

COURTHOUSE SQUARE PRESERVATION COMMISSION

Be it remembered that the Courthouse Square Preservation Commission did meet in regular session on Monday, June 7, 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
Theresa Flautt
Will Lewis
Mike Overstreet
Andy Phillips

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

The following Commissioner was absent: Donna Gottshall.

The meeting was called to order by Chairman Jim Pryor.

Approval of Minutes from May 3, 2010 Regular Meeting

There being no changes to the minutes, motion was made by Commissioner Flautt and seconded by Commissioner Lewis to approve the minutes from the May 3, 2010 meeting.

All present voting aye.

The motion was approved.

Approval of Minutes from May 12, 2010 Reconvened Meeting

The following changes were made to the minutes of the May 12, 2010 reconvened meeting:

- A. That the list of conditions on page 4 Items #1 – 5 be substituted with the following Items #1 – 3:
1. That the applicant will provide the Commission with the specific relocation of the structure;
 2. That the relocation be commensurate and subject to the construction of the proposed hotel;
 3. That the Commission be provided with a photograph of the structure to be removed;

There being no further changes, motion was made by Commissioner Overstreet and seconded by Commissioner Flautt to approve the modifications to the minutes from the May 12, 2010 reconvened meeting.

All present voting aye.

The motion was approved.

Approval of Agenda

Chairman Pryor asked if there were any necessary modifications to the agenda. There being no changes to the agenda, motion was made by Commissioner Phillips and seconded by Commissioner Overstreet to approve the agenda.

All present voting aye.

The motion was approved.

Public Hearing for Case #050A & #050B – 1006 Jefferson Avenue. Jeff Williams of Williams Engineering came before the Commission representing Seeker Properties, LLC with additional specifications as required to fulfill the conditions of a previously approved application (May 12, 2010) for Certificate of Appropriateness to remove and relocate an existing structure located at 1006 Jefferson Avenue (Case #050A). Mr. Williams presented the Commission with information to satisfy the conditions for the previously approved application for Certificate of Appropriateness. The conditions included:

1. That the applicant provide the Commission with the specific relocation of the structure; *(The applicant provided the Commission with a site plan for the structure as to be placed on lot 1 in the Brittany Woods Subdivision.)*
2. That the relocation be commensurate and subject to the construction of the proposed hotel;
3. That the Commission be provided with a photograph of the structure to be removed; *(The applicant provided the Commission with photographs of the existing structure; photographs of the proposed relocation site and a site plan for the proposed relocation).*
4. The method of moving the structure; *(The applicant provided the Commission with a letter listing House Mover Wade Wortham as the mover of the structure. The applicant also provided the Commission with the method of moving the structure.*
5. Statement of need of proposed structure; *(The applicant provided the Commission with a letter from Habitat for Humanity expressing need and willingness to accept the structure.)*

Discussion was made regarding the previously approved conditions. Mr. Williams also provided the Commission with an addendum regarding the rear addition located to the east of the structure. Mr. Williams informed the Commission that the rear addition located on the east side of the structure would not be able to withstand the relocation. Further discussion was made regarding the rear addition.

There being no further questions or comments from the public or the Commission motion was made by Commissioner Lewis and seconded by Commissioner Overstreet to approve the removal of Conditions #1, 3, 4, and 5 for the structure located at 1006 Jefferson Avenue. The applicant's acknowledged their understanding that the Certificated of Appropriateness remains contingent upon the satisfaction of Condition #2: "That relocation be commensurate and subject to the construction of the proposed hotel."

All present voting aye.

The motion was approved.

Public Hearing for Case # 051A & 051B – 413 S. 14th Street. Paul Waddell came before the Commission representing the Yoknapatawpha Arts Council seeking a Certificate of Appropriateness to demolish an existing north side shed addition and construct a new shed in the same location of property located at 413 S. 14th Street. Mr. Waddell presented the Commission with photos of the existing structure to be demolished and a demolition plan (Case #051A). Mr. Waddell informed the Commission that the existing workroom was in poor condition and was not weather tight. Mr. Waddell further informed the Commission that the Council was seeking to construct a more substantial shed in its place. Discussion was made regarding the applicant's request. The Commission evaluated the structure's significance to the neighborhood and discussed each of the criteria for demolition per Section 54-26(4) of the City of Oxford's Historic Preservation Ordinance.

After further discussion, motion was made by Commissioner Phillips and seconded by Commissioner Flaunt to approve the request to demolish an existing work shed on property located at 413 S. 14th Street.

All present voting aye.

The motion was approved.

At this point in the meeting, Mr. Waddell presented the Commission with a request for Certificate of Appropriateness to construct a work shed on the north side of property located at 413 S. 14th Street. Mr. Waddell presented the Commission with a scope of work, site plan, elevations, and drawings of the proposed work shed. Mr. Waddell also discussed with the Commission the type of materials to be used in project and stated that the proposed shed would closely match the existing building. Commissioner Overstreet asked the applicant if the footprint of the proposed shed would match the previous shed. Mr. Waddell informed Commissioner Overstreet that the footprint of the proposed shed would be slightly larger than the previous one. Commissioner Lewis asked the applicant if funds were available for the construction of the proposed shed. Mr. Waddell informed Commissioner Lewis that the Yoknapatawpha Arts Council did have funding available and that construction would begin immediately after approval of the request. Further discussion was made regarding the request.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Phillips and seconded by Commissioner Lewis to approve the request for Certificate of Appropriateness to construct a new work shed on the north side of property located at 413 S. 14th Street.

All present voting aye.

The motion was approved.

