

## **HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)**

### **Meeting Minutes**

**January 8, 2014**

#### **CALL TO ORDER**

The January 8, 2014 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Kim Peterka, Vice-Chair. Members present were Daniel Haizman, member; Mike Kohus, member; Mike Smith, member; Bobbe Burke, member. Laura Henderson, Chair; and Robert Benson, member were excused. Staff present was Sam Perry, Planner.

#### **APPROVAL OF AGENDA**

Mr. Haizman made motion to approve the agenda. Mr. Smith seconded the motion. All were in favor.

Mr. Perry welcomed Ms. Bobbe Burke, the newest member of HAPC.

#### **REQUEST FOR REVIEW**

**HAPC-2014-01 130 E. High Street** renovation and new construction, Phi Gamma Delta Fraternity, **George Simonds, Applicant, Agent**

Mr. Perry provided a review of this project, noting that the HAPC had heard a design concept in December and had approved the partial demolition and fence installation prior. Mr. Gerry Bird, the Architect was not present at this meeting. Mr. Perry noted that the rendering hadn't changed, but the elevation drawings had, based upon some HAPC feedback.

Mr. Perry described the following: preserving the original 1828 front porch portion, however, would require some porch reconstruction. Mr. Perry referred to the construction of the gabled roof having already been approved due to the needed stabilization. An extension of the west wing toward the DuBois building is a noticeable change from the existing structure. The Campus Avenue portion was described as a similar footprint to what existed now.

Mr. Perry referred to the feedback received on the windows at the December meeting so everyone was still in agreement with Mr. Bird's choices. Mr. Perry noted that the Architect purposely made differentiation between the existing structure and the new structure in his design and inquired the HAPC if they were okay with this purposeful differentiation. Mr. Perry stated the goal was to not make the building all look the same as the existing structure but be harmonious with it.

Mr. Perry spoke about not having the box gutter but going with the round downspout and modern gutter.

The porch columns are likely in good enough shape to use, as-is. Mr. Smith didn't think the columns on the first floor were original. The columns on the second level are very old, per Mr. Simonds.

Ms. Peterka inquired about the lights on the windows being of 6 over 6 lights. Mr. Haizman inquired if there would be lights on the doors in the west wing. Mr. Simonds stated yes and noted that the existing stained glass windows were stored and would be reused.

Mr. Perry described the time crunch with this project. Mr. Perry discussed having to go before the Board of Zoning Appeals. Mr. Perry described the building permit timeline.

Mr. Perry provided additional comments: the new foundation would be of stucco; the preserved structure would keep the existing foundation look; planning to use horizontal cementitious siding. The roof material will be an asphalt shingle simulated slate look; copper downspouts re-used; using existing solid wood door on the main entry facing High Street; other doors would not be of solid wood, but be clad with steel or fiberglass and have the paneled look.

Mr. Simonds referred to how blessed they were to have Mr. Gerry Bird as part of this project. Mr. Bird has a personal interest in this project.

Mr. Simonds discussed the mechanicals of this project and that in regards to roof units or ground units, he hadn't heard anything.

Mr. Haizman inquired about railings on the second floor being reused. Mr. Haizman inquired about the railing height meeting building code.

Mr. Simonds stated that the upstairs railing was reconstructed about 15-20 years ago and that it was not made of wood. Discussion followed as to what the Building Official would require of the rail height since there will be no access out to it. This railing is more of a cosmetic feature.

Mr. Smith commented about the siding and of the breaking up of the mass along the sides was really good, and the use of cementitious siding. Mr. Smith felt that the breaking up the façade a little bit was a nice touch.

Between sidewalk and grass, chain roping with 2-1/2 inch posts has been effective. A wrought iron fence will line up with the porch.

Mr. Haizman approved as submitted. Mr. Kohus seconded the motion. All were in favor 5-0-0.

Everyone thanked Mr. Simonds for his work. Mr. Simonds described the timeline: construction/bids early April. Start construction in May with a 14-month construction. Move back in August 2015.

### **CORRESPONDENCE AND ANNOUNCEMENTS**

Mr. Smith provided material from Fostoria, Ohio regarding their Rail Preservation Society Train Watching Park. Mr. Smith stated Fostoria had received a grant for this project. Mr. Smith stated the material included places to stay, antique stores, etc.

Mr. Smith stated that he would be helping Bob Blackburn, owner of 33 W. High Street, with his Historic Marker submission.

Mr. Perry announced that on May 9, 2014 a dedication ceremony for a new State historic marker for Caroline Scott Harrison would take place at the Community Arts Center.

Discussion took place regarding whether to distribute annually to Uptown property owners the Historic Preservation Brochure which describes HAPC's expectations and provides definitions, goals, guidelines, and benefits.

Mr. Perry announced that the Oxford Community Art Center Grant was still moving forward.

#### **APPROVAL OF MINUTES OF DECEMBER 4, 2013 MEETING**

Mr. Haizman moved approval of the December 4, 2013 HAPC meeting minutes as amended. Mr. Smith seconded the motion. All were in favor.

#### **OLD BUSINESS**

Mr. Perry referred to the 2013 HAPC Case Summary included in their Agenda.

Mr. Perry described how staff was changing the numbering system for HAPC cases.

Mr. Haizman inquired about the Chase Bank ATM and if the contractor could match the mortar better. Discussion followed. Mr. Perry stated he would contact the Applicant.

#### **NEW BUSINESS**

Mr. Perry suggested HAPC think about what goals and objectives they would like to achieve for 2014. Discussion followed. Mr. Smith stated that he needed to bring back the Historic District signage. Mr. Smith described the locations for these markers. Mr. Smith noted how difficult to get someone to make him a sample sign. Mr. Smith stated he wants to take the sample to City Council for their input. Mr. Perry referred to Signery 2 as a possible designer.

Mr. Perry discussed the Ohio History Fund. Mr. Perry asked if someone could work on the grant application (the \$1 donation to the History Fund you can check on your tax form). Mr. Perry shared what this grant could be utilized for. Mr. Perry continued that this grant application is due in June. In regards to a CLG grant, possibly could receive funds for HAPC training. Mr. Perry suggested if someone wanted to take on and try again. Another grant use could be updating the existing Historic District pamphlet.

Other 2014 goals were to look at changing processes, meeting procedures, meeting times, guideline changes, etc.

#### **ADMINISTRATIVE APPROVALS**

There were none.

#### **ADJOURNMENT**

Mr. Haizman moved for adjournment. Mr. Kohus seconded the motion. The meeting was adjourned at 7:01 p.m.