



Oxford Historic Preservation Commission

COA application: 326

Applicant: J.W. McCurdy

Address: 1413 South Lamar

COA Request: See cover letter – Modifications to existing structure

COA History: 3/2015 - Case #321 A & B Demolition and New Construction - Withdrawn

Historic Preservation

Ordinance References: Sec. 54-26. (2-3)

Design Guideline

References: Section 6: New Construction – New Additions to Historic Buildings
Section 9: Foundations
Section 10: Exterior Building Materials
Section 11: Windows, Doors, Blinds, Awnings, and Canopies
Section 13: Roofs, Gutters, Spouts, and Drainage

Consultant Comments: Property is contributing element per Historic Survey.

A2H, PLLC Comments:

1. Modifications to existing structure
 - a. *Repair / Replace the perimeter foundation wall and inner supporting piers using concrete block with old brick veneer.*
 - i. The proposed relationship between the brick veneer foundation and upper wall shown here appears to be appropriate, reflecting requests made during the last meeting.
 - b. *Replace exterior siding with new painted wood siding matching 5" exposure of existing siding on the older part of the house. Exterior trim details including corner boards, window trim, decorative rake boards and attic vents will be reused or replicated to match existing.*

- i. The extent of original siding to be retained is unclear in the drawings provided and should be clarified before this work can be approved, as noted in the last meeting.
- c. *Existing front porch will be removed and rebuilt matching current footprint, bearing height and roof slope. New porch columns and details will be more appropriate to the home's style. The porch floor will use brick salvaged from the project. The doors at each end of the porch into the flanking wings will be removed. They conflict with the roof and are not needed.*
 - i. In the absence of documentation of the original brackets, the proposed design seems appropriate. Choosing to utilize detailing found in other decorative elements to inform the new bracket design is a thoughtful approach and will enhance the character of the final product. More information should be provided on the design of the turned posts; like the brackets they should not be stock material available from major home improvement stores and should reflect the character of the property.
 - ii. It is unclear how the photographs of the proposed front entry relate to the elevations provided. If the original front door remains intact and can be salvaged, it should be retained. If not, the proposed door seems to be an appropriate replacement, although the sidelights shown should not be used and the transom should be limited to one that will replicate the existing condition. Altering the detailing of this important part of the building's primary elevation would dramatically alter its historic character and presence when viewed from the street.

Historic Preservation Ordinance references: Sec. 54-26. (2-3)

Design Guideline references:

Section 6: New Construction – New Additions to Historic Buildings

Section 9: Foundations

Section 10: Exterior Building Materials

Section 11: Windows, Doors, Blinds, Awnings, and Canopies

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

107 Courthouse Square, Oxford, MS 38655

I. APPLICANT INFORMATION:

Name of Applicant: _____ Phone: _____

Applicant and/or Designated Agents email address: _____

Mailing Address: _____

Applicant's Relationship to Property: Owner Architect Contractor Rent

Name/Address of Owner: _____

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**

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: _____

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.

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: _____

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 583
1.b. Property Name, Common		15. County Lafayette
2. Property Address 1413 South Lamar Boulevard		16. City Oxford
3. Legal Description 97B:50		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. 1890	9. Historic Changes	23. Post Historic Changes
10. Architect	11. Builder/Contractor	25. Architectural Style Italianate

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

12. Brief Description: One-story, eight-bay, frame U-plan cottage with Italianate influence, built ca. 1890. Complex gable roof covered with asphalt shingles, with plain projecting eaves with scrollsawn bargeboard and frieze. Exterior walls covered with weatherboard siding; gable ends have scrollsawn triangular vents. Windows are 4/4 double-hung sashes, some in pairs. Partial-width, gable and shed roof set between front-projecting wings, supported by rustis timber replacement porst and brackets. Entrance

