AGENDA

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION

WEDNESDAY, March 14, 2023

6:15 P.M.

118 West High St - Oxford Courthouse

MEMBERS

Christopher Skoglind, Chair

Dana Miller, Vice Chair	Alex French, Council Representative
Corey Watt, Planning Representative	Brad Spurlock
Hueston Kyger	Sean Wagner

STAFF

Sam Perry, Director, Community Development

MEETING PROCEDURE: Comments from the public are welcome at two different times during the course of the meeting:
(1) Comments on items not on the Agenda will be heard under Public Comments – and
(2) Comments for all public hearing items will be heard during HAPC consideration of said item. Please wait until you are recognized by the Chair, join the Commission table, state your name and address so that your comments may be properly recorded and limit your remarks to a period of four minutes or less.

I. Call to Order

II. Approval of Agenda

III. Public Comments

IV. Approval of Minutes of December 14, 2022* 1

V. Old Business

a. Updates on projects in the Uptown Historic District – 131 W High, 48 E Park Pl, 10 N Beech, 22 S Beech

VI. Announcements and Communications

a. Design Review Videoconference with Limited Resources re-cap – Chris Skoglind

VII. Adjournment

*Attachments

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)
MEETING MINUTES
WEDNESDAY, December 14, 2022
6:15 P.M.

I. Call to Order

The December 14, 2022 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:15 p.m. by Chris Skoglind.

Those members present: Chris Skoglind, Alex French, Sean Wagner, Hueston Kyger, Brad Spurlock, Corey Watt
Those members excused: Dana Miller
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 as presented. Ms. French seconded the motion. All were in favor.

Mr. Perry suggested moving the NAPC Presentation agenda item to the January meeting since Mr. Miller is not present. Ms. French made a motion to approve the amended agenda. Mr. Watt seconded the motion. All were in favor.

III. Public Comments

There was none.

IV. Approval of Minutes of November 9, 2022

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

V. Old Business

HAPC-2022-04, 10 North Beech Street, CERTIFICATE OF APPROPRIATENESS, alteration to existing building alley façade, **Robert Humphrey, Architect/Agent, TABLED**

Mr. Watt made a motion to remove the case from the table. Ms. French seconded the motion. All were in favor.

Mr. Perry informed the Commission that Mr. Humphrey is in the hospital. Mr. Perry and Mr. Skoglind had a discussion whether this case would be removed from the agenda. After considering all the facts, it was decided to leave it on the agenda. Mr. Perry said he had a meeting with Mr. Humphrey a couple of weeks ago and as a result of this, a few changes have been made. These changes are, the cornice has been shrunk back; the geometry of the arch has been changed to match to the already existing ones. Mr. Perry also noted that the base openings match to the window openings above. The architect provided a couple of options for the base: 1. A brick base with the upward acting windows, 2. Brick base with windows, 3. Aluminum fencing with windows. Mr. Perry noted he would like to see more details about the fence.

Mr. Perry stated if the Commission could make some form of an approval the applicant would possibly be able to go to the January BZA with the variance request concerning building height.

Mr. Perry emphasized the applicant intends to use the same material as it is on the main building to keep the consistency.

Mr. Skoglind thought the applicant presented a nice proposal taking into consideration what the Commission was asking for. Mr. Skoglind wanted clarification whether all four windows would be upward acting. The Commission members thought it would seem that way. Mr. Skoglind also wondered whether the east and west end of the proposed structure is open. Mr. Perry said both ends would be open.

Mr. Kyger liked the applicant's proposal, the fact that the addition matches to the rest of the building as well as the arches. Mr. Kyger appreciated the fact that the proposal will make the addition look like part of the building, and he thought it would fit in the area. Mr. Kyger preferred the look of the brick wall.

Ms. French was thrilled to see how the drawings are exactly what she pictured. Ms. French thought proposal A is nice for the addition to be open and airy, B is a nice medium, and C could potentially handle some of the noise issues by closing the windows down. Ms. French said she would lean more towards option C.

