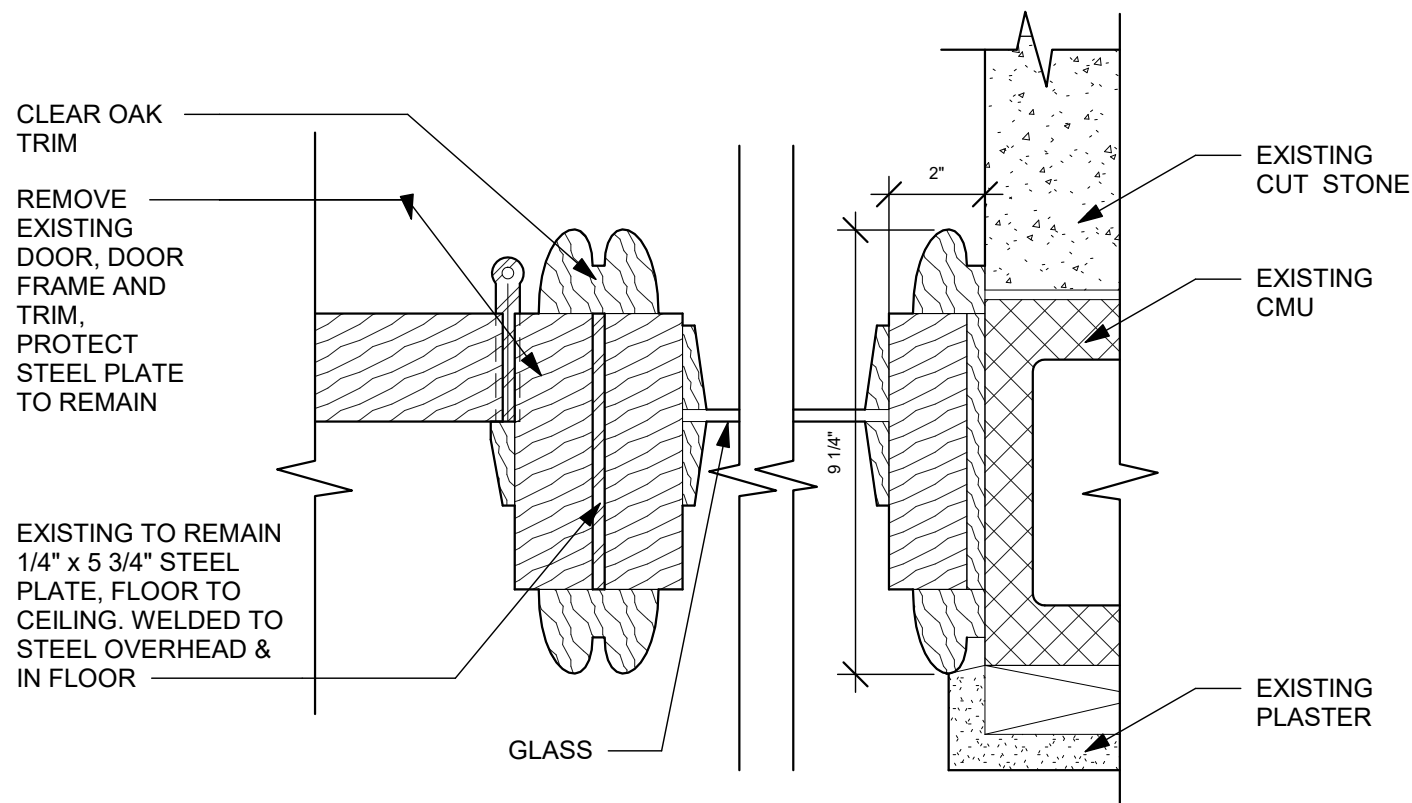
B2 NEW INTERIOR JAMB DETAIL
3" = 1'-0"



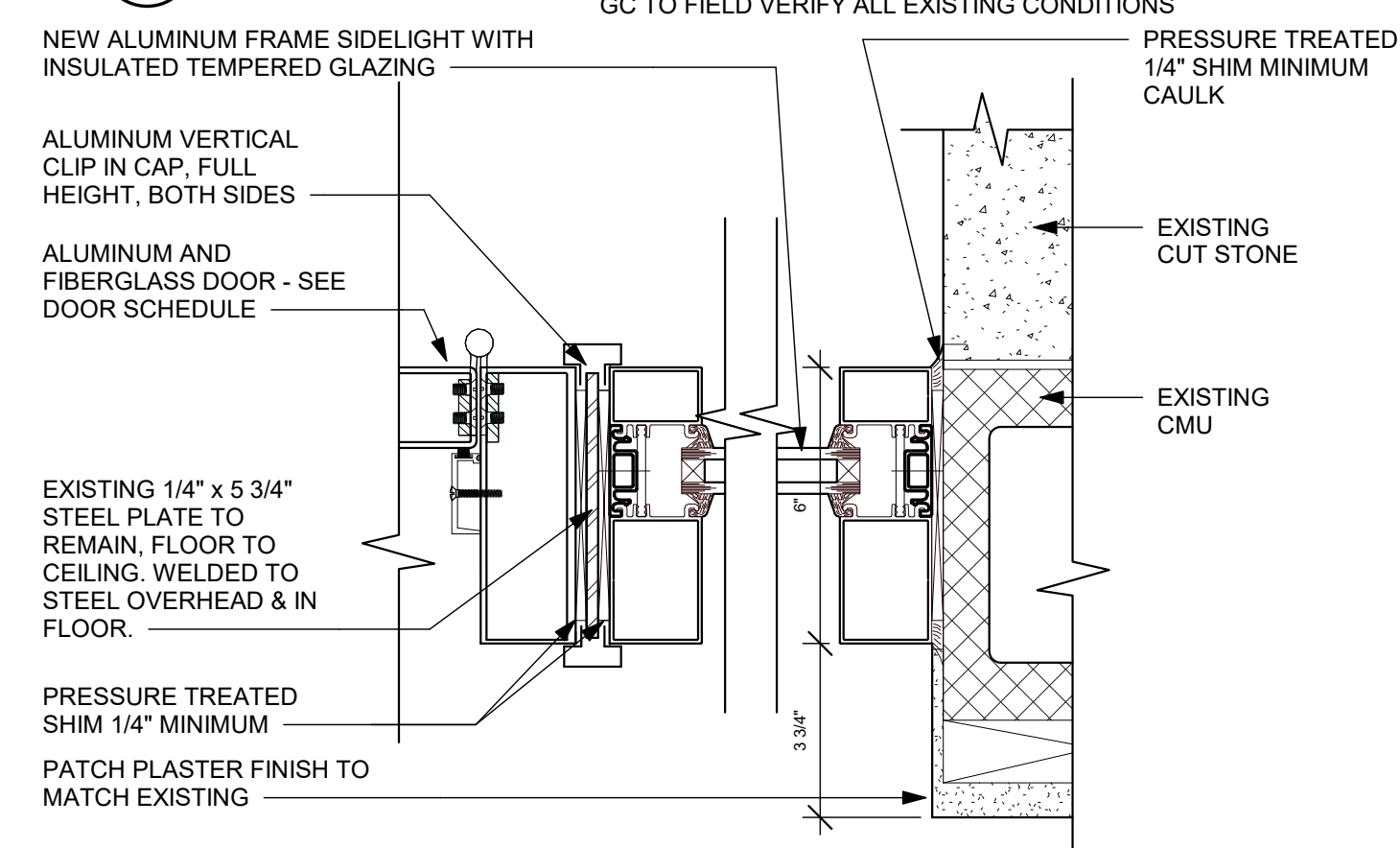
B3 NEW FRONT ENTRY HEAD DETAIL
3" = 1'-0"



