

COURTHOUSE SQUARE PRESERVATION COMMISSION

Be it remembered that the Courthouse Square Preservation Commission did meet in regular session on Wednesday, January 5, 2011, at 5:00 p.m. on the second floor in the courtroom of City Hall with the following members present:

Andy Phillips, Chairman
Phil Bailey
Mike Bridge
Donna Gottshall
Will Lewis
Mike Overstreet
Jim Pryor

Katrina Hourin, Assistant City Planner
Alicia Thompson, Secretary

The meeting was called to order by Chairman Andy Phillips.

Approval of Minutes from the September 9, 2010 Regular Meeting

There being no changes to the minutes, motion was made by Commissioner Lewis and seconded by Commissioner Gottshall to approve the minutes from the September 9, 2010 meeting.

All present voting aye.

The motion was approved.

Approval of Agenda

Chairman Phillips asked if there were any necessary modifications to the agenda. The following changes were made to the agenda: The addition of the following items: Item #9 - Discussion of Tax Abatement and Item #10 – Historic Preservation Commission Training. Motion was made by Commissioner Overstreet and seconded by Commissioner Bailey to approve the amended agenda.

All present voting aye.

The motion was approved.

Public Hearing for Case #058 – 1107 Van Buren Avenue. Jordan Sledd came before the Commission representing Oxford Gold Buyers seeking a Certificate of Appropriateness to install a new front door onto a business located at 1107 Van Buren Avenue. Mr. Sledd informed the Commission that his business was located next door to Turkoyz and stated that he had inadvertently replaced the original front door of the business before realizing he needed the Commission's approval. Mr. Sledd presented the Commission with a photo of the original door and the currently installed door. Mr. Sledd stated that the originally installed double door was replaced with a one light single panel door that was safer and more secure. Commissioner Gottshall asked the applicant if the proposed door had already been installed. The applicant

replied that a one light single panel door had already been installed. Commissioner Gottshall also asked the applicant how the single paneled door resembled the door located at Turkoyz. Commissioner Bridge stated that the original door was not as compatible with the door immediately adjacent to the west. Commissioner Bridge also stated that the single paneled door was more compatible with door located at Turkoyz but had a slight difference in that the door to the west was not a full plate glass door. Discussion was made regarding the door located at Turkoyz to the west of the applicant's business.

Commissioner Pryor stated that the originally installed double doors were more historical and advised the applicant to view other currently installed double doors on other businesses around the Square as examples. Commissioner Pryor also stated that the design of the business' originally installed double paned door was more compatible and historic. He also stated that he had concerns that the size and design of the proposed door had changed.

Commissioner Bridge commented that the original doors were narrow. Commissioner Pryor suggested that the applicant might install a single door with that resembled a double pane door. Commissioner Lewis also stated that a mullion could be added down the middle of the one light single door to give it the appearance of a double paned door. Commissioner Overstreet also stated that the proposed door was an improvement over the original door.

The applicant stated that prior to selecting a door, he had reviewed the doors installed at the business directly across the street from his business and used those as an example. Discussion and debate was made regarding the doors on the adjacent business. Commissioner Bailey asked the applicant if his reasons for modifying the doors were for safety and security. The applicant replied that he was modifying the originally installed door for safety and security reasons. Further discussion was made regarding the applicant's request and the Commission suggested that the applicant add a mullion down the middle of the single paned door so that it would resemble a double paned door.

There being no further discussion, motion was made by Commissioner Pryor and seconded by Commissioner Gottshall to modify and approve the application for a Certificate of Appropriateness with the condition that the applicant add a mullion down the center of the installed single pane door so that it resembles a double paned door of a business located at 1107 Van Buren Avenue.

All present voting aye.

The motion was approved with condition.

