

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)
Meeting Minutes
March 2, 2016

CALL TO ORDER

The March 2, 2016 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Mike Kohus, Chair. Members present were Mike Smith, City Council Representative; Bobbe Burke, Dan Haizman and Amanda Cramer. Kelsey Sturgill was excused. Staff present was Sam Perry, Planner.

APPROVAL OF AGENDA AND MINUTES

Mr. Haizman made motion to approve the agenda and minutes of December 2, 2015 as written. Mr. Smith seconded the motion. All were in favor.

OLD BUSINESS

HAPC-2016-02, 9 W. Walnut Street, one-story to two-story conversion, Scott Webb, Applicant/Agent

Mr. Perry provided an update stating that this was a follow-up to the pre application of December 2, 2015 meeting. Mr. Perry stated that Mr. Webb responded to comments received from the Commission. Mr. Perry noted that two story structures surrounded the structure. This review will determine if the request was consistent and compatible with surrounding structures and in the District. Mr. Perry stated that based upon the pre application the main floor would be protected and maintained during construction. Mr. Perry referred to staff recommendations contained in the staff report.

Mr. Scott Webb spoke. Mr. Webb stated that the intent absolutely was to leave the first floor in place, and that it would be very easy to build straight up. Mr. Webb stated that there was a setback issue on the left side, and that they applied to the BZA and that it was approved. Mr. Webb referred to the existing dormer on the top of the first floor and that it was not necessary or historically appropriate and that sticking it up on the roof for the sake of repeating it wouldn't be appropriate. Mr. Webb stated that he would like HAPC's consideration on not doing that.

Mr. Webb referred to the siding, stating it was currently vinyl as was everything else on the street. Mr. Smith noted that he would venture to guess that none of them got a COA. Mr. Webb stated that basically this was a cost and procedure issue. The existing siding would not be removed off the house during the addition. Mr. Webb stated that the current siding was Dutch lap. The second story construction will match the existing siding. The HAPC discussed the existing surrounding structures that also have siding. Mr. Perry noted that the design guidelines discouraged vinyl. Discussed which ones were wood siding too. Mr. Kohus inquired about vinyl corners. Mr. Haizman inquired about the condition of the existing siding. Ms. Burke wanted assurance that the colors would match. Mr. Webb referred to having visited the site and matching up. Ms. Cramer expressed concern of setting precedence. Mr. Perry referred to the northwest corner of College Avenue and Church Street and that Mr. Jim Clawson had painted the exterior instead of installing siding and that it was nicely done; so there were several on Church Street with wood siding.

Discussion followed regarding installing a totally different profile (possibly cedar shake) and that changing to wood could open up another can of worms. Everyone agreed to making sure that the new siding would match the existing siding.

A separation band board between the old and new siding was discussed. Mr. Webb stated if he needed to, and couldn't match up the new with the old siding, that they may need to.

Roof lines were discussed and the color of the roof, a neutral grey/brown color. Mr. Webb stated that vinyl windows would be double-hung and that they would have to re-roof the porch.

Mr. Smith made motion to approve HAPC-2016-02 as submitted. Mr. Haizman seconded the motion. All were in favor.

ADMINISTRATIVE APPROVALS

NEW BUSINESS

HAPC-2016-01 15 E. High Street, Steinkeller, installation of a wall sign, Randy Man Sign & Graphics, Applicant, Agent

Mr. Perry explained his reasoning for bringing the signage application before the HAPC.

Mr. Perry provided an overview describing the location. The sign is to be located on the base of the second floor balcony. The entry to the business is on the left side of the façade accessing the lower level tenant space. The proposed sign is 16 feet long and 18 inches tall. It is to be a brass surface on an aluminum backing. The sign is to be mounted one inch off the surface to account for balcony drainage. The letters and shields are separate and to be molded plastic. LED flood up-lighting is to be added below the sign

Mr. Perry explained that there was already a sign behind the glass transom but that Steinkeller was hard for many to find its location. Mr. Perry noted that the zoning code allows for a sign to be placed over the balcony because it is directly affixed to the building. Mr. Perry added that the “John D Minnis Building” permanent wording on the structure was not considered a sign.

Mr. Perry asked the Commission to look at the materials, finish, color and lighting proposal. Mr. Perry stated that the lighting location was challenging as flood lights would be located underneath the balcony edge and that they were not the typical gooseneck light.

Mr. Todd Hollenbaugh, owner of Steinkeller was present along with Mr. Randy Adams, who would be making/installing the sign.

Mr. Adams described how he would like the lettering to look and that the lettering would have a hard edge. Discussion took place about adding a border to the sign to offset it a bit.

