



Oxford Historic Preservation Commission

COA application: Case #339

Applicant: Daniel Stout and Cristin Ellis

Address: 1604 Jefferson Avenue

COA Request: A) Demolition - existing carport
B) New Construction: Install wood fence, wood shed with metal roof, concrete parking pad, wood clad window and wood clad door.

COA History: 2/2008 - Case #022 – Enclosed existing garage. Added a new carport, windows and swimming pool, painted brick and installed retaining wall and glass shed roof over entry and new metal roof – **Approved**
10/2015 – Case #302 –
A) Demolition - existing carport
B) New Construction: Install wood fence, wood shed with metal roof, concrete parking pad, wood clad window and wood clad door. **Approved**

Historic Preservation Ordinance References:

Design Guideline References:

Consultant Comments: Property is a non- contributing element per Historic Survey.

OXFORD HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION

107 Courthouse Square, Oxford, MS 38655

I. APPLICANT INFORMATION:

Name of Applicant: DANIEL STOUT + CRISTIN ELLIS Phone: 248-416-0454
Applicant and/or Designated Agents email address: danielstout@gmail.com
Mailing Address: 1604 JEFFERSON AVE OXFORD MS 38655
Applicant's Relationship to Property: Owner [X] Architect [] Contractor [] Rent []
Name/Address of Owner: 1604 JEFFERSON OXFORD MS 38655
Name/Address of Architect: EDYNE M CONKERTON PO BOX 153 TAYLOR MS 38673
Name/Address of Contractor: BILL LILLY / VILLAGE GREEN BUILDERS 662-832-8317

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: _____
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. SEE ATTACHED / ALTERATION TO PLAN APPROVED IN
2. CASE # 302 - OCTOBER 2014

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: Daniel N Stout Date: JUNE 17th 2015

1.a. Property Name, Historic		14. MDAH Inventory Code 173
1.b. Property Name, Common		15. County Lafayette
2. Property Address 1604 Jefferson Avenue		16. City Oxford
3. Legal Description 86R:16		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. 1965	9. Historic Changes	23. Post Historic Changes
10. Architect	11. Builder/Contractor	25. Architectural Style Modernist

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

12. Brief Description: One and one-half story, four-bay, brick veneer split-level ranch with Modernist influence, built ca. 1965. Hip and gable roof covered with asphalt shingles, with box cornice. Windows are 2/2 metal-frame sashes, and a picture window of one large and two small flanking single fixed lights. One-bay, shed roof porch supported by simple posts. entrance contains a four-light, four-panel door.

30. Historical Information:

31. Historical Contexts:

33. Sources of Information:

32. Additional Remarks or Information:

35. Owner's Name and Address

36. Photographer/Source
John Hopkins

37. Photo Roll/Frame
3558:34

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 N
Inventory #

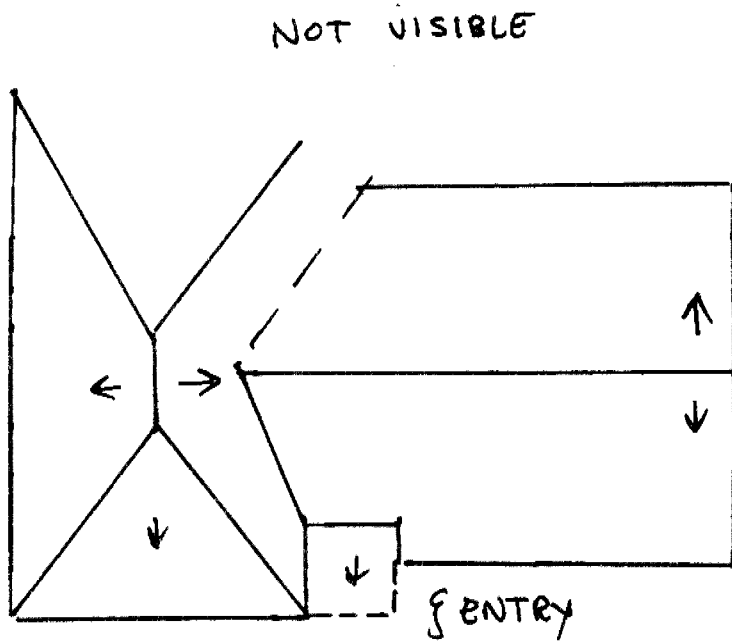
42. Other HPD Information

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



1604 Jefferson

26

June 17, 2015

Dear Historic Preservation Commission,

This application is to *clarify* and to *slightly alter* a plan already approved by the Historic Preservation Commission for 1604 Jefferson. There are three issues at hand: a question about the material for the approved parking pad; an alteration to the plan for the overhang on the shed; an alteration to the fenestration plan on the first-floor of the east façade.

1. *Parking Pad*. A question has been raised about the material to be used for the new parking pad. (The approved plans involved removing the existing driveway, which occupies much of the front yard, and replacing it with a more minimalist parking pad moved further to the east end of the property.) The approved plans did not specify a material, and to our recollection the question was not raised at the meeting at which the plans were approved. The owners' preferences are, in order, 1. Grass pavers; 2. Aggregate/gravel; 3. L-shaped/herringbone pavers. We'd be happy with any of these three options. Concrete would be a distant fourth.

