

# HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

## MEETING MINUTES

WEDNESDAY, January 12, 2022

6:15 P.M.

### I. Call to Order

The January 12, 2022 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, Alex French, Dana Miller, Hueston Kyger, Corey Watt, Chad Smith, Sean Wagner

Those members excused: None

Staff members present: Sam Perry, Community Development Director

Staff members excused: None

### II. Approval of Agenda

Mr. Wagner made a motion to approve the agenda. Mr. Kyger seconded the motion. Mr. Perry stated an item was left out of the agenda, the election of officers.

Mr. Watt made a motion to add this item to New Business. Mr. Kyger seconded the amended agenda. All were in favor to approve the agenda as amended.

### III. Public Comments

There were none.

### IV. Approval of Minutes of December 8, 2021

Mr. Miller made a motion to approve the minutes as written. Mr. Smith seconded the motion. All were in favor.

### V. Old Business

#### a. Revision to HAPC-2019-25, 131 W High Street, new 3-story mixed use: Venting/Roll-Up doors, Greg Meyer, Architect/Agent

Mr. Perry stated the building is currently under construction. Mr. Perry explained the applicant would like to change the approved fixed windows to a roll-up door. Mr. Perry mentioned there was an administrative approval for a garage door for 36 E High (Brick Street Bar) a few years ago. However, the building already existed, and it was modified architecturally over the years Mr. Perry added. 131 W High is a new construction and Mr. Skoglund wanted everyone to agree on the decision. Mr. Perry stated.

Mr. Skoglund noted that the location of the garage door at 36 E High is under the awning, so not as visible. Since the doors on the new building will be visible, and significant changes to what

has been approved, Mr. Skoglund wanted to hear the opinion of the Commission members.

Mr. Meyer, Architect joined the conversation. Mr. Meyer explained they would like to put in one overhead door at the High Street entrance which would come down to a knee wall, and the store front would be kept this way. On the S College Avenue side, there would be garage door which would come down to the ground. The color would be the same as approved.

Mr. Weisman added this concept of being able to open the space is very common, and he has seen it many places in the country. Mr. Weisman felt it adds a nice feature to the building.

Mr. Watt wanted to know whether the applicant thought about using panels on the doors to keep the tables and chairs out of sight when the business is closed. Mr. Meyer said they have not done research on this yet. Mr. Watt noted the fence is omitted on the new rendering. Mr. Kyger wanted to know whether they keep the fence. Mr. Meyer said yes, they will keep it.

Mr. Watt was in favor of the outdoor seating idea. However, Mr. Watt was a little concerned about the look of the bar stools since the Arts Center is just across the street. Mr. Watt would like to see these bar stools hidden when the patio cannot be used because of the cold months.

Mr. Skoglund wanted clarification whether the side bar would be still open if the patio is not in use. Mr. Meyer said it would still be used.

Mr. Watt wanted to know where the bar stools are when the garage door is down. Mr. Meyer said those would still be outside.

Mr. Smith wanted to know whether the glass on the garage doors are frosted. Mr. Meyer stated it would be regular glass.

Mr. Perry referred to a portion of the Design Guidelines in connection with Mr. Watt's comment on the look when the garage door is closed. Mr. Perry stated the Design Guidelines mention the vertical proportionality for the windows. In the proposal, there is a difference between the horizontal proportionality of the framing of the garage door and the vertical proportionality of the window dividers. Mr. Kyger agreed and would like to see the garage door more similar to the windows. Mr. Kyger also acknowledged that the applicant will be limited in options since it is a rolling door.

Mr. Kyger liked the proposal on the S College Ave side, but he would like to keep the front of the building the same on the High St side. Ms. French agreed with Mr. Kyger. Ms. French stated if the planned garage door was similar to the windows she would agree having them on this side of the building. Mr. Watt and Mr. Wagner agreed with Mr. Kyger.

Mr. Miller thought it will be a challenge to match the garage door to the windows.

Mr. Skoglund felt that the Commission is in favor of the proposal while they are trying to create a consistent look. Mr. Skoglund understood that the nature of the garage door will limit what the applicant can do. Mr. Skoglund thought as long as the applicant tries to match the garage doors to the rest of the windows in size and shape as close as possible it would be acceptable.

Mr. Skoglund emphasized situations like this garage door make it necessary to update the Design Guidelines.

Mr. Perry added it needs to be decided whether the two street fronts look the same, and make a final decision after seeing the product or a demonstration of the look rather than approving the proposal with a condition.

Mr. Kyger was in favor of the design on S College Ave, but not the High St design. Mr. Watt wanted clarification on the High St side whether the garage door is an entrance. The Commission helped Mr. Watt to understand this will not be an entrance since the door would come down to a knee wall. Mr. Watt brought up the idea or possibility of perhaps putting a panel where the barstools are on S College Ave side. Mr. Watt agreed with Mr. Kyger on the High St side.

Ms. French inquired if the proposed window would open up and down, or could it be open perhaps as an accordion style. Ms. French thought it would be more functional this way and more aesthetic since it is for ventilation. The applicant was open to this idea.

