



Oxford Historic Preservation Commission

COA application:	293
Applicant:	Stephanie and Ken Coghlan
Address:	1301 South 11 th Street
COA Request:	Modifications to existing structure: 1) Remove two existing doors and replace with brick at rear elevation, 2) Add a gable over the front porch, 3) Remove single 3/1 small window and replace with double 3/1 window to match adjacent windows at rear elevation, and 4) Paint existing (unpainted) masonry.
COA History:	None
Historic Preservation Ordinance References:	Section 54-26 (3) a & b
Design Guideline References:	Section 11: Windows, Doors, Blinds, Awnings and Canopies – pages 103-115 Section 10: Exterior Building Materials – pages 70-82
Comments:	Property is a contributing element per Historic Survey. 1) Proposed door modifications do not appear to detract from existing construction. Existing masonry should be evaluated by an experienced mason for historically appropriate infill options at doors. 2) Existing shed roof porch is part of original Survey description and should be maintained as an element of the contributing street façade; consider changing roof material at porch in lieu of layering over or replacing the entire element. 3) Proposed window modification may interrupt the rhythm of the elevation as most openings line up with openings below; provide photo of full rear elevation for discussion, if possible. 4) Painting of historically unpainted brick is not recommended per the Design Guidelines (pg. 73).

OXFORD HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION

107 Courthouse Square, Oxford, MS 38655

I. APPLICANT INFORMATION:

Name of Applicant: Stephanie and Ken Coghlan Phone: 662-816-7806
Applicant and/or Designated Agents email address: bizxaya@att.net
Mailing Address: 1009 Hayes Avenue
Applicant's Relationship to Property: Owner Architect Contractor Rent
Name/Address of Owner: Stephanie and Ken Coghlan
Name/Address of Architect:
Name/Address of Contractor: B + B Custom Designs

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.....	<input checked="" type="checkbox"/>	\$25.00
Major alterations of more than \$10,000.00 in total alteration costs.....	<input type="checkbox"/>	\$100.00
Demolition/removal of structure.....	<input type="checkbox"/>	\$75.00
New Construction.....	<input type="checkbox"/>	\$200.00
Preliminary Conference.....	<input type="checkbox"/>	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: 1301 S. 11th
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.

<u>See attached</u>

- 2.

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: Stephanie Coghlan Date: 7/23/14

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 695
1. b. Property Name, Common		15. County Lafayette
2. Property Address 1303 South 11th Street		16. City Oxford
3. Legal Description 97B:92		20. USGS Quad Map
4. Ownership private	22. Condition fair	21. UTM Reference
6. Former/Historic Uses residence	5. Present Use same	24. Principal Materials brick veneer
8. & 7. Significant persons, events, themes, including dates of association		
10. Date of Construction ca. 1930	9. Historic Changes	23. Post Historic Changes
10. Architect	11. Builder/Contractor	25. Architectural Style Craftsman

3. Outbuildings or Secondary Features (use sep. form if important)

2. Brief Description: One story on raised basement, three-bay, brick veneered Cape variant with Craftsman influence, built ca. 1930. Side gable roof covered with asphalt shingles, with exposed rafter tails. Windows are 1/1 double-hung sashes, some in groups of three. One-bay, shed roof porch supported by box piers. Entrance contains a four-light, four-panel door.

10. Historical Information: The Sanborn map series of 1948 does not show this as an extant structure. The reason for this anomaly is unclear.