Here's our thinking about the materials question. 1. Grass pavers (for an example see image 1) are not mentioned in the design guidelines pertaining to driveways (see page 163), but we feel that they would be in keeping with the modern/minimalist aesthetic of the property in question and adhere to the general sense in the design guidelines that "new paved driveways or parking areas [be positioned] in the least conspicuous part of the historic property." In addition to being less conspicuous visually, grass pavers also have some environmental benefits, since they drain water much more effectively than concrete. Part of the goal of the renovation is to recover more yard space by getting rid of the outside driveway, and grass pavers would be a way to integrate the parking pad into the overall landscaping plan. 2. If we use aggregate, which we would be happy to do, we would be in keeping with the design guidelines, which specify (still page 163) that "Acceptable paving materials are red brick, concrete, and exposed aggregate." There are a number of other homes in the historic district with aggregate driveways/parking pads (including one in the 1500 block of Jefferson). 3. L-shaped/herringbone pavers would yield a pattern similar to the parking pad at 1413 Jefferson, and would offer a more naturalistic surface compared to red brick. It does not appear to us that red brick would be a particularly appropriate choice, given the current aesthetic of the property and the general absence of red brick in the area or at neighboring homes. 4. Concrete would be our last choice, since—as stated above—the goal is to find a way to blend the need for parking into a greener landscape in the front yard.

Image 1: Grass Pavers

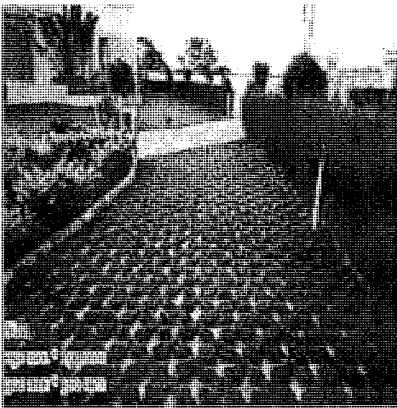
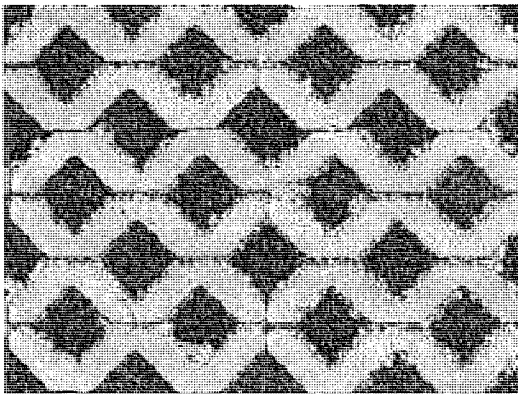


Image 2: L-shaped/herringbone type paving pattern



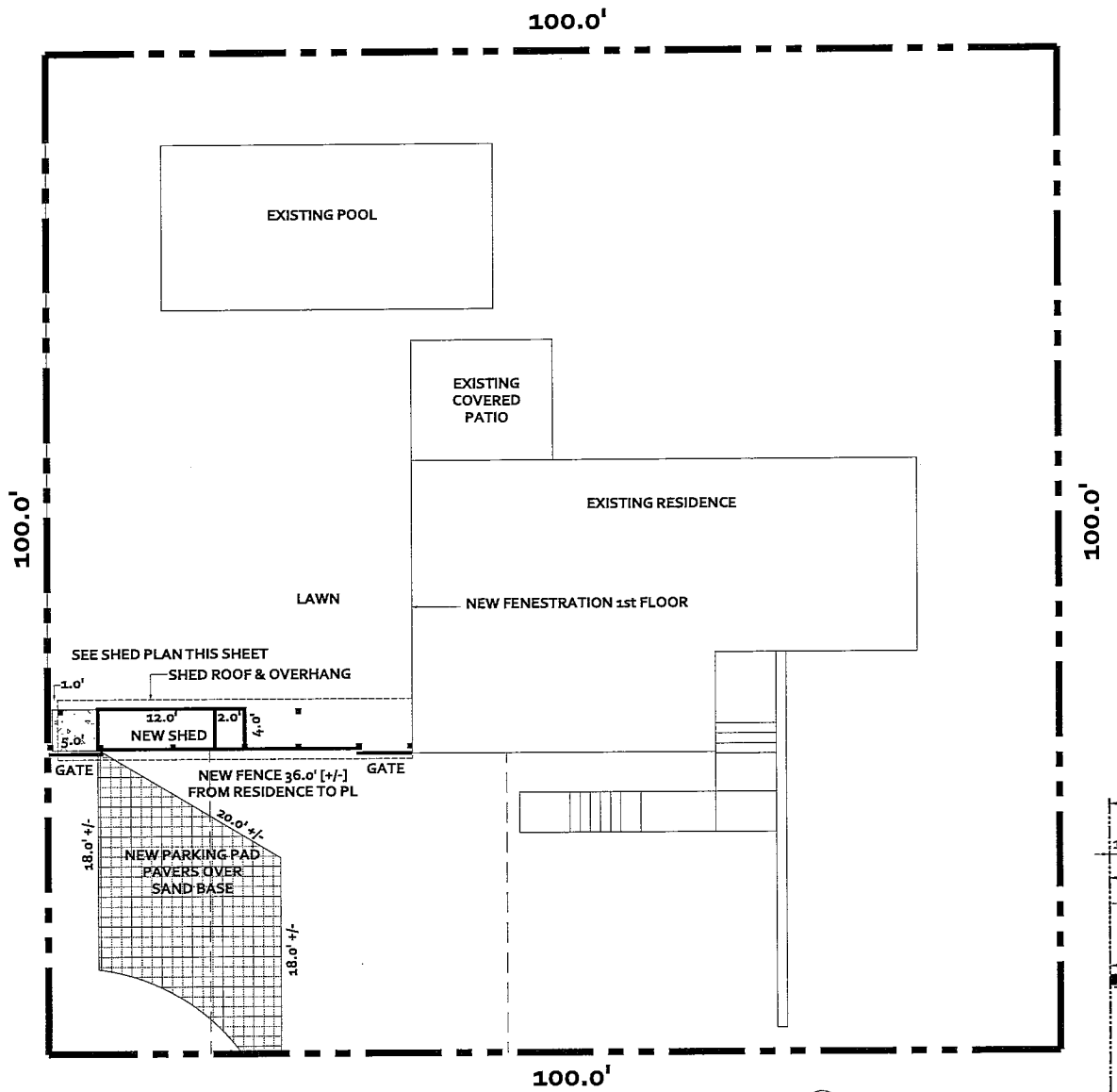
2. Alteration to shed overhang. The originally approved designs include a storage shed to be built on the inside of the fence. That shed had a large overhang on the west side to allow for a kind of outdoor mudroom/coat/shoe storage space. We'd like the commission to approve extending the overhang further to connect with the house, to allow for a slightly larger covered entryway to the house (the idea being to make the entry door we're adding to the west wall the main, everyday entrance to the house). We'd also like the commission to approve the option, cost permitting, of screening in that entry space. The updated drawings attached to this application should make it clear that both of these changes make a relatively minimal difference to the street-side façade vis-à-vis the approved original plan.
3. Change to fenestration. Having reviewed our window options for the east wall, we'd like the commission to approve removing the single tall window that was to be in the center and replacing it with a French door, which we feel will be a nicer option and avoid a single, slightly odd-man-out window to the scheme. The attached drawings now also specify the dimension of the windows to be added. The commission can see that the window dimensions have been selected to offer a regular façade (with one 3' casement and one 6' casement, which will be

