

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

MEETING MINUTES

WEDNESDAY, November 8, 2023

6:15 P.M.

I. Call to Order

The November 8, 2023 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:15 p.m. by Chris Skoglund.

Those members present: Chris Skoglund, Dana Miller, Brad Spurlock, Alex French

Those members excused: Corey Watt, Hueston Kyger, Sean Wagner

Staff members present: Sam Perry, Community Development Director

Staff members excused: None

II. Approval of Agenda

All were in favor.

III. Public Comments

There were no comments from the public.

IV. Approval of Minutes of October 11, 2023

Mr. Miller made a motion to approve the minutes as written. Ms. French seconded the motion.

All were in favor.

V. New Business

a. Request of Reclassification of a Building from Historic to Historic Non-Contributing, 110 E High Street

Mr. Perry opened his presentation by stating that this is the first amendment to the approved Historic Inventory. The applicant is Emily Lubbers from McGill Smith Punshon. Naylor Wellman Historic Preservation Consulting prepared the document to reclassify the vacant Follett's Bookstore.

Mr. Perry explained the focus is on the two-story portion of the building since this was designated as historic because of the façade. The property consists of multiple parcels under one ownership. Mr. Perry further explained the Commission recommended to Council to divide the categories within the ownership as follows:

1. Historic
2. Historic Non-Contributing
3. Non-Contributing Historic
4. Non-Contributing

Mr. Perry added the one-story is designated as non-contributing whereas the two-story is designated as historic. Mr. Perry mentioned the owner previously talked about reclassifying the historic portion but he decided to incorporate it in the new design. Naylor Wellman is now recommending the reclassification to historic non-contributing because of the alterations that have been made through the years.

Ms. Lubbers was invited to share her thoughts and comments with the Commission. Ms. Lubbers explained they worked with Naylor Wellman to explore the feasibility of what can be saved or preserved. Ms. Lubbers added Naylor Wellman had major concerns about the alterations that had happened to the façade and the opening. Ms. Lubbers also explained per Federal guidelines this building would never qualify as historic because of additions and an adjoining building impacting its significance as a Federal style building. These changes resulted in leaving 12.5% historic portion of the total square footage, added Ms. Lubbers.

Ms. Lubbers noted the consulting company also commented on the following non-historic elements on the façade are the brackets, the canopies, the rhythm of the first floor windows and openings, and the incompatible infill bricks. Ms. Lubbers added because of all the alterations it was no longer contributing to the integrity of the historic character.

Mr. Skoglund noted the HAPC does not examine interior, only exterior. Mr. Skoglund explained when the Subcommittee made the classification there was no reference made to Federal guidelines.

Mr. Perry reviewed the Historic Non-contributing definition from the Code. Mr. Perry noted the alterations not only on the exterior but in the interior as well are so extensive that it would be extremely hard to reverse or restore them.

Based on the presentation and documentation provided, Ms. French was in favor of reclassifying this building as requested by the Applicant.

Mr. Miller and Mr. Spurlock were also in favor of the reclassification.

Mr. Skoglund agreed with the Commission members on the reasoning to reclassify this building.

Mr. Skoglund opened up the discussion for the public.

Seth Copenbaker, Economic Development

Mr. Copenbaker spoke in favor of this request. Mr. Copenbaker emphasized the positive effects of what the redevelopment of this site would mean for Oxford and the economy.

Ms. French made a motion to approve the reclassification of this parcel. Mr. Miller seconded the motion. Mr. Skoglund called the roll.

AYE: Ms. French, Mr. Miller, Mr. Spurlock, Mr. Skoglund (4)

NAY: None (0)

ABS: None (0)

Mr. Skoglund asked the Applicant when the site will be developed in the future, if possible, to

include a plaque or incorporate something in the design that would mention the historic significance of this site and the role it played in Oxford's history. The Applicant welcomed the request of the Commission.

VI. Administrative Decisions (Previously Decided)

HAPC-2023-05, 15 S Beech Street, CERTIFICATE OF APPROPRIATENESS, new wall sign for restaurant, Jessi Renner, Fast Sings Fairfield, Applicant/Agent

HAPC-2023-07, 31 W High Street, CERTIFICATE OF APPROPRIATENESS, new wall sign, Matt Hess, Applicant/Agent

Ms. French inquired if the new tenant would repaint the building exterior of 31 W High Street. Mr. Perry said that was the proposal originally but the applicant then decided not to do it.

Mr. Spurlock reported on the success of both the Walking Tours (73 attended) and the Cemetery Tours (52 attended).

Mr. Miller inquired whether the Walking Tour would require registration in the future. Mr. Spurlock said they are open to discuss this further.

Ms. French also reported on the success of the Cemetery Tours and 15 surveys were filled out.

Mr. Skoglund shared his experience of the Spring Grove Cemetery Tour he attended.

Mr. Miller wanted to know if there are plans for 110 E High Street site. Mr. Perry said there have been conversations and inquiries about the design guidelines from Ms. Lubbers.

VII. Adjournment

Mr. Spurlock made a motion to adjourn the meeting. Mr. Miller seconded the motion. All were in favor. The meeting adjourned at 6:58 pm.