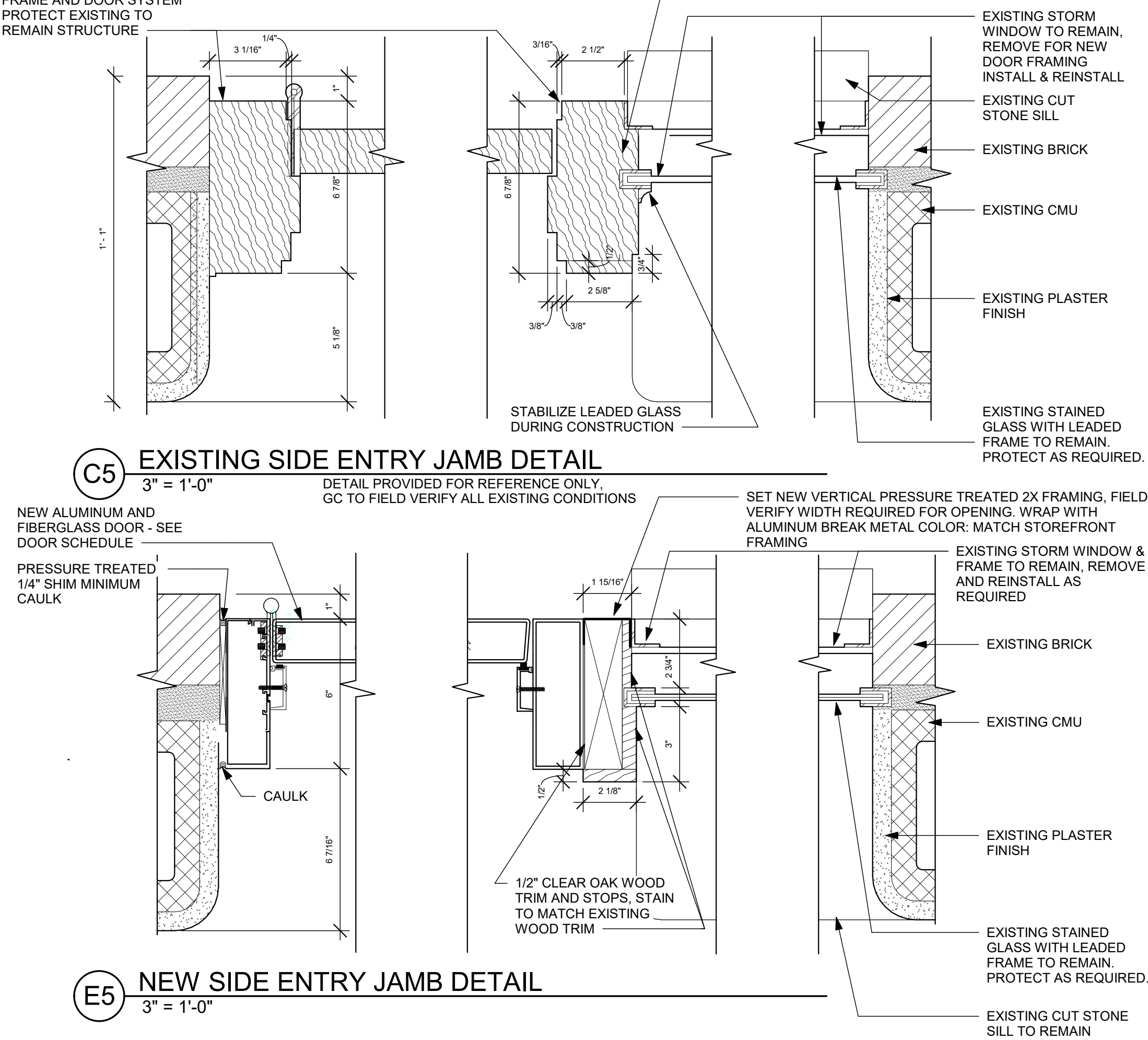
B5 NEW SIDE ENTRY HEAD DETAIL (SIM)
3" = 1'-0"



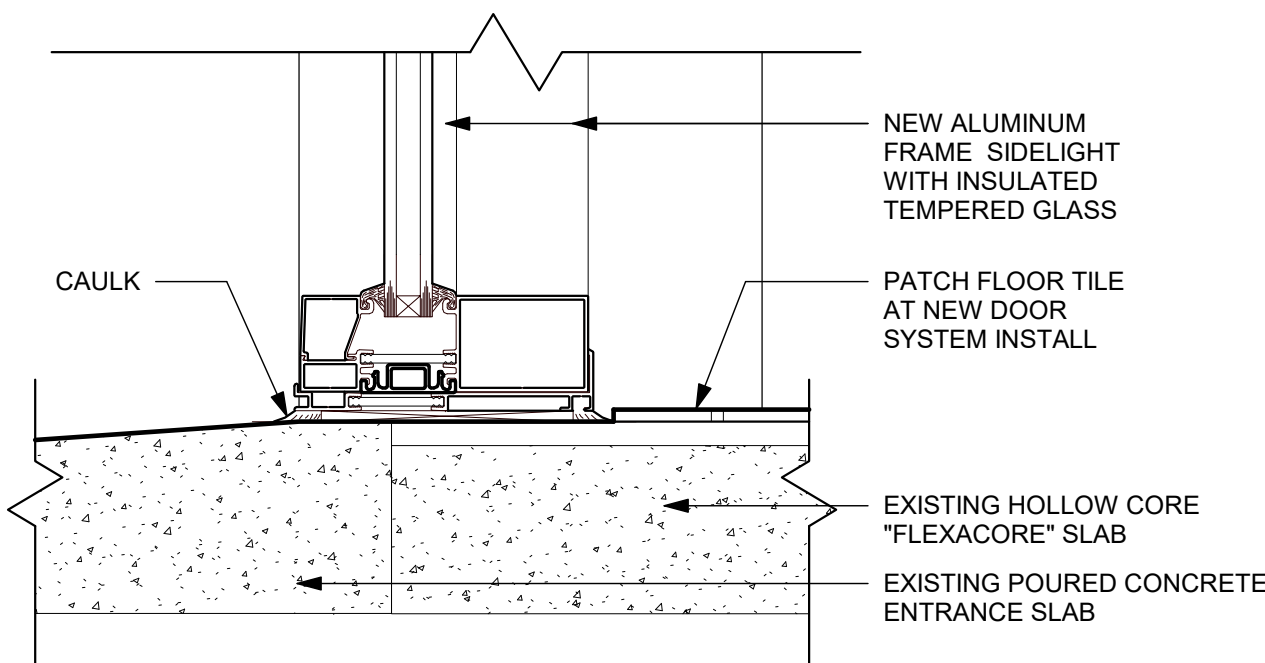
C3 EXISTING FRONT ENTRY JAMB DETAIL
3" = 1'-0"



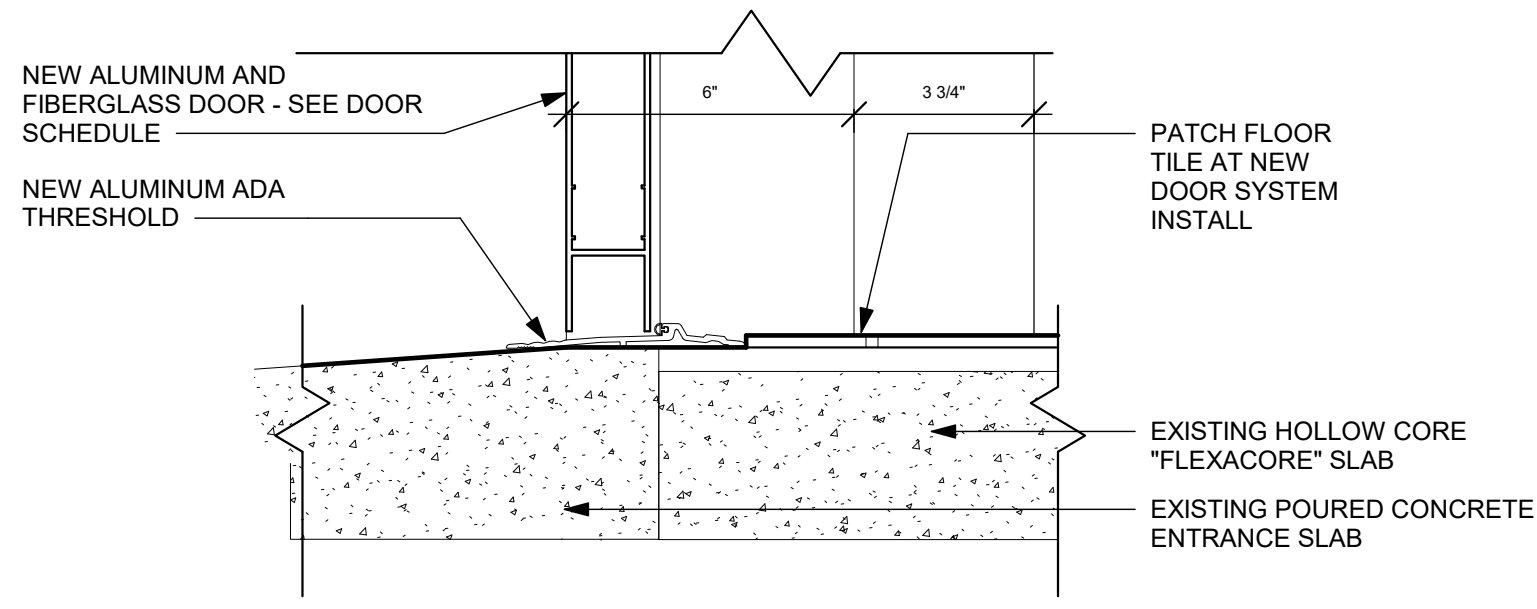
E3 NEW FRONT ENTRY JAMB DETAIL
3" = 1'-0"