30. Historical Information: The Sanborn map series never exteded this far south of University.

31. Historical Contexts:

33. Sources of Information:

MISSISSIPPI HISTORIC RESOURCES INVENTORY

Page 2

32. Additional Remarks or Information: #12, continued: contains a multi-panel door topped with a two-light transom.

35. Owner's Name and Address

36. Photographer/Source
John Hopkins

37. Photo Roll/Frame
3563:18

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

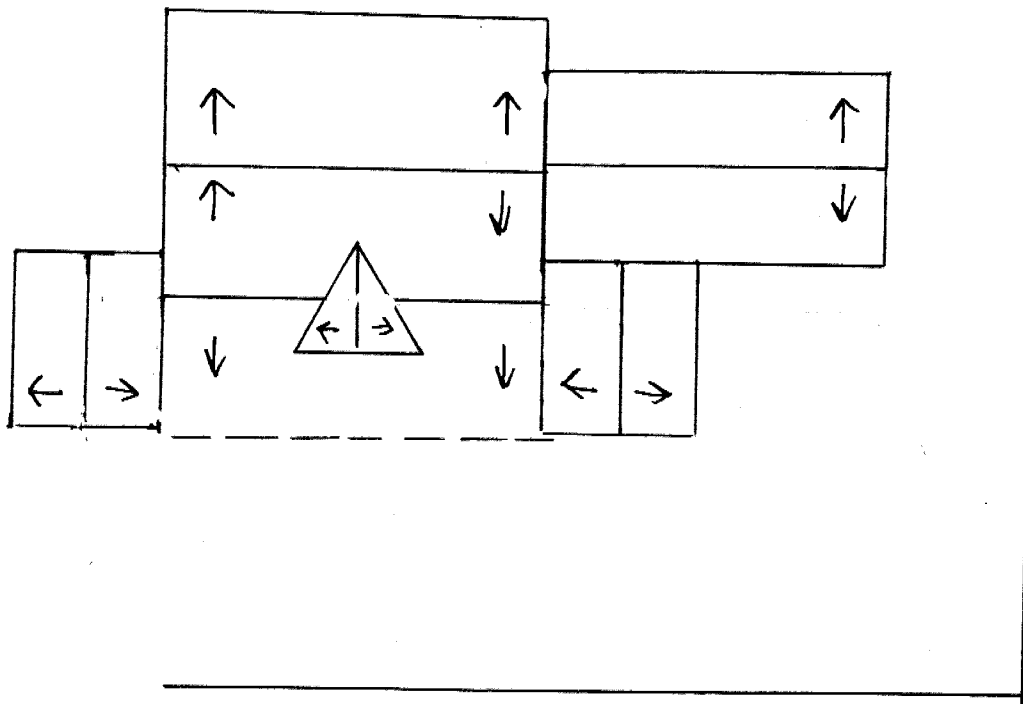
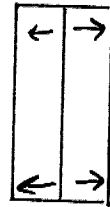
43. Evaluation

