

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

Meeting Minutes

June 6, 2018

CALL TO ORDER

The June 6, 2018 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Mike Kohus. Members present. Chris Skoglund, Peter McCarthy, Edna Southard. Lynne Kronholm, and Bobbe Burke were absent. City Staff present was Sam Perry, Planner.

Ms. Southard wished Ms. Burke a speedy recovery.

APPROVAL OF AGENDA AND MINUTES

The HAPC agenda was approved by Ms. Southard and seconded by Mr. McCarthy. All were in favor.

The HAPC minutes were approved as written by Mr. McCarthy and seconded by Mr. Skoglund. All were in favor.

NEW BUSINESS

HAPC-2018-07-ADM, Pre-Application, 20 W. Walnut Street, demolition of a single family structure and construction of a new mixed use structure, **Scott Webb, Architect, Agent**

Mr. Perry announced this was a pre application to demolish an existing historic building and replace with a new four story mixed use structure. No voting by the HAPC would take place. Mr. Perry stated that the Historic Inventory designated as historic.

Mr. Perry described the existing building.

Mr. Scott Webb, Agent, spoke. Mr. Webb stated the owner was interested in choosing something other than red brick on the exterior. Mr. Webb stated this was a typical mixed use building. Mr. Webb noted that 114 W. Walnut Street was of a similar design. Mr. Webb stated this was a small bungalow in the midst of four story buildings. This will fit the goals of the Uptown District. Mr. Webb reviewed the conditions for a demolition.

Mr. Perry stated that this concept review would address both, pre-application for the demolition and the construction of a new structure. Mr. Kohus stated he had a problem with, and was resistant, and need to make sure the demolition criteria was met. This is an historic building. Mr. Webb reviewed his justifications. We need to make sure there is justification in getting rid of an historic designated structure, as it is well kept structure. Mr. Webb reviewed other structures having been taken down in the UP District, noting that previously in the historic inventory, this structure was considered non-classified. The HAPC inquired what the grounds for demolition were. The language and the inventory were recently updated. Ms. Southard referred to this structure being highlighted in the Oxford Uptown Historic walking tour guide. Ms. Southard noted the structure was in lovely condition and fit in with the neighborhood. It is a brick house, in very good condition, is 100 years old, and is an historic house. Mr. Webb stated the neighbor was allowed to take his bungalow down and referred to their property rights and inquired if there were surrounding property notifications.. Staff responded that approximately 200 letters were sent out and that two sessions were scheduled inviting the public to speak. Discussion followed. Mr. McCarthy stated the rules have changed between the neighboring property and the property in question.

Mr. McCarthy stated that he was fine with the design of the building. Mr. Skoglund however, stated he was concerned that the building didn't go with the other surrounding properties. Discussion followed. All agreed they had a problem taking down an historic building. Ms. Southard noted that there were only 101 buildings highlighted in the Walking Tour of the Uptown Oxford Historic District and this was one of them. Ms. Southard felt this to be an argument for keeping it. We should be careful taking this down. Historic preservation is part of the Comprehensive Plan.

HAPC-2018-08, 115 E. Church Street, construction of a new mixed use building on a vacant lot, **Scott Webb, Architect, Agent**

Mr. Perry described the request to construct a new mixed use building on a vacant lot. Mr. Perry described the oblique view on page 10 of the agenda. Mr. Perry reviewed the surrounding properties. Mr. Perry referred to the corrected staff report considering reducing the height because of the height envelope. Mr. Webb asked them to look at again. Mr. Perry

stated that the Law Director stressed being careful to suggest reducing the height. Mr. Perry stated the shape of the structure would be similar to the Quarter Barrel but would be slightly taller - 3 foot height difference - since the zoning code had changed to allow for the additional height allowance (45' – 48'). This being why Mr. Perry's change in recommendation in the agenda. Mr. Perry stated that he did have questions about the design (profile, downspouts' prominence of).

Mr. and Mrs. Ned Stephenson, owners, were present along with Mr. Webb. Mr. Webb described the new structure. Mr. Webb stated the structure would be flush with Quarter Barrel. Mr. Webb described the color scheme and the plan to use more handsome, darker shades.

Mr. Scott Webb described the mixed use masonry building including cornice detail. Mr. Webb stated the lot has been used as a parking lot. Mr. Webb described the slope of the existing lot. Mr. Webb displayed the rendering of the new structure. Mr. Webb described the residential private entrance, being of four stories, including an elevator and basement area. First level commercial door entrance was discussed, noting there would be non-sharing of residential and commercial occupants. Mr. Webb described the stairwell location and window locations. Mr. Webb stated he was comfortable with the floor area ratio. Mr. Webb stated they intended for some brick detailing on the exterior. Mr. McCarthy stated he was good with the structure. Ms. Southard noted it was good infill to a vacant lot. Ms. Southard inquired about bike racks and trash details. Ms. Southard noted that common citizen complaints usually had to do with the height of structures and that lessening it would certainly be generous. Ms. Southard noted however, the structure was within the zoning code. Mr. McCarthy inquired about fire escapes. Mr. Webb responded they were prohibited. Everyone liked the building detail. Ms. Southard inquired about balcony safety.