divided in the middle). The commission originally approved using either mullioned windows—in keeping with the front façade—or non-mullioned windows (as have been used throughout the rest of the house). The windows installed will be non-mullioned.

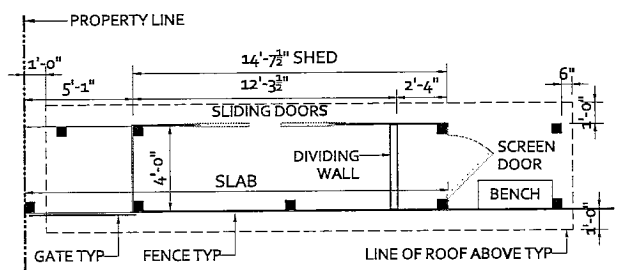
We hope the above explanation makes our plans clear. We'll look forward to discussing these with you at the July meeting. In the meantime, thanks for your attention to these matters.

Daniel Stout and Cristin Ellis

Handwritten signature of Daniel Stout, consisting of stylized initials 'DS' with a long horizontal stroke underneath.Handwritten signature of Cristin Ellis, consisting of stylized initials 'CE'.



1 SITE SCHEMATIC



2 SHED PLAN

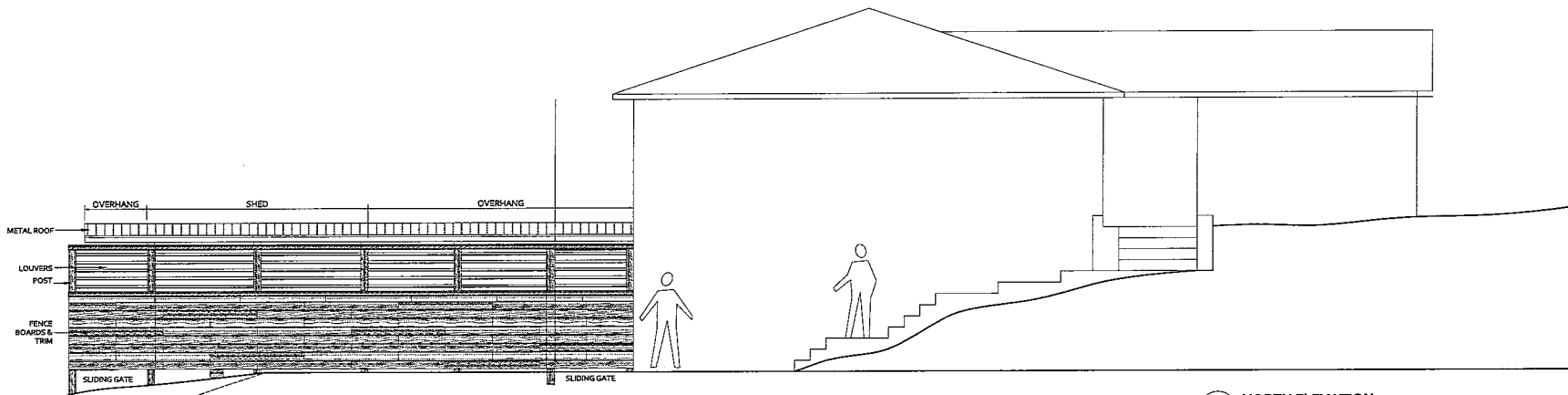
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HPC REVIEW	09-23-2014
