

Oxford Historic Preservation Commission

COA application: 170

Applicant: Bruce and Mary Betsy Bellande

Address: 318 N. 16th Street

COA Request:

1. Remove and replace the front porch
2. Construct sunroom and porch on to the rear of the principle structure
3. Construct an additional structure in the rear of the property facing Jefferson Avenue with parking in between the two structures.

Architectural Consultant Comments:

Consider significance of existing street façade since building is categorized as 'contributing' in Historic Survey. In cases of remodel, the Guidelines require a look that '*respects both the character of the historic building and is compatible with the streetscape.*' [p.132] Proposed additions and modifications reinforce Craftsman style indicated in Historic Survey, but also change key elements of the original façade:

- Horizontal siding to cedar shakes
- Brick porch columns to wood columns
- Orientation of porch to opposite side
- Double-hung 3/1 window sashes at dormer/gable windows to round gable windows and varied pane fixed(?) dormer windows

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

107 Courthouse Square, Oxford, MS 38655

I. APPLICANT INFORMATION:

Name of Applicant: bruce and mary betsy bellande Phone: 662-232-8887
Mailing Address: p.o. box 653
Applicant's Relationship to Property: Owner Architect Contractor Rent
Name/Address of Owner: bruce and mary betsy bellande
Name/Address of Architect: alger design studio, pa, p.o. box 653, oxford
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
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: 318 north 16th street
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. remove and replace the front porch

2. sunroom and porch to the rear/ jefferson street
new guest house facing jefferson street

I warrant 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: 18 APRIL 2012



ALGER DESIGN STUDIO, P.A.

ARCHITECTURE
PLANNING

1 May 2012

Historic Preservation Commission
City of Oxford
107 Courthouse Square
Oxford, MS 38655

re: 318 North 16th Street

Dear Commission Members,

The Owners of the property located at 318 North 16th Street, Bruce and Mary Betsy Bellande, are returning home and are requesting permission to renovate their current structure. The property has been owned by the Bellande's for some 30 years and has been their rental property.

The Bellande's renovated the foundation many years ago and it has remained sound and stable. For the most part, the framing of the house is in stable condition.

As you can see from the photographs, the structure is a simple gable. The rear of the structure is not original and neither is the front porch. From a planning perspective, the current house has no exterior living spaces and no relationship to the intersection.

The existing structure is not architecturally significant and our approach is to transform the existing house into an Arts and Crafts style residence more in keeping with the era in which the house was erected. We intend to do this by removing the existing front porch and creating a new one wrapping around the corner facing the intersection. We are creating the porch with large wood timber columns and sculpted roof framing members. We are also providing a stone veneer around the house, reinforcing the style and giving the house a more solid, visual base. We are replacing the three different types of beveled lap siding with a western red cedar shingle. We are replacing the windows with insulated glass in a nine over one pattern indicative of the style. We are adding dormer windows to the upper floor to allow more light and to reinforce the Arts and Crafts character.

The Bellande's Guest cottage is a separate structure with a simple gable and front porch mimicking the main house.

The Site plan included reflects the replacement of the current parking area with new parallel spaces. This paving area will be pervious brick paving and will transition at the sidewalks in compliance with ADA requirements.

Finally, we feel the house is ready for a new life and to contribute to the Architectural fabric of Oxford. We are hopeful that the commission agrees and look forward to our meeting. Please do not hesitate to call should you have questions about the existing house or the proposed design.

Sincerely,

A handwritten signature in black ink, appearing to read 'CA', written over a light blue circular stamp.

