

HISTORIC PRESERVATION COMMISSION

January 25, 2010

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, January 12, 2010 at 5:30 p.m. in the City Hall courtroom with the following members present:

Jeff Asti
Kevin Frye
Jack McKenzie
Julie K. Spears
Shawn Telford
Sonia Weinburg Thompson

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

The following Commissioners were absent:

Harry Owens
Molissia Swaney
Campbell Best

The meeting was called to order by Commissioner Asti.

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

Approval of the Agenda

Chairman Asti asked if there were any changes to the agenda. The following changes were made to the agenda:

1. That item #5 (Case 094) be heard first;
2. That Item #4 (Case 092) heard second; and
3. Amend Item #6 to state ***Public Hearing for Initial Review of Section II-B of the Procedures for Demolition by Neglect for property located at 1701 Jackson Avenue.***

After the modifications were made to the agenda, motion was made by Commissioner Frye and seconded by Commissioner Thompson to approve the amended agenda.

All present voting aye.

The motion was approved and the agenda was accepted.

Approval of the Minutes from the December 8, 2010 Meeting

There being no changes to the minutes, motion was made by Commissioner Thompson and seconded by Commissioner Spears to approve the minutes from the December 8, 2009 meeting.

All present voting aye.

The motion was approved.

REGULAR AGENDA

Public Hearing for Case #094 – 1222 Buchanan Avenue. *Prior to the hearing, Commissioner McKenzie recused himself.* Ernest Lowe came before the Commission seeking a Certificate of Appropriateness to modify a previously approved rear door leading from the garage to the back yard for property located at 1222 Buchanan Avenue. Mr. Lowe also informed the Commission that he was seeking an additional Certificate of Appropriateness to replace an existing chain link fence along the western property line with a new picket fence for property located at 1222 Buchanan Avenue. Mr. Lowe explained that the modification to the rear door would consist of changing the door from a full glass type to a half glass type door. Mr. Lowe presented the Commission with a photo of the previously approved door and a photo of the proposed door.

Mr. Lowe also explained his request for replacing the existing chain link fence along the western property line with a new picket fence. Mr. Lowe provided the Commission with photos, drawings, and a list of materials for the proposed picket fence. He informed the Commission that the request for the proposed fence was for the western side of the property line and that the proposed fence would be installed just inside the western property line of the lot. Mr. Lowe further stated that he would be back before the Commission at a later date to seek approval for a proposed fence for the front and east side property lines.

There being no questions or comments from the public or the Commission, motion was made by Commissioner Spears and seconded by Commissioner Thompson to approve the request for Certificate of Appropriateness to modify a previously approved rear door leading from the garage to the back yard as appropriate for per the City of Oxford's Design Guidelines for property located at 1222 Buchanan Avenue, Oxford, Mississippi.

All present voting aye.

The motion was approved.

There being no questions or comments from the public or the Commission, motion was made by Commissioner Frye and seconded by Commissioner Telford to approve the request for Certificate of Appropriateness to replace an existing chain link fence along the western property line with a new picket fence as appropriate per the City of Oxford's Design Guidelines for property located at 1222 Buchanan Avenue, Oxford, Mississippi.

All present voting aye.

The motion was approved.

