

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

Meeting Minutes

July 6, 2016

CALL TO ORDER

The July 6, 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 Dan Haizman, Peter McCarthy, Planning Commission Representative, Kelsey Sturgill, Mike Smith, City Council Representative; and Bobbe Burke. Staff present was Sam Perry, Planner.

APPROVAL OF AGENDA AND MINUTES

Mr. Smith made motion to approve the minutes as written. Mr. McCarthy seconded the motion. All were in favor.

NEW BUSINESS

Pre-Application Review

HAPC-2016-10 17 W. Church Street, demolition of an existing structure and construction of a new mixed use building, Scott Webb, Applicant, Agent

Mr. Perry presented. Mr. Perry reminded the HAPC that they would not be making a decision tonight but that this was an opportunity for everyone to give feedback and ask questions. Mr. Perry reminded everyone that this part of the Uptown Historic District was not inventoried; the 1994 inventory does not have this building in the adopted inventory. Also, procedurally, after this meeting an application will be decided upon at the next meeting. Mr. McCarthy inquired about justifying tear downs versus property values. Mr. Perry responded to Mr. McCarthy's question stating that property values were outside of the scope of the HAPC. Discussion followed. Discussion regarding historic registries took place. Mr. Kohus responded that the historic value is all that the HAPC controls, what is historic and what isn't; it isn't HAPC's place to determine property values.

Mr. Scott Webb spoke. Mr. Webb described the existing structure stating that it was known as a foursquare house, meaning an economical, not fancy structure. Mr. Webb described the current condition of the structure. Mr. Webb concluded that the house was not a significant structure.

Mr. Webb described the new structure. Mr. Webb described the setbacks and the intent to try and create some relief in the detail using two different brick colors, and keeping the structure setbacks the same as its surrounding structures. Mr. Webb described the materials planned for use and that he would utilize different color brick to follow historic guidelines as far as traditional windows and cornice brackets. Mr. Webb stated the patio would stay. Mr. Webb described window and door locations and the existing easement. The HAPC discussed with Mr. Webb the view of the structure from Park Place. Mr. Webb discussed the window design and that there would not be windows running along the alley side. Mr. Webb discussed the 16-1/2 foot right of way. Mr. Webb stated that he was uncertain about specific signage but that space to incorporate gooseneck-type lighting and placement along the limestone band would be available. Mr. Webb noted that there would be one tenant on the ground floor.

Mr. Smith referred to the current house not having a whole lot of significance and that there were much better examples of foursquare designs in Oxford. Mr. Perry inquired how common would it be to have a masonry front porch on a frame building. Mr. Smith stated that he suspected it originally had a wood porch and it was changed. Ms. Burke expressed discouragement that this seemed an invitation for four story structures instead of the few stretches of street with houses still intact. Mr. Webb stated that there would not be any patios or decks on the upper floors and that he would prefer to add cornice brackets to the design. Mr. McCarthy inquired if more could be done with the decorative limestone band and if it

would wrap around. Discussion followed. The HAPC discussed pilasters and entrances for the residential and commercial spaces.

Mr. Webb challenged the HAPC to have more influence on building material choices, specifically on those structures considered significant in the inventory. Mr. Webb felt less desirable materials are being used on these structures.

Mr. Perry reminded Mr. Webb that he would need to address conditions for removal.

Administrative Approvals

Mr. Kohus reviewed administrative approvals.

Discussion followed regarding the 32 W. High signage.

OLD BUSINESS

HAPC Rules of Procedure

Mr. Perry reviewed. Mr. Perry stated that the rules were expanded to allow for potential members to expand further outside of Oxford City limits; loosening up the eligibility requirement.

The HAPC discussed membership requirements on HAPC and logistics of representation. Ms. Burke to help with formatting.

Mr. Perry reported that this would not need to go to City Council as long as within existing code, the HAPC can amend it. Discussion followed.

Mr. Smith made approval of the updated changes to the HAPC Rules of Procedure. Mr. McCarthy seconded the motion. All were in favor.

ANNOUNCEMENTS

Mr. Perry reported that the history kiosk will not exist at the public library due to lack of staff time and inability to keep the information fresh. Mr. Perry to notify contractors of this decision.

Mr. Perry reported on the Great Ohio Bicycle Adventure that took place June 20-21 in Oxford. Mr. Perry reported that the Visitors Bureau inquired if City staff would lead a guided bike tour of historic sites in Oxford. Mr. Chen and Mr. Perry provided tours. Mr. Perry reported being sold out and having 40 participants. Mr. Perry provided a map of where they toured. Kate Rousmaniere participated as well. Mr. Perry stated he would do it again.

2016 COMMISSION GOALS AND OBJECTIVES

There was no news to report.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting. Ms. Sturgill seconded the motion. All were in favor. The meeting was adjourned at 7:11 p.m.