

## **PRESERVATION COMMISSION**

December 18, 2007

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, December 11, 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  
Eva Joyce Price  
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:

Motion was made by Commissioner King and seconded by Commissioner Price to accept the minutes from October 9, 2007. All present voting aye.

The motion was approved.

Motion was made by Commissioner Asti and by Commissioner Best to accept the minutes from the special meeting of November 19, 2007. All present voting aye.

The motion was approved.

### **REGULAR AGENDA**

There came for discussion **Case #037 – 1315 Pierce Avenue**. Claude and Jayne Gunter came before the Commission seeking a Certificate of Appropriateness to remodel an existing basement and to construct an addition of a master suite upstairs and bedroom downstairs. Questions came from the Commission regarding the materials to be used in the project. Questions came from Commissioner Best regarding the remodeling of the existing part of the house. The applicant stated that the only change would be the removal of the iron work on the front portico. Questions came from Commissioner Giles about the columns on the south elevation. Commissioner Asti asked the applicant if the architect had a schedule of materials for the project. The applicant stated that the general contractor, Paul Baddour was working on the

schedule of materials. The applicant also stated that all the brick on the home would be painted to make the new addition blend in with the existing structure. Questions came from Commissioner Owens regarding the differing roof lines. The applicant stated that the roof line would be corrected. Commissioner Owens asked the applicant what would take the place of the old iron columns. The applicant stated that square wooden columns would take the place of the iron columns. There was also discussion of the type of doors that would be used in the project. After no further questions or comments from the Commission, motion was made by Commissioner King and seconded by Commissioner Swaney to approve the Certificate of Appropriateness. All present voting aye.

The motion was approved.

There came for discussion **Case #038 – 1614 Jefferson Avenue**. Corey Alger came before the Commission representing Russell French seeking a Certificate of Appropriateness to add a carport to the side of the existing structure. Mr. Alger presented before and after photos of the project and stated that the home was taken out of the Jefferson/Madison district and has since been put back into the Historic Preservation District. Mr. Alger presented elevations and stated that the entrance would be from the side and that a portion of the paving in front of the structure would be removed and replaced with pervious material. The project would be a two (2) car carport with no garage doors and would be painted the same color as the existing structure. Mr. Alger also discussed the flat slab roof for the project. Commissioner Owens commented that there are no other flat roofs in the neighborhood, all others are gabled. Mr. Alger replied that this house is different than any other in the neighborhood in that it is an early 1970's ranch style home. Commissioner King commented that he like the transformation that the home has taken and asked if the roof could be gabled. Questions came from Commissioner Asti as to what consideration was given for the visual compatibility to others homes in the neighborhood. Commissioner Best stated that he was uncomfortable with the process of trying to compare this structure to others in the neighborhood. He stated that he felt that since 75% of the renovations had already been done that the ruling should be based on the compatibility with what has been previously renovated since there were no other structures in the neighborhood to compare it to. Commissioner King commented that he is in support of the project. Questions came from the Commission regarding the roof line of the neighboring structure. Commissioner Giles agreed that the structure is a unique structure. Commissioner Fisher commented that there was nothing objective to compare the structure to. Commissioner Giles informed the applicant of the Commission's options regarding approval of the application. Commissioner Swaney commented that she was not a fan of flat roofs and didn't think it was in keeping with the neighborhood. Mr. Alger stated that the home is not a historical home. Commissioner Asti informed the Commission that the guidelines are within the ordinance itself and the general guidelines indicates that the structure should be compatible with itself and with other resources within neighborhood and preservation district. He also stated that the issue is to determine whether the structure is compatible with itself and the neighborhood. Further discussion is made regarding the carport and the roof. After no further questions or comments from the Commission, motion was made by Commissioner King and seconded by Commissioner Best to approve the Certificate of Appropriateness. The vote was as follows:

<b>Giles</b>	<b>Aye</b>	<b>Asti</b>	<b>Aye</b>
<b>Best</b>	<b>Aye</b>	<b>Fisher</b>	<b>Aye</b>

<b>King</b>	<b>Aye</b>	<b>Owens</b>	<b>Nay</b>
<b>Percy</b>	<b>Aye</b>	<b>Price</b>	<b>Nay</b>
<b>Swaney</b>	<b>Nay</b>		

The motion was approved.

There came for discussion **Case #041 – 913 South 11<sup>th</sup> Street**. Jonathan Mattox came before the Commission representing Blair Hobbs seeking a Certificate of Appropriateness to construct an art studio at 913 South 11<sup>th</sup> Street. Mr. Mattox presented a site plan and drawings of the project. Questions came from Commissioner Owens regarding the dimensions of the project. Mr. Mattox stated that the structure would be a 192 square feet art studio. This would be the second outbuilding on the property, the first outbuilding is a tool shed. Commissioner Swaney commented that she liked the project. Commissioner Best commented that the project would be a delightful addition to the neighborhood. After no further questions or comments from the Commission, motion was made by Commissioner Asti and seconded by Commissioner Swaney to approve the Certificate of Appropriateness. All present voting aye.

The motion was approved.

There came for discussion **Case #042 - 1408 Johnson Avenue**. Jonathon Mattox came before the Commission representing Paul and Myra Pennebaker seeking a Certificate of Appropriateness to demolish a previous addition and replace it with a new one story addition. Mr. Mattox presented a site plan and elevations of the project. Mr. Mattox discussed the materials to be used in the project and stated that the addition would replicate the original details and proportions. Commissioner King commented that the addition looks to be preferable to what would have been done when the original home was built. Commissioner Owens asked if the pecan tree would be saved. Mr. Mattox replied that the pecan tree would be saved. After no further questions or comments from the Commission, 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.

Mr. Akers updated the Commission on the Special Exception for 409 North Lamar (Church of Christ). He stated that the Planning Commission denied the request based on the rationale of incompatible use. He also stated that because of the denial the architect for the project had withdrawn its application for a Certificate of Appropriateness. Mr. Akers also informed the Commission that it was time to present the CLG Grant. He stated that the grant from last year paid for the application fee for the North Lamar District into the National Registry of Historic Places. Mr. Akers stated that he would like to use this year's grant for the South Lamar District's application fee for the National Registry of Historic Places. He stated that the application fees would be \$11,000 since the South Lamar District is a much larger district than the North Lamar District. He also stated that the mayor would be seeking donations from the residents of the South Lamar District. Mr. Akers asked the Historic Preservation Commission to endorse the application. Questions came from Commissioner Swaney regarding the size of the South Lamar District. Mr. Akers replied that there were 349 principal structures including the Depot District. Motion was made by Commissioner King and seconded by Commissioner Asti to approve the endorsement. All present voting aye.

The motion was approved.

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