



**AGENDA**  
**HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION**  
**WEDNESDAY, July 8, 2026**  
**6:00 P.M.**

Oxford Courthouse  
118 W High Street

**MEMBERS**

Dana Miller, Chair

Corey Watt, Planning Commission Representative	Alex French, Council Representative
Kelsey Stryffe	Brad Spurlock, Vice-Chair
Alia Levar Wegner	Sean Wagner

**STAFF**

Sam Perry, Director, Community Development

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

- I. Call to Order
- II. Approval of Agenda
- III. Public Comments
- IV. Approval of Minutes of March 11, 2026 1
- V. New Business
- COFA-2026-04, 110 E High Street, CERTIFICATE OF APPROPRIATENESS, demolition of existing vacant bookstore building and construction of new principal mixed-use building, Emily Lubbers, Applicant/Agent** **3**
- VI. Preservation Plan and Design Guidelines Update
- VII. Administrative Decisions 28
- HAPC-2026-03, 6 N Beech Street, CERTIFICATE OF APPROPRIATENESS, wall sign replacement, Lisa Leishman, Applicant/Agent** **29**

HAPC-2026-04, 130 E High Street, CERTIFICATE OF APPROPRIATENESS, balcony railing, Jim O'Donnell, Applicant/Agent	34
HAPC-2026-05, 107 E Church Street, CERTIFICATE OF APPROPRIATENESS, sign face change, Lois Wellner, Applicant/Agent	44
HAPC-2026-06, 7 W High Street, CERTIFICATE OF APPROPRIATENESS, lighting on front façade, Michael Martin, Applicant/Agent	51
COFA-2026-0001, 101 N Main Street, CERTIFICATE OF APPROPRIATENESS, replacement of HVAC units, Nick Fears, Applicant/Agent	72
COFA-2026-0002, 122 S Campus Avenue, CERTIFICATE OF APPROPRIATENESS, window replacements, Jim McGrath, Applicant/Agent	78
COFA-2026-0003, 45 E High Street, CERTIFICATE OF APPROPRIATENESS, new wall sign, Ashley Higgins, Applicant/Agent	103
COFA-2026-0005, 127 W Church Street, CERTIFICATE OF APPROPRIATENESS, new wall sign, Jamie Campbell, Applicant/Agent	108

VIII. Adjournment

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)  
MEETING MINUTES  
WEDNESDAY, March 11, 2026  
6:00 P.M.

**I. Call to Order**

The March 11, 2026 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Dana Miller.

Those members present: Sean Wagner, Dana Miller, Alex French, Kelsey Stryffe, and Brad Spurlock

Those members excused: Alia Levar Wegner, Corey Watt

Staff members present: Sam Perry, Community Development Director

Staff members excused: None

**II. Approval of Agenda**

Ms. French made a motion to approve the agenda. Ms. Stryffe seconded the motion. All were in favor.

**III. Annual Election of Officers**

Mr. Spurlock nominated Mr. Miller for Chair of the HAPC. Mr. Miller nominated Mr. Spurlock to be the Vice Chair. Mr. Stryffe made a motion to approve the nominations. Ms. French seconded the motion. All were in favor.

**IV. Public Comments**

There were no comments from the public.

**V. Approval of Minutes of November 12, 2025**

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

**VI. Discussion Items**

**Update on Design Guidelines**

Mr. Perry informed the Commission that the main change is to expand the scope of the work. Mr. Perry reminded the Commission that the scope of work was cut because some members left the team. The Committee of the HAPC that reviewed the Design Guidelines found that more work was needed on the infill subject. Mr. Perry said the Commission does not need to vote on the matter because it can be approved administratively.

Mr. Perry also informed the Commission there is a proposed date for another Historic Preservation Day for May 6<sup>th</sup>.

The Commission agreed to expand the scope of the work.

Mr. Miller inquired whether a draft was given. Mr. Perry said there was wording provided on the expanded scope of work but there are no graphics. Mr. Perry also mentioned that Preservation Forward would like to provide a training on how to use the Design Guidelines. This is also included in the expanded scope of work. The Commission welcomed this idea.

Mr. Perry next mentioned the comments that were received from Steve Gordon. Mr. Gordon commented on the latest design of building that is proposed to be built on 110 E High Street. The comments were forwarded to the architect for review. Mr. Perry talked about the suggestion of giving the architect a little bit more than a year of the validity of the Certificate of Appropriateness (COA) if they give thought to the comments and decide to meet earlier than the planned date. Since it takes more time to respond to the comments, the HAPC should commit more time on how long the COA is valid, explained Mr. Perry. Mr. Perry added the architect is planning to attend the April HAPC meeting to discuss the comments that were received.

## **VII. Administrative Decisions**

**HAPC-2026-01, 15 S Beech Street, CERTIFICATE OF APPROPRIATENESS, wall sign face change, Hanh Hoang, Applicant/Agent**

Mr. Perry stated normally a vinyl sticker sign is not allowed in the Historic District. Since this building is a non-historic building and already had a panel, the vinyl letters were allowed.

The Commission briefly talked about some upcoming events such as the Walking Tours and Cemetery Tours. Ms. French mentioned on April 25 the Legends and Loes marker dedication will take place at the BCRTA Community Room.

## **VIII. Adjournment**

Ms. French made a motion to adjourn the meeting. Mr. Spurlock seconded the motion. All were in favor. The meeting adjourned at 6:35 pm.



MEMORANDUM  
Community Development Department  
513-524-5204

TO: Historic & Architectural Preservation Commission

FROM: Sam Perry, AICP, Director | HAPC Administrator

MEETING DATE: July 8, 2026

RE: 110 E. High St, demolition and new mixed-use building

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At the January 14, 2026 meeting, the Commission held a pre-application discussion in response to a preliminary design for 110 E. High Street. The Commission members provided feedback to Architect Emily Lubbers of MSP Design on behalf of owner Benjamin Federbush of Varick Realty. Commission members provided feedback/questions about material durability and colors. Staff observations of the four HAPC members in attendance, were that there were no major concerns with the overall design being presented. The Commission also shared a comment letter from Mr. Steve Gordon which questioned building massing and cornice design. Ms. Lubbers and Meg McKnight submitted the enclosed new Certificate of Appropriateness application packet which responded to some of the feedback, such as color and cornice.

This memo summarizes the city code requirements related to the Commission's review of the proposed demolition of the existing building and proposed new building.

Demolition of the Existing Building

Per Oxford Code 1152.09, a demolition of the existing building can be approved because the existing building has been categorized in the Uptown District Inventory as "Historic Non-Contributing." This was a change made in 2024 in response to a special architectural analysis by a consulting firm named Naylor Wellman.

Certificate of Appropriateness Review Criteria – 1152.07(f)

- A. The proposed development complies with all the requirements of this code and other related codes and ordinances enforced by the City;
- B. Properties which contribute to the character of the historic district shall be retained, with their historic architectural features intact and altered as little as possible;

- C. Any alteration of an existing property shall be compatible with its historic character, as well as with the surrounding district;
- D. New construction shall be compatible with the district in which it is located;
- E. The application demonstrates compliance with any historic guidelines or policies adopted by the City of Oxford that are applicable to the subject application; and
- F. In determining compatibility, the HAPC shall consider the following:
  - 1. The general design, character, and appropriateness to the property of the proposed alteration or new construction;
  - 2. The scale of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood;
- G. The texture, materials, and color and their relation to similar features of other properties in the neighborhood;
- H. The visual compatibility with surrounding properties, including proportion of the properties façade, roof shape, and the rhythm of spacing of properties on streets, including setback; and
- I. The importance of historic, architectural, or other features to the significance of the property.

Staff Commentary:

The overall design is similar in massing to the 2024 expired COA approval. The narrative letter describes the concepts and feedback that influenced the most recent design changes. The proposed building is a four-story 52,355 square foot mixed-use building with a significant glass/spandrel feature on the primary corner of the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors. The exterior building materials are brick veneer, fiber cement panels, smooth stone veneer, and pre-cast bands, headers, sills, and cornices. The building is designed to appear as multiple smaller buildings, as opposed to one large building.

Three-dimensional color concept renderings, elevation/plan drawings and wall sections have been provided. At the meeting, staff will provide comparison views of previous and current renderings. The Commission should use whatever means necessary to evaluate the proposed design according to the review criteria: Review of renderings, questions of the architect, and field visits. The Commission should make a decision within 60 days of this meeting, per Chapter 1152. If all of the information is provided and no revisions or new information is needed, the Commission can make a final decision at this meeting. The design team is asking for a two year window to obtain the building permit, rather than the default one year time period. This would give a total of up to four years from the date of COA approval to completion of new building.

Based on the rationale provided in the cover letter, the submitted materials, response to the pre-application and the above decision standards, staff is in support of the request. The Commission could approve the Certificate of Appropriateness for complete demolition of the existing building and new construction of the proposed building with the following conditions:

- 1. All exterior material samples will be reviewed and approved prior to building permit issuance.

2. Any exterior design changes will be reviewed and approved prior to building permit issuance.
3. The COA shall be valid for two years from the date of this COA approval, which is July 8, 2028. At which time, if a building permit has not been issued by that date, the COA will be void. The building shall be substantially complete according to the approved COA and any subsequent amendments on or before two years from the date of issuance of the building permit. Any requests for additional time extensions will be reviewed on the merits of the circumstances provided to the HAPC at the time of review.
4. Throughout the project timeline, the property and adjacent right of way shall be maintained per City of Oxford Right of Way, Zoning, Building, Fire and Property Maintenance Codes. Due to the prominent location of the property, substantial effort shall be made to keep the site in a clean, organized and safe manner, free of loose debris as well as allowance to the public for sidewalk accessibility to the greatest extent feasible during construction activity.



## Record Report for Certificate of Appropriateness #COFA-26-0004

### Record Overview

**Record Number:** COFA-26-0004  
**Record Type:** Certificate of Appropriateness  
**Record Status:** In Progress  
**Record Submitted At:** Friday June 19, 2026  
**Record Address:** 110 E High St, Oxford, OH 45056  
**Record Owner:** Eunike Miller  
**Record Applicant User:** Meg McKnight  
**Record Applicant Company:** MSP Design

### Form Submission

**Select type:** Certificate of Appropriateness

**Property Address/Location:**  
110 E High St, Oxford, OH 45056

**Building Name:** Proposed Mixed-Use

**Does the proposal involve demolishing an existing building?:** Yes

#### **Description of Proposed Project/Change(s):**

Demolition of the existing building on site and construction of a new 4 story 52,355 SF mixed-use building. First floor includes retail space and residential entry. Floors 2-4 consists of multifamily housing for Miami University students.

#### **Applicant:**

MSP Design, Emily Lubbers  
3700 Park 42 Drive  
Suite 190B  
Cincinnati, OH 45241  
elubbers@mspdesign.com, (513) 759-3212

#### **Property Owner:**

Benjy Federbush  
185 Varick Street  
Suite 305  
New York, NY 10014

**Same as Applicant?:** Yes

#### **Architect:**

**Applicant Name:** Emily Lubbers

#### **Applicant Signature:**

A handwritten signature in black ink that reads "Emily Lubbers". The signature is written in a cursive style. Below the signature is a solid horizontal line.



# LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Emily Lubbers, MSP Design

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(Applicant Name)

has permission to represent our interest with the City of Oxford regarding  
Certificate of Appropriateness for new Mixed-Use Building

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(Application Description)

located at

110 E High Street

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(Property Address/Location)

Thank you,

Benjamin W. Federbush

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(Property Owner Printed Name – must be a person)

Varick Realty

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(Property Owner Company Name – if applicable)



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

\_\_\_\_\_  
(Date)

July 1, 2026

Sam Perry  
Community Development Director  
City of Oxford

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

Dear Mr. Perry:

This letter serves as an official request for approval of a Certificate of Appropriateness application for the proposed mixed-use building located at 110 E. High Street. In conjunction with this application, the Owner respectfully requests a 12-month extension of the construction phase associated with the Certificate of Appropriateness approval to accommodate required environmental remediation activities and state grant obligations that must be completed prior to construction.

As discussed during the previous pre-application review, the project involves the demolition of the existing one- and two-story buildings on the site and the construction of a new four-story, 52,355-square-foot mixed-use building. The first floor will include retail space, the residential entry, a trash collection room for residents, and a mail/package delivery room. Floors two through four will consist of multifamily housing designed with Miami University students in mind and will feature a mix of two-, three-, and four-bedroom units. The first floor occupies most of the site, while the second through fourth floors form a U-shape toward the rear, ensuring that every bedroom has access to natural light and code-required egress windows. Additional cutouts on the fourth floor provide visual interest and help ease the transition between the proposed building and adjacent existing structures.

The exterior design incorporates brick veneer, fiber cement panels, smooth stone veneer, and precast bands, headers, sills, and cornices. The first floor includes extensive aluminum storefront glazing to create an active and welcoming street frontage. To reflect the character of the surrounding neighborhood, the building façade has been designed to read as a series of smaller structures rather than one continuous mass. Two brick colors within the red family are proposed—a darker brown/burgundy and a lighter mauve—complemented by cream and tan precast and stone elements. The upper-floor windows follow a consistent, rhythmic pattern.

Since the pre-application meeting, the design team has carefully evaluated the comments and recommendations provided by the Historic and Architectural Preservation Commission, City staff, and Mr. Steve Gordon. As a result, several revisions have been incorporated into the design to further strengthen the project's relationship to the surrounding historic context and to enhance the pedestrian experience.

The most significant revisions include:

- Updating the previously proposed metal panel color to white fiber cement board panels, serving as a visual nod to the historic character and evolution of buildings within the High Street corridor.
- Refining and enhancing the cornice treatments throughout the building, creating a stronger architectural termination and improved façade articulation.
- Incorporating additional architectural lighting elements, including decorative wall sconces and building-mounted accent lighting, to improve the pedestrian environment and highlight key architectural features.
- Adding a patio area adjacent to the first-floor commercial spaces, providing a flexible outdoor amenity for future retail and restaurant tenants and increasing street-level activity.
- Introducing first-floor awnings to enhance the pedestrian scale of the building, provide weather protection, and further activate the storefront environment.

- Revising the west façade where the proposed building interfaces with the neighboring structure, creating better alignment and cohesion in materials and architectural expression between the new and existing buildings.

In addition to the design refinements described above, the Owner has secured an \$873,000 Ohio Department of Development Brownfield Remediation Grant through a partnership with the Butler County Land Reutilization Corporation and the City of Oxford. This funding is a significant component of the project's overall feasibility and is critical to transforming this long-vacant property into a productive mixed-use development that will contribute to the vitality of downtown Oxford.

As part of the grant requirements, the project must undergo extensive environmental remediation activities prior to vertical construction. Required work includes asbestos abatement, full demolition of the existing structures, management and closure of any underground storage tanks, remediation of contaminated soils and groundwater, and site cleanup in accordance with Ohio EPA standards. Due to the site's historic use as both a dry-cleaning facility and automobile dealership, the environmental review and remediation process is substantial and must be completed under the oversight and approval of state regulatory agencies.

The grant program also requires detailed documentation, reimbursement procedures, regulatory coordination, and compliance with state-established cleanup milestones. Many of these review and approval timelines are outside of the Owner's control and are dependent upon Ohio EPA and Ohio Department of Development processes. The anticipated schedule includes approximately 6 to 12 months for demolition and environmental remediation activities, followed by an estimated 18 to 24 months for construction of the proposed redevelopment project. Accordingly, the Owner respectfully requests a 12-month extension of the construction phase associated with the Certificate of Appropriateness approval. This extension will provide the time necessary to satisfy the grant requirements, complete environmental remediation activities, and secure all required state approvals before commencing construction, while maintaining the approved vision for the redevelopment of the site into a mixed-use building with ground-floor commercial storefronts and upper-floor residential apartments.

These modifications and project investments reflect the collaborative nature of the review process and demonstrate the design team's commitment to responding thoughtfully to stakeholder feedback while maintaining the overall vision for the project. While the building features a contemporary architectural expression, we believe the design respects the rhythm, scale, materials, and character of the surrounding neighborhood. The revisions made since the pre-application review further strengthen these relationships and contribute positively to the historic downtown environment.

We appreciate the guidance provided throughout this process and look forward to continuing to work with the City of Oxford and the Historic and Architectural Preservation Commission toward final approval of this project and the requested extension.

If we can provide any additional information, please do not hesitate to contact us.

Sincerely,



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





































**MEMORANDUM**  
Community Development Department  
513-524-5204

**TO:** Historic & Architectural Preservation Commission

**FROM:** Sam Perry, AICP  
Director | HAPC Administrator

**MEETING DATE:** July 8, 2026

**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). The 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 for comment. Typical administrative approvals per Code, are signs, paint color and window changes.



# CERTIFICATION

Historic & Architectural Preservation Commission  
Community Development Department

TO: Lisa Leishman  
Applicant  
DATE: March 24, 2026  
RE: **HAPC-2026-03 | 6 N Beech Street**

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

The sign shall be mounted with a 1.5 inch space from the wall.

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Sincerely,

*Dana Miller*

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

*Sam Perry*

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



# CERTIFICATE OF APPROPRIATENESS APPLICATION

Please print legibly. To apply, email completed form and plans in PDF format to [commdev@cityofoxford.org](mailto:commdev@cityofoxford.org)

## BOX 1 | APPLICATION TYPE Select one

<input type="checkbox"/> Pre-Application for Certificate of Appropriateness
<input checked="" type="checkbox"/> Certificate of Appropriateness

## BOX 2 | APPLICATION DETAILS

Property Address/Location	6 N. Beech St. Oxford, OH 45056		
Building Name			
Does the proposal involve demolishing an existing building?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Description of Proposed Change(s)	Sign replacement for Ugiere Fired		

## BOX 3 | APPLICANT INFORMATION

Is the applicant also the current property owner?	<input type="checkbox"/> Yes (You may skip Box 4) <input checked="" type="checkbox"/> No (Do not skip Box 4, and include a <u>Letter of Agency</u> with your submittal)		
Applicant Name	Lisa Leishman		
Applicant Company Name	Ugiere Fired		
Mailing Address	6 N Beech Oxford OH 45056		
Email Address	ugiere.fired.oxford@gmail.com		
Telephone Number	513-255-6342		

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

Property Owner Name	Yunqi Liu		
Property Owner Company Name	Hollywood Real Estate		
Mailing Address	5435 College Corner Pike		
Email Address	liu21000@gmail.com		
Telephone Number	513-255-5976		

## BOX 5 | ARCHITECT INFORMATION Check if same as Applicant

Architect/Engineer Name	Lois Welner		
Company Name	Signery 2		
Mailing Address	2511 Millville-Shardon Rd. Hamilton, OH 45013		
Email Address	Signery 2@gmail.com		
Telephone Number	513-265-3708		

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

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

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

**BOX 7 | APPLICANT SIGNATURE**

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

**Applicant Name (Print)** Lisa Weishman

**Applicant Signature** Lisa Weishman

**Date** 3-17-24

**Processing Fee**

The appropriate processing fee amount will be determined during a completeness check by Community Development staff. It may take 1-2 business days for a completeness check to be performed. The applicant will receive a digital copy of a processing fee invoice via email once it is ready. Fees may be paid in-person by check or credit card in the Community Development Department located on the first floor of the Oxford Municipal Building, 15 S College Avenue, Oxford OH 45056. For credit card payments, the City accepts Visa, MasterCard, or Discover, and such payments may also be taken over the phone by calling Community Development at 513-524-5204.

**Bond Requirement for Demolitions**

Be aware that any future Demolition Permit cannot issued unless accompanied by a COA and shall include:

- (1) a **performance bond** posting with security equivalent to 100% of the approved cost of leveling the site, filling with soil and sodding or seeding the surface.
- (2) payment of a **mitigation fee** of ten percent (10%) of the approved demolition cost.

## LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Lisa Leishman

(Applicant Name)

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

Sign replacement

(Application Description)

located at

6 N. Beech St Oxford, OH 45054

(Property Address/Location)

Thank you,

XUNQI LIU

(Property Owner Printed Name - must be a person)

Hilwood Real Estate

(Property Owner Company Name - if applicable)

XUNQI LIU

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

03/25/2026

(Date)



6mm laminated aluminum cut out sign  
wall mounted with 6 - 2.25" lag screws



513-265-3708 signery2@gmail.com

Job No.:  
6 N Beech St

Date:  
3/17/2026



# CERTIFICATION

Historic & Architectural Preservation Commission  
Community Development Department

TO: James R. O'Donnell  
Applicant  
DATE: March 27, 2026  
RE: **HAPC-2026-04 | 130 E High Street**

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

Top section of rail/bracket system to be painted dark red to match brick field. Color change breakpoint is existing top rail.

Bottom section of new rail/bracket system to be painted off-white to match existing balustrade.

All existing balustrade is peeling and in need of complete prep and re-paint.

Sincerely,

*Dana Miller*

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

*Sam Perry*

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



# CERTIFICATE OF APPROPRIATENESS APPLICATION

Please print legibly. To apply, email completed form and plans in PDF format to [commdev@cityofoxford.org](mailto:commdev@cityofoxford.org)

## BOX 1 | APPLICATION TYPE Select one

- Pre-Application for Certificate of Appropriateness
- Certificate of Appropriateness

## BOX 2 | APPLICATION DETAILS

Property Address/Location 130 EAST HIGH ST., OXFORD, OH 45056

Building Name PHI GAMMA DELTA FRATERNITY HOUSE

Does the proposal involve demolishing an existing building?  Yes  No

Description of Proposed Change(s)

SAFETY RAILING FOR BALCONY

## BOX 3 | APPLICANT INFORMATION

Is the applicant also the current property owner?

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

Applicant Name JAMES R. O'DONNELL

Applicant Company Name

Mailing Address 2444 MADISON RD, #1808, CINCINNATI, OH 45208

Email Address jimodonnell441@gmail.com

Telephone Number 937-609-6999

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

Property Owner Name PHI GAMMA DELTA FRATERNITY

Property Owner Company Name MU UPSILON ASSOCIATION

Mailing Address 9 MONTGOMERY PKWY, BRANFORD, CT 06405

Email Address HUTCHRIA@RCN.COM

Telephone Number 203-676-7056

## BOX 5 | ARCHITECT INFORMATION Check if same as Applicant

Architect/Engineer Name GERRY N. BIRD

Company Name

Mailing Address

Email Address gerry.bird1@gmail.com

Telephone Number 614 306 5225

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

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

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

**BOX 7 | APPLICANT SIGNATURE**

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

Applicant Name (Print) **JAMES R. O'DONNELL**

Applicant Signature *James R. O'Donnell*

Date **3/27/2020**

**Processing Fee**

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

**Bond Requirement for Demolitions**

Be aware that any future Demolition Permit cannot issued unless accompanied by a COA and shall include:

- (1) a **performance bond** posting with security equivalent to 100% of the approved cost of leveling the site, filling with soil and sodding or seeding the surface.
- (2) payment of a **mitigation fee** of ten percent (10%) of the approved demolition cost.