11. Historical Contexts:

13. Sources of Information:

32. Additional Remarks or Information:

35. Owner's Name and Address

36. Photographer/Source
John Hopkins

37. Photo Roll/Frame
3564:31

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

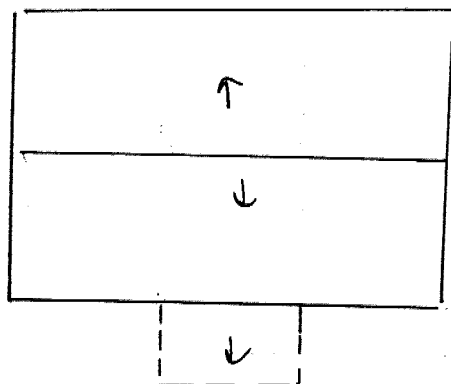
43. Evaluation

- 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

1303 S. 11th



1303 S. 11th

N
←

1301 South 11th
South Lamar Historic District
Modification Request

- 1) The house was built as a duplex and we are converting it to a single family home. On the South end of the house, there are 2 bedrooms downstairs that have exterior doors. We would like to remove them for security purposes as well as esthetics in the rooms. There are also water issues with keeping them. (see picture) Our plan is to brick up the opening. We can't get the brick used originally, and the only brick available close to the size we need is too narrow and is just not a good match. We are going to build forms and make our own to fill in these openings.
- 2) On the front of the house, we would like to add a gable over the front porch.
- 3) On the back of the house, we would like to replace a small single window with a matching window like the others across the back of the house.
- 4) We would like to paint the brick. The current brick have many cracks that have been filled in and then spray painted red, all over the exterior. There are also places where they have removed awnings over the exterior doors on the south end of the house and the holes left were sloppily filled and then painted red. We would want to have this done properly and then once we painted the house it would not even be noticeable. We feel it would make a huge improvement to the neighborhood to paint this unattractive brick house and make it more attractive to everyone. The painted brick would be more in keeping with surrounding properties which are painted homes as well. The color palette we would like to use is attached.