Public Hearing for Case # 057 – 308 South Lamar Boulevard. *(Prior to the hearing Commissioner Bridge recused himself because he owns the building located at 308 South Lamar Boulevard.)* Chris Sartin and David Wachtel came before the Commission representing SoulShine Pizza Factory seeking a Certificate of Appropriateness to modify the exterior façade of a business located at 308 South Lamar Boulevard. Mr. Wachtel informed the Commission that the proposed modifications would include installing rollup garage doors to the front façade and installing a rollup garage door behind the bar that opens to the patio so as to service indoor and outdoor customers of the business. Mr. Wachtel presented the Commission with photos of the previous business known as Varsity Grille as well as a rendering of the proposed modifications detailing three different proposed options. Mr. Wachtel further explained that he

was proposing three different options for the front façade: Exhibit A included installing aluminum roll up garage doors to the front façade; Exhibit B included installing bi-fold windows with dark colored mullions to the front façade; and Exhibit C included installing roll up garage doors with dark colored mullions to the front façade. Mr. Wachtel explained to the Commission that the contractor for the proposed project was Stefano Capomazzo and that he was proposing a façade that would be congruent to the rest of the Square. Mr. Wachtel further stated that the proposed roll up garage doors would replace the original windows on the building's front façade. He also presented the Commission with a photo of "Off Square Books" and stated that the proposed roll up garage doors resembled the style of garage doors currently located at "Off Square Books" and "The Library". Mr. Wachtel also presented the Commission with a photo of the south side of the building and stated that he was also proposing to install a sixty foot awning to match the awnings located on the building's front façade. The applicant also informed the Commission that he was proposing to remove the existing deck railings which were incorrectly installed and replace them with safer deck railings. Mr. Wachtel further added that the modifications would include painting the south side of the building yellow, installing a small outdoor bar with a rollup door, and adding plants and flowers to the deck.

Commissioner Lewis asked the applicant if the proposed bar was in the confines of the building. The applicant then presented the Commission with construction plans and drawings and stated that his goal was to connect the interior and exterior of the building. Further discussion was made regarding the applicant's request. After reviewing the presented documents, Commissioner Overstreet asked the applicant if he had ever done any renovations within a historic district. The applicant replied that he had not and stated that he was open to any discussion or questions the Commission had regarding the proposed project.

Commissioner Lewis asked questions whether or not alcoholic beverages that would be served at the outdoor bar would be poured outside or mixed inside the restaurant. The applicant replied that alcoholic beverages from the outdoor bar would be mixed inside the restaurant and brought to customers seated at the bar. The applicant also stated that the proposed outdoor bar would only serve as a walk up bar and stated that since this was a family style restaurant bar patrons were not his target market.

Discussion was then made regarding the proposed rollup garage doors presented with the application. The applicant informed the Commission that other businesses such as "Off Square Books" and "The Library" currently had rollup garage doors installed on their buildings' front façade. Chairman Phillips cautioned the applicant that the current rollup garage doors located at "Off Square Books" and "The Library" predated the Commission. Chairman Phillips added that the only rollup garage doors that were granted approval by the Commission were those currently installed at "Funkys". Commissioner Pryor added that the Commission had also previously granted approval of the bi-fold windows currently installed at "Roosters". Chairman Phillips stated that one of the options in the applicant's request appeared to be consistent with the bi-fold windows currently installed at "Roosters" and questioned the applicant as to what type of economic advantage he would gain by installing rollup garage doors versus bi-fold windows. The applicant stated that in his opinion the proposed rollup garage doors would add tremendous value and increase pedestrian traffic. The applicant also stated that the proposed rollup garage doors would create character and significantly improve the restaurant's atmosphere.

Commissioner Bailey asked the applicant about the safety of the rollup garage doors. The applicant replied that the proposed rollup garage doors would be safer than bi-fold windows

because rollup garage doors were less obtrusive than bi-fold windows. Mr. Wachtel further stated that if the option for the rollup garage doors were approved; he was also proposing to install a gate as a barrier between the building's interior and exterior as suggested by the Alcoholic Beverage Control (ABC).

