

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)
Meeting Minutes
December 7, 2016

CALL TO ORDER

The December 7, 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; Lynne Kronholm, Bobbe Burke, and Pete McCarthy, Planning Commission Representative. Kelsey Stryffe was absent. City Staff present was Sam Perry, Planner.

APPROVAL OF AGENDA AND MINUTES

Mr. McCarthy inquired about the outcome from discussion that took place for 117 E. High Street. Mr. Perry stated that he was still working on the solution with the owner. Mr. Kohus reported that it was a work in progress at the moment. Discussion continued regarding ADA ramp requirements.

Mr. Smith made motion to approve the agenda and November 2, 2016 minutes as written. Ms. Kronholm seconded the motion. All were in favor. Mr. McCarthy abstained from voting as he was absent.

NEW BUSINESS

HAPC-2016-17, 114 W. Walnut Street, demolition and construction of a new mixed use structure, **Scott Webb, Applicant, Agent**

Mr. Perry provided an overview and referred to the pre-application review that took place at the November HAPC meeting. Mr. Perry referred to the revised building drawings Mr. Webb provided for this meeting. Mr. Perry reviewed the conditions for removal with the HAPC.

Mr. Perry stated that the structure was not inventoried in the 1994 guidelines; however, in the zoning code, two of the five conditions would need to be met in order for a demolition to take place. HAPC's concern is the look of the structure; and not what is happening to the interior.

Mr. Perry summarized Mr. Webb's application request. Mr. Perry referred to a new drawing Mr. Webb submitted that showed a rendering in context with surrounding properties.

Mr. Perry did not provide any staff recommendation.

Mr. Kohus inquired Mr. Webb about difference in height from the existing structure to the new structure. Mr. Webb stated the heights were close, 6-8 feet increase.

Mr. Perry referred to having received a public comment regarding this application. Mr. Perry distributed it and read it aloud. The comment was from Ms. Kim Peterka who expressed concern for the look of the block and loss of the neighborhood feel.

Mr. Scott Webb was present and provided a PowerPoint presentation. Mr. Webb stated the revised sketch was a minimal revision to the information presented at the Preapplication discussion. Mr. Webb described the revisions.

Mr. Webb reviewed the history of the existing structure and stated that everything was missing in making it a true Queen Anne style structure. Mr. Webb stated that the house has been modified in huge ways along with poor execution of renovations. Mr. Webb stated that the structure was not mentioned in the historic inventory list and not considered a significant structure. Mr. Webb referred to the conditions for removal and added that the existing building did not rise to the level of standards.

Mr. Webb referred to other examples of existing Queen Anne style homes and that the structure in question was a simplified Queen Anne style. Mr. Webb described and compared Queen Anne style existing porches. Mr. Webb reviewed Queen Anne gables and bays. Mr. Webb described the vinyl replacement on the existing structure, thus taking away from the typical Queen Anne homes.

Mr. Webb reviewed the Conditions of Removal, Section 1331.063(2)C.D.E. Mr. Webb noted that according to the Ordinance, demolition of a structure is allowed if it meets two of the five conditions.

C. The structure is not consistent with other structures in the district in terms of historic character, architectural style, construction material, height, and setback or mass.

D. The square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district.

E. The applicant has a plan for the re-use.

Mr. Webb described that in order for the structure to be in compliance it would require substantial investment. Mr. Webb continued speaking about the square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district.

Discussion followed regarding whether the existing structure would need to meet minimum building code requirements, most importantly the separation between the two apartments, both physical and fire.

Mr. McCarthy continued the discussion with how do we establish that the cost to renovate is too high. You have explained what is wrong. How do we decide the cost. It is still functioning as a student rental, it has income, so how do we determine its worth.

Mr. Webb referred to Mr. McCarthy's question and the values of similar structures in the district. Discussion took place about value of structure and value of land and the need to compare it to a similarly improved house, not a 4 story structure. Considerable discussion took place on figuring cost of repair versus replacement.

Mr. Webb continued that yes there is a plan for the reuse that meets the Mile Square Guidelines. Mr. Webb stated that the building design was inspired by a building located next door to the Fire House, and that he felt the design was appropriate in this neighborhood. Mr. Webb stated that he felt this block is a transition between the four story structures of High Street and the south side Walnut Street. Mr. Webb stated he has created more of a three story building.

Mr. Webb shared the materials: brick, old fashioned diamond pattern shingles (green), 100% brick building. Mr. Webb stated he has pulled the building in from all sides to provide more greenspace. Mr. Webb described windows on sides of building there will be two apartments on each floor. four-3 bedrooms and two-4 bedrooms for a total of 20 occupants. Mr. Webb reviewed window locations. Mr. Kohus suggested rear elevation false /louvered dormers. Mr. Webb stated that he would consider that. Mr. Webb stated that the back wall would be the stairwell location. Ms. Kronholm stated she appreciated the brick all the way around the structure however observed that the first floor commercial space windows across the front didn't seem to have the sort of character like the rest of the building design. Mr. Webb referred to the 60% glazing requirement in the zoning code for commercial space. Mr. Perry suggested a knee wall. Mr. Webb agreed that would work to provide more detail. Mr. Perry read aloud the Storefront Chapter of the Design Guidelines of extending to knee level and suggested shortening the windows from the bottom.