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

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

- (1) The proposed development complies with all the requirements of this code and other related codes and ordinances enforced by the City;
- (2) Properties which contribute to the character of the historic district shall be retained, with their historic architectural features intact and altered as little as possible;
- (3) Any alteration of an existing property shall be compatible with its historic character, as well as with the surrounding district;
- (4) New construction shall be compatible with the district in which it is located;
- (5) The application demonstrates compliance with any historic guidelines or policies adopted by the City of Oxford that are applicable to the subject application; and
- (6) In determining compatibility, the HAPC shall consider the following:
  - A. The general design, character, and appropriateness to the property of the proposed alteration or new construction;
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  - C. The texture, materials, and color and their relation to similar features of other properties in the neighborhood;
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- (2) The demolition is proposed for a structure that is identified as non-contributing or historic non-contributing in an adopted inventory of the applicable zoning district; or
- (3) The applicant demonstrates that the following conditions are met based on the designation of the site or structure in an adopted historic inventory:
  - A. Historic Structures
    - i. The applicant must demonstrate that the costs to rehabilitate or renovate the structure to a purposeful use exceeds 50 percent of the fair market value.
    - ii. The City shall reserve the right to have an individual or entity that is not a member of HAPC to assess the financial feasibility of renovating the structure.
    - iii. The COA shall not be approved if the cause of such damage was due to neglect by the owner or previous owners.
  - B. Non-Historic Contributing Structures
    - i. The removal will not adversely affect the architectural or historic integrity of the streetscape; or
    - ii. The structure is not consistent with other structures in the district in terms of historic character, architectural style, construction material, height, setback, or mass.

TO Whom it May Concern  
City Government of Oxford, Ohio

Please be advised that James [Jim] Odonnell has permission to represent our interest with the City of Oxford and act on our behalf for all projects and actions regarding the property at 130 E High Street, Oxford, Ohio 45056 . Jim Odonnell is the local property manager of 130 East High Street and is employed by us, the property owner, Mu Upsilon Association [ Phi Gamma Delta Fraternity]. More explicitly, today, regarding the issue of safety concerns and balcony railings

Parcel Id	H4100003000227
Address	130 E HIGH ST
Building/Unit #	
Class	COMMERCIAL
Land Use Code**	419 C - OTHER COMMERCIAL HOUSING
Neighborhood	90016001
Total Acres	.3333
Taxing District	H41

Thank you,



Richard A Hutchinson  
Trustee, Mu Upsilon Association  
Board Member, House Corporation  
Tel: 203-676-7056  
Personal Address:  
9 Montgomery Pkwy  
Branford, CT 06405



Dated

**LETTER OF AGENCY**

To Whom It May Concern:

Please be advised that Gerry Bird, Architect and a member of Mu Upsilon Association, - Owner/ Operator of the property at 130 East High Street - has permission to represent our interest with the City of Oxford's Historical Architectural Preservation Committee regarding the Phi Gamma Delta Fraternity house at 130 East High Street in Oxford .

Thank-you,

Signed: \_\_\_\_\_  
Jim ODonnell  
Phi Gamma Delta

\_\_\_\_\_  
Date:

6 April 2025

Jim O'Donnell  
2444 Madison Road, Unit 602B  
Cincinnati, OH 45208

**RE: General Liability Insurance  
130 East High Street  
Phi Gamma Delta**

**RE: Balcony Railing**

As a former property and casualty actuary with Aetna Insurance, a major concern for me as a trustee of the property is to limit exposure to probable events and to mitigate the cost of protecting against probable events.

The attached, from statistics regarding fraternity house insurance, show that a "Fall from Heights" has a high degree of severity (aka claim cost) - along with Hazing and Water Damage. "Fall from Heights" also has the highest degree of frequency (aka how often it happens), along with hazing and slips/falls. Falls has the highest frequency and severity.

Specifically the insurance companies point to a "Deck" as a high risk exposure. The mitigation advised is (1) "the railing is in good shape and meets code requirements" and (2) "limit access during social functions".

At this moment 130 East High Street's balcony (deck) does not have safe railing and it's railing does not meet code. Technically we are in violation of code while exposed to higher-than-normal insurance costs.

We, the trustees want to keep safe access to the balcony, especially for residents and members of the organization, while limiting exposure to unintended falls from the deck. Also, the building burned down in 2013 - a fire with residents inside the building. We do want to keep the balcony as a fire escape

Bottomline, this is why the trustee's of the 130 East High Street property are pushing to have a to code railing ASAP.

Dick Hutchinson  
Miami 1969

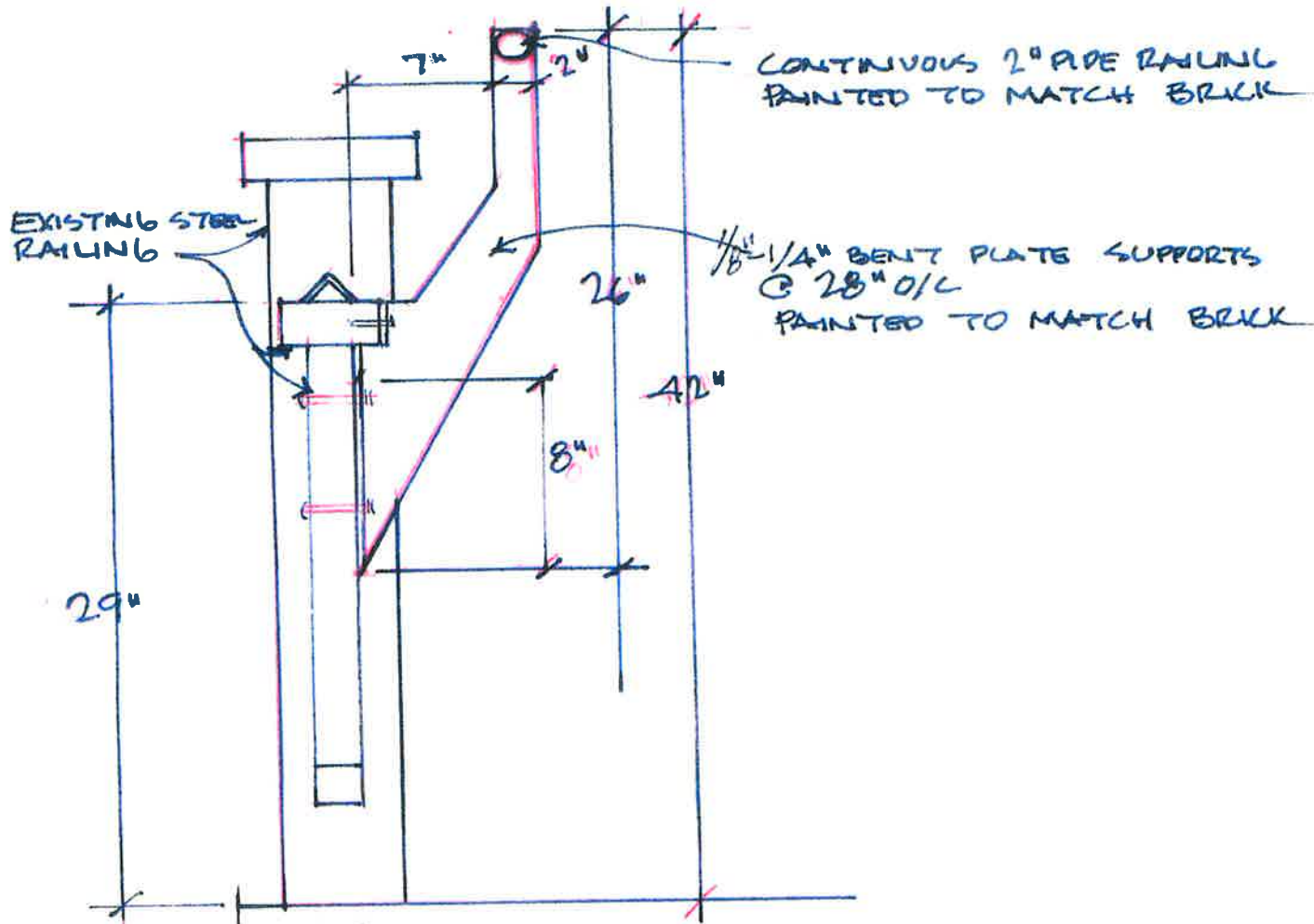
Architect: **Gerry N Bird**

BS Architecture Miami University 1971

MA Architecture Ohio State University 1973

Member: Mu Upsilon Association of Phi Gamma Delta Fraternity

Contact: (614) 306-5225



RAILING DETAIL  $1\frac{1}{2}$ " = 1'-0"

AT EXISTING STEEL RAIL



EASTER SUNDAY AT ARMSTRONG 10:30AM

Vertigo

THE

BARBERS SHOP



Φ.Γ.Δ.





# CERTIFICATE OF APPROPRIATENESS APPLICATION

Please print legibly. To apply, email completed form and plans in PDF format to [commdev@cityofoxford.org](mailto:commdev@cityofoxford.org)

## BOX 1 | APPLICATION TYPE Select one

<input type="checkbox"/> <b>Pre-Application</b> for Certificate of Appropriateness <input type="checkbox"/> <b>Certificate of Appropriateness</b>
--

## BOX 2 | APPLICATION DETAILS

Property Address/Location
Building Name
Does the proposal involve demolishing an existing building? <input type="checkbox"/> Yes <input type="checkbox"/> No
Description of Proposed Change(s)

## BOX 3 | APPLICANT INFORMATION

Is the applicant also the current property owner? <input type="checkbox"/> <b>Yes</b> (You may skip Box 4) <input type="checkbox"/> <b>No</b> (Do not skip Box 4, and include a <a href="#">Letter of Agency</a> with your submittal)
Applicant Name
Applicant Company Name
Mailing Address
Email Address
Telephone Number

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

Property Owner Name
Property Owner Company Name
Mailing Address
Email Address
Telephone Number

## BOX 5 | ARCHITECT INFORMATION Check if same as Applicant

Architect/Engineer Name
Company Name
Mailing Address
Email Address
Telephone Number

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

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

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

**BOX 7 | APPLICANT SIGNATURE**

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

**Applicant Name (Print)**

**Applicant Signature** *Lois Wellner*

**Date**

**Processing Fee**

**The appropriate processing fee amount will be determined during a completeness check by Community Development staff.** It may take 1-2 business days for a completeness check to be performed. The applicant will receive a digital copy of a processing fee invoice via email once it is ready. Fees may be paid in-person by check or credit card in the Community Development Department located on the first floor of the Oxford Municipal Building, 15 S College Avenue, Oxford OH 45056. For credit card payments, the City accepts Visa, MasterCard, or Discover, and such payments may also be taken over the phone by calling Community Development at 513-524-5204.

**Bond Requirement for Demolitions**

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

- (1) a **performance bond** posting with security equivalent to 100% of the approved cost of leveling the site, filling with soil and sodding or seeding the surface.
- (2) payment of a **mitigation fee** of ten percent (10%) of the approved demolition cost.

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

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

- (1) The proposed development complies with all the requirements of this code and other related codes and ordinances enforced by the City;
- (2) Properties which contribute to the character of the historic district shall be retained, with their historic architectural features intact and altered as little as possible;
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# LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Erin Schmidt

(Applicant Name)

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

Hanging of new business sign

(Application Description)

located at

107 E. Church Street; Oxford, Ohio 45056

(Property Address/Location)

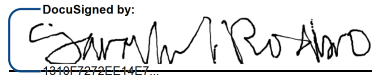
Thank you,

Sarah Rodbro

(Property Owner Printed Name – must be a person)

Rodbro & Rodbro Investments LLC

(Property Owner Company Name – if applicable)

DocuSigned by:  


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

4/1/2026

(Date)



105.5 in

95 in

30 in

109.14 in

face change  
(dimensional)

existing  
dimensional  
sign



95 in

26 in



513-265-3708 signery2@gmail.com

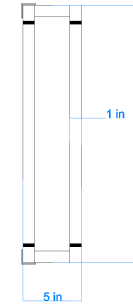
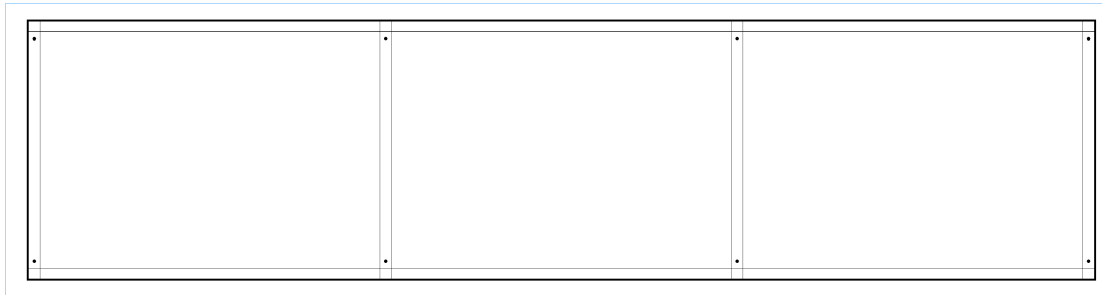
sign face change  
107 E Church St

Date:  
2/12/2026

### Existing frame

frame of 1x1 square tubing, welded

through bolt into existing wood



angle bracing across top and bottom



3mm solid core laminated aluminum backplate - black

Sandblasted circle logo - 1" thick

12mm cut out logotype and text - 2 layers

mounted on custom aluminum frame (existing)



513-265-3708 signery2@gmail.com

Job No.:

107 E Church

Date:

4/16/2026



# CERTIFICATION

Historic & Architectural Preservation Commission  
Community Development Department

TO: Michael Martin  
Applicant  
DATE: May 5, 2026  
RE: **HAPC-2026-06 | 7 W Hight Street**

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

Electrical conduit shall be painted to match the building.

Light fixture head flares or number of fixtures will be appropriate to adequately light the sign.

Sincerely,

*Dana Miller*

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

*Sam Perry*

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



# CERTIFICATE OF APPROPRIATENESS APPLICATION

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## BOX 1 | APPLICATION TYPE Select one

- Pre-Application for Certificate of Appropriateness
- Certificate of Appropriateness

## BOX 2 | APPLICATION DETAILS

Property Address/Location 7 W High St., Oxford, OH 45056

Building Name Starbucks Coffee Co

Does the proposal involve demolishing an existing building?  Yes  No

Description of Proposed Change(s) Tenant Interior Alteration of existing tenant space for a new Starbucks coffee shop. Proposed exterior work to include four (4) new gooseneck lights, two (2) new sconces, and LED string lights. New proposed canvas awning to be installed above an employee entrance door.

## BOX 3 | APPLICANT INFORMATION

Is the applicant also the current property owner?

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

Applicant Name Michael Martin

Applicant Company Name State Permits, Inc.

Mailing Address 319 Elaines Ct., Dodgeville, WI 53533

Email Address mike@permit.com

Telephone Number 608-407-9090

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

Property Owner Name Reid Marks

Property Owner Company Name BDL III Associates LLC

Mailing Address 4407 Wilderness Way, Mason, OH 45040

Email Address reid@heavenlyventures.com

Telephone Number 312-953-1074

## BOX 5 | ARCHITECT INFORMATION Check if same as Applicant

Architect/Engineer Name Rachel Turner-Lauck

Company Name NORR

Mailing Address 325 N LaSalle St., Ste. 500, Chicago, IL 60654

Email Address steven.rajewski@norr.com

Telephone Number 312-873-1031

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Applicant Name (Print) Michael Martin

Applicant Signature <b>Michael Martin</b>	Digitally signed by Michael Martin Date: 2026.04.30 10:27:24 -05'00'	Date 4/30/2026
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# LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Michael Martin

---

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding  
Starbucks Certificate of Appropriateness Review

---

(Application Description)

located at

7 W High St., Oxford, OH 45056

---

(Property Address/Location)

Thank you,

Reid Marks

---

(Property Owner Printed Name – must be a person)

BDL Associates III LLC

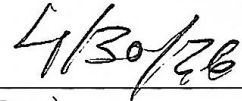
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(Property Owner Company Name – if applicable)



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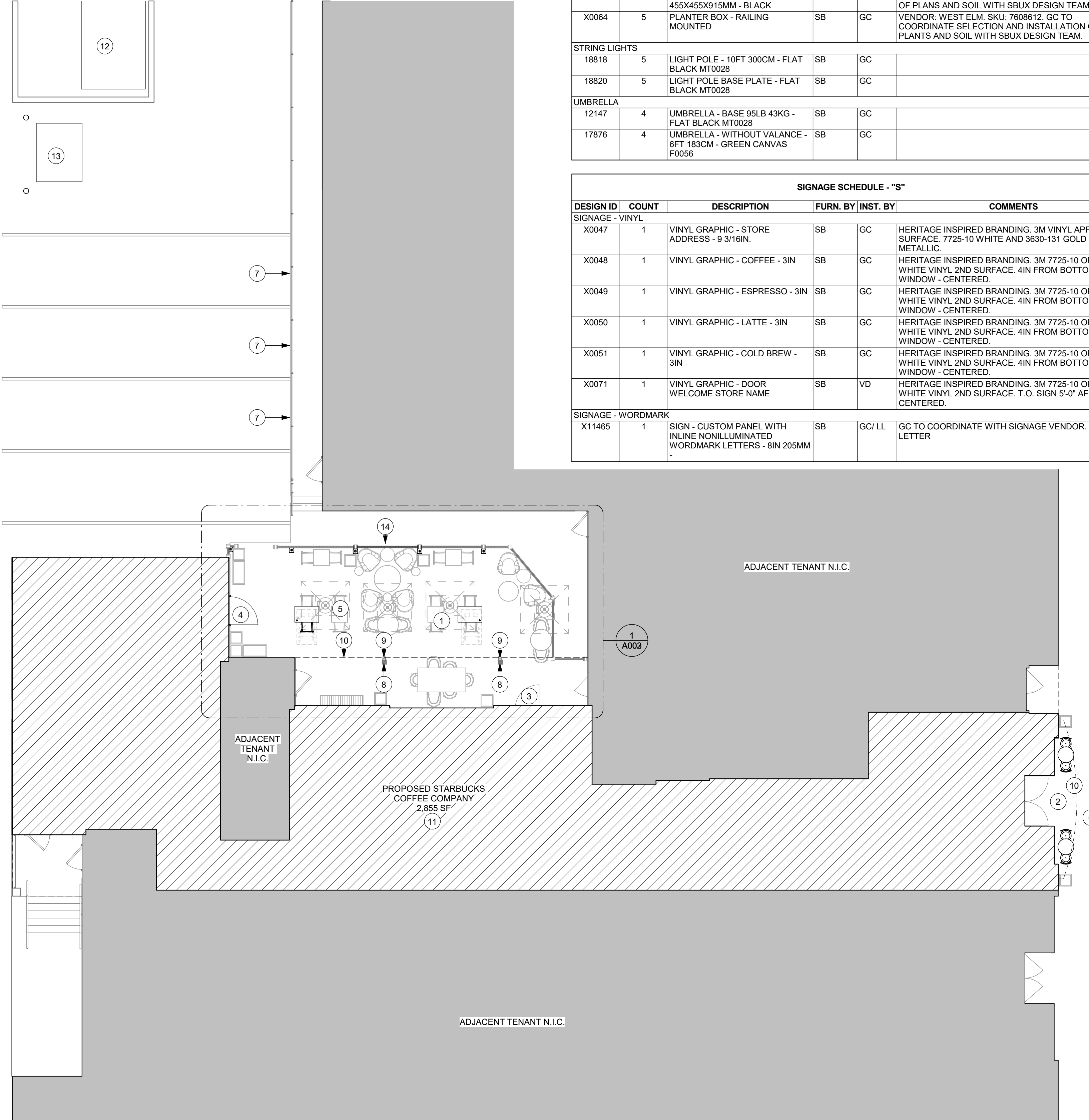
(Property Owner Signature – must correspond to printed name above)



---

(Date)

4/15/2026 11:57:32 AM U:\Sectors\Restaurants\Projects\_L1\Sbx\OHS2124-0132\_Oxford\_7\_W\_High\_SN300\_Create\350\_BIM\352\_Revit\01\_Models\10370-104\_OH\_Oxford\_7\_W\_High\_St\_CD - Copy.rvt



ARCHITECTURAL SITE PLAN - FOR REFERENCE ONLY

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

SITE SCHEDULE - "Y"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
<b>AWNING</b>					
X0008	1	FABRIC AWNING AT SERVICE DOOR	LL	LL	NEW FABRIC AWNING PER SBUX SPECIFICATIONS
<b>PLANTER</b>					
14450	1	PLANTER - BOX - 18X18X18IN 455X455X455MM - BLACK	SB	GC	GC TO COORDINATE SELECTION AND INSTALLATION OF PLANS AND SOIL WITH SBUX DESIGN TEAM.
14451	2	PLANTER - BOX - 36X18X18IN 915X455X455MM - BLACK	SB	GC	GC TO COORDINATE SELECTION AND INSTALLATION OF PLANS AND SOIL WITH SBUX DESIGN TEAM.
14452	8	PLANTER - BOX - 18X18X36IN 455X455X915MM - BLACK	SB	GC	GC TO COORDINATE SELECTION AND INSTALLATION OF PLANS AND SOIL WITH SBUX DESIGN TEAM.
X0064	5	PLANTER BOX - RAILING MOUNTED	SB	GC	VENDOR: WEST ELM. SKU: 7608612. GC TO COORDINATE SELECTION AND INSTALLATION OF PLANTS AND SOIL WITH SBUX DESIGN TEAM.
<b>STRING LIGHTS</b>					
18818	5	LIGHT POLE - 10FT 300CM - FLAT BLACK MT0028	SB	GC	
18820	5	LIGHT POLE BASE PLATE - FLAT BLACK MT0028	SB	GC	
<b>UMBRELLA</b>					
12147	4	UMBRELLA - BASE 95LB 43KG - FLAT BLACK MT0028	SB	GC	
17876	4	UMBRELLA - WITHOUT VALANCE - 6FT 183CM - GREEN CANVAS F0056	SB	GC	

SIGNAGE SCHEDULE - "S"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
<b>SIGNAGE - VINYL</b>					
X0047	1	VINYL GRAPHIC - STORE ADDRESS - 9 3/16IN.	SB	GC	HERITAGE INSPIRED BRANDING. 3M VINYL APPLIED 2ND SURFACE. 7725-10 WHITE AND 3630-131 GOLD METALLIC.
X0048	1	VINYL GRAPHIC - COFFEE - 3IN	SB	GC	HERITAGE INSPIRED BRANDING. 3M 7725-10 OPAQUE WHITE VINYL 2ND SURFACE. 4IN FROM BOTTOM OF WINDOW - CENTERED.
X0049	1	VINYL GRAPHIC - ESPRESSO - 3IN	SB	GC	HERITAGE INSPIRED BRANDING. 3M 7725-10 OPAQUE WHITE VINYL 2ND SURFACE. 4IN FROM BOTTOM OF WINDOW - CENTERED.
X0050	1	VINYL GRAPHIC - LATTE - 3IN	SB	GC	HERITAGE INSPIRED BRANDING. 3M 7725-10 OPAQUE WHITE VINYL 2ND SURFACE. 4IN FROM BOTTOM OF WINDOW - CENTERED.
X0051	1	VINYL GRAPHIC - COLD BREW - 3IN	SB	GC	HERITAGE INSPIRED BRANDING. 3M 7725-10 OPAQUE WHITE VINYL 2ND SURFACE. 4IN FROM BOTTOM OF WINDOW - CENTERED.
X0071	1	VINYL GRAPHIC - DOOR WELCOME STORE NAME	SB	VD	HERITAGE INSPIRED BRANDING. 3M 7725-10 OPAQUE WHITE VINYL 2ND SURFACE. T.O. SIGN 5'-0" AFF-CENTERED.
<b>SIGNAGE - WORDMARK</b>					
X11465	1	SIGN - CUSTOM PANEL WITH INLINE NONILLUMINATED WORDMARK LETTERS - 8IN 205MM	SB	GC/LL	GC TO COORDINATE WITH SIGNAGE VENDOR. WHITE LETTER

GENERAL NOTES

- A. REFER TO EXTERIOR ELEVATIONS ON SHEET A201 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
- B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS.
- C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS SHALL BE COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE, EXTENT TO INCLUDE DRIVE-THRU ENTRY POINT THROUGH WINDOW STANDING PAD.
- E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
- F. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
- G. PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.
- H. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
- I. REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL WORK.
- J. SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS AND SITE LIGHTING BASES.
- K. SEE SHEET A002 FOR ARCHITECTURAL SITE DETAILS.

