



Oxford Historic Preservation Commission

COA application:	Case #297
Applicant:	Mathias Romkens
Address:	1310 Jefferson Avenue
COA Request:	After-the-fact modifications to previous COA request as follows: <ul style="list-style-type: none">• 2nd story deck 'as built' is larger than approved• Roof 'as built' is flat, pitched metal rood was approved• Lattice 'as built' is PVC; not wood as approved• Additional doors were installed on first floor. There were not included in the original request.
COA History:	Case #181 – 08/2012- Demolition by Neglect – Applicant repaired roof Case #267 – 4/2014 – Construct new covered landing, stair and lattice enclosure below; minor demolition required. Approved
HP Ordinance References:	Section 54-26 – 1 & 3
Design Guidelines References:	Section 6 – New Additions, pages 52-59 Section 11: Windows, Doors ... & Canopies, pages 103-115 [Windows] Section 14: Porches, Entrances, and Entry Steps, pages 148-155
Comments:	Various items are built out of compliance with original approval. <ul style="list-style-type: none">• Stair Configuration - switch-back to straight-run• Roof Material - metal to shingle• Porch Length - extended north, formerly the width of the garage• Lattice Material - unpainted, treated wood to white pvc• Metal Doors - no access doors/gates in original case
Comments from previous COA:	Comments From April Meeting Property is a contributing element per Historic Survey; outbuilding is original to primary structure per Survey. Proposed modifications are not visible on primary façade but readily visible from North 13th Street to the west. Consider modifying stair to allow lower section to run along existing north wall of garage. Clarify if roof over landing is an extension of existing roof or new, lower roof section of the same pitch. An open-ended gable would be more consistent with existing construction. Clarify finish for new work – painted, stained, or unfinished, treated lumber. Details of garage door must be submitted to be considered with this COA.

**OXFORD HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION**

107 Courthouse Square, Oxford, MS 38655

I. APPLICANT INFORMATION:

Name of Applicant: M. J. M. Römken Phone: 234-1669 // 232-2940
Applicant and/or Designated Agents email address: ~~110 Colonial Rd~~ matt.romken@ars.usda.gov
Mailing Address: 110 Colonial Rd
Applicant's Relationship to Property: Owner ☒ Architect ☐ Contractor ☐ Rent ☐
Name/Address of Owner: 110 Colonial Rd
Name/Address of Architect: _____
Name/Address of Contractor: Mr. Smith

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: 1310 Jefferson Ave, Garage Apartment
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. Modification of previously approved plan
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: _____

Date: Aug. 4, 2014

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 156
1.b. Property Name, Common		15. County Lafayette
2. Property Address 1310 Jefferson		16. City Oxford
3. Legal Description 86R:25		20. USGS Quad Map
19. Ownership private	22. Condition fair	21. UTM Reference
4. Former/Historic Uses residence	5. Present Use residence	24. Principal Materials brick veneer
6 & 7. Significant persons, events, themes, including dates of association		
8. Date of Construction ca. 1930	9. Historic Changes	23. Post Historic Changes
10. Architect	11. Builder/Contractor	25. Architectural Style Craftsman

13. Outbuildings or Secondary Features (use sep. form if important)
Garage, ca. 1930. Two-story, two-bay, frame, gable roof, asphalt shingles, weatherboard siding. (C)

12. Brief Description: One-story, three-bay, brick-veneered bungalow with Craftsman influence, built ca. 1930. Complex gable roof covered with concrete-asbestos shingles, with box cornice. Windows are 4/1 double-hung sashes and two-light casements in groups of three. Partial-width, undercut porch supported by brick piers. Entrances contain a Craftsman multi-light door and a multi-panel replacement door.

