

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)
MEETING MINUTES
MONDAY, July 15, 2024
6:00 P.M.

I. Call to Order

The July 15, 2024 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Dana Miller.

Those members present: Dana Miller, Corey Watt, Alex French, and Brad Spurlock

Those members excused: Sean Wagner, Rémah Ding

Staff members present: Sam Perry, Community Development Director

Staff members excused: None

II. Approval of Agenda

Mr. Watt made a motion to table the “Selection of Vice Chair” agenda item to the next meeting. Mr. Spurlock seconded the motion. All were in favor.

III. Public Comments

There were no comments from the public.

IV. Approval of Minutes of May 8, 2024

Ms. French made a motion to approve the minutes as written. Mr. Watt seconded the motion.
Mr. Spurlock abstained since he was not in attendance. All were in favor.

V. New Business

HAPC-2024-08, 105 S College Street, CERTIFICATE OF APPROPRIATENESS Pre-application, new single-family home, Scott Webb, Architect, Applicant/Agent

Mr. Perry started his presentation and reminded the Commission that this is a pre-application discussion, therefore no vote will be taken. Mr. Perry introduced two designs for this property. One would be complying with the Zoning Code, and the second would require variances.

Mr. Watt inquired if the applicant must apply for the variance first before obtaining HAPC's decision. Mr. Perry stated there is no procedures order.

Mr. Miller requested some clarification on which design requires the variances. Mr. Perry explained the design with the larger footprint and bigger gable is what would require variances.

Mr. Webb started his presentation by showing the site plans. The first site plan shows that the lot is shallow and since the setback requirement in the Mile Square is quite large, 35-foot, it would leave 16' 8" depth for the house. The second site plan depicted the house with a 10-foot

variance request. Mr. Webb noted that all other requirements would be met. Mr. Webb showed the Commission the designs which resemble the house next door. Mr. Webb noted that the property slopes about 6 feet. To avoid exposing foundation on the front elevation (S College Ave), the design shows the siding all the way down to the ground. Mr. Webb communicated the 16-foot depth house is certainly attainable however, the preference is the other design with the variance request.

Mr. Watt liked how the typography of the site provides additional space in the house. Mr. Watt liked the design with the bigger footprint because it is aesthetically nicer and could be a family house too, not just a student rental. Mr. Watt asked Mr. Webb whether he would request a variance on the parking. Mr. Webb stated he would not.

Mr. Perry inquired about the material of the siding. Mr. Webb said it would be Hardie plank since is more durable. Mr. Perry noted that the proportion of height and width are unusual for the Mile Square. Mr. Perry wondered if it was possible to have a shorter house if the variance is not required and still have rental space. Mr. Webb said it would ultimately be his client's decision. It is likely to become a two-story house that way, added Mr. Webb.

The Commission Members next gave their feedback to the applicant. Mr. Watt stated he prefers the elevation that is depicted in the packet on page 16 because it is the most cohesive with the aesthetics of the Mile Square and the adjoining properties. Mr. Dana agreed with Mr. Watt's statements. Mr. Spurlock also preferred the same design because it is a contemporary version and fits in the neighborhood. Ms. French preferred this design as well because the porch looks nicer, and the proposed house is a better fit for the street.

Mr. Watt commented on the material sample and stated that he is in favor of the applicant working with staff. Mr. Webb added that he would provide more specific information about the materials when he is back before the Commission with the actual application.

The Commission members asked Mr. Webb about the exterior color of the proposed house. Mr. Webb stated they need to see what colors the manufacturer offers on the pre-finished Hardie plank, but he would like the house to reflect the contrast with a pop of color.

HAPC-2024-10, 110 E High Street, CERTIFICATE OF APPROPRIATENESS, demolition and new four-story mixed-use building, Emily Lubbers, Applicant/Agent

Mr. Perry explained this case was in front of the Commission as a pre-application in May. At that meeting, the Commission provided feedback to the applicant. Based on those remarks, the applicant revised the plan and brought it back to the Commission now as a full application. Mr. Perry mentioned the applicant changed the design to create more vertical separation to appear as individual buildings.

Ms. Lubbers explained the biggest change was the reduction of the proposed building in size by about 4000 sq feet based on the feedback regarding zoning. Another significant change was the placement of the entrance for the students, added Ms. Lubbers. By moving that entrance in, it allowed them to offer and proved the 3000 sq feet tenant space, that is in the purchasing agreement, for the bookstore, explained Ms. Lubbers. Ms. Lubbers further explained that making these changes allowed for a lower building height, about 3-5 feet, thus being in line with the

building next door. As a result, the square footage, the unit count, and the building height are all complying with the Zoning Code, noted Ms. Lubbers.

