



## **HISTORIC PRESERVATION COMMISSION MEETING**

**Tuesday, September 28, 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 Elizabeth Tisher

**Members Absent:** Lynda Khoury and Tita Reed, Economic Development & Housing Officer

**Others Present:** Ben Jones; Mark Clement, Contractor; Scott Broadwell, Council Liaison 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 – August 24, 2010**

Ganzel made a motion to approve the minutes as amended. Tisher seconded. Vote passed.

### **II. NEW BUSINESS**

#### **a) Certificate of Appropriateness – 273 Oak Street**

Blodgett told Ben Jones, owner of 273 Oak Street, that she appreciated his letter to the Commission which explained the problems of replacing a slate roof and helped the Commission realize what it cost to do that.

Murphy commended Jones for doing his homework on repairing the roof. Jones also thanked Murphy for helping by giving him some references.

Mark Clement from Weatertight Construction, Inc. told the Commission that he would be tearing off the slate and disposing of the slate, replacing the roof and gutters with installation of weather guard, ice dam barriers and making improvements to the attic ventilation. They will use architectural shingles, which are thirty year shingles, with a ninety mph wind rating, that provide ventilation and the ice and water shield that protect the roof from some of the leakage problems. Clement said he is proposing the ventilation called the SmartVent. The SmartVent will vent at the fascia board under the gutter, instead of venting the soffits. Clement told the Commission that he and Jones have decided to put Georgetown Gray shingles on the roof.

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Tisher asked if the ventilation system under the roof will keep the temperature low enough to prevent the ice melting and causing the same problems. Tisher also asked if there will be a problem of water running off onto the exterior of the building. Clement said that the attic temperature should remain as close to the outside temperature as possible and the ice and water shield is actually what stops the ice and water infiltration into the house. The ventilation is to help with getting rid of humidity in the summer and condensation in the winter. Jones said he will insulate the attic when the roofing project is completed.

Tisher asked Jones if he had contacted the Heritage Home Program for assistance with the roofing repairs. Jones said that Sara Hobbs and Richard Stanovich, both of the Cleveland Restoration Society, came to make an inspection and give advice.

Blodgett asked if the slate could be recycled. Clement said he would try to keep some of the slate available for use.

Tisher made a motion to approve the Certificate of Appropriateness for 273 Oak Street. Ganzel seconded. Vote passed.

### **III. ANNOUNCEMENTS/REPORTS**

a) UGRR Committee Update – Scott Broadwell

Blodgett told the Commission that the presentation given on September 11, 2010 at the gasholder building was well done and presented a lot of information. Broadwell told the Commission that the City has agreed to give \$50,000 to begin the donations for the gasholder building project. Blodgett said she is happy that the City has taken on this project.

Broadwell said the old garage door on the building will be taken off and replaced. The slate roof will be repaired.

Broadwell said plaques were given to George Abram, Kathy Clark and also Tony Mealy for pushing to get the building taken care of. There was also a plaque given to Jim White for representing the Oberlin Heritage Center.

b) Report on a workshop on cemetery maintenance – Scott Broadwell

Broadwell told the Commission that the workshop on cemetery maintenance was interesting and helpful. Techniques were given for repair, and cleanup of stones. Broadwell said that during this workshop he was told that four parts water to one part ammonia in a spray bottle with nylon scrub brush should be used to clean stones.

Blodgett said she would like to have the Buildings & Grounds Superintendent, Dennis Cuthbertson to attend the October 19<sup>th</sup> meeting to discuss some of the issues with the Cemetery.

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- c) Design Review Subcommittee Update – Lynda Khoury  
Resignation of Lynda Khoury – Appointment of Lizzie Tisher

Blodgett told the Commission that Khoury has resigned from the Design Review Subcommittee and Tisher has offered to take her place. Blodgett asked for a motion to appoint Tisher as the representative for the Historic Preservation Commission.

Murphy made a motion to appoint Tisher as representative of the Historic Preservation Commission. Ganzel seconded. Vote passed.

**IV. OLD BUSINESS**

- a) Landmark Booklet/Discuss cover and map

Blodgett told the Commission that an approval is needed for the booklet cover and map of the Landmark Booklet.

The Commission made suggestions for a few minor changes to the cover and several additions to the text. Both the map and cover were approved with corrections.

Next meeting: October 19, 2010

**V. ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 5:20 p.m.

Jane Blodgett  
Jane Blodgett, Chair  
Historic Preservation Commission Chair

10, 19, 10

Saundra Phillips  
Saundra Phillips  
Secretary to the Historic Preservation Commission