

HISTORIC PRESERVATION COMMISSION

October 29, 2008

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, October 14, 2008, at 5:30 p.m. in the City Hall courtroom with the following members present:

Cody Giles, Chairman
Jeff Asti
Camp Best
Kevin Frye
Harry Owens
Jack McKenzie
Molissia Swaney

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

The following member was absent:

John Morgan King

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 Asti and seconded by Commissioner Frye to accept the minutes from the September 11, 2008 meeting with the following correction: That Commissioner Camp Best did not attend the special called meeting in September.

All present voting aye.

The motion was approved.

REGULAR AGENDA

There came for discussion **Case #056 – 722 South 8th Street**. Corey Alger came before the Commission representing Wilson and Marsha Webb seeking a Certificate of Appropriateness to demolish an existing addition to the rear of a residential structure and construct a new addition to include a bedroom and garage to the rear of a residential structure located at 722 South 8th Street. Mr. Alger presented the Commission with visual renderings of the site's elevations and explained the applicants' request. The proposal included demolishing the addition to the rear of the structure and replacing it by constructing an L shaped addition to the existing structure and porch. Mr. Alger also stated that the front of the original structure would remain with no alterations to the front façade. Mr. Alger presented Commission with a materials list and stated that a new asphalt shingle roof would also be added to the structure. Further discussion was made regarding the applicants' request.

There being no further questions from the public or the Commission, motion was made by Commissioner Asti and seconded by Commissioner Owens to approve the request for a Certificate of Appropriateness to demolish the existing addition to the rear of a residential structure and construct a new addition to include a bedroom and garage to the rear of a residential structure located at 722 South 8th Street.

All present voting aye.

The motion was approved.

There came for discussion **Case #057 – 1510 Johnson Avenue**. Corey Alger came before the Commission representing Todd Bertolet seeking a Certificate of Appropriateness to renovate the exterior of a residential structure and construct a carport addition for property located at 1510 Johnson Avenue. Mr. Alger presented the Commission with drawings, photos, and a materials list for the project and discussed the applicant’s request. He also stated that there would not be any changes to the roof line of the structure. Questions came from Commissioner Swaney to Mr. Alger asking if the design of the renovation was in keeping with the neighborhood. Mr. Alger replied that a panel system would be used to create a craftsmen style to the structure to make it more in keeping with the neighborhood. He stated that the base of the structure would be painted brick and a metal roof would be installed. Comments came from Commissioner Asti that the style and design of other properties in the neighborhood should be considered for this property. Discussion was made regarding the design and style of other homes inside and outside of the district. Mr. Alger informed the Commission that the property line for the project abuts other property that is not included in the Historic District. Discussion was also made regarding the flat roof for the carport addition. Commissioner Owens expressed concern about the flat roof appearing to “stick out” versus a pitched roof. Further discussion was made regarding the carport addition’s flat roof. Commissioner Asti read aloud the general standards of the Historic Preservation Ordinance and asked Mr. Alger if landscape plans were included in the project. Mr. Alger presented a landscape plan and discussed a retaining wall that would also be included. Commissioner Giles asked Mr. Alger about the timeline for the project. Mr. Alger replied that he would like to begin as soon as possible. Comments also came from Commissioners Giles and Owens expressing concern with the roofline of the carport. Commissioner Swaney also expressed concern over the size of the windows on the front of the structure. Discussion was made regarding a possible change to the size of windows for the structure.

There being no further business to come before the Commission, motion was made by Commissioner Frye and seconded by Commissioner McKenzie to approve the request for Certificate of Appropriateness to renovate the exterior of a residential structure and construct a carport addition for property located at 1510 Johnson Avenue.

The vote was as follows:

Commissioner Asti	Aye	Commissioner Giles	Nay
Commissioner Best	Aye	Commissioner Owens	Nay
Commissioner Frye	Aye		
Commissioner McKenzie	Aye		

The motion was approved.

Update on Policies and Procedures for Demolition by Neglect

Commissioner Asti provided the Commission with an update on the policies and procedures for Demolition by Neglect that went before the Board of Aldermen. Commissioner Asti stated that the Aldermen wanted more time to review the policy before taking a vote. Discussion was made regarding the issues before the Board of Aldermen. Consultant Hatcher informed the Commission that the Board of Aldermen understood that it was only reviewing policies and procedures for Demolition by Neglect. Commissioner Asti commended Consultant Hatcher for her presentation to the Board of Aldermen. Alderman Janice Antonow was present at the meeting and informed the Commission that she does not support adoption of the policy by either the Historic Preservation Commission or the Courthouse Square Commission. She stated that she is concerned with the issue of contributing versus non contributing structures and also felt that problems would arise if only one of the districts adopted the policy. Commissioner Asti agreed that there should be limitations set for the policy. Debate was made between Commissioner Asti and Alderman Antonow regarding the two separate historic districts. Alderman Antonow also informed the Commission that the Board of Aldermen was only seeking additional time to review the policy before taking a vote. Questions came from Commissioner Frye to Alderman Antonow asking what the Board of Aldermen's view was regarding the policy. She stated that a vote on the policy was tabled until the Board of Aldermen had the chance to review and evaluate the policy. She also stated that the policy would be back on the Board of Aldermen's next agenda.

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