Public Hearing for Case #092 – 1209 South 16th Street. Edye Conkerton of Eco Architecture, LLC came before the Commission representing Agrivest, LLC seeking a Certificate of Appropriateness to construct a three bedroom duplex on property located at 1209 South 16th Street. At the December 8, 2009 meeting, case #092 was deferred pending additional information. Ms. Conkerton presented the Commission with a site plan, drawings, renderings and elevations of the proposed project. Ms. Conkerton explained that the applicant was seeking to construct a three bedroom duplex on vacant property located at 1209 South 16th Street that was similar to other adjacent structures along South 16th Street and Garfield Avenue. Ms. Conkerton also stated that the applicant was also proposing offsite parking as part of the proposed project. Commissioner Asti informed Ms. Conkerton that issues about the project's front elevations had been raised at the previous month's meeting. Ms. Conkerton informed Commissioner Asti that the drawings had been modified to show a change in the fenestration patterns and the front roof slope of front façade. Ms. Conkerton also stated that dormers had been added to the plans' front façade. Ms. Conkerton also addressed the issue of the whether or not to divide the first and second story porch of the front façade. Lengthy discussion was made about whether or not to divide the first and second story porch of the front façade. Commissioner McKenzie asked Ms. Conkerton about the possibility of adding a false window to the second story of the front façade. Discussion was made between Ms. Conkerton and Commissioner McKenzie about adding a false window to the second story of the front façade. Commissioner Spears, who is an architect, added that the proposed plans were a big improvement over the previously submitted plans and that she did not see the need for adding a false window or second story porch to the front façade. Further discussion was made about adding a false window to the second story and mention was made that a light fixture could be added to the front façade of the proposed project in lieu of a false window or second story porch. Discussion was also made between Ms. Conkerton and the Commission regarding the sizes and types of light fixtures that could be used in the project.

After further discussion, Commissioner Asti asked for a motion to conditionally approve the request for Certificate of Appropriateness to construct a three bedroom duplex as appropriate per the City of Oxford's Design Guidelines for property located at 1209 South 16th Street based on the following:

1. That an addendum to include a light fixture for the front façade of the proposed project be submitted and approved via email within 21 days from January 12, 2010.

Motion was made by Commissioner Frye and seconded by Commissioner Thompson to conditionally approve the request for Certificate of Appropriateness to construct a three bedroom duplex as appropriate per the City of Oxford's Design Guidelines for property located at 1209 South 16th Street based on the following:

1. That an addendum to include a light fixture for the front façade of the proposed project be submitted and approved via email within 21 days from January 12, 2010.

All present voting aye.

The motion was conditionally approved.

Public Hearing for Initial Review of Section II-B of the Procedures for Demolition by Neglect for property located at 1701 Jackson Avenue. Commissioner Asti informed the Commission that the purpose for the hearing was to initiate proceedings of demolition by neglect for the balcony and front porch of property located at 1701 Jackson Avenue. Commissioner Asti read aloud Section II-B of the Procedures for Demolition by Neglect and the criteria by which the City of Oxford can initiate demolition by neglect proceedings. Commissioner Asti asked if the applicant was present and could provide documentation regarding the condition of the front porch and balcony.

John Shaw came before the Commission regarding initiation proceedings for demolition by neglect for the balcony and front porch of property located at 1701 Jackson Avenue. Mr. Shaw informed the Commission that his mother previously lived in the home until her death approximately two years ago. Mr. Shaw further provided the Commission with the history of the home beginning in 1928 and stated that the property had been in his family since that time. Mr. Shaw further stated that property is for sale and that there are limited funds available to keep the home upgraded until it can be sold. He also stated that the porch has been stabilized with support beams, and that a burglar alarm and upstairs locking mechanism have been installed to keep vandals out. Mr. Shaw further informed the Commission that the porch needs to be replaced and not just repaired, however he desires that the new owner be allowed to construct a porch to their own liking. Commissioner McKenzie commented that it appeared that the porch is now safe and that there is no need to initiate proceedings for demolition by neglect. Commissioner Asti rebutted and stated that the job of the Commission was to take a vote and notify City Building Official Randy Barber that an investigation into the condition of the front porch and balcony should be conducted and a report made back to the Commission with findings. Comments came from Commissioner Frye that it is the Commission's obligation to preserve historic property to the best of its ability. Further discussion was made between Mr. Shaw and the Commission regarding the condition of the front porch and balcony.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Frye and seconded by Commissioner McKenzie to initiate the proceedings for demolition by neglect per Section II-B of the Procedures for Demolition by Neglect "Initial Review" by notifying City Building Official Randy Barber that an investigation should be conducted and a report made back to the Commission on the findings for the condition of the front porch and balcony for property located at 1701 Jackson Avenue, Oxford, Mississippi.

All present voting aye.

The motion was approved.

There being no further business to come before the Commission, motion was made by Commissioner McKenzie and seconded by Commissioner Frye to adjourn the meeting.

All present voting aye.

The motion was approved and the meeting was adjourned.