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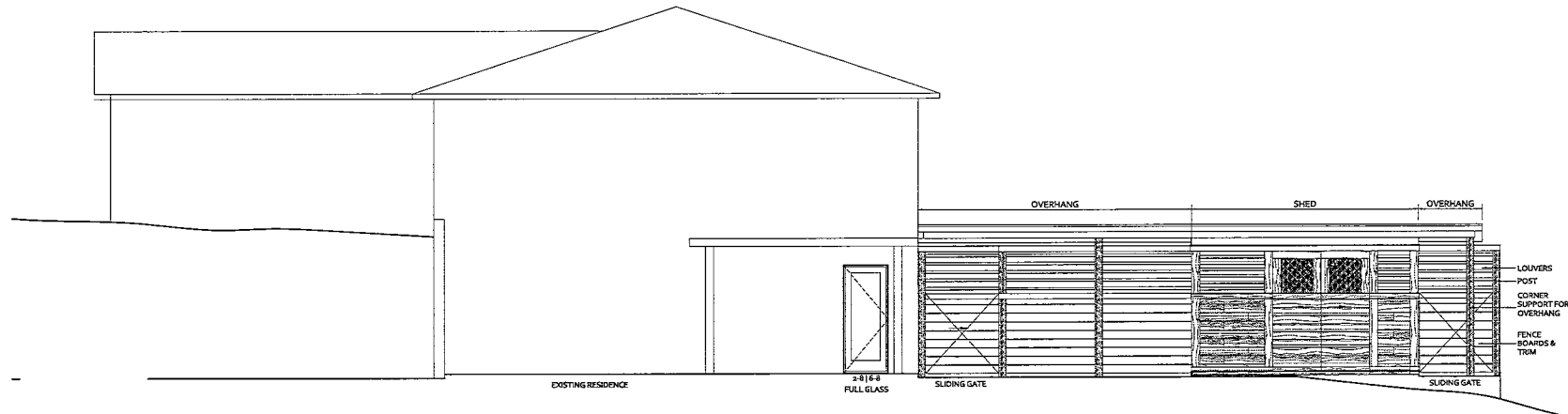
STOUT-ELLIS RESIDENCE
JEFFERSON AVE OXFORD, MISSISSIPPI 38655
DANIEL STOUT & CRISTIN ELLIS, OWNERS

SITE PLAN
Sheet
of 3



1 NORTH ELEVATION
[JEFFERSON AVENUE VIEW]

- FENCE: WOOD STAINED
- METAL ROOF: MATCH EXISTING ON RESIDENCE
- WINDOWS: WOOD CLAD MATCH EXISTING @ REAR & SIDE OF RESIDENCE
- DOOR: DOOR WOOD CLAD TO MATCH WINDOWS
- DOOR & GATE: STANLEY BOX RAIL & BOTTOM GLIDE FOR ± 1/2" DOORS FULLY CONCEALED



2 SOUTH ELEVATION
[YARD]

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ISSUE	DATE
HPC REVIEW	09.31.2014
HPC REVIEW	06.16.2015

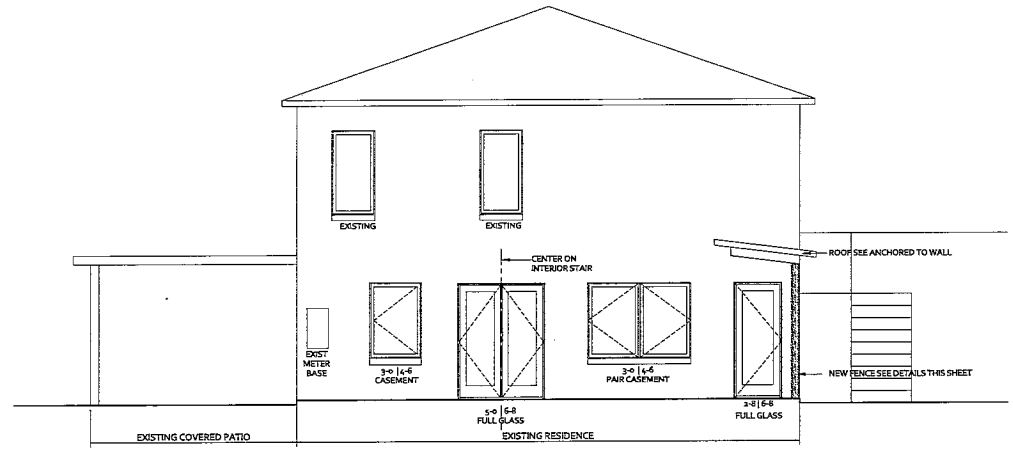
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DANIEL STOUT & CRISTIN ELLIS, OWNERS

