

HISTORIC PRESERVATION COMMISSION

May 29, 2008

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, May 13, 2008, at 5:30 p.m. in the City Hall courtroom with the following members present:

Jeff Asti
Camp Best
Farish Percy
John Morgan King
Molissia Swaney

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

The following members were absent:

Cody Giles, Chairman
Ellis Fisher
Harry Owens
Eva Joyce Price

The meeting was called to order by Commissioner Asti.

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

Motion was made by Commissioner King and seconded by Commissioner Best to accept the minutes from April 8, 2008.

All present voting aye.

The motion was approved.

REGULAR AGENDA

There came for discussion **Case #044 – 919 Buchanan. (Withdrawn)**

There came for discussion **Case #049 – 305 South 5th Street.** Goodloe Lewis came before the Commission seeking a Certificate of Appropriateness to construct a brick wall with an iron fence above and install an iron fence on top of the existing brick wall for property located at 305 South 5th Street. Mr. Lewis presented the Commission with a site plan, photos, & drawings of the existing fence and stated that the proposed new fence would match the existing fence. Mr. Lewis also stated that he would like to amend his application and stated that the proposed new fence would be installed on the north side of the property twenty feet west of the chimney. Discussion was made between Mr. Lewis and the Commission regarding the placement of the

fence, height of fence and the types of materials to be used in the project. Questions came from Commissioner Asti regarding the height of the fence from 5th Street. Mr. Lewis replied that he had received a 5 ½' foot fence height variance from the Oxford Planning Commission on May 12, 2008 and the fence would be no taller than that. Motion was made by Commissioner King and seconded by Commissioner Best to approve the request for a Certificate of Appropriateness for 305 South 5th Street.

All present voting aye.

The motion was approved.

There came for discussion **Case #050 – 204 South 5th Street**. Julie Kern of Howorth & Associates, came before the Commission representing Darrell Crawford, seeking a Certificate of Appropriateness to demolish the existing one story kitchen to the rear of the property and construct a new one story kitchen for property located at 204 South 5th Street. Ms. Kern presented elevations and drawings of the project and indicated the types of materials to be used. She stated that the new kitchen was a few feet wider than the original, but it would be built in the same style and proportion as the original kitchen. Ms. Kern also stated that the addition would not be visible from the street due to thick vegetation which would remain in place. She also stated that the only change for the proposed new kitchen was the elevations' window pattern which would match the original house. After discussion, motion was made by Commission Swaney and seconded by Commissioner Best to approve the request for a Certificate of Appropriateness for 204 South 5th Street.

All present voting aye.

The motion was approved.

There came for discussion **Case #051 – 523 North Lamar Boulevard**. Joel Little of Little & Wilkerson Construction, came before the Commission representing Christine Shivers seeking a Certificate of Appropriateness to construct a brick fence on the north side of the property line for property located at 523 North Lamar Boulevard. Mr. Little presented the Commission with photos and drawings of the site. He stated that the applicant would like to construct a privacy fence to separate her lot from the neighbor's rear lot. He also discussed the types of materials to be used in the project. After further discussion, motion was made by Commissioner King and seconded by Commissioner Percy to approve the Certificate of Appropriateness for 532 North Lamar Boulevard.

All present voting aye.

The motion was approved.

Discussion of Demolition by Neglect

Candace Varnell came before the Commission expressing concern regarding homes within her neighborhood that were being neglected. She informed the Commission that she lives on Jefferson Avenue and presented photos and a slideshow of several homes within her neighborhood that appeared to be suffering from neglect. After discussion of the properties, Historic Preservation Consultant, Tiffany Hatcher, informed the Commission that it should

discuss procedures in determining whether a home has been neglected. Extensive discussion was made regarding the definition of substantial deterioration. Commissioner Asti expressed concern that there was not a clear definition of substantial deterioration in the Historic Preservation Statutes. He also provided information about the state's statutes regarding substantial deterioration. Mayor Howorth questioned Ms. Varnell as to whether the homes in question were inhabited. She replied that they were inhabited. Ms. Varnell also provided the Commission with photos and a list of problems for each property. After extensive discussion, the Commission agreed that Historic Preservation Consultant, Tiffany Hatcher and the City Planning staff would put together a list of procedures to determine substantial deterioration and demolition by neglect.

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