

Oxford Historic Preservation Commission

COA application: 182

Applicant: Martha and David Howorth

Address: 1420 S. 10th Street

COA Request:

1. Enclose an existing screen porch changing the elevation and roof style
2. Construct a new sunroom/sleeping porch attached to new room describe in item one.

Architectural Consultant Comments:

Property is contributing element per Historic Survey. Proposed additions and modifications appear to match existing construction in material and detail. Modest addition complements the style of the house.

**OXFORD HISTORIC PRESERVATION COMMISSION
 CERTIFICATE OF APPROPRIATENESS APPLICATION**
 107 Courthouse Square, Oxford, MS 38655

I. APPLICANT INFORMATION:

Name of Applicant: David and Martha Howorth Phone: 662 281-0556
 Mailing Address: 1420 S. 10th, Oxford MS 38655
 Applicant's Relationship to Property: Owner Architect Contractor Rent
 Name/Address of Owner: David & Martha Howorth, 1420 S. 10th, Oxford, MS
 Name/Address of Architect: _____
 Name/Address of Contractor: Grantham Construction Co., Oxford

II. FEE SCHEDULE: Fees shall be submitted with an application for Certificate of Appropriateness and are due 21 days before regularly scheduled Commission meetings.

- Minor alterations of less than \$10,000.00 in total alteration costs..... \$25.00
- Major alterations of more than \$10,000.00 in total alteration costs..... \$100.00
- Demolition/removal of structure..... \$75.00
- New Construction..... \$200.00
- Preliminary Conference..... No Charge

WORK PERFORMED IN THE ABSENCE OF A CERTIFICATE OF APPROPRIATENESS WILL RESULT IN THE DOUBLING OF FEES OUTLINED ABOVE.

III. PROPOSED WORK: *(Please continue on a separate sheet of paper if necessary)*

Address of Property Subject to Application: 1420 S. 10th, Oxford, MS
 Please provide a written description and photographs of each existing condition and each proposed modification. Plans and/or drawings of proposed work MUST accompany this application when filed. If request is for a demolition permit, indicate if the site is to remain vacant.

1. Enclose a current screen porch changing elevation and roof style.
2. Construct a new sunroom/sleeping porch attached to new room described in item one.

It is warranted in good faith that the statements above and on attached page(s) are true and correct. I understand that, if this application is approved, it becomes a part of the Certificate of Appropriateness and that I have received approval ONLY for the work specified herein, subject to any conditions or modification imposed by the Commission. I acknowledge that if the owner, contractor, or any subcontractor(s) constructs, alters, relocates, or demolishes any resource in violation of the City of Oxford Preservation Ordinance, it shall be required to restore the resource to its appearance or setting prior to the violation and that the City of Oxford may bring forth civil and/or criminal prosecution and penalties for such violation.

I understand that no changes may be made to the approved drawings/plans or Certificate of Appropriateness application without prior approval from the Oxford Historic Preservation Commission and if such violation is found civil and/or criminal penalties may be brought forth for such violations.

I understand that a **CERTIFICATE OF APPROPRIATENESS IS A PRE-REQUISITE TO OBTAINING A BUILDING PERMIT AND NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS OBTAINED.**

Applicant must sign: Martha P. Howorth Date: July 18, 2012
David B. Howorth July 18, 2012

State of Mississippi
 Department of Archives and History
 P.O. Box 571
 Jackson, MS 39205

HISTORIC RESOURCES INVENTORY

1.a. Property Name, Historic		14. MDAH Inventory Code 648
1.b. Property Name, Common		15. County Lafayette
2. Property Address 1420 South 10th Street		16. City Oxford
3. Legal Description 97B:135		20. USGS Quad Map
19. Ownership private	22. Condition fair	21. UTM Reference
4. Former/Historic Uses residence	5. Present Use same	24. Principal Materials frame
6 & 7. Significant persons, events, themes, including dates of association		
8. Date of Construction ca. 1940	9. Historic Changes	23. Post Historic Changes carport addn 1970
10. Architect	11. Builder/Contractor	25. Architectural Style Minimalist Tradition
13. Outbuildings or Secondary Features (use sep. form if important)		

12. Brief Description: One-story, five-bay, frame H-plan cottage with Minimalist Traditional influence, built ca. 1940. Complex gable roof covered with asphalt shingles, with exposed rafter tails. Exterior walls covered with asbestos siding. Windows are 6/6 double-hung sashes, some in pairs. Added side shed roof carport supported by square posts. Entrance set in recess and covered with a gable hood supported by scrollsawn brackets, and contains a fan-light, four-panel replacement door.