Corey Almo Alger, Architect, AIA

1.a. Property Name, Historic		14. MDAH Inventory Code 297
1.b. Property Name, Common		15. County Lafayette
2. Property Address 318 North 16th Street		16. City Oxford
3. Legal Description 86R:109		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 wood frame
6 & 7. Significant persons, events, themes, including dates of association		
8. Date of Construction ca. 1860	9. Historic Changes half story c. 1915	23. Post Historic Changes
10. Architect	11. Builder/Contractor	25. Architectural Style Craftsman

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

12. Brief Description: One-story, four-bay, frame double-crib cottage, built ca. 1860 and altered in ca. 1915 with the addition of a half story and Craftsman influence. Gable roof covered with asphalt shingles, with exposed rafter tails. Exterior walls covered with weatherboard siding; wood sheathing covers the wall under the porch; and, the gable end has three, 3/1 double-hung sashes. Windows are 3/1 and 6/6 double-hung sashes. Partial-width, hip roof porch and porte cochere supported by brick piers.

30. Historical Information: The Sanborn map series does not extend to this area of Oxford.

31. Historical Contexts:

33. Sources of Information:

MISSISSIPPI HISTORIC RESOURCES INVENTORY

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32. Additional Remarks or Information: #12, continued: Entrance contains two, single-light, three-panel doors.