Modification

#1



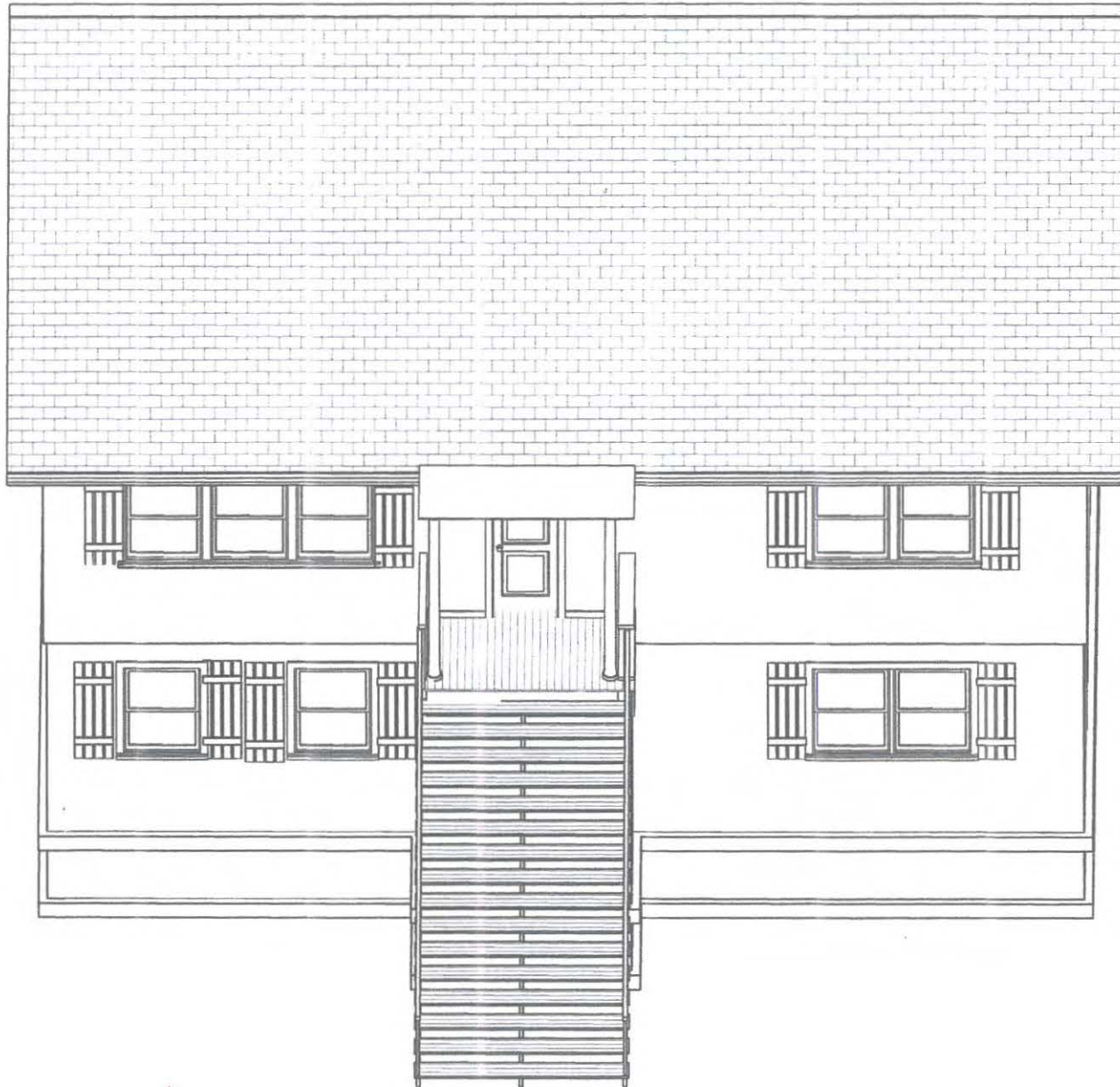
Modification

#1



Modification

#1

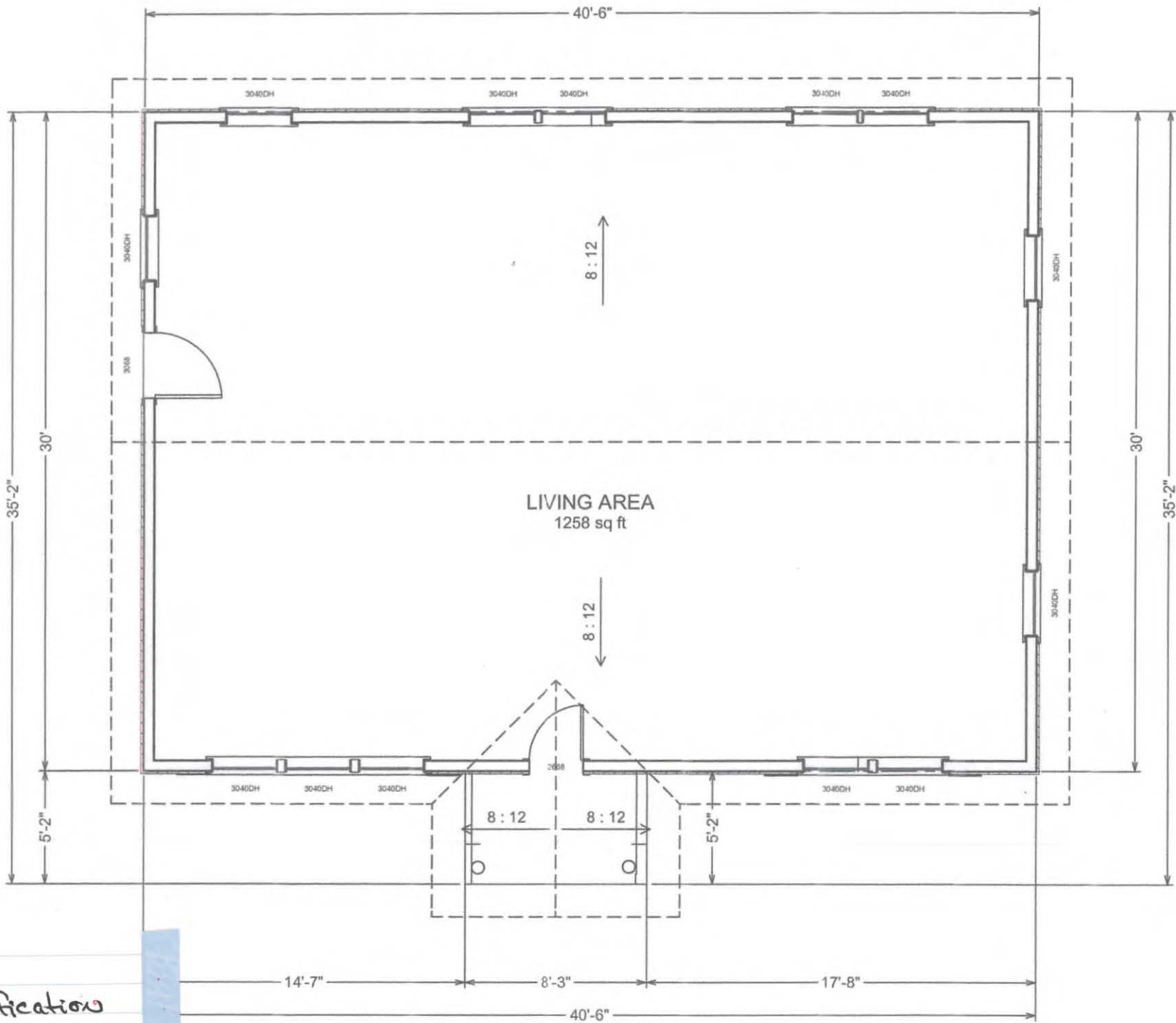


Modification
2



Modification

#2



Modification

#2

g room

Catherine tore out the paneling and painted the walls pale green to give the room a sunnier feel. A white IKEA dresser-turned-console greets visitors as they walk through the front door. The seating— a brown leather sofa and Safavieh club chairs from Pottery Barn—is upholstered in neutral fabrics but gets a pop with patterned pillows from Layla Grayce and a rug from Anthropologie. The chairs share a gray coffee table by Tritter Feefer, and an antique blanket chest as a coffee table.



With its worn brick facade, beat-up roof, and sandy yard, the house was a real downer, especially compared with other cute bungalows in the area.

exterior

"When I pull into the driveway, I finally think, *Wow, that's a nice house.*" says Nick. He and Catherine freshened up the exterior by painting it stone gray (Backdrop by Sherwin-Williams) and adding a gabled portico over the existing front stoop. They also installed custom shutters, a new shingle roof, and a brick walkway. Not long ago the house was swallowed up by trees and overgrown azaleas, but now its tidy front yard is fully landscaped with boxwoods, Ruby Chinese fringe flower, windmill palms, and mature pine trees. The custom mahogany front door has six windows to let in light.