KEYED NOTES

- 1. EXISTING CONDITIONS ARE FOR REFERENCE ONLY. GC SHALL INSPECT SITE TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE SITE DEMOLITION WORK MIGHT CONFLICT WITH EXISTING UNDERGROUND UTILITIES.
- 2. EXISTING 72" BUILDING ENTRANCE.
- 3. 36" PATIO ENTRANCE.
- 4. 42" REAR SERVICE DOOR.
- 5. REAR PATIO SEATING AREA. FURNITURE BY TENANT SHOWN FOR DESIGN INTENT ONLY.
- 6. ENTRY PATIO SEATING.
- 7. DEDICATED PARKING FOR EMPLOYEES BY LL.
- 8. EXISTING COLUMNS IN PATIO.
- 9. EXISTING DOWNSPOUTS.
- 10. INDICATES LINE OF CANOPY ABOVE.
- 11. STARBUCKS SIGNAGE VENDOR TO COORDINATE APPROVALS AND PERMITS FOR EXTERIOR SIGNAGE SEPARATELY AS REQUIRED. NOT INCLUDED IN TENANT BUILD-OUT APPLICATION.
- 12. TRASH ENCLOSURE WITH COMPACTOR BY LL. VERIFY FINAL DIMENSIONS IN FIELD.
- 13. EXISTING BOLLARDS AND TRANSFORMER BEHIND ADJACENT TENANTS SHOWN FOR REFERENCE ONLY. CIVIL ENGINEER TO CONFIRM EXACT LOCATION AND CONFLICTS WITH NEW EQUIPMENT.

NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT, SHOWN FOR COORDINATION PURPOSES ONLY.

RESPONSIBILITY LEGEND

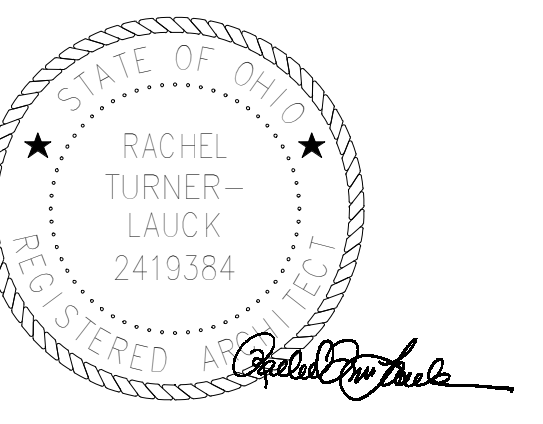
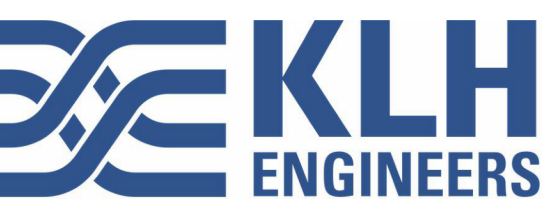
- GC GENERAL CONTRACTOR
- LL LANDLORD
- SB STARBUCKS



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STARBUCKS TEMPLATE VERSION: I2024.01.01



ISSUED FOR CONSTRUCTION - ISSUED 04.14.2026

PROJECT NAME:  
**CONVERSION OF STARBUCKS COFFEE - OXFORD, 7 W HIGH ST**

PROJECT ADDRESS:  
7 WEST HIGH STREET  
OXFORD, OH 45056  
BUTLER COUNTY

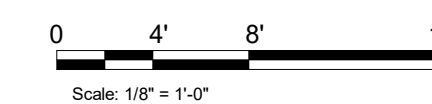
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PROJECT #: 10370-104  
ISSUE DATE: 04-14-2026  
SR. DESIGN MANAGER: A. WALLACE  
PRODUCTION DESIGNER: NORR  
CHECKED BY: NORR

Revision Schedule			
Rev	Date	By	Description

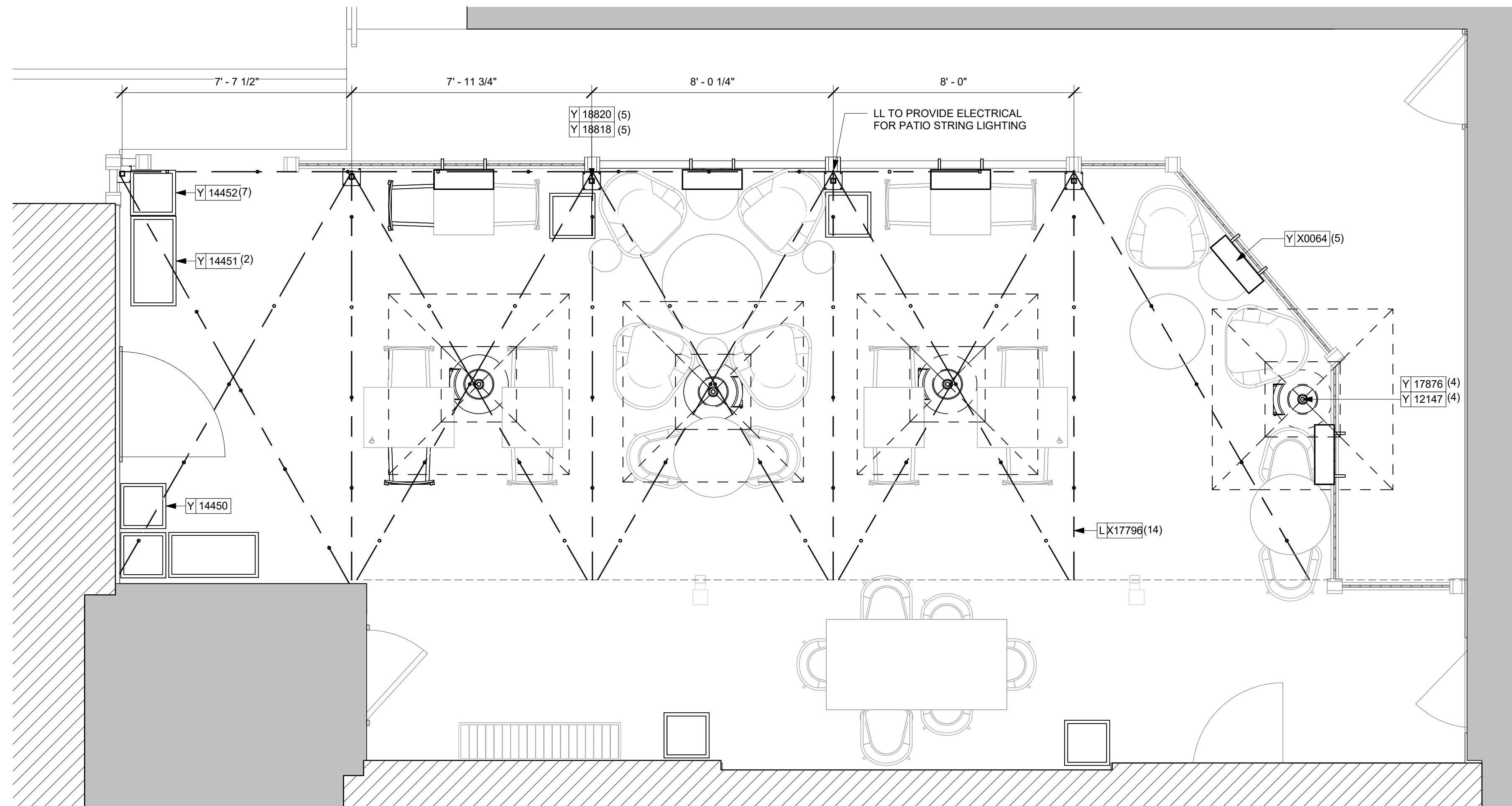
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**ARCHITECTURAL SITE PLAN**

SCALE: AS SHOWN

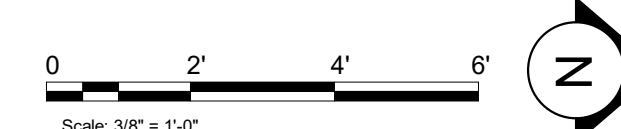
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**A001**



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**1 ENLARGED REAR PATIO**  
Scale: 3/8" = 1'-0"



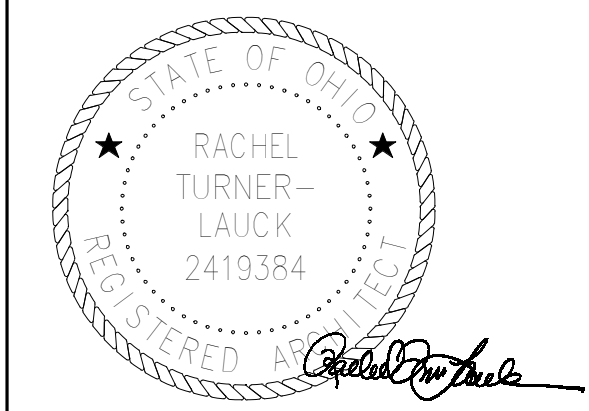
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STARBUCKS TEMPLATE VERSION: i2024.01.01

**NORR**



**ISSUED FOR CONSTRUCTION - ISSUED 04.14.2026**

PROJECT NAME:  
**CONVERSION OF  
STARBUCKS COFFEE -  
OXFORD, 7 W HIGH ST**

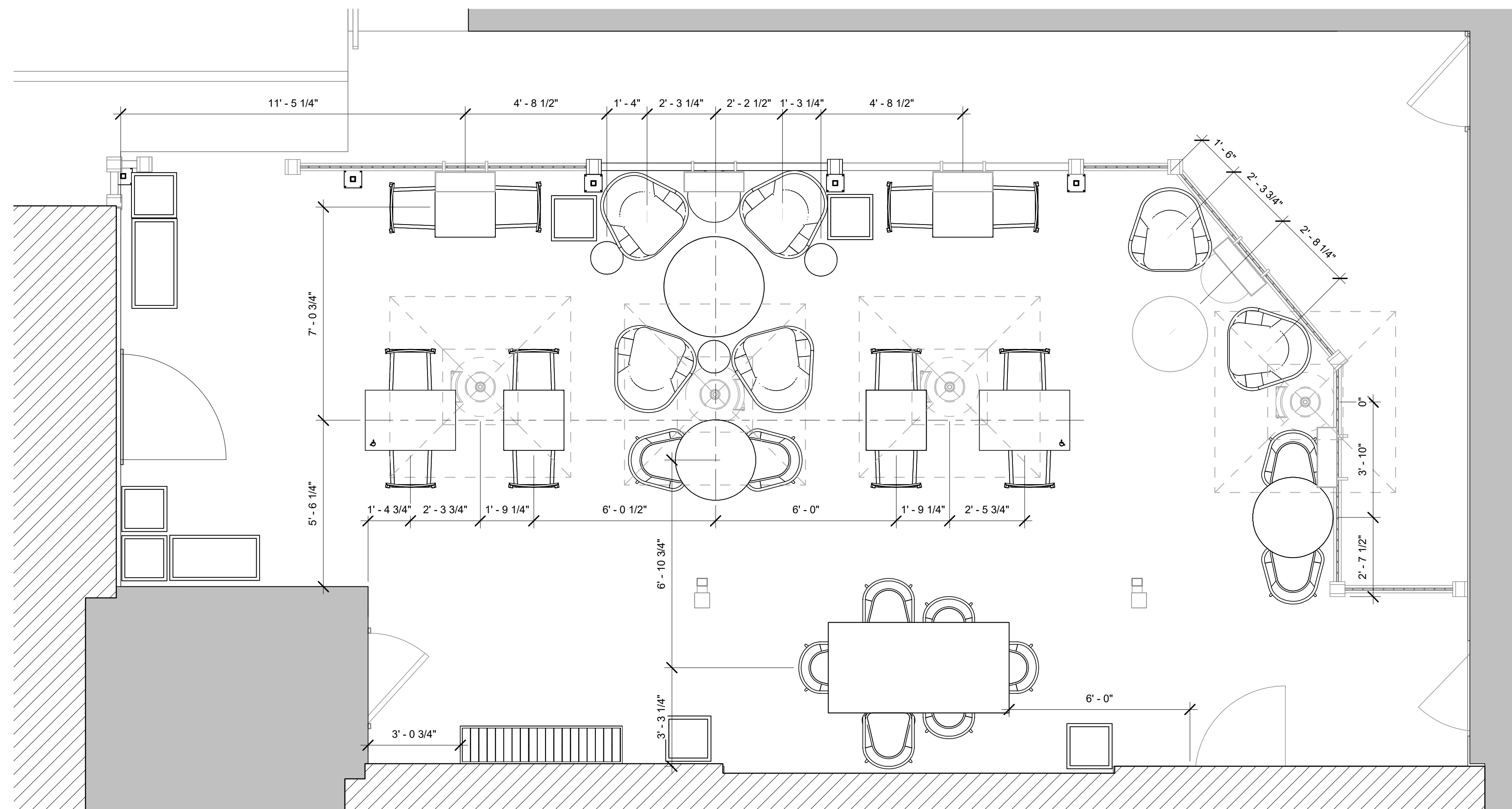
PROJECT ADDRESS:  
7 WEST HIGH STREET  
OXFORD, OH 45056  
BUTLER COUNTY

STORE #: 02588  
PROJECT #: 10370-104  
ISSUE DATE: 04-14-2026  
SR. DESIGN MANAGER: A. WALLACE  
PRODUCTION DESIGNER: NORR  
CHECKED BY: NORR

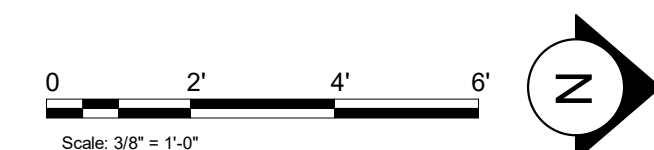
Revision Schedule			
Rev	Date	By	Description

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**ENLARGED SITE PLAN  
DETAILS**  
SCALE: AS SHOWN

SHEET NUMBER:  
**A002**



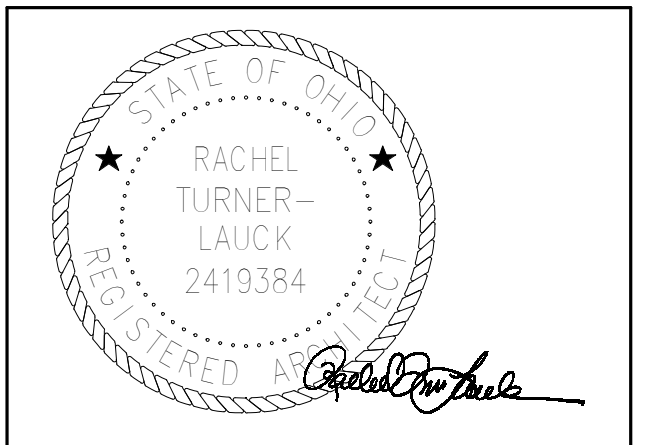
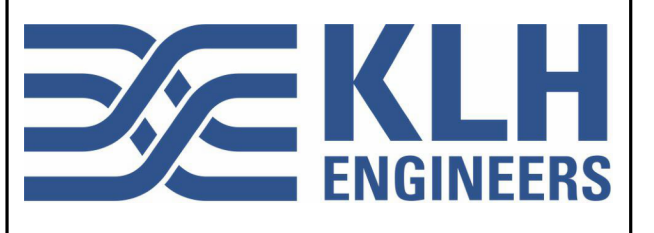
1 ENLARGED REAR PATIO DIMENSIONED  
Scale: 3/8" = 1'-0"



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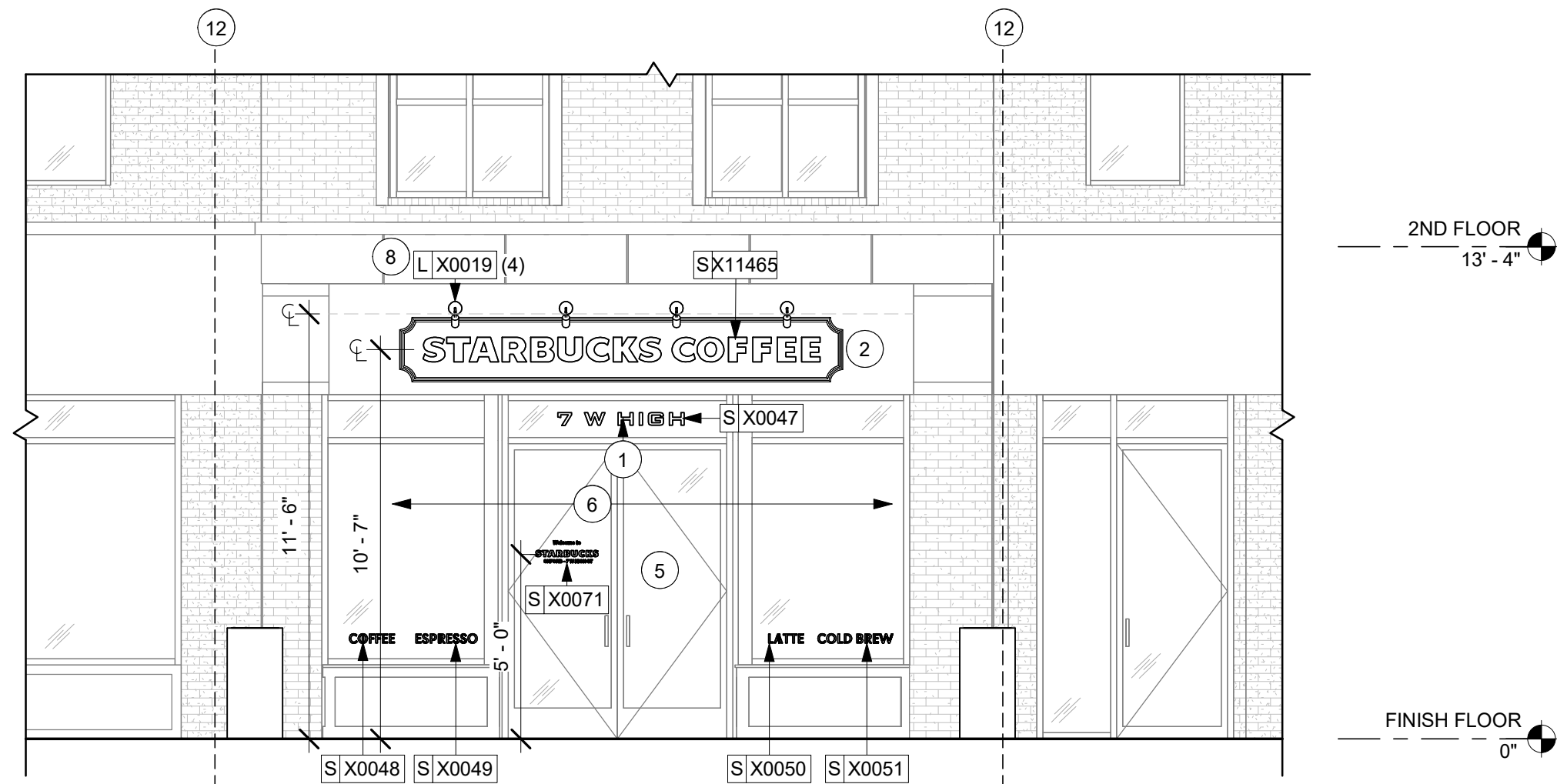
Revision Schedule			
Rev	Date	By	Description

