

HISTORIC PRESERVATION COMMISSION

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, May 11, 2010 at 5:30 p.m. in the City Hall courtroom with the following members present:

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

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

The meeting was called to order by Chairman 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 addition of Item #9 – Complimentary Review for 1339 Pierce Avenue.
2. Correct Item #4 to reflect Rebecca Fedar as the property owner for 602 S. 11th Street.

There being no further modifications to the agenda, motion was made by Commissioner McKenzie and seconded by Commissioner Frye to approve the amended agenda.

All present voting aye.

The motion was approved and the agenda was accepted.

Approval of the Minutes from the April 13, 2010 Meeting

There being no changes to the minutes, motion was made by Commissioner McKenzie and seconded by Commissioner Swaney to approve the minutes from the April 13, 2010 meeting.

All present voting aye.

The motion was approved.

REGULAR AGENDA

Public Hearing for Case #104 – 602 S. 11th Street. Rebecca Fedar came before the Commission seeking a Certificate of Appropriateness to install a new metal roof on property located at 602 S. 11th Street. Ms. Fedar presented the Commission with photos of the existing roof that was in need of repair. Ms. Fedar further explained that the proposed new roof carried a 30 year warranty. Commissioner Asti Ms. Fedar what color roof she was proposing to install. Ms. Fedar replied that she was was desirous of installing a natural colored metal roof. Further discussion was made between the Commission and Ms. Fedar regarding her request.

There being no further questions or comments from the public or the Commission motion was made by Commissioner Owens and seconded by Commissioner McKenzie to approve the request for Certificate of Appropriateness to install a new metal roof on property located at 602 S. 11th Street.

All present voting aye.

The motion was approved.

Public Hearing for Case #105 – 309 N. 16th Street. John Dollarhide came before the Commission representing Bill & Betty Duke seeking a Certificate of Appropriateness to make modifications to a previously approved plan for property located at 309 N. 16th Street. Mr. Dollarhide presented the Commission with photos, elevations, and a scope of work detailing the proposed modifications. Mr. Dollarhide explained to the Commission that the modifications included:

1. Reducing the approved kitchen window from three units to two units to achieve more kitchen cabinet space.
2. A master bath remodel that will require the removal of an existing window and the installation of a glass block window in the master shower.
3. The removal of a plum tree whose tree roots have damaged the clay tile sewer line.
4. Installation of a new sewer line.

Discussion was made between Mr. Dollarhide and the Commission regarding the applicants' request.

There being no questions from the public or the Commission, motion was made by Commissioner Frye and seconded by Commissioner Owens to approve the request for Certificate of Appropriateness to make modifications to a previously approved plan for property located at 309 N. 16th Street.

All present voting aye.

The motion was approved.

Public Hearing for Case #106 – 814 Lincoln Avenue. Macel Juergens came before the Commission representing John Glass seeking a Certificate of Appropriateness to make exterior renovations to property located at 814 Lincoln Avenue. Ms. Juergens presented the Commission with a site plan, photos of the existing property, and photos of the proposed changes and explained that the renovations would include the following:

1. Replacement of the front door;
2. Adding a fence to enclose the back yard;
3. Enlarging the side deck;
4. Relocating the deck steps; and
5. Replacing the mailbox.

Ms. Juergens further stated that the existing front storm door would be removed and replaced with a custom made heart pine door. Ms. Juergens also explained that the applicant was desirous of constructing a four foot (4') tall privacy fence to secure the back yard, extending the current deck by three and a half feet (3½'), and relocating the deck steps to the rear. Ms. Juergens further explained that the proposed fence would be constructed of wrought iron and the proposed deck and steps would be constructed of treated wood. Discussion was made between Ms. Juergens and the Commission regarding the applicant's request.

There being no questions or comments from the public or the Commission, motion was made by Commissioner Frye and seconded by Commissioner Owens to approve the request for Certificate of Appropriateness to make exterior renovations to property located at 814 Lincoln Avenue.

All present voting aye.

The motion was approved.

Public Hearing for Case #107 – 1604 Buchanan. Macel Juergens came before the Commission representing Tim Phillips seeking a Certificate of Appropriateness to make exterior renovations to property located at 1604 Buchanan. Ms. Juergens presented the Commission with a site plan, photos of the existing property, and photos of the proposed modifications and explained that the renovations would include the following:

1. Adding a gas lantern to each side of the front door;
2. Adding a concrete block retaining wall to the right side of the driveway;
3. Replacing the existing back yard fence with a treated wood privacy fence;
and
4. Replacing the existing front yard fence with a short treated wood fence.