- 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

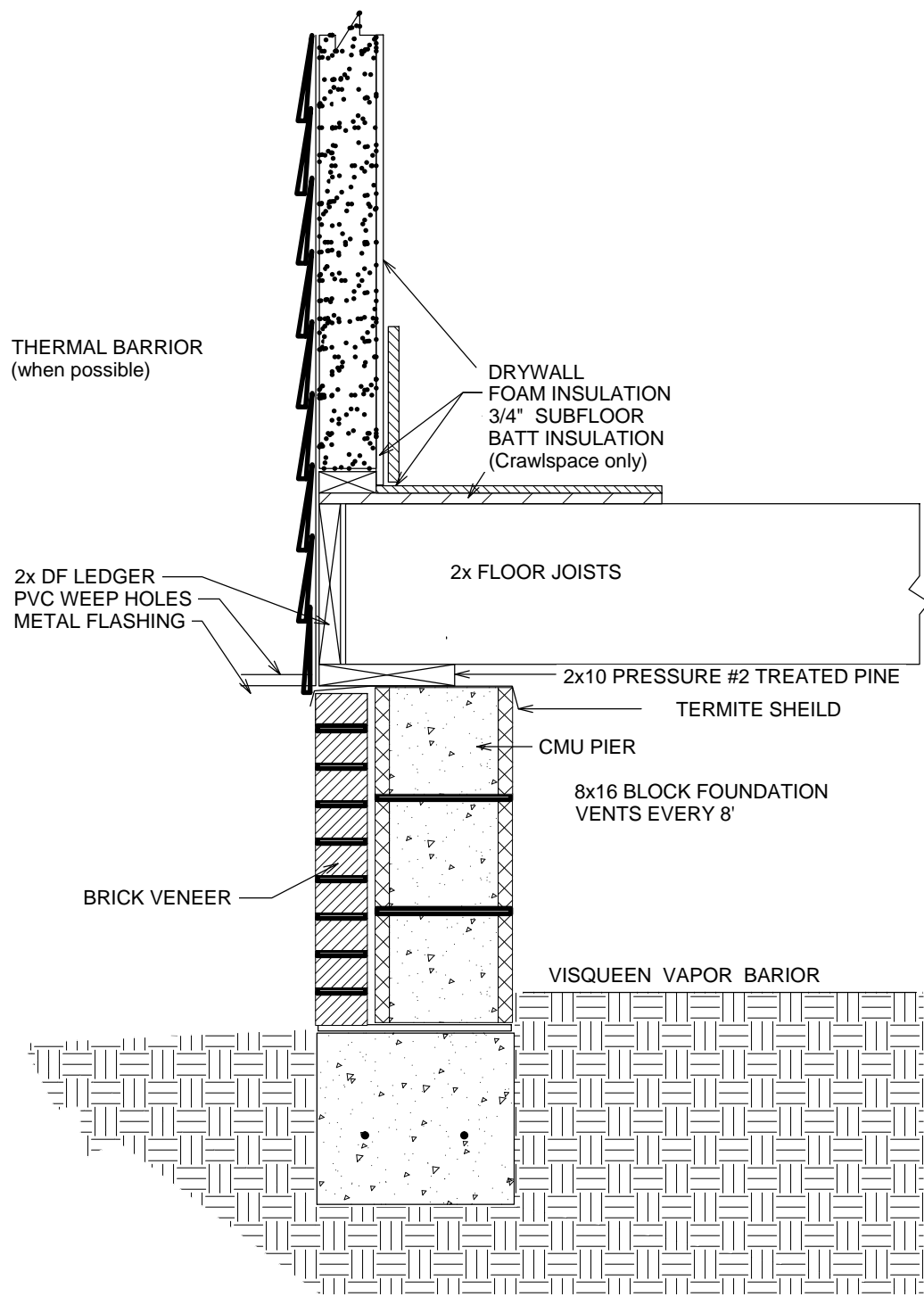
1413 S. Lamar



Beanland

1413 S. Lamar



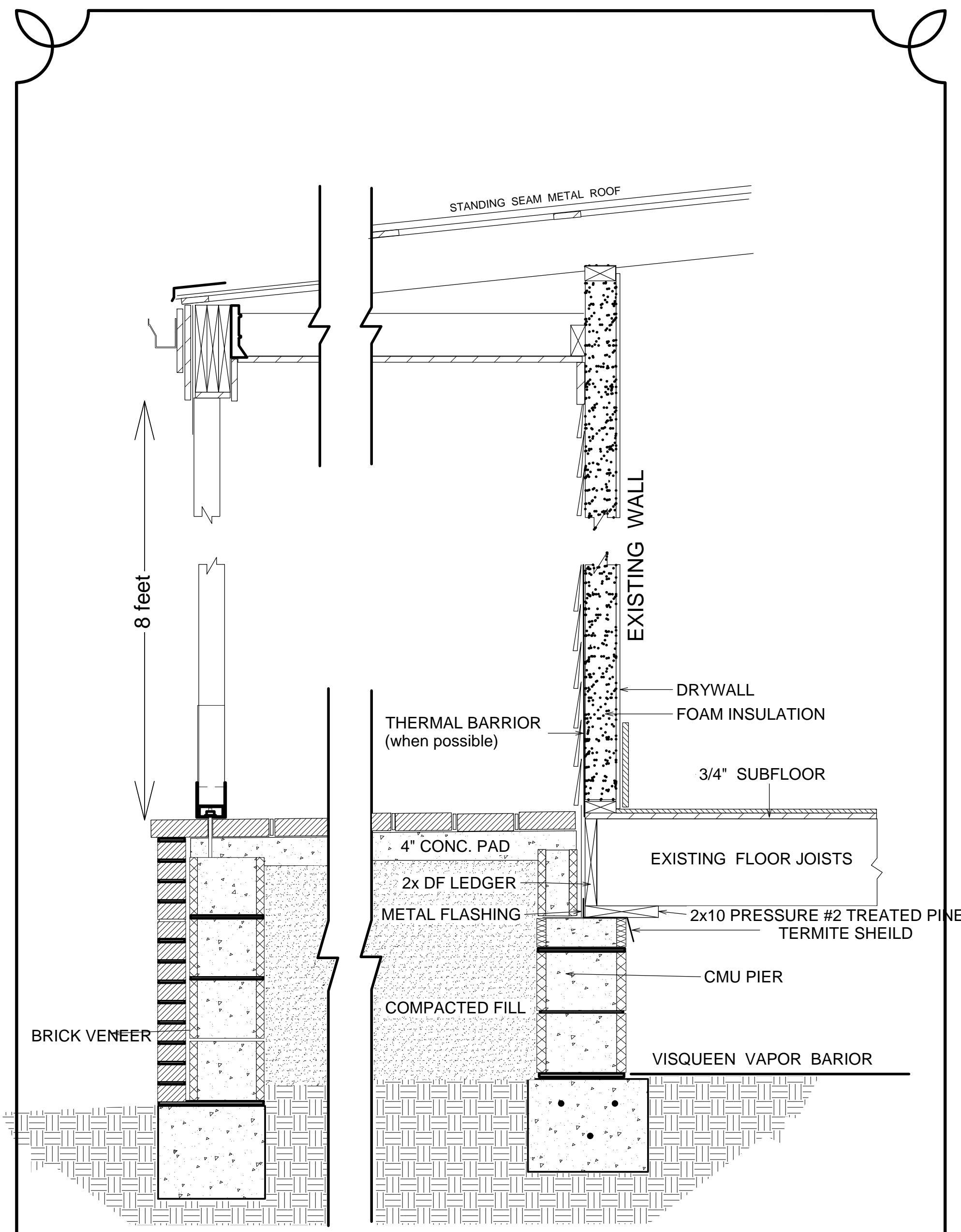


Brick Flush w/ Sill Plate

construction
details

drawn for: JN McCurdy
1413 South Lamar Ave.

