

## HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

### Meeting Minutes

**January 7, 2015**

#### **CALL TO ORDER**

The January 7, 2015 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Kim Peterka, Interim Chair. Members present were; Mike Kohus; Mike Smith, City Council Representative; Robert Benson, Planning Commission Representative, Kelsey Sturgill, Bobbe Burke and Dan Haizman. Staff present was Jung-Han Chen, Director, and Sam Perry, Planner

#### **APPROVAL OF AGENDA**

Ms. Peterka suggested moving the election of officers to the end of the meeting. Mr. Haizman made motion to approve the agenda as amended. Mr. Benson seconded the motion. All were in favor.

#### **APPROVAL OF MINUTES**

Mr. Benson made motion to approve the December 3, 2014 minutes as written. Mr. Kohus seconded the motion. All were in favor.

#### **PRE APPLICATION REVIEW**

**HAPC-2015-01** 10 N. Beech Street, Princess Theater, partial demolition, renovation and 4-story mixed-use addition to an existing structure, **Platte Design, Applicant, Architect**

Mr. Perry provided a brief report for this pre-application. Mr. Perry explained that the pre-application review would provide the HAPC an opportunity to hear from the designers and applicant and ask questions and provide input. Mr. Perry stated that Staff did meet earlier with the architect and owners to discuss their intent. Mr. Perry stated that the request was to renovate the Princess Theater, including a setback penthouse addition on the roof of the existing theater, and removal of the one-story concrete addition to the north, and construction of a 4-story mixed use addition to the north of the original theater. The stucco located on the face of the theater would be removed to expose the original brick. Mr. Perry stated that the addition would be in line with the theater to maintain continuity with the street wall. The theater entryway will be a small box office with two double doors.

Staff encouraged HAPC comments to develop a consensus and then formally give feedback to the applicant for recommendation for their final submission.

The HAPC, Applicant and Owners introduced themselves.

Mr. Matt Rodbro spoke. Mr. Rodbro provided a background of the property. Mr. Rodbro explained that last year they began searching ways to develop a scenario to make the entire project viable. Mr. Rodbro described the restoration of the initial theater space, and that the rear of the property was not stable but would be reinforced. Mr. Rodbro added that Kurt Platte and his team have been a good fit. Mr. Rodbro concluded that in order for this property to be viable it needed to be an historical gem.

Ms. Amy Lynch, Platte Design, described the intended restoration. Ms. Lynch stated they desired to restore the theater entryway. Ms. Lynch described front elevations. Mr. Rodbro stated he had been in communication with Valerie Elliott, Smith Library, for replication photographs; however, could never really find a clear photo of what used to be there. Mr. Rodbro stated their wish was to be respectful of what is there.

Ms. Lynch described restoring the painted wood, finding appropriate colors and inquired HAPC's input. Ms. Lynch stated they wanted to keep the marquee.

Ms. Peterka inquired about what the plan would be if the brick wasn't salvageable. Mr. Ted Wood, part owner, inquired the HAPC what occurs if not salvageable. Ms. Peterka stated they would either paint it or stucco. Discussion followed. If cannot salvage the brick, painting is first choice with an appropriate color. Mr. Rodbro stated he doesn't like stucco.

Ms. Burke inquired if there would be an outdoor box office. The applicant responded yes.

Mr. Benson inquired about prior back room use of the theater. Mr. Smith stated it had been a dance hall.

The Applicant also stated that the existing second story above the theater would be residential.

Mr. Smith inquired about the marquee name being restored to the "Talawanda" marquee. Mr. Rodbro stated that the original name was Oxford Theater in 1911 when it opened and that if they went any direction it would be to go back to the original name. Mr. Rodbro added that in talking to others they loved the name Princess Theater. People have grown up tied to that name. Ms. Burke inquired how many screens. Mr. Rodbro stated just one; however, as developed, would have the potential to put in an additional theater. Have contracts with the various film suppliers, so that is part of what they will be working through.

Mr. Rodbro shared the process of owning a theater and the entire behind the scenes work. Goal is to offset the costs of the theater with the rest of the project, as the theater operation was not self-sustaining.