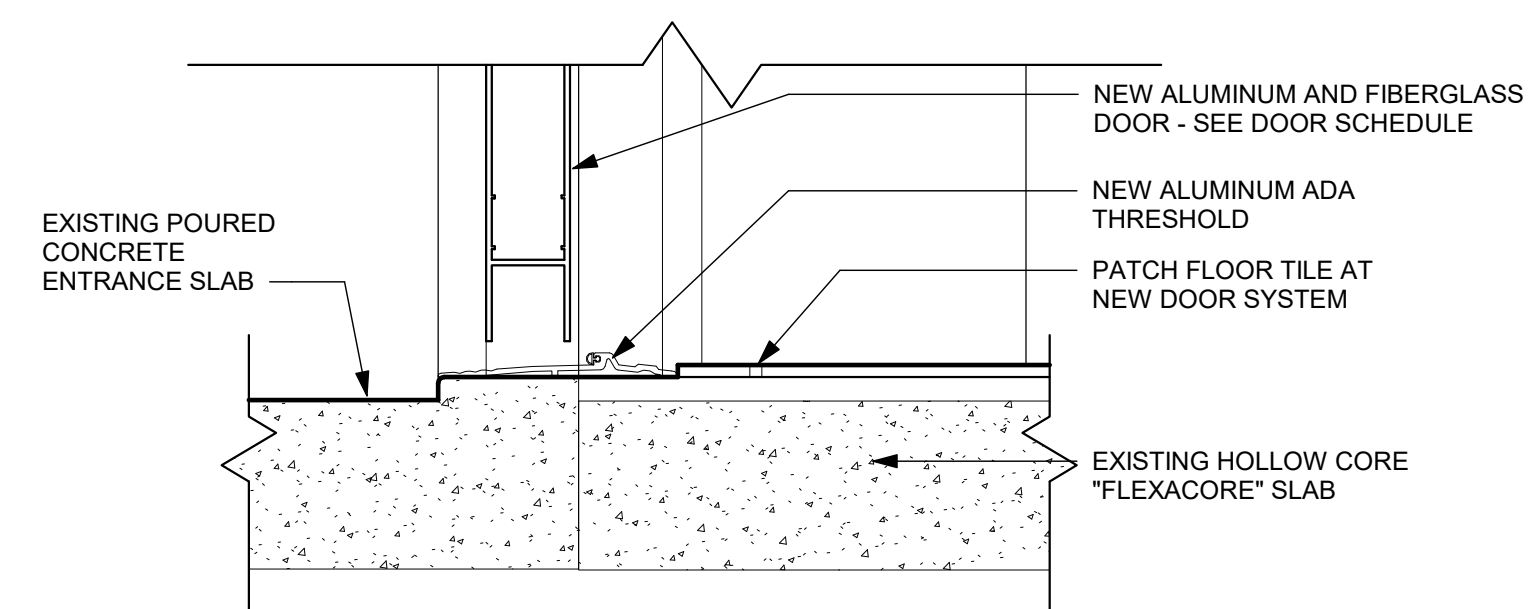
E5 NEW SIDE ENTRY JAMB DETAIL
3" = 1'-0"



F2 NEW FRONT ENTRY SIDELIGHT SILL
3" = 1'-0"



F3 NEW FRONT ENTRY SILL DETAIL
3" = 1'-0"



F5 NEW SIDE ENTRY SILL DETAIL
3" = 1'-0"

020

11/17/2022 7:38:34 AM

A

B

C

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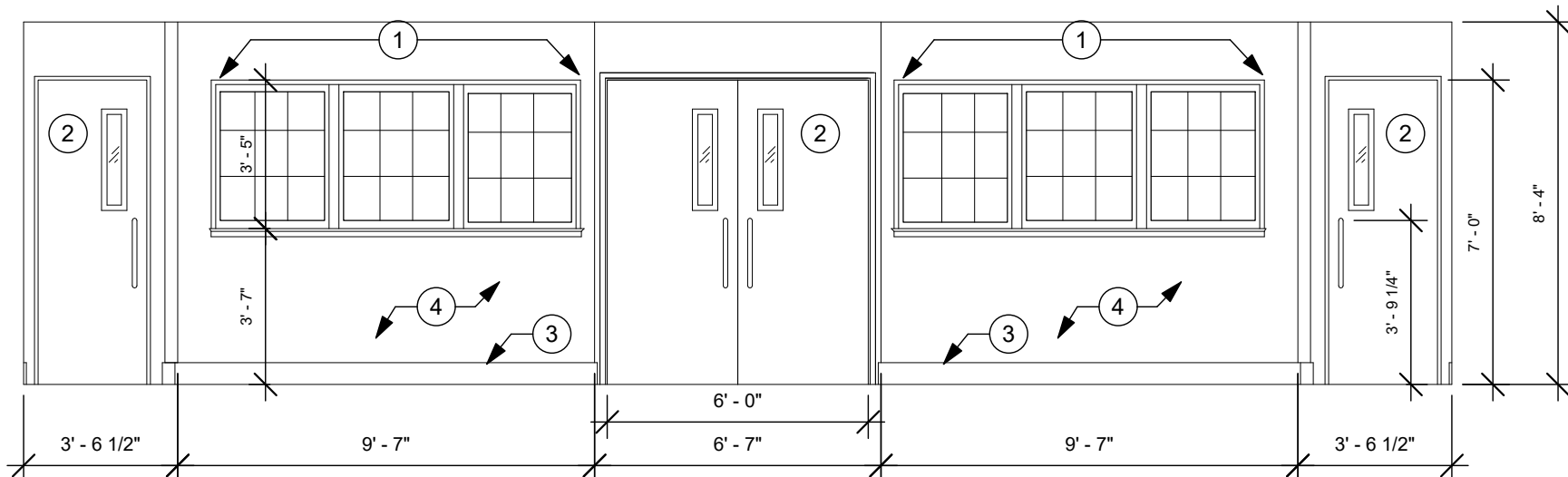
E

F

ROOM FINISH SCHEDULE								
ROOM No.	ROOM NAME	FLOOR	BASE	WALLS		CEILING		REMARKS
				MATERIAL	FINISH	MATERIAL	FINISH	
101	NAVE	EX/PT	EX/RB	EX/GYP/PLST	EX/P-4	EX/GWB/PLST	EX/P-2	2, 6
100	NARTHEX	EX/PT	EX/WBP	EX/GYP/PLST	P-4	EX/GWB/PLST	P-2	1, 7
102	STAIR 2	WD/CPT	EX/WDS	EX/GYP/PLST	P-4	EX/GWB/PLST	EX/P-2	3, 6, 8
103	STAIR 1	CONC/RT	NONE	EX/GYP/PLST	P-4	EX/GWB/PLST	P-2	4, 5

ROOM FINISH SCHEDULE REMARKS	
No.	REMARK
1	EXISTING FINISHES TO BE PATCHED AND REPAIRED TO MATCH EXISTING AS REQUIRED BY NEW CONSTRUCTION
2	PAINT ROOM SIDE DOOR AND DOOR FRAME (MATCH EXISTING COLOR)
3	PAINT ONLY WALL THAT EXTENDS INTO NARTHEX (WEST). PAINT TO LANDING CORNER.
4	PAINT ONLY WALL THAT EXTENDS INTO NARTHEX (NORTH). PAINT WALL TO LANDING CORNER.
5	PAINT CEILING FROM TOP TREAD TO BREAK IN CEILING AT INTERMEDIATE LANDING. DO NOT PAINT LANDING CEILING OR BEYOND.
6	DO NOT PAINT CEILING
7	PAINT CEILING (MATCH EXISTING COLOR)
8	EXISTING WOOD STAIN BASE TO REMAIN. CONTRACTOR TO PROVIDE STAINED WOOD TRIM AS NOTED IN DETAIL E5/A0.2.

