

PRESERVATION COMMISSION

October 2, 2007

Be it remembered that the Oxford Preservation Commission did meet in regular session on Tuesday, September 11, 2007 in the City Hall courtroom with the following members present:

Cody Giles, Chairman
Camp Best
Eva Price
Harry Owens
Ellis Fisher
John Morgan King
Farish Percy

Tim Akers, City Planner
Tiffany Hatcher, Historic Preservation Consultant
Alicia Thompson, Secretary

The meeting was called to order by Commissioner Giles, and the following new members were introduced:

Camp Best
Ellis Fisher
John Morgan King
Farish Percy

After the meeting was called to order, the following business was transacted:

Motion was made by Commissioner Owens and seconded by Commissioner Percy to approve the minutes of August 7, 2007. All present voting aye.

The motion was approved.

REGULAR AGENDA

There came for discussion Case #026 – 1016 South 11th Street. Curtis & Nancy Wilkie came before the Commission seeking a Certificate of Appropriateness to do an addition to the back of their home at 1016 South 11th Street which follows the existing lines and character of the neighborhood and reconstruction of the front porch which is rotting and in poor repair. The reconstruction of the front porch would make it compatible with the existing neighborhood porches and columns. The addition would include a master bedroom, sitting area, master bath, closets, and a porch. The addition would also include a roof to the back porch and replacement of the existing concrete floor with brick. The applicants provided the Commission with drawings and materials that would be used for the project. After discussion, motion was made by Commissioner Bailey and seconded by Commissioner Flautt to approve the Certificate of Appropriateness. All present voting aye.

The motion was approved.

There came for discussion Case #027 – 1406 Jefferson Avenue. Steve and Mary Ann Cockerham came before the Commission seeking a Certificate of Appropriateness to construct a two story single family residence on a lot located at 1406 Jefferson Avenue. Little and Wilkinson Construction, LLC provided the Commission with drawings, elevations, and materials to be used in the proposed project. A landscape plan and site plans were also provided, along with photos of existing homes in the neighborhood. After review of the plans, Commissioner Owens expressed concern that the two story home would be out of balance with other homes in the neighborhood. Consultant Tiffany Hatcher also questioned the height elevation of the home. Lengthy discussion was made regarding the elevation in regards to existing homes in the neighborhood. Further discussion was made regarding the scale of the home to built. Joel Little asked the Commission to consider approval if the home were set back an additional five (5) feet. After discussion was made regarding set back of the home, motion was made by Commissioner King and seconded by Commissioner Fisher to approve the request with the condition that the house be set back an additional five (5) feet. All present voting aye.

The motion was approved.

There came for discussion Case #028 – 607 South 8th Street. Ed & Rene Morgan came before the Commission seeking a Certificate of Appropriateness to construct a new front porch for the full length of existing house, and a new two story rear porch with the lower level enclosed as a sunroom and the upper level mostly open with an enclosed, shuttered room at the north end of the home. Johnathan Mattox of Howorth & Associates provided the Commission with details of the addition and a list of materials that would be used in the project. After review of the plans, Commissioner Owens expressed concerns regarding the side view of the home from Filmore Avenue. Mr. Mattox replied that it would like the view to the north of the home. Mr. Akers expressed concern that the front porch would extend further the structures next to it. After further discussion of the project, motion was made by Commissioner King and seconded by Commissioner Price to approve the request. All present voting aye.

The motion was approved.

There came for discussion Case #029 – 1415 Jefferson Avenue. Greg & Babs Ton came before the Commission seeking a Certificate of Appropriateness to rebuild a bay window roof and replace it with a copper roof, provide a new front stoop with cover, and replace current roof to solve drainage issues. The applicants informed the Commission that no modifications would be made to the front of the home. The existing front of the home would only be changed cosmetically to enhance the appearance of the home. There would be an addition of a deck off of the sunroom and the three (3) dormers would be combined into one shed dormer. After review of the plans, motion was made by Commissioner King and seconded by Commissioner Best to approve the request. All present voting aye.

The motion was approved.

There came for discussion Case # 030 – New Friends, LLC – 1214 Jefferson Avenue. David Twiford came before the Commission seeking a Certificate of Appropriateness to incorporate the abutting piece of property into his current project. Mr. Akers informed the

Commission that Phase I of the project had been previously approved by the Planning Commission. Mr. Twiford provided the Commission with photos of the project. Commissioner King expressed concern that the final project be constructed as shown in the drawings. Comments came from the public regarding the façade of the project and making it look more southern. After further discussion regarding the site, motion was made by Commissioner Best and seconded by Commissioner King to approve the request. All present voting aye.

The motion was approved.

There came for discussion Case #031 – 1605 Buchanan Avenue. Kurt & Roblyn Mai came before the Commission seeking a Certificate of Appropriateness to demolish the existing single story ranch home built during the late 1960's to construct a new two story home. Macel Juergens and Ryland Sneed provided the Commission with aerial photos and details of the project. Discussion was made regarding the details and scale of the project. Consultant Hatcher expressed concern about the how the scale and proportion of the home would be vastly different than the other homes in the neighborhood. Roblyn Mai indicated to the Commission that she was hoping to emulate some of the other larger, more beautiful homes along South Lamar Boulevard. Discussion was made regarding inclusion of the homes along South Lamar Boulevard into the neighborhood along Buchanan Avenue. Consultant Hatcher suggested other ways that the homeowner might scale down the home and still have the square footage desired. Commissioner Owens expressed the opinion that the home would be out of keeping with other homes in the neighborhood. Extensive discussion was made regarding the scale of the home in comparison to other homes in the neighborhood. Macel Juergens and Ryland Sneed also discussed the materials that would be used in the project. Commissioner Owens suggested that the homeowners come back before the Commission with an alternate scale for the home. The applicant indicated that no trees would be taken away from the project. Mr. Akers informed the Commission that it had three options: 1. approve the request; 2. deny the request; and 3. defer approval of the request. After further discussion, motion was made by Commissioner Owens and seconded by Commissioner Best to defer approval of the request until an alternate plan could be reviewed. All present voting aye.

The motion was approved.

There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.