Mr. Benson inquired what types of movies they would show. Mr. Wood stated main stream, first run movies, and appropriate movies. Discussion followed.

Mr. Rodbro stated that college students didn't make up most of the visitors to the Princess Theater.

Ms. Burke inquired if the first floor of the addition could be considered as a part of the theater. Mr. Rodbro answered yes.

Ms. Peterka inquired if this would be considered as a tax credit project. Mr. Platte answered no.

The applicant discussed construction deadlines.

Mr. Rodbro stated that the exterior of the second floor would not change.

Discussion took place regarding the installation of a sound proofing system between floors.

Ms. Lynch described the design of the addition which was inspired following Oxford's historic design guidelines. Ms. Lynch stated the style design would be similar to the One West High building design; stone pillars, vertical structural bays, windows same size, and cornice along the top of the building. The alleyway design of window placement was discussed. Ms. Lynch stated that the windows were standard size, double hung. An at-length discussion took place regarding window design alternatives.

Ms. Lynch shared that the theater addition would be built upon a reinforced roof of the existing structure. Ms. Lynch described the addition and that its design would be unseen visually seen from anywhere even when walking in front of the theater. Mr. Rodbro stated this building would have a masonry rear.

The HAPC inquired how many units were planned for the Princess Theater structure. The applicant response was residential on the second floor and the addition would be commercial and residential. Discussed the floor area ratio calculations. Mr. Benson inquired about the cornice design and asked the applicant to remove the cornice brackets in the design. Mr. Benson stated that the historic guidelines state that buildings shouldn't be over two stories here. Mr. Rodbro explained his reasoning for the four story design and referred to having lost ten feet off the alley due to the issue with the power lines. Mr. Perry suggested getting something in writing from Duke regarding the issue. Discussion followed regarding previously built four story structures. Mr. Perry explained the height design guidelines. A three story design was discussed. Mr. Rodbro stated that there was no scenario where the theater would be sustainable on its own without a four story design; the project wouldn't work. Mr. Rodbro guaranteed that he would not be back in here with a three story building. Uptown District four story building heights were discussed. Mr. Kohus agreed that the design looked great; however the hard part was the two-story and four-story visual at the street. Mr. Kohus inquired if they could push back the façade on the front a bit, which would take away the intensity from the street. Discussion followed. Discussion took place on how the current theater sits on the property. Mr. Platte stated they had tried pulling the front back. Mr. Rodbro stated that they spent a lot of time designing the look of the structure. Ms. Peterka inquired about the newer building's first floor storefront design for signage. Signage details were reviewed. Discussion followed. Ms. Peterka stated she didn't like set back structures as the even frontage was more aesthetically pleasing to her.

Ms. Lynch provided a photo of the existing utility poles, shared the easement information and what Duke requirements were. Ms. Burke inquired if there was an easement on the property for the utility pole. Mr. Platte stated that there is a

gas line in the alleyway as well. Mr. Kohus inquired if there were doors from the third floor of the new building coming out onto the roof of the theater. Discussion took place regarding the seating inside the theater. Mr. Rodbro stated around 200 seating, and would be eliminating about four or five back rows from the existing seating arrangement. Mr. Rodbro stated there would be modern seating options.

Mr. Alan Kyger, Economic Development Director who was present in the audience, inquired the HAPC to share what they would like to see from the applicant. Mr. Platte inquired if the HAPC would sacrifice the fourth floor for the movie theater and that demolishing of the theater would provide a brand new three story structure, which would be cheaper price tag. The fourth story isn't helping us since we can only put so many people in the space based upon the code. Mr. Rodbro agreed it would cost him a lot less money if they demolished the structure and built a new one, and reminded everyone that they still weren't sure once they started the process what they would find to meet code and get it through.

Mr. Rodbro added that the exterior is there and we can build that back; the interior has been remodeled in the past and wont reflect the 1911 original features.

Mr. Perry read aloud notes from what he got from tonight's discussion, for formal action:

1. There needs to be some sort of backup plan for stucco removal
2. Keep the marquee w signage and bay window element
3. Remove brackets from cornice addition as shown in drawings
4. Maintaining street wall, masonry structure, punctuation and perforations as presented

All were in agreement

Mr. Platte stated he was thrilled that the HAPC didn't care for the cornice brackets. Ms. Peterka stated that she didn't like the transom uprights in the middle of the windows of the upper floors of the addition. No one else agreed. Mr. Rodbro stated he could potentially show them both ways.

