

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

Meeting Minutes

April 10, 2019

CALL TO ORDER

The April 10, 2019 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, Mike Kohus, Chad Smith, Corey Watt and Edna Southard. City Staff present was Sam Perry, Director

APPROVAL OF AGENDA AND MINUTES

Ms. Southard made motion to approve the March 13, 2019 HAPC minutes as written. Mr. Smith seconded the motion.
All were in favor.

NEW BUSINESS

HAPC-2019-07, 22 S Beech Street, Pre-Application Discussion: demolition of an existing structure and the construction of a new mixed-use building, **Scott Webb, Applicant, Agent**

Mr. Perry provided an overview stating this was a pre-application discussion regarding the proposed replacement of the existing Mesler Auto Service facility with a new four story mixed-use building. Mr. Perry noted that the Planning Commission and City Council has reviewed and rendered their decisions. Mr. Perry noted the existing Mesler Auto Service structure was a non-contributing structure.

Mr. Scott Webb, applicant, provided a review. Mr. Webb stated the plan was for a mixed use structure, with ground floor as an annex of the Elms Hotel. Mr. Webb described the customer check in process and that parking would be located on-site underground. Mr. Webb stated the structure was approved by Planning Commission as a conditional use. Concern was expressed of how the neighboring church would feel about this project, but that they were supportive of it.

Mr Webb provided a PowerPoint presentation. Mr. Webb described the grading of the building, noting that the design comes from some of the elements of the Elms Hotel arched windows, brick detail pilasters, brick coursings, and brick cornice line. Mr. Webb described the room patios, and the landscaping. Mr. Webb referenced the roof deck and elevator including a commercial dumbwaiter going to the fourth floor. Mr. Webb stated that he tried to play down the four stories and described how he would achieve that. Discussed the glass railing. And other rail choices. Mr. Webb described what the plan was to create an understated look. Mr. Webb referred to the pattern of detailing, breaking it by playing up the corner facing Uptown and High Street by using attractive brick detail. Mr. Webb stated he was holding the building off the property line. Mr. Webb stated that the patios and landscaping facing the Church property would provide those rooms privacy. In regards to the concern of the building height, Mr. Webb stated they were not going to the maximum height on north side of the building. Mr. Webb also discussed the expanded ceiling heights.

Questions were asked from the HAPC:

Mr. Watt: replicating bedroom windows in other areas. Would a technology capable kiosk be provided in the Lobby?

Ms. Southard noted this was a great infill project. Ms. Southard inquired about the traffic pattern, handicap accessibility and the ease of it. Ms. Southard stated she liked them having taken into account the church next door.

Mr. Perry inquired about the building code and allowing for spandrel glass blank window. Mr. Webb stated that yes they probably could. Discussed fire rating of this type of glass noting that it may be possible, however, worry about a reflection.

Ms. Southard referred to the flat roof, and if they could include solar panels? Mr. Webb responded it was something they could consider. Mr. Smith inquired the number of rooms. Mr. Webb responded 12.

Mr. Webb stated that laundry/storage would be handled on the lower level, and that the restaurant was located on the top level. Mr. Webb noted that there were not many amenities.

Administrative Approvals:

20 W. High – **HAPC-2019-06-ADM, 20 W. High Street**, installation of exterior louvers for an interior HVAC equipment, **JP Morgan Chase Bank, Applicant**

Mr. Perry explained how the building was structured: Two owners of the building. The owners of the second and third floors would not allow Chase Bank to access to their hvac units on the roof. Mr. Perry described how the units would be installed. Mr. Perry stated that they were denied placing the units on the awning by Administration of City, as they would be in the ROW. Mr. Perry stated that the unit would be completely in the ceiling and would vent out on Park Place. The venting would match the color of the exterior. Staff and the Applicant agreed to go with one of the factory paints closest to the exterior color as it would last longer than painting. Mr. Perry noted that it was agreed upon by both owners to remove the existing rooftop unit.

Uptown Building Maintenance/Demolition Report

12 S. Beech Street:

Mr. Perry reported demolition was happening and would be completed by the end of the week and then seeded.

109 W High Street:

Mr. Perry reported on an urgent safety issue with stucco over top of the soft brick separating from the soft brick underneath and the potential of falling onto the sidewalk. Mr. Perry stated that the City Building Official was involved. Mr. Perry stated that the area has been blocked off.

OLD BUSINESS

a. Zoning Code Chapter 1152 – Mr. Perry, announced that this zoning code amendment was on hold, as there were a couple of concerns identified by him and the City Attorney for further review. Performance bonds were discussed. Mr. Skoglund and Mr. Perry have done research on them. The HAPC discussed alternatives. Most were in agreement to have a bond for at least the demolition or guarantee of site completion. Withholding occupancy a possibility? Mr. Perry noted the lack of having a Mayor's Court. All agreed that we pursue some sort of bond for demolition.

A motion and vote was made for the City Attorney to explore the utilization of some sort of performance bond in regards to the Historic District, for new construction, or a renovation being proposed in the Uptown Historic District.

AYE: Mr. Skoglund, Mr. Smith, Mr. Watt, Mr. Kohus (4)

NAY: Ms. Southard (1)

ABS: None (0)

Mr. Perry discussed the HAPC Bylaws and how including in them that the public is invited to speak about an item on the agenda or any other concerns they may want to ask the Commission. Mr. Skoglund inquired Mr. Perry in regards how to handle emails the Commission receive.

Mr. Perry suggested that a simple amendment to the Bylaws, adding public comments. Mr. Perry to provide at next HAPC meeting. Discussed how to handle, emails, and who responds to it. Mr. Perry stated that he would go ahead and add the verbiage.

b. Historic District Paint Colors. Want to come up with some standard colors. Mr. Perry inquired everyone to think about for next meeting. All agreed to no neon colors, yes, to earth tones.

ADJOURNMENT

Mr. Smith made motion to adjourn the meeting. Mr. Skoglund seconded the motion. All were in favor. The meeting was adjourned at 7:12 p.m.