30. Historical Information: This structure first appears in the Sanborn map series of 1948.

31. Historical Contexts:

33. Sources of Information:

MISSISSIPPI HISTORIC RESOURCES INVENTORY
Page 2

32. Additional Remarks or Information:

35. Owner's Name and Address

36. Photographer/Source
John Hopkins

37. Photo Roll/Frame
3557: ~~2~~ 30

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 #

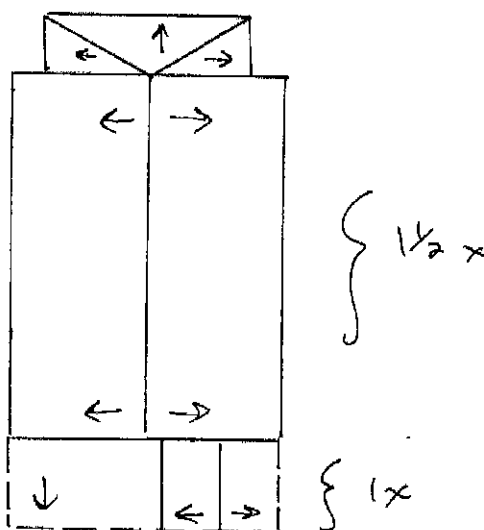
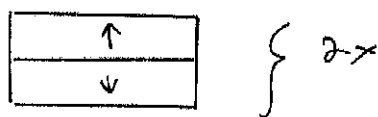
42. Other HPD Information

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



N. 1473

Oxford
Aug. 3, 2014

Ms. Katarina Hourin
Assistant City Planner
City of Oxford, MS.

Ms. Hourin,

Thank you for your letter of July, 30, which I received by e-mail on Aug. 1 PM, however without the COA application and a copy of the HPC Ordinance. Never mind those, I will pick those up on Monday, Aug. 4. We like to have the opportunity to submit an "after-the fact COA for the unapproved changes as soon as possible, and to present the reasons before the Oxford Historic Preservation Commission (OHPC) why slight (necessary) changes were made in the original proposed plan. Actually, I expected that. Of course, we will comply with the City code and make the corrections that were identified and verbally, perhaps incomplete, conveyed to me by the contractor. We have not acted on those pending the meeting called for Aug. 13 by Ms. Andrea Correll. I had expected to hear then what all the issues were that needed to be attended to.

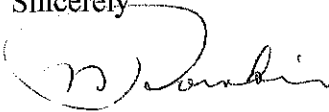
With respect to the discrepancies that you mentioned in regard to OHPC I like to have the opportunity to discuss those with the OHPC. Briefly,

1. Plan modification. The change came about when we realized that it would be almost impossible to carry upstairs on a 4 ft by 4 ft landing a 6ft to 8 ft long sofa/bed or heavy refrigerator. Given the space limitation on the stair case that involves in addition a 90 degree change in direction and that was further constrained by a 4ft tall balustrade, we opted for a straight staircase solution in which two persons in addition to these pieces of furniture could be safely handled. We came up with the construction that we made which is far more simple, structurally sound, and functionally an improvement over what we proposed initially and that would also be far more aesthetic. We should have done a better job on thinking this one thru. The change is minimal I hope to indicate that in a drawing when the commission meets.
2. Roof. We have not deviated from the plans as proposed. This issue came up in the meeting of April 8. One member understood from the drawing that the roof would be a pitched roof. I explained that this was not the case but that instead the roof would be flat but slightly slanted. Following that explanation another Commission affirmed what I said and no further questions were asked. (I think that the drawing that was shown may have been confusing. This drawing does not show a depth perspective. The pitched roof there is from the existing apartment.)
3. Lattice. We could have gone with a wooden lattice. However, my experience on this property with wooden lattices have been very dismal. One can be seen on one of the pictures beneath the old landing. We had a fence on the property made of this material. They rapidly deteriorated. When I saw the ones the contractor used following my return from overseas, I was impressed and thought that the "PVC" was really a painted wooden lattice. It has the same size and a wooden texture. Only looking at it from a distance of 1 to 2 feet I could notice a slight difference but not much. This material has much more durability and quality.

