

HISTORIC PRESERVATION COMMISSION

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, March 9, 2010 at 5:30 p.m. in the City Hall courtroom with the following members present:

Jeff Asti
Kevin Frye
Jack McKenzie
Harry Owens
Julie K. Spears
Molissia Swaney
Shawn Telford
Sonia Weinburg Thompson

Randy Barber, Building Official
Katrina Hourin, Assistant City Planner
Tiffany Smith, Historic Preservation Consultant
Alicia Thompson, Secretary

The following Commissioners were absent: 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. The removal of Item #9 (Complimentary Review for 900 S. 16th Street) from the agenda.

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

All present voting aye.

The motion was approved and the agenda was accepted.

Approval of the Minutes from the February 9, 2010 Meeting

There being no changes, motion was made by Commissioner Frye and seconded by Commissioner Best to approve the minutes from the February 9, 2010 meeting.

All present voting aye.

The motion was approved.

REGULAR AGENDA

Public Hearing for Initial Review Section of the Demolition by Neglect procedure for property located at 1701 Jackson Avenue. Chairman Asti informed the Commission that correspondence had been received from the City Building Official, Randy Barber regarding the findings on the condition of property located at 1701 Jackson Avenue, Oxford, Mississippi. Chairman Asti informed the Commission that next action for the Commission is to notify the property owner in writing of the findings. No action was taken.

Public Hearing for Case #097 – 403 University Avenue. Ronald Garner of Ronald Garner Architects representing St. Johns the Evangelist Catholic Church seeking a Certificate of Appropriateness to construct a two story 10,000 square foot building north of the existing church sanctuary on the campus of St. Johns the Evangelist Catholic Church located at 403 University Avenue. Mr. Garner informed the Commission that the primary use for the structure would be as an educational building that would house church offices, a multipurpose room, and classrooms. Mr. Garner presented the Commission with the following supporting documents:

- Exhibit #1: Site Layout;
- Exhibit #2: Photo of building site looking toward northwest;
- Exhibit #3: Photo of north wall of existing church building;
- Exhibit #4: Plan of ground floor – new educational building;
- Exhibit #5: Plan of second floor – new educational building;
- Exhibit #6: Relatives sizes of existing church building and new educational Facility – view of west walls;
- Exhibit #7: Photo of east exterior wall of existing church building;
- Exhibit #8: Photo of north exterior wall of existing church building;
- Exhibit #9: Photo of east exterior wall of existing church building indicating in detail materials to be matched in new building;
- Exhibit #10: Exterior elevations of new educational facility. South exterior elevation will face rear of existing church. North exterior elevation will face existing loop drive;
- Exhibit #11: Exterior elevations of new educational facility. West exterior elevation will face the Gertrude Ford Center. East exterior elevation will face rear of existing church classroom building.

Mr. Garner also provided the Commission with a materials list and further explained the applicants' request. Discussion was made between Mr. Garner and the Commission regarding the exhibits as presented. Commissioner Owens offered comments expressing his concerns about the flat roof line of the proposed project. Commissioner Owens also stated that the flat roof design did not appear to be in keeping with the neighborhood surrounding the site. Lengthy debate was made between Commissioner Owens and Mr. Garner regarding the flat roof line of

the proposed project. Commissioner Owens further added that he would favor a pitch roof line versus the proposed flat roof line. Mr. Garner informed Commissioner Owens that landscaping would be added to the site to soften the look. Commissioner Spears offered comments about the proposed flat roof line of the project and stated that it is typical for educational buildings to have a flat roof lines. Commissioner Owens rebutted and stated that most of the structures in the neighborhood have gabled roof lines. Commissioner Spears commented further and offered that the building's use should be considered as a determining factor to support the need for the flat roof line. Commissioner Spears also added that the structures that have gabled roof lines are primarily residential structures. Commissioner Spears stated that the Mary Buie Museum has a flat roof line. Commissioner Spears further stated that she believed that the flat roof line of the proposed structure would be consistent with similar type buildings that currently exist in the neighborhood. Further lengthy discussion was between the Commission and Mr. Garner about the applicants' request.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner McKenzie and seconded by Commissioner Frye to approve the request for a Certificate of Appropriateness to construct a two story 10,000 square foot building north of the existing church sanctuary on the campus of St. Johns the Evangelist Catholic Church located at 403 University Avenue, Oxford, Mississippi.

The vote was as follows:

Commissioner Asti	Aye
Commissioner Frye	Aye
Commissioner McKenzie	Aye
Commissioner Owens	Nay
Commissioner Swaney	Aye
Commissioner Spears	Aye
Commissioner Telford	Aye
Commissioner Thompson	Aye

The motion was approved.