ELEVATIONS

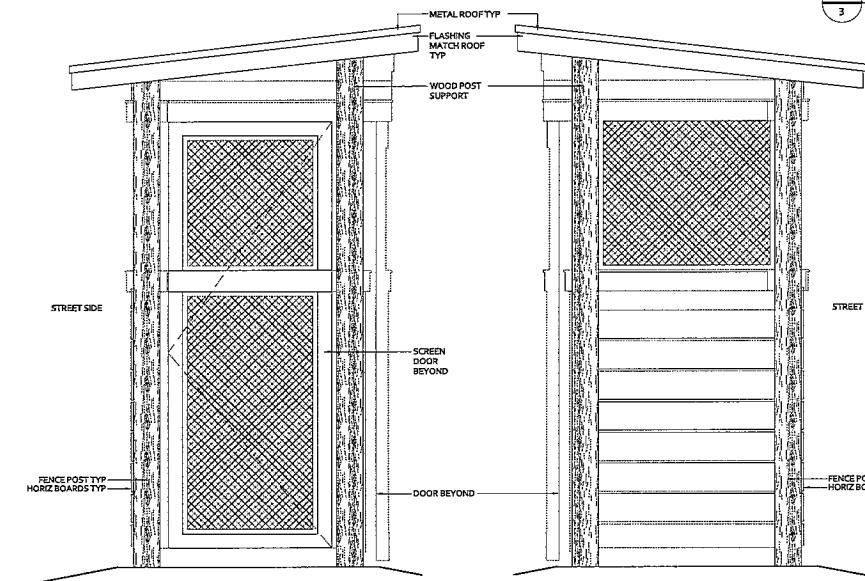
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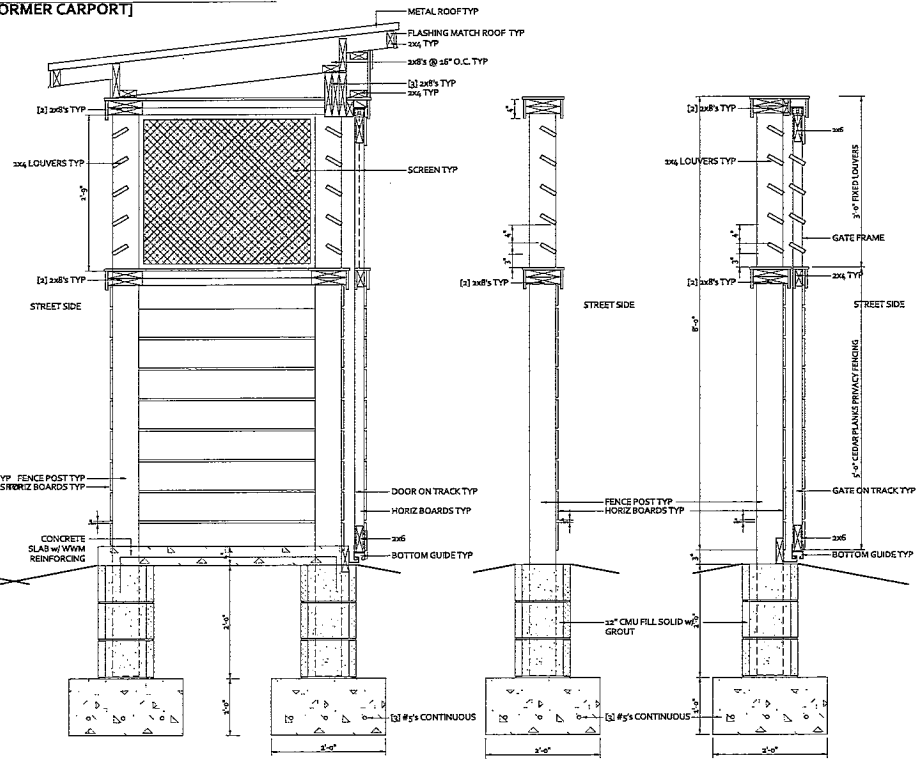
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**1 EAST ELEVATION
[FORMER CARPORT]**