MATERIAL LEGEND						
SORT MATERIAL	ITEM	MATERIAL	MANUFACTURER	MATERIAL MODEL NO.	COLOR	COMMENTS
BASE						
BASE	EX	EXISTING	--	--	--	--
BASE	RB	RUBBER BASE	JOHNSONITE/ROPPE	4" COVE BASE	MATCH EXISTNG	--
BASE	WBP	WOOD BASE PAINTED	CUSTOM	POPLAR OR EQUAL	PAINTED P-1	MATCH EXISTING PROFILE & MATCH EXISTING COLOR
BASE	WDS	WOOD BASE STAINED	--	--	--	--
CEILING						
CEILING	EX	EXISTING	--	--	--	--
CEILING	GWB/PLST	GYPSUM BOARD/PLASTER PAINTED	--	--	PAINTED P-2	MATCH EXISTING COLOR
DOORS						
DOORS	DWP	DOOR & FRAME	--	--	PAINTED P-3	MATCH EXISTING COLOR
FLOOR						
FLOOR	CONC/RT	EXISTING CONCRETE + RUBBER TREADS	--	--	--	--
FLOOR	EX	EXISTING	--	--	--	--
FLOOR	PT	12" X 12" PORCELAIN TILE	--	--	--	OWNER PROVIDED / CONTRACTOR INSTALLED
FLOOR	WD/CPT	EXISTING WOOD + CARPET RUNNER	--	--	--	--
WALL						
WALL	EX	EXISTING	--	--	--	--
WALL	GWB/PLST	GYPSUM BOARD/PLASTER PAINTED	--	--	PAINTED P-4	MATCH EXISTING COLOR



B1 INTERIOR SOUTH NARTHEX ELEVATION
1/4" = 1'-0"

INTERIOR ELEVATION NOTES

- ① INDICATES ELEVATION NOTE.
- EXISTING WOOD FRAMED WINDOWS (PAINT NARTHEX SIDE).
 - NEW WOOD DOOR AND HARDWARE. PAINT BOTH SIDES., INCLUSIVE OF WOOD FRAME AND TRIM
 - EXISTING WOOD BASE (PAINT, ALL BASE IN NARTHEX).
 - EXISTING WALL FINISH (PAINT, ALL WALLS IN NARTHEX).

HARDWARE SETS

HARDWARE SET #1

- HINGE, FULL MORTISE, HVY WT
- SURFACE VERT ROD EXIT, EXIT ONLY
- SURFACE VERT ROD EXIT, NIGHTLATCH
- REMOVABLE CORE RIM CYLINDER
- 18" OFFSET PULL
- COORDINATOR
- MOUNTING BRACKET
- SURFACE CLOSER (STOP, HO=140 DEG)
- KICK PLATE
- THRESHOLD
- GASKETING
- SWEEP
- OVERLAPPING ASTRAGAL

HARDWARE SET #2

- HINGE, FULL MORTISE, HVY WT
- RIM EXIT DEVICE, NIGHTLATCH
- REMOVABLE CORE RIM CYLINDER
- 18" OFFSET PULL
- SURFACE CLOSER (STOP, HO=110 DEG)
- KICK PLATE
- THRESHOLD
- GASKETING
- SWEEP

HARDWARE SET #3

- HINGE, FULL MORTISE
- 18" STRAIGHT PULL
- PUSH PLATE
- SURFACE CLOSER (STOP, HO=110 DEG)
- KICK PLATE
- GASKETING
- MEETING STILE SEAL

HARDWARE SET #4

- HINGE, FULL MORTISE
- 18" STRAIGHT PULL
- PUSH PLATE
- SURFACE CLOSER (HO=110 DEG)
- KICK PLATE
- WALL STOP
- GASKETING

DOOR AND FRAME SCHEDULE

DOOR No.	ROOM NAME	HDW. SET	DOOR							FRAME					REMARKS
			SIZE			MAT.	TYPE	FIN.	MAT.	TYPE	FIN.	DETAILS			
			W	H	T							HEAD	JAMB	SILL	
100A	NARTHEX	1	6'-0"	7'-0"	1 3/4"	FBG	F3	FBG	ALUM	3	ALUM	B3/A0.2	E3/A0.2	F3/A0.2 & F2/A0.2	
100B	NARTHEX	2	3'-0"	7'-0"	1 3/4"	FBG	F2	FBG	ALUM	2	ALUM	B5/A0.2	E5/A0.2	F5/A0.2	
101A	NAVE	3	6'-0"	7'-0"	1 3/4"	WD	F1	PAINT	WD	1	PAINT		B2/A0.2		1
101B	NAVE	4	2'-6"	7'-0"	1 3/4"	WD	F1	PAINT	WD	1	PAINT		B2/A0.2		1
101C	NAVE	4	2'-6"	7'-0"	1 3/4"	WD	F1	PAINT	WD	1	PAINT		B2/A0.2		1

DOOR REMARKS

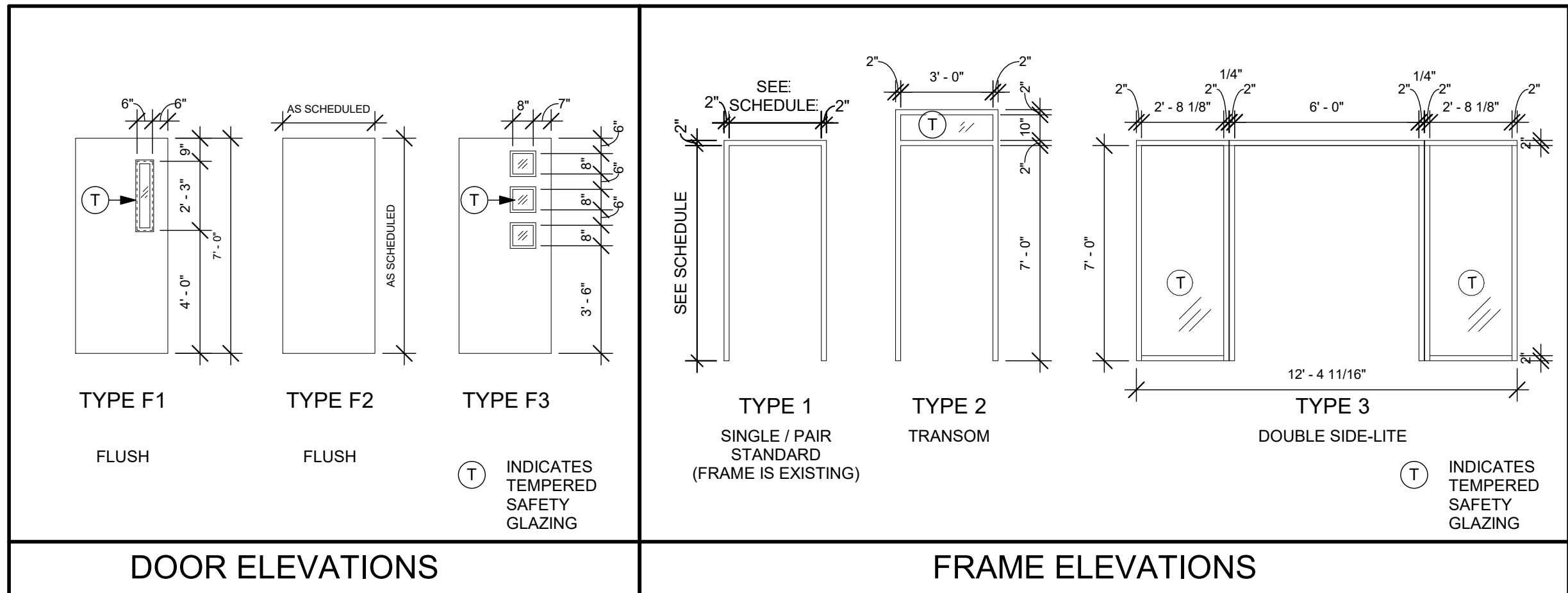
No.	REMARK
1	DOOR FRAME IS EXISTING. MODIFY AS REQUIRED FOR NEW DOOR SLAB THICKNESS AND NEW HARDWARE
2	REFER TO DETAIL C5/A0.2 FOR EXISTING JAMB CONDITIONS
3	REFER TO DETAIL C3/A0.2 FOR EXISTING JAMB CONDITIONS

