

## COURTHOUSE SQUARE PRESERVATION COMMISSION

Be it remembered that the Courthouse Square Preservation Commission did meet in regular session on Monday, March 1, 2010, at 5:00 p.m. on the second floor in the courtroom of City Hall with the following members present:

Jim Pryor, Chairman  
Phil Bailey  
Donna Gottshall  
Theresa Flautt  
Will Lewis  
Andy Phillips

Tiffany Smith, Consultant  
Katrina Hourin, Assistant City Planner  
Alicia Thompson, Secretary

The following Commissioner was absent: Mike Overstreet

The meeting was called to order by Chairman Jim Pryor.

### **Approval of Minutes from February 1, 2010 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 February 1, 2010 meeting.

All present voting aye.

The motion was approved.

### **Approval of Agenda**

Chairman Pryor asked if there were any necessary modifications to the agenda. The following revision was to the agenda: that Case #042 be changed to reflect as Case #042A and Case #042B. There being no further changes to the agenda, motion was made by Commissioner Flautt and seconded by Commissioner Gottshall to accept the agenda.

All present voting aye.

The motion was approved.

**Public Hearing for CHS Case #042A – 425 South Lamar Boulevard.** Dwight Barker came before the Commission representing Mid South Restaurants, seeking a Certificate of Appropriateness to demolish an existing gas station that is currently vacant on property located at 425 South Lamar Boulevard. Mr. Barker explained his request and informed the Commission that he was seeking demolition of the vacant gas station to construct a new commercial restaurant known as Checkers. Prior to discussion of the case, Historic Preservation Consultant Tiffany Smith informed the Commission that it must consider the criteria for demolition prior to taking a vote. Mrs. Smith read each of the criteria for demolition and the Commission considered each of the criteria.

After discussion of the request for demolition, motion was made by Commissioner Bailey and seconded by Commissioner Lewis to approve the request for Certificate of Appropriateness to demolish an existing gas station that is currently vacant on property located at 425 South Lamar Boulevard, Oxford, Mississippi.

All present voting aye.

The motion was approved.

**Public Hearing for Case #042B – 425 South Lamar Boulevard.** Dwight Barker came before the Commission representing Mid South Restaurants seeking a Certificate of Appropriateness to construct a 1,974 square foot restaurant on property located at 425 South Lamar Boulevard. Mr. Barker informed the Commission that the restaurant was part of the Checkers franchise. Mr. Barker also presented the Commission with elevations of the proposed project and photos of existing restaurants located within similar downtown historic districts. Mr. Barker's discussion of the photos centered on an existing restaurant with a single bay drive-through located in the Tampa Bay, Florida historic district. He explained that the proposed project would be similar to the Tampa Bay location with some slight variations. Commissioner Flautt asked Mr. Barker if the paint colors of the proposed project had been toned down because of the location within a historic district. Mr. Barker answered and replied that the Tampa Bay location used a toned down version of the standard bright red color. Further discussion was made between Mr. Barker and the Commission regarding the patio and colors of the proposed project. Commissioner Lewis commented that the proposed project would be an improvement over the existing vacant gas station. Commissioner Pryor asked Mr. Barker if the colors for the proposed project would be toned down because of the location in the historic district. Mr. Barker answered and replied that the colors would be toned down. Further questions came from Commissioner Pryor regarding the landscaping. Mr. Barker answered and replied that there would be landscaping done on the site. Assistant City Planner Katrina Hourin also answered and replied that Mr. Barker would be required to present a landscaping plan. Further questions came from Commissioner Lewis regarding the lighting for the site. Discussion was made between the Commission and Mr. Barker regarding the lighting for the site.

After further discussion of the request, motion was made by Commissioner Lewis and seconded by Commissioner Bailey to approve the request for a Certificate of Appropriateness to construct a 1,974 square foot restaurant on property located at 425 South Lamar Boulevard, Oxford, Mississippi.

All present voting aye.

The motion was approved.

**Public Hearing for Case #043 – 103 Courthouse Square.** Commissioner Pryor asked for the applicant seeking a Certificate of Appropriateness for Case #043 to come before the Commission and there was no response. Due to the lack of a response, the Commission agreed to move Case #043 further down on the agenda to allow the applicant time to appear.

**Public Hearing for Case #044 – 100 Courthouse Square.** Andy Fornea of A.S. Fornea Construction came before the Commission representing Ya Ya's Yogurt Shop seeking a Certificate of Appropriateness to modify the existing transom window and front door of a business located at 100 Courthouse Square. Mr. Fornea presented the Commission with existing photos of site, proposed and existing elevations, and a structural engineers report. Mr. Fornea informed the Commission that the applicant was seeking to modify the existing obscure transom window and lighting and replace it with clear glass that would match the existing main windows of the store front. Discussion was made between Mr. Fornea and the Commission regarding the modifications to the windows. Mr. Fornea also informed the Commission that the applicant was seeking to modify the existing front door to make the entry ADA handicap accessible. Discussion was made between Mr. Fornea and the Commission regarding the modifications to the front door and entry. Commissioner Lewis asked Mr. Fornea if the existing front door would be used in the modifications. Mr. Fornea answered and replied that the existing front door would remain, however a five inch header would be added and painted to match the current door.