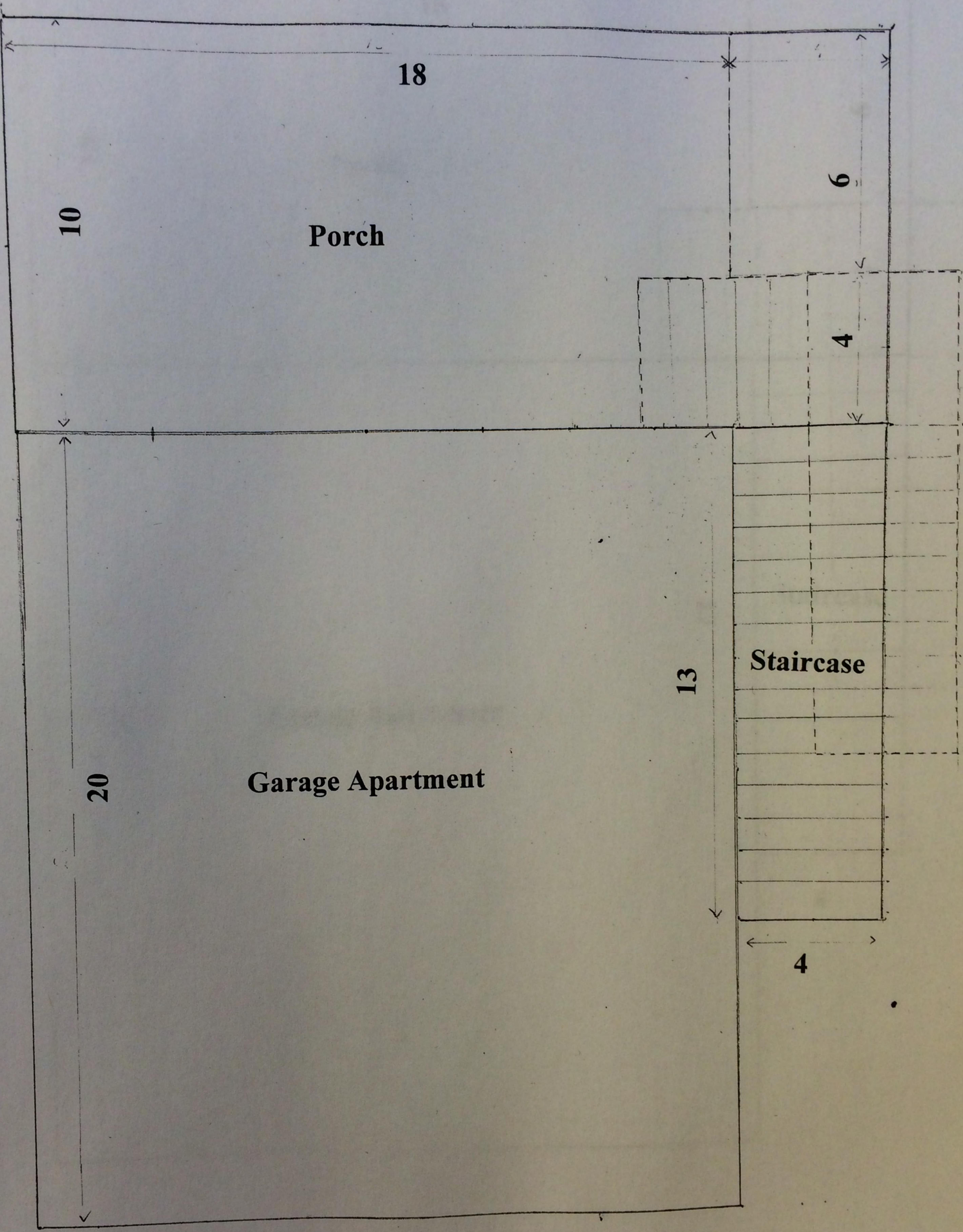
4, Doors. They were not included in the drawings (an oversight), but it was clearly indicated that the space on the first floor was to be used for storage and for trash containers. Obviously there have to be doors.

I hope that with these explanations we will be able to correct mistaken impressions that we might have caused. Hence, I really appreciate having the opportunity to submit an "after-the fact" COA. As I indicated, I am convinced that in the end the revised plan is far more simple, elegant, functionally desirable, structural sound, aesthetic, and more in-line with traditional structures than the somewhat contorted plan submitted earlier.

Sincerely

A handwritten signature in cursive script, appearing to read 'M.J.M. Römkens', written in dark ink.

