

HISTORIC PRESERVATION COMMISSION

April 30, 2009

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, April 14, 2009, at 5:30 p.m. in the City Hall courtroom with the following members present:

Cody Giles, Chairman
Jeff Asti, Vice Chairman
Camp Best
Kevin Frye
Jack McKenzie
Harry Owens
Molissia Swaney
Sonia Weinberg-Thompson
Shawn Telford

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

No members were absent.

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

Motion was made by Commissioner Frye and seconded by Commissioner Best to accept the minutes from the November 12, 2008, January 13, 2009, and March 10, 2009 meetings.

All present voting aye.

The motion was approved.

REGULAR AGENDA

Public Hearing for Case 064 – McCool Residence - 1102 S. 11th Street (*Postponed*).

Public Hearing for Case 065 – Lloyd Residence – 510 N. 18th Street. Stefano Capomazza and Ed Neilson came before the Commission representing Bob Lloyd seeking a certificate of appropriateness to construct a fence and side patio in the rear of their property. Mr. Capomazza informed the Commission that the correct address for the property is 423 N. 16th Street – Unit 114, Oak Park Subdivision. Commissioner Giles asked the applicants to explain their request and the materials that would be used in the project. Mr. Capomazza explained that materials to be used would include: reclaimed old brick called “Chicago Brick” from old warehouses in Chicago, IL; 1 x 6 wood fencing; a water feature and fountain; an isocurrent built in fire place; and brick pavers on the patio floor. Mr. Capomazza also informed the Commission that the surrounding neighbors and

the homeowners association were in favor of the project. Discussion was made by the Commission regarding the applicants' request.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Asti and seconded by Commissioner Swaney to approve the request for a Certificate of Appropriateness to construct a fence and side patio in the rear of property located at 423 N. 16th Street – Unit 114, Oak Park Subdivision, Oxford, Mississippi.

All present voting aye.

The motion was approved.

Public Hearing for Case 066 – Brooke Residence – 1701 Johnson Avenue. Jonathan Mattox of Howorth & Associates, Architects, came before the Commission, representing Will and Maggie Brooke seeking a Certificate of Appropriateness to remodel the porch on an existing residential structure on property located at 1701 Johnson Avenue. Mr. Mattox presented the Commission with photos of the existing elevation, a revised site plan, drawings of the proposed elevation, and a materials list. He explained that the applicants were seeking to replace the existing 4x4 wood columns and railings with Victorian style 6x6 columns, railings and spandrels, and the wood shutters would be upgraded. He also stated that the west porch door would be converted into a window, while the adjacent window would be converted into a pair of French doors leading onto the porch. He further explained that the other windows on the front and side elevation would remain intact, but will receive new storm windows. Discussion was made by the Commission regarding the applicants' request and Commissioner Asti commended Mr. Mattox on the wonderful presentation.

There being no further comments or questions from the public or the Commission, motion was made by Commissioner Asti and seconded by Commissioner McKenzie to approve the request for a Certificate of Appropriateness to remodel the porch on an existing residential structure on property located at 1701 Johnson Avenue, Oxford, Mississippi.

All present voting aye.

The motion was approved.

Public Hearing for Case 067 – Pennebaker Residence – 1408 Johnson Avenue. Jonathan Mattox of Howorth and Associates, Architects, came before the Commission representing Paul and Myra Pennebaker seeking a Certificate of Appropriateness to construct a sunroom on the west side of an existing residential structure on property located at 1408 Johnson Avenue, Oxford, Mississippi. Mr. Mattox presented the Commission with a site plan, photographs of the existing elevation, drawings of the proposed elevation, and a materials list. He explained that the new sunroom would be constructed on the west side of the house, which would extend the existing porch's roof form. He also explained the materials to be used in the proposed project and stated that the windows and siding would be wood and would match the existing materials. Mr. Mattox further stated that the proposed project would be part of an addition that had been

previously reviewed and approved by the Commission. Discussion was made by the Commission regarding the applicants' request and Jack McKenzie recused himself because he is a neighbor who lives within close proximity of the Pennebaker residence.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Owens and seconded by Commissioner Frye to approve the request for a Certificate of Appropriateness to construct a sunroom on the west side of an existing residential structure on property located at 1408 Johnson Avenue, Oxford, Mississippi.

All present voting aye.

The motion was approved.