2 OVERHANG



3 SHED SECTION

4 FENCE SECTION

5 GATE SECTION

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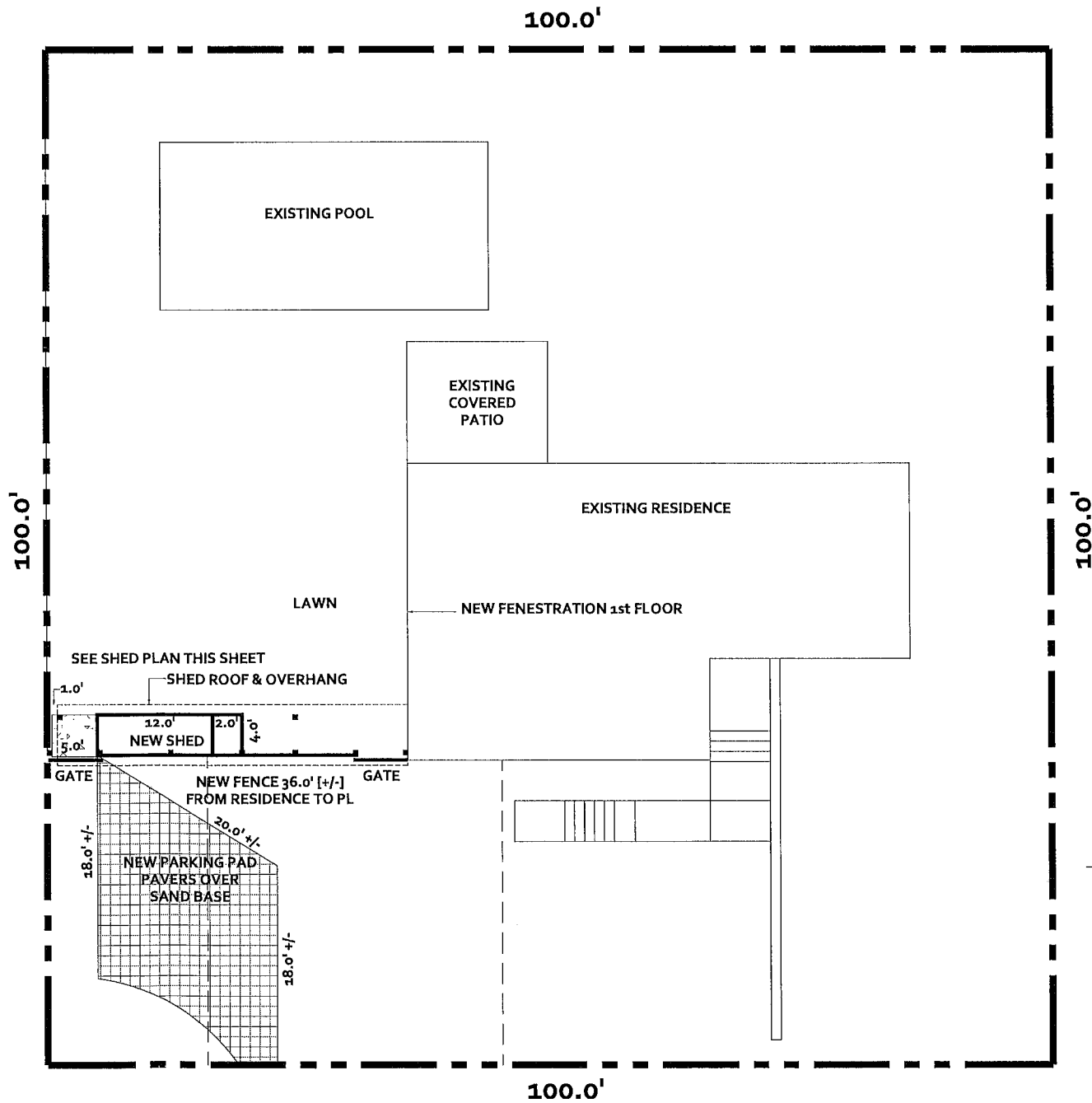
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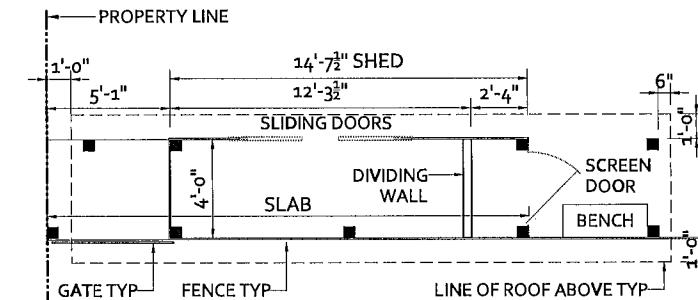
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JEFFERSON AVE OXFORD, MISSISSIPPI 38655
DANIEL STOUT & CRISTIN ELLIS, OWNERS

ELEVATIONS & SECTIONS

Sheet
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of 3



1 SITE SCHEMATIC



2 SHED PLAN

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STOUT-ELLIS RESIDENCE
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SITE PLAN