M.J.M. Römkens
110 Colonial Rd
Oxford, MS.



18

10

Porch

6

4

13

Staircase

20

Garage Apartment

4















Oxford Historic Preservation Commission

COA application: 267

Applicant: Mathias Rompkens

Address: 1310 Jefferson Avenue

COA Request: Construct new covered landing and stair with lattice enclosure below; minor demolition required.

COA History: Case #181 – 08/2012- Demolition by Neglect – Applicant repaired roof

Comments: Property is a contributing element per Historic Survey; outbuilding is original to primary structure per Survey. Proposed modifications are not visible on primary façade but readily visible from North 13th Street to the west. Consider modifying stair to allow lower section to run along existing north wall of garage. Clarify if roof over landing is an extension of existing roof or new, lower roof section of the same pitch. An open-ended gable would be more consistent with existing construction. Clarify finish for new work – painted, stained, or unfinished, treated lumber. Details of garage door must be submitted to be considered with this COA.

#267

**OXFORD HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION**

107 Courthouse Square, Oxford, MS 38655

I. APPLICANT INFORMATION:

Name of Applicant: Matthias J.M. Römken ^{Hm.} Phone: 234-1669 ^{off} 222-2940
Applicant and/or Designated Agents email address: matk.romkens@ark.usda.gov
Mailing Address: 110 Colonial Rd, Oxford, MS 38655
Applicant's Relationship to Property: Owner ☒ Architect ☐ Contractor ☐ Rent ☐
Name/Address of Owner: Same as above
Name/Address of Architect: _____
Name/Address of Contractor: _____

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
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Demolition/removal of structure..... ☐ \$75.00
New Construction..... ☐ \$200.00
Preliminary Conference..... ☐ No Charge

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

Address of Property Subject to Application: 1310 Jefferson Ave; Garage Unit
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.

Description, plan, and photograph attached.

1.
- 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.

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Applicant must sign: 

Date: March 21, 2014

State of Mississippi
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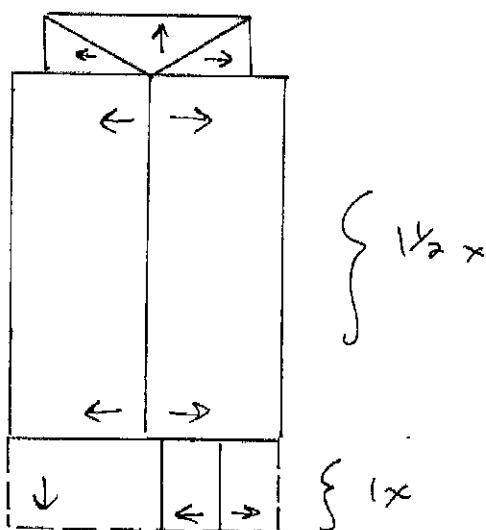
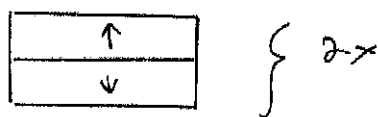
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33. Sources of Information:



N. 1473

MISSISSIPPI HISTORIC RESOURCES INVENTORY
Page 2

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36. Photographer/Source
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37. Photo Roll/Frame
3557: ~~2~~ 30

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
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State Landmark
Local Landmark
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HABS/HAER

29. District Name

Rating C/N C
Inventory #

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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

Request to replace outdoor staircase and landing of a garage apartment on 1310 Jefferson Ave.