DESIGNS BY *MACEL*



Section @ Front Porch

construction
details

drawn for: J.W. McCurdy
1413 South Lamar Ave.

DESIGNS BY *MACEL*



PROPOSED FRONT ENTRY

1413 South Lamar

Photographed for:
JW McCurdy

DESIGNS BY *MACEL*
Macel Juergens 662-816-5897

4/30/2015



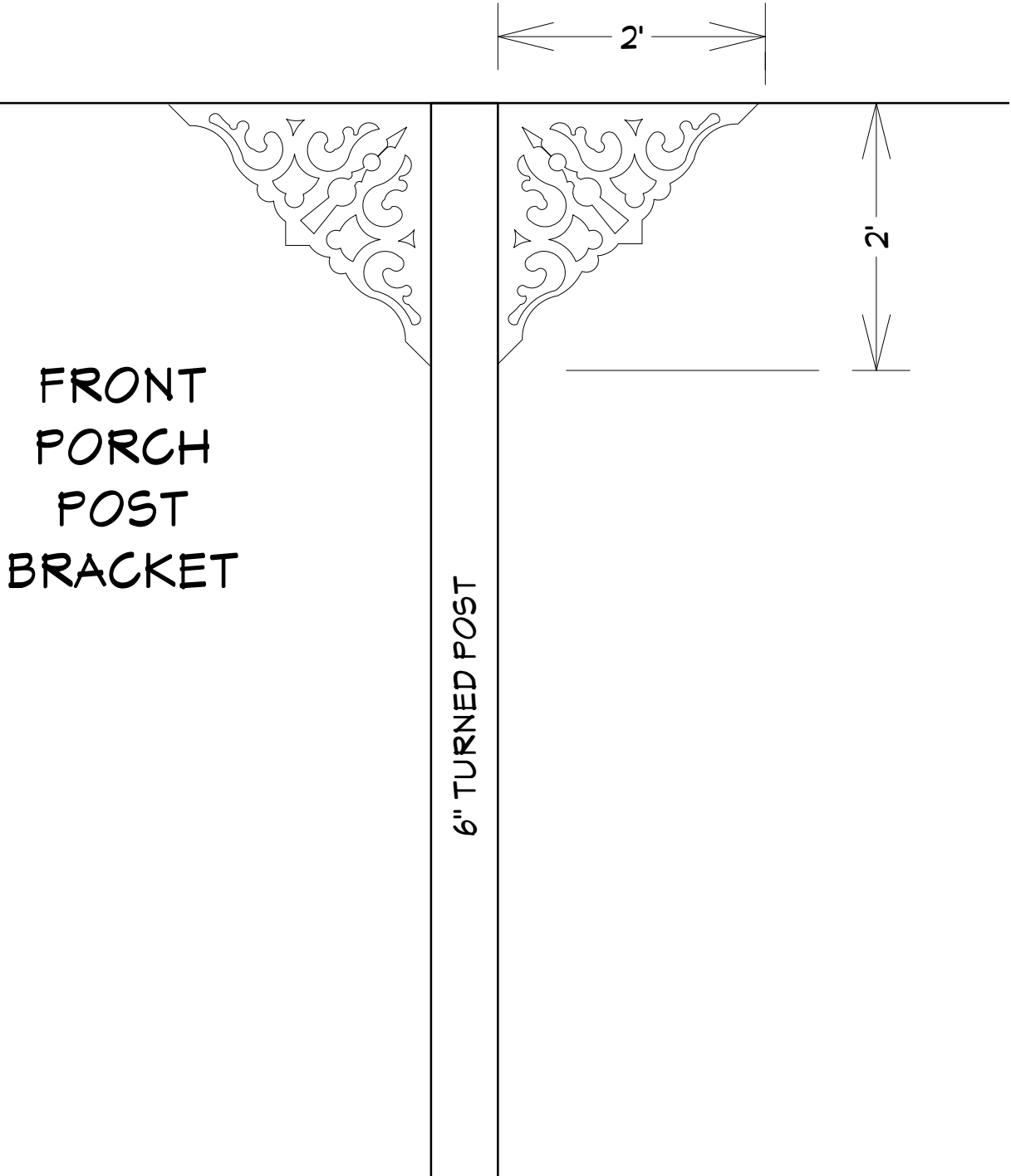
PROPOSED FRONT ENTRY

1413 South Lamar

Photographed for:
JW McCurdy

Macel Juergens 662-816-5897

4/30/2015