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DETAILS**  
SCALE: AS SHOWN

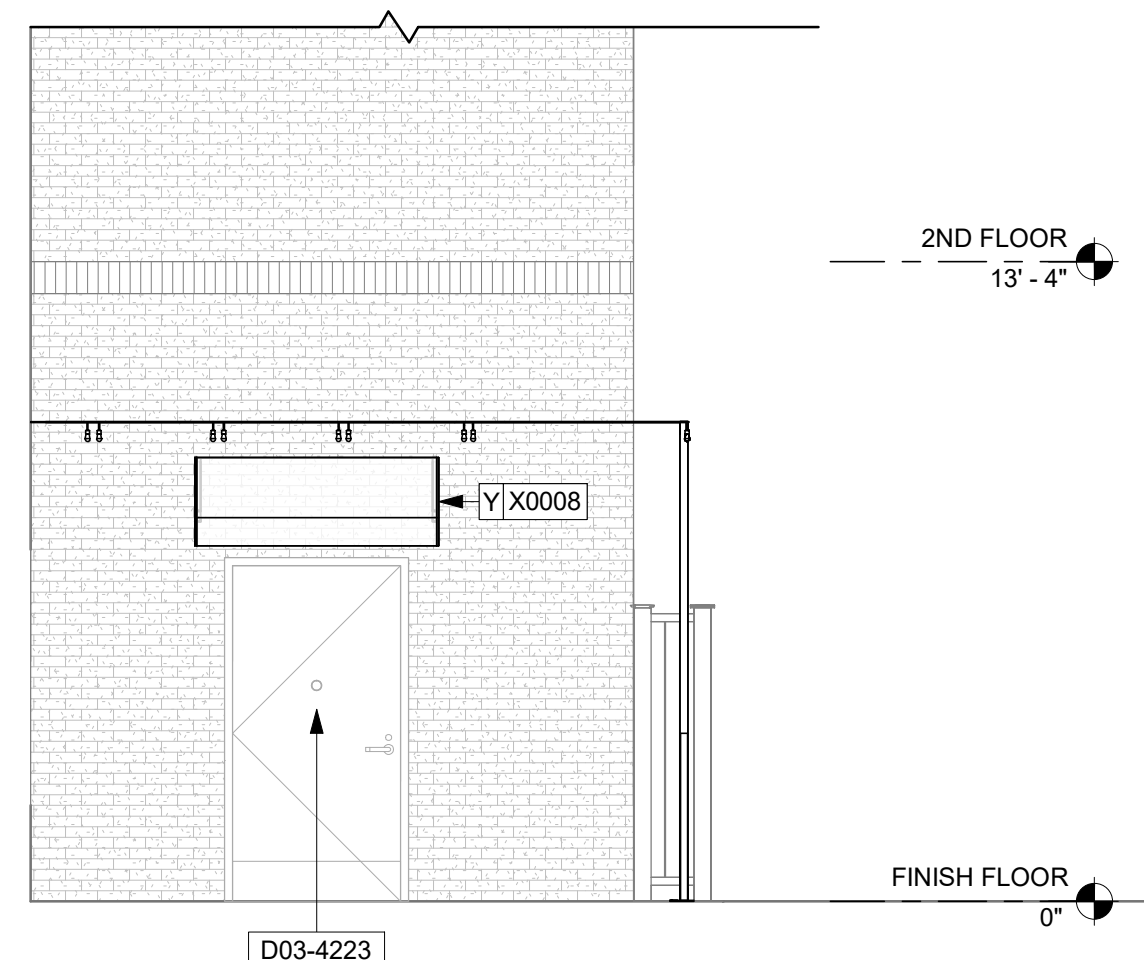
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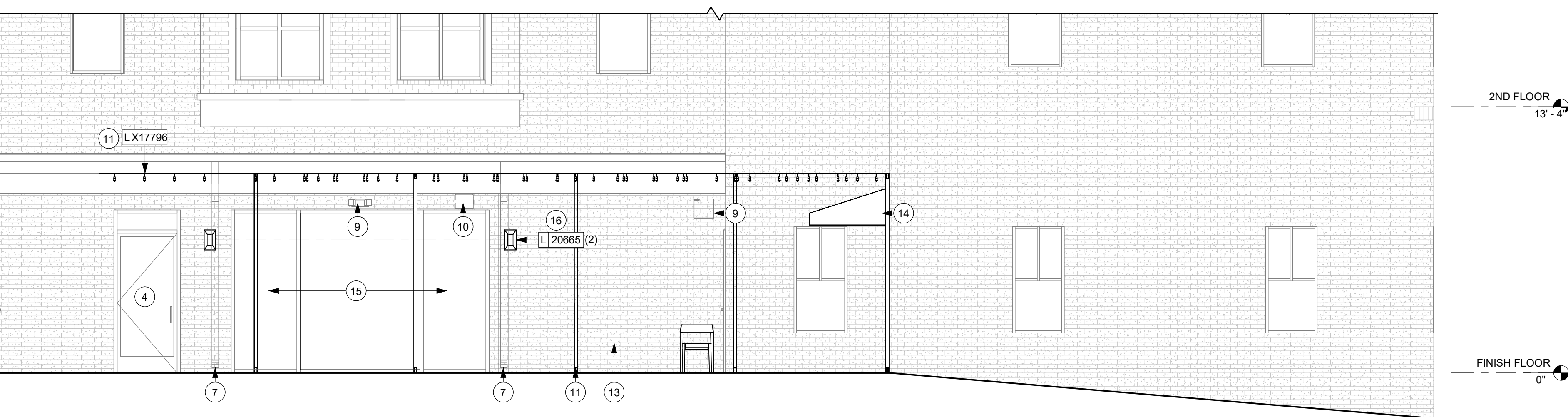
SIGNAGE SCHEDULE - "S"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
SIGNAGE - VINYL					
X0047	1	VINYL GRAPHIC - STORE ADDRESS - 9 3/16IN.	SB	GC	HERITAGE INSPIRED BRANDING. 3M VINYL APPLIED 2ND SURFACE. 7725-10 WHITE AND 3630-131 GOLD METALLIC.
X0048	1	VINYL GRAPHIC - COFFEE - 3IN	SB	GC	HERITAGE INSPIRED BRANDING. 3M 7725-10 OPAQUE WHITE VINYL 2ND SURFACE. 4IN FROM BOTTOM OF WINDOW - CENTERED.
X0049	1	VINYL GRAPHIC - ESPRESSO - 3IN	SB	GC	HERITAGE INSPIRED BRANDING. 3M 7725-10 OPAQUE WHITE VINYL 2ND SURFACE. 4IN FROM BOTTOM OF WINDOW - CENTERED.
X0050	1	VINYL GRAPHIC - LATTE - 3IN	SB	GC	HERITAGE INSPIRED BRANDING. 3M 7725-10 OPAQUE WHITE VINYL 2ND SURFACE. 4IN FROM BOTTOM OF WINDOW - CENTERED.
X0051	1	VINYL GRAPHIC - COLD BREW - 3IN	SB	GC	HERITAGE INSPIRED BRANDING. 3M 7725-10 OPAQUE WHITE VINYL 2ND SURFACE. 4IN FROM BOTTOM OF WINDOW - CENTERED.
X0071	1	VINYL GRAPHIC - DOOR WELCOME STORE NAME	SB	VD	HERITAGE INSPIRED BRANDING. 3M 7725-10 OPAQUE WHITE VINYL 2ND SURFACE. T.O. SIGN 5'-0" AFF. CENTERED.
SIGNAGE - WORDMARK					
X11465	1	SIGN - CUSTOM PANEL WITH INLINE NONILLUMINATED WORDMARK LETTERS - 8IN 205MM	SB	GC/LL	GC TO COORDINATE WITH SIGNAGE VENDOR. WHITE LETTER



**1 NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"



**2 WEST ELEVATION**  
Scale: 1/4" = 1'-0"

**KEYED NOTES**

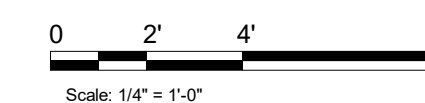
- PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING ABOVE MAIN ENTRY DOOR(S) OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS.
- 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" (205MM) MIN. BEYOND EDGE OF SIGNAGE.
- 42IN SERVICE DOOR.
- NEW 36IN PATIO ENTRANCE.
- 72IN MAIN STOREFRONT ENTRANCE.
- ALUMINUM STOREFRONT SYSTEM.
- EXISTING CANOPY DOWNSPOUT.
- NEW EXTERIOR SCENCE LIGHTING. LL TO PROVIDE POWER.
- EXISTING EXTERIOR EGRESS LIGHTING.
- EXISTING EXTERIOR SPEAKER.
- LL TO PROVIDE ELECTRICAL IN GROUND ADJACENT TO POST FOR NEW STRING LIGHTING AT PATIO.
- LEASE LINE.
- PATIO FENCE BY LL.
- FABRIC AWNING AT REAR SERVICE DOOR BY LL.
- PATIO STOREFRONT BY LL.
- LL TO PROVIDE ELECTRICAL FOR NEW SCENCES.

**GENERAL NOTES**

- GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- GENERAL CONTRACTOR TO PROVIDE FIRE TREATED 2X WOOD BLOCKING OR EQUIVALENT FOR COMPLETE AND SECURE SUPPORT OF ANY WALL-MOUNTED EQUIPMENT, CABINETRY, FURNISHINGS, ARTWORK AND/OR SIGNAGE.
- SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO THE STARBUCKS DESIGNER FOR APPROVAL.
- SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.
- SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH ARCHITECTURAL DRAWINGS.
- GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

**LEGEND - EXT. ELEV.**

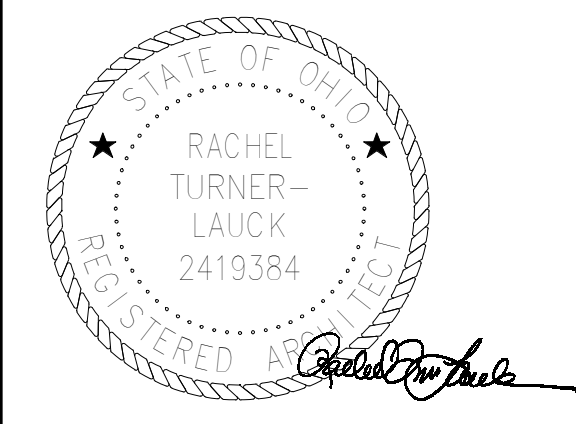
- HOSE BIBB
- DUPLEX



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STARBUCKS TEMPLATE VERSION: I:2024.01.01



**ISSUED FOR CONSTRUCTION - ISSUED 04.14.2026**

PROJECT NAME:  
**CONVERSION OF  
STARBUCKS COFFEE -  
OXFORD, 7 W HIGH ST**

PROJECT ADDRESS:  
7 WEST HIGH STREET  
OXFORD, OH 45056  
BUTLER COUNTY

STORE #: 02588  
PROJECT #: 10370-104  
ISSUE DATE: 04-14-2026  
SR. DESIGN MANAGER: A. WALLACE  
PRODUCTION DESIGNER: NORR  
CHECKED BY: NORR

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:  
**BUILDING EXTERIOR  
ELEVATIONS**  
SCALE: AS SHOWN

SHEET NUMBER:  
**A201**



## TAYLOR LED

### 12V LED

#### HIGHLIGHTS

- Sign lights are suitable for wall and ground mount applications
- Suitable for wet locations
- Available in 80CRI and 90CRI
- Dimmable using standard MLV dimmer and magnetic transformer
- 360lm

**5**  
YEAR  
warranty

**66**  
IP RATED

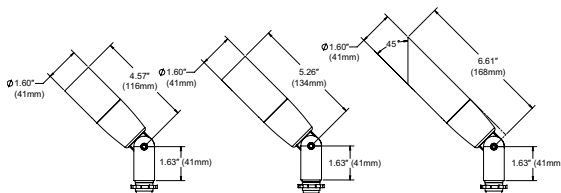
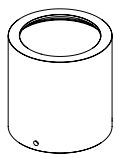
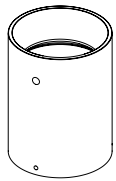
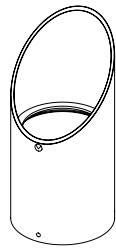
**WET**  
LOCATION™

**BAA**
**BABA**

#### Specifications

Weight:	0.9 lbs
H:	4.57" (116mm) w/C1
	5.26" (134mm) w/C2
	6.61" (168mm) w/C3

#### DIMENSIONS

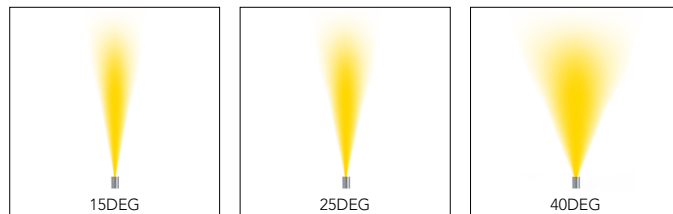

**C1**
**C2**
**C3**

**C1**  
SHORT  
FLUSH

**C2**  
LENS  
RECESSED

**C3**  
45°  
CUTOFF

#### PERFORMANCE SUMMARY

	15DEG	25DEG	40DEG
Delivered Lumens	362	318	253
Watts	4.5	4.5	4.5
LPW	80	71	56
Peak Candela	1,439	988	530

Note: Information based on 4000K 80CRI with C1 cap and FLC lens

#### STANDARD DISTRIBUTION

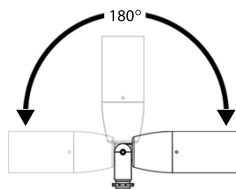


15DEG

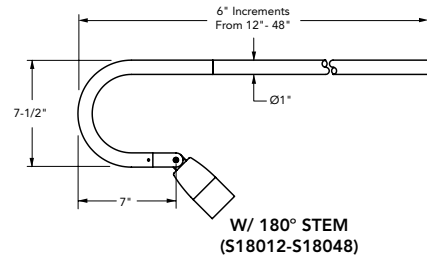
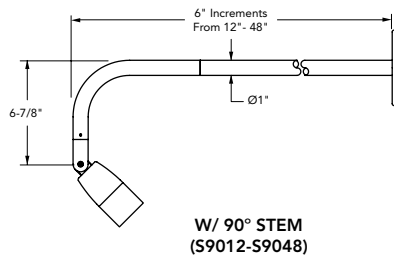
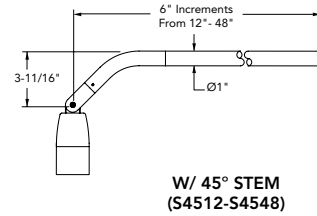
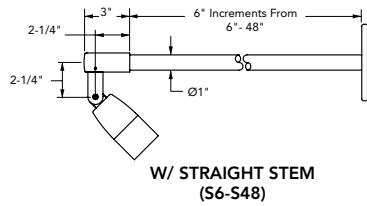
25DEG

40DEG

#### AIMING DETAILS


**TAYLOR**

## DIMENSIONS



## ORDERING INFORMATION

EXAMPLE: TAYLOR A P1 90CRI 30K 12 15DEG FLC CN4 S6 C1 BL

TAYLOR							
Series*	Material*	Performance Packages*	CRI*	Color Temperature*	Voltage*	Distribution*	Lens*
TAYLOR	A Aluminum	P1	80CRI 90CRI	27K 30K 35K 40K 50K <small>Note: 50K only available with 80CRI</small>	12'	15DEG 15° 25DEG 25° 40DEG 40°	FLC Flat Clear WSL Watershed
Mounting Accessories*							
<b>Independent Mounting</b>		<b>Independent Mounting</b>		<b>Stems</b>			
JBA	Aluminum J-Box	PM60A	Adjustable Post Mount	S3	3" Stem		
CN4	Rectangular canopy	PM60C	Post Mount with Conduit	S6	6" Stem		
CN5	Round 5" canopy	PM60D	Post Mount with Open Bottom	S__	12" - 48" stems, available in 6" increments		
WMC	Wall Mount Cover			S45_	45° - 12", 48" stems, available in 6" increments		
WMSA	Wall Mount with Splice Access			S90_	90° - 12", 48" stems, available in 6" increments		
				S180_	180° - 12", 48" stems, available in 6" increments		
Options <sup>2</sup>		External Caps*		Finish*			
<b>Internal Louver</b>		<b>Internal Filters</b>		<b>C1</b> Short Flush		<b>All Material</b>	
IHL	Honeycomb Louver	FA	Amber	<b>C2</b> Recessed Lens		BL	Black Textured
<b>Internal Accessory</b>		FG	Green	<b>C3</b> 45° Angle Cut		BRS	Bronze Smooth
L1	Prismatic Lens	FGD	Green Dichroic			BRT	Bronze Textured
L2	Linear Spread Lens	FLB	Light Blue			DBL	Designer Black Smooth
L3	Softening Lens	FM	Mercury Vapor			DDB	Designer Bronze Smooth
		FMB	Medium Blue			DNA	Natural Aluminum Smooth
		FMBD	Medium Blue Dichroic			NBS <sup>3</sup>	Natural Bronze Smooth
		FR	Red			STG	Steel Gray
		FRD	Red Dichroic			VET	Verde Textured
						WH	White Textured
						WHS	White Smooth
						CF	Custom Finish
						RALTB <sup>4</sup>	RAL Paint Finishes
						__Z <sup>5</sup>	Zinc Undercoat (i.e) BLZ
						<small>Note: Additional standard finish options available. See page # 4</small>	

\*Required Fields

Notes:

- Remote transformer required. Options for [remote transformers](#).
- Only one option can be specified.
- NBS paint uses specialty pigments to give a natural appearance that may vary by fixture.
- RALTB<sup>4</sup> for pricing only, replace with applicable RAL call out when ready to order. See the [RALBROCHURE](#) for available options. It is recommended that Hydrel products only use textured paint.
- Zinc Undercoat provides corrosion protection for Marine Environment and Natatorium Construction.

## PERFORMANCE DATA

### LUMEN OUTPUT

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		27K (2700K, 80CRI)			30K (3000K, 80CRI)			35K (3500K, 80CRI)			40K (4000K, 80CRI)			50K (5000K, 80CRI)		
			°H	°V	°H	°V	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW
P1	4.5	15DEG	49	49	27	27	1,353	340	76	1,415	356	79	1,425	358	80	1,439	362	80	1,410	354	79
		25DEG	55	55	31	31	929	299	66	972	312	69	978	314	70	988	318	71	968	311	69
		40DEG	65	65	40	40	498	238	53	521	249	55	524	250	56	530	253	56	519	248	55

CRI SCALING	Multiplier
90CRI	0.77

OPERATING TEMPERATURE: -20°C through 55°C

EXTERNAL CAP	Multiplier
C2	0.70
C3	0.965

## PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit [www.hydrrel.com](http://www.hydrrel.com)

## FEATURES & SPECIFICATIONS

**MATERIAL:** Body and cap cast from 356-T6 Aluminum, knuckle machined from 6061-T6 Aluminum.

**LIGHT SOURCE:** Proprietary high output LEDs. Units have near constant light output when supplied with 11VAC-14VAC to combat voltage drop. All within 3 MacAdam ellipses. Available with an LED light engine supporting a high color rendering of 90CRI. Also available in 80CRI.

**VOLTAGE:** 12 Volt AC

**DISTRIBUTION:** Available 15DEG, 25DEG, 40DEG.

**LENS:** FLC - Cut from heat strengthened borosilicate glass for superior clarity and strength. WSL- Molded heat strengthened borosilicate glass for superior clarity and strength.

**MOUNTING:** See mounting accessories. Supplied standard with 48" of 18AWG connection wire.

**POWER SUPPLY:** 12VAC. 12VAC dimmable using a remote magnetic transformer.

**FINISH:** Super durable Polyester TGIC powder coat finish or 3 brass finishes available.

**FEATURES:** Tapered "Sure Lock" knuckle seat for infinite aiming and an unparalleled locking ability.

**LISTING:** cCSAus, Wet location. Laboratory tests conducted by CSA to UL Standards UL-1598, UL-8750 and UL-1838.

### GOVERNMENT PROCUREMENT

**BAA – Buy America(n) Act:** Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.  
**BABA – Build America Buy America:** Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.  
 Please refer to [www.acuitybrands.com/resources/buy-american](http://www.acuitybrands.com/resources/buy-american) for additional information.

**WARRANTY:** 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

Consult factory for details

**NOTE:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

## STANDARD ARCHITECTURAL COLORS

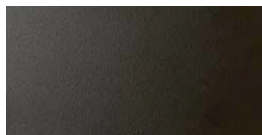
### All Material Finishes



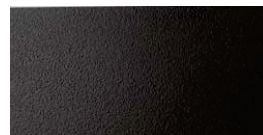
BL - Black Textured



BRS - Bronze Smooth



BRT - Bronze Textured



BZ - Brown Textured



DBL - Designer Black Smooth



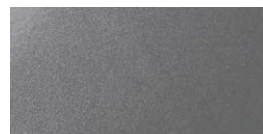
DBLB - Designer Black Textured



DDB - Designer Bronze Smooth



DDBT - Design Bronze Textured



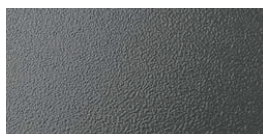
DNA - Natural Aluminum Smooth



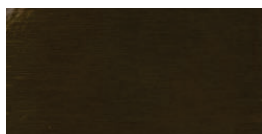
DWH - Designer White Smooth



GN - Green Textured



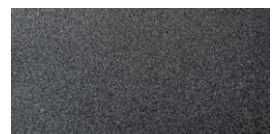
GR - Gray Hammer Tone



NBS - Natural Bronze Smooth



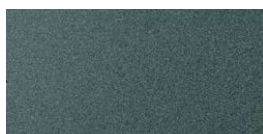
SND - Sand Textured



STG - Steel Gray Textured



TVG - Terra Verde Green



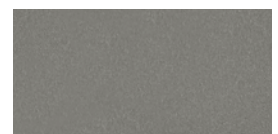
VET - Verde Textured



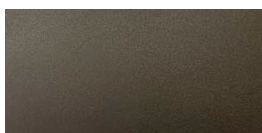
WH - White Textured



WHS - White Smooth



DNAT - Natural Aluminum Textured



LBPS - Light Bronze Paint Smooth



SGW - Semi Gloss White Smooth



SGB - Semi Gloss Black Smooth

Aluminum fixture surfaces undergo a six-step pretreatment process before being painted with a long-lasting TGIC polyester powder coat.

Custom finishes are available. Textures of custom finishes are dependent on the finish material specified. Please consult factory.

**Note:** These colors were scanned from color chip samples. Some colors, however, may vary slightly from actual appearance due to printing variations and limitations. Please contact factory for color chip samples.

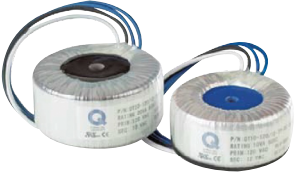

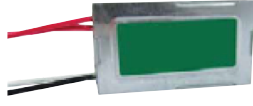

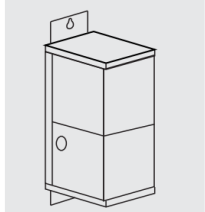
RAL Paint Finishes are also available. See the [RALBROCHURE](#) for options. It is recommended that Hydrel products only use textured paint.

## REMOTE TRANSFORMERS

Transformers may be loaded to 100% capacity, however the recommended load range for optimal efficiency is 40-80%.

**Non-Isolated Transformers:** Suitable for use with landscape type lighting

**Isolated Transformers:** Suitable for use with underwater and landscape type lighting




		Part #
	<ul style="list-style-type: none"> <li>• 10 and 20 watts, 120V to 12VAC or 277V to 12VAC magnetic</li> <li>• Must be mounted in a listed weatherproof enclosure</li> <li>• Dimmable by using a magnetic low voltage dimmer switch</li> <li>• Non-Isolated</li> <li>• Suitable for LED</li> </ul>	<p>Examples:  <b>TM10 120</b>            TM10 277            TM20 120            TM20 277            See <a href="#">spec sheet</a> for more options</p>
	<ul style="list-style-type: none"> <li>• 300 watts, 120V or 277V to 12VAC magnetic</li> <li>• Rated for outdoor surface mount, minimum of 12" above finished grade with the wire connection terminals facing down</li> <li>• Multi-tap secondary output allowing 12-15 Volt</li> <li>• Internal on/off switch-circuit breaker</li> <li>• Five "knock-outs" in the bottom cover plate (two 1/2", two 3/4" and one 1-1/2")</li> <li>• Dimmable by using a magnetic low voltage dimmer switch</li> <li>• Non-Isolated</li> <li>• Suitable for LED</li> </ul>	<p>Example:            TM300 120            See <a href="#">spec sheet</a> for more options</p>
	<ul style="list-style-type: none"> <li>• 15watts, 120V to 12VAC, electronic</li> <li>• Maximum remote distance is 10'</li> <li>• Non-Isolated Suitable for LED</li> </ul>	<p>Example:            TE15 120            See <a href="#">spec sheet</a> for more options</p>
	<ul style="list-style-type: none"> <li>• 60 and 75 watts 120V to 12VAC electronic</li> <li>• Maximum remote distance is 10'</li> <li>• Non-Isolated Suitable for LED</li> </ul>	<p>Examples:            TE60 120            TE75 120            See <a href="#">spec sheet</a> for more options</p>
	<ul style="list-style-type: none"> <li>• 150 watts, 120V or 277V primary to 12VAC secondary magnetic.</li> <li>• Rated for outdoor surface mount, minimum of 12" above finished grade with wire connection terminals facing down</li> <li>• Dimmable by using a magnetic low voltage dimmer switch</li> <li>• Non-Isolated</li> <li>• Suitable for LED</li> </ul>	<p>Example:            TM150 120            TM150 277            See <a href="#">spec sheet</a> for more options</p>

## REMOTE TRANSFORMERS







Transformers may be loaded to 100% capacity, however the recommended load range for optimal efficiency is 40-80%.