Motion by Mr. McCarthy to approve HAPC-2018-08. Mr. Skoglund seconded the motion. The HAPC approved the structure as submitted.

HAPC-2018-09, 11 E. Walnut Street, Hillel Foundation, renovation and addition to an existing structure, Norm Butt The Architectural Group, Craig Moyer, Hillel Foundation, Applicant

Mr. Perry noted that this request was from a pre-application discussion of a major renovation to the existing Hillel Foundation. Mr. Perry described the building height and it being non-contributing under the new historic inventory. Materials, samples and descriptions to help reduce future discussion was presented. Discussion followed regarding exposed foundation. Discussed planned cedar siding. Mr. Perry stated he didn't see why it couldn't be approved tonight. Mr. McCarthy inquired about the inventory designation. Mr. Perry stated it would be considered under the new inventory, non-historic, contributing. Ms. Southard inquired about the clerestory roof detail and the reasoning for it to look like a steeple. Mr. Butt stated the design allowed light to enter the interior. Ms. Southard stated she just had trouble with that one item in the design. Discussion followed.

Mr. Butt shared how the intent of the design was to open the building up more to the community and that the design would draw people into the building. Mr. Perry inquired if many changes were made from the pre-application. Mr. Butt responded that the only change was the lighter brick. The Architectural Group brought samples of materials planned for the structure. Mr. Butt noted that there would be no exposed foundation down the alley. Mr. Butt stated that the tree in front was staying.

Mr. Skoglund made motion to approve HAPC-2018-11 as submitted. Mr. McCarthy seconded the motion. All were in favor.

Ms. Southard expressed her displeasure of the clerestory.

Administrative Approvals

Look up

HAPC-2018-06-ADM, 5 S. Beech Street, Dough-Versity, installation of new wall sign and gooseneck light fixtures, David Bryan, Applicant, Agent

Old Business

Mr. Perry provided an update on old items. In regards to the ATM at The Den it has been relocated inside.

Mr. Perry stated he was hoping for and placing in the budget a consultant to update the Historic District Design Guidelines.

2018 Goals and Objectives

Mr. Skoglund provided information regarding the Updated Historic Inventory, to include the University District and other historic buildings in Oxford that would be considered significant to Oxford's history and otherwise deter demolition. Mr. Skoglund stated he was continuing to work on adding few structures on Chestnut Street. Started with Talawanda School District building and work his way west. Will try to focus on getting into the meat of the whole demolition definition section of the zoning code. Mr. Skoglund hopes to bring together language and some new definitions based upon new inventory and now getting into grounds for demolition and when to tear down. Mr. Perry explained about having a performance bond and what we can do with it and its tie in with the BZA. Mr. Perry described the due process with the BZA and the way our legislation is set up.

Discussion followed.

Mr. Perry provided an update on goals and wanting to improve awareness of where district boundaries are. Mr. Perry stated he was pursuing four bronze plaques, two on each end and sides of the street in the Uptown Historic District inlaid into the sidewalks.

Ms. Southard announced that the May Historic Preservation month was a success. Ms. Southard stated they also spoke about more about developments, the town, and the streets. All was very well received. Why streets were named, when they were named. Mr. Steve Gordon to do one in the fall. Discussion followed.

Alan Kyger, announced he and Ms. Southard attended the International Town Gown Conference last week. Mr. Kyger shared one of the things he picked up there and discussions that have taken place regarding the Uptown, was thoughts on step down regulations on Walnut and Church Streets; felt heights of structures need talked about more between HAPC and Planning Commission. At Town Gown talked about four story buildings and bringing high density to their downtowns. And how their downtowns are booming. Mr. Skoglund, not everything needs high density, need to balance it out.

Mr. Perry stated he wanted to see tours by bicycle.

Mr. Perry announced that at the June 19, City Council meeting, they would be announcing the need for new people for boards and commissions, noting that there were three HAPC positions needing filled.

Mr. Kohus stated the July meeting, which falls on the July 4 holiday was yet to be determined if needed.

ADJOURNMENT

Mr. Skoglund made motion to adjourn the meeting. Ms. Southard seconded the motion. All were in favor. The meeting was adjourned at 7:47 p.m.