30. Historical Information: The Sanborn map series never extended to this portion of Oxford.

31. Historical Contexts:

33. Sources of Information:

MISSISSIPPI HISTORIC RESOURCES INVENTORY

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32. Additional Remarks or Information:

35. Owner's Name and Address

36. Photographer/Source
John Hopkins

37. Photo Roll/Frame
3566:28

38. Photo Date
January, 2000

39. Form by Hopkins & Associates, Memphis, TN

40. Survey Project Oxford

Date of Form January, 2000

Attach Photograph



MDAH INFORMATION

26. Category

27. Functional Type

28. Registration Status/Dates
 NHL
 Listed NR
 In NR District
 Federal DOE
 State Landmark
 Local Landmark
 In Local District
 HABS/HAER

29. District Name

Rating C/N C
 Inventory #

42. Other HPD Information

43. Evaluation

a. Already Listed NR
 Individually Eligible
 Eligible if Restored
 Contribute to District
 Apparently Not Eligible
 Insufficient Information
 Not Extant

b. Area(s) of Significance

c. Evaluated by/date

To: Members of the Oxford Historic Preservation Commission

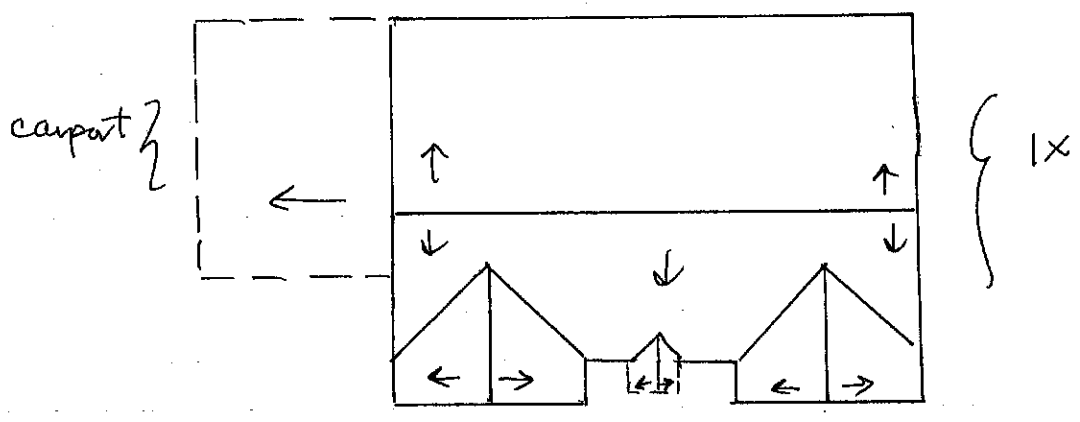
From: Martha and David Howorth

Re: 1420 South Lamar, Oxford MS application for certificate of appropriateness

Our house at the above address was built in 1930. In the 1990's an addition was made by the previous owner to the north side of the house. The addition consisted of a new kitchen, master bedroom, closet, and bath. At that time a variance was granted by the City of Oxford to add on within ten feet of the property line to the north.

The current porch on the back of the house was probably constructed when the house was built. The porch is built on a concrete slab which is elevated from ground level by about three inches. During certain humid weather particularly in the spring and fall, the concrete sweats and creates a dangerously slippery surface for walking. The steps from the porch to the back entry French doors are not standard elevation or width and are difficult for older guests to maneuver. The roof to the porch begins under the eaves of the house roof and slants down much lower than the windows in the house significantly cutting down on light within the house.

For all of the above reasons and because we need some additional space, we are requesting approval by the Commission of this modest addition to the house.