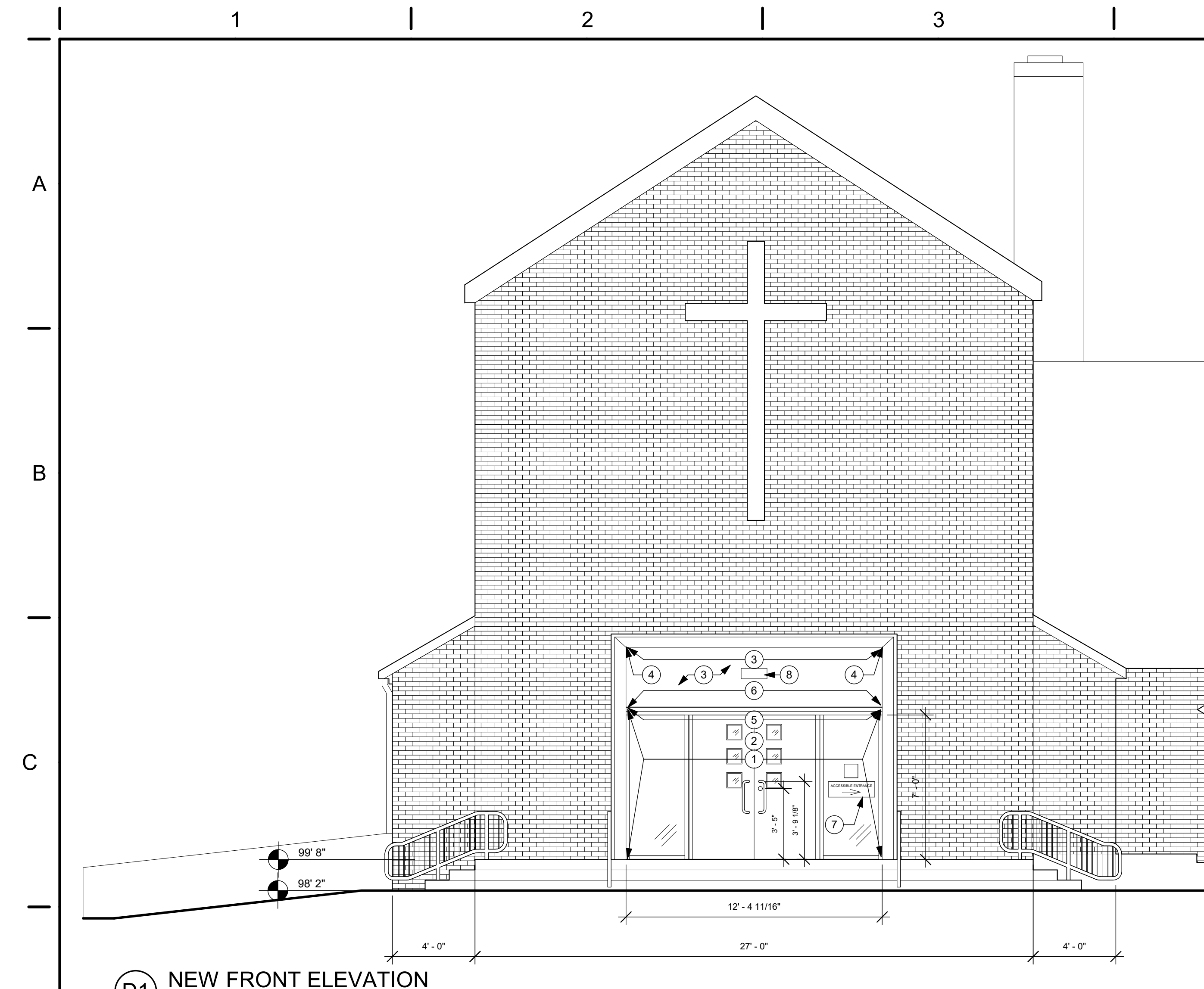
DOOR NOTES

- ALL NEW INTERIOR DOORS TO BE SOLID CORE WOOD VENEER (BIRCH OR MAPLE). BASIS OF DESIGN: TRUDOOR OR MARSH.
- VISION LITE KIT: ROCKWOOD LITE KIT LT-B1 (6"x27") WITH 1/4" TEMPERED GLASS (CLEAR). FRAME COLOR: PAINT WHITE TO MATCH DOOR PAINT.
- ALL NEW INTERIOR DOORS TO BE SET INTO EXISTING WOOD FRAMES. CONTRACTOR TO FIELD VERIFY OPENING DIMENSIONS. CONTRACTOR TO MODIFY WOOD STOP AND HINGE LOCATIONS FOR NEW DOOR AND HARDWARE. CONTRACTOR TO PATCH OLD HINGE LOCATIONS AS REQUIRED. COLOR: PAINT TO MATCH EXISTING.
- ALL NEW EXTERIOR DOOR SYSTEMS TO BE SPECIAL LITE.
 - DOOR TYPE F2: (SL-19-1) ALUMINUM AND FIBERGLASS HYBRID DOOR PER DOOR ELEVATIONS. INTERIOR FRP = CONTEMPORARY WOOD GRAIN (COLOR: WALNUT); EXTERIOR FRP = CONTEMPORARY WOOD GRAIN (COLOR: WALNUT). CORE: CLOSED CELL POLYURETHANE; FRAME: ALUMINUM (6063-T6 ALUMINUM ALLOY) MITERED CORNERS AND ANGLE BLOCKS WITH CLASS 1 ANODIZED FINISH. FRAME FINISH: ANODIZED ALUMINUM DARK BRONZE COLOR, SMOOTH FINISH.
 - DOOR TYPE F3: (SL-19-1) ALUMINUM AND FIBERGLASS HYBRID DOOR WITH LITES PER DOOR ELEVATIONS. INTERIOR FRP = CONTEMPORARY WOOD GRAIN (COLOR: WALNUT); EXTERIOR FRP = CONTEMPORARY WOOD GRAIN FACTORY PAINTED (COLOR: BRICK RED, CONFIRM WITH OWNER); CORE: CLOSED CELL POLYURETHANE; FRAME: ALUMINUM (6063-T6 ALUMINUM ALLOY) MITERED CORNERS AND ANGLE BLOCKS WITH CLASS 1 ANODIZED FINISH. 1" INSULATED GLASS. FRAME FINISH: ANODIZED ALUMINUM DARK BRONZE COLOR, SMOOTH FINISH.
 - STOREFRONT FRAME: (SL-600TB) THERMALLY BROKEN FRAMING, 6063-T6 ALUMINUM ALLOY. COLOR: ANODIZED ALUMINUM DARK BRONZE COLOR, SMOOTH FINISH.
 - GLAZING: 1" INSULATED GLASS, CLEAR
- ALL INTERIOR DOORS TO BE CONSTRUCTED SUCH THAT BOTTOM EDGE OF DOOR LEAF IS WITHIN 3/4" OF FINISH FLOOR.
- ALL INTERIOR NEW DOORS AND EXISTING DOOR FRAMES TO BE PAINTED. SEE FINISH SCHEDULE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DOORS AND HARDWARE.

