

COURTHOUSE SQUARE PRESERVATION COMMISSION

Be it remembered that the Courthouse Square Preservation Commission did meet in regular session on Thursday, September 9, 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 Gotshall
Will Lewis
Mike Overstreet
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 the July 8, 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 July 8, 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 change was made to the agenda: move Item #4 (Election of Chairman) to the end of the meeting. Motion was made by Commissioner Bailey and seconded by Commissioner Phillips to approve the amended agenda.

All present voting aye.

The motion was approved.

Public Hearing for Case #056 – 1004 Van Buren Avenue. Julie Spears of Julie Spears Architecture came before the Commission representing Trey Horne seeking a Certificate of Appropriateness to install a hanging sign; install a four foot (4') fence around the rear patio; and paint the exterior of a business located at 1004 Van Buren Avenue, Oxford, Mississippi. Ms. Spears presented the Commission with photos depicting the site's existing elevation and the view in front of the building facing west. She also presented the Commission with a north elevation depicting the proposed new iron bracket with suspended wooden sign and a scheme of the proposed patio fence. Mrs. Spears further explained that the applicant was desirous of painting

the words “SOUTH DEPOT” to the building’s front façade and presented the Commission with renderings of other historic buildings that imitated the proposed painted letters. Mrs. Spears also presented the proposed color scheme and explained that each of the proposed letters would be twenty inches (20”) wide by two feet (2’) tall tone on tone subtle colors.

Questions came from Commissioner Lewis to Ms. Spears asking if she had received approval from the City of Oxford for the proposed painted sign to the building’s front facade. Ms. Spears replied that if the Courthouse Square Commission approved the proposed painted sign to the building’s front façade then the applicant would go before the Planning Commission to request a variance due to the City of Oxford’s sign regulations.

Commissioner Gottshall asked Ms. Spears about the paint colors for the proposed sign. Ms. Spears replied that the color would be a tone on tone color such as a tan or gray. Ms. Spears also replied that the paint color for the columns would change from the current black to a navy blue. Ms. Spears also added that the applicant had not decided on a definite paint choice but that the presented photo did represent the color scheme for the project. Discussion was made regarding the proposed paint colors for the exterior of the business.

Comments came from Commissioner Lewis stating that he was ok with the proposed suspended wooden hanging sign but that he had concerns about the proposed painted letters signage for the building’s front façade. Commissioner Lewis cited the reason for his concern was that painted letters had never been part of the building’s front façade in the past.

Ms. Spears offered a rebuttal to Commissioner Lewis’ concerns and stated that the proposed painted letters would add character and interest to a currently non-descript building. Further discussion was made regarding the applicant’s request.

Ms. Spears also presented the Commission with a digital rendering of a proposed fence four foot (4’) fence to be installed around the existing patio of the business. Ms. Spears stated that the applicant would like to amend the application for Certificate of Appropriateness to include the proposed fencing. Ms. Spears also added that the proposed fencing would be wrought iron with wooden planter boxes affixed to the top of the fencing. Discussion was made regarding the applicant’s request for the proposed fencing.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Phillips and seconded by Commissioner Gottshall to approve the request for a Certificate of Appropriateness to install a hanging sign; install a four foot (4’) fence around the rear patio; and paint the exterior of a business located at 1004 Van Buren Avenue, Oxford, Mississippi.

The vote was as follows:

Pryor	Aye	Phillips	Aye
Gottshall	Aye	Bailey	Aye
Lewis	Opposed		

The motion was approved.

Commissioner Lewis went on the record to add that he opposed the proposed project due to historical reasons.

Public Hearing for Case # 057 – 134 Courthouse Square. Corey Alger of Alger Design Studio came before the Commission representing Charlotte Withrow seeking a Certificate of Appropriateness to construct a third floor addition with a balcony for property located at 134 Courthouse Square, Oxford, Mississippi. Mr. Alger presented the Commission with front and rear elevations; balcony details; and a floor plan for the proposed project. Mr. Alger informed the Commission that the current use for the buildings first floor would remain as retail space and that the second floor's use would be residential. Mr. Alger also informed the Commission that the applicant was desirous of constructing a third floor addition. Mr. Alger stated that the use for the proposed third floor would be residential and that it would be set back twenty one feet (21') from the historic wall creating a roof terrace. Discussion was made regarding the applicant's request.

Commissioner Lewis asked Mr. Alger if the applicant would have to go before the Oxford Planning Commission for permission to use the top two floors for residential purposes. Mr. Alger replied that a Special Exception would have to be granted by the Oxford Planning Commission permitting the residential use and that the Board of Aldermen would have grant permission to construct the proposed balcony.

Discussion was made regarding the proposed balcony. Comments came from Commissioner Lewis stating that the Oxford Square was becoming "over balconied". Commissioner Pryor asked Mr. Alger if a balcony existed on the building in the past. Commissioner Lewis had some old photos of the building that did not show a balcony. Commissioner Pryor asked about the height of the proposed third floor addition. Mr. Alger answered that the proposed third floor addition would be setback twenty one feet (21') from the front façade. Commissioner Gottshall commented that she was not a fan of the proposed third floor addition and that it appeared "piece milled together". Commissioner Lewis further added that the proposed third floor addition changed the streetscape. Commissioners Pryor and Phillips also commented that they were not in favor of the proposed third floor addition. Further discussion was made regarding the proposed third floor addition and Mr. Alger informed the Commission that he and the applicant prepared a different option in case the Commission was not in favor of the proposed third floor addition. The proposed third floor addition became known as Exhibit A.

Mr. Alger presented the Commission with a different rendering for approval and asked that it become known as Exhibit B. Mr. Alger presented the Commission with a rear elevation, floor plan and photo of the rear of the building. Mr. Alger explained that the proposal included constructing a second floor addition to span the length of the existing first floor to the rear leaving the front façade in tact. Further lengthy discussion was made regarding Exhibit B.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Lewis and seconded by Commissioner Gottshall to deny the request for a Certificate of Appropriateness to construct a third floor addition with a balcony for property located at 134 Courthouse Square presented as Exhibit A.

All present voting aye.

The motion was approved and the request was denied.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Lewis and seconded by Commissioner Gottshall to approve the request for a Certificate of Appropriateness to construct a second floor addition to span the length of the existing first floor to the rear of property located at 134 Courthouse Square presented as Exhibit B with the following condition:

1. That the balcony addition on the front (East) façade is excluded from the request.

All present voting aye.

The motion was approved with condition.

Election of Chairman

The floor was open to nominations for Chairman of the Courthouse Square Preservation Commission. Commissioner Lewis nominated Commissioner Phillips to serve as the new Chairman of the Courthouse Square Preservation Commission. Motion was made by Commissioner Lewis and seconded by Commissioner to appoint Commissioner Phillips as Chairman of the Courthouse Square Preservation Commission.

All present voting aye.

The motion was approved.

Election of Vice Chairman

The floor was open to nominations for Vice Chairman of the Courthouse Square Preservation Commission. Commissioner Bailey nominated Commissioner Gottshall to serve as Vice Chair of the Courthouse Square Preservation Commission. Motion was made by Commissioner Bailey and seconded by Commissioner Phillips to appoint Commissioner Gottshall as Vice Chair of the Courthouse Square Preservation Commission.

All present voting aye.

The motion was approved.

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