Public Hearing for Case #099 – 309 N. 16th Street. Contractor John Dollarhide came before the Commission representing Bill & Betty Duke seeking a Certificate of Appropriateness to construct an addition; make repairs to the front porch and steps; and install a new roof on the garage of an existing residence located at 309 N. 16th Street. Mr. Dollarhide provided the Commission with photos of the existing site; a materials list; a site plan, proposed elevations; and a list of proposed modifications to be made to the property. Mr. Dollarhide explained that the applicants' proposal included:

1. Constructing a small addition on the northwest corner of the house;
2. Removal of a current tall window in the existing kitchen that will be modified and used as a new window;
3. Repairing the surface of the front porch and front steps and adding an iron railing at the steps;

4. Scoring and staining the concrete surface of the front porch;
5. Re-roofing the existing garage with architectural shingles to match the residence, re-painting the garage's exterior bricks; and pouring a new concrete floor;
6. Extending a current entry on the northwest corner of the residence by 1' 10 ½".

Public Hearing for Case #100 – 1209 S. 16th Street. Edey Conkerton of Eco Architects came before the Commission representing George Haymans and Agrivest, LLC seeking a Certificate of Appropriateness to demolish an existing two story frame structure located at 1209 S. 16th Street. Edey Conkerton explained the applicant's request and presented the following documents:

- A. Architect's report on 1209 S. 16th Street;
- B. Mold analysis from Pro-Lab – Exhibit "A";
- C. Engineering report from Criterium-Pittman Engineers – Exhibit "B";
- D. Home inspection report from McKay Inspections – Exhibit "C";
- E. Property value spreadsheet, tax map and local Historic Preservation District map – Exhibit "D";
- F. Pictures of the subject property – Exhibit "E";
- G. Pictures of surrounding property – Exhibit "F";
- H. Letters from neighbors, interested parties – Exhibit "G"; and
- I. Power bill – Exhibit "H".

Ms. Conkerton informed the Commission that the applicant was seeking to demolish the existing structure and construct a new 2 story residential structure. Ms. Conkerton further informed the Commission that after an evaluation shows that the structure is damaged and beyond saving. Lengthy debate was made between Ms. Conkerton and Commissioner Asti regarding the condition of the structure. Commissioner Asti offered comments and stated that the Commission had not been presented with any written documentation that indicated that the structure was not worth saving. Commissioner Asti also asked Ms. Conkerton about the time frame and expense involved to renovate and rehab the structure. George Haymans stated that the Commission has been provided with information that water is seeping into and around the footings of the structure. Commissioner Asti further asked if an inspection had been conducted prior to the purchase of the property. Mr. Haymans answered and replied that an inspection was not conducted prior to the purchase. Lengthy debate was made between Commissioner Asti and Mr. Haymans about the inspection report. Commissioner Asti informed Mr. Haymans that the Commission had only received the inspection report two weeks prior. Mr. Haymans informed Commissioner Asti that he had spoken with three local contractors about renovating the structure and none of the three were comfortable with providing him with a bid. Ms. Conkerton also informed the Commission that the structure's foundation was visible through the floor and roof. Ms. Conkerton also advised the Commission that she used the criteria for preserving historic structures from the National Park Services website as a guideline for presenting the information to the Commission. Commissioner Asti informed Ms. Conkerton that the Oxford Design Guidelines are made available to public for use when applying for Certificates of Appropriateness. Commissioner Asti also informed Ms. Conkerton that he was not comfortable

with using guidelines from the National Park Services that could not be validated by the Oxford Historic Preservation Commission. Historic Preservation Consultant Tiffany Smith informed Ms. Conkerton that the Oxford Historic Preservation Commission is bound only by the criteria provided in the Oxford Design Guidelines and not those from the National Park Services. Ms. Smith also advised the Commission to evaluate Ms. Conkerton's request using the criteria for demolition located within the Oxford Design Guidelines and allow Ms. Conkerton the opportunity to retort.

Commissioner Asti read each of the criteria from Section IV (A) of the Oxford Design Guidelines regarding demolitions and discussion was made between the Commission, Ms. Conkerton, and Mr. Haymans regarding each of the criteria. After discussion, several Commissioners expressed concerns that the applicant had not provided enough significant information to satisfy the criteria of the Oxford Design Guidelines regarding demolitions.