**Non-Isolated Transformers:** Suitable for use with landscape type lighting

**Isolated Transformers:** Suitable for use with underwater and landscape type lighting




		Part #
	<ul style="list-style-type: none"> <li>• Stepdown transformers are two winding isolated type</li> <li>• Two separate wiring compartments isolate primary and secondary leads</li> <li>• Housed in weatherproof enclosure</li> <li>• Meets requirements of article 680 N.E.C. Listed by U.L</li> <li>• 100 watt 120/12,13,14 ac (T1901)</li> <li>• 300 watt 120/12,13,14 ac (T1903)</li> <li>• Dimmable by using magnetic low voltage dimmer switch</li> <li>• Isolated - can be used near underwater application</li> <li>• Suitable for LED</li> </ul>	<p>Examples: T1901 (100watts) T1903 (300watts) See <a href="#">spec sheet</a> for more options</p>
	<ul style="list-style-type: none"> <li>• Ground power post mount</li> <li>• 15 watts, 120V to 12V AC, electronic</li> <li>• Non-Isolated, suitable for LED</li> <li>• Non-Dimmable</li> <li>• Stem length available from 3" to 36"</li> </ul>	<p>Examples: PM60B ET15 120 S3 BL PMBR60B ET15 120 S6 POL See <a href="#">spec sheet</a> for more options</p>
	<ul style="list-style-type: none"> <li>• Wall mount power box</li> <li>• 15 watts, 120V to 12V AC, electronic</li> <li>• 20 watts, 120V to 12V AC, magnetic</li> <li>• ET15 - Electronic is non-dimmable</li> <li>• M20 - Magnetic is dimmable using low voltage magnetic dimmer switch</li> <li>• Non-isolated, suitable for LED</li> </ul>	<p>Examples: WP2S ET15 120 78C BRS See <a href="#">spec sheet</a> for more options</p>

**ACCENT MOUNTING ACCESSORIES**

		Part #
	<ul style="list-style-type: none"> <li>JBA/JBB Junction box for direct fixture mounting</li> <li>Available in cast bronze or aluminum</li> <li>Used where splicing is required for single or multiple fixtures Drilled and tapped to specified requirements</li> <li>May be Ground or wall mounted</li> </ul>	Examples: JBA 34E 34F 78G BL JBB 12A 12C 78G See <a href="#">spec sheet</a> for more options
	<ul style="list-style-type: none"> <li>CN4 wall plate canopy</li> <li>Available in aluminum or brass</li> <li>Shape rectangular to mount over a standard switch box</li> <li>Thru hole sized for standard 1/2 pipe thread</li> <li>Fixtures secured via locking nut (for thru hole) or threaded knuckle</li> </ul>	Example: CN4 78C BL See <a href="#">spec sheet</a> for more options
	<ul style="list-style-type: none"> <li>CN5 wall mount canopy</li> <li>Available in Aluminum, Brass or stainless steel</li> <li>Shape round to mount over a standard 4" round or octagonal box. Thru hole sized for standard 1/2 pipe thread</li> <li>Fixture secured via locking nut (for thru hole) or threaded knuckle</li> </ul>	Example: <b>CN5 78C BL</b> See <a href="#">spec sheet</a> for more options
	<ul style="list-style-type: none"> <li>WMC wall mount cover</li> <li>Available in cast aluminum</li> <li>Wall mount cover or mounting fixture over wall box (by others)</li> </ul>	Examples: WMC 78C BL See <a href="#">spec sheet</a> for more options
	<ul style="list-style-type: none"> <li>WMSA wall mount splice access</li> <li>Available in cast aluminum</li> <li>Wall mount with splice access plate for mounting a variety of fixtures</li> <li>Integral splice access compatment for easy fixture connections</li> <li>To be mounted over a recessed wall box</li> </ul>	Example: WMSA 78C BL See <a href="#">spec sheet</a> for more options
	<ul style="list-style-type: none"> <li>Post Mounts PM60A, PM60C and PM60D Ground Mounting posts</li> <li>Available in aluminum or brass</li> <li>Suitable for fixtures with 1/2" knuckles</li> <li>Fixtures are secured with a locking nut</li> <li>PM60A and PM60D are used only with low volt fixtures</li> <li>PM60C can be used with low or line voltage fixtures</li> <li>Optional stems are offered in lengths from 3" to 36"</li> </ul>	Examples: PM60A S3 BL PMBR60C S12BR BRS PM60D BL See <a href="#">spec sheet</a> for more options

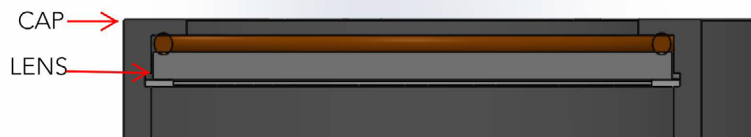
## TAYLOR INTERNAL ACCESSORIES

Internal Accessories can be ordered separate and are field replaceable

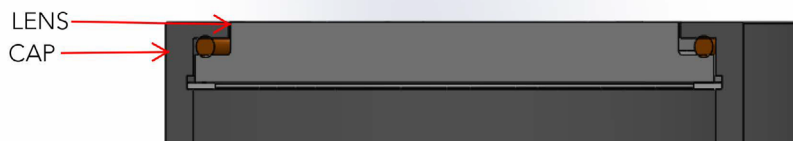
	<p><b>INTERNAL HONEYCOMB LOUVER</b></p> <ul style="list-style-type: none"> <li>• Hexagonal cell louver with 45° cut-off</li> <li>• includes retaining ring</li> </ul>	<p>Example: IHLTAYLOR</p>
	<p><b>INTERNAL ACCESSORY LENSES</b></p> <ul style="list-style-type: none"> <li>• L1 Prismatic Lens</li> <li>• L2 Linear Spread Lens</li> <li>• L3 Softening Lens</li> <li>• includes retaining ring</li> </ul>	<p>Examples: LATAYLOR L1 LATAYLOR L2 LATAYLOR L3</p>
	<p><b>INTERNAL COLORED FILTERS</b></p> <ul style="list-style-type: none"> <li>• FA Amber</li> <li>• FG Green</li> <li>• FGD Green Dichroic</li> <li>• FLB Light Blue</li> <li>• FM Mercury Vapor</li> <li>• FMB Medium Blue</li> <li>• FMBD Medium Blue Dichroic</li> <li>• FR Red</li> <li>• FRD Red Dichroic</li> <li>• includes retaining ring</li> </ul>	<p>Examples: CFTAYLOR FA CFTAYLOR FG CFTAYLOR FGD CFTAYLOR FLB CFTAYLOR FM CFTAYLOR FMB CFTAYLOR FMBD CFTAYLOR FR CFTAYLOR FRD</p>

### The difference between the FLC and WSL lens

FLC lens is recessed below the cap



WSL lens is flush with cap to allow water to shed off the lens









13 W High St

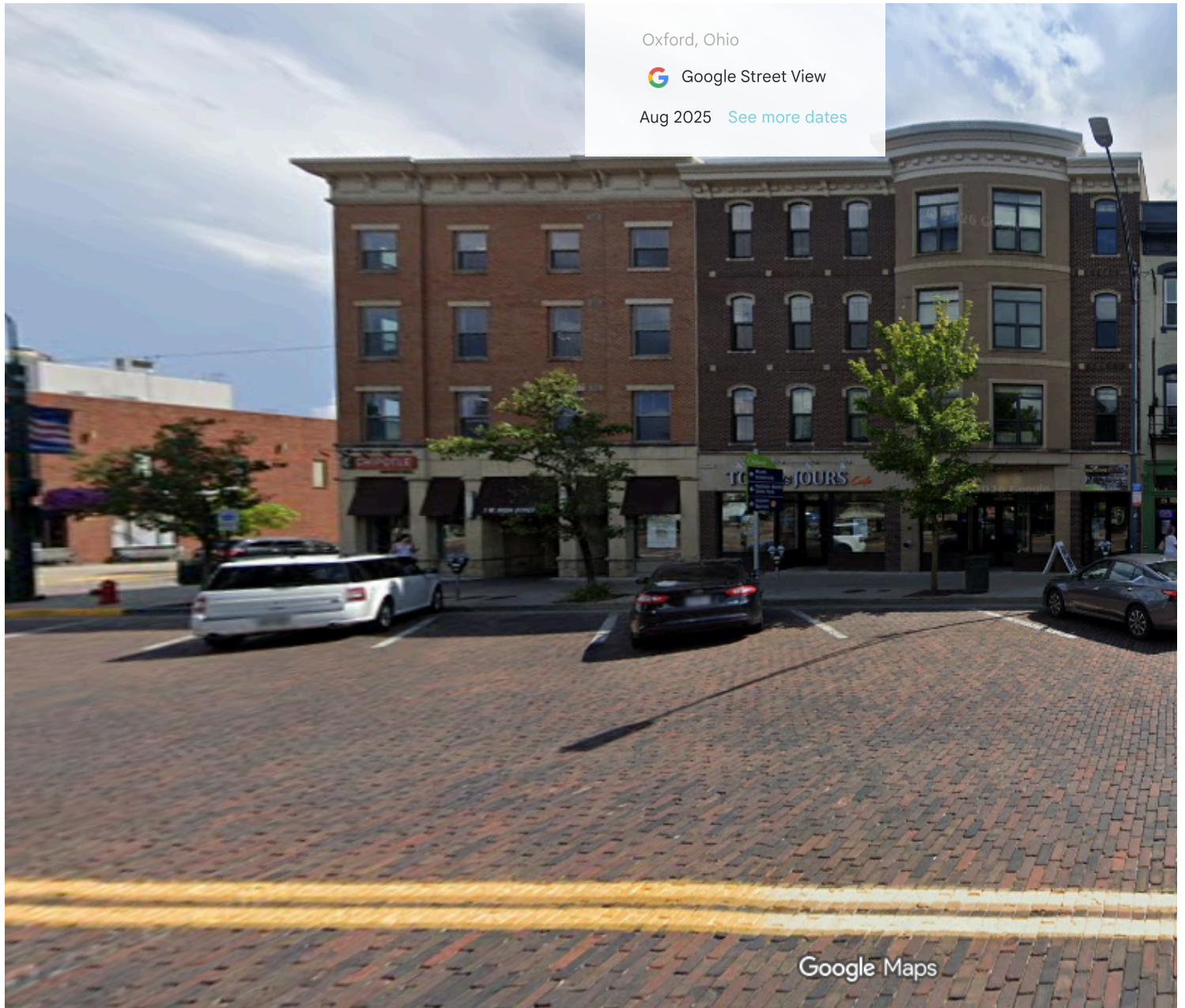


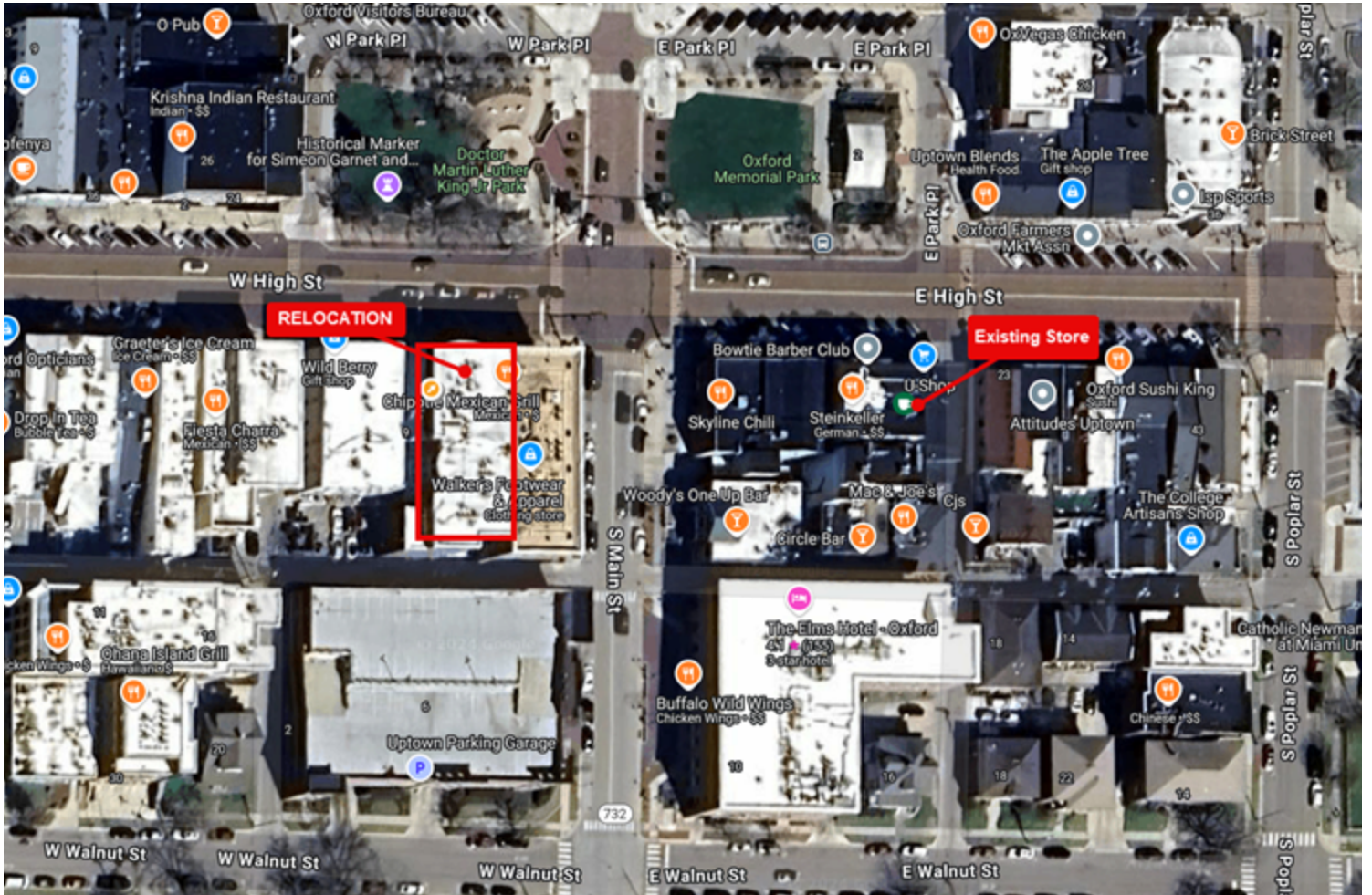
Image capture: Aug 2025 © 2026 Google



### Rapid Fired Pizza

4.4 ★★★★★ (342) • \$10–20

070





# LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Nick Fears

(Applicant Name)

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

Certificate of Appropriateness

(Application Description)

located at

101 N. Main St.

(Property Address/Location)

Thank you,

Lawrence A. Bunkel

(Property Owner Printed Name – must be a person)

Oxford Presbyterian Church

(Property Owner Company Name – if applicable)

[Signature]

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

5/8/20

(Date)

## Project Overview

Oxford Presbyterian Church (OPC) proposes to replace its 26-year-old air conditioning compressors with new units on a like-for-like basis. The existing Carrier equipment has reached the end of its service life. To evaluate replacement options, the church solicited bids from three companies: two proposed Carrier equipment and one proposed Trane. The Trane option was not considered feasible because Trane does not offer indoor air handling units compatible with the existing framework.

## Equipment Selection

The two remaining proposals identified the same outdoor Carrier units. These units are updated versions of the existing 10-ton equipment currently in service. A previously completed load assessment indicates that 10-ton units remain appropriate for the space. Although the newer models are slightly longer and approximately 8 inches taller than the existing units, Carrier does not offer an alternative 10-ton compressor configuration. As a result, the replacement units will extend slightly above the existing limestone screen wall.

## Installation Limitation

The existing compressors are mounted on 11-inch-thick pads. Following consultation with local contractor Jesse Baker, it was determined that lowering the units is not a practical option, as doing so would require removal of the entire screen wall and the use of heavy equipment to demolish the existing pads.



075



076



## Product Data

# Commercial Split Systems Air Conditioning Condensing Units 6 to 25 Tons



38AXZ07,08,12,14 Shown

38AXZ, AXD 07-28 Single and Dual Circuit Condensing Units  
with Puron Advance™ R-454B Refrigerant



# **OHIO LAMBDA COMPANY**

**House Corporation for  
Phi Kappa Psi Fraternity  
205 McCutcheon Rd  
Gahanna, OH 43230**

**May 30, 2026**

**RE: Oxford Certificate of Appropriateness Application, Narrative for Application**

**Dear Historic and Architectural Preservation Commission,**

**We respectfully submit this Certificate of Appropriateness application for approval to replace all windows at 122 S Campus Ave, the main historic house for the Phi Kappa Psi Fraternity. Because the building contains a mix of original and previously replaced windows, our goal is to restore a window appearance that is historically appropriate to the house's early-1900s character while improving performance and long-term preservation.**

**As the cost of the project will likely exceed \$85,000, we anticipate completing the work in phases over two summers as funds are raised. The first phase will focus on the north-facing windows, (those facing the TKE house), as well as the most deteriorated west-facing windows. After reviewing multiple manufacturers, we selected Marvin Historic wood windows because they offer a strong combination of historically appropriate sash and grid details, long-term quality, and a full tear-out installation that will allow the new units to more closely match the original windows rather than appear as inset replacements.**

**We plan to use Series 925 double-hung, double-paned windows that are both thermally efficient and historically appropriate. Many of the remaining original windows are single-paned, drafty, and no longer function properly because of failing sashes, rotted wood and ropes and weights that continue to break. We covered the windows with plastic throughout the house just to keep heat in during the winter. In multiple rooms, residents have relied on space heaters, which raises both safety concerns and utility costs. These conditions also affect the comfort and impression of the house for prospective members considering living there.**

**In addition to the original windows that remain, several front windows appear to have been replaced in the 1990s with units that are not historically correct for the house. Those windows will be addressed in the second phase next summer so that the overall window program results in a more consistent and historically appropriate appearance across the building.**

**We have already invested more than \$760,000 in renovations to the main house, along with an additional \$312,000 in the apartments at 130 E Collins St, including more than \$200,000 dedicated to the exterior woodwork of the main house alone. These investments in Lot #1 of Oxford reflect our commitment to preserving this prominent historic property and returning it to a condition that is a source of pride in Oxford. We continue to improve both the house and the surrounding property, and we appreciate the guidance and insight provided by Sam Perry and others who have visited the site and shared their feedback.**

**While we do not have unlimited funds, we are committed to maintaining this property to a high standard. Our House Corporation Board and Chapter Advisory Team remain actively**

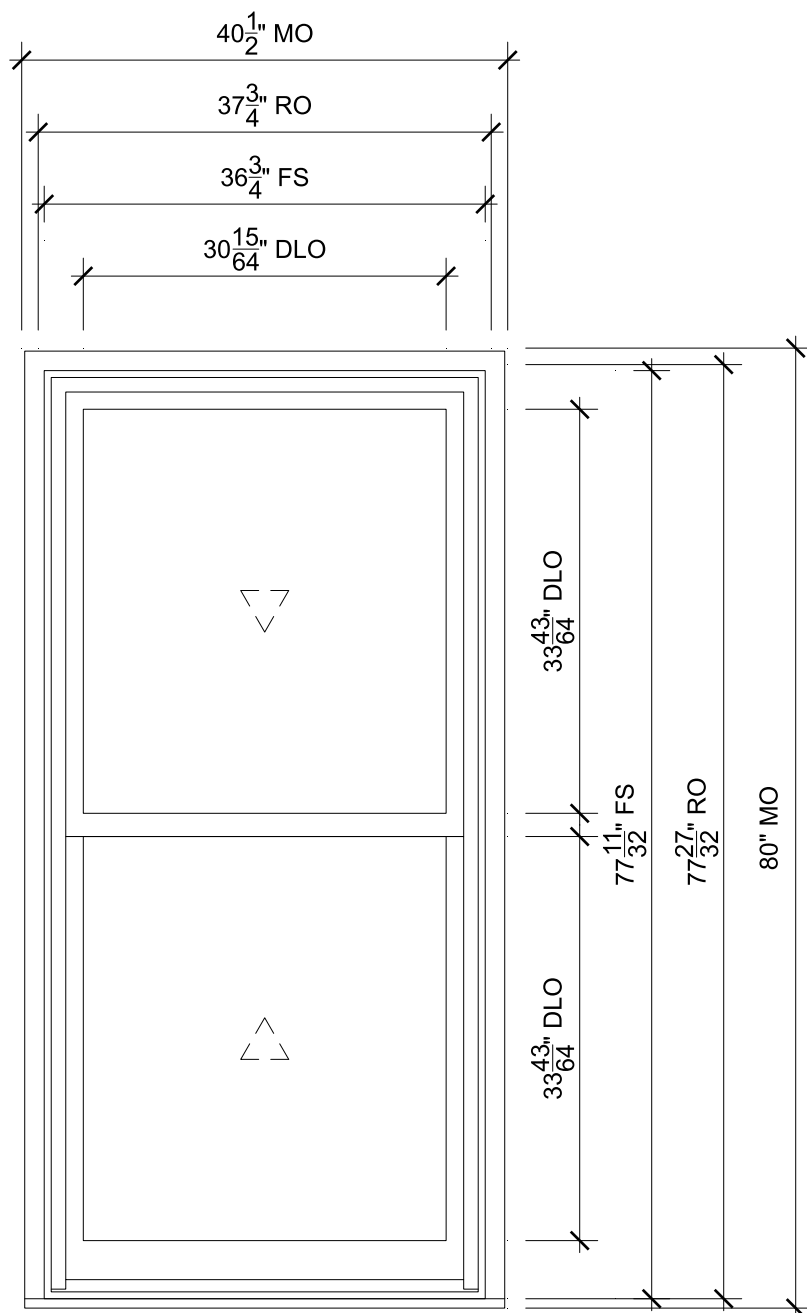
involved with the undergraduate men living in the house, and we can assure the HAPC that the property will continue to be carefully maintained and improved in the years ahead.

Thank you for your consideration of our application; we look forward to hearing from the HAPC and getting started on the window replacement.