Commissioner Pryor commented that he didn't have a problem with a rollup garage door for the south side of the building, but that he preferred that bi-fold windows be installed on the building's front façade. He stated that in his opinion bi-fold windows looked better and were more historically accurate for the Square. Commissioner Overstreet agreed with Commissioner Pryor and stated that bi-fold windows were more in keeping with the Square.

Discussion was then made regarding the proposed changes to the deck railings. The applicant stated that the existing deck railings not being installed correctly as his reasons for removing them and installing new railings. Mr. Wachtel stated that the height of the proposed new deck railings would be 42 inches. Further discussion was made regarding the proposed deck railings and fence. Commissioner Pryor asked if the height of the proposed deck railings were lower than the existing deck railings. The applicant replied that the proposed deck railings would be higher than the existing deck railings.

Commissioner Bailey commented that the applicant had done a good job and appreciated his enthusiasm about opening a restaurant in Oxford, but added that the installation of rollup garage doors would alter the front façade of the business. Commissioner Bailey also suggested that the application be modified to allow the Commission to take two separate votes for the south side and front façade of the building.

Chairman Phillips then asked for a motion to modify the application separating the south side of the building (Case #057A) from the front façade of the building (Case #057B). Chairman Phillips also asked the applicant if he would like to modify his application to include the installation of an awning to the south side of the building. The applicant replied that he would like to modify his application to include the installation of an awning to the south side of the building.

Motion was made by Commissioner Bailey and seconded by Commissioner Lewis to modify the application separating the south side of the building (Case #057A) from the front façade of the building (Case #057B).

All present voting aye.

The motion was approved.

There being no further questions or comments, motion was made by Commissioner Lewis and seconded by Commissioner Pryor to approve the request for a Certificate of Appropriateness for Case #057A with the addition of an awning, French door, garage door, and deck railings to be installed as presented as Exhibit B on the south side of the building located 308 South Lamar Boulevard.

All present voting aye.

The motion was approved.

Further discussion was then made regarding Case #057B. Motion was made by Commissioner Lewis and seconded by Commissioner Gottshall to approve the request for a Certificate of Appropriateness for Case #057B for the installation of black bi-fold windows and a sign as presented as Exhibit B for the front façade (east side) of the building located at 308 South Lamar Boulevard.

Prior to the vote, Commissioner Overstreet commented that approval of bi-fold windows would significantly alter the building's front façade. Commissioner Pryor cautioned the Commission that granting of this request would set a precedent of allowing bi-fold windows in future applications. Commissioner Gottshall stated that she personally felt that even though the bi-fold windows might be consistent with other businesses on the Square, they were not historic. Commissioner Gottshall stated that in her opinion rollup garage doors were more historic because of their warehouse style. Further discussion was made regarding the request.

The vote was as follows:

Phillips	Aye	Pryor	Aye
Overstreet	Aye	Lewis	Aye
Gottshall	Nay	Bailey	Nay
Bridge	Recused		

The motion was approved.

Chairman Phillips noted that photos for Case #057A - #057B presented as Exhibit B be made part of the permanent record for clarification.

Discussion of Parking Garage

City Planner Tim Akers came before the Commission and briefed them on the status of a potential City parking garage. Mr. Akers presented the Commission with a map of the proposed areas and stated a sub committee had been formed to explore the possible designs and locations. Mr. Akers also stated that the design of the garage would be dependent upon the location of the garage. Mr. Akers further stated that the subcommittee was hoping to move forward and report to the Board of Aldermen by the spring. Comments came from Mayor Pat Patterson regarding the economics of the project. Mr. Akers stated to the Commission that the sub committee would pursue an option that would be "a nice representation of the City of Oxford".

Due to time constraints, motion was made by Commissioner Bailey and seconded by Commissioner Overstreet to discuss Items #7, 8, 9, and 10 at the next month's meeting.

All present voting aye.

The motion was approved.

There being no further business to come before the Commission the meeting was adjourned.