Modification

2

Existing



Modification

#3

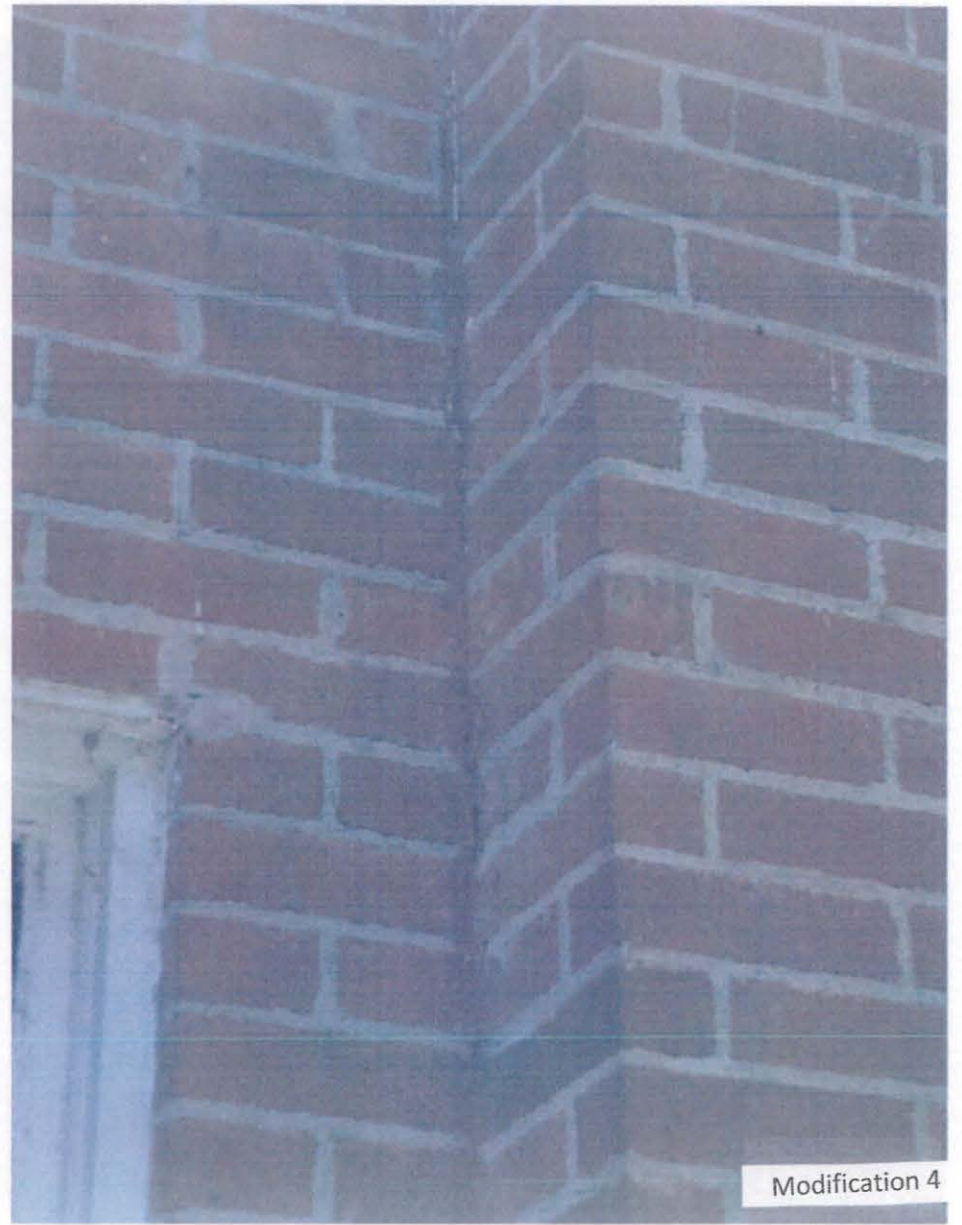
Proposed Change (Photoshoped)