Mr. Smith inquired whether the Arts Center has been informed about the changes. Mr. Perry said there are no notification standards or requirements to notify people for HAPC cases.

Mr. Skoglund summarized the discussion and noted the applicant will need to come back to get administrative approval once they obtain details about the project.

Mr. Skoglund thanked Mr. Meyer and Mr. Weisman for coming.

**b. Paint Color Update to HAPC-2021-01, 22 N College Avenue, alterations to existing building, Redlife Coffee House, Pastor Tom Ellis, Agent, Calvary Church**

Mr. Perry stated the proposal is to paint the brick, and the door. Mr. Perry added since the property is located at a very important place (US 27) it would be good to provide an update on this. Mr. Perry said the suggestions to the applicant were:

- use darker color on the shutters, such as dark green or gray,
- using white paint on the building was approved
- use black paint on the window frames and gray trim
- the door would be deep red

Mr. Perry added a photo was found of the building depicting dark shutters and light color. Mr. Ellis had Ms. Askren as a representative who brought some paint samples and swatches.

Mr. Watt inquired about the black color window frames. Ms. Askren stated it is to be aesthetic and to keep a historical look.

**c. Update on Comprehensive Plan/Strategic Plan process – Chair Skoglund**

Mr. Skoglund stated the work is ongoing and very intensive. Mr. Skoglund mentioned one of the areas the consultants are working on is Economic growth and Income tax correlation. Mr. Skoglund stated it was revealed that the cost of single-family houses actually results in deficit

vs. commercial places. Mr. Skoglund referred to the booklet which is found on the Oxford Tomorrow website, and encouraged the Commission members to look at it. Mr. Skoglund said the next step will be the public input.

## **VI. New Business**

### **a. Kettering Health Center – 5095 University Park Boulevard – Non-Architectural Research report of Mound Builders Archaeology**

Mr. Perry said a resident informed Staff about Indian relics on the building site. Mr. Perry stated the information was shared with the contractors. Mr. Perry added the resident spoke with the contractors as well. Mr. Perry referred to the documents found in the meeting packet which is the results of the research of the institute that Kettering Heath Center hired. Since the Commission has talked about expanding to Non-Architectural Historic preservation, Mr. Perry thought it would be appropriate to share this with the Commission.

Mr. Smith wanted to know the location of the mound. Mr. Perry said it is on the left side when turning onto the road to the high school. There is a concrete slab.

Mr. Kyger mentioned there is a surveyor, John MacLean, who has visited sites that once had historical mounds and marked them.

Ms. French inquired what the developer did, whether they cared about the mound. Mr. Kyger said the contractor left that section alone.

Mr. Perry added the company asked the City to give them approval on clearing that part of the site out. Mr. Perry said the City does not have authority to tell the company they cannot do it. Mr. Watt inquired about the tree ordinance. Mr. Perry replied the company plants enough trees that the ordinance would not matter. Mr. Smith thought those trees are secondary growth anyway. Mr. Perry added the company was informed that they have to go to the State Historic Preservation to obtain approval when it comes to cultural relics, and the process is long. Mr. Smith agreed that it is a lengthy process, and often times if the site was previously cultivated there is not much to preserve. Mr. Smith added since the project is not federally funded, they are not required to go to the State.

Mr. Watt and Ms. French agreed on the importance of trying to preserve as much historical sites as possible.

Mr. Wagner inquired whether the applicant can do something to commemorate the site. Mr. Perry said he asked the applicant to designate a little space in the building to commemorate the area. Mr. Wagner wondered if this can be put in writing. Mr. Perry shared his suggestion: "To the extent possible, commemorate the prior existence of Native American Culture through the installation of an interpretive display, plaque, or other physical designation." The Commission agreed with it.

Mr. Smith made a motion to approve Mr. Perry's proposal on recommending to designate a space to commemorate the Native American Culture found on the site. Mr. Watt seconded the motion. All were in favor.

**b. Election of Officers**

Mr. Watt made a motion to re-authorize the same leadership for a year. Mr. Kyger seconded the motion. All were in favor.

**VII. Administrative Decisions (Previously Decided)**

**HAPC-2021-13, 117 E High Street, CERTIFICATE OF APPROPRIATENESS, new front door and alley door awnings, Emily Kinser, Applicant**

Mr. Perry said these are the entrances to the apartments upstairs.

Mr. Skoglund shared with the Commission that a letter was received through the City Council's electronic submission form in which the Interfaith Center (at 16 S Campus Avenue) was asking for financial support for the maintenance of their building. After consulting with Mr. Skoglund, Mr. Perry responded on behalf of HAPC but that no City funds were available.

Mr. Miller added he completed the Citizen Planner Training, and wondered if there was a group membership for the Ohio Chapter American Planning Association. Mr. Perry said no, only individual, but group training can be provided.

**VII. Adjournment**

Mr. Miller made a motion to adjourn the meeting. Mr. Smith seconded the motion. All were in favor. The meeting adjourned at 7:31 pm.