

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

Meeting Minutes February 13, 2019

CALL TO ORDER

The February 13, 2019 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:06 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

ELECTION OF OFFICERS

Mr. Skoglund made motion for Mr. Mike Kohus to remain Chair, and Mr. Chris Skoglund to remain as Vice Chair. Mr. Smith seconded the motion. All were in favor.

APPROVAL OF AGENDA AND MINUTES

Planning Commission Meeting

Historic

Mr. Skoglund made motion to approve the January 9, 2019 HAPC minutes as written. Mr. Watt abstained as he was absent. Ms. Southard seconded the motion. All were in favor.

NEW BUSINESS

Planning Commission Report

Mr. Perry provided an update stating that the Planning Commission heard the zoning code text amendment that was prepared by the Sub-Committee of the Historic Commission and Wendy Mueller, Consultant. Mr. Perry stated it went very well and that the amendment would go to City Council in March.

Mr. Perry noted that the Planning Commission had one question that came up under the designation of historic site for clarification. The HAPC agreed/ confirmed it was correct as written.

Outreach Event – spend more time improving awareness, recycled a bike tour that had been done in the past. Has been placed in the Parks Activity Guide. Discussion followed. Distance be added. Go from Tri to Uptown and back.

HAPC-2019-03-ADM, 45, Pre-Application. Mr. Perry provided an overview. Mr. Perry noted that the property owner and applicant from Platte Architecture were present. Mr. Perry stated that the plan was to remove the “greenhouse” and replace it with an addition of the same footprint. Mr. Perry stated there would not be as much glass as before and that the design would be more consistent with the rest of the structure. Mr. Perry referred to the floor plan that was provided, including a second story 4 bedroom apartment. Mr. Perry noted that within the past year another design had been submitted but never moved forward. Mr. Perry noted that the property was part of the historic inventory and was determined to be non-historic, contributing.

Ms. Jennifer Choto, Platte Architecture, spoke. Ms. Choto stated that the overall strategy was to resurface the stucco and paint the second floor exterior. The first floor would include a future commercial/restaurant tenant and the second floor renovated to a four bedroom apartment. Ms. Choto noted that the second floor windows would become proportionally vertical as well as include plans to install additional windows for improved interior light quality. Ms. Choto described the stucco material that would be used on the exterior and the plan to maintain the existing wall tile along the exterior walking surface along Poplar Street. Ms. Choto reviewed the surrounding properties’ exterior materials. Ms. Choto stated the plan was to clad just the eastern portion of the new construction with brick. Ms. Choto stated they would keep certain elements of the existing building (sloped roof, relative symmetry of the front façade) but increase the size of the second floor windows. Ms. Choto stated they would resurface the entire second floor to mimic what was happening with surrounding buildings and retain some of the elements of indentations. There would be a new entrance at Poplar Street. Ms. Choto stated though it would not be an ADA entrance. The HAPC inquired about the basement. Ms. Choto stated it would be overflow for restaurant storage or a satellite office for the owner. There would not be an elevator. Entirely separate entrance for residential. Mr. Perry inquired about past water issue due to there not being a gutter. Ms. Choto stated they could include a slim gutter profile due to the water runoff. Ms. Southard stated that it was exciting this is being renovated.

Mr. Dan Haizman, in the audience felt the exterior design looked plain, and needed something to set it off. Discussion followed to include trim out around windows. Ms. Choto stated she could certainly give the windows more depth.

Respectful of the existing façade, Ms. Southard stated she felt the design was staying true to its post- modern history. Mr. Kohus inquired Ms. Choto to provide a sample of the EFIS with the color choice. All agreed to removing the “greenhouse” and to place the cooling unit in the back and other mechanicals. Chris going in the right direction. The HAPC agreed they didn’t want the existing northern façade. The HAPC inquired about the timeline. Ms. Choto stated she would come back in March. Discussion took place regarding brick veneer.

ADMINISTRATIVE APPROVALS

HAPC-2019-02-ADM, 35 W. High Street, installation of a new wall sign, **Jiaji Li, Applicant, Agent**

OLD BUSINESS

The HAPC discussed translation of signage and that it should be the responsibility of the applicant to provide a written translation. Mr. Perry referred to plans being made by a local businessman to conduct a seminar for budding entrepreneurs in making the permit processing smoother. Mr. Skoglund referred to the Confucius Institute, located on campus, as another valuable resource.

ADJOURNMENT

Mr. Skoglund made motion to adjourn. Ms. Southard seconded the motion. All were in favor. The meeting was adjourned at 6:51 p.m.