HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)
MEETING MINUTES
WEDNESDAY, February 14, 2024
6:00 P.M.

I. Call to Order

The February 14, 2024 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Chris Skoglind.

Those members present: Chris Skoglind, Dana Miller, Corey Watt, Sean Wagner
Those members excused: Brad Spurlock, Alex French
Staff members present: Sam Perry, Community Development Director
Staff members excused: None

II. Approval of Agenda

Mr. Watt made a motion to approve the agenda. Mr. Miller seconded the motion. All were in favor.

III. Election of Officers

Mr. Watt made a motion to elect Mr. Miller as Chair and Mr. Skoglind as Vice-Chair. Mr. Wagner seconded the motion. All were in favor.

IV. Public Comments

There were no comments from the public.

V. Approval of Minutes of November 8, 2023

Mr. Miller made a motion to approve the minutes as written. Mr. Skoglind seconded the motion. Mr. Watt and Mr. Wagner accepted the minutes as written. All were in favor.

VI. New Business – Pre-Application Review of Uptown Restroom Concepts – Sam Perry

a. HAPC-2024-01, 2 W High Street, CERTIFICATE OF APPROPRIATENESS, Pre-Application Review of Uptown Restroom Concepts, Sam Perry, Applicant

Mr. Perry started his presentation by explaining the location of the proposed restroom building. Mr. Perry informed the Commission that the Uptown Fountain and splash pad will need to be replaced. Since this is considered a pool by Ohio Law, there is a requirement of having a restroom within 100 feet. Because of this requirement, the location would be in the west park area. Mr. Perry asked the Commission to provide feedback on the location and the building material.

Mr. Perry presented two proposals. The first one is brick and glazed tiles with a single sloped roof. The building is rounded. The second is black glass (spandrel glass) with frosted glass top row for light transmission. Mr. Perry added the frosted glass row could be added to the other building's design too.

Mr. Watt liked both designs. Mr. Watt thought it would be a great opportunity to incorporate something innovative to the building, such as solar panels or LEED certified building.

Mr. Miller thought the location is a good choice. He also thought the rectangle building shape somewhat mimics the shape of the stage. Mr. Miller wanted to know which way the higher part of the building faces. Mr. Perry said it would be toward east. Mr. Miller liked the translucency and the modern look of the building.

Mr. Skoglind was curious why this location was recommended. Mr. Skoglind understood the location is within the 100 feet requirement. However, it seemed more logical to Mr. Skoglind to choose a place where the two park split thus being more accessible especially during events.

The Commission next discussed the possibility of vandalism to the glass building and public safety, and what preventative measures can be taken.

Mr. Perry noted the architect's main reason to place the building in the corner of the park might have been to preserve the openness.

Mr. Miller noted there are trees in the proposed location. Mr. Perry explained the tree that is currently there would need to be removed, and this can be done as part of the project.

Mr. Perry liked the idea of moving the building closer to where the two park separate. However, it needs a detailed discussion with the architect if this is feasible.

Councilor Michael Smith's idea was a circular shape building that would resemble the water tower that used to be in Uptown. It could be a brick building with a circular roof, for example. Mr. Skoglind thought it would be a good idea to bring back something historical from the past.

Considering the pros and cons of the location, the Commission agreed that the proposed location would be the best option from aesthetics, being "hidden" from the public's view.

Mr. Skoglind pointed out that the surrounding buildings at West Park Place are not all red brick. Therefore, Mr. Skoglind thought it would be a good idea to see a building that is not red brick. Mr. Miller and Mr. Wagner shared Mr. Skoglind's point of view on this, though they would like to have it built with brick for durability and safety. Mr. Perry added it would be best to find some brick like masonry, something non-porous material to be able to keep the building clean.

The Commission also agreed on having a sloped roof rather than a flat roof and a curved design.

VII. Administrative Decisions (Previously Decided)

HAPC-2023-08, 48 E Park Place, CERTIFICATE OF APPROPRIATENESS, exterior exhaust fan, Craig Bruder, Applicant/Agent

Mr. Skoglind pointed out that this project was approved with a comment that the fan needed to be the same color as the building and it had to be maintained. Mr. Watt inquired if they were fined. Mr. Perry stated they had to pay a work without permit fee.

The Commission also discussed what steps and enforcements could be taken to prevent a project to happen without a permit or not the way as it was approved, therefore reducing after-the-fact permits and/or approvals.

HAPC-2023-09, 24 E High Street, CERTIFICATE OF APPROPRIATENESS, new wall sign, Hannah Clark, Applicant/Agent

Mr. Skoglind explained the letters were not made for exterior use. To encourage business, the COA was approved with a condition of maintaining the letters, and if they do not hold up, they must be replaced with those of intended for exterior use, added Mr. Skoglind.

With spring approaching, Mr. Skoglind suggested to reach out to the owners and tenants in the Uptown Historic District to help them what colors are acceptable to use on the exterior if they consider painting the building.

VIII. Adjournment

Mr. Watt made a motion to adjourn the meeting. Mr. Wagner seconded the motion. All were in favor. The meeting adjourned at 7:09 pm.