Commissioner Asti commented that he would like the opportunity to review additional information regarding the request for demolition prior to voting on the applicant's request. Commissioner Frye and several other Commissioners also added that they were in favor of delaying a vote on the applicant's request pending additional information. After further discussion, motion was made by Commissioner Frye to table a decision regarding the applicant's request for demolition pending additional information. At this time during the hearing, Mr. Haymans rebutted the motion and stated that a significant amount of information has already been provided to the Commission. Mr. Haymans also requested that the Commission reconsider the motion to table a decision on the request for demolition pending additional information. Instead, Mr. Haymans requested that the Commission consider a request that would allow him to construct Building #2 on the site and table the request for demolition and construction of Building #1 pending additional information. Commissioner Asti informed Ms. Conkerton and Mr. Haymans that the Commission is available for preliminary review when it is requested. Commissioner Asti also informed Ms. Conkerton and Mr. Haymans that the Commission has expressed legitimate concerns regarding the request for demolition and offered the applicant the opportunity to schedule a preliminary conference with the Commission in the mean time. Commissioner Asti also offered to provide the applicant with the guidelines of the Oxford Historic Preservation Commission.

After further discussion, the motion made by Commissioner Frye was seconded by Commissioner Owens to table a decision on the request to demolish an existing residential structure pending additional information on property located at 1209 S. 16th Street, Oxford, Mississippi.

All present voting aye.

The motion was approved and a decision was tabled pending additional information.

Historic Preservation Consultant Tiffany Smith advised the Commission that permits for demolitions and new constructions must be issued simultaneously and stated that the applicant's original request for a Certificate of Appropriateness (Case #101) was for the construction of two new residences (Building #1 and Building #2). Ms. Smith also explained to the Commission that

the applicant's request for the proposed construction of Building #1 was contingent upon the approval of the request for demolition (Case #100). Ms. Smith further advised the Commission that since the motion had been approved to table a decision on the request for demolition (Case #100) pending additional information; another motion should be made to separate the request for the proposed construction of Building #1 from Case #101. Assistant City Planner Katrina Hourin then advised that Case #100 should be separated into Case #100A for the request for demolition and Case #100B for the request for the new construction of Building #1.

Motion was made by Commissioner McKenzie and seconded by Commissioner Spears to:

1. Separate Case #100 into Case #100A (Demolition) and Case #100B (New Construction of Building #1);
2. Table a decision on the request for the proposed construction of Building #1 pending additional information; and
3. That the request for the construction of Building #2 now become Case #101.

All present voting aye.

The motion was approved.

Public Hearing for Case #101 1209 S. 16th Street. Edge Conkerton of Eco Architects and Ryland Sneed of Precision Engineering came before the Commission representing George Haymans and Agrivest, LLC seeking a Certificate of Appropriateness to construct a new two story residential structure (Building #2) located at 1209 S. 16th Street. Ms. Conkerton explained the applicant's request and presented the Commission with a materials list, site plan, elevations, and a list detailing the aspects of the proposed construction. Ms. Conkerton also informed the Commission that the applicant was proposing to construct Building #2 on the site and reminded the Commission that approval has already been granted to construct Building #3 on the site. Commissioner Thompson asked the applicant how close Building #2 was in proximity to Building #3. Ryland Sneed answered and replied that the buildings were approximately 10 to 12 feet apart. Historic Preservation Consultant Tiffany Smith asked the applicant about the heights of Buildings #2 and #3. Ms. Conkerton answered and replied that the structures had nine foot ceilings on both floors. Further discussion was made regarding the height of the structures. Commissioner Thompson offered comments and expressed her concerns about three structures being crammed into a lot where one structure was originally. Commissioner Telford also offered comments and stated that he shared the same concerns as Commissioner Thompson. Commissioner Telford further offered his opinion that three structures on one lot would change the scope of the neighborhood. Ms. Conkerton stated that the proposed structure would follow the same rhythm and pattern as Building #3 and further discussion was made regarding the request.

After further discussion, motion was made by Commissioner McKenzie and seconded by Commissioner Spears to approve the request for a Certificate of Appropriateness to construct a new two story residential structure (Building #2) as presented with the submitted site plan on property located at 1209 S. 16th Street, Oxford, Mississippi as appropriate per City of Oxford Design Guidelines.

The vote was as follows:

Commissioner Asti	Aye	Commissioner Swaney	Nay
Commissioner McKenzie	Aye	Commissioner Telford	Nay
Commissioner Owens	Aye	Commissioner Thompson	Nay
Commissioner Spears	Aye	Commissioner Frye	Abstained

The motion was approved.

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

All present voting aye.

The meeting was adjourned.