Ms. Lubbers explained the 2nd and 3rd floor plans remained the same, on the 4th floor the rooftop has a 5 feet parapet around for safety purposes. There are 2, 1 bedroom and 1 bathroom unit, the rest are the combination of 3–4-bedroom units, added Ms. Lubbers.

Ms. Lubbers next talked about the exterior changes. The new design is influenced by three separate concepts, stated Ms. Lubbers. Ms. Lubbers noted the more traditional portion has more traditional cornice, base-middle-top piece, banding, and sills at the windows. The building material is cast stone that could have reveals. The more modern concept metal siding, and the transitional concept to tie the two designs together, stated Ms. Lubbers. Ms. Lubbers next presented the two samples of the proposed brick colors to the Commission. Ms. Lubbers then expanded on the metal siding and its color.

Mr. Watt inquired why the corner (E High St and S Poplar) on the first floor got filled in compared to the previous design where it was open. Ms. Lubbers said this would work better with the aesthetics of the building and the layout. Mr. Watt also inquired about a possible rooftop restaurant. Ms. Lubbers explained the main concern with that is the security.

Mr. Perry inquired about the window tinting. Ms. Lubber said the tinting must match the newest building code but there would be some transparency. Ms. Lubbers explained it would not be blacked out.

Mr. Miller asked about the pushing/pulling of the façade. Ms. Lubbers stated there is a 12-inch change between pulling/pushing thus avoiding a flat façade. Ms. Lubbers added every living space and bedroom has a window.

Mr. Perry asked Ms. Lubbers to talk about the longevity and maintenance aspect of the proposed building materials. Ms. Lubbers stated brick is one of the most durable building materials especially when it is not painted, which is not proposed here, and the metal panel has a 25-year warranty. The cast stone panels have the same maintenance and durability, and the joints are part of the panel, added Ms. Lubbers.

Mr. Watt wanted to know what materials will be used at the back of the building. Ms. Lubbers said they would use the same material as on the front façade and the same rhythm of the building. Mr. Watt also inquired about the trash placement. Ms. Lubbers explained that Mr. Federbush owns a piece of land across the alley, and he is currently working on a land agreement to do a shared trash location. Ms. Lubbers further explained there would be a location in the basement where the tenants would take their trash and maintenance would be responsible for taking to the main trash bins.

Ms. French asked some clarification on the metal corner pieces and wondered if these could be a little thinner in width. Mr. Watt joined the conversation and wondered if the metal piece on the right side of the building on High Street could come all the way down and eliminate the horizontal line to match the one on the left. The metal corner on the back, on the alley would be okay to stay as proposed since it creates a box, added Mr. Watt. Mr. Perry inquired how this metal piece drains water. Ms. Lubbers said it has a slight slope draining like a flat roof would.

Mr. Watt inquired whether there are any plans to have solar panels on the roof. Ms. Lubbers said it would require an analysis to determine the ROI and the number of panels that can be installed. Mr. Watt also inquired about greenery with minimal maintenance on the rooftop. Ms. Lubbers stated she could investigate it, but there are about 35 condensers on the rooftop that would use the bulk of the space.

Mr. Perry asked about the street trees. Ms. Lubbers explained the trees are conceptual, and it largely depends on what would occupy the first floor, whether a retail store or some type of restaurant.

Mr. Watt communicated he would like to see outdoor congregate area where possible and functional, and he would like greenery included in the building plans.

The Commission agreed on the applicant making the requested changes to the plans and presenting them along with the additional material samples to Mr. Perry and Chair Miller for administrative approval.

Mr. Watt made a motion to approve the plans as presented with the conditions of revising the proposed plans as discussed during this meeting, and to collaborate with staff and HAPC Chair to administratively approve the revised plans and the additional material samples. Ms. French seconded the motion. All were in favor.

VI. Administrative Decisions (Previously Decided)

HAPC-2024-09, 200 E High Street, CERTIFICATE OF APPROPRIATENESS, tower windows replacement, Thomas I. Converse, Applicant/Agent

VII. Adjournment

Mr. Spurlock made a motion to adjourn the meeting. Ms. French seconded the motion. All were in favor. The meeting adjourned at 7:40 pm.