Modification

#3

Proposed change





Modification 4



Modification 4



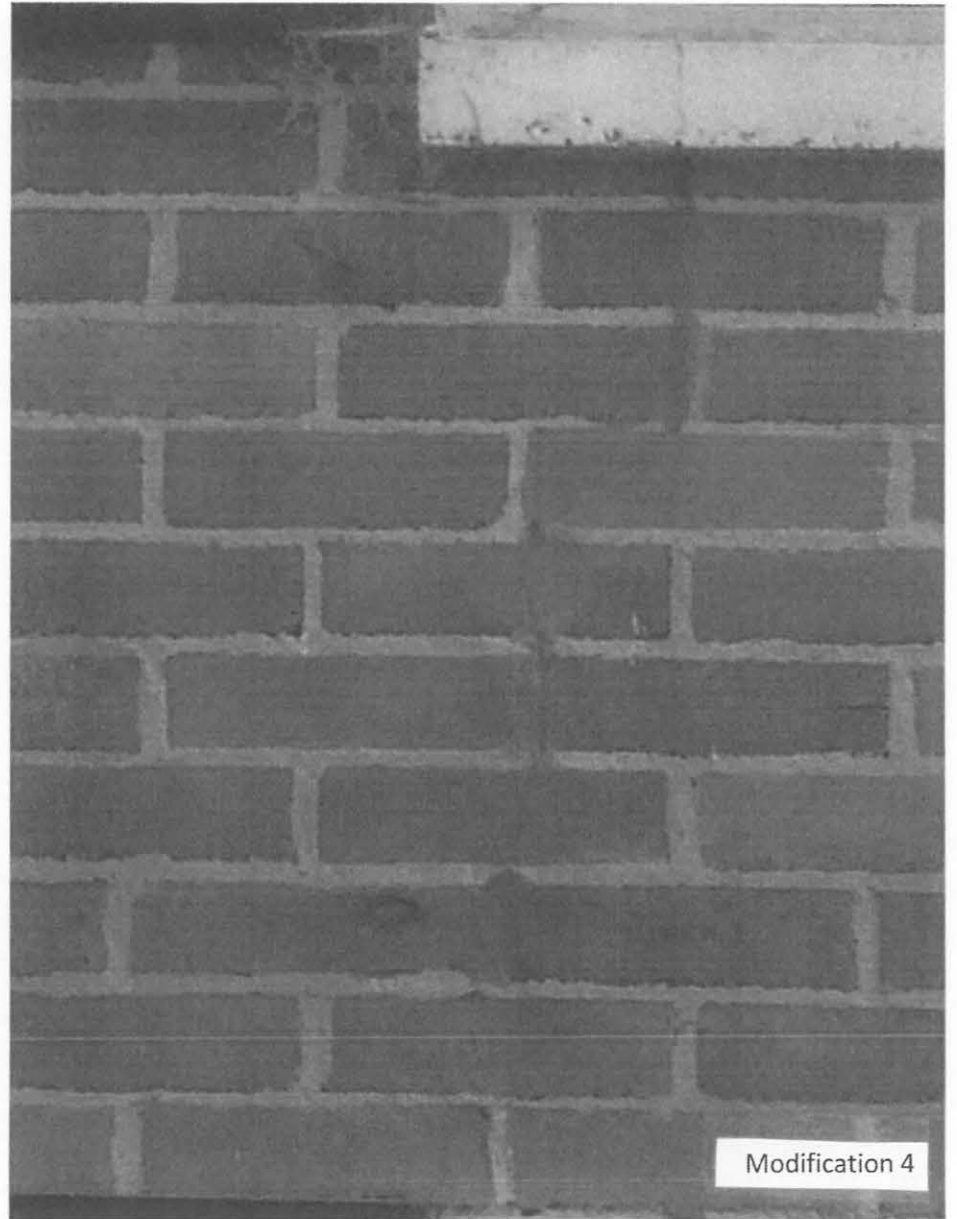
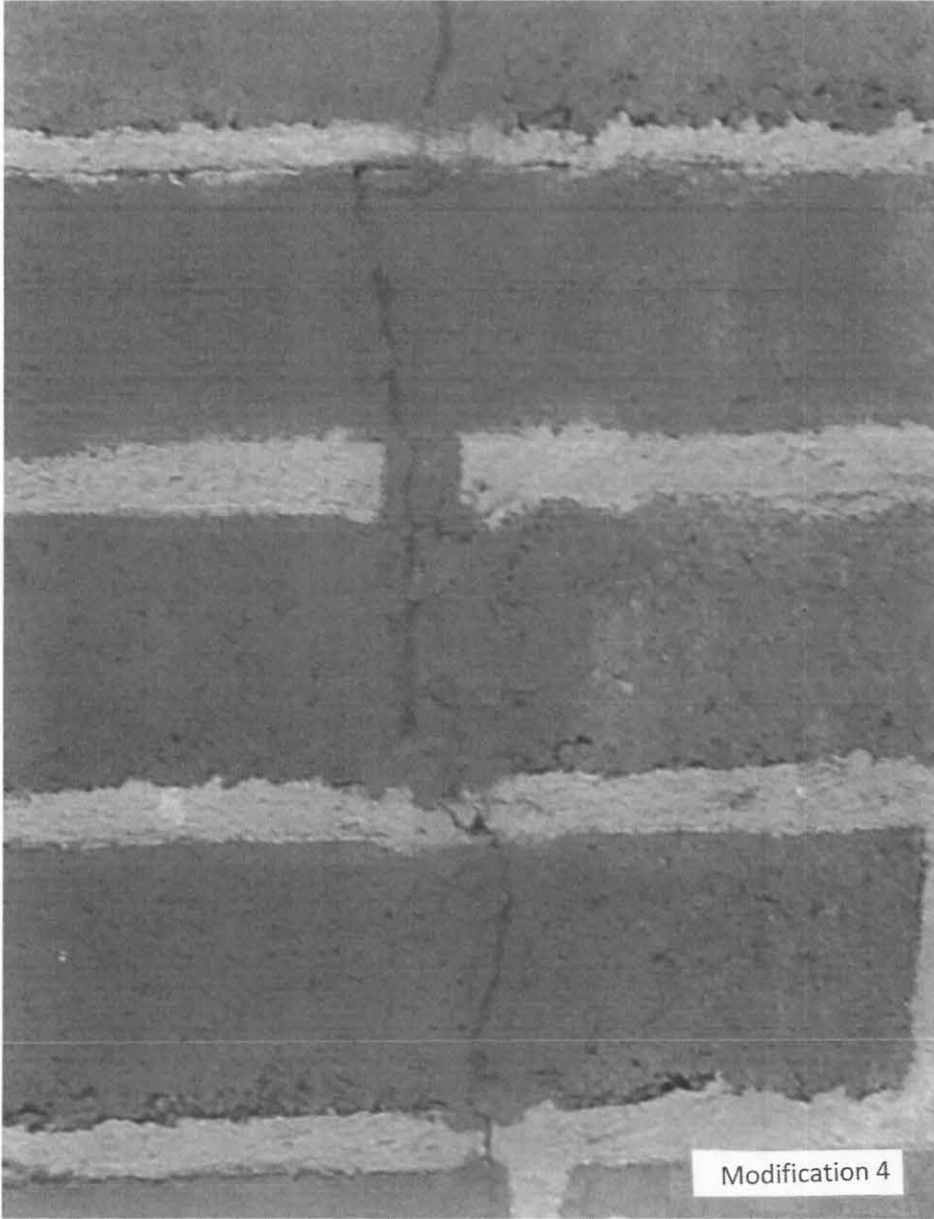


