

HISTORIC PRESERVATION COMMISSION

November 16, 2009

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, November 10, 2009 at 5:30 p.m. in the City Hall courtroom with the following members present:

Jeff Asti
Camp Best
Harry Owens
Jack McKenzie
Julie K. Spears
Sonia Weinburg Thompson

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

The following Commissioners were absent:

Kevin Frye
Molissia Swaney
Shawn L. Telford

The meeting was called to order by Commissioner Asti.

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

Approval of the Minutes from the October 13, 2009 Meeting

The following change was made to the minutes: the addition of Julie Spears to the list of members present at the October 13, 2009 meeting. There being no further changes, motion was made by Commissioner McKenzie and seconded by Commissioner Thompson to approve the amended minutes from the October 13, 2009 meeting.

All present voting aye.

The motion was approved.

REGULAR AGENDA

Public Hearing for Case #088 – 801 South 11th Street. Todd Paine came before the Commission representing Larry Overstreet seeking a Certificate of Appropriateness to replace the existing wood windows with vinyl windows on an existing residential structure located at

801 South 11th Street, Oxford, Mississippi. Mr. Paine presented the Commission with photos of the existing structure and photos of adjacent structures with 1/1 style windows and explained the request. Mr. Paine also provided a demonstration of the proposed 1/1 style vinyl windows. He further explained that the applicant was seeking to use vinyl windows as a replacement instead of wood windows due to economics. Discussion was made between the applicant and the Commission regarding the request. HPC Consultant Tiffany Smith asked Mr. Paine about the type of replacement window for the existing large picture window. Mr. Paine replied that it would be a tempered plate glass window. Commissioner McKenzie asked Mr. Paine if the existing shutters would remain. Mr. Paine replied that the existing shutters would remain intact. Commissioner Owens expressed his concern that vinyl windows would not be acceptable in a Historic District because they might affect the home's character. Commissioner Spears commented that the vinyl windows would not change the home's character or be noticeable from street view. Further discussion was made regarding the applicant's request.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Best and seconded by Commissioner McKenzie to approve the request for a Certificate of Appropriateness to replace the existing wood windows with vinyl windows on an existing residential structure located at 801 South 11th Street, Oxford, Mississippi.

All present voting aye.

The motion was approved.

Public Hearing for Case #083 – 404 Tyler Avenue. Will Higman, of Mississippi Solar, LLC, came before the Commission representing Lowery Lomax seeking a Certificate of Appropriateness to construct solar panels on the south roof of a residential structure located at 404 Tyler Avenue, Oxford, Mississippi. The applicant presented a photo of the existing south roof, a photo of the proposed solar panel installation, and aerial photos of the site. Mr. Higman explained the applicant's request and discussed the proposed project. Lowery Lomax came before the Commission and explained that the solar panels would not be visible from Tyler Avenue, but there would be some minimal visibility of the solar panels from University Avenue. Mr. Lomax further informed the Commission that he has planted a total of five additional trees on the mowing strip of St. John's Catholic Church to help reduce the minimal visibility of the solar panels from University Avenue. Discussion was made regarding the minimal visibility of the solar panels from University Avenue. Questions came from Commissioner Owens to the applicant regarding the existing color of the roof and the color of the proposed solar panels. Mr. Higman replied that the color of the proposed solar panels would closely match the color of the existing roof. Discussion was made regarding the color of the proposed solar panels. Historic Preservation Consultant, Tiffany Smith, informed the Commission that discussion should be made on each of the criteria for evaluating solar panels in historic districts before making a decision. The guidelines for evaluation of solar panels in historic districts are:

1. Solar panels shall be placed on a non-character defining roof line of a non-primary elevation. *It was determined that the proposed solar panels would be placed on the non-primary south roof of the existing residential structure.*

2. Solar panels shall not be visible from public streets. *It was determined that the minimal visibility of the solar panels from University Avenue would be reduced by the installation of trees that have been planted along the mowing strip of St. John's Catholic Church by the applicant.*
3. Solar panels which contrast with the color of the roof are inappropriate if found to be detrimental to the character of the historic district. *It was determined that the color of the proposed solar panels would closely resemble the color of the existing roof.*
4. Solar panels shall be located so as not to alter a historic roof line or character defining feature such as a dormer or chimney. *It was determined that the submittals presented by the applicant comply with the criteria.*
5. For flat roofs, solar panels shall be setback from the edge of the roof to minimize visibility and may be set at a pitch or elevated if not highly visible from public streets. *It was determined that the submittals presented by the applicant comply with the criteria.*
6. Solar panels shall run parallel to the original roof line and shall not exceed nine inches above the roof line. *It was determined that the submittals presented by the applicant comply with the criteria.*
7. Detached arrays of solar panels at a historic site may be located in the rear side yard if the arrays are not highly visible from the public street and do not detract from other major character defining aspects of the site. *It was determined that the submittals presented by the applicant comply with the criteria.*
8. Character defining elements such as historic windows, walls, siding, or shutters which face public streets or contribute to the character of the building shall not be altered in connection with the installation of solar panels. *It was determined that the submittals presented by the applicant comply with the criteria.*
9. Existing trees shall not be eliminated in order to install solar panels. *It was determined that the applicant will not eliminate any existing trees and has planted a total of five additional trees on the mowing strip of St. John's Catholic Church to help reduce the minimal visibility of the solar panels from University Avenue.*

There being no further questions or comments from the public or the Commission, motion was made by Commissioner McKenzie and seconded by Commissioner Best to approve the request for a Certificate of Appropriateness to install solar panels on the south roof of an existing residential structure located 404 Tyler Avenue, Oxford, Mississippi.

All present voting aye.

The motion was approved.

Discussion on Disqualification of Members by Conflicts of Interest

Commissioner McKenzie reminded the Commission of **Section 54-36, City of Oxford, Code of Ordinances**, regarding the disqualification of members by conflicts of interest. The ordinance reads: *Likewise, any member of the city historic preservation commission who has an interest in the property in question or in property within 300 feet of such a property, or is employed with a firm that has been hired to aid the applicant in any matter whatsoever, or who has any proprietary, tenancy, or personal interest in a matter to be considered by the commission shall be disqualified from participating in the consideration of any request for a Certificate of Appropriateness involving such a property.* HPC Consultant Tiffany Smith also reminded the Commission that it is the responsibility and obligation of each Commissioner to recuse themselves from voting on any such cases that are brought before the Commission.

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