

AGENDA
HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION
WEDNESDAY, MARCH 10, 2021

6:15 P.M.

**Per Ohio House Bill 404, This meeting is being held
via videoconference and/or via teleconference only**

MEMBERS

Christopher Skoglund, Chair

Dana Miller, Vice Chair

Edna Southard, Council Representative

Corey Watt, Planning Commission Representative

Chad Smith

Hueston Kyger

Sean Wagner

STAFF

Sam Perry, Director, Community Development

MEETING PROCEDURE: This meeting is being held as an essential service of municipal governance in accordance with Ohio House Bill 404. Comments from the public are welcome during agenda items only as follows:

(1) Comments for all public hearing items will be heard during HAPC consideration of said item. Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded and limit your remarks to a period of four minutes or less.

- I. Call to Order
- II. Approval of Agenda
- III. Public Comments
- IV. Minutes of January 13, 2021*
- V. Meet & Greet - Brad Spurlock, Smith Library of Regional History
- VI. Old Business
 - Staff Updates
 - Commission member Updates
 - 101 W. Church Historic Plaque Text
 - Freedom Summer Physical Access
 - Design & Decision Standards
- VII. Adjournment

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*Attachments

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

Meeting Minutes

January 13, 2021

CALL TO ORDER

The January 13, 2021 virtual meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:15 p.m. by Chris Skoglund.

This meeting was conducted virtually using Zoom and Youtube in accordance with House Bill 404.

Members present: Chris Skoglund, Edna Southard, Dana Miller, Hueston Kyger, Chad Smith, Corey Watt and Sean Wagner. Staff present was Sam Perry, Community Development Director. Ms. Jessica Greene and Mr. Seth Copenbaker, City Staff, were also present.

Mr. Perry asked that the agenda be revised to provide an update on 131 W. High Street. Mr. Watt made motion to approve the agenda as amended. Ms. Southard seconded the motion. All were in favor.

Election of Officers

Reaffirming the election of officers for 2021, Mr. Watt made motion to reaffirm Chair of HAPC, Mr. Chris Skoglund, and Mr. Dana Miller, Vice Chair. Ms. Southard seconded the motion. All were in favor.

Public Comments

Mr. Perry stated there was one person in virtual audience and City Staff was present for introductions. Ms. Jessica Greene, Assistant City Manager, introduced herself and stated her role at the City of Oxford. Mr. Seth Copenbaker, Assistant to the City Manager, was introduced and shared his role and taking on some duties for economic development.

Mr. Mike Kohus, past HAPC Chair, was present to say hello and hoped everyone was doing well. Mr. Kohus, former Chair HAPC, was present to provide his comments on 12 S. Beech.

MINUTES

Mr. Miller asked for corrections of the minutes; one, in regards to Dr. James discussion to the type of historic marker planned. Dr. James referred to the statement that it was a State marker but actually it would be an EJI (Equal Justice Initiative) specification marker. Also, the marker would be unveiled at the National Civil Rights Conference and not during the Equal Justice Initiative Community Remembrance Project Conference.

Mr. Smith made motion to approve the December 9, 2020 minutes as modified. Ms. Southard seconded the motion. All were in favor.

NEW BUSINESS

HAPC-2020-18 12 S. Beech Street, formerly Chunxi Kitchen, construction of a new structure, **Scott Webb, Applicant, Agent**

Mr. Perry provided a PowerPoint presentation, referring to it having last been presented at the December HAPC meeting as a pre-application. Due to a fire loss, this request was for a one story brick façade building. Mr. Perry displayed an aerial photo taken from Butler County right after the fire. Mr. Perry displayed a picture of the old building and the new rendering. Mr. Perry noted that the planned building, which encroaches into the front yard setback (vacated ROW) and of meeting the minimum height, was allowed because of being a fire loss and the owner having provided a letter of intent. Mr. Perry displayed the elevation drawings and referred to the herringbone brick wall pattern and parapet wall. Mr. Perry reviewed the floor plan and site plan.

Mr. Perry stated that there wasn't anything found worthy of pausing or tabling the request. Mr. Perry referred to the City staff recommendations to waive the bond requirement and that should the foundation have exposed cement, that it is covered with stucco. Also, the rooftop mechanicals, should they be located in the front half of the building, would be free of any exposed equipment.

Mr. Scott Webb, Agent/Architect, reviewed the front rendering and elevations. Mr. Webb described the brick pattern

and where the hvac equipment would be located on the rooftop, which would be at the back of the building. The equipment will be hidden from Beech Street and nicely screened. Mr. Webb also discussed the foundation stating that the plan was for no exposed foundation on the alley and UDF side. The thought is for a possible public art space on the structure thus leaving the north side flat to hopefully be able to proceed with that idea. Brick is planned for all four sides.