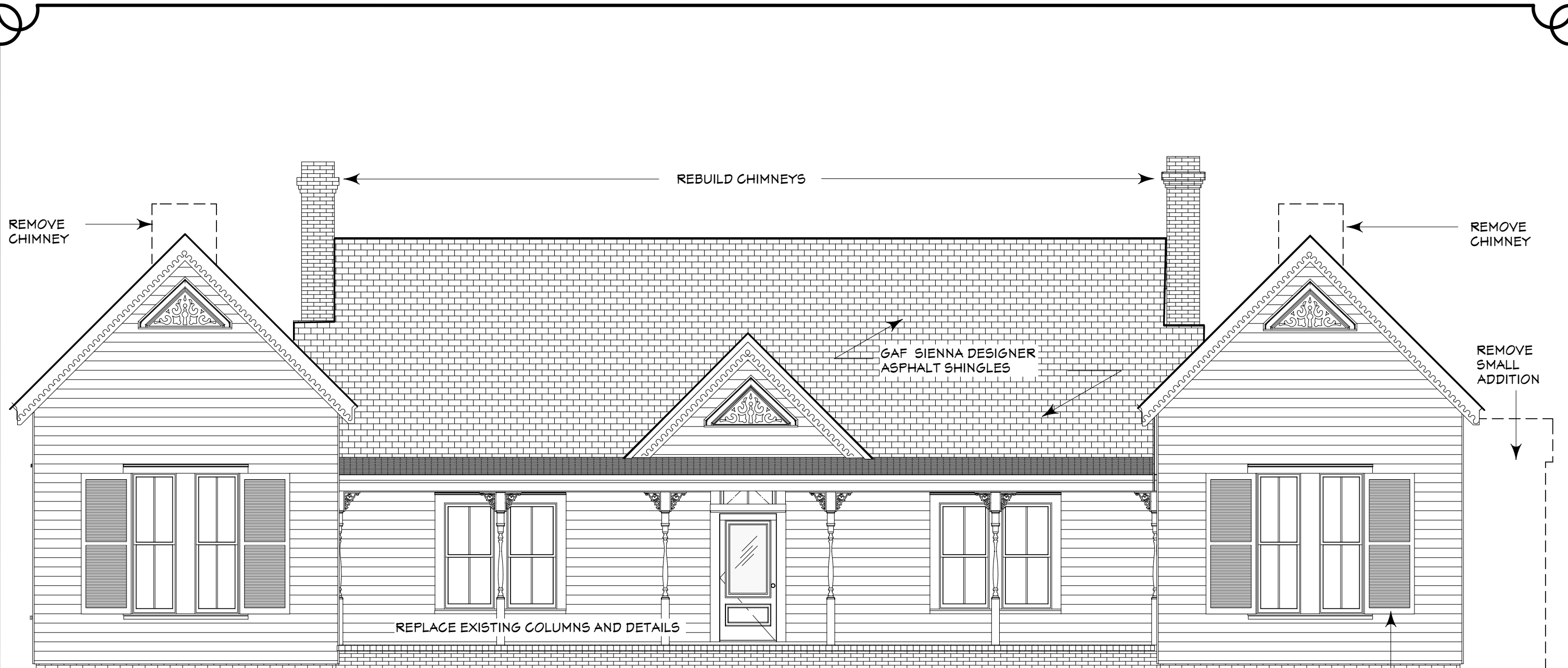
FRONT
PORCH
POST
BRACKET

6" TURNED POST

1413 South Lamar

Drawn for:
JW McCurdy

DESIGNS BY *MACE*

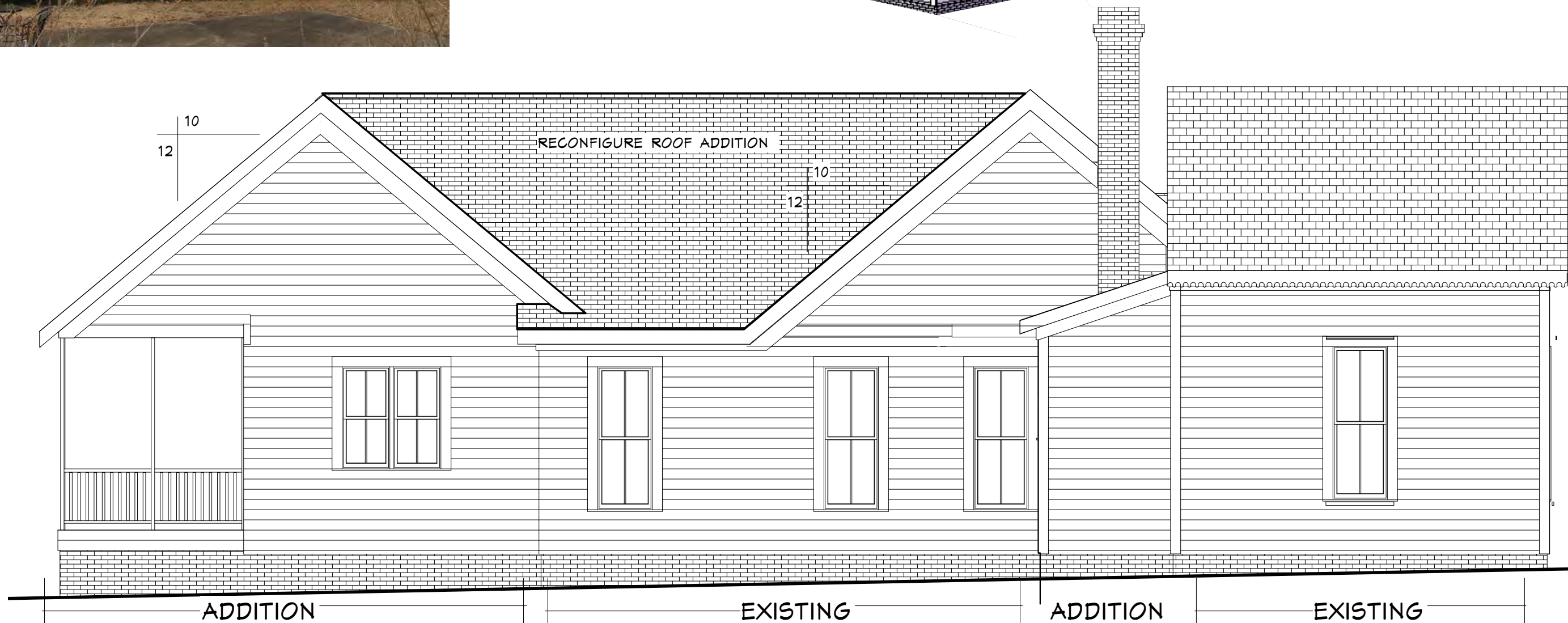
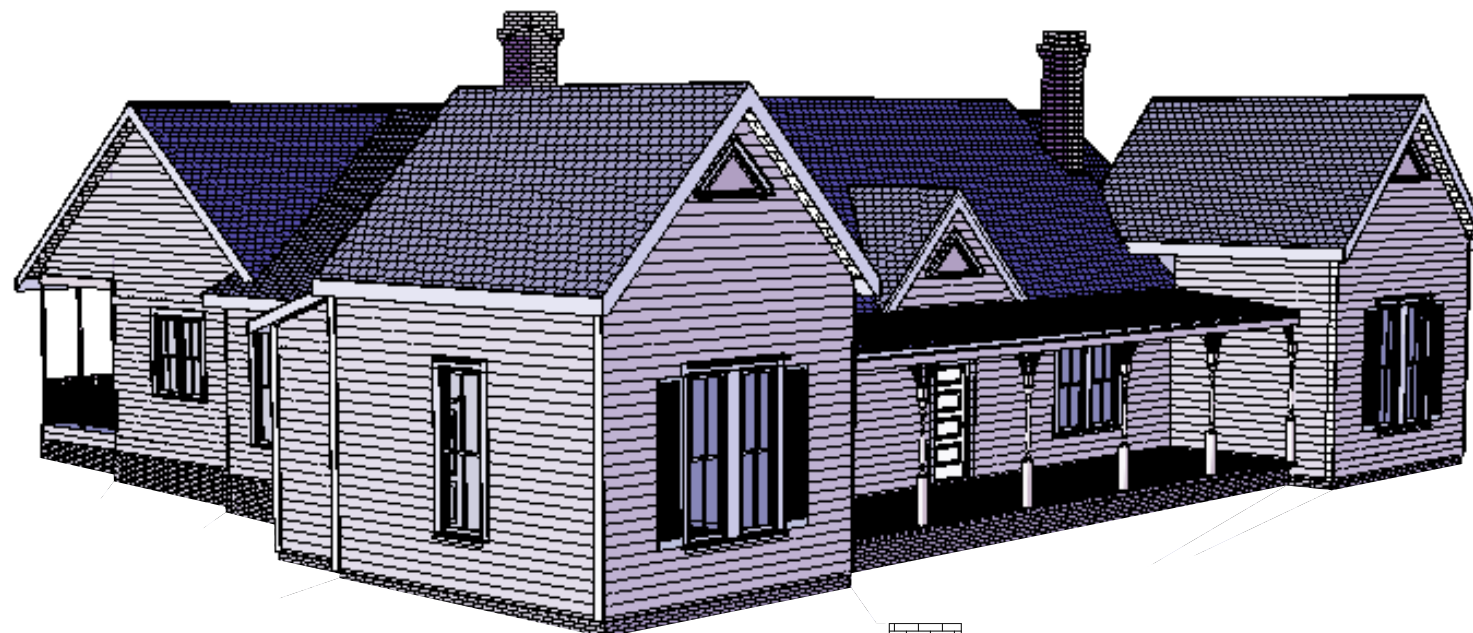