Sheet

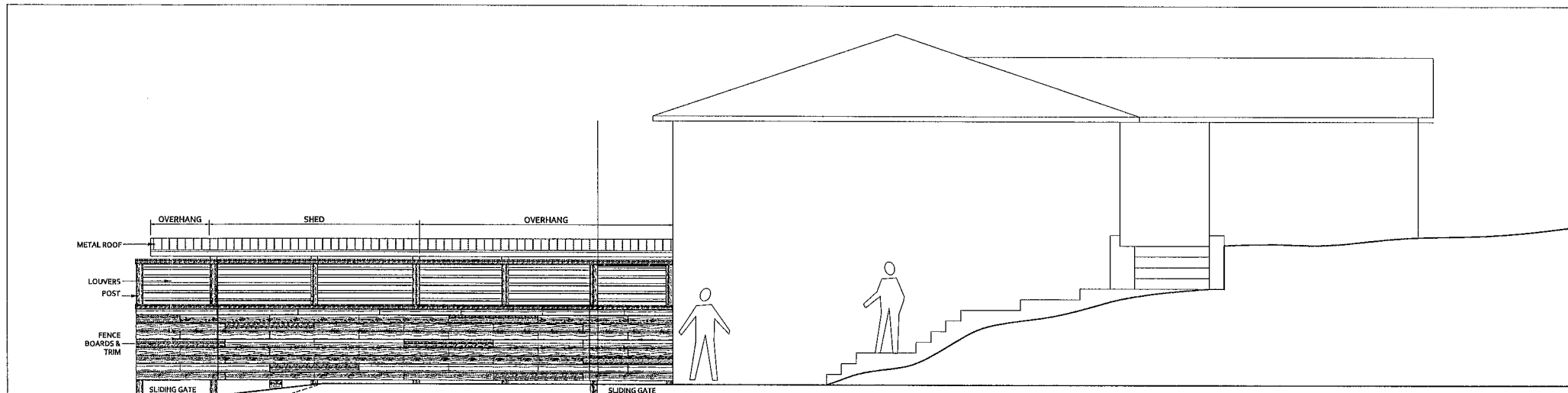
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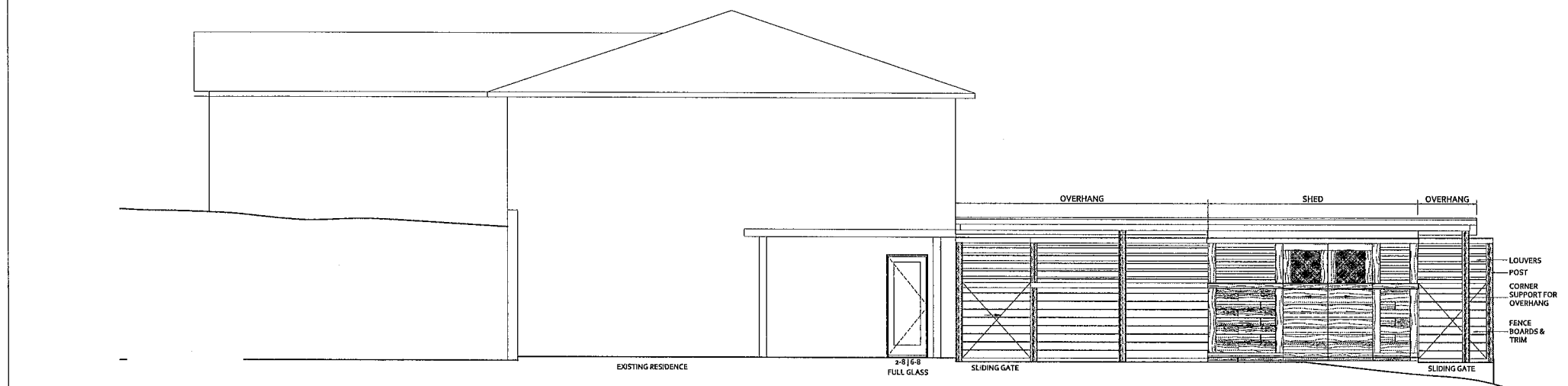
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ELEVATIONS

