

## HISTORIC PRESERVATION COMMISSION

July 31, 2009

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

Jeff Asti  
Camp Best  
Kevin Frye  
Harry Owens  
Jack McKenzie  
Molissia Swaney  
Shawn Telford  
Sonia Weinburg Thompson

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

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 Frye and seconded by Commissioner Best to accept the minutes from the June 9, 2009 meeting.

All present voting aye.

The motion was approved.

### **REGULAR AGENDA**

**Public Hearing for Case 075 – 1701 Jackson Avenue.** Dick Marchbanks came before the commission representing John Shaw seeking a COA to demolish the existing two story front porch on a residence located at 1701 Jackson Avenue. Mr. Marchbanks presented the commission with two estimates provided by Ken Ash Construction, detailing the costs to repair the porch and costs to replace the existing porch on the property. Mr. Marchbanks discussed the deterioration to the property. Commissioner Asti asked Mr. Marchbanks how the property got to its current state. Mr. Marchbanks replied that the now deceased owner, only lived in the back three rooms of the property and that no upkeep had been performed on structure in several years. Discussion was made regarding the repair cost versus replacement cost to the front porch. Commissioner Asti asked City Building Official, Randy Barber if there was a likelihood of an event by natural forces would cause the porch to collapse and further damage the property. Mr. Barber replied that it is hard to make a determination without tearing out walls and surveying the existing damage. Discussion was made between Mr. Barber and the Commission regarding the safety of the existing porch. Mr. Barber also informed the Commission that there had been some trespassers on the property. Further discussion was made regarding safety of the front porch and

structure. Commissioner Asti asked Mr. Barber what shape the rest of the house was in. Mr. Barber replied that he wasn't sure since little maintenance had been done on the property in the last 20 years. Commissioner Asti commented that he didn't see an effort on the part of the owner to stabilize the porch rather than tear it down. Commissioner Frye also expressed concerns that the owner was not exhibiting stewardship of the property. Commissioner Asti suggested that a decision is tabled until the Commission could speak with the property owner. Historic Preservation Consultant Tiffany Smith asked Mr. Barber if he thought the structure was unsafe. Mr. Barber replied that he would rather investigate more prior to making a determination. Debate was made between Commissioner Asti and Mr. Marchbanks about the public safety issue of the property. Mr. Marchbanks agreed with Commissioner Asti that the applicant should come before the Commission and answer any questions and concerns.

There being no further comments or questions from the public or the Commission, motion was made by Commissioner McKenzie and seconded by Commissioner Best to table a decision on the request until the Commission can meet with the property owner.

All present voting aye.

The motion was approved.

**Public Hearing for Case 076 – 409 North Lamar.** Lawrence Chandler came before the Commission representing the Church of Christ seeking a certificate of appropriateness to construct a storage shed in the rear of property located at 409 North Lamar Boulevard. Mr. Chandler presented a statement of need, photos, elevations, and a site plan and explained his request to the Commission. He stated that the shed would be located in the rear of the property adjacent to Oxford Floral and Oxford Insurance Company. He also stated that he had spoken with both property owners and they were in support of the proposed project. Commissioner Swaney asked Mr. Chandler if the proposed shed would be freestanding. Mr. Chandler replied that the shed would be freestanding with access from the kitchen off the church's fellowship hall. Commissioner Thompson asked what materials would be used in the project. Steve Freeman, the contractor for the project, explained the materials to be used in the proposed project: 8 /2" Hardy Plank siding, 8" block wall, asphalt shingle roof to match existing. Commissioner Swaney asked if windows would be installed in the shed. Mr. Freeman stated that the shed would not have windows. Commissioner Asti asked if the color of the shed would be consistent with church exterior. Mr. Freeman replied that it would be consistent with the existing color of the church's exterior. Discussion was also made regarding the scale of the proposed shed. Commissioner Owens expressed concern with the slope of the roof on the proposed shed and stated that the south elevation consisted of three varying roof pitches. Discussion was made regarding the different roof pitches. Commissioner Swaney argued that the different pitches would not be visible since they were located in the rear of the property. Further discussion was made regarding the request.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Best and seconded by Commissioner Swaney to approve the request for a certificate of appropriateness to construct a storage shed in the rear of property located at 409 North Lamar Boulevard based on the following conditions:

1. That the shed be constructed based upon the same color as the existing church's exterior;

2. That the shed be constructed based upon the scale as presented;
3. That the shed's roof pitch match the existing adjacent structure;

All present voting aye.

The motion was approved with conditions.

**Public Hearing for Case 077 – 814 Lincoln Avenue.** Before the case was heard, Harry Owens recused himself because his property line is adjacent to the Glass residence. Macel Juergens came before the Commission representing John Glass seeking a certificate of appropriateness to construct a bedroom and sunroom in the rear of the existing residential structure located at 814 Lincoln Avenue, Oxford, Mississippi. Ms. Juergens informed the commission that the applicant was proposing to construct a 26'6" x 18' addition that would also include a small deck and steps to access the main level of the residence. She also stated that applicants were also proposing to re-roof the entire structure with architectural shingles. Ms. Juergens further stated that the basement of the two bedroom structure is uninhabitable and is not up to code. She also stated that the existing steps are not up to code and the proposed addition would provide additional space for the owners. Ms. Juergens also stated that the applicants are seeking to add a small uncovered porch and the heating and cooling unit would be moved to the attic. Commissioner Asti asked Ms. Juergens about the windows. Ms. Juergens brought a sample of the type of windows that would be installed in project and discussed the placement of the windows. Ms. Juergens also discussed the site elevations and informed the Commission of the materials to be used in the project (as provided on the list of exterior finished provided to the Commission). Commissioner Asti commended Ms. Juergens on her excellent presentation.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Frye and seconded by Commissioner Swaney to approve the request for a certificate of appropriateness to construct a bedroom and sunroom in the rear of the existing residential structure located at 814 Lincoln Avenue, Oxford, Mississippi.

All present voting aye.

The motion was approved.

There being no further comments or questions from the public for the Commission, the meeting was adjourned.