Ms. Juergens explained that the applicant was desirous of adding a gas lantern on each side of the front door, replacing the dog wire fence on the west of the house with a six foot (6') shadow box style privacy fence, installing a four foot (4') see thru wooden picket fence to the front of the house, and installing a retaining wall. Ms. Juergens further explained that the shadow box style

fence would only be installed on the west side of the house for privacy. Commissioner Spears asked Ms. Juergens if a three foot (3') fence would work at the front of the house. Ms. Juergens replied that the applicant was desirous of installing a four foot (4') fence at the front of the house to contain the dog. Ms. Juergens also informed the Commission that the applicant was desirous of installing a concrete retaining wall near the driveway of the property. Discussion was made regarding the applicant's request and Commissioner Spears commented that the proposed concrete retaining wall would be nicer if stucco slurry was applied over the open face concrete blocks or split face concrete blocks were used as materials for the wall. Discussion was made regarding the proposed concrete retaining wall.

There being no further questions from the public or the Commission, motion was made by Commissioner Swaney and seconded by Commissioner Best to approve the request for Certificate of Appropriateness to make exterior renovations to property located at 1604 Buchanan Avenue with the following conditions:

That the retaining wall will be constructed using either:

1. Retaining wall blocks;
2. Split face concrete blocks; or
3. Stucco slurry applied over open faced concrete blocks.

All present voting aye.

The motion was approved.

Public Hearing for Case #108 – 1013 Jefferson Avenue. Jeff Williams of Williams Engineering Consultants came before the Commission representing Seeker Properties, LLC seeking a Certificate of Appropriateness for a proposed elevation for a three story boutique hotel to be located at 1013 Jefferson Avenue. Mr. Williams informed the Commission that his client had retained an architectural design firm that has significant experience in historical construction for the project. Mr. Williams introduced Brad Jones of the LeBatard, Denmark, Jones Architectural Firm, Biloxi, Mississippi, and presented the Commission with the firm's credentials.

Brad Jones presented the Commission with a site plan, construction plans, elevations, and a photo of the proposed site. Mr. Jones informed the Commission that his client was desirous of constructing a three story boutique hotel. Mr. Jones further discussed the scale of the proposed project and the materials to be used in the project. Mr. Jones also discussed the proposed height of the building in relation to the Isom House and stated that the project would contain the same architectural details as the Isom House. Lengthy discussion was made between Mr. Jones and the Commission regarding the height and scale of the proposed project.

Commissioner Asti expressed his concerns about the gross volume of the proposed project and asked Mr. Jones about the square footage of the structure that had been previously demolished. Mr. Jones replied that he did not have information for the structure because it was demolished before he was retained by Seeker Properties. Debate was made between Mr. Jones and

Commissioner Asti regarding the volume of the demolished structure. Mr. Williams informed Commissioner Asti that that information could not be provided because the structure was demolished prior to his client purchasing the lot. Further lengthy debate was made about the previously demolished structure. Commissioner Asti further asked questions about the footprint of the lot for the proposed project. Lengthy discussion was made regarding the footprint of the proposed project. Lengthy discussion was also made about the lot size, height, setbacks, and elevations of the proposed project.

Commissioner Swaney asked Mr. Jones if a sidewalk would be part of the proposed project. Mr. Jones replied that a sidewalk would be part of the proposed project with landscaping added to soften the look.

Commissioner Asti asked questions about the tree located along the western property line. Mr. Williams came back forward and informed the Commission that the tree received shots and was being fertilized to help keep it alive. Mr. Williams also stated that his client was working with an arborist to protect the tree. Commissioner Asti asked further questions about the pruning done on the tree. Stefano Capomazza informed the Commission that the tree had been pruned to fit the proposed building.

Commissioner Frye added that he had spoken with the arborist and neighbors on the street and that everyone he had spoken with liked the proposed project. Commissioner Frye also added that he liked and enjoyed the design of the proposed building. Commissioner Frye then asked Commissioner Spears for her opinion as an architect about the proposed building.

Commissioner Spears added that she was torn about the proposed project. Commissioner Spears stated that she loved the design of the building but was hesitant about the scale of the proposed three story structure. Further discussion was made by Mr. Jones and Mr. Williams about the scale of the proposed building.

Commissioner Frye further stated that he looked at the Ordinance based on the facts presented to the Commission. Commissioner Frye then read Article II – Statement of Purpose of the Oxford Historic Preservation Ordinance stated that there was no building on the lot to preserve. Commissioner Frye commented on the Statement of Purpose and made a motion to approve the request for a Certificate of Appropriateness for a proposed elevation for a three story boutique hotel to be located at 1013 Jefferson Avenue. Mr. Williams added letters of recommendation from FNC Park, the Oxford Convention & Visitors Bureau, and the Economic Development Foundation. Commissioner Frye's motion was seconded by Commissioner McKenzie.

Prior to a vote being taken, public comment came from Joyce Freeland voicing her opposition to the project. Ms. Freeland stated that the proposed project will negatively affect the Jefferson Avenue streetscape and the Isom House. Ms. Freeland also stated that the Commission should consider the effect that the project would have on the mature trees located on the lot of the Isom House. Ms. Freeland further expressed her concern about the impact the additional traffic would have on North 11th Street