Public Hearing for Case #052 – 710 W. Jackson Avenue. *(Prior to the hearing, Commissioner Pryor recused himself.)* Paul Waddell came before the Commission representing the Oxford Lafayette Heritage Foundation seeking a Certificate of Appropriateness to do the following:

1. Complete the restoration of the church building;
2. Demolition of the concrete parking lot;
3. Construction of a new asphalt parking lot;
4. Install unit paver sidewalks;
5. Construct an accessory office & storage building; and
6. Install fencing and landscaping.

Mr. Waddell presented the Commission with photos of the church site and front façade of the parsonage circa 1969 and explained his request. Mr. Waddell explained that the Oxford Lafayette Heritage Foundation was desirous of constructing an accessory office and storage building that would closely resemble the previous parsonage. Mr. Waddell also presented the Commission with an existing site plan, landscape plan, floor plan, and rendering of the completed project. Discussion was made regarding the

applicant's request. Mr. Waddell also discussed the types of materials to be used in project and informed the Commission that the proposed office and storage building would be set back further so as not to compete with the existing church building. Mr. Waddell also informed the Commission that metal doors would be installed on the office building for security purposes. Discussion was made regarding the metal doors. The Commission suggested that Mr. Waddell enhance the metal doors with moulding and wood casing. The Commission also further suggested that the applicant install a screen door for authenticity.

After further discussion, motion was made by Commissioner Flautt and seconded by Commissioner Lewis to approve the request for Certificate of Appropriateness for property located at 710 W. Jackson Avenue with the following condition:

1. That one screen door is installed on the front facing door.

All present voting aye.

The motion was approved with condition.

Public Hearing for Case #053 – 425 S. Lamar Boulevard. Dwight Barker came before the Commission representing Mid South Restaurants, LLC seeking a Certificate of Appropriateness to modify a previously approved plan for property located at 425 S. Lamar Boulevard. Mr. Barker informed the Commission that the applicant was seeking to modify the previously approved plan for 425 S. Lamar by adding 1200 square feet of retail space facing University Avenue. Mr. Barker presented the Commission with elevations and signage for the proposed modifications. Mr. Barker further explained that the additional space would be used as separate noncompeting retail space. Discussion was made between Mr. Barker and the Commission regarding the additional space. Mr. Barker also discussed the schematics of the signage for the proposed project. Commissioner Flautt expressed her opposition to the proposed signage being installed in a historic district. Further discussion was made between Mr. Barker and the Commission regarding the setbacks. Questions came from the Commission to Mr. Barker about the proximity of the modification to street level. Commissioner Pryor commented that the modified version appeared to be ten feet closer to the street than the original version. Commissioner Phillips also commented that the proposed plan appeared to be too large for the existing lot and that the structure would block the street view. Commissioner Flautt agreed with Commissioners Pryor and Phillips and expressed her concern that the proposed structure would be too large for the existing lot. Further lengthy discussion was made regarding the proposed modification and signage. The Commission suggested that the applicant consider installing monument style signage on the site. Discussion was also made regarding the landscaping and setbacks of the proposed project.

After further lengthy discussion, the Commission agreed to reconsider the request at a reconvened meeting pending further information.

No action was taken.

Public Hearing for Case # 054 – 124 Courthouse Square. Na'Ann Watts came before the Commission seeking a Certificate of Appropriateness to allow a framed sign and exterior lighting to remain on property located at 124 Courthouse Square. Ms. Watts presented the Commission with a photo of the existing sign and exterior lighting and explained her request. Ms. Watts informed the Commission that the framed signage had been installed by a previous tenant and that she only modified the wording on the sign. Commissioner Flautt informed Ms. Watts that the previous tenant did not seek permission from the Commission therefore the signage had not been approved by the Commission. Discussion was also made between Ms. Watts and the Commission regarding the star shaped exterior lighting. Several Commissioners commented that the star shaped lights did not appear to be historical in nature. Ms. Watts rebutted and added that the lights added character to the business. Further discussion was made between Ms. Watts and the Commission regarding the visibility of the lighting from the sidewalk and street view. Ms. Watts commented that some of the lights are only visible from the street while the others are only

visible from the sidewalk. Further discussion was made regarding the visibility of the lighting. Commissioner Pryor expressed concern that approval of the lighting would set a precedent for other businesses who would come before the Commission in the future. Commissioner Phillips disagreed with Commissioner Pryor and stated that he did not feel that the approval would set a precedent for other businesses on the Square. After further discussion was made regarding the request, Commissioner Pryor informed Ms. Watts that the Commission was charged to make a decision that would be fair and consistent. Discussion was made between Historic Preservation Consultant Tiffany Smith and the Commission regarding the Oxford Design Guidelines.

After lengthy discussion, motion was made by Commissioner Phillips and seconded by Commissioner Lewis to approve the request for Certificate of Appropriateness to allow a framed sign and exterior lighting to remain on property located at 124 Courthouse Square.

The vote was as follows:

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| Phillips | Aye | Lewis | Aye |
| Bailey | Aye | Pryor | Nay |
| Flautt | Nay | Overstreet | Nay |

The request was denied due to a tie vote.

The Commission advised Ms. Watts to remove the lighting and suggested that she review other business located on the Square for appropriately styled lighting. The Commission also advised Ms. Watts to return with an alternative lighting plan and recommended that the City of Oxford waive the fees associated with an additional application for Certificate of Appropriateness for Case #054.

Motion was made by Commissioner Pryor and seconded by Commissioner Phillips to request that the City of Oxford waive the fees associated with an additional application for Certificate of Appropriateness for Case # 054.

All present voting aye.

The motion was approved.

At this point in the meeting, Chairman Pryor asked for a motion to recess the meeting until Thursday, June 10, 2010 at 9:00 a.m.

Motion was made by Commissioner Phillips and seconded by Commissioner Overstreet to recess the meeting until Thursday, June 10, 2010 at 9:00 a.m.

All present voting aye.

The motion was approved and the meeting was recessed.