REPAIR / REPLACE FOUNDATION

REPLACE FRONT PORCH WITH BRICK

REPLACE EXISTING PLASTIC SHUTTERS WITH APPROPRIATELY SIZED WOODEN SHUTTERS & SHUTTER HARDWARE

PROPOSED CHANGES TO FRONT ELEVATION SCALE: 3/16" = 1'



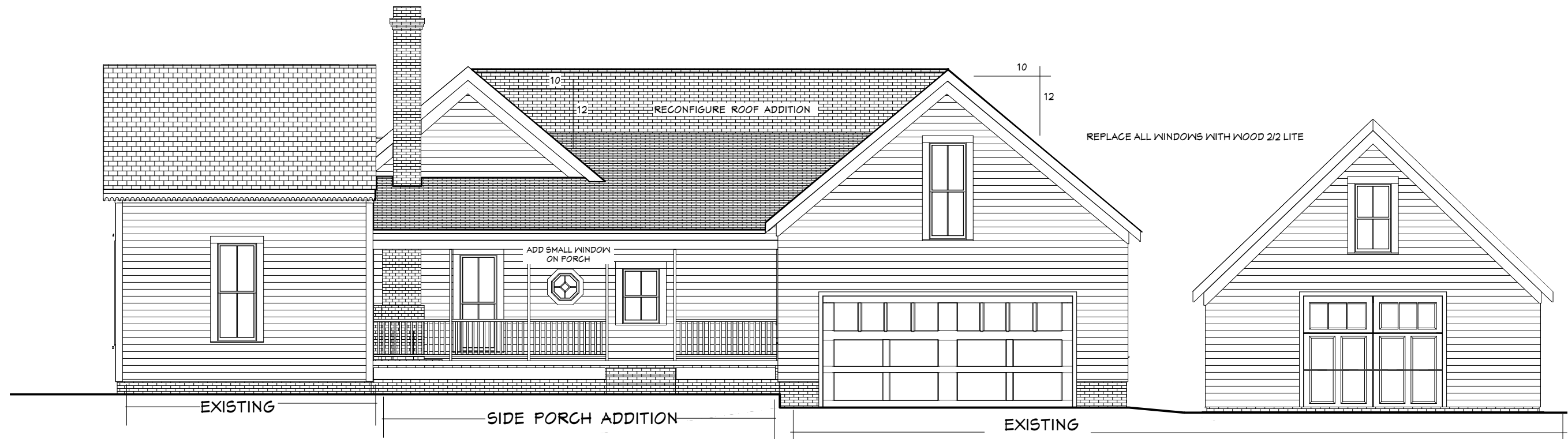
1413 South Lamar Ave. Oxford, MS

NORTH ELEVATION

SCALE: 3/16" = 1'