Sincerely,

*James S. McGrath*

James S. McGrath, Treasurer  
Ohio Lambda Company  
614-397-4266



## SPECIFICATIONS

Qty: 1  
 Mark Unit: 1 - Dowstairs  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 37 3/4" X 77 27/32"  
 Frame Size: 36 3/4" X 77 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

### 1 - DOWSTAIRS

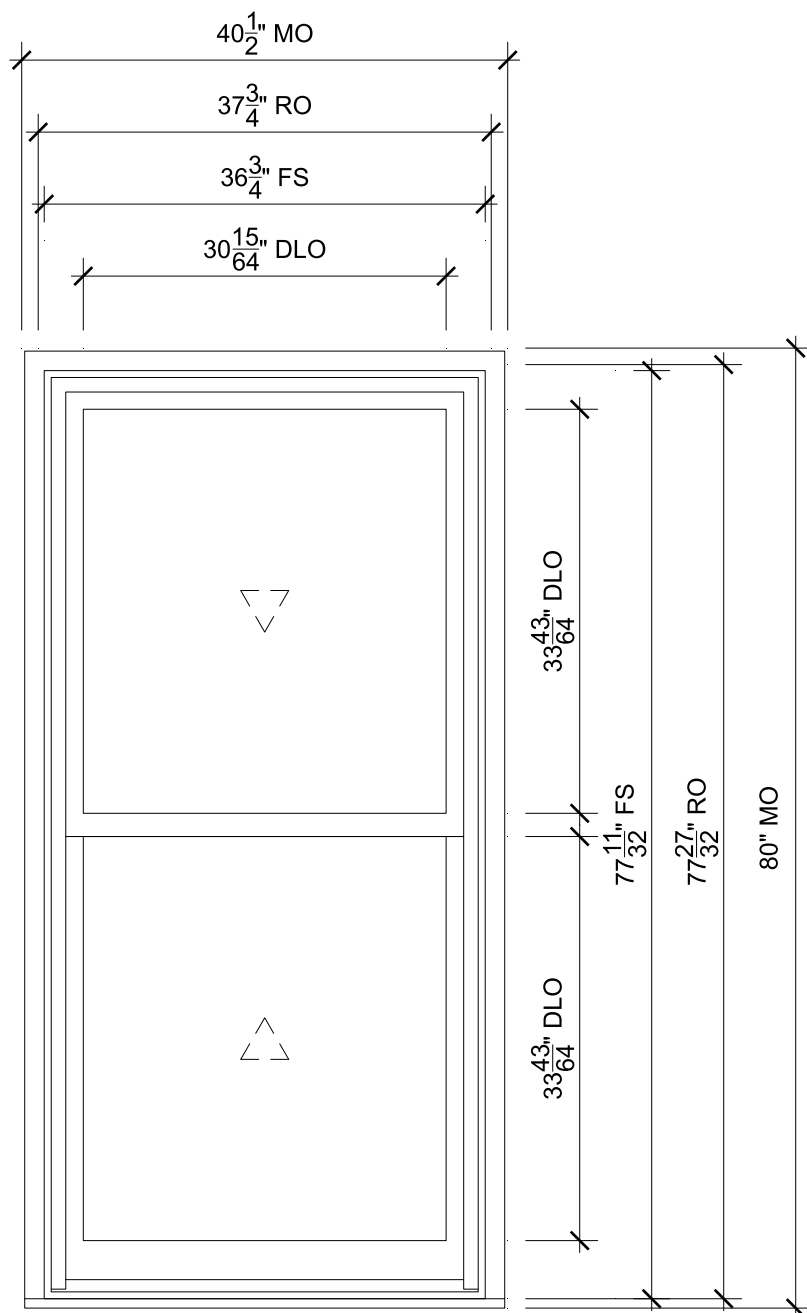
SCALE: 3/4" = 1'-0"

- |                     |                          |
|---------------------|--------------------------|
| $\frac{1}{20}$ Head | $\frac{2}{20}$ Jamb      |
| $\frac{3}{20}$ Sill | $\frac{4}{20}$ Checkrail |

**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
 Before ordering the Marvin products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warrroad, Minnesota 55763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Phi Kappa Psi - Miami University / Full Tearout  
 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:

SHEET  
 1  
 OF 21



**2 - DOWSTAIRS**

SCALE: 3/4" = 1'-0"

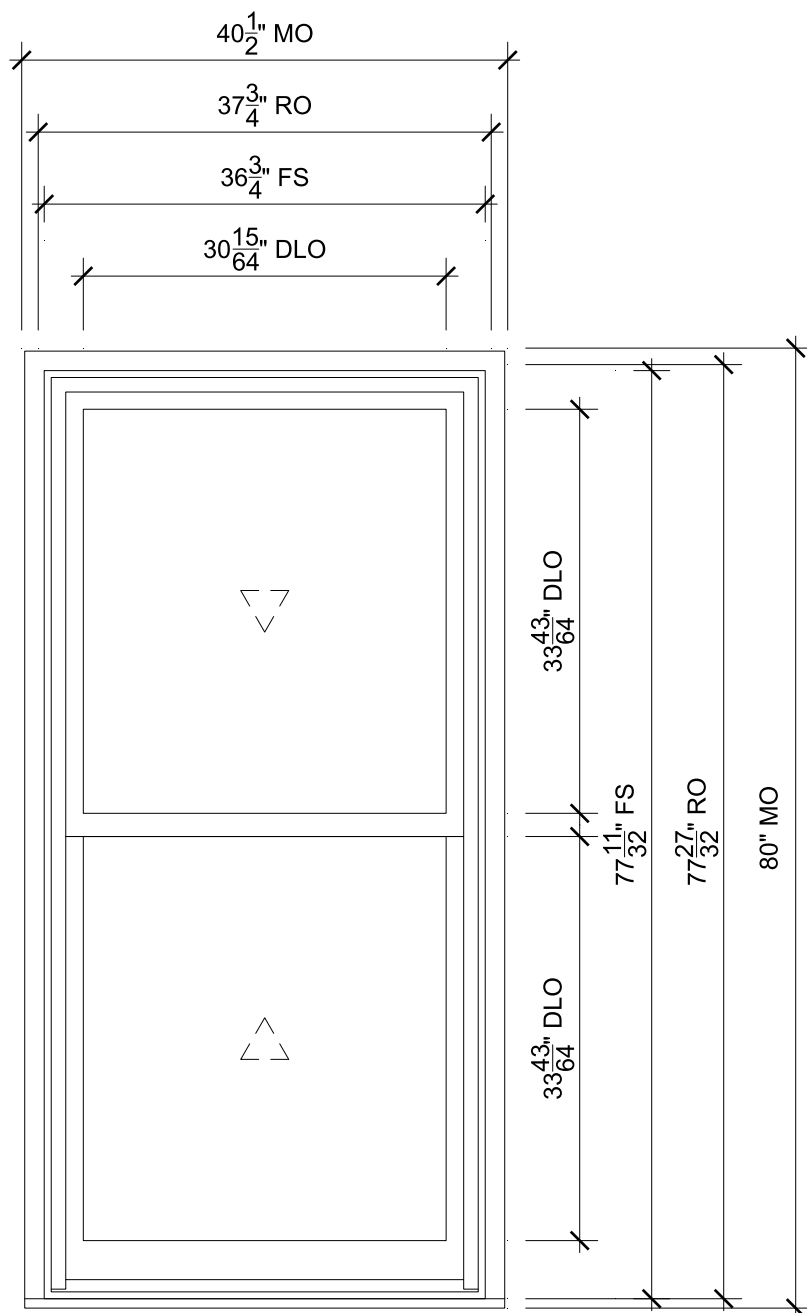
- |                     |                          |
|---------------------|--------------------------|
| $\frac{1}{20}$ Head | $\frac{2}{20}$ Jamb      |
| $\frac{3}{20}$ Sill | $\frac{4}{20}$ Checkrail |

**SPECIFICATIONS**

Qty: 1  
 Mark Unit: 2 - Dowstairs  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 37 3/4" X 77 27/32"  
 Frame Size: 36 3/4" X 77 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

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PROJ/JOB: Phi Kappa Psi - Miami University / Full Tearout  
 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



**3 - DOWSTAIRS**

SCALE: 3/4" = 1'-0"

- $\frac{1}{20}$  Head

$\frac{3}{20}$  Sill
- $\frac{2}{20}$  Jamb

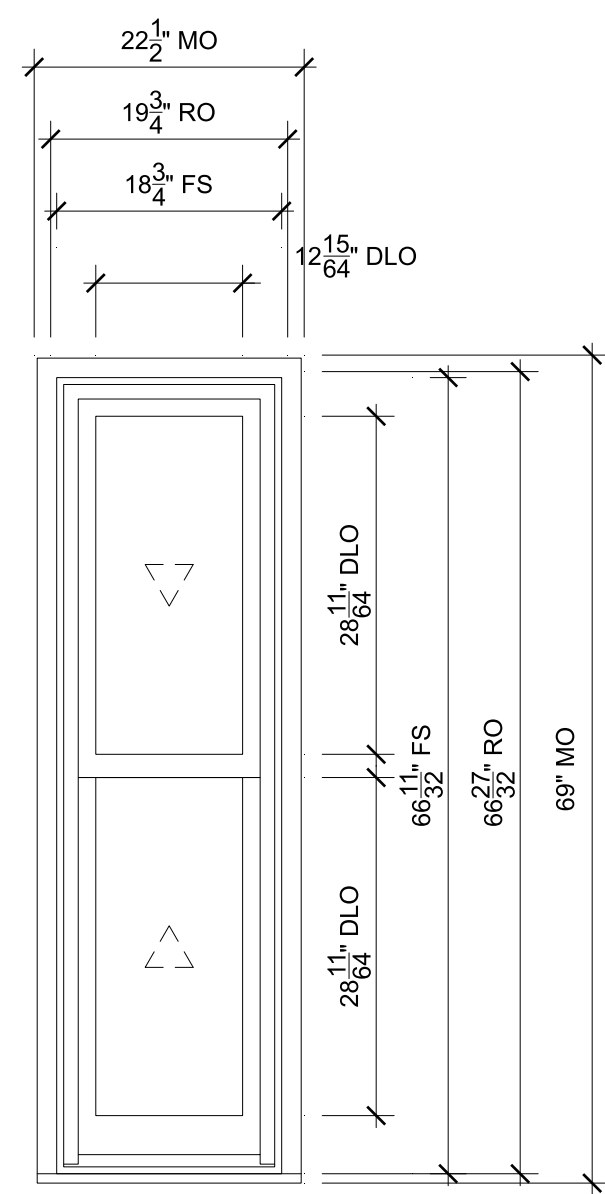
$\frac{4}{20}$  Checkrail

**SPECIFICATIONS**

Qty: 1  
 Mark Unit: 3 - Dowstairs  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 37 3/4" X 77 27/32"  
 Frame Size: 36 3/4" X 77 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
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PROJ/JOB: Phi Kappa Psi - Miami University / Full Tearout  
 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



**STAIR ENTRY**  
SCALE: 3/4" = 1'-0"

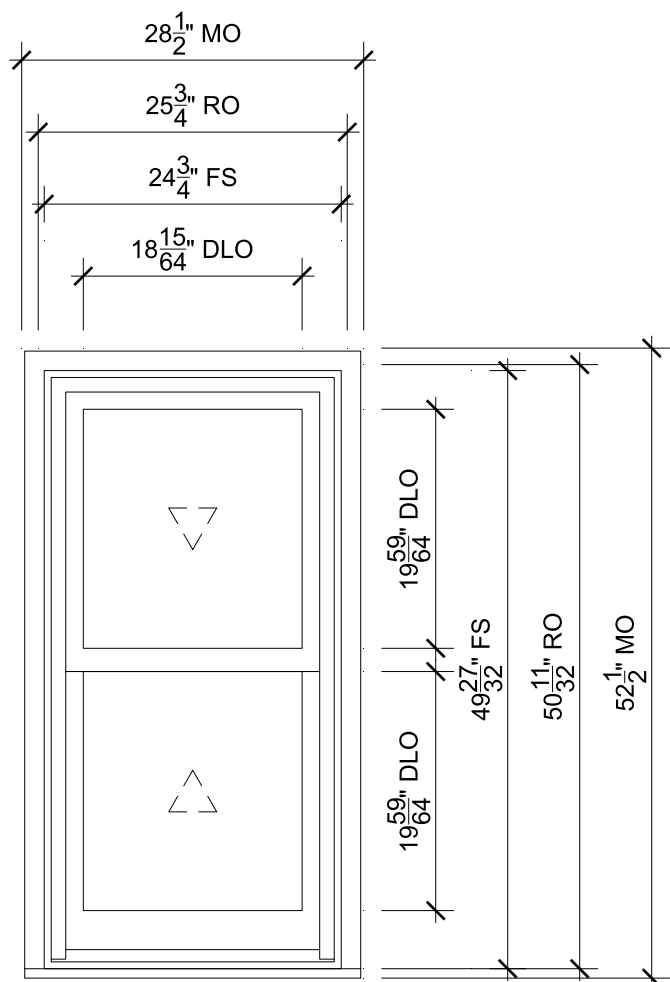
- $\frac{1}{20}$  Head
- $\frac{2}{20}$  Jamb
- $\frac{3}{20}$  Sill
- $\frac{4}{20}$  Checkrail

## SPECIFICATIONS

Qty: 1  
 Mark Unit: Stair Entry  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 19 3/4" X 66 27/32"  
 Frame Size: 18 3/4" X 66 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Tempered Low E2 w/Argon, Silver  
 Divider Type: None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

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**RESTROOM**  
SCALE: 3/4" = 1'-0"

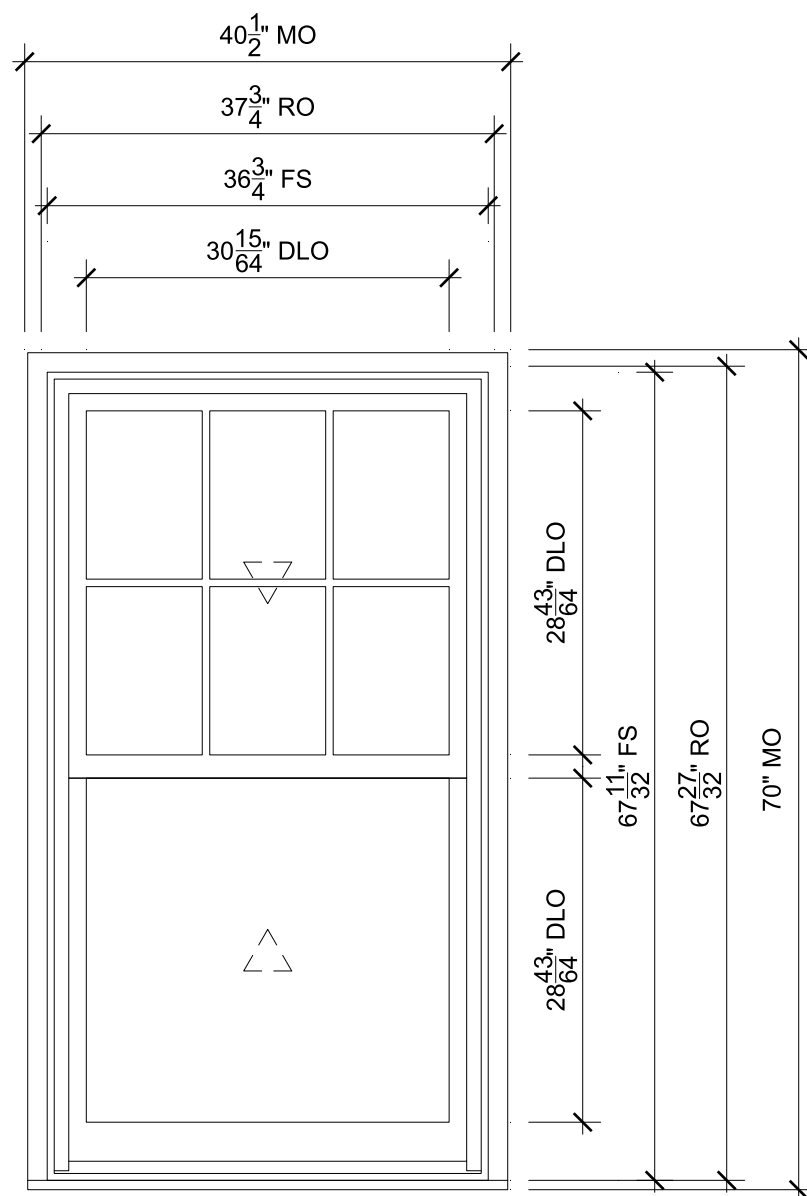
- 5  
20 Head
- 6  
20 Jamb
- 7  
20 Sill
- 8  
20 Checkrail

**SPECIFICATIONS**

Qty: 1  
 Mark Unit: Restroom  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 25 3/4" X 50 11/32"  
 Frame Size: 24 3/4" X 49 27/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Tempered Low E2 Obscure w/Argon, Silver  
 Divider Type: None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

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 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



**1 - UPSTAIRS**

SCALE: 3/4" = 1'-0"

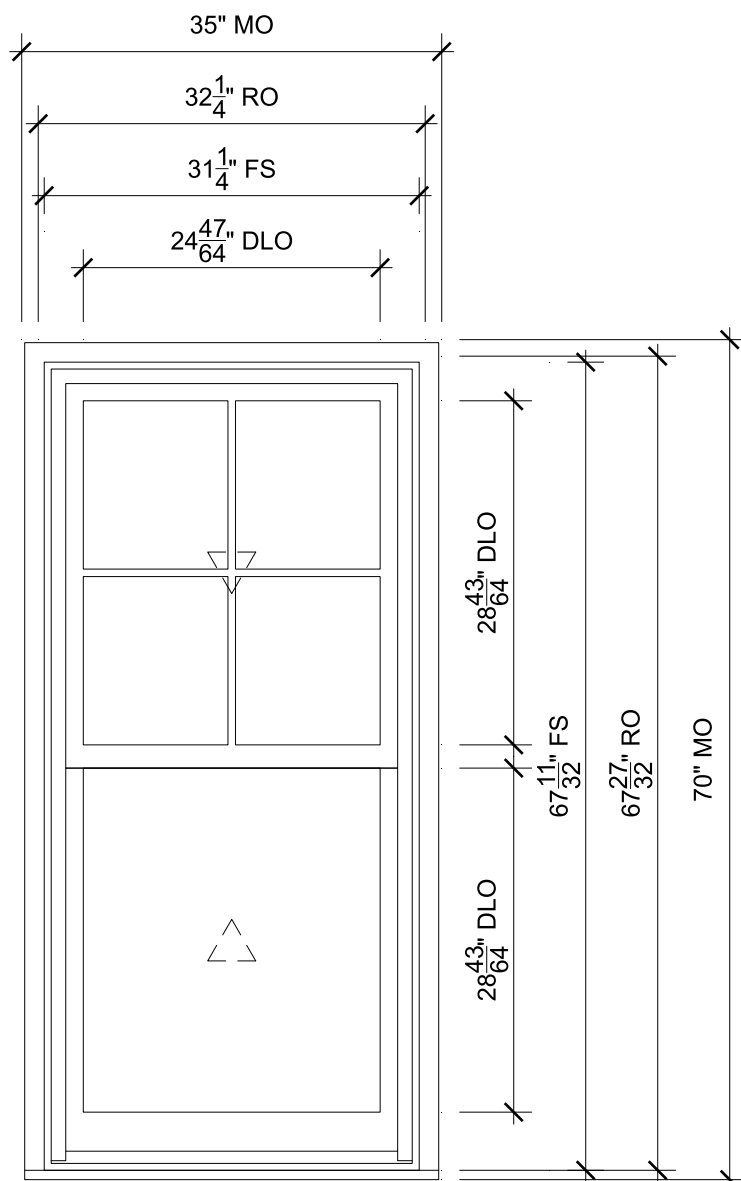
- 1  
20 Head
- 2  
20 Jamb
- 3  
20 Sill
- 1  
21 Divided Lite
- 4  
20 Checkrail

**SPECIFICATIONS**

Qty: 1  
 Mark Unit: 1 - Upstairs  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 37 3/4" X 67 27/32"  
 Frame Size: 36 3/4" X 67 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Silver, None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,  
 Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

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 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



**2 - UPSTAIRS**

SCALE: 3/4" = 1'-0"

- 1  
20 Head
- 3  
20 Sill
- 4  
20 Checkrail
- 2  
20 Jamb
- 1  
21 Divided Lite

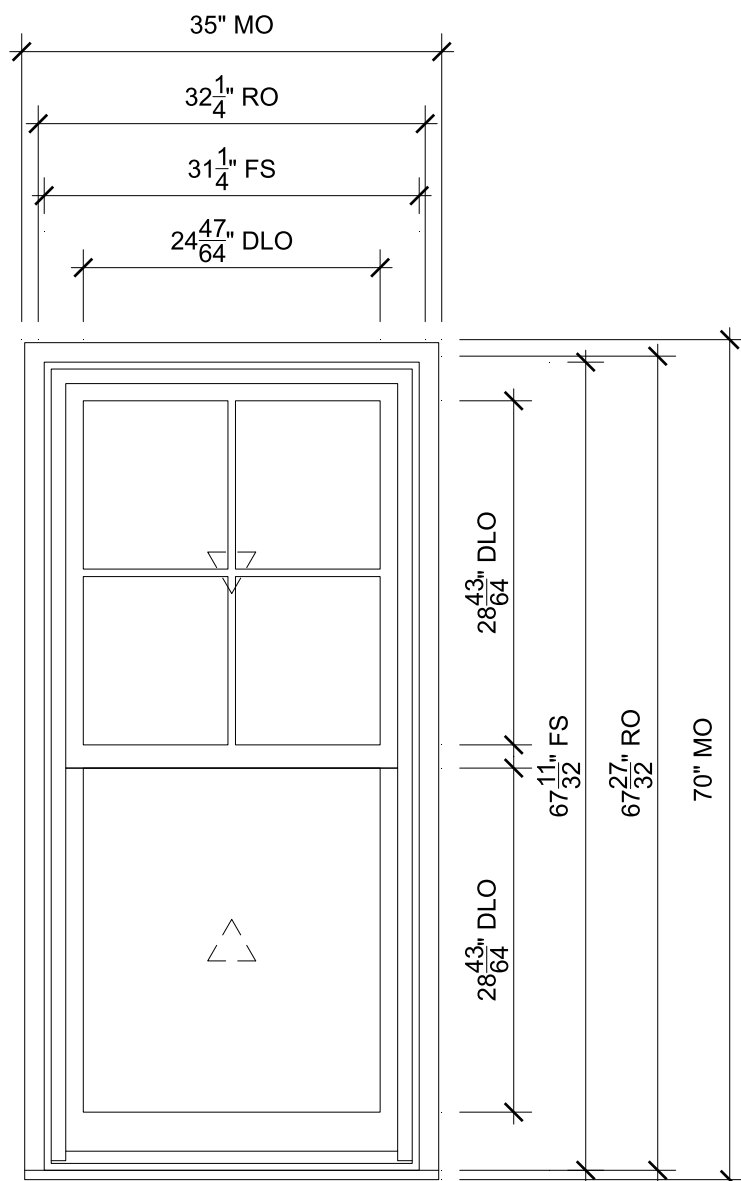
**SPECIFICATIONS**

Qty: 1  
 Mark Unit: 2 - Upstairs  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 32 1/4" X 67 27/32"  
 Frame Size: 31 1/4" X 67 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Silver, None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

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 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:

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 OF 21



**3 - UPSTAIRS**

SCALE: 3/4" = 1'-0"

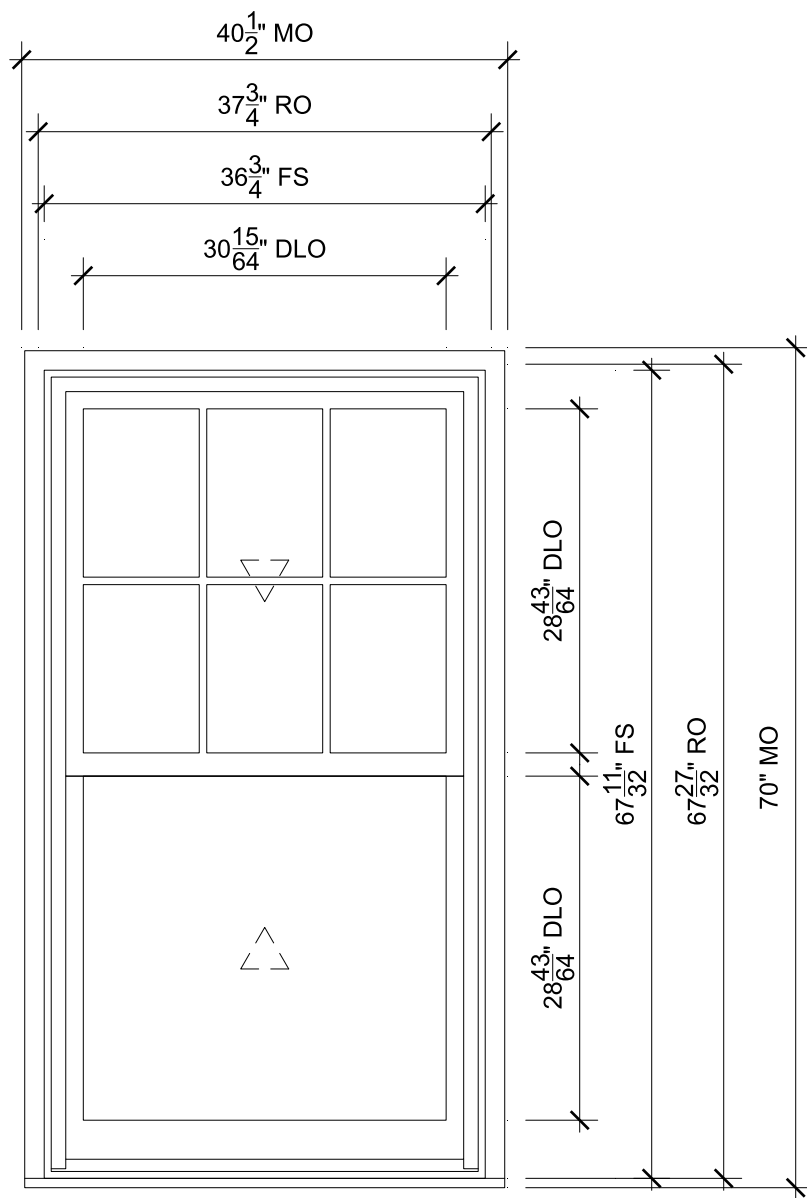
- 1  
20 Head
- 2  
20 Jamb
- 3  
20 Sill
- 1  
21 Divided Lite
- 4  
20 Checkrail

