

AGENDA
HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION
WEDNESDAY, MARCH 1, 2017
6:00 P.M.

Oxford Courthouse
118 West High Street

MEMBERS

Mike Kohus, Chair

Mike Smith, Council Representative
Lynne Kronholm
Kelsey Stryffe

Peter McCarthy, Planning Commission Representative
Bobbe Burke

STAFF

Jung-Han Chen, Community Development Director
Sam Perry, Planner

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes*
Minutes of the January 4, 2017 Meeting 1
- IV. New Business*
HAPC-2017-05, 13 N. Main Street, installation of a small cell pole and equipment in the right-of-way, **Cincinnati Bell Applicant** 5

Preservation Month Activities:
Potential historic marker applications
Walking tours
- V. Old Business
Status/Next Step – Uptown Inventory/Codes/Guidelines
- VI. 2017 Commission Goals & Objectives
 - Outreach/Awareness/PR
 - Planning Commission Collaboration
- VII. Adjournment *Attachments

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

Meeting Minutes

January 4, 2017

CALL TO ORDER

The January 4, 2017 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; Lynne Kronholm, Pete McCarthy, Planning Commission Representative, Kelsey Stryffe. Bobbe Burke was absent. City Staff present was Sam Perry, Planner.

APPROVAL OF AGENDA AND MINUTES

Mr. McCarthy noted a correction in the minutes to state 114 W. Walnut, not 14 W. Walnut.

Mr. McCarthy made motion to approve the minutes as corrected. Mr. Kohus seconded the motion. All were in favor.

NEW BUSINESS

HAPC-2017-03, 19 W Walnut Street, installation of vinyl siding over existing wood siding, **Mitch Messler, Applicant**

Mr. Scott Webb and Mitch Messler, owner of the property, were present for the meeting. Mr. Perry provided a brief staff report. Mr. Perry stated that Mr. Messler's application was for the replacement of siding, currently in the process of being installed. The applicant is installing vinyl siding over the existing wood siding. Work was in progress when Mr. Messler applied for a Certificate of Appropriateness. Mr. Perry provided photos. Mr. Perry stated the structure was not included in the 1994 inventory; however, recent inventory taking place deemed the structure historic but not contributing.

Mr. Perry asked that the HAPC provide input on the trim. Design guidelines were read regarding siding.

Mr. Smith inquired about existing wood siding on the garage. Mr. Webb noted that vinyl siding was allowed. It was noted that wood shingle siding also existed on the structure.

Mr. Webb reported that the structure was not historic, that changing the siding would not make it less historic. Mr. Webb stated the owner planned to install vinyl lap siding and trim out the windows.

Mr. Kohus stated he was okay with what Mr. Messler was doing. Mr. McCarthy inquired if there was a way to pop the window trim out a bit more to frame them. Mr. Messler responded that the front window and side window had bigger sills and protruded farther. Mr. McCarthy suggested all four sides pop out to keep the windows framed thus providing a little bit more of a detail. Mr. Messler stated that he had no problem in doing that.

No other comments were received.

Mr. McCarthy made motion to approve HAPC-2017-03 with the condition to install trim around windows. Ms. Kronholm seconded the motion. All were in favor.

HAPC-2017-02, 104 W. High Street, demolition and construction of a new mixed use structure, **Scott Webb, Applicant, Agent**

Mr. Perry provided a follow up report noting that discussion the previous month was a pre application for the project. Mr. Perry stated that there were very little changes to what was presented before. The plan is to demolish the existing commercial building and replace it with a mixed use structure. Phan Shin,

current tenant, plans to return once completed. Mr. Perry reviewed the design. There will be two facades on High Street; upper portion would be three-story stepping back to a four story building. The design will include brick work detail, commercial use on the ground floor, residential above. The back side of the building fronting the alley would be different with a service door, garage door and balconies (located off the four story portion). Also included would be brick detailing around the windows and cornice trim with integrated building identification. Mr. Perry reminded the HAPC that should the HAPC recommend approval, a lot of details have yet to be provided, but could be discussed in the future and approved administratively or by the Commission.

Mr. McCarthy inquired about the height variations. Mr. Webb stated they designed the structure on how they wanted the overall block to look and chose to not have four stories facing on High Street, but a three story stepping back to a four story. Mr. Webb distributed to the HAPC some changes made since the last HAPC meeting and noted they were minor. The elevations remained the same. Mr. Webb described the changes made: a recessed area at grade for outdoor dining; rear elevations were changed slightly before showing a stack of decks at various places; now having deleted one deck and moving another one around to the rear making for a nicer flow inside the apartments. Mr. Webb discussed an electric line along the alley requiring a Duke Energy easement. Mr. Webb referred to the secured parking on the lower level and that bike storage would be provided; holding off some exterior details to allow for windows around the structure. Mr. Webb reviewed rear elevations; pushing the store front building out for extra tables; possibly including the Kyger family name as building identification or maybe including the date the Kyger family first took possession of the property. Mr. Webb concluded they were still discussing this. Mr. Webb discussed exterior colors and contrasting and noted that the entire structure would all be brick. Mr. Perry inquired about any painted brick. Mr. Webb responded that the jury was still out on that.