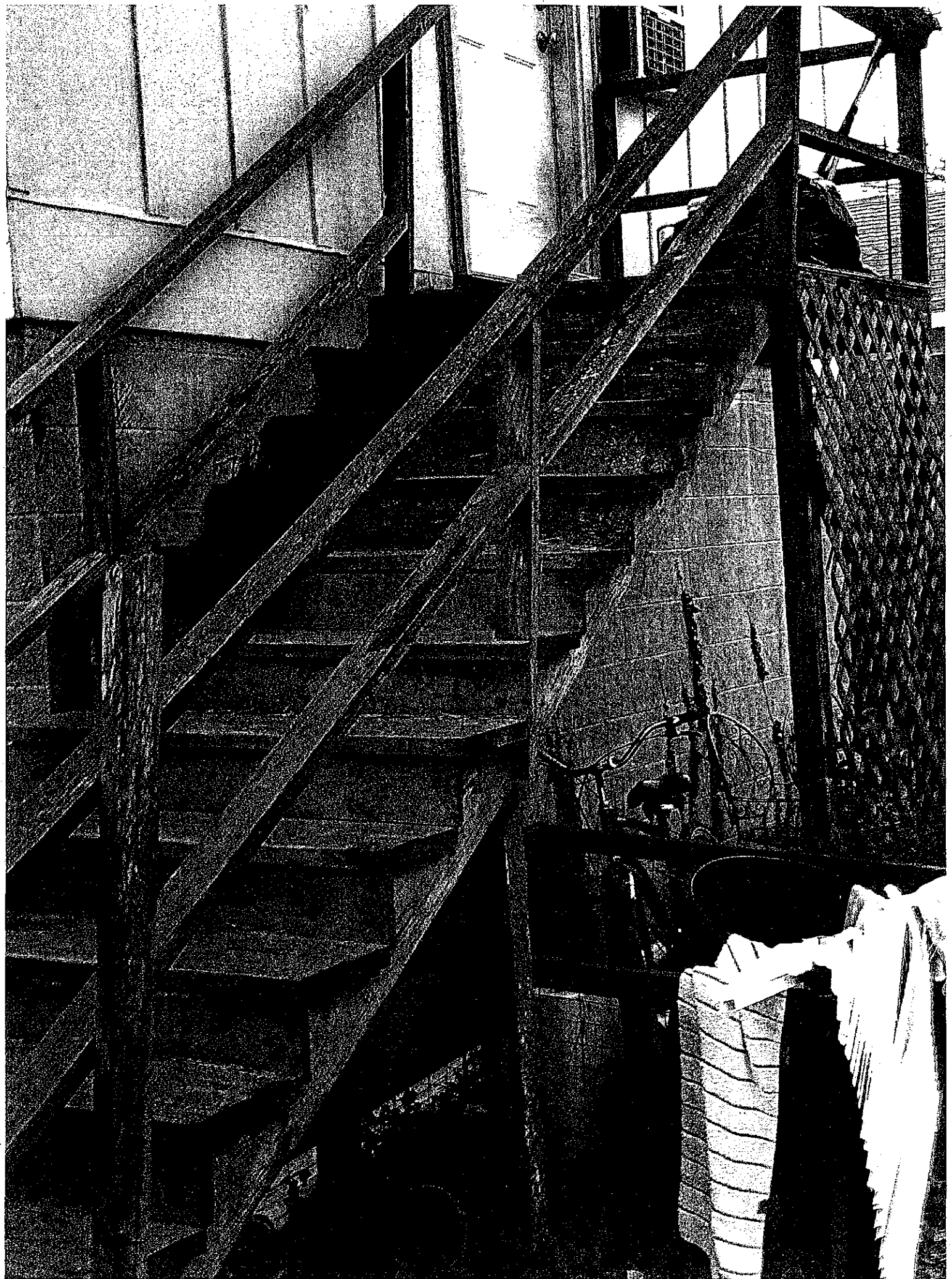
This request concerns the replacement of a staircase of an garage apartment on Jefferson Ave, that has degraded and poses a serious safety condition and represents an eyesore to the neighborhood. Attached are photographs of the present situation that also shows a damaged roof above the landing platform. The current landing is too small and does not allow furniture to be safely moved in and out of the apartment. The balustrade can easily be breached given its present condition.