**SPECIFICATIONS**

Qty: 1  
 Mark Unit: 3 - Upstairs  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 32 1/4" X 67 27/32"  
 Frame Size: 31 1/4" X 67 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Silver, None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

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 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



**4 - UPSTAIRS**  
SCALE: 3/4" = 1'-0"

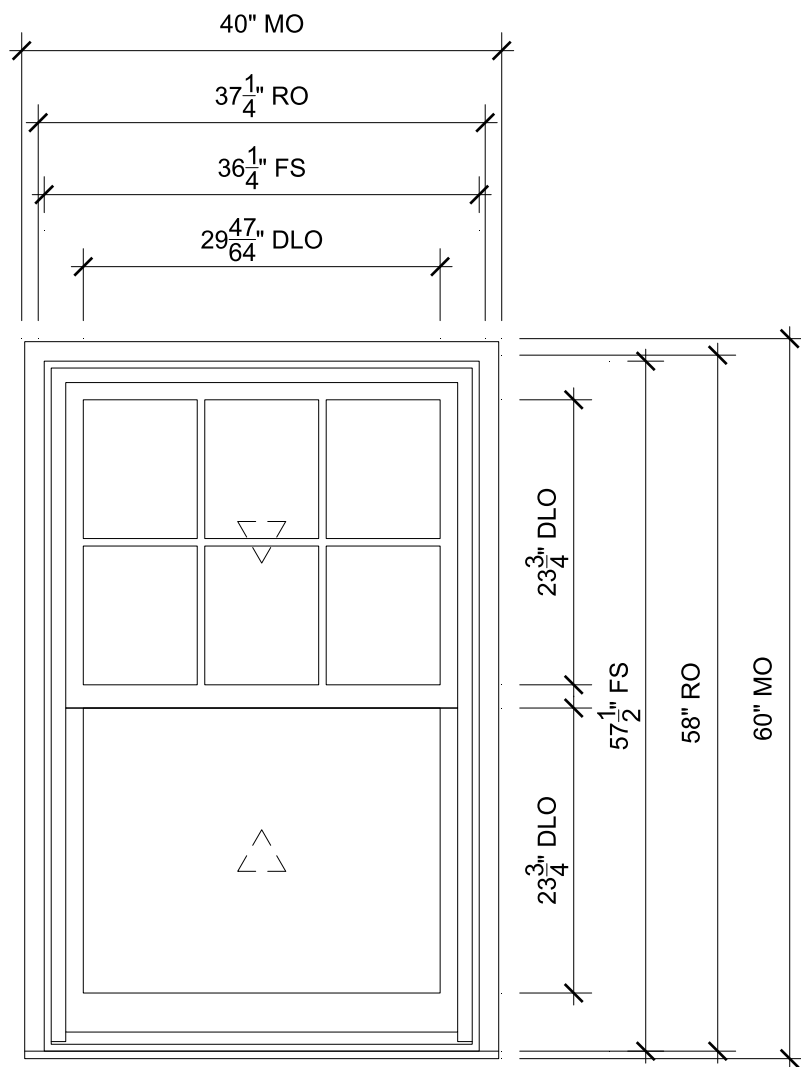
- 1  
20 Head
- 2  
20 Jamb
- 3  
20 Sill
- 1  
21 Divided Lite
- 4  
20 Checkrail

## SPECIFICATIONS

Qty: 1  
 Mark Unit: 4 - Upstairs  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 37 3/4" X 67 27/32"  
 Frame Size: 36 3/4" X 67 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Silver, None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,  
 Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
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 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



## SPECIFICATIONS

Qty: 1  
 Mark Unit: Attic  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 37 1/4" X 58"  
 Frame Size: 36 1/4" X 57 1/2"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Silver, None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A246 Subsill, Cashmere

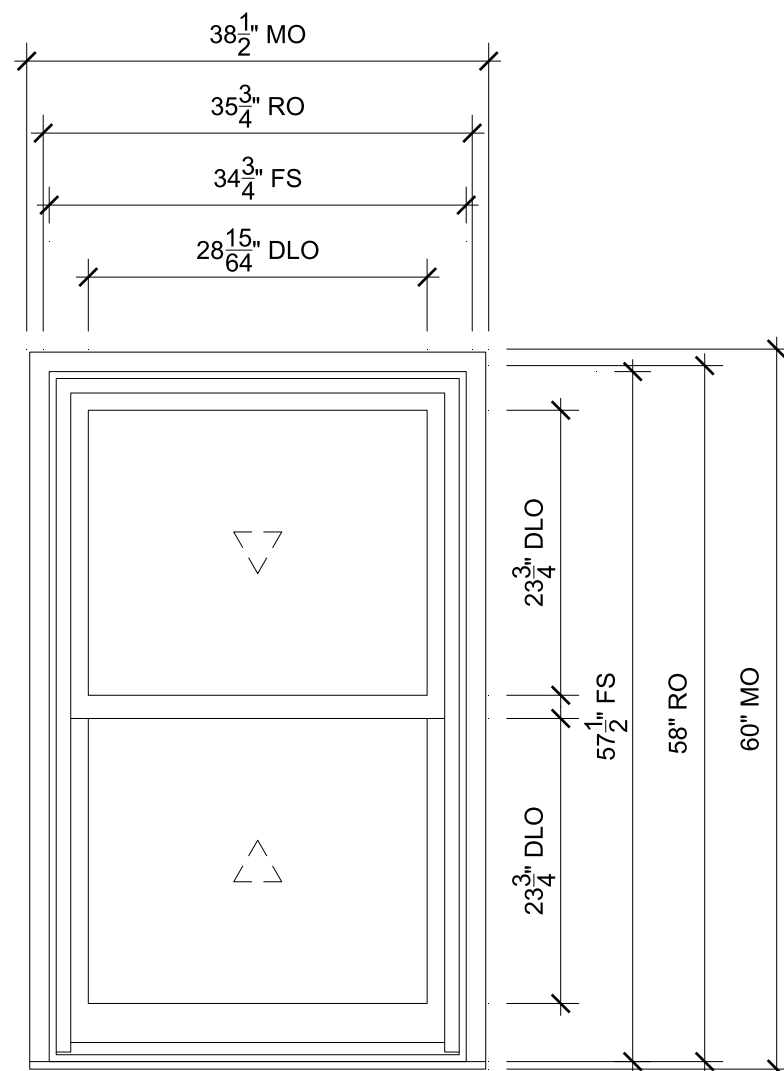
**ATTIC**  
 SCALE: 3/4" = 1'-0"

- |                          |                             |
|--------------------------|-----------------------------|
| $\frac{1}{20}$ Head      | $\frac{2}{20}$ Jamb         |
| $\frac{2}{21}$ Sill      | $\frac{1}{21}$ Divided Lite |
| $\frac{4}{20}$ Checkrail |                             |

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 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:

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## SPECIFICATIONS

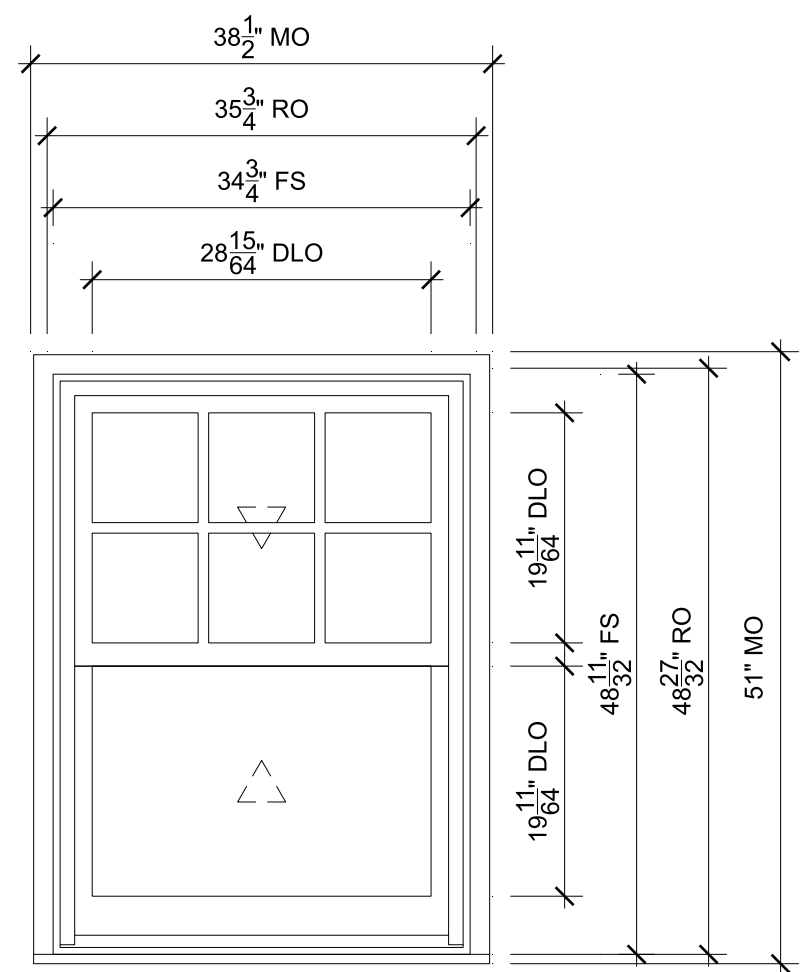
Qty: 1  
 Mark Unit: Kitchen  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 35 3/4" X 58"  
 Frame Size: 34 3/4" X 57 1/2"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,  
 Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A246 Subsill, Cashmere

**KITCHEN**  
 SCALE: 3/4" = 1'-0"

- |                     |                          |
|---------------------|--------------------------|
| $\frac{1}{20}$ Head | $\frac{2}{20}$ Jamb      |
| $\frac{2}{21}$ Sill | $\frac{4}{20}$ Checkrail |

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 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



## SPECIFICATIONS

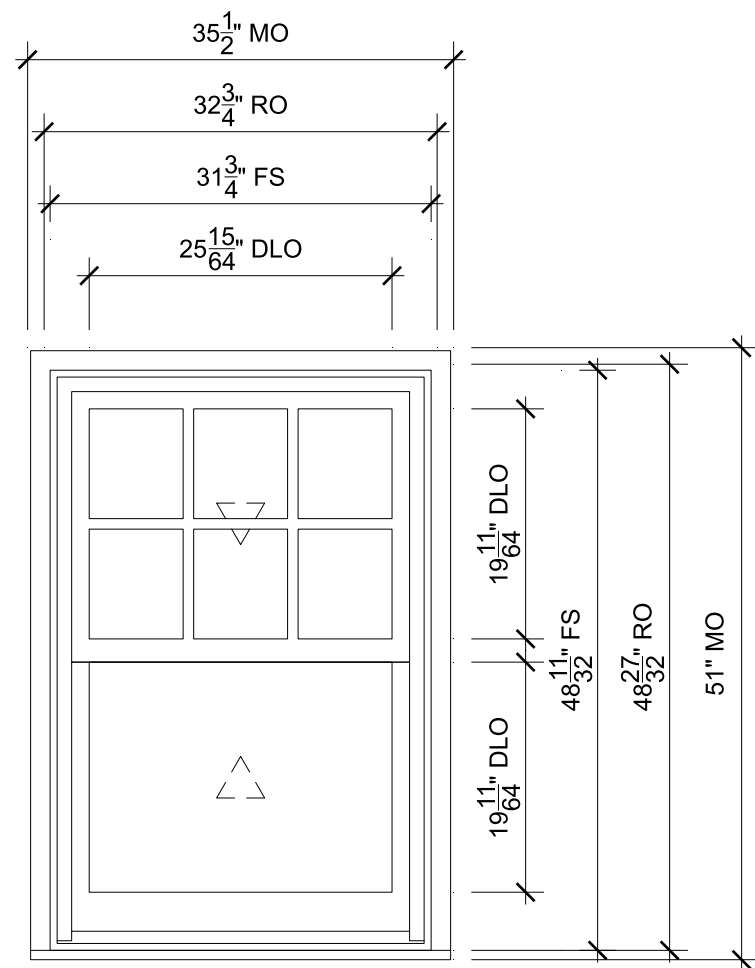
Qty: 1  
 Mark Unit: Upstairs Bath - Option  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 35 3/4" X 48 27/32"  
 Frame Size: 34 3/4" X 48 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Tempered Low E2 w/Argon, Silver, Tempered Low E2 Obscure w/Argon  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Silver, None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

**UPSTAIRS BATH - OPTION**  
 SCALE: 3/4" = 1'-0"

- 1  
20 Head
- 2  
20 Jamb
- 3  
20 Sill
- 3  
21 Divided Lite
- 4  
20 Checkrail

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 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



## SPECIFICATIONS

Qty: 1  
 Mark Unit: Upstairs Bath - Option  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 32 3/4" X 48 27/32"  
 Frame Size: 31 3/4" X 48 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Tempered Low E2 w/Argon, Silver, Tempered Low E2 Obscure w/Argon  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Silver, None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

### UPSTAIRS BATH - OPTION

SCALE: 3/4" = 1'-0"



Head



Jamb



Sill



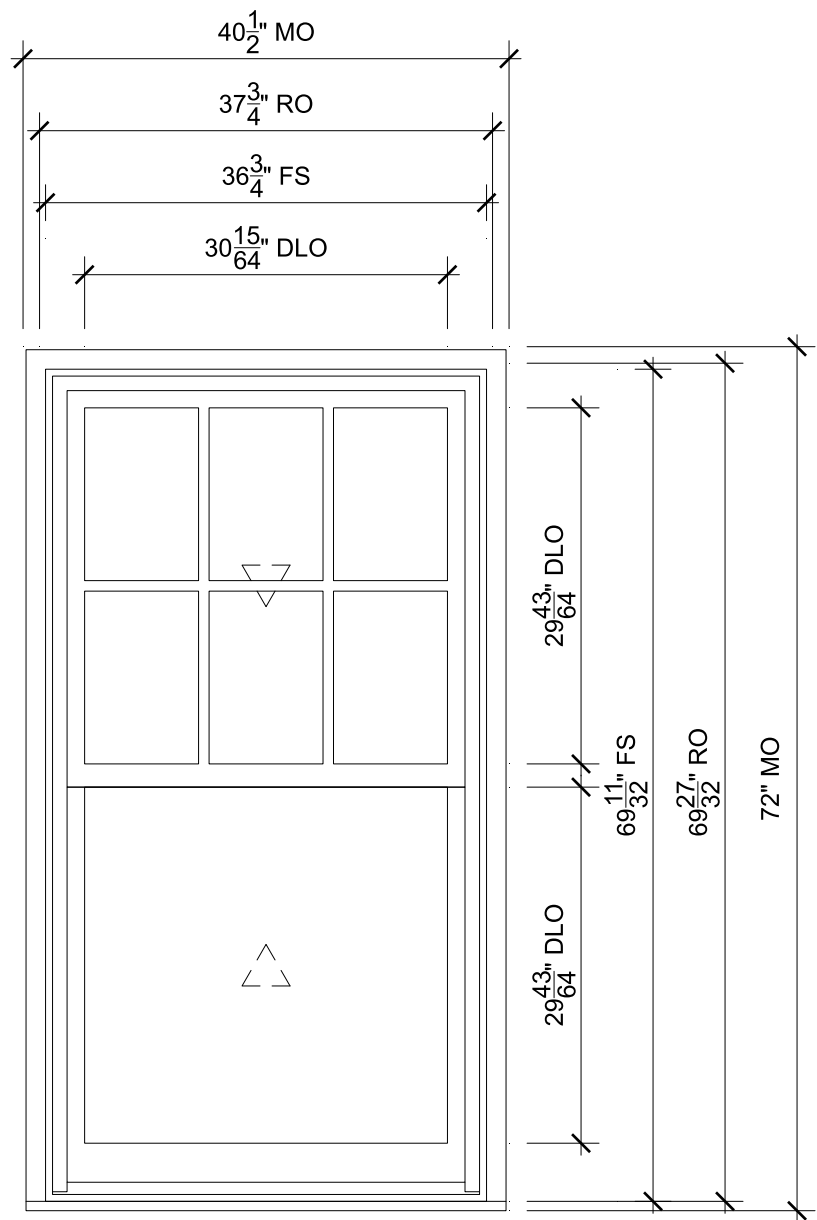
Divided Lite



Checkrail

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 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:








## SPECIFICATIONS

Qty: 1  
 Mark Unit: Upsatirs Bdrm - Option  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 37 3/4" X 69 27/32"  
 Frame Size: 36 3/4" X 69 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Silver, None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

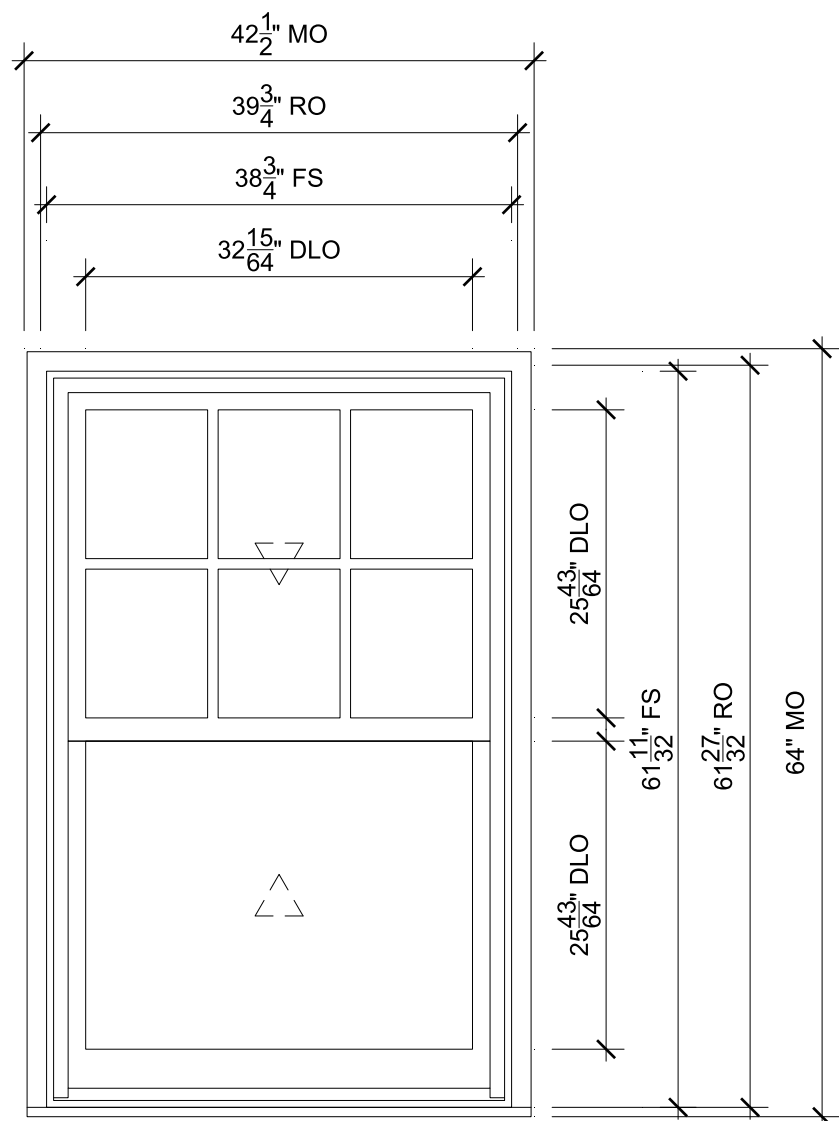
### UPSATIRS BDRM - OPTION

SCALE: 3/4" = 1'-0"

- |   |           |   |              |
|---|-----------|---|--------------|
|  1<br>20 | Head      |  2<br>20 | Jamb         |
|  3<br>20 | Sill      |  3<br>21 | Divided Lite |
|  4<br>20 | Checkrail |   |              |

**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
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PROJ/JOB: Phi Kappa Psi - Miami University / Full Tearout  
 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



## SPECIFICATIONS

Qty: 2  
 Mark Unit: 1st Flr Deck - Option  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 39 3/4" X 61 27/32"  
 Frame Size: 38 3/4" X 61 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Silver  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Silver, None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

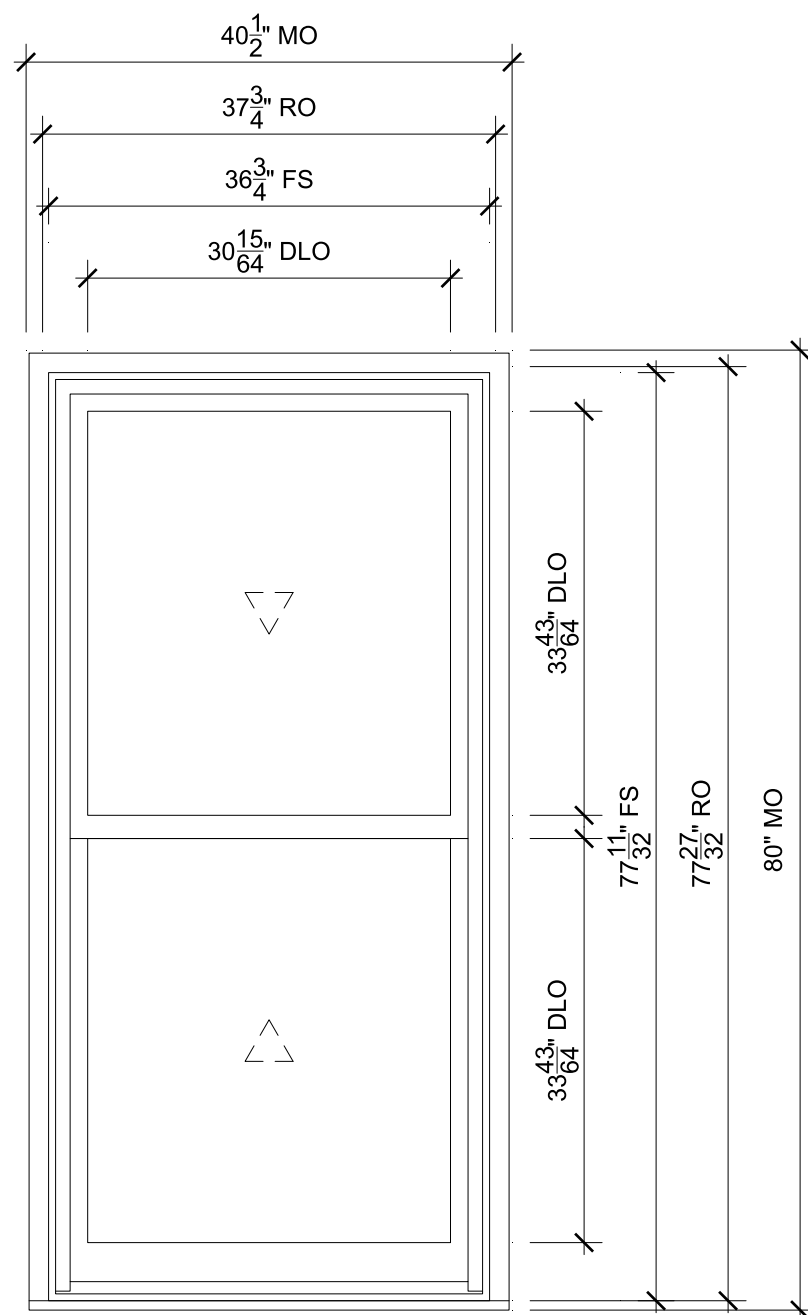
### 1ST FLR DECK - OPTION

SCALE: 3/4" = 1'-0"