N
→

1420 S. 10th

← 80' →

← 160' →

← 18' →

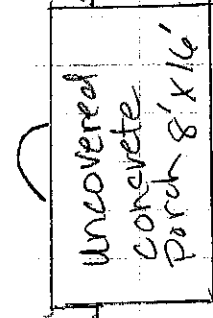
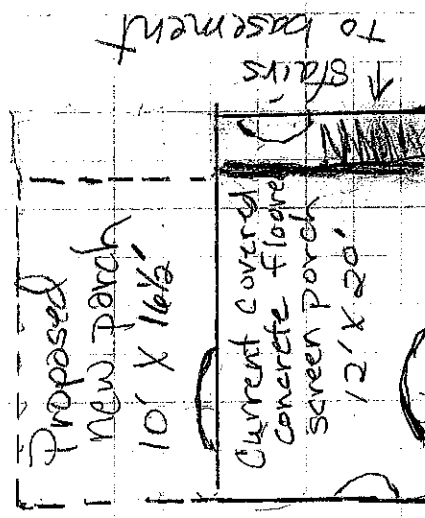
← 50' →

← 20' →

← 160' →

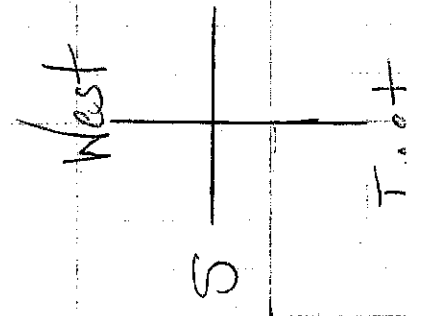
← 80' →

Side walk



Covered carport to street