DOOR HARDWARE NOTES

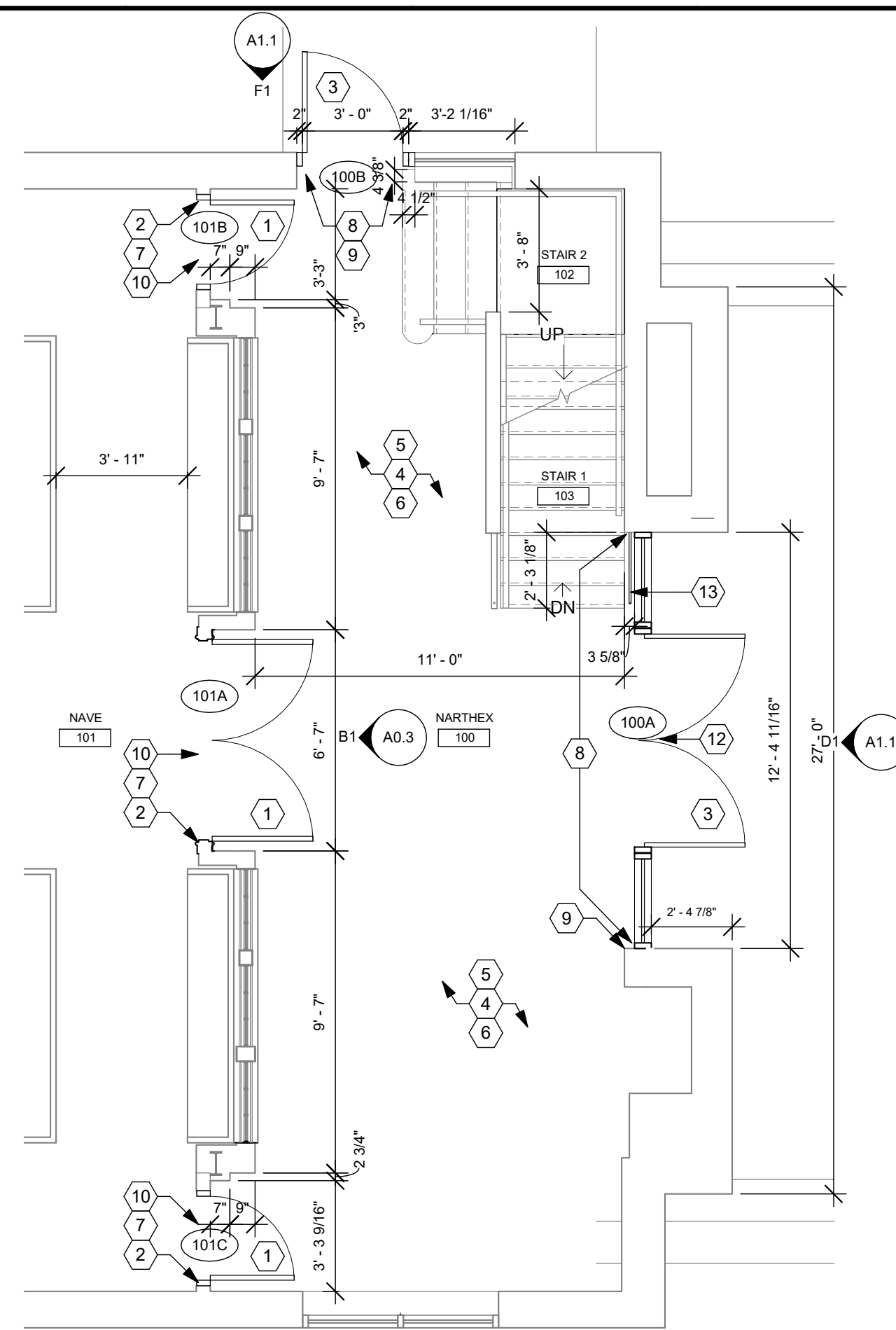
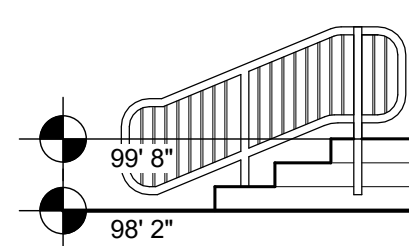
- CONTRACTOR TO PROVIDE CYLINDERS AND CORES, OWNER WILL REKEY CORES AT CLOSE OF PROJECT.
- CONTRACTOR TO PURCHASE DOOR HARDWARE.
- ALL HARDWARE SHALL BE BARRIER-FREE ACCESSIBLE.
- PROVIDE SILENCERS AT ALL DOOR LOCATIONS.
- ALL DOORS SHALL BE OPERABLE AT ALL TIMES IN THE DIRECTION OF EGRESS.
- WALL STOP: ROCKWOOD 402, CONVEX WITH CONCEALED MOUNTING. FINISH: DARK OXIDIZED SATIN BRONZE EQUIVALENT (10BE) WITH RUBBER BUMPER.
- KICKPLATE: ROCKWOOD (K1050 10" CSK BEV), 0.050 INCH THICK, BEVEL TOP AND (2) SIDES. SIZE: 1 1/2" LESS THAN DOOR WIDTH ON PUSH SIDE AND 1/2" LESS THAN DOOR WIDTH ON PULL SIDE. HEIGHT INDICATED. FINISH: DARK OXIDIZED SATIN BRONZE EQUIVALENT (10BE).
- HINGES: EXTERIOR DOORS: MCKINNEY, HEAVY WEIGHT (T4A3386xNRP BT 4-1/2"x4-1/2" FINISH: US10BE); INTERIOR DOORS: MCKINNEY, STANDARD WEIGHT (TA2714 BT 4-1/2"x4-1/2" FINISH US10BE).
- EXIT DEVICE
 - YALE: (1) SURFACE VERTICAL ROD EXIT, EXIT ONLY (6170ED EO) + (1) SURFACE VERTICAL ROD EXIT, NIGHTLATCH (6170ED 121NL). FINISH: 613E.
 - YALE: (1) RIM EXIT DEVICE, NIGHTLATCH (6100ED 121NL) FINISH: 613E
- TRIM:
 - OFFSET PULL: ROCKWOOD RM202 (18"), FINISH: DARK OXIDIZED SATIN BRONZE EQUIVALENT (10BE).
 - STRAIGHT PULL: ROCKWOOD RM302 (18"), FINISH: DARK OXIDIZED SATIN BRONZE EQUIVALENT (10BE).
 - PUSH: ROCKWOOD 70C-RKW. FINISH: DARK OXIDIZED SATIN BRONZE EQUIVALENT (10BE).
- COORDINATOR: ROCKWOOD 2672 WITH MOUNTING BRACKETS: ROCKWOOD 2601AB/C. COLOR: BLACK.
- CYLINDER/CORE: CORBIN RUSSWIN CR 3080 MK LFIC FINISH 613E.
- CLOSER:
 - HOLD OPEN + STOP: LCN 4040XP SHCUS MC, PARALLEL ARM CLOSER WITH STOP AND HOLD OPEN. FINISH: 616 WITH METAL COVER. SIZE PER MANUFACTURERS STANDARDS FOR DOOR SIZES.
 - HOLD OPEN: LCN 4040XP HEDH MC, PARALLEL ARM CLOSER WITH HOLD OPEN. FINISH: 616 WITH METAL COVER. SIZE PER MANUFACTURERS STANDARDS FOR DOOR SIZES.
- THRESHOLD: PEMKO 2009-10BE-PK; ADA COMPLIANT LOW PROFILE.
- GASKETING:
 - EXTERIOR: PEMKO 303-10BE-S
 - INTERIOR: PEMKO S44BL + S772B (MEETING STILE)
- SWEEP: PEMKO 345-10BE-NB
- ASTRAGAL: SURFACE APPLIED; PEMKO 355_S FINISH: US10BE
- DOOR HARDWARE FINISH TO BE OIL RUBBED BRONZE EQUIVALENT, UNLESS NOTED OTHERWISE.



**ELEVATION NOTES**

(0) INDICATES ELEVATION NOTE

1. NEW EXTERIOR ALUMINUM AND FIBERGLASS DOOR AND ALUMINUM DOOR FRAME.
2. CAULK FULL PERIMETER.
3. SCRAPE, SAND, PRIME & PAINT EXISTING EXTERIOR INFILL PANEL AND SOFFIT. COLOR AS SELECTED BY OWNER. CAULK FULL PERIMETER
4. PROVIDE AND INSTALL WOOD TRIM BOARD 1"X2" WITH ROUNDED OUTSIDE EDGE TO COVER EXPOSED GAP AT SOFFIT EDGE. PRIME AND PAINT COLOR AS SELECTED BY OWNER. CAULK
5. ALUMINUM BREAKMETAL TRIM, SEE DETAILS SHEET A0.2
6. SCRAPE, SAND, PRIME & PAINT EXISTING STEEL PLATE. COLOR AS SELECTED BY OWNER. CAULK FULL PERIMETER.
7. OWNER PROVIDED AND INSTALLED GLASS APPLIED SIGN "ACCESSIBLE ENTRANCE" WITH ACCESSIBILITY SYMBOL AND ARROW.
8. NEW LIGHT FIXTURE, PROVIDE BLOCKING AS REQUIRED.
9. PROTECT STAINED GLASS WINDOW AND STORM WINDOW DURING CONSTRUCTION.

