

## **PRESERVATION COMMISSION**

November 26, 2007

Be it remembered that the Oxford Preservation Commission did meet in regular session on Tuesday, October 9, 2007, at 5:30 p.m. in the City Hall courtroom with the following members present:

Cody Giles, Chairman  
Jeff Asti  
Camp Best  
Harry Owens  
Ellis Fisher  
John Morgan King  
Farish Percy  
Molissia Swaney

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

The meeting was called to order by Commissioner Giles.

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

September, 2007 minutes to reflect the following changes: John Morgan King was in favor of Case #031-1605 Buchanan Avenue and Ellis Fisher was in opposition. Motion was made by Commissioner Owens and seconded by Commissioner Price to approve the minutes from August 14, 2007. After the changes were made, motion was made by Commissioner Owens and seconded by Commissioner Best to approve the minutes for the September 11, 2007 meeting. All present voting aye.

The motion was approved.

### **REGULAR AGENDA**

There came for discussion **Case #031 – 1605 Buchanan Avenue**. Macel Jeurgens came back before the Commission representing Kurt and Roblyn Mai seeking a Certificate of Appropriateness to demolish an existing structure and construct a new residence at 1605 Buchanan Avenue. Changes that have been made to the original plan include 1 foot off the height and removal of the dormers. Ms. Juergens stated that the new construction would be the same width as the existing home to be demolished. Commissioner Giles questioned the height of the project. Ms. Juergens stated that it would be approximately 29' feet front street elevation. Comments came from a resident living at 1601 Buchanan Avenue concerning the size of the home and the disruption of the trees. Ms. Mai addressed those concerns and indicated that all the trees would be saved. Commissioner King questioned if the home would face two different streets. Questions also came from Commissioner Fisher regarding the scale of the home.

Comments came from the public in opposition to the scale of the home and not the design of the home. Ms. Juergens addressed the issue of the scale by indicating that 1 foot has been removed from the ceiling height and the dormers have been removed. Discussion was also made about the lower elevation of the lot in comparison to others in the neighborhood. Commissioner Swaney indicated that she has observed the lot and agreed that it is lower than others in the neighborhood. Commissioner Swaney also questioned whether the proposed new construction would resemble others in the neighborhood. Commissioner King commented that there is an eclectic mix of homes in the neighborhood. Photos were presented and discussion was made regarding the design of the other homes in the neighborhood. Commissioner Giles commented that the Commission's main concern was the scale of the proposed construction and that emphasis was being placed on the homes along Buchanan Avenue and not the homes along South Lamar Boulevard. Mr. Akers informed the Commission that the city's zoning requires that the structures line up with each other. Ms. Juergens informed the Commission that the applicant would comply with any setbacks recommended. Discussion was made regarding the setbacks. After further discussion of the proposed project, HPC Consultant Tiffany Hatcher recommended that the Commission consider voting on the project as presented, then tabling a decision on any new presentations. Ms. Hatcher also strongly objected to any new plans being submitted and stated that the applicant should have presented their changes prior to the meeting. Questions came from Commissioner King regarding the quickest option for consideration of the project. Commissioner Giles stated that the quickest option would be to table a decision until new alternative plans could be submitted. Questions came from Commissioner Swaney as to whether a special meeting could be called to consider alternative plans. After further discussion, motion was made by Commissioner Asti and seconded by Commissioner Best to table the request until alternative plans were prepared. The vote was as follows:

<b>Giles</b>	<b>Aye</b>	<b>Owens</b>	<b>Aye</b>
<b>Asti</b>	<b>Aye</b>	<b>Fisher</b>	<b>Aye</b>
<b>Percy</b>	<b>Aye</b>	<b>Best</b>	<b>Aye</b>
<b>Swaney</b>	<b>Aye</b>	<b>King</b>	<b>Nay</b>

The motion was approved.

There came for discussion **Case #034 – 1412 Jackson Avenue East**. Vicki Cook and Mike Wright came before the Commission seeking a Certificate of Appropriateness to renovate 1412 Jackson Avenue East for use as a single family residence. The applicants informed the Commission that the home was built in 1923 and presented the Commission with photos of the how the house appeared in 1990. The applicants also informed the Commission that the structure had been previously used as a commercial building and that they were seeking to return it to use as their primary residence. Mr. Wright pointed out that there would be no modification to the building footprint and the changes were primarily cosmetic. The applicants also provided a materials list and landscaping details. They also indicated that were seeking to add a privacy fence along the side elevation of the residence. Discussion was made regarding the modifications to the residence. Commissioner Owens commented on the nice presentation that the applicants made. Commissioner Best commended the applicants for returning the structure from a commercial building back to a residential home. After further discussion, motion was made by Commissioner Swaney, and seconded by Commissioner Owens to approve the Certificate of Appropriateness. All present voting aye.

The motion was approved.

There came for discussion **Case #035 – 808 South 11<sup>th</sup> Street**. John Dollarhide came before the Commission representing Bruce and Kristen Newman seeking a Certificate of Appropriateness to demolish the existing detached garage and construct a new two-story structure that has a carriage house style. Mr. Dollarhide informed the Commission that the second floor would be used as a private workspace or a guest room. Questions came from Commissioner Fisher and Commissioner Owens regarding the width and the height of the structure. Mr. Dollarhide replied that it was within required setbacks. Discussion was made regarding the materials list. After further discussion, motion was made by Commissioner Swaney and seconded by Commissioner King to approve the Certificate of Appropriateness. All present voting aye.

The motion was approved.

There came for discussion **Case #036 – Fillmore Avenue**. Art Cook came before the Commission representing Bryan and Amanda Hyneman seeking a Certificate of Appropriateness to construct a proposed new single family residence on Fillmore Avenue. The applicant presented and discussed the site plan, elevations, drawings, and a materials list. Commissioner Asti expressed concerned regarding the height and questioned how many chimneys were in the plan. The applicant replied that there was only one chimney. Questions came from Commissioner Asti regarding the height proportion in comparison to the other homes on the street. The applicant replied that the other homes have different roof pitches and gable ends, and that most of the homes have “monster” additions in the back. Commissioner Asti also questioned how this project differed from the previous application. The applicant stated that this project porch elements and tower elements to allow smaller focus on the house. Commissioner Asti also questioned why the tower was high in relation to the design. The applicant stated that everything else on the house was already horizontal so a vertical element was used. Commissioner King asked if the plans were a western style. The applicant replied that it is a rambling craftsman style. Commissioner King expressed concern regarding the garage. The applicant stated that the garage has been carefully concealed and that the placement of the tower draws the eye away from the garage. Questions came from Commissioner Swaney regarding the windows. The applicant replied that craftsman style 3” inch windows would be used. Commissioner Best expressed concern about the style of the home compared to others along the street. Ms. Hatcher informed the Commission that the applicant made a good attempt to fit the project in with the homes along the street. She also informed the Commission that HPC guidelines don’t specify the style of home to be used. After discussion, motion was made by Commissioner Owens and seconded by Commissioner Asti to approve the Certificate of Appropriateness. All present voting aye.

The motion was approved.

There being no further business to come before the Commission, the meeting was adjourned.