drawn for: JWN McCURDY

DESIGNS BY *MACE*



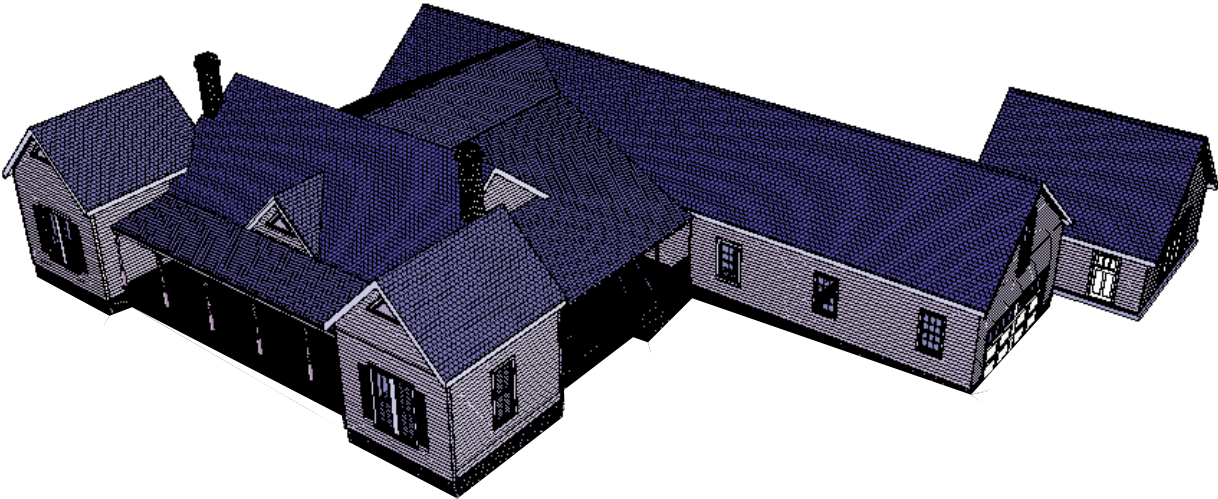
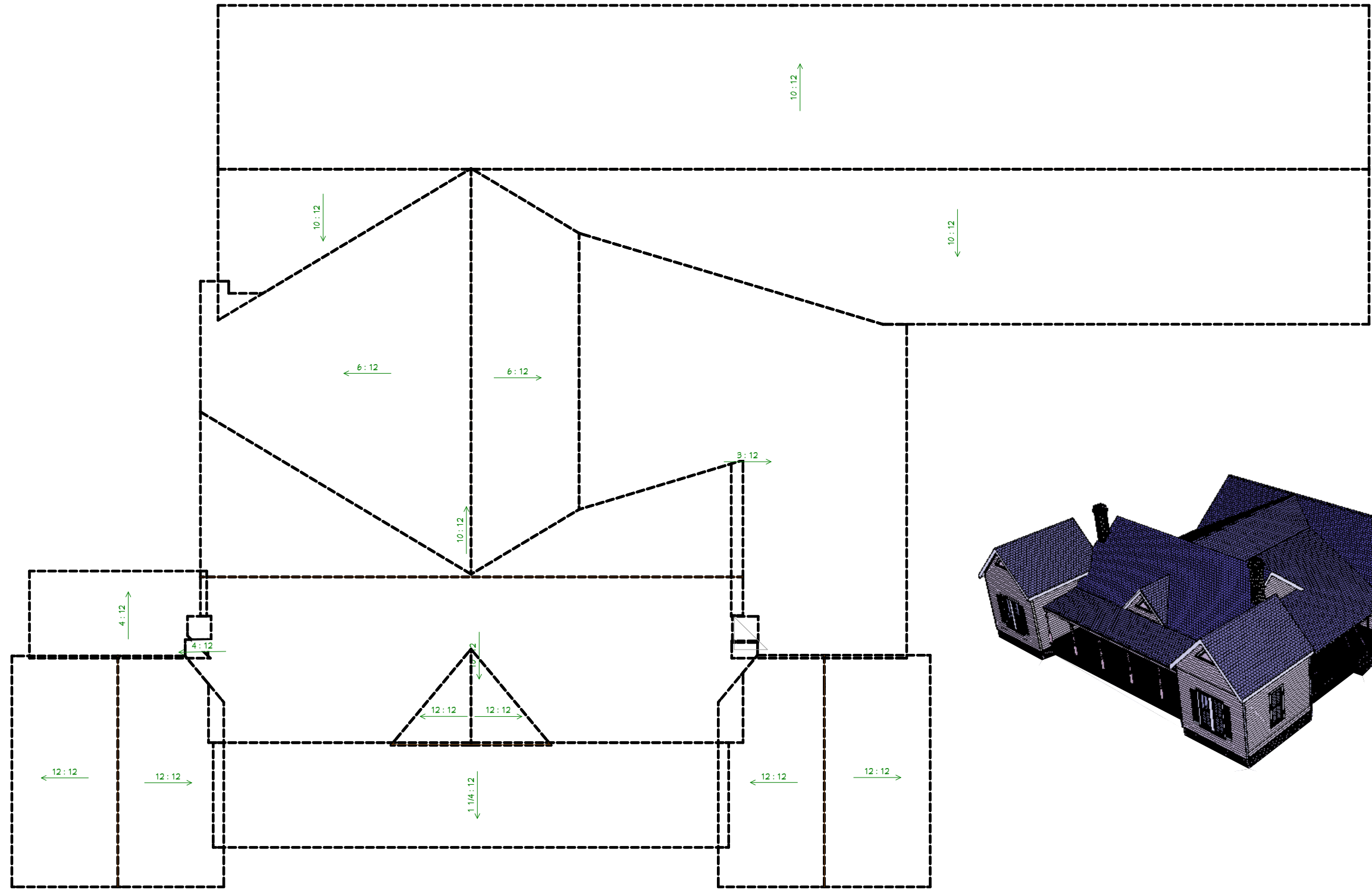
1413 South Lamar Ave. Oxford, MS

SOUTH ELEVATION

SCALE: 1/8" = 1'

drawn for: JWN McCURDY

DESIGNS BY *MACE*



1413 South Lamar Ave. Oxford, MS

ROOF PLAN

drawn for: JWN McCURDY

DESIGNS BY *MACE*