

## **HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)**

### **Meeting Minutes**

**March 13, 2019**

#### **CALL TO ORDER**

The March 13, 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 February 13, 2019 HAPC minutes as written. Mr. Smith seconded the motion.  
All were in favor.

#### **ADMINISTRATIVE APPROVALS**

**HAPC-2019-04-ADM, 200 W. High Street, installation of a new wall sign, Triangle Signs, Applicant Agent**

#### **OLD BUSINESS**

Mr. Perry provided an update on the progress of the HAPC zoning text amendment before City Council stating that there has been a delay on the ordinance as the Law Director has some concerns, but would go to Council soon.

Mr. Kohus reminded everyone that he will term out in June 2020. Mr. Watt shared that the Planning Commission approved the Oxford Bible Fellowship plans for an addition.

#### **NEW BUSINESS**

**HAPC-2019-05, 45 E. High Street, addition & alterations, Jennifer Choto, Platte Architecture & Design, Applicant, Agent**

Mr. Perry provided an overview of the pre-application discussion that took place at the last HAPC meeting. The Architect and Owner were present at this meeting.

Ms. Jennifer Choto, Platte Architecture, provided an overview of discussion that took place at the pre-application meeting. Ms. Choto explained that the plan was to maintain the primary structure of the building, demolish the "greenhouse" structure and re-build in the same footprint. Ms. Choto referred to the neighboring building color schemes and that their plan was to be similar to them. Ms. Choto stated they would be keeping the existing patio, the railing and the stone base but painting the base gray. Ms. Choto referred to the interior and the plan to over frame it to make the entire first floor level, not step down as currently exists. Ms. Choto also stated that they would be increasing the overall height of the roofline and converting the second floor to a one, 4 bedroom unit. The addition of windows on the second floor will provide more light and become vertically proportionate.

Ms. Choto provided color and brick samples. Ms. Choto stated that the plan was to provide a simple contrasting scheme of a dark gray base and light upper portion exterior. Discussed making the façade consistent. Ms. Choto passed around paint color samples. Ms. Choto described the east façade on Poplar Street: dark gray base, adding brick between the windows of the addition, using a smoother version of the Oxford red brick. Ms. Choto stated they planned for dark bronze windows, and a new sloped shingled roof on the addition. Ms. Choto discussed matching the existing stucco finish. Ms. Choto stated that for the existing structure, they would resurface the walls and paint a lighter/warmer color. Upper windows will have a black exterior finish.

Mr. Watt stated that he was not in favor of the foam stucco and inquired if they could go with something else and what was the cost comparisons? Discussion followed. The HAPC reviewed the masonry historic design guidelines. Discussed exterior design of the primary structure: brick on the bottom, and around side and more ornamental/complimentary stone, the roof with a cornice. Mr. Watt stated that this was an opportunity for the building to be something more appealing and copasetic with surrounding structures. Ms. Choto thought at first approach we were retaining the stucco. Discussion followed. Discussed painting the stucco dark gray, smoothing and painting over to remove the pilaster shapes. Discussion regarding vertical pilasters took place. Discussed roof choices on the addition.

Discussed having something horizontal below the two attic vents on the front of the structure to be added to compliment the horizontal open space.

Mr. Perry summarized HAPC changes from the pre-application discussion: requesting adding a horizontal banding under the attic vents. The sign band paint color will be left up to the architect/owner. No pilaster extensions. And staff conditions as noted in the staff report: that, the existing masonry is cleaned and tuck-pointed prior to painting; new exterior materials or colors shall be pre-approved (including but not limited to shingles, paint, brick); Protection of upper level east-facing wall from water-staining using new gutters or flashing; Snow and ice fall protection shall be provided for pedestrians using sidewalk along Poplar Street; Any changes to the exterior design, colors or materials shall be re-submitted for review and administrative approval

The HAPC received a public comment from Mr. Alan Kyger who was present at the meeting. Mr. Kyger stated that he was underwhelmed with the building design. Mr. Kyger also referred to the renderings being submitted in black and white and not color. Mr. Kyger stated he wanted to see something draw people to Oxford. Mr. Kyger stated he was not a fan of the shed roof. Mr. Kyger stated he wants to see what was best for the City long term. The owner, Mr. Benjamin Federbush, stated that he was under the impression the town wanted to build quickly. Mr. Kyger agreed that was what they wanted, but... Mr. Skoglund responded to Mr. Kyger's concern that the Commission may not have gotten a feel for the color scheme, but that they did. Mr. Kohus stated that he wasn't concerned either of not having color renderings.

Mr. Watt left the HAPC meeting at 6:55 p.m.

Mr. Skoglund stated that he was satisfied with the changes. Mr. Smith and Ms. Southard agreed as well. Ms. Southard appreciated that they were taking more into account of the adjacent buildings and the significance of this site. Mr. Skoglund reiterated that the existing structure was categorized as non-historic contributing and that the new design would still fall under that purview.

Moving forward, the Applicant may submit changes which can be approved administratively, along with the conditions as listed above. Mr. Kohus asked that Ms. Choto explore constructing a brick base along the front of the structure on High Street since being a high traffic pattern can damage a stucco finish very easily. Mr. Kohus asked Ms. Choto to send Mr. Perry a review of her findings of other brick and stucco structures successes/problems.

Mr. Kohus read aloud Staff conditions listed in the staff memo.

Mr. Smith made motion to approve HAPC-2019-05 with conditions. Ms. Southard seconded the motion. All were in favor.

#### **ADJOURNMENT**

Ms. Southard made motion to adjourn the meeting. All were in favor. The meeting was adjourned at 7:01 p.m.