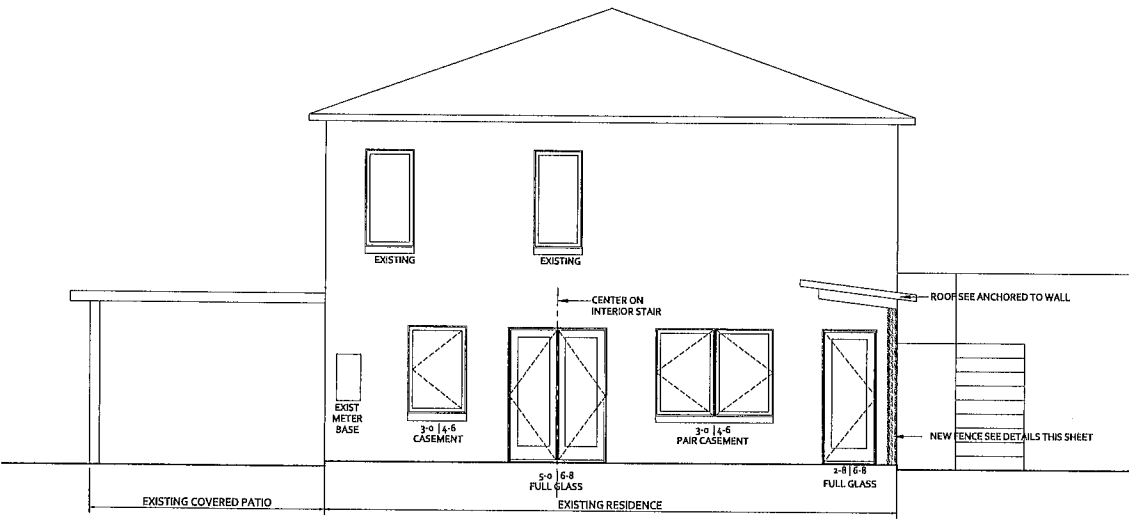


1 NORTH ELEVATION
 [JEFFERSON AVENUE VIEW]

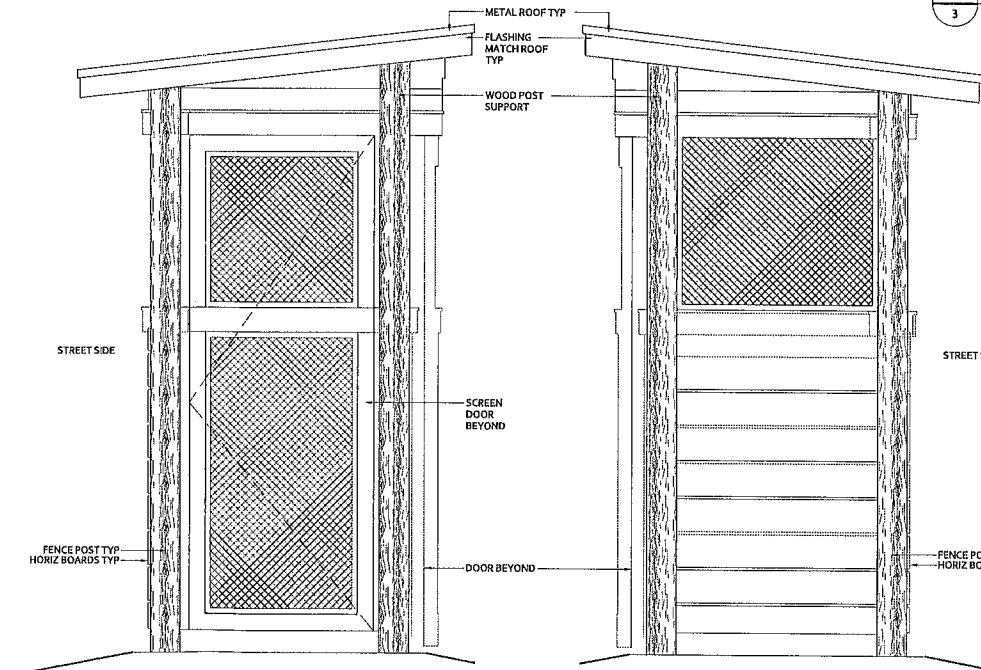
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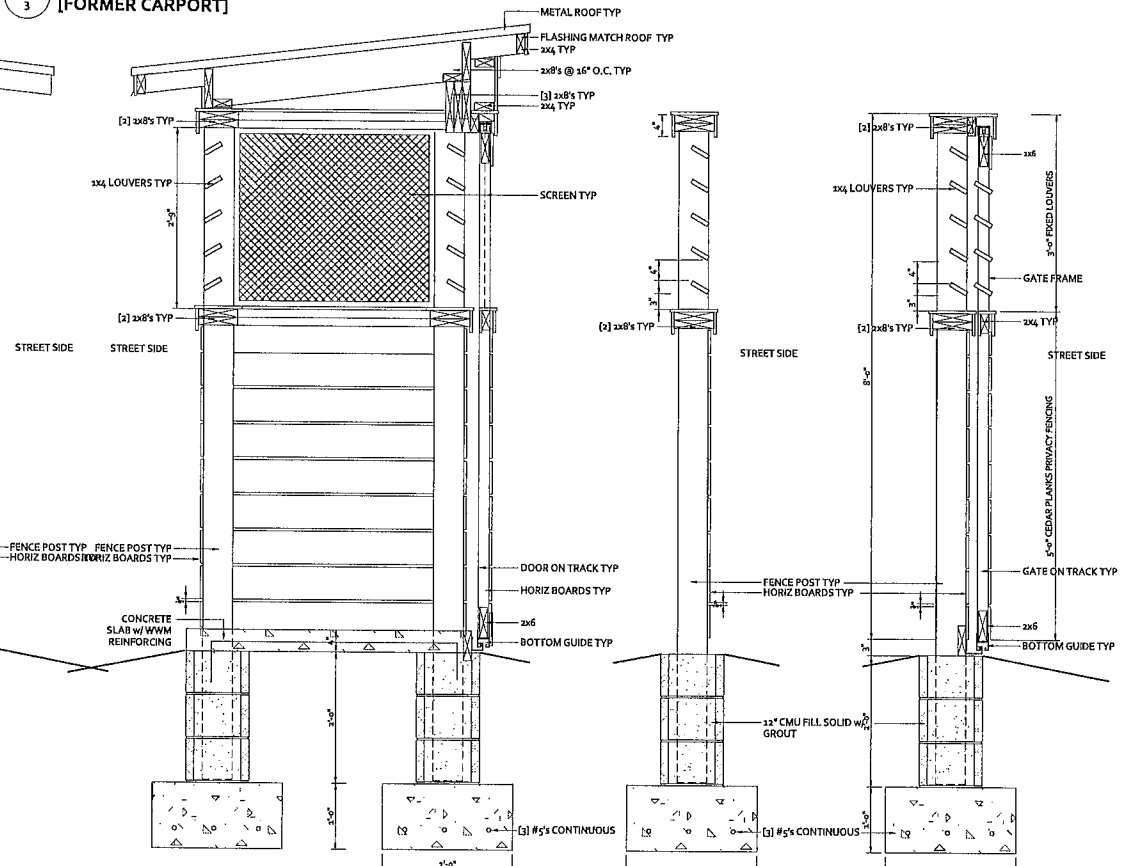
2 SOUTH ELEVATION
 [YARD]



1 EAST ELEVATION
[FORMER CARPORT]



2 OVERHANG



3 SHED SECTION

4 FENCE SECTION

5 GATE SECTION

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ELEVATIONS & SECTIONS

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of 3