- 1  
20 Head
- 2  
20 Jamb
- 3  
20 Sill
- 3  
21 Divided Lite
- 4  
20 Checkrail

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 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



## SPECIFICATIONS

Qty: 1  
 Mark Unit: 1st Flr Deck - Option  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 37 3/4" X 77 27/32"  
 Frame Size: 36 3/4" X 77 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Tempered Low E2 w/Argon, Silver  
 Divider Type: None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

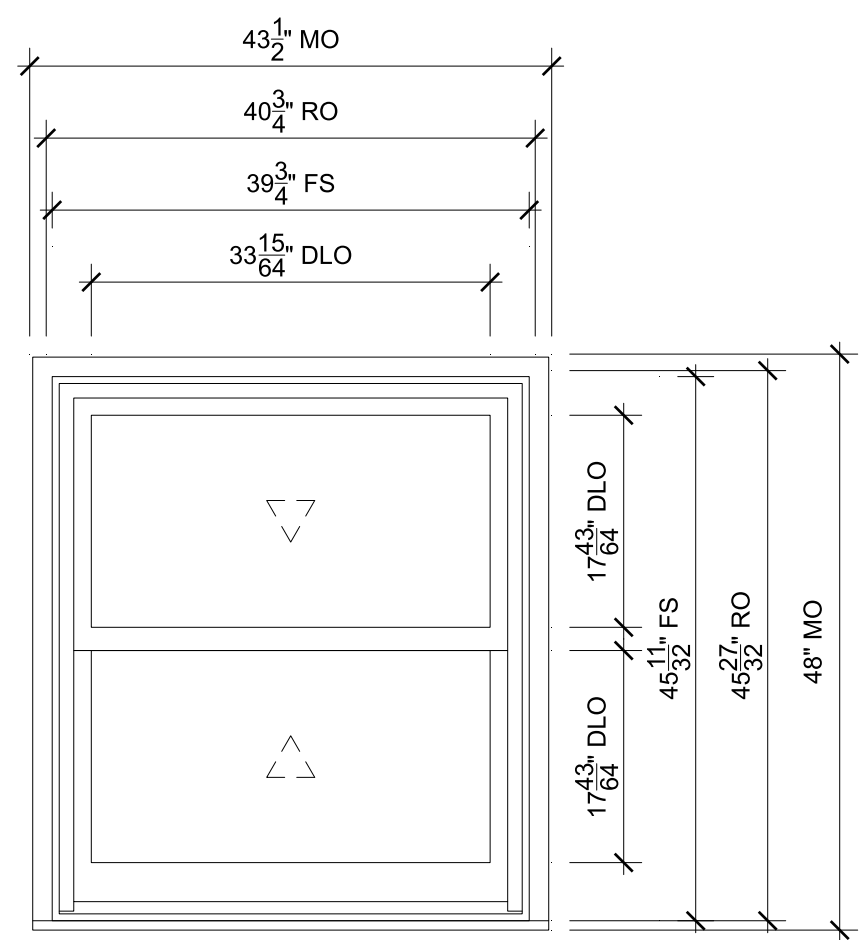
### 1ST FLR DECK - OPTION

SCALE: 3/4" = 1'-0"

- |  |   |
|--|---|
|  Head |  Jamb      |
|  Sill |  Checkrail |

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 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



## SPECIFICATIONS

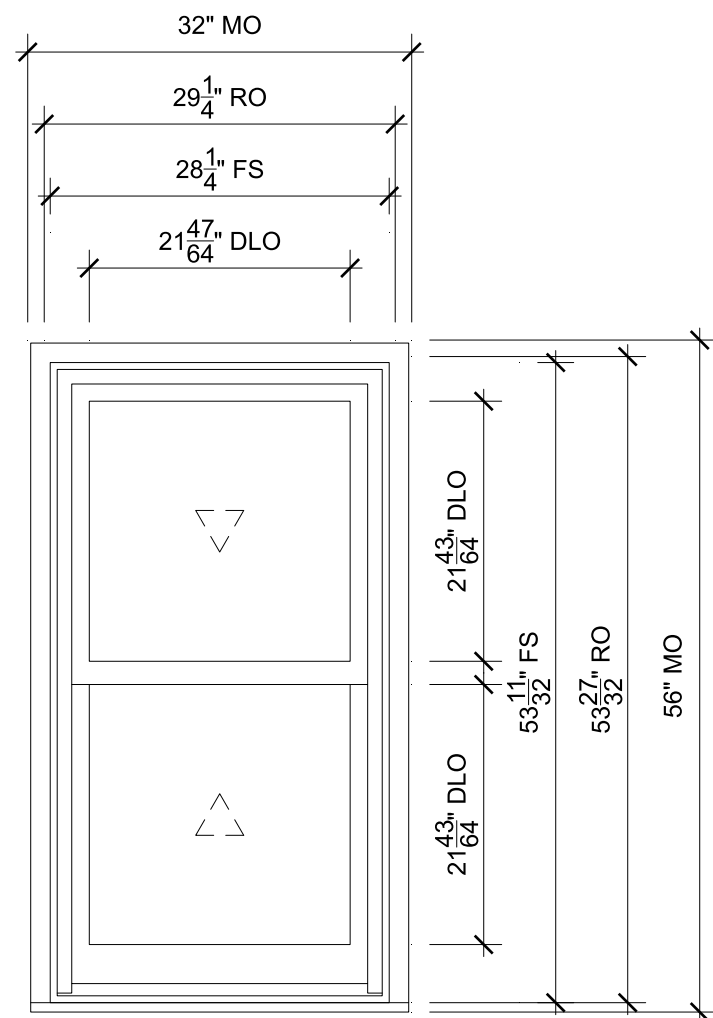
Qty: 1  
 Mark Unit: 1 - Basement  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 40 3/4" X 45 27/32"  
 Frame Size: 39 3/4" X 45 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Tempered Low E2 w/Argon, Silver  
 Divider Type: None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

**1 - BASEMENT**  
 SCALE: 3/4" = 1'-0"



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 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



**2 - BASEMENT**

SCALE: 3/4" = 1'-0"

5/20 Head

6/20 Jamb

7/20 Sill

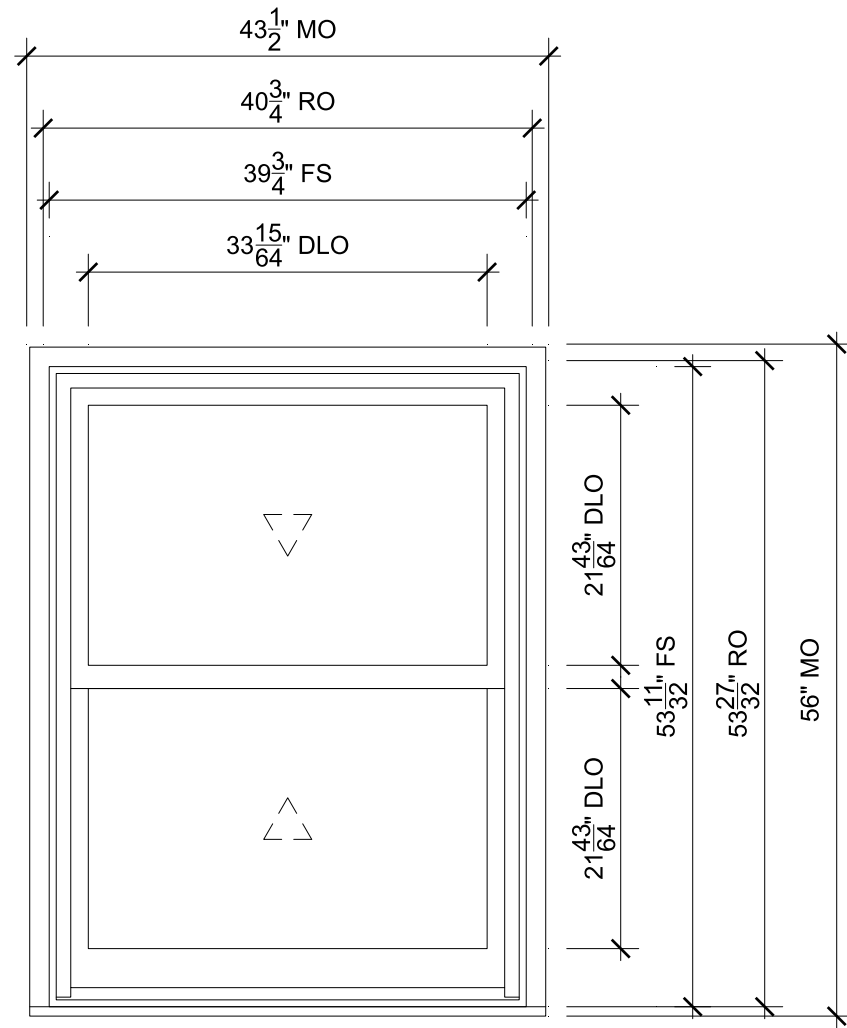
8/20 Checkrail

**SPECIFICATIONS**

Qty: 1  
 Mark Unit: 2 - Basement  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 29 1/4" X 53 27/32"  
 Frame Size: 28 1/4" X 53 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Tempered Low E2 w/Argon, Silver  
 Divider Type: None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

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PROJ/JOB: Phi Kappa Psi - Miami University / Full Tearout  
 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



**3 - BASEMENT**  
SCALE: 3/4" = 1'-0"

- $\frac{5}{20}$  Head
- $\frac{6}{20}$  Jamb
- $\frac{7}{20}$  Sill
- $\frac{8}{20}$  Checkrail

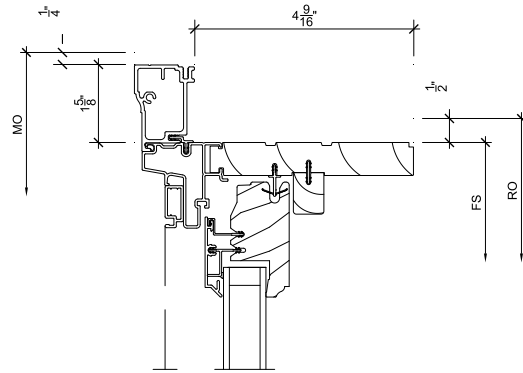
## SPECIFICATIONS

Qty: 1  
 Mark Unit: 3 - Basement  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Rough Opening: 40 3/4" X 53 27/32"  
 Frame Size: 39 3/4" X 53 11/32"  
 Exterior Finish: Cashmere  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Tempered Low E2 w/Argon, Silver  
 Divider Type: None  
 Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,  
 Bottom Sash Limiter : None  
 Screen Type: Aluminum Screen  
 Hardware Color: White  
 Screen Surround Color: Cashmere  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: 1 5/8" Clad BMC (A228), Cashmere, Casing with Subsill  
 Subsill: A1450 Subsill, Cashmere

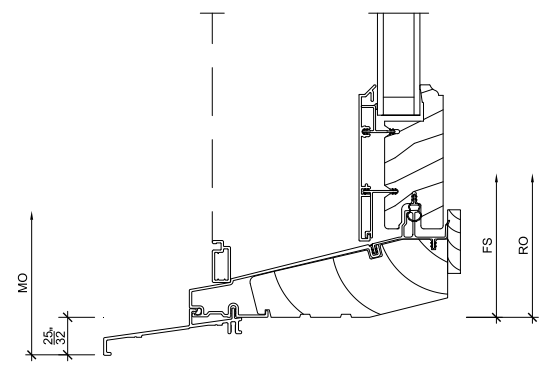


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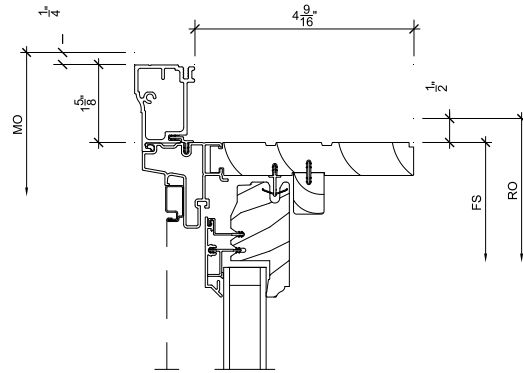
PROJ/JOB: Phi Kappa Psi - Miami University / Full Tearout  
 DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
 DRAWN: ERIC WHITE  
 QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



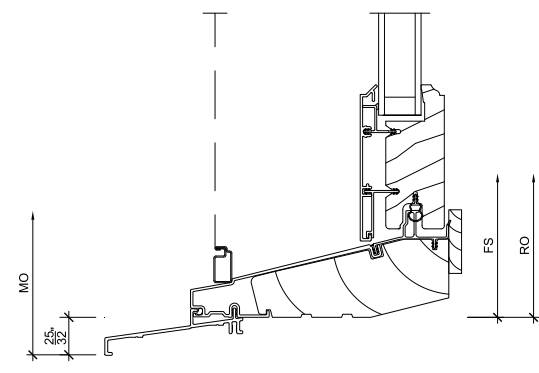
1 Head  
20 SCALE: 3" = 1'-0"



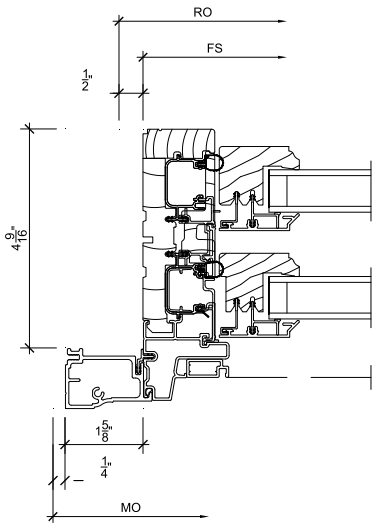
3 Sill  
20 SCALE: 3" = 1'-0"



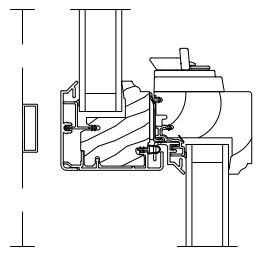
5 Head  
20 SCALE: 3" = 1'-0"



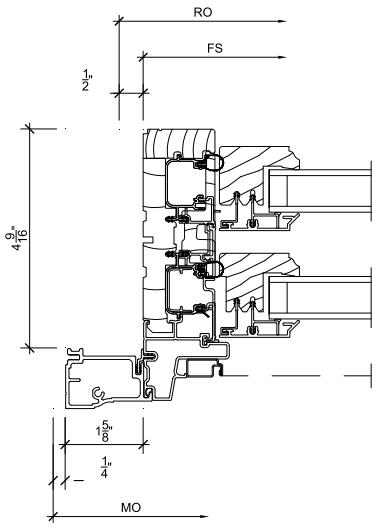
7 Sill  
20 SCALE: 3" = 1'-0"



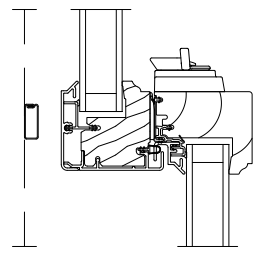
2 Jamb  
20 SCALE: 3" = 1'-0"



4 Checkrail  
20 SCALE: 3" = 1'-0"



6 Jamb  
20 SCALE: 3" = 1'-0"

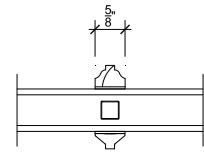


8 Checkrail  
20 SCALE: 3" = 1'-0"

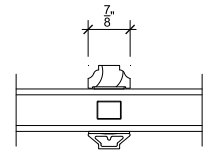
**MARVIN**

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PROJ/JOB: Phi Kappa Psi - Miami University / Full Tearout  
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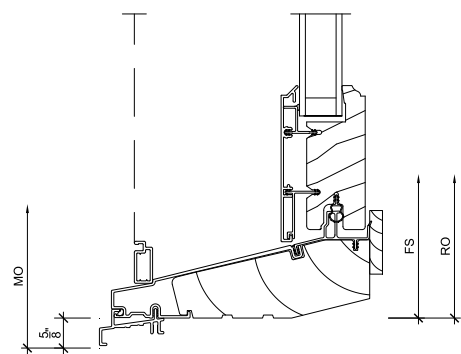
1  
21  
**Divided Lite**  
SCALE: 3" = 1'-0"



3  
21  
**Divided Lite**  
SCALE: 3" = 1'-0"

5  
21  
**NOT USED**  
SCALE: 3" = 1'-0"

7  
21  
**NOT USED**  
SCALE: 3" = 1'-0"



2  
21  
**Sill**  
SCALE: 3" = 1'-0"

4  
21  
**NOT USED**  
SCALE: 3" = 1'-0"

6  
21  
**NOT USED**  
SCALE: 3" = 1'-0"

8  
21  
**NOT USED**  
SCALE: 3" = 1'-0"



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PROJ/JOB: Phi Kappa Psi - Miami University / Full Tearout  
DIST/DEALER: SRS BLDG PRODUCTS-FT THOMAS  
DRAWN: ERIC WHITE  
QUOTE#: 3JTX4X1 PK VER:0004.21.00 CREATED: 05/29/2026 REVISION:



102





## Record Report for Certificate of Appropriateness #COFA-26-0003

### Record Overview

**Record Number:** COFA-26-0003  
**Record Type:** Certificate of Appropriateness  
**Record Status:** Awaiting Payment  
**Record Submitted At:** Wednesday June 17, 2026  
**Record Address:** 45 E High St, Oxford, OH 45056  
**Record Owner:** Eunike Miller  
**Record Applicant:** Ashley Higgins

### Form Submission

**Select type:** Certificate of Appropriateness  
**Property Address/Location:**  
45 E High St, Oxford, OH 45056  
**Building Name:** Al & Larry's  
**Does the proposal involve demolishing an existing building?:** No

#### Description of Proposed Project/Change(s):

Wall Signs: Install two (2) sets of non-illuminated cast aluminum letters (AL & LARRY'S) on the north and east building elevations per Drawing ALR.1.5482.

#### Applicant:

Klusty Sign Associates, Ashley Higgins  
3160 E Kemper Rd  
Cincinnati, OH 45241  
a.higgins@klustysa.com, (513) 772-4500

#### Property Owner:

43 East High Street LLC, Benjamin Federbush

**Same as Applicant?:** No

#### Architect:

Klusty Sign Associates  
3160 E Kemper Rd  
Cincinnati, OH 45241  
(513) 772-4500

**Applicant Name:** Ashley Higgins

#### Applicant Signature:

A handwritten signature in cursive script that reads 'Ashley Higgins'. The signature is written in black ink and is positioned above a horizontal line.

Signed in GovWell: Wednesday June 17, 2026, 2:59pm



Cover Letter

Certificate of Appropriateness Application

for

Building Signage for Al & Larry's

45 E High Street, Oxford, OH 45056

The proposed exterior changes include:

Installing two (2) sets of non-illuminated cast aluminum letters (AL & LARRY'S) on the north and east building elevations per Drawing ALR.1.5482.

# LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

---

(Applicant Name)

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

---

(Application Description)

located at

---

(Property Address/Location)

Thank you,

---

(Property Owner Printed Name – must be a person)

---

(Property Owner Company Name – if applicable)

---

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

---

(Date)

**TWO (2) SETS OF NON ILLUM. CAST ALUM. LETTERS**

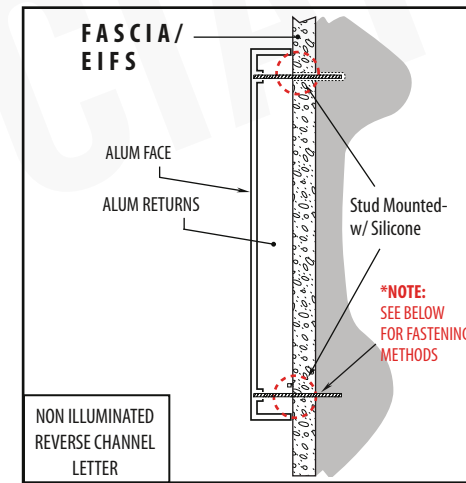
**9.84 sq. ft. ea.**



Front View  
Scale: 1" = 1'-0"

**LETTERS**

- Cast alum. with face and returns painted #4195 Legacy Bronze; matte finish.
- Flush stud mounted (tapped stud holes incorporated into letter mold) with silicone on studs as req'd.
- Installation pattern included.



Side View  
Scale: 1" = 1'-0"

\*EIFS FASCIA OVER PLYWOOD : req'd size all-thread x 3" min. penetration length



Scale: 1/8" = 1'-0" | East Elev. (S. Poplar St.)



107 Scale: 1/8" = 1'-0" | North Elev. (E. High St.)

\*After zoning approval, manufacturing methods may be subject to change.  
\*Colors may not be exact as shown because of printer limitations. Refer to actual material color charts for true color representation.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 LANDLORD APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CLIENT: Al & Larry's Restaurant  
 LOC: 151 W. High Street  
 Oxford, OH 45056  
 DRAWING NO: ALR.1.5482  
 BY: Brian Marco  
 REP: Vince Klusty





June 22, 2026

The City of Oxford  
15 S. College Avenue  
Oxford, OH 45056

Hi Evan,

The proposed exterior modification consists of the installation of two building-mounted signs on the property. One sign will be installed facing Church Street, and the second sign will be installed facing College Street. No structural changes to the building are proposed. Each sign will measure approximately 3 feet in height and 10 feet in width and will be mounted to the existing building façade. The signs are intended to identify the business location and improve visibility from both street frontages.

The signs will be constructed from aluminum composite material and will include a UV-protective film covering to help preserve and protect the colors from weathering and sun exposure.

To accurately illustrate the proposed exterior changes, attached are photo simulations/renderings showing the location, size, and appearance of the signs as they will be mounted on the building. The attached materials serve as the elevations, site plan references, diagrams, and visual representations of the proposed signage installation. No other exterior alterations are proposed as part of this application.

Sincerely,

  
Jamie Campbell  
Executive Director  
Oxford Women's Care Center  
513-578-7833



# LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Oxford Women's Care Center

---

(Applicant Name)

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

Sign Installation

---

(Application Description)

located at

127 W Church St., Oxford OH 45056

---

(Property Address/Location)

Thank you,

Melissa Blackburn

---

(Property Owner Printed Name – must be a person)

Blackburn Family Trust

---

(Property Owner Company Name – if applicable)

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

6/22/20  
(Date)

3 ft height



Oxford Women's  
Care Center

10 ft width

127

111

This sign will be facing College Street



Oxford Women's  
Care Center

3 ft height

10 ft width

112

This sign will be facing Church Street