concrete driveway to street



Scale 1 inch = 10 ft. 1420 S. 10th



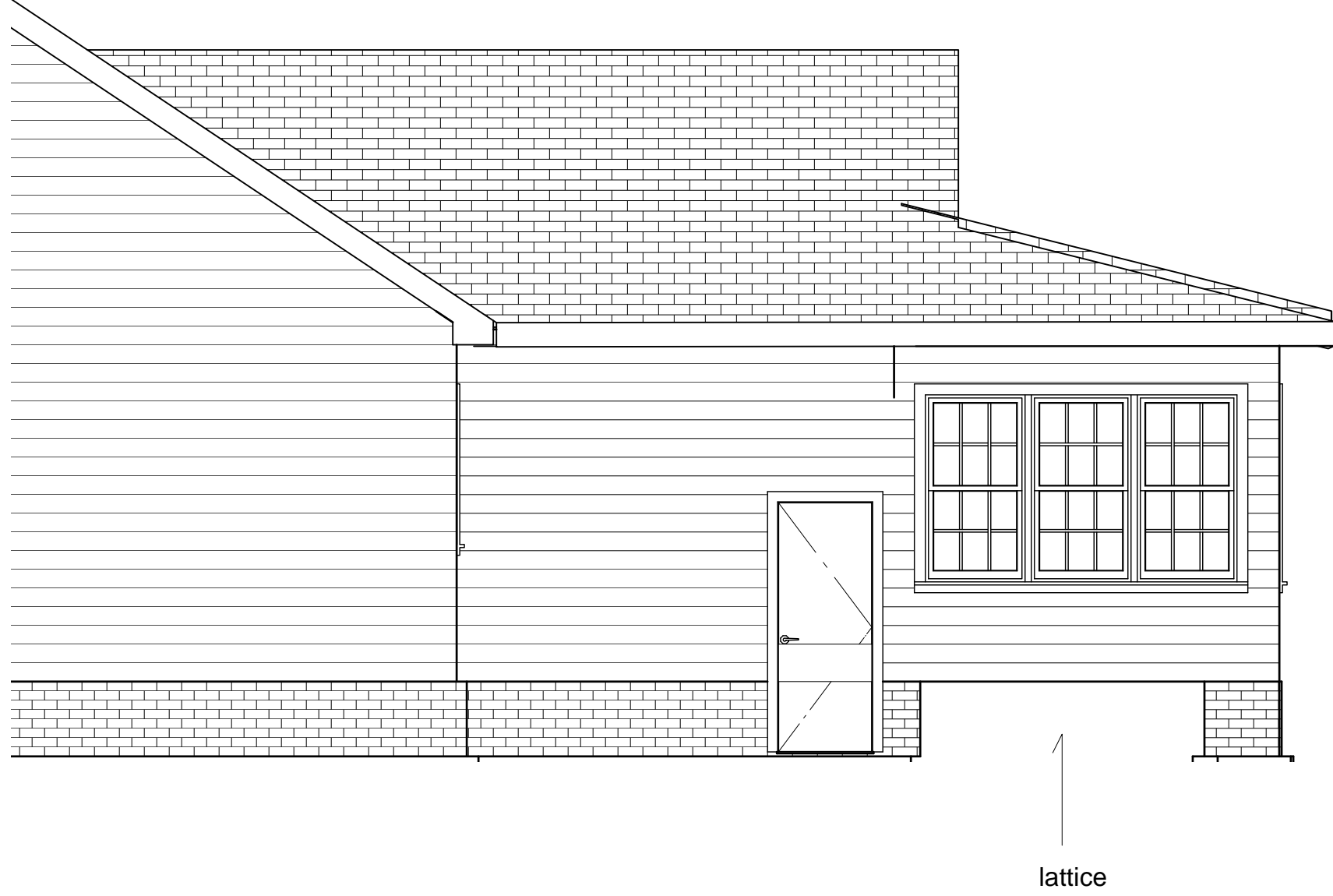
Lattice

DESIGN BY:
Barry
Grantham

8/1/2012

David and Martha Howorth
1420 S. 10th Street

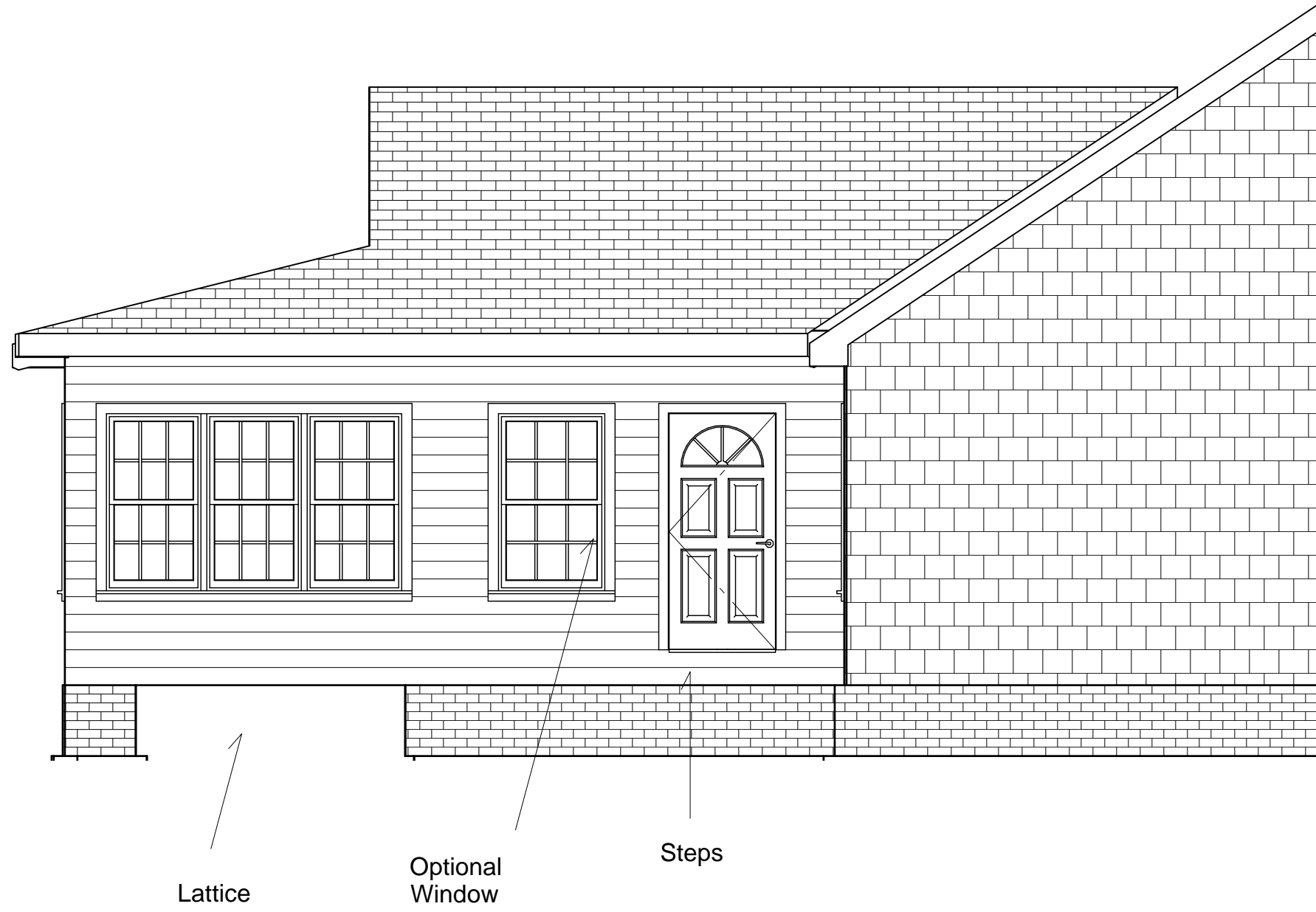
Grantham Construction
Co., Inc.



