

HISTORIC PRESERVATION COMMISSION
DECEMBER 4, 2006
5:30 p.m.

Members Present: Cody Giles
 Eva Price
 Keith Mansel
 Mike Overstreet
 Renee Moore
 Harry Owens
 Molissia Swaney
 Sara Davidson

After the meeting was called to order, Chairman Giles announced that this meeting was to be the public hearing for the proposed designation of the Jefferson-Madison Preservation District.

Duke Goza, Attorney and property owner of 1305 Madison Avenue came before the Commission stating he had no opposition to establishing a preservation district but he did have strong opposition to his property being included in the proposed district. He believes his law office being included is meaningless, due to it being professional use and not residential. He is opposed to being confined and held to residential standards, when his property is not used for residential purposes and is primarily surrounded by commercial usages.

Edward Gibson, Attorney, representing David Twiford, Kevin Patterson and Joe Farr, property owners on N. 13th Street, presented objections to the inclusion of his clients' property in the proposed preservation district. Mr. Gibson stated the eastern boundary of the proposed district includes commercial properties and his clients are asking that the district be reconfigured to exclude properties zoned commercial business. They feel the district should include only the residential properties and exclude properties zoned commercial business. Mr. Gipson presented to the Commission "Exhibit A", Public Statement regarding Madison-Jefferson Historic District.

Marti Stark, property owner of 1214 Jefferson Avenue, addressed the Commission with the request to exclude her property from the district. She stated she did generally support the historical preservation of Oxford, but felt her property should be excluded since it adjoined a parking lot on one side and a vacant lot on the other. The property does not exemplify or reflect cultural or social history of Oxford, it cannot identify with historic personage or important events in the City of Oxford, it does not embody distinguishing characteristics of certain architectural types, and it is not a representation of a notable work of a master builder.

Kay Bryant, property owner in district, addressed the Commission stating that Mr. Goza's building was built in 1890 and is a contributing historical anchor of the

community and she would hate to see it destroyed, as other contributing structures have been.

Murray Avent, 1404 Madison Avenue, stated his family moved to the Oxford area in the 1900's and he feels that the property owners in opposition on N. 13th Street do not want to abide by any regulations due to the fact of asking for exceptions to the implemented regulations for the Downtown Business zone, as well as the exclusion of the Preservation District. The Madison Avenue residents only access to North Lamar and Jefferson Avenue is via N. 13th Street. All of these residents have already made a grand sacrifice by losing vehicular access from the closing of the northwest side of Madison Avenue with the construction of the new County Chancery Building and they should not have to sacrifice their neighborhood again. The boundaries proposed for a preservation district is consistent with the consultant's suggestions in the 1999 survey for the City. He feels that the residents and property owners of this area should be guardians and stewards for the City in order to preserve its past history.

Lisa Howorth brought forth the question of why 1403 Jackson Avenue and 200 N. 14th Street were not included in this proposed district. She felt they should be included especially since one of the properties dated before the Civil War. Ms. Kay Bryant replied they drew the boundary lines so that all of the included properties would be contiguous.

Sara Davidson recused herself from the meeting at 6:33 p.m.

Motion was made to add tax parcels # 135P-21-064 and 135P-21-065 to the boundaries of the district by Commissioner Swaney, seconded by Commissioner Overstreet.

Commissioners voting aye: Molissia Swaney, Mike Overstreet and Cody Giles

Commissioners voting nay: Renee Moore, Harry Owens, Keith Mansel and Eva Price

Motion was DENIED by a 4 to 3 vote.

Sara Davidson re-entered the meeting at 6:39 p.m.

Motion was made to propose the district to the Board of Aldermen as proposed with the exception of the Stark property, 1214 Jefferson Avenue, tax parcel # 135P-21-221, since it is an out lying non-contributing property, by Commissioner Mansel, seconded by Commissioner Moore.

Commissioners voting aye: Cody Giles, Keith Mansel, Renee Moore, Eva Price, Molissia Swaney and Sara Davidson

Commissioners voting nay: Harry Owens and Mike Overstreet

Motion was APPROVED by a 6 to 2 vote.

Motion was made to reconsider the prior motion by Commissioner Overstreet, motion dies for the lack of a second.

Chairman Giles stated the recommended approved district will now go before the Planning Commission for a hearing on December 11, 2006 at 5:00 p.m.

There being no further business to come before the Commission, the meeting was adjourned at 6:46 p.m.