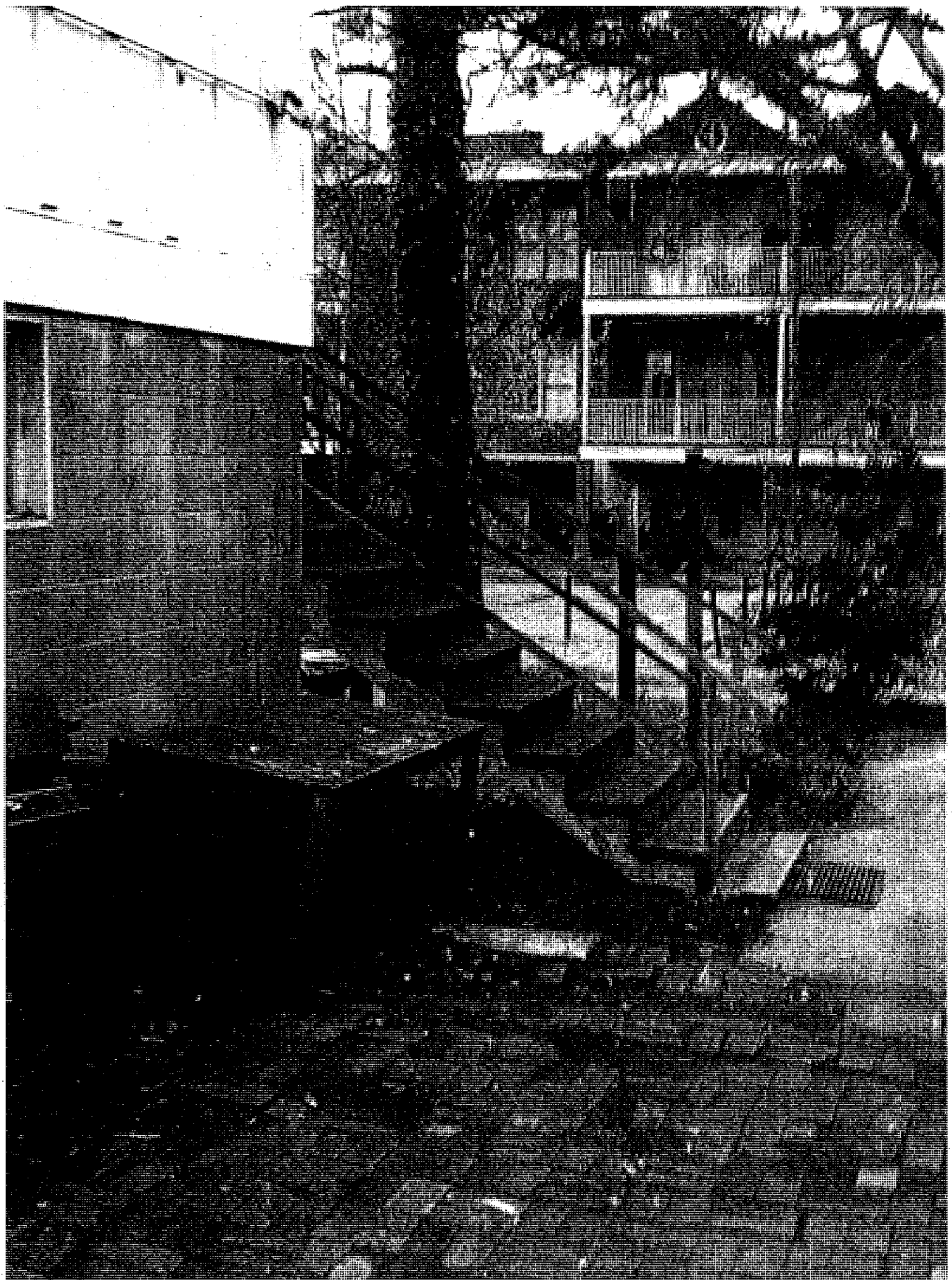
A sketch is attached to this request that indicates the proposed changes. The modification preserve the general functions and represents a tremendous improvement of the present situation and allows safe passage in and out of the apartment. Again, it will be an open staircase with a landing over the width of the back part of the apartment and will have a depth of 10 feet. A roof will cover the landing. The enlarged landing will also allow readily access to a window AC unit that can not be readily accessed without hazards in the present configuration. Also, this roof would slow down the deterioration of the landing and staircase. The space below the landing will be enclosed, with "trallied" or lattice board that in the absence of a shed on the premises can be used as a holding place for garbage cans that now are scattered around on the premises and that frequently are "visited" by racoons.