Modification 4



Modification 4





HOMEOWNERS:
Melanie and
Christopher St. Pierre
LOCATION:
Ho-Ho-Kus, NJ
BUILT IN: The 1920s
BOUGHT IN: 2009
"It was the little
quirks—like the offset
windows on the front
door and the brick
detail under the
chimney—that made
us fall in love with it."



copy the curb appeal

We took a spin through some great neighborhoods and found eye-catching houses worth a closer look.

Modification 4

real estate spy

IDEAS TO STEAL



porch light

The St. Pierres repainted their house and replaced the porch light with a black one to match the color of the shutters.

Murray Fels OLS701 traditional two-light outdoor wall lantern with clear seeded glass shades. \$186, build.com

paint colors

STUCCO AND SIDING: Days of Sun by Pratt & Lambert
SHUTTERS: Black Noir by Pratt & Lambert
FRONT DOOR: Velvet Red by Pratt & Lambert



doormat

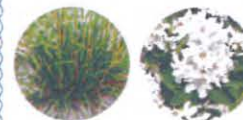
A new doormat is an easy way to bring color to a stoop without flowers. This red and yellow number pairs perfectly with the exterior paint colors.

Salsa 18" x 30" doormat, \$34, tag2u.com



walkway

A curved path from the curb to the front door says, "Welcome to our home." This walkway is made of bluestone pavers.



landscaping

The yard is kept simple with easy-care ornamental grasses (far left), azalea bushes (near left), and assorted shrubs. The holly bush and weeping tree behind the front shrubs add height to the design.



boxwood shrubs

Two sturdy, evergreen boxwood shrubs shaped into cones grow on either side of the steps.

front door

The original arched front door contrasts with the house's peaked rooflines. Get the same storybook style with this round-top charmer.

Classic-Craft Rustic Collection unfinished CCR1008 front door, \$1,190.50, thermaltru.com for stores; paint: Velvet Red by Pratt & Lambert



door handle and strap hinges

For a historic cottage feel on a newer front door, install strap hinges and a matching handle.

Fusion Hardware Scalloped two-piece handleset in brass finish, \$348, myknobs.com; Weathered bronze dummy strap with heart design in forged bronze, \$29.50, houseofantiquehardware.com

exposed brick

A brick chimney stands out against the yellow stucco. A fun touch: extra bricks that look like they're cascading down the front.

Modification 4

WRITTEN BY JAIMIE DALESSIO PRODUCED BY JENNIFER BERNO AND CATHERINE ANNE LOWDEN