After further discussion of the request, motion was made by Commissioner Phillips and seconded by Commissioner Bailey to approve the request for a Certificate of Appropriateness to modify an existing transom window and front door of a business located at 100 Courthouse Square, Oxford, Mississippi.

All present voting aye.

The motion was approved.

**Public Hearing for Case #045 – 265 North Lamar Boulevard.** Virginia Pence came before the Commission representing Oxford Square North, LLC seeking a Certificate of Appropriateness to remove some existing slate tile of a sidewalk and top the remaining concrete base with a concrete veneer along the sidewalk of a business located at 265 North Lamar Boulevard. Ms. Pence presented the Commission with a view of the site from North Lamar Boulevard; provided an existing slate tile detail; existing building extents; a materials list; and a sidewalk plan for the location. Ms. Pence explained to the Commission that the existing slate tile is loose and has become a safety hazard. Ms. Pence further explained that she is seeking to replace the existing slate tiles with a concrete veneer that would resemble the look of cobblestone. Ms. Pence also offered that the color of the concrete veneer would resemble a neutral or earthy tone. Discussion was made between Ms. Pence and the Commission regarding the request.

After further discussion, motion was made by Commissioner Phillips and seconded by Commissioner Flautt to approve the request for a Certificate of Appropriateness to remove the existing slate tile and top the remaining concrete base with a concrete veneer along the sidewalk of a business located at 265 North Lamar Boulevard, Oxford, Mississippi.

All present voting aye.

The motion was approved.

**Public Hearing for Case #043 – 103 Courthouse Square.** *Prior to the hearing, Commissioner Teresa Flautt recused herself.* Jeff Johnson came before the Commission representing Nella, LLC seeking a Certificate of Appropriateness to modify current bay windows and wooden front doors of a business located at 103 Courthouse Square. Mr. Johnson also informed the Commission that the location's use would be as a ladies retail apparel store. He also stated that he was seeking to remove the current stained glass window above the front door with the "Duvalls" logo and replace it with clear glass. Mr. Johnson presented the Commission with photos of the current building that showed the small window panes, wooden front doors with oval windows; and the stained glass "Duvalls" logo above the front door of the business. Mr. Johnson also presented the Commission with a rendering and dimensions of the proposed modifications. Mr. Johnson explained that his proposal included: replacing the current small pane windows with 3/8" plate glass; replacing the current stained glass "Duvalls" logo with clear glass; and modifying the current wooden front door and replacing it with solid glass doors. Mr. Johnson also informed the Commission that he desired to keep the current awnings. Historic Preservation Commission Consultant Tiffany Smith asked Mr. Johnson if the step out would remain. Mr. Johnson answered and replied that the step out would remain. Mrs. Smith also asked Mr. Johnson if he had considered allowing the stained glass "Duvalls" logo to remain above the front door. Commissioner Pryor also commented that the stained glass "Duvalls" logo could be covered and not removed from the building. Mr. Johnson answered and replied that he would be willing to allow the stained glass "Duvalls" logo to remain above the front door of the business. Mr. Johnson further informed the Commission that decals would be added to the plate glass windows at a later time.

Commissioner Pryor expressed concerns about the proposed modifications to the current wooden front door and stated that many of the store fronts for businesses on the Square have wooden style front doors; not solid glass doors. Commissioner Pryor named several businesses along the Square that have wooden style front doors and provided a picture of the Duvall's building prior to 1969 which had wooden style

front doors. Commissioner Pryor expressed further comments that solid glass front doors didn't appear to be historic. Discussion was made between Mr. Johnson and the Commission regarding the proposed modifications to the current front door. Discussion was also made regarding the proposed modifications to the small pane front bay windows. Additional discussion was made regarding the proposed modifications to the current wooden front door and several Commissioners expressed their concerns about the proposed solid glass doors. Commissioner Pryor encouraged the applicant to view the other businesses on the Square that currently have wooden style front doors. Commissioner Bailey informed the applicant that he would like for him to come back before the Commission with a photo of a wooden style front door. Mr. Johnson replied that he would be happy to consider allowing the current stained glass window with the "Duvalls" logo to remove above the front door and return to the Commission for consideration on a different style front door. Mrs. Smith informed the Commission that it could vote on the applicant's request for the modifications to the windows and transom and the applicant could return to the Commission for consideration of a different style front door.

After discussion, motion was made by Commissioner Phillips and seconded by Commissioner Lewis to approve the request for a Certificate of Appropriateness to modify the current small pane front bay windows & transom on a business located at 103 Courthouse Square. The following condition was placed upon approval of the applicant's request: that a decision on the applicant's request to modify the current wooden style front door will be deferred until the applicant returns for consideration of a different style front door than the one presented.

All present voting aye.

The motion was approved with condition.

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