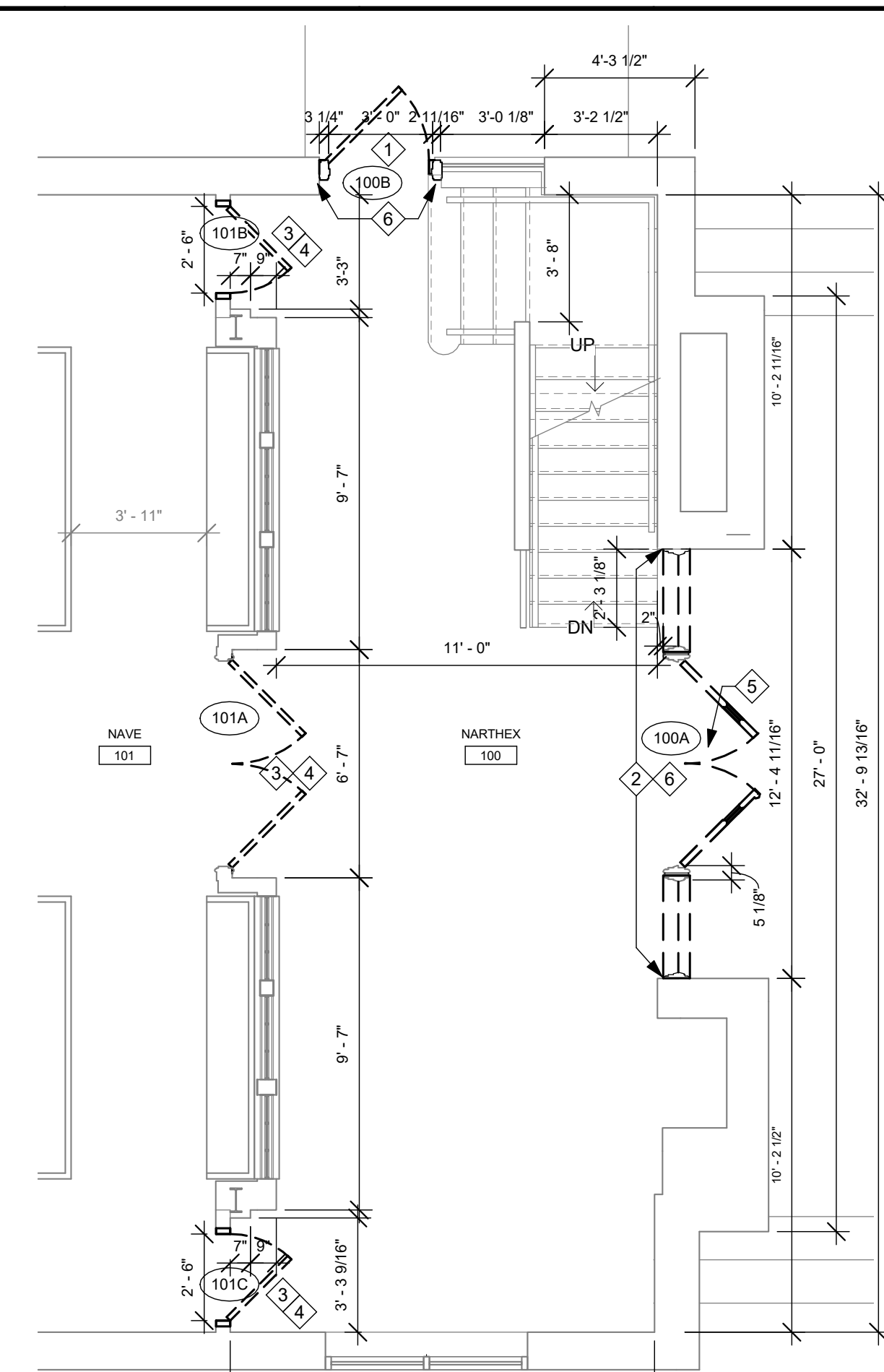


NOTE: SEE KEY PLAN, THIS SHEET FOR EXTERIOR LANDINGS AND STEP LOCATIONS

CONSTRUCTION NOTES

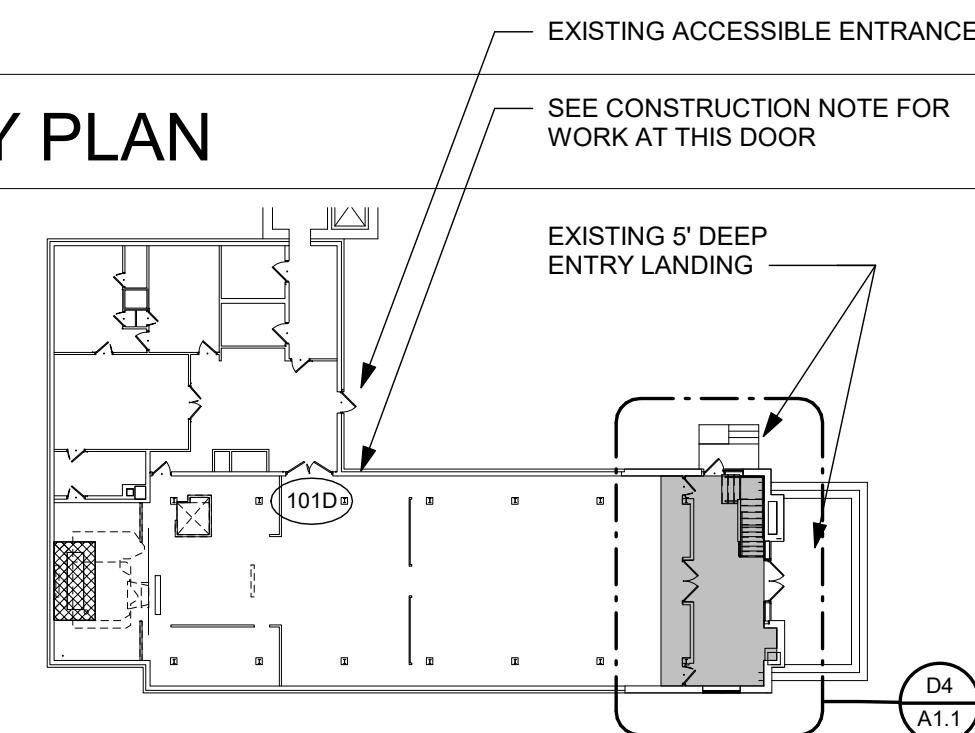
(00) INDICATES CONSTRUCTION NOTE.

1. PROVIDE AND INSTALL NEW SOLID CORE WOOD DOOR AND NEW DOOR HARDWARE. CONTRACTOR TO FIT NEW HINGES TO EXISTING FRAME AND NEW DOOR. PATCH AND FILL VOIDS THAT RESULT FROM NEW HARDWARE LOCATIONS, MATCH ADJACENT SURFACES AND PROFILES.
2. CUT DOWN AND REINSTALL DOOR STOP AT EXISTING FRAME TO FIT NEW 1 3/4" DOOR THICKNESS.
3. PROVIDE AND INSTALL NEW ALUMINUM FRAME, ALUMINUM AND FIBERGLASS DOOR AND NEW DOOR HARDWARE. PATCH AND REPAIR ADJACENT SURFACES AFTER INSTALLATION TO MATCH EXISTING.
4. PAINT WOOD BASE BOARD. MATCH EXISTING COLOR. COORDINATE WITH OWNER FOR COLOR SELECTION.
5. PAINT WOOD TRIM THROUGHOUT, INCLUSIVE OF WINDOW AND DOOR TRIM. MATCH EXISTING COLOR, CONFIRM COLOR SELECTION WITH OWNER.
6. PAINT WALLS AND CEILING (CORNER TO CORNER AND EDGE TO EDGE) THIS ROOM INCLUSIVE OF WALLS AND CEILINGS THAT EXTEND INTO STAIRS. MATCH EXISTING COLOR, CONFIRM COLOR SELECTION WITH OWNER.
7. PAINT DOOR TRIM AND NEW INTERIOR WOOD DOORS. BOTH SIDES.
8. REPLACE FLOOR TILE AT DOOR & SIDELIGHT REPLACEMENT. OWNER PROVIDED TILE. CONTRACTOR INSTALLED.
9. PROVIDE AND INSTALL NEW WOOD BASE BOARD FROM CORNER TO NEW DOOR FRAME LOCATION. MATCH EXISTING PROFILE. PAINT TO MATCH EXISTING TRIM.
10. PROVIDE AND INSTALL SELF-LUMINOUS U.L. LISTED EXIT SIGN: AT DOOR 101A, 101B, 101C AND 101D (SEE KEY PLAN, THIS SHEET. FOR LOCATION OF DOOR 101D) MANUFACTURER: EVENLITE LIFELINE LEX 101 G W VS. SIZE: 8 1/2" x 14". INTERNAL TRITIUM GAS LIGHT SOURCE. INSTALL WITH MOUNTING SCREWS.
11. NOT USED
12. PROVIDE AND INSTALL NEW EXTERIOR LIGHT FIXTURE CONNECTED TO EXISTING LIGHTING CIRCUIT. ILP, INC. SLIM WALL PACK, LED ADJUSTABLE. SWP 3L U CCTS BRZ (BRONZE).
13. PROVIDE AND INSTALL 3/4" Φ METAL TUBE RAILING PAINTED BLACK; CORE DRILL AND SET INTO NON SHRINKING CONCRETE AT SLAB AND MASONRY WALL. PROVIDE 1" Φ CIRCULAR EYE AT 30" AFF TO ACCEPT QUEUING ROPE WITH CLASP LOCK HOOK (PROVIDED BY OWNER). PROVIDE MATCHING EYE AT EXISTING POST.

