

# HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

## Meeting Minutes December 11, 2019

### CALL TO ORDER

The December 11, 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, Corey Watt, Dana Miller, Chad Smith, and Edna Southard. Staff present was Sam Perry, Director.

### PUBLIC COMMENTS

No public comments received.

### APPROVAL OF AGENDA AND MINUTES

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

### NEW BUSINESS

HAPC-2019-25 131 W High Street, proposed new 3-story mixed use structure, Matt Rodbro, Applicant

Mr. Perry reported that a Pre-application review was completed in November, and that some changes had been made since but were only minor. Three dimensional renderings were viewed overhead. Mr. Perry reviewed what additional items he had asked for from his initial review.

Mr. Perry referred to staff recommendations on page 5 of the agenda:

- That material samples and colors discussed and agreed upon at the meeting be noted in the building permit plans submitted
- That any applicant-initiated changes from the proposed design be re-submitted and reviewed prior to construction. This includes, but is not limited to exterior material changes. Minor changes may be reviewed administratively
- That tree selections for the right of way area be reviewed and approved by the Service Department before installation
- That any noticeable changes to the building exterior as a result of the building permit plan review be reviewed and approved by a representative of HAPC prior to issuance of the building permit. Changes, such as but not limited to: building footprint, number or size of windows, mechanical openings

Mr. Kohus stated that he had no problem with the staff recommendations and Ms. Southard agreed. Ms. Southard commented that this location was considered a gateway and it was important that it reflects the character of the City and the neighboring Art Center and other elements in the area. Ms. Southard also noted she was a member of the Public Arts Commission and that Ms. Ella Cope offered to the City to take responsibility for finding a place for the wall mural located on the neighboring structure facing this site. Ms. Southard added that they did like the idea of being placed at the High School. Ms. Southard asked that if anyone had any ideas to please share. Mr. Skoglund inquired about locating it possibly on the back wall of the new Community Arts Center pergolot.

Mr. Matt Rodbro, Greg Myer, Bob Treadon, Dan Rankin, were present. Mr. Myer spoke, referring to Ms. Valerie Elliott of the Smith Library having found a property history timeline. This information was distributed to the HAPC. Mr. Myer stated having met with a cast stone and brick supplier. Mr. Myer distributed copies of renderings to the HAPC and described plans for the brick design to be pulled out to give some relief. At the High Street side the windows are already sitting back from the façade. Some of the bay windows will sit back as well. Increasing building height (just on the parapet) two feet to hide mechanicals on the roof. Mr. Myer provided brick samples. Mr. Myer described the grout, cast stone, windows on the first and upper floors (dark bronze) and storefront trim (also dark bronze). The east side wall will be making it split face block, top parapet will be cast stone but frieze at very top prefinished complementing metal. The patio along College Avenue will include complementing pavers. The brick manufacturer is Whitaker Greer and the stone manufacturer is Bowerston. The wall base will be the same cast stone as the first level. In review of the handouts received Mr. Smith felt that the stone wall may be too much and that he preferred the railing instead. Mr. Myer stated that the railing would be in dark bronze matching the storefronts. Mr. Myer stated they would work with the City in regards to the bike racks. Exterior lighting will present later. Mr. Smith inquired about signage intent? Mr. Rodbro stated they planned on standard plain lettering with gooseneck lighting. Mr. Kohus stated that he liked shadow lines, and the Harrison names on the building. Discussion followed regarding placing a plaque on the building and working

collaboratively with the HAPC to create the actual sign itself. Mr. Rodbro asked the HAPC what they would like it to say.

Mr. Watt inquired about the window openings. Mr. Meyer described alley and High Street were of the same size. Windows along inter-lot line are a little wider. Windows are 6'3" tall and 4' wide. Ms. Southard stated she was concerned with how the structure will connect with the surrounding area and hoped that the materials brought to the meeting would address that. It was suggested to bring over the handrail design from the Community Arts building to here. This design will transition to the Uptown structures. Ms. Southard stated that she liked that the building will have a name to it as it will look like it belongs here.