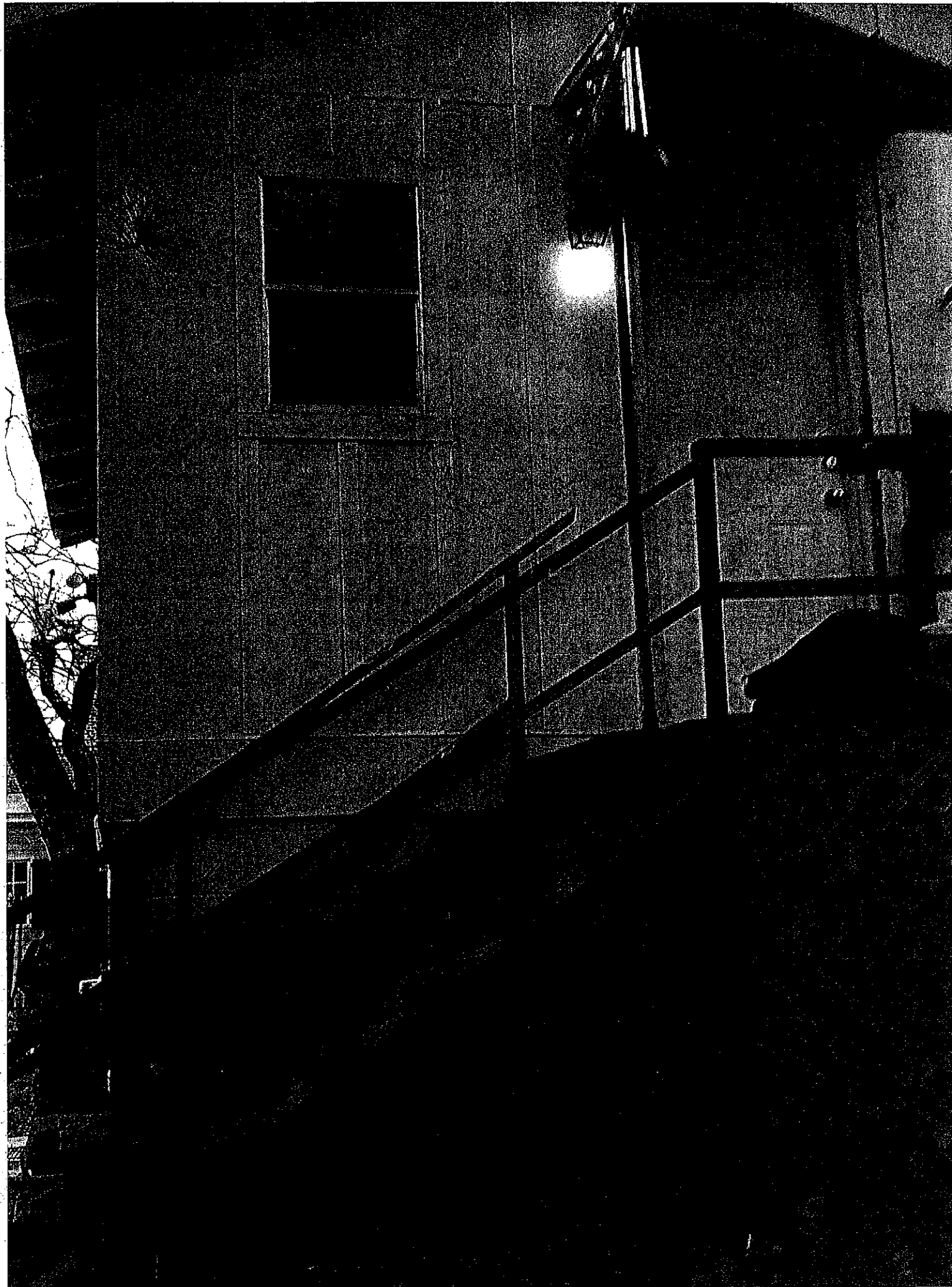
Finally, at some point in the near future we like to install a garage door to present a more scenic view of the premises.