Public Hearing for Case 068 – Williston Residence – 520 North 11th Street. Tom Howorth and Jonathan Mattox of Howorth and Associates, Architects, came before the Commission representing Ed and Elsie Williston seeking a Certificate of Appropriateness to demolish an existing one story residential structure so that a new residential structure of a compatible scale and character might be constructed on property located at 520 North 11th Street, Oxford, Mississippi. Mr. Howorth presented the Commission with the report on demolitions from the Historic Preservation Consultant, Tiffany Smith. Mr. Howorth read aloud the four criteria listed on the report for demolition of an existing structure and stated that he differed with the opinion of Mrs. Smith regarding Item #1. Mr. Howorth also made reference to the criteria for demolition on the National Register of Historic Places listing and discussed the basis of the establishment of the Historic Preservation Commission. He also referred to the Hopkins Report and stated that he agrees that the existing structure contributes to the architectural character of the neighborhood, but argued that the applicants are proposing to construct a replacement residential structure that would also contribute to the architectural character of the neighborhood.

Commissioner Asti cited Section 14 ½ 1-6 of the Oxford Historic Preservation Ordinance and lengthy debate was made between Commissioner Asti and Tom Howorth regarding the criteria for demolition. Mr. Howorth pointed out that Consultant Smith did not use Items 42 – 43 of the Hopkins Report to determine the individual significance of a property when compiling her report. Debate was made between Consultant Smith and Mr. Howorth regarding the structure's individual significance and the criteria of the National Register of Historic Places Listing versus the Hopkins Report.

Ed and Elsie Williston came before the Commission and explained their request for demolition. Mrs. Williston stated that the property had been in her family for 40 years and that she had been the owner for the last 13 years. She also stated that the process to have the existing structure demolished had begun prior to the moratorium that was placed on demolitions. Mrs. Williston expressed that she and her husband had patiently waited for the details on demolitions to be worked out. Mr. Williston informed the Commission that the proposed structure would be constructed with a historic feel and that the property would be used as their primary residence.

Jonathan Mattox explained to the Commission that the applicants had considered different scenarios for renovating the property, but that it was not feasible. A neighbor, Lisa Howorth, asked how much larger the proposed structure would be in relation to the existing structure. Mr. Mattox replied that the proposed structure would fall within the guidelines and that the new footprint would be 2400 square feet and would include a detached two car garage. Discussion was made between Lisa Howorth and Jonathan Mattox regarding the necessity of the garage. Mr. Mattox then presented the Commission with drawings of the proposed structure with the detached garage located to the rear of the structure. Lisa Howorth further asked the applicants that if the Commission granted their request would they return later and seek any special exceptions. The applicants replied that they were happy with the plans as submitted.

Another neighbor, Allen Alexander spoke in support of the project. She stated that she used the same firm when designing her home that is located next door to the Williston residence and felt that the design of her home stayed true to the architectural style of the neighborhood. She also stated that none of the neighbors that she has spoken with feel that the existing structure is critical to the character of the neighborhood.

Commissioner Asti introduced Michelle Jones, from the Mississippi Department of Archives and History. She stated that though the Commission is faced with a difficult decision, they should decide if the existing structure is a contributing or noncontributing structure before deciding upon what should be replaced there.

Commissioner Asti commented that he feels that Howorth and Associates has the expertise to do a fantastic renovation without demolishing the existing structure. He also stated that he felt that the existing structure is significant to the district and that he hasn't heard any arguments supporting any other criteria to support the demolition. Mr. Asti further stated that he was in support of the report from Tiffany Smith, the consultant for the Historic Preservation Commission that opposed demolition of the existing structure.

Commissioner Telford commented that he didn't feel that the existing structure was significant to the character of the neighborhood and supported demolition of the existing structure.

Commissioner Swaney commented that she felt that the existing structure added to the charm and character of the street and opposed the demolition.

Commissioner Frye had no comments.

Commissioner Best asked if any one from the public knew the history of the architect that designed the existing structure. He stated that he was concerned that the Commission might be setting a precedent of demolishing homes within the Historic Districts. He also agreed with Commissioner Asti, that the Commission should follow the recommendation of the Historic Preservation Consultant's report opposing the demolition.

Commissioner Weinberg commented that she was of the opinion that the existing structure is not significant to the character of the neighborhood and supported the demolition of the existing structure.

The vote was as follows:

| | | | |
|----------|-----|--------|-----------|
| Giles | Aye | Asti | Nay |
| Frye | Aye | Best | Abstained |
| McKenzie | Aye | Swaney | Nay |
| Owens | Aye | | |
| Telford | Aye | | |
| Weinberg | Aye | | |

There being no further discussion, the meeting was adjourned by Commissioner Giles.