

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

Meeting Minutes

April 1, 2015

CALL TO ORDER

The April 1, 2015 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Kim Peterka, Chair. Members present were Mike Kohus; Mike Smith, City Council Representative; Robert Benson, Planning Commission Representative; Bobbe Burke, Dan Haizman and Kelsey Sturgill. Staff present was Sam Perry, Planner.

APPROVAL OF AGENDA

Ms. Peterka announced adding under New Business 5 W. High Street and 111 W. High Street and under Old Business 28 W. Walnut Street.

Mr. Haizman made motion to approve the agenda as amended. Mr. Kohus seconded the motion. All were in favor.

APPROVAL OF MINUTES

Mr. Kohus made motion to approve the March 4, 2015 minutes as written. Ms. Burke seconded the motion. All were in favor.

REVIEW

HAPC-2015-02 115 W. High Street, new mixed use structure, Platte Design, Applicant, Architect

Mr. Perry provided a short staff report. Mr. Perry stated this was a review from the January pre-application and that the HAPC would now be looking at a formal application. Mr. Perry stated that at the January meeting feedback was received, and tonight's discussion would be based upon the feedback.

Mr. Perry spoke of the demolition that would take place and the need to follow the conditions for removal and approval of the replacement structure.

Mr. Perry referred to a list of recommended staff conditions included in the agenda packet.

Mr. Kurt Platte, Architect, was present as well as Mr. Rodbro, the owner. Mr. Platte spoke and described changes made since the last meeting in January. Mr. Platte stated they had tweaked the entranceway along the alley and recessed the dumpster area. Mr. Platte continued that there would be three stories on front of the structure and a stepped back additional story to the back. Some simplifications were made to the design: double-hung windows, simple storefronts, and along the rear a "factory" look design, changed the brick color to Miami Red and a darker red. All details have been simplified; nice clean lines are what they are trying to achieve. Mr. Platte provided views. Mr. Rodbro spoke to review the wrought iron fence along the front of the remaining existing structure. Ms. Burke inquired how much distance was there between the remaining house and the new building. Mr. Platte responded five feet. Mr. Perry inquired Mr. Platte what the plan was in regards to the floor area ratio; would the house be on a lot by itself. Mr. Platte responded that the house would be included on the same lot for the density. Mr. Perry noted that a formal zoning review hadn't been done yet which is typical at this point. Ms. Burke inquired if the house needed renovation. Mr. Rodbro stated that they had repainted the house several years ago, but would revisit, however, didn't plan on making any changes to the house. Mr. Rodbro stated there was a zero lot line. Mr. Platte described how they had hidden the height of the additional fourth story. Ms. Burke stated she was concerned about trash collection and inquired about dumpsters. Mr. Rodbro stated there would be dumpsters with adequate space servicing both commercial and residential spaces. Ms. Burke inquired if the new structure would have a basement level. Mr. Rodbro responded no. Ms. Burke

expressed her concern should a tornado strike. Mr. Rodbro stated that they didn't plan on including a basement right now. Ms. Peterka inquired about drainage. Mr. Platte described.

The HAPC reviewed the staff analysis, specifically Decision Criteria C "the structure is not consistent with other structures in the district in terms of historic character, architectural style, construction material, height, setback or mass" and E1, the applicant reuse plan, for new construction which is consistent with this chapter and guidelines set forth in the current Oxford HAPC guidelines and which contributes to the architectural or historic integrity of the district". All agreed these were the items that met the criteria.

Mr. Mike Smith made motion to approve the demolition of the concrete block building in the alley based upon Decision Criteria C and E1. Mr. Haizman seconded the motion. All were in favor.

Mr. Benson made motion to approve HAPC-HAPC-2015-02 with staff conditions to include a sample of fence material. Ms. Peterka seconded the motion. All were in favor.

OLD BUSINESS

28 W. Walnut Street

Mr. Tom Kacachos, property owner, was present to share sample materials to be used for the project. Mr. Kacachos also shared an exterior design change to open up the stairwells. Mr. Perry explained to Mr. Kacachos that the HAPC would not be able to approve the exterior design changes at this meeting since it was not listed on the agenda. Mr. Kacachos shared the brick and stone samples. Discussion followed. Colors wheat and buckskin were favorite choices. Mr. Kacachos described the stone location and the color black for shutter details. Mr. Kacachos shared that whatever is picked for stone we would match the window trim. Mr. Kacachos stated that the railings would be black. Mr. Kacachos stated he would come back with window and railing samples. Mr. Benson suggested deep brown window trim. Mr. Perry inquired if the windows would be double hung, single pane on the commercial portion of the building, and no internal panes. Mr. Kacachos stated yes.

Ms. Peterka made motion to approve using the henry brick, market street for the main building brick, and wheat or buckskin color on the cast stone and smooth finish. Mr. Benson seconded the motion. All were in favor.

NEW BUSINESS

Administrative Approvals:

HAPC-2015-03 5 W. High Street new wall sign, Zheyao Wang, Applicant, Agent

HAPC-2015-04 111 W. High Street, new wall sign, Johnny Hulsman, Applicant

Mr. Perry distributed two possible administrative approvals.

Mr. Perry stated that the owner of the Fuji Restaurant, 5 W. High Street, new wall sign application, would be re-distributing the light fixtures.

Mr. Perry referred to 111 W. High Street, Studio Vapes, previously the western half of the Morning Sun Café, and him being unaware of the painting of the building; and that he needed to know from HAPC if the black color they painted was appropriate. Mr. Perry shared how he discussed with the business owner sign and lighting placement. Discussion followed. Mr. Perry described the mesh panel and lettering.

Discussion followed regarding the paint color choice. Many agreed black only around the windows; that the neon border inside didn't appear awful; however, the rest should be painted back to the original color of the building.

Ms. Peterka stated she felt the applicant needed to come before the HAPC regarding the painting. Discussion followed regarding lighting.

Ms. Peterka stated she would administratively approve the application and follow up with owner regarding painting of the structure.

2015 GOALS AND OBJECTIVES

Mr. Benson and Ms. Peterka stated they have reached out to the Rupel's for paint colors at 123 S. College, have rescheduled for late May because of spring break.

Mr. Perry stated progress was happening on the building inventory and that the student interns have input data. Mr. Perry stated they would be meeting later in May and were hopeful to have something in front of City Council shortly thereafter. Mr. Perry concluded that the subcommittee has not worked on the code or design guidelines.

Discussion took place regarding Historic Preservation Month activities, and newspaper submissions,

Discussion took place on how to get articles submitted into student newspaper and the difficulty getting called back.

Mr. Perry reminded everyone of the Historic Marker application deadline of May 31, 2015.

ADJOURNMENT

Ms. Peterka made motion to adjourn the meeting. Mr. Haizman seconded the motion. All were in favor. The meeting was adjourned at 7:30 p.m.