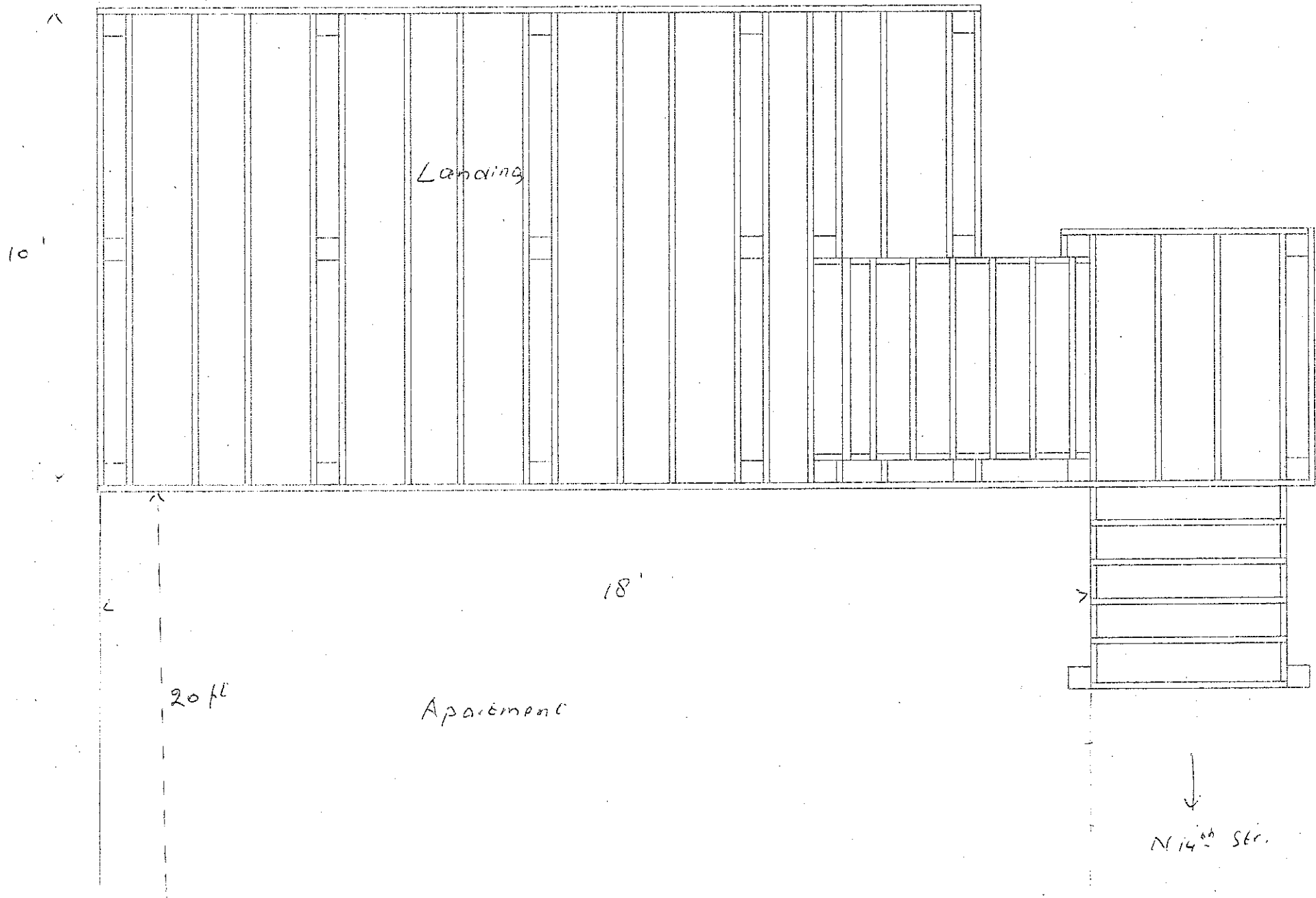
Respectfully submitted

M.J.M.Römens
110 ColonialRd.
Oxford, MS. 38655









Landing

10'

18'

20 ft

Apartment

N 14th St.

Garage Apartment 1310 Jefferson Ave.

Back view