Mr. Watt said he liked option C the best because of the functionality. At the same time, Mr. Watt did not have a strong preference. Mr. Watt added options A and B have more benefits that are aesthetic. Mr. Watt agreed with Ms. French that this proposal is the best one yet. Mr. Watt noted the fence proposal would add continuity because that is what is going to be at the Caroline Harrison Building.

Mr. Spurlock stated his preference would be option B because it looks nicer architecturally and without the garage door. Mr. Spurlock was in agreement with the garage door as well. Mr. Spurlock summarized his preference as option B but option C was also acceptable to him.

Mr. Wagner preferred B but he also agreed the option C presents more functionality.

Mr. Watt stated he would like to see the marquee installed and perhaps to be a condition to approval.

Ms. French would like to the continuation of lights throughout the arches, just like the ones at the front entrance. Mr. Perry added it might depend on the thickness of the brick wall. Mr. Perry said the farther back the garage door is the better because then the arches could be emphasized more.

Mr. Skoglind noted that the patio is not that deep, and the width of the wall could take away some of the interior space. In light of this fact, Mr. Watt and Ms. French leaned toward option B. Mr. Watt noted that option B would be better if perhaps later on a heater would be placed on the patio. Ms. French added that with only 3 windows that can open and a narrow patio the noise level would be much less compared to Brick Street.

Mr. Watt and Mr. Kyger were discussing the openings and the location of the gates on the patio. The Commission would like to see regular windows instead of garage doors.

Mr. Kyger made a motion to approve the COA as shown on Sheets A201 B and A202 B with brick base and no window enclosure, and with the following conditions.

1. Further changes to openings either on the main building or on the addition require HAPC approval.
2. The general intent for the lighting is to match the main building.
3. Completion of the marquee as soon as possible.
4. The material of the gates would require administrative approval.

Mr. Watt seconded the motion. All were in favor.

VI. Administrative Decisions (Previously Decided)

HAPC-2022-10, 19 North Poplar Street, CERTIFICATE OF APPROPRIATENESS, sign face change to an already existing sign, Matt Rodbro, Applicant

Mr. Skoglind briefly summarized that the COA was for replacing the face of an already existing sign, and it was approved administratively.

Mr. Skoglind inquired from Mr. Perry whether The Woods building was painted. Mr. Perry said a beverage self was added to the window framing without approval, and they painted everything in the window. Mr. Skoglind wanted to know if an application has been submitted, or a letter has been sent to the owner. Mr. Perry stated Staff was busy sending letters to Vape Shop owners. Mr. Watt inquired if it was appropriate to inform the City Manager about what happened at The Woods building. Mr. Perry said it would be.

HAPC-2022-11, 25 East Walnut Street, CERTIFICATE OF APPROPRIATENESS, front door and trim replacement, Holy Trinity Episcopal Church, Applicant

Mr. Perry mentioned that the church sought pre-approval before they submitted the COA to make sure if the project was acceptable.

Mr. Skoglind inquired whether there was a recent request from a church to be placed on the Historic Registry. Mr. Perry said he did not receive any recently. Mr. Skoglind thought it would be a good idea to put some information on the website eventually about the steps and requirements if someone requests a building/property to be placed on the Historic Registry, and about the Historic Building Marker program. Mr. Perry said the last Historic Building Marker was done in 2015, the Harry Thobe House on W Chestnut St. Mr. Spurlock added the Lane Library can assist with the program as well. Mr. Watt thought that adding these Historic

Buildings to the fall walking tours would be a nice idea. Mr. Spurlock agreed. Mr. Watt inquired from Mr. Perry if this program is for Historic Buildings only or Historical sites can be included as well. Mr. Perry thought there is an option for that, and it can be adopted.

Mr. Skoglind informed the Commission that the night before the Comprehensive Plan was presented to the Planning Commission, and the Commission recommends approval to City Council. Mr. Skoglind noted Historic and Architectural features are included in the Plan. Mr. Skoglind suggested reviewing the Comprehensive Plan at the next HAPC meeting, perhaps in a work session setting, and discuss possible steps and plan for the upcoming year; also include tour planning.

VII. Adjournment

Ms. French made a motion to adjourn the meeting. Mr. Watt seconded the motion. All were in favor. The meeting adjourned at 7:04 pm.