

Oxford Historic Preservation Commission

COA application: 171 A Demolition of existing structure
171 B Construction of 11 unit rental development

Applicant: PLC Partners, LLC

Address: 1005 S. 16th Street

COA Request:

1. Demolish Existing Single Family Structure
2. Replace existing structure with a new structure on the existing lot and construct 11 units on the surrounding acreage.

Architectural Consultant Comments:

Existing building is a non-contributing element in the Historic Survey. However, it does represent typical street scale of buildings in immediate neighborhood of proposed development. A typical building in proposal has three levels including parking garage. Scale and proportion to street should be considered to avoid overpowering single-story streetscape along Oxford Place. Street front elevations are needed for complete evaluation.

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

I. APPLICANT INFORMATION:

Name of Applicant: PLC Partners, LLC Phone: 407-923-8366
Mailing Address: 2460 Forest Club Dr. Orlando, FL 32804
Applicant's Relationship to Property: Owner * Architect Contractor Rent
Name/Address of Owner: Steve Depriest Johnson Ave. Oxford, MS
Name/Address of Architect: Don Conway 3994 Wheelers Place Memphis, TN 38135
Name/Address of Contractor: AS Fornea Constr. PO Box 148 Oxford, MS 38655

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: 1005 S. 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.

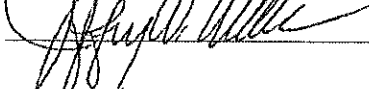
1. Remove Existing Single Family Structure.

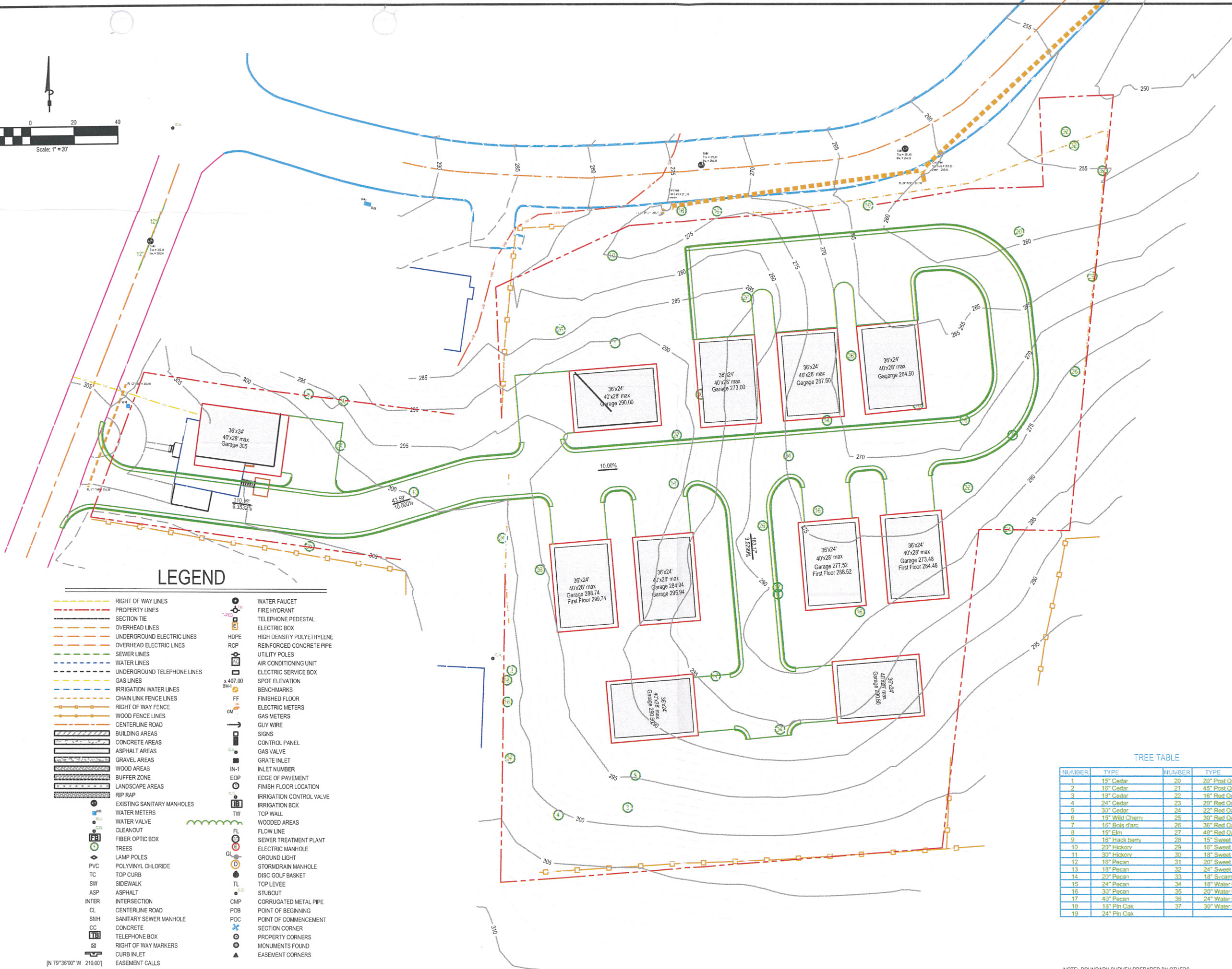
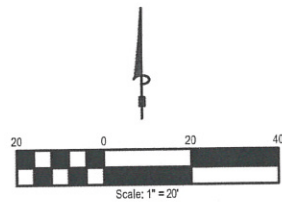
 2. Replace Existing Structure with a new structure on the existing house lot. The remaining acreage behind the lot will have 10 additional units constructed.
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It is warranted in good faith that the statements above and on attached page(s) are true and 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:  Consulting Engineer Date: 4/17/12



LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> --- RIGHT OF WAY LINES --- PROPERTY LINES --- SECTION TIE --- OVERHEAD LINES --- UNDERGROUND ELECTRIC LINES --- OVERHEAD ELECTRIC LINES --- SEWER LINES --- WATER LINES --- UNDERGROUND TELEPHONE LINES --- GAS LINES --- IRRIGATION WATER LINES --- CHAIN LINK FENCE LINES --- RIGHT OF WAY FENCE --- WOOD FENCE LINES --- CENTERLINE ROAD --- BUILDING AREAS --- CONCRETE AREAS --- ASPHALT AREAS --- GRAVEL AREAS --- WOOD AREAS --- BUFFER ZONE --- LANDSCAPE AREAS --- RIP RAP --- EXISTING SANITARY MANHOLES --- WATER METERS --- WATER VALVE --- CLEANOUT --- FIBER OPTIC BOX --- TREES --- LAMP POLES --- POLYVINYL CHLORIDE --- TC --- SW --- ASP --- INTER --- CL --- SMH --- CC --- TB --- CB --- CURB INLET --- EASEMENT CALLS --- DEED CALLS --- MEASURED CALLS | <ul style="list-style-type: none"> --- HDPE --- RCP --- UTILITY POLES --- AIR CONDITIONING UNIT --- ELECTRIC SERVICE BOX --- SPOT ELEVATION --- BENCHMARKS --- FINISHED FLOOR --- ELECTRIC METERS --- GAS METERS --- GUY WIRE --- SIGNS --- CONTROL PANEL --- GAS VALVE --- GRATE INLET --- INLET NUMBER --- EOP --- FINISH FLOOR LOCATION --- IRRIGATION CONTROL VALVE --- IRRIGATION BOX --- TOP WALL --- WOODED AREAS --- FLOW LINE --- SEWER TREATMENT PLANT --- ELECTRIC MANHOLE --- GROUND LIGHT --- STORMDRAIN MANHOLE --- DISC GOLF BASKET --- TOP LEVEE --- STUBOUT --- CORRUGATED METAL PIPE --- POB --- POC --- SECTION CORNER --- PROPERTY CORNERS --- MONUMENTS FOUND --- EASEMENT CORNERS |
|---|--|

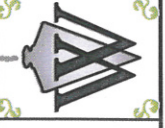
(N 79°36'00" W 210.00'
 (N 79°36'00" W 210.00'
 S 89°57'34" W
 MEASURED CALLS
 (All symbols in legend may not be used on current survey.)