Mr. Benson inquired from the applicant since they were not going to retain anything in the theater itself, why not get rid of the entire back of the structure and only keep the façade and lobby and build everything else new, only going three stories, or to setback. Discussion followed. Mr. Rodbro inquired Mr. Benson that what he was saying was keep the façade and lobby, and everything else new. The applicants and architects stated they would research this idea. Mr. Rodbro stated that he had at one time looked at cutting off from the façade back. Ms. Lynch spoke and said they had assumed the HAPC would want the structure to stay. Ms. Peterka inquired the HAPC if they agreed to Mr. Benson's suggestion. The HAPC agreed that they would like for the applicant to explore this option.

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

Mr. Platte, the applicant spoke. Mr. Platte referred to the first submitted design; however, were now introducing a more traditional design. Mr. Platte provided a description of the design. Mr. Platte stated the front of the structure was a more classic design, with a fourth floor step back. The structure continues in an L-shape along the alley and would have a more industrial look. Mr. Platte continued that the first floor would be commercial, and the second and third floors residential. The fourth floor would be a restaurant. There will be a recessed area for a dumpster and transformer on the alley. Mr. Platte stated that brick would go all the way around and there would be groupings of double hung windows. Mr. Benson inquired if they could use industrial windows on the side. The applicant said they would look into. Mr. Rodbro added that industrial windows could be cost prohibitive. Discussion followed. Mr. Smith suggested a different brick pattern or brick color change, or banding of brick along the alley, to soften the look.

The applicant discussed restaurant space on the fourth floor.

Everyone liked the presentation.

Mr. Benson agreed with the alley brick suggestion, looking into industrial windows, and suggested removal of cornice brackets.

Discussed step backs.

Mr. Rodbro noted that they drew into the design a wrought iron fence along the perimeter of the existing neighboring house. Mr. Rodbro stated that they would consolidate the lots.

## **ADMINISTRATIVE APPROVALS**

**HAPC-2014-19-ADM** 29 W. High Street, Graeter's, installation of a new wall sign and gooseneck lighting, **Architects Plus, Applicant, Agent**

Mr. Perry stated it would be a metal sign with a matte finish.

**HAPC-2014-18-ADM** 114 E Church Street, window replacement, **Stan Miller, Applicant/Agent**

Mr. Perry and Ms. Peterka shared a discussion that took place with the applicant and types of windows the HAPC wants to see. Mr. Perry stated the windows would be a 6 over 6 with dividers in between the double paned glass.

## **CORRESPONDENCE AND ANNOUNCEMENTS**

Mr. Perry inquired about conducting a Historic Marker workshop this winter. Discussion followed. Ms. Peterka asked the HAPC to think about and bring back in February and possibly schedule a date for March.

## **ELECTION OF OFFICERS**

Mr. Perry reviewed term limits of Ms. Peterka, which end in June and her serving as temporary chair.

Mr. Haizman nominated Ms. Peterka as Chair for the rest of her term, ending June, 2015. Mr. Benson seconded the motion. All were in favor.

Ms. Peterka nominated Mr. Benson as Vice Chair. Ms. Burke seconded the motion. All were in favor.

## **NEW BUSINESS**

There was none.

## **OLD BUSINESS**

Mr. Perry provided an update regarding the history kiosk to be located in the Lane Library. Mr. Perry stated they were trying to get information from another vendor before moving forward with the vendor they have been talking with. Mr. Perry stated that the Lane Library has funded a portion and a donor group has met the other half. Mr. Perry stated that he would be working with Valerie Elliott. Mr. Perry stated that the kiosk would be interactive and convert the current walk about into a mobile format.

## **GOALS AND OBJECTIVES**

Ms. Peterka asked everyone to review for the next meeting.

## **ADJOURNMENT**

Ms. Peterka adjourned the meeting. Mr. Benson seconded the motion. The meeting adjourned at 8:40 p.m. A work session followed.