**DEMOLITION NOTES**

(00) INDICATES DEMOLITION NOTE.

1. REMOVE EXTERIOR DOOR, DOOR FRAME WITH TRANSOM, AND DOOR HARDWARE. TAKE CARE TO PROTECT THE EXISTING STAINED GLASS SIDELIGHT. PROVIDE FRAMING TO STABILIZE STAINED GLASS PANEL. PREP OPENING FOR NEW DOOR AND TRANSOM.
2. REMOVE EXTERIOR DOOR, DOOR FRAME WITH SIDELIGHTS, AND DOOR HARDWARE. TAKE CARE TO LEAVE IN PLACE VERTICAL STEEL PLATE BETWEEN EXISTING SIDELIGHT AND DOOR FRAME. VERTICAL PLATE IS WELDED TO BEAM ABOVE AND FLOOR PLATE. PREP OPENING FOR NEW DOOR AND SIDELIGHTS. WRAP SIDELIGHTS IN CARDBOARD AND PLACE IN BASEMENT STORAGE ROOM BELOW NAIVE. COORDINATE WITH OWNER.
3. REMOVE INTERIOR DOOR AND DOOR HARDWARE. PREP FOR NEW DOOR AND DOOR HARDWARE.
4. REMOVE EXISTING WOOD STOP (AT JAMB AND HEAD), CUT DOWN FOR NEW DOOR THICKNESS, REINSTALL. PAINT FULL FRAME.
5. REMOVE EXISTING LIGHT FIXTURE, PREP FOR NEW LIGHT FIXTURE. SEE NEW WORK PLAN.
6. REMOVE EXISTING FLOOR TILE AS REQUIRED FOR NEW DOOR SYSTEM INSTALLATION.

KEY PLAN

ALUMINUM COLOR SELECTIONS

Aluminum Colors and Textures

Anodized aluminum face sheets, door extrusions and framing are available in the colors shown. Textured face sheets are available in any stock or optional anodized color. Aluminum face sheets can also be painted.

All Special-Lite anodized finishes are architectural grade class 1 (0.7MIL). Clear anodizing conforms to AA-M10C12C22A41. All other anodized colors conform to AA-M10C12C22A44.

Stock Colors



Clear



Dark Bronze

Optional Colors *(additional charges apply)*



Champagne



Light Bronze



Medium Bronze



Black

Standard Textures

**Smooth, Fluted and Embossed are available for SL-16 Doors Only*



Smooth*



Fluted*



Embossed*

Color selections are subject to change without notice.

These color charts are intended for general reference only.

Every effort has been made to accurately reproduce finish colors and textures. Due to the limitations of photography and lithography processes, slight variations may occur. Final decisions should be made from material samples, which can be ordered directly from our website.

Standard Color Selections

FRP WOOD GRAIN (CONTEMPORARY) COLORS

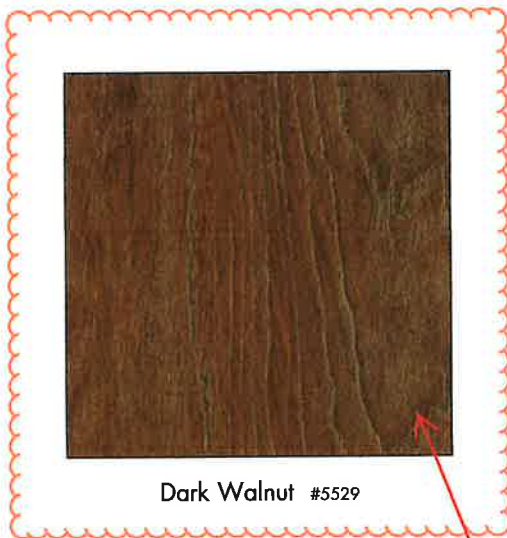
Special-Lite's SL-19-1 face sheets are available in four standard stain colors, painted to match our 20 established Kynar® paint colors or any custom color.* Color selections are subject to change without notice.



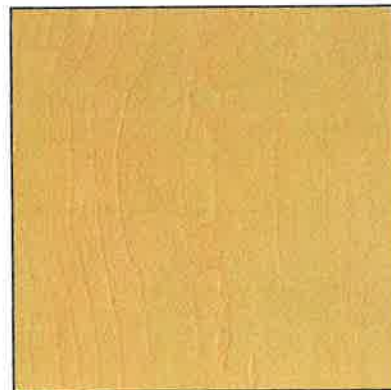
American Cherry #5527



Dark Cherry #5526



Dark Walnut #5529



Light Maple #5528

**PROPOSED SIDE
DOOR EXTERIOR
FINISH/COLOR**

These color charts are intended for general reference only. They are not to be used as a substitute for actual material samples, which can be ordered directly from our website by using our online order form at www.special-lite.com.

*Painting the SL-19-1 face sheet is not advised if you want to retain a wood grain appeal. The grain pattern is shallow and painting may cause the face sheet to appear smooth.

20 ESTABLISHED KYNAR 500® COLORS

Special-Lite Inc. offers twenty established Kynar 500®* two-coat finish colors to meet the architectural needs of our customers. Custom-matched colors are available. Mica and 3-coat colors are also available at an additional charge. Contact Special-Lite for details.

NOTE: All colors represented herein are formulated with ceramic/inorganic, unleaded pigments. This reproduction approximates actual colors and is for reference only. Make actual approvals from physical samples, which may be ordered directly online by selecting the Online Literature/Samples Order Form at <http://www.special-lite.com/techdata/orderform.php>.



Sandstone



Pueblo Tan



Sage Brown



Dark Bronze



Patina Green



Teal



Ivy Wall



Hartford Green



Bone White



Black



Military Blue



Blue



Light Grey



Seawolf



Slate Grey



Charcoal



Coral



Brick Red



River Rouge Red



Boysenberry

*Kynar 500® is a registered trademark of Arkema, Inc.

**PROPOSED MAIN
DOOR EXTERIOR
COLOR**



DOOR 100A



DOOR 101A



DOOR 101A DETAIL



DOOR 100A



DOOR 100B



DOOR 100B STORM WINDOW



DOOR 100B



DOOR 100B INTRIOR STAINED GLASS JAMB



Community Development Department
Approval Letter

December 2, 2022

James Michael, Treasurer
Holy Trinity Episcopal Church
25 E Walnut Street
Oxford, OH 45056

VIA EMAIL:
holyttreasurer@gmail.com

RE: HAPC-2022-11, 25 East Walnut Street, CERTIFICATE OF APPROPRIATENESS, front door and trim replacement, Holy Trinity Episcopal Church, Applicant

Dear Mr. Michael:

The Oxford Historic & Architectural Preservation Commission (HAPC) Chair has approved your Certificate of Appropriateness application for the proposed front door and trim changes for the Holy Trinity Episcopal Church as submitted on November 22, 2022.

This Certificate of Appropriateness shall be valid for a period of one year from the date of approval by the HAPC. 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