35. Owner's Name and Address

36. Photographer/Source
John Hopkins

37. Photo Roll/Frame
3558:35

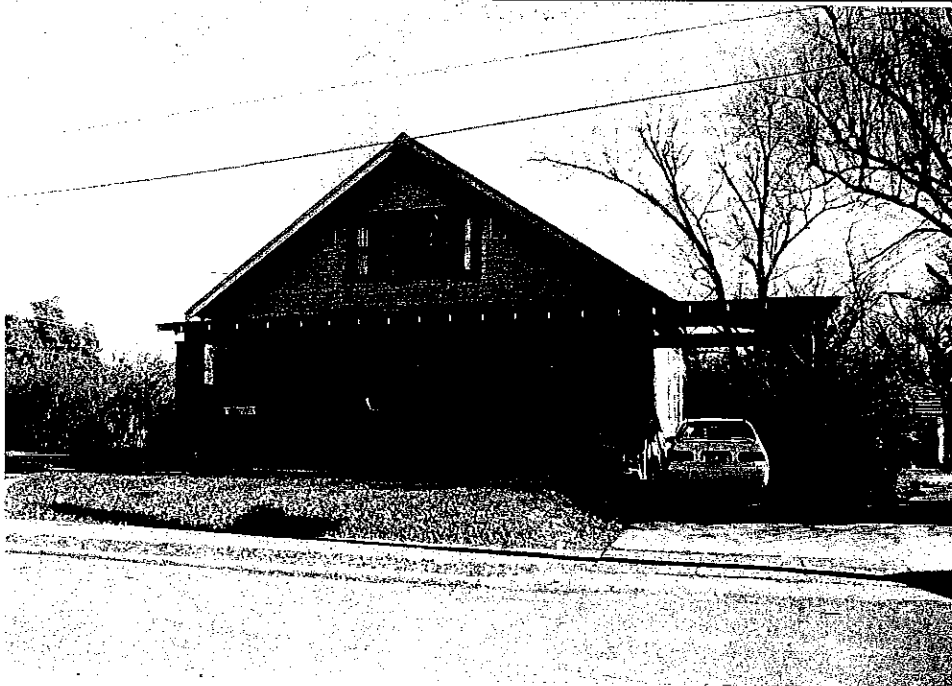
38. Photo Date
January, 2000

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 #

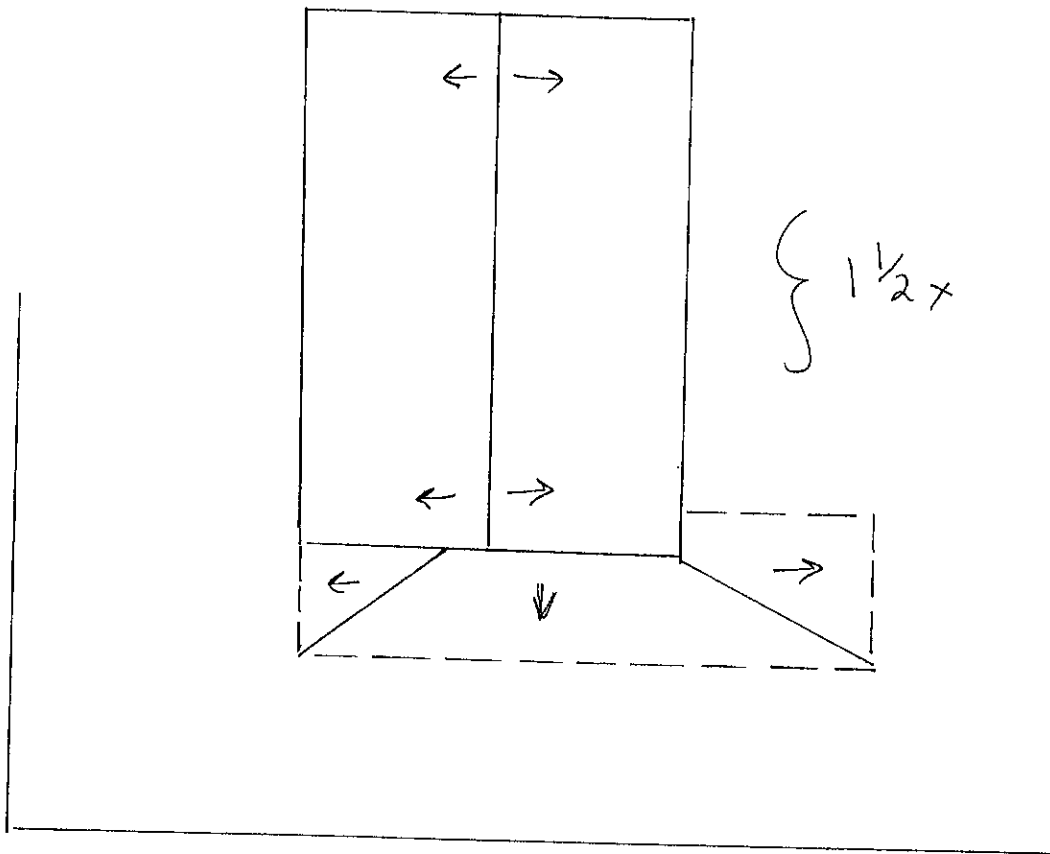
42. Other HPD Information

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