TREE TABLE

NUMBER	TYPE	NUMBER	TYPE
1	15" Cedar	20	20" Post Oak
2	16" Cedar	21	45" Post Oak
3	18" Cedar	22	16" Red Oak
4	24" Cedar	23	20" Red Oak
5	30" Cedar	24	22" Red Oak
6	15" Wild Cherry	25	30" Red Oak
7	16" Bois d'arc	26	36" Red Oak
8	15" Elm	27	48" Red Oak
9	16" Hackberry	28	15" Sweet Gum
10	20" Hickory	29	16" Sweet Gum
11	30" Hickory	30	18" Sweet Gum
12	18" Pecan	31	20" Sweet Gum
13	18" Pecan	32	24" Sweet Gum
14	20" Pecan	33	18" Sycamore
15	24" Pecan	34	18" Water Oak
16	30" Pecan	35	20" Water Oak
17	40" Pecan	36	24" Water Oak
18	18" Pin Oak	37	30" Water Oak
19	24" Pin Oak		

NOTE: BOUNDARY SURVEY PREPARED BY OTHERS.

WILLIAMS ENGINEERING CONSULTANTS, INC.
 Professional Engineers | Professional Land Surveyors
 623 NORTH LAMAR BOULEVARD, SUITE A
 P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
 (662) 236-9675



Preliminary Plan For:
 11 EAST
 SOUTH 16TH STREET
 OXFORD, MISSISSIPPI

REVISION	DATE

Scale: 1" = 20'
 Date: MARCH 2012
 File: SD-SC-12218700 SURVEY TO PCDWG
 Proj.No.: SD-12218
 Drawn By: JWW
 Checked By: JWW

LAYOUT

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 703
1.b. Property Name, Common		15. County Lafayette
2. Property Address 1005 South 16th Street		16. City Oxford
3. Legal Description 97A:226		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 windows ca. 1965
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, three-bay, frame cottage with Minimalist Traditional influence, built ca. 1940. Side gable roof covered with asphalt shingles, with flush eaves. Exterior walls covered with asbestos siding. Windows are 2/2 metal frame sashes. One-bay, gable roof porch supported by box piers spanned by a segmental arch; and, a side, one-bay carport supported by wrought iron posts. Entrance contains a replacement six-panel door.

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

31. Historical Contexts:

33. Sources of Information:

MISSISSIPPI HISTORIC RESOURCES INVENTORY
 page 2

2. Additional Remarks or Information:

5. Owner's Name and Address

6. Photographer/Source
 John Hopkins

37. Photo Roll/Frame
 3569:24

38. Photo Date
 January, 2000

9. Form by Hopkins & Associates, Memphis, TN

10. 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

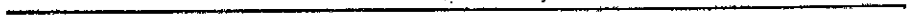
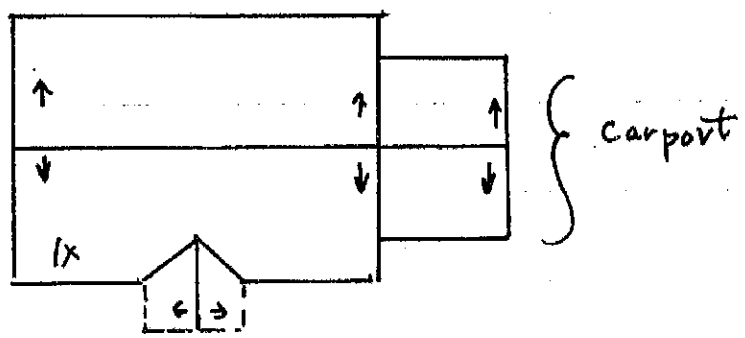
43. Evaluation

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

1005 S. 16th



N
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1005 S. 16th







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04.26.2012 11:31



04.26.2012 11:31



04.26.2012 11:32



04.26.2012 11:32



04.26.2012 11:34



04.26.2012 11:33



03/15/2012 11:26



04.26.2012 11:33



03.15.2012 11:26



04.26.2012 11:36