

AGENDA
HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION
WEDNESDAY, DECEMBER 12, 2018

6:00 P.M.

Oxford Courthouse
118 West High Street

MEMBERS

Mike Kohus, Chair

Edna Southard, Council Representative

Corey Watt, Planning Commission Representative

Christopher Skoglund, Vice Chair

Chad Smith

STAFF

Sam Perry, Director, Community Development

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes:
Minutes of the October 10, 2018 Meeting* **1**
- IV. New Business
Recap of December 5, 2018 Open Houses for Draft HAPC Code, Chapter 1152
- V. Adjournment *Attachments

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

Meeting Minutes

October 10, 2018

CALL TO ORDER

The October 10, 2018 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 5:00 p.m. by Mike Kohus. Members present. Chris Skoglund, Edna Southard, Corey Watt, Mike Kohus. Chad Smith was absent. City Staff present was Sam Perry, Director.

APPROVAL OF AGENDA AND MINUTES

The HAPC minutes were approved by Ms. Southard. Mr. Skoglund seconded. All were in favor. Mr. Watt abstained as he was not present at the meeting.

NEW BUSINESS

HAPC-2018-20, Pre-Application, 11 N. College Avenue, Circle K, Signage, Tommy Reed, Atlantic Sign Company

Mr. Perry provided a review. Mr. Perry brought Mr. Reed up to discuss the customer rebranding, and thought it best for Mr. Reed to explain things first before making a full application. Mr. Perry noted the gas station was not an historic building but was located in the historic district. Mr. Perry noted that there was a need to assure the sign changes wouldn't negatively affect the neighborhood with lighting, signage and color choices. Mr. Tommy Reed spoke.

Mr. Reed reviewed the various signage one by one:

Pylon pricer signs – Mr. Reed stated his customer wanted to rework the existing cabinets, and include the Circle K logo. The secondary cabinets they want to keep but move around. Face changes are planned only on gas pricers, but moved around. Mr. Reed discussed lighting would be natural except for the gas pricers, and reusing the LED's. Ms. Southard inquired about the number of signs. Mr. Perry explained that they were doing improvements on existing signs. Mr. Perry continued that if the HAPC believed that these changes had more of a negative effect, and they could explain why, the HAPC may have an argument to decrease the number of signs.

Mr. Skoglund stated that he didn't recall the canopies being so bright, with the white façade and asked if there was a red color for Circle K (not rust color). Mr. Reed reviewed the HAPC idea for the canopy to be white around the canopy but the Circle K rectangle with logo be red. Discussion followed. Mr. Kohus stated he would like to see a sample of the red. Red accents were discussed. Discussed the charm of the building. Mr. Reed suggested the canopy leaving it white and adding a yellow stripe in place of the red stripe on the canopy and then Circle K logo as it appears in place of the Shell logo as long as the same size would that be agreeable. Ms. Southard suggested making the signs in tune with charm of the building.

The HAPC discussed the wall sign for the building. Mr. Reed understood it could not be illuminated. Mr. Reed stated he would be comfortable telling the customer to do a straight face change on this one and making it fit.

Mr. Reed discussed the gas pumps, replacing new tops on them with the Circle K logo, removing the Shell covering from the bottom and including Circle K branding.

Ms. Southard inquired about canopy sizes and pump canopies.

Mr. Reed inquired about the pump sign designs. Mr. Reed inquired about the air pump signage. All agreed these signs were considered incidental.

No painting changes for safety bollards and poles. Just apply a fresh coat.

Mr. Perry referred to page 6 of the agenda in regards to posters and frames, their removal and reinstallation. Mr. Perry stated those were considered temporary sign banners that were not allowed. Remove all posters.

Mr. Perry explained to Mr. Reed that he could defer their application for potential administrative review, having Mr. Kohus and Mr. Skoglund review first. Mr. Reed stated that he was comfortable with that.

Mr. Kohus stated he definitely wanted to see a red color sample and noted that there was no illumination except for the digital gas pricers.

Mr. Perry suggested to the HAPC to think about starting to allow for backlit signs so that floodlights aren't on everything.

OLD BUSINESS

Walking Tours - Ms. Southard shared that a cemetery tour took place as part of the historic walking tours. HAPC was one of the sponsors. Ms. Southard stated the tour was very nice. Mr. Steve Gordon did a great job. Ms. Southard discussed why publicity was so important for the attendance to these tours.

The HAPC discussed opportunities to get tours into the school district and the University.

Mr. Perry shared information about a geocaching event and their placement at historic sites.

ADMINISTRATIVE APPROVALS

HAPC-2018-21-ADM, 31 W. High Street, installation of a wall sign, Kevin Nichols, Applicant, Agent

The HAPC discussed building color approvals.

2018 GOALS AND OBJECTIVES

Code Update:

Mr. Kohus congratulated Mr. Skoglund for all his hard work on the code update. The HAPC discussed the next steps. Mr. Perry stated that staff would be sending out notices to property owners. Discussed timeline: Discussed approval phase. Discussed open house events and HAPC attendance. Mr. Perry noted that if more than three attended, staff would have to put out a public notice. Mr. Perry spoke about a performance bond to complete work, and the amount changed to 10% of approved cost of completing the approved reuse or demolition cost to make sure wouldn't drag on and gets done. Discussion followed. Mr. Perry discussed having reduced the mitigation fee to 10% to help create some kind of disincentive from demolition. Mr. Perry stated the HAPC could ask Council to create a fund that could be a revenue stream for preservation, matching grants. Would have to work with Finance Director and City Council.

Discussed Wendy Moeller's future work with the HAPC.

Historic Signage: no other update. The City Manager inquired about lower cost. Ms. Southard made an argument for the historic pavers. Mr. Skoglund was in favor of the sign. Discussed strategic location of pavers.

OTHER DISCUSSION

Mr. Kohus announced he would not be in town in November. Discussion followed. Discussed the need for two more HAPC members.

ADJOURNMENT

Mr. Skoglund made motion to adjourn. Ms. Southard seconded the motion. All were in favor. The meeting was adjourned at 6:02 p.m.