



HISTORIC PRESERVATION COMMISSION MEETING
Tuesday, December 14, 2010 @ 3:30 p.m.
City Hall Conference Room # 2
85 South Main Street, Oberlin, Ohio

Members Present: Jane Blodgett; Carol Ganzel; Pat Murphy and Lizzie Tisher

Members Absent: Lynda Khoury

Others Present: Darlene Colaso, Assistant City Manager/Human Resource Administrator; Scott Broadwell, Council Liaison; Tita Reed, Economic Development & Housing Officer and Sandra Phillips, Secretary to the Historic Preservation Commission

Blodgett called this meeting of the Oberlin Historic Preservation Commission to order at approximately 3:33 p.m.

I. APPROVAL OF MINUTES

a) Meeting Minutes – October 19, 2010 & November 16, 2010

Minutes for October 19, 2010 were approved.

Ganzel made a motion to approve the minutes as amended for November 16, 2010. Vote passed.

II. ANNOUNCEMENTS/REPORTS

a) Design Review Subcommittee Update – Lizzie Tisher

Tisher told the Commission that Jason Adelman, owner of 23 South Main Street attended the meeting unofficially to get feedback on a possible proposal. The proposal had plate glass windows covering the whole top story and the balcony projecting, wood siding covering the brick. Adelman thought the Committee offered great feedback on his thoughts. The Committee was unanimous on the desired plans. They felt the strongest at restoring the bay window, or the sash windows that look like the adjacent building. Adelman is going to return to the Committee with a new proposal, taking into consideration of not putting in the large plate glass windows, adding a balcony, or putting up wood siding.

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b) UGRR Committee Update – Scott Broadwell

Darlene Colaso, Assistant City Manager/Human Resources Administrator told the Commission that the fundraising team is not working on a heavy fundraising campaign right now; they are just getting their feet wet and getting the word out. Some of the Underground Railroad program brochures have gone out with donor cards and there has been an unbelievable response right now. There is enough money to do the roof which is extremely encouraging and we anticipate that will be done in the spring. Murphy said this can only take place after coming to the Commission for approval on the roof. Colaso said they would present the plans to the Commission first. The architect has been in close contact with the State to cover all his bases. Blodgett told Colaso that the Certificate of Appropriateness would have to be obtained before performing any work on the roof.

Colaso said she will answer some questions that have been asked, as to where the money was going and where the money is coming from. Also, she would clarify and clear up questions now about whether or not the Internal Revenue Service allows people to donate to qualified organizations. The City of Oberlin, being a Municipal Government, is a qualified organization, so any donations will be fully tax deductible to the extent allowed by law. Sal Talarico, Finance Director is happy to take any questions regarding that. I was asked to get the word out that the City of Oberlin is a qualified organization; therefore, quoting from Sal, "All donations, contributions received for the City of Oberlin Gasholder project are fully tax deductible". Colaso said there have a lot of questions as to where the money is coming from. We had \$200,000 in Congressional funds which is continuing to pay for the architectural expenses. We still have about \$130,000 that has not been spent, so we are in good standing with that. The Federal Transportation Enhancement Fund through the NOACA (Northeast Ohio Areawide Coordinating Agency) Grant for \$917,000 was reaffirmed in April of this year. In order to start tapping into that money we are going to have to come up with a 20% match, which is \$229,400. Oberlin City Council has given \$50,000 for 2011 and subsequent Councils follow the recommendation of the current Council, these could be matching funds up to \$200,000, \$50,000 each year in the three years after 2014. The General Community Fundraising \$1,750,000 and the money will be going to these various allocations, attached.

As far as the interior is concerned, the subcommittee is working on a document that is going back to Moody-Nolan, the architects and they are going to start working on the interior design phase of this which could take up to twelve months to get that prepared.

Blodgett asked where the money collected is going now. Colaso said the subcommittee has not allocated any funds.

c) Placement of Preserve America signs – Scott Broadwell

Broadwell told the Commission he will be placing a sign at the Monroe House. He thought of placing another sign on the Bike Path across from Don Pease's Stone (south side facing north). Broadwell said the City Manager would like to find an existing post. Also he will speak with Gary Boyle, Planning & Zoning Director about placing a sign in front of 69 South Main Street (Old City Hall Building).

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- d) Appreciation for Pat Murphy's years of service on the Historic Preservation Commission

Blodgett gave a brief background on all the work done and accomplishments during Pat Murphy's years of service. Blodgett told the Commission she would like to appoint Murphy as an official unpaid consultant for the future.

The Commission expressed their appreciation for Murphy's service.

III. OLD BUSINESS

- a) Discussion and vote on Pat's draft of a letter concerning a cemetery preservation plan

The Commission agreed to send the letter to City Council with an addition. The addition would include the assessment of vandalism and recommendations to prevent it. Also the letter should address the President of Oberlin City Council and Members.

IV. NEW BUSINESS

- a) Discussion about needed changes to the Historic Preservation Commission Ordinance

Blodgett said the Commission should make a couple of changes to the Ordinance, but would like to go over the whole ordinance with the new Commission in January.

Next meeting: January 18, 2011

V. ADJOURNMENT

There being no other business to come before the Commission, the meeting was adjourned at 5:04 p.m.

Jane Blodgett
Jane Blodgett, Chair
Historic Preservation Commission Chair

1, 18, 11

Sandra Phillips
Sandra Phillips
Secretary to the Historic Preservation Commission

Q: Where's the money going?

A: For those who missed the Community Update on September 11, 2010, there have been questions about the estimated costs of the Underground Railroad Center Project. The following are the preliminary cost *estimates*:

- 1. GASHOLDER ARCHITECTURAL DESIGN & CONSTRUCTION PLANS – \$200,000**
- 2. BUILDING STABILAZATION & REHABILITATION/EXTERIOR – \$981,128:**
 - \$48,415 for demolition (includes removal of window sash & doors, damaged roof sheathing, and slate roof and gutters)
 - \$622,244 for exterior renovation (roof work: includes replacing the conical roof, structural/rafter remediation, gutter system, and cupola - brick work: includes reconstructing brick wall, window & door replacement)
 - \$310,469 for basement and direct surrounding building site work
- 3. PROPERTY SITE WORK / PARK-N-RIDE – \$554,859:**
 - \$554,859 site work (includes site grading, excavation work and asphalt for required parking area, passenger drop-off, concrete work for walkways and parking lot; landscaping including seeding, shrubs & ground cover, drainage system, as well as sanitary sewer & waster service connections; exterior restrooms)
- 4. BUILDING RENOVATION/INTERIOR – \$618,447:**
 - \$618,447 for interior renovation (includes removal of first and second floors, all plumbing and fixtures; installing new first floor, interior doors, restroom enclosures, utility storage, and information/programming desk/kiosk; wall display cases and exhibit displays)
- 5. UNDERGROUND RAILROAD CENTER BUILDING EXHIBITS – \$800,000:**
 - \$800,000 for educational and historical artwork, artifacts and exhibits