Ms. Kathleen Zien, 6060 Joseph Drive thanked the HAPC for having public comments. Ms. Zien was reminded that public remarks were limited to four minutes and comments needed to be germane to the application. Ms. Zien referred to the promise Mr. Rodbro made to bring back the Princess Theater and suggested that the HAPC get in writing until first floor retail is filled, that permits for housing are not issued. Ms. Zien continued, that if there is no requirement for retail, they never will. Ms. Zien suggested placing a condition that it should be a vibrant retail corner.

Ms. Southard made motion to approve HAPC-2019-25 based upon recommendations by Staff. Mr. Skoglund seconded the motion. All were in favor.

Mr. Perry inquired Mr. Rodbro if he was okay with the build schedule with getting building permit within one year, and completion by year two afterward. Mr. Rodbro agreed that it should be adequate as he did not want this project to drag on. Mr. Rodbro stated that he would work with Mr. Perry about content for signage. Discussion followed regarding including an original photo of the house, and Caroline Harrison and Benjamin Harrison to display on a bronze plaque as shown in what applicant shared with the HAPC.

### **ADMINISTRATIVE APPROVALS**

The HAPC discussed administrative approvals that had taken place since the last meeting:

HAPC-2019-24 31 W. High Street, formerly Rice House, installation of a wall sign, The Sign Place, Applicant. Mr. Skoglund explained translation of the name on the signage.

### **OLD BUSINESS**

Historic District Expansion of the Mile Square and Beyond

Ms. Valerie Elliott, Smith Library, was present.

Mr. Skoglund explained him having looked at designated areas of Oxford for different types of historical homes outside of the Uptown Historic District. Mr. Skoglund stated he was looking at their historical significance, and calling out those buildings wishing to have some sort of historic preservation. Discussed S. College Avenue area buffering the current Uptown Historic district as possibly part of the expansion. Mr. Skoglund stated would have to interact with property owners first. Looking at a pilot area Mr. Perry stated that the question is being how do we study a different area as possibly a new historic area?

The HAPC thanked Ms. Elliott for her attendance at the meeting. Ms. Elliott discussed past walking tours' significant structures and concentration of areas in Oxford. Discussion followed about the interesting African American areas, one in particular, 217 E. Sycamore, the Corbin Bradley house and its significance to the African American community.

Ms. Elliott discussed expanding current historic boundaries. Mr. Perry inquired if Ms. Elliott was aware of efforts by Enjoy Oxford in mapping out an African American trail. Ms. Elliott stated that she was; however, it would not be concentrated enough for walking. Ms. Elliott shared Enjoy Oxford staff working on making a fold up handout leading people to homes of historic significance. Mr. Perry inquired if having HAPC partnership would help. Discussion followed. Ms. Southard referred to possibly placing a plaque in the covered bridge area where a lynching occurred and in favor of some acknowledgement. Ms. Elliott responded that there was no historical information to validate that lynching took place at the covered bridge.

Discussion took place in coordinating efforts for plaque placing. Ms. Elliott was in favor of the idea to include the house significance and a list of people who had lived in the home. Mr. Perry discussed finding common themes (ex. sports) to draw in tourism. The HAPC discussed with Ms. Elliott more ideas for historic areas and the strong architectural influence in Oxford.

Ms. Elliott inquired about the City's process for creating a new district and if they needed buy in with property owners? Mr. Perry responded having only needed one owner expressing interest. Discussion followed. Mr. Skoglund stated that he didn't want this to become a burdensome problem for the property owner.

The HAPC thanked Ms. Elliott for her information.

#### Historic District Paint Colors

Mr. Kohus suggested sending out before the painting season, to Uptown district property owners, notifications for painting as a reminder to read that if you are in the historic district that the HAPC would love to work with them in choosing paint colors. Mr. Perry suggested the HAPC email him a good date to get out to property owners.

#### ADJOURNMENT

Mr. Skoglund made motion to adjourn the meeting. Mr. Smith seconded the motion. All were in favor. The meeting was adjourned at 7:30 p.m.