Mr. Webb continued that part of the design would include having windows in every bedroom and that the goal is to work toward the demolition occurring in May. Mr. Webb stated they wanted to get a COA tonight with conditions so that they could move forward to proceed with drawings.

The HAPC discussed the garage door, deck railing and cornice upon being used on parking area.

Mr. Alan Kyger discussed lot lines and easements.

The HAPC reviewed staff recommendations for HAPC dialogue:

1. Potential knee wall on commercial façade: Not having front window glass all the way to sidewalk, but a knee wall on commercial facade. Mr. Webb responded that they did not want to put in a knee wall since the glass sits back and doors were located on either side. Also, pointed out recessed doors which swing out but not into the public right of way. Mr. Webb described the awnings and that they prefer the old fashioned rolled awning. Everyone liked the idea. Mr. Webb described door uses. Mr. Kyger stated that he wanted to develop an outdoor café area. Mr. Webb stated that he would need to come back with a fence design since the property line comes up to the front of the building; thus making the area in the public right-of-way. Mr. Perry wanted to make sure HAPC was ok with various building heights.
2. Variety of awning placement and style on this block face: Ms. Kronholm stated that she liked the awning as shown and glad not one big awning shown across the front. Discussed awning color. Mr. Webb stated that he liked the old fashioned striping but haven't actually consulted with manufacturers yet.
3. Restaurant signage and lighting space without detracting from or damaging architectural materials and details. Mr. Perry stated that he was concerned where the lights are going to be located. The following questions occurred, if they were floodlights, was there some way to prevent drilling holes into the stone work. Sign and lighting can be approved later.

4. Architectural details and brick articulation around windows: Mr. Perry stated that he was concerned by the lack of detailed information of the rendering, cross section detail/protrusion of brick articulation around windows, architectural detail, material and dimensions of different window trim. Discussion followed. Mr. Webb described window heads and brick detailing, one side differentiating from the other side. Mr. Kohus stated that he liked the bump out on the fourth floor. Mr. Perry stated that the elevator/mechanical equipment would be located on top of the building. Mr. Webb displayed the location. Discussed scored block/color on blind wall. Mr. McCarthy inquired about the detail on the back of the building. Discussion regarding the look of the structure took place. All liked the design.

Mr. McCarthy made motion to approve the demolition of 104 W High Street and COA conditional upon the following:

1. That, 30 days after demolition, if construction has not commenced, the site shall be properly filled in and covered with seed and sod.
2. That, any modifications to the structure as a result of any other City Board or Commission; or permit review decisions are re-presented to the HAPC or designee.
3. That, all final details of the building not yet reviewed, including but not limited to finished colors, brick samples, garage doors, window trim, brick detail, materials, window details, and any other details shall be approved administratively or by the HAPC and presented to the HAPC or designee within one year.
4. That the performance bond and mitigation fee requirements of 1331.063(3) be waived.
5. That, the building permit won't be granted until the submittal of the demolition permit

Mr. Smith seconded the motion. All were in favor.

Administrative Approvals

HAPC-2016-20-ADM, 108 E Church Street, window replacement, Stan Miller, The Invisible Window, Applicant/Agent

Mr. Perry explained this as a window replacement to vinyl one over one design and that the stained glass would remain.

HAPC-2017-01-ADM, 12 S. Beech Street, formerly Stella, wall and roof signage, ChunXi Kitchen, Xiauqwei Ren, Applicant

Mr. Perry explained this was a roof sign face change and gable wall sign along with building trim to be repainted to a tone compatible with the existing unpainted brick.

Old Business

Mr. Perry reminded everyone that the HAPC was still looking for a seventh commission member.

Other Business

The February 1, 2017 meeting has been cancelled due to lack of applications.

Election of Officers

Officers were re-elected and are remaining the same until a new commission member is added.

ADJOURNMENT

Mr. McCarthy made a motion to adjourn the meeting. Mr. Smith seconded the motion. All were in favor.
The meeting was adjourned at 7:40 p.m.

Memo



To: HAPC
From: Sam Perry, Community Development
Date: 2/23/2017
Re: Proposed Small Cell HAPC Case #2017-05

David Kramer of Cincinnati Bell Telephone is applying for a Certificate of Appropriateness for a new small cellular pole to be located in the Uptown Historic District. Typically the HAPC only reviews building projects. However in this case, staff determined that this new pole is considered a reviewable environmental modification per Section 1331 of Oxford Codified Ordinances.

The proposed pole is to be located between the sidewalk and parking lot curb in the North Main Street right of way adjacent to the lot known as "Lot 52" city parking lot. The pole will be 31 feet in total height above grade, 20 inches wide at the base and powder coated dark green consistent with other poles and street furniture Uptown.

The City recently passed legislation, Ordinance #3374 which provided for small cells to be located within public rights of way. This is one of four to be located in the City. It is the only one of the four to be in a historic district. The State of Ohio legislature also recently passed new legislation restricting local jurisdictions from overly regulating small cells.

The 1994 Historic District Design Guidelines do not address small cells. The closest related chapters are Street Furniture Chapter 22 and Utility Chapter 20. The intent is to guide new above ground features as to not negatively alter the character of the historic district.