Mr. Kohus commented that he felt they were trying to save something that had lost much of the original character. There is only 6' height difference from existing structure. Mr. Kohus inquired about the shingles and asked if they were dimensional. Mr. Webb replied they were not.

Discussion took place regarding trying to save a structure.

Mr. Smith discussed bringing the height down a little. Surrounding heights of buildings were discussed. Mr. Smith described the entire street façade having gone to 48'. Mr. McCarthy responded that the HAPC really needs to make changes to the zoning code before all the structures are taken down. Mr. Kohus agreed. Ms. Burke inquired what it would take to put a moratorium Uptown. Discussion followed.

Ms. Kronholm referred back to Ms. Peterka's letter and the need to address the top height of the structure particularly the very steep roof and being a valid concern for people living on the other side of the street.

Mr. Webb stated that he felt the design had a residential flair.

Ms. Burke stated that she felt the entire street needed to stay with the neighborhood integrity and how sad we can't say no to a demolition and four story structures.

Mr. Kohus made motion to approve HAPC-2016-18 based upon meeting conditions of removal C,D,E, with conditions. Mr. McCarthy seconded the motion. All were in favor.

Conditions:

That a brick knee wall will be installed up to the storefront glazing

That windows along the rear elevation either blind or true windows will be designed for the north wall.

Discussion then followed regarding staff recommendations.

Mr. McCarthy made motion to rescind the motion passed and a new motion made to include staff conditions that were noted in the staff report of November 2, 2016 HAPC meeting. All were in favor:

Mr. Kohus made motion to approve HAPC-2016-18 based upon meeting conditions of removal C, D, E and

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 brick color, window frame selections, door selections, cornice and band finishes and color, signage, lighting, and streetscape are 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 a brick knee wall will be installed up to the storefront glazing

6. That windows along the rear elevation either blind or true windows will be designed for the north wall.

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

HAPC-2016-19 104 W. High Street, Pre-Application, demolition and construction of a new mixed use structure, Scott Webb, Applicant, Agent

Mr. Webb provided a PowerPoint presentation. Mr. Webb reported that this was a Concept Review on behalf of Alan Kyger, owner of property, noting that this was at one time the original location of Kyger Motors. The plan is to demolish and replace with a three-story two part façade stepping back to a four

story, mixed and building use. The building would be connected to what is currently a vacant parking lot along the alley. The rear four story building façade would include varying balconies and under structure accessory parking and outside parking.

Mr. Webb referred to this project having an interesting site configuration; the lot is a very unusual, difficult shape. Information was shared regarding site difficulties. Mr. Webb shared how they solved making the development easier. Mr. Webb noted that he didn't want to overpower the surrounding structures, so he doesn't want this to be the only four story structure on this side of High Street.

Mr. Webb shared his design, including windows, awnings, heights, parking availability.

There will be some apartments less accessible and not having much of a view but the plan is to add amenities to them to make more desirable.

Questions were raised regarding balcony locations and ground floor parking.

Mr. Kyger was present. Mr. Kyger shared how he and Mr. Webb evolved the design from luxury adult apartments to this rendering. The existing restaurant plans to stay. Their space will shrink with the new design; however footprint will stay the same. Mr. Kyger shared there would be some adult living, and include secure parking. Mr. Kyger also shared space location for other modes of travel (bikes, scooter).

Mr. McCarthy stated he was glad the design was not a box, and had offsets.

Mr. Webb noted that this building could occupy 36 residents, but were looking at 34.

Ms. Kronholm inquired about parking ease.

The HAPC were supportive of the design, but would wait for further details when presented formally.

Discussed brick color, and possibly painting some. Discussed existing bricked over windows. Mr. Kyger stated that there was nothing that could be saved off the existing structure. Shared that they thought the building was actually a pole barn. Discussion followed on when the building was actually built.

Administrative Approvals

There were none.

Old Business

Mr. Perry provided an update of 117 E. High Street, The Den. There was no need for a building permit because the ATM machine was a plug in. Mr. Perry reported staff has not met with the business owner to work out a plan of action. The occupancy is also low enough that both doors do not need opened. Mr. Perry stated that the owner has interest to improve the look of the façade which includes, removing banner, new signage, historically appropriate lighting, ice dispenser removed and placed inside, tattoo sign removed, and improving access for deliveries. Over the next few months there should be several aesthetic improvements. Discussion took place regarding the ATM machine and the need for the owner to continue use. Discussion took place regarding the existing doors. All were in agreement that they like the idea of taking care of the other things first and then work on the ATM issue.

Other Business

Mr. McCarthy invited the HAPC to attend a Planning Commission work session on December 13, 2016 to hear information on a zoning study that may or may not impact historic property redevelopment.

Mr. Perry provided an update on the good progress being made in reviewing the Uptown District Inventory. Mr. Perry reported that about 35% is complete. Discussion took place about accelerating the process and how inventory classification might be interpreted regarding property rights. Mr. Perry stated that the inventory should be done by spring, 2017. Updating of other documents will follow.

Mr. Perry reported that the HAPC was still in need of a seventh Commission member. Mr. Perry noted that a member could be a non-resident but would have to be a business owner, resident or property owner within one of the City's three historic districts.

Discussed next month's possible agenda items.

ADJOURNMENT

Mr. McCarthy made a motion to adjourn the meeting. Mr. Smith seconded the motion. All were in favor. The meeting was adjourned at 8:42 p.m.