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Co., Inc.

Pinnacle Series

PRIMED DOUBLE HUNG

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled primed wood double hung windows [including fixed units], glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.
- F. Section 08800 - Glass and Glazing.

1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
 - 1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
 - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
 - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 - 1. AAMA / NWWDA 101-I.S.2 - 97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
 - 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.04 PERFORMANCE CRITERIA

- A. Double Hung units shall meet requirements in accordance with AAMA / NWWDA 101-I.S.2-97.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, window units shall be delivered undamaged and with protective packaging. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

Pinnacle Series

PRIMED DOUBLE HUNG

SPECIFICATIONS

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Double Hung window units [including fixed units] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Sill and outside stops shall be low-maintenance cellular PVC material. Head and side jambs shall be select softwoods treated with water repellent preservative in accordance with NWWDA I.S-4. Frames are assembled with hardware installed. Inside stops and sill stop are face nailed and glued. Jamb thickness shall be 11/16". Standard jamb width shall be 4 9/16". Pine jamb extensions are available to match other finished wall thicknesses. Factory set up units will include low-maintenance cellular PVC sill nosing, brickmould, and outside mull covers for a complete no rot exterior. Inside mull included on all mull units regardless of jamb width. All 4 9/16" units will have a full length inside mull tacked in place and will have to be trimmed and re-applied in the field. DP Upgrade units receive a 1/2" taller inside sill stop.
- B. Sash: Shall be select pine treated with water repellent preservative in accordance with NWWDA I.S.-4 with a thickness of 1-1/2". Sash corners shall be mortised and tenoned. Both sash shall be tilt-removable from the inside. Top and bottom rails utilize a full width finger pull. DP upgrade units shall have no finger pulls. No finger pull option is available for standard units.
- C. Finish: Shall be one coat Latex primer applied to exterior surfaces only of sash and frame.
- D. Glazing: Shall be 3/4" double pane LoE 366 insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including clear, tinted, tempered, and obscure. Cardinal's Preserve™ option is available on all LoE 366 glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Shall be closed-cell foam encased in TPE skin installed at the head, checkrail, and sill. Flex-hinge jambliner provides a tight seal at the stiles.
- F. Hardware: Extruded vinyl jambliners shall have dual hinged leaf compression legs: beige color standard. White jambliner option available. Spring-loaded die-cast tilt latches allow both sash to be tilted in with ease. Balance system consists of a block and tackle with a locking shoe that allows for easy cleaning or removal; where required by sash weight, a double spring balance will be substituted. Flange mounted cam action locks have contemporary curved handle and concealed fasteners. One lock is used on unit widths 24" and below. Two locks are used on unit widths of 28" and up. Locks, keepers, and tilt latches all have a baked on champagne enamel finish. White, black, bronze, brass, oil-rubbed bronze, and satin nickel hardware options available.
- G. Screens: Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Screens are full height of opening. Screens available in white, bronze, tan, ivory, hunter green, cinnamon, or black. The screen is intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.

Pinnacle Series

PRIMED DOUBLE HUNG

SPECIFICATIONS

(Materials continued)

- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges. Stick grilles are fastened to sash with press pins, while perimeter grilles use a hidden clip system. Stick grilles and perimeter grilles are available in 7/8" or 1-1/4" widths. White, cinnamon, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in 13/16" flat, 3/4" profiled, or 1" profiled. Two-toned inner grilles (3/4" profiled only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and cellular PVC exterior bars to the surfaces of the insulated glass; when ordered interior primed, the interior WDL bars will be cellular PVC. WDL is available in 7/8" and 1-1/4" standard, 5/8" putty, and 7/8" putty exterior with standard interior. All are available with or without inner bar between the glass. Exterior bars are cellular PVC.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.
B. Install the window unit in accordance with the manufacturer's recommendations.
C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

3.03 ADJUSTMENT AND CLEANING

- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.
C. Remove all visible labels and instructions.
D. Final cleaning of glass in accordance of Section 01.