Mr. Webb displayed a brick sample designed with an old fashioned style of brick of a brown color, and black shingled roof. Mr. Watt inquired about the HVAC equipment and if it would be blocked from view on High Street by United Dairy Farmers. Mr. Miller inquired if the brick color would all be one. Mr. Webb stated yes. Mr. Skoglund, inquired about showing some relief and not just one solid run. Mr. Webb yes, the brick would have a pattern. Mr. Webb described the brick patterns.

Ms. Southard, referred to Mr. Webb's statement to allow for public art on the north wall and stated she was very excited about this. Ms. Southard asked for any more detail. Mr. Webb responded that Mr. Perry had approached him about it and his clients were willing to make the building open for public art.

Decision Criteria was reviewed and were met.

Mr. Perry opened up to public comment.

Mr. Kohus agreed Mr. Webb did a great job and he liked the public art idea. Ms. Greene stated she was excited to see development going in this location and saving space for art was an exceptional idea.

Mr. Watt made motion to approve HAPC-2020-18, waiving the bond requirement and conditions that:

That, any exposed concrete foundation will be covered with a stucco/brick treatment;

That, all rooftop mechanicals will be hidden.

That, any changes from the proposed design will be re-submitted and reviewed prior to construction. This includes, but is not limited to, material changes.

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

OLD BUSINESS

Truth & Reconciliation Project

Mr. Perry provided an update stating that they had received and reviewed the wording for the marker, however did not have a design of the marker itself or its planned location. Mr. Perry inquired Mr. Miller if he knew of a turnaround. Mr. Miller stated that he would reach out to Dr. James. Mr. Perry stated he was concerned about the timeline and noted that it didn't have to come back to HAPC. Mr. Miller stated he would reach out to get any information. Mr. Perry stated he had asked Mr. Miller to read the wording from a tourist and resident standpoint. Mr. Skoglund asked Mr. Miller to take the lead with Mr. Perry as HAPC liaison. Ms. Southard stated she was excited this was moving forward.

HAPC-2019-25, 131 W. High Street, revisions to façade materials of an approved new mixed use structure, Greg Meyer, Robert Treadon & Associates, Applicant/Agent.

Mr. Perry provided an update. The owner and contractor have decided to not pursue the faux material and will go back to their original plan of traditional brick; therefore, there won't be many changes and would approve the split face block use. Everything else pretty much was how previously approved. Mr. Perry noted that the applicant has an aggressive schedule for completion in the fall of 2021. Ms. Southard inquired if the faux material could come back as a future material. Mr. Perry responded that he didn't feel it was the end of seeing it.

ADMINISTRATIVE APPROVALS

HAPC-2020-17, 20 E High Street, installation of an air conditioning unit on an exterior wall, Jennifer Buckalew, Applicant

Mr. Perry described their initial submittal and resolution to move the condenser unit to the back of the building.

MISCELLANEOUS DISCUSSION

Discussion took place regarding developing decision standards for HAPC. Mr. Perry suggested that at every meeting if members are going to be voting that someone volunteer to remind everyone of decision criteria to help the HAPC work through and look at it through a decision standards approach.

Heritage Ohio Virtual Conference – Mr. Miller shared having listened to a virtual conference from Heritage Ohio. Mr. Perry referred to Heritage Ohio offering many continuing education credits and seminars. Discussion followed.

Freedom Summer Archive Material

Mr. Miller brought up discussion regarding State funding for ADA work and if any were interested in or if there would be interest from the University. Mr. Perry stated he would bring up at the next Physical Facility Department meeting.

Ms. Southard referred to having attended a Public Arts Commission meeting and one of the members offering virtual tours of sculptures and outdoor art in Oxford and possibly be part of the yearly historic tours.

In regards to the 2021 Design Guidelines project, Mr. Perry reported not being much farther. Any input from the HAPC on how you would like areas/buildings to look would be appreciated. Mr. Perry suggested ideas and thoughts to be passed along via mail, telephone. The HAPC also discussed use of alternative building materials.

Mr. Skoglind reported that the South College Avenue and Elm Street Historic District project has been slow due to the weather and Covid. On his to do list is to go back through prior inventories and pull together a gallery of different types of buildings. Discussion followed.

Mr. Perry shared there was nothing new regarding small cell pole guidance. Mr. Skoglind shared that the State says you have to allow them and that we are limited to the amount of input in design we can provide. Still a work in progress. Ms. Southard suggested that we do have the opportunity to let the public know about them and any sort of limitations we could set would be great. Mr. Watt suggested we let State officials know our thoughts on color, height and what could be on the poles.

ADJOURNMENT

Mr. Miller made motion to adjourn the meeting. Mr. Smith seconded the motion. All were in favor. The meeting was adjourned at 7:28 p.m.