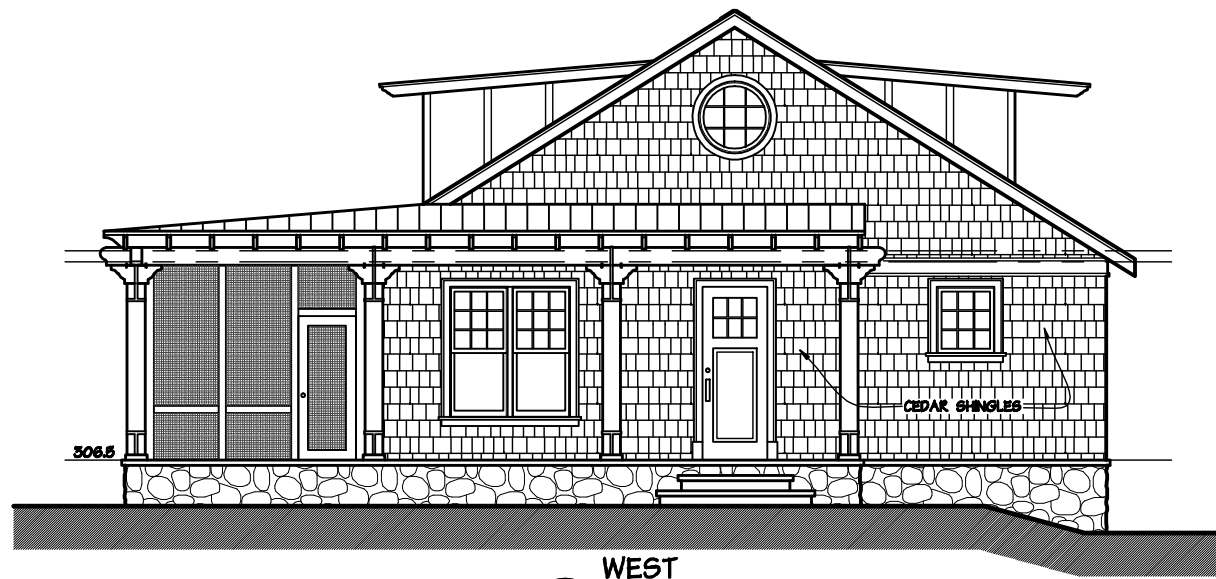
c. Evaluated by/date

Jefferson

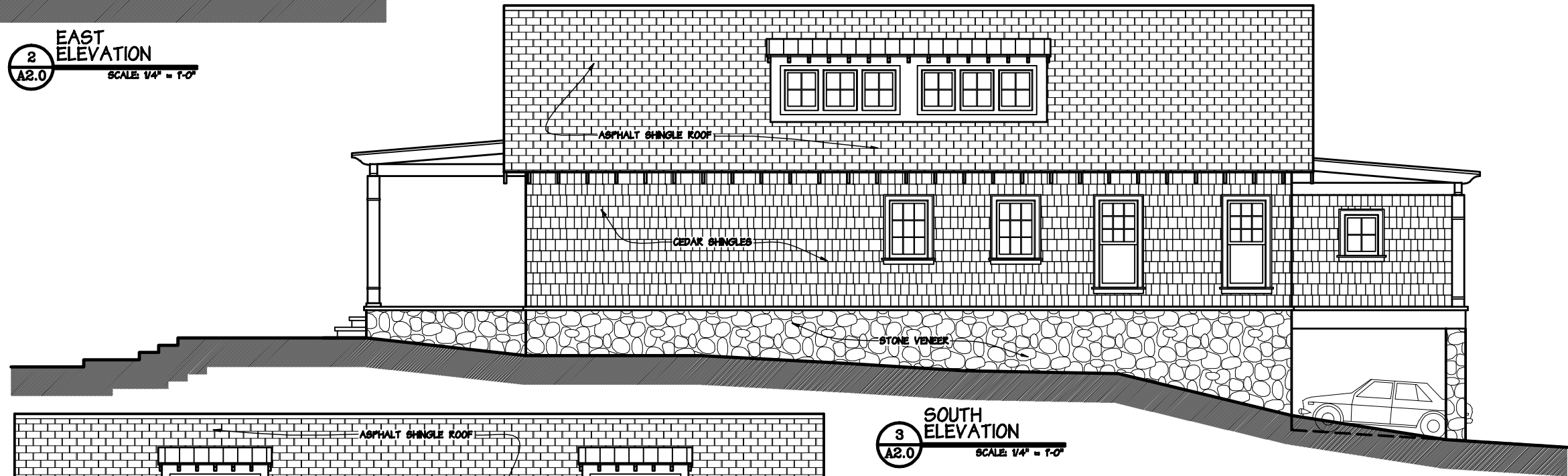




2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

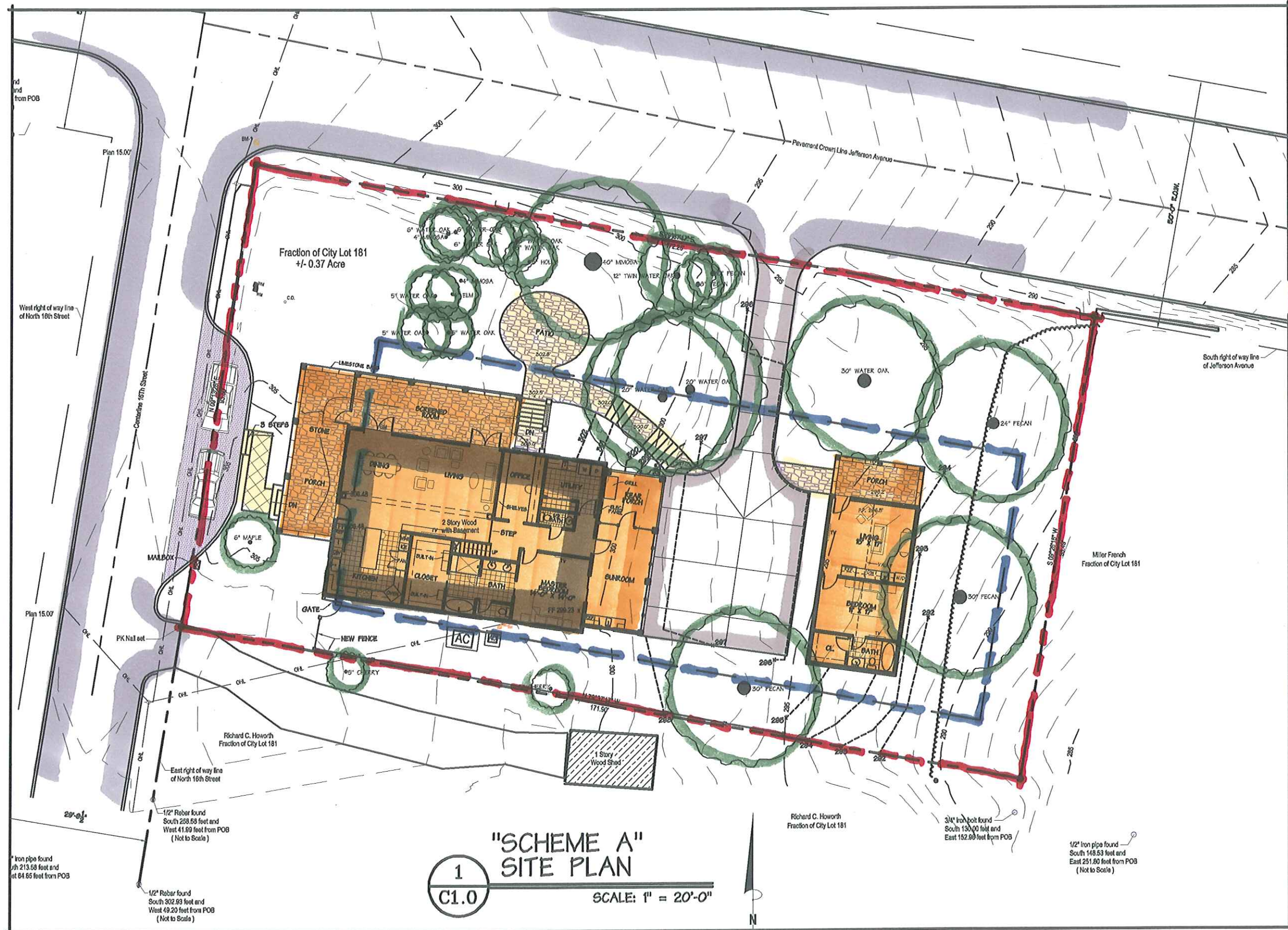


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE DATE: 10 APRIL 2012	DATE
REVISION	



1

"SCHEME A"
SITE PLAN

SCALE: 1" = 20'-0"

ALGER DESIGN STUDIO, P.A.
 ARCHITECTURE · PLANNING

285 NORTH LAMAR, SUITE T, OXFORD, MISSISSIPPI 38655
 662 232 8887 · WWW.ALMO.NET · ALMO@MINDSPRING.COM

ISSUE DATE: 10 APRIL 2012	DATE
REVISION	

BELLANDE RESIDENCE
 318 NORTH 16TH STREET
 OXFORD, MISSISSIPPI

SHEET #
C1.0