The HAPC discussed the door transom. Mr. Hollenbaugh shared information about the existing transom sign. Mr. Hollenbaugh felt that if they were granted permission for the wall sign that there would still be an issue for patrons to know which door to enter since it was unique for a business to be located in the basement. Mr. Hollenbaugh noted that the transom sign followed code. Mr. Perry and Mr. Hollenbaugh discussed how they each measured the transom. Mr. Hollenbaugh stated his measurements were from the cast stone. Mr. Perry stated that he could consider his measurement.

Mr. Adams referred back to the wall sign and stated that he tried to utilize the space he could as it was only 18” tall. Mr. Adams stated that the brass material was special order and that he would clear coat it. Mr. Adams continued that the lettering would be of molded plastic and described the edge he could get from it and that metal letters were not affordable at all. Everyone agreed with matte finish lettering. Mr. Hollenbaugh discussed the history of difficulty getting the owners to allow them to install a sign. Mr. Hollenbaugh shared how difficult it was to find Steinkeller.

Mr. Adams discussed his idea of rivets around the border and everyone liked that idea.

Mr. Adams showed how the letters would be mounted.

The HAPC discussed addressing. Mr. Perry recommended adhering the address numbers to the cast stone. Discussion followed. Mr. Adams provided his recommended sample letter and stated they would be black in color with a matte finish. Mr. Adams also discussed lettering fonts and that Mr. Hollenbaugh preferred the Old English font. Mr. Adams showed which lighting he would be using and described how they would be mounted.

Mr. Kohus suggested the HAPC conditionally approve it as he would like to see the final drawing, showing the sign shrunk to show more of the brick on the balcony and the perimeter rivets.

Mr. Perry read the conditions as proposed, with conditions:

- Gemini letter with square edge in matte black
- Rivets around edge of sign
- Shrink horizontally to expose more brick
- Flood lights as proposed
- Street address at eye level with potential coordination with other building tenants
- Revisions as noted above to be submitted for administrative review

Mr. Haizman made motion to approve HAPC-2016-01 with conditions. Mr. Smith seconded the motion. A voice roll call was taken: Mr. Smith, Mr. Kohus, Ms. Cramer, Ms. Burke, Mr. Haizman. All were in favor.

Presentation – “History in Your Own Backyard”, Mr. Satolli Glassmeyer

Mr. Glassmeyer provided copies of a project he is doing in the Tri-State area of creating a building database and documentary on historic buildings throughout the Cincinnati area. Mr. Glassmeyer stated that the project is to educate the younger generation and general public about what is here in our area. Mr. Glassmeyer stated that he has produced about 145 videos, but about 1,000 through the years. Mr. Glassmeyer stated that he would be submitting them to state libraries. Mr. Glassmeyer provided two short videos at the Commission meeting.

Mr. Perry inquired about a timeframe Oxford would need to act on. Mr. Glassmeyer responded by the end of the summer. Mr. Perry referred to the kiosk at the Oxford Library as possibly the venue for their findings.

New Business

Mr. Perry announced a continuing education opportunity to present Northern Kentucky restoration to take place March 11-12, 2016. The HAPC discussed attendance. Mr. Perry and Mr. Kohus would be attending.

Mr. Perry provided an update on the historic building inventory and design guidelines and that he and Mr. Chen have come up with a game plan to take the work already done and prepare in a format that the public can view in an informative way. Mr. Perry stated that he may need help in writing abstracts on each property. Mr. Perry stated the process would include providing an open house so people could comment on the findings, and then take on to City Council for approval. Mr. Perry stated that it would be purely inventory. Once receive input would then come back and add new definitions and terms to the code as more of a formality with the public having already looked at.

Mr. Perry reminded everyone that the deadline for the historic marker program was fast approaching and encouraged the HAPC to brainstorm possible historic locations.

Mr. Smith stated that the Historic walking tours were scheduled again for each Saturday in May. Mr. Steve Gordon is interested in leading a cemetery tour.

Ms. Burke inquired about any buildings slated for Miami teardown. Mr. Smith referred to Withrow Court, the bungalow behind the University President's house, possibly Follet's Bookstore may soon and Sigma Chi's partial demolition.

Ms. Burke shared her disappointment regarding the Sigma Chi situation.

Election of Officers

Discussion followed. All agreed that the current appointments and status would remain until a full board in attendance. Mr. Haizman elected Mr. Kohus as Chair. Ms. Cramer seconded the motion. All were in favor.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting. Mr. Haizman seconded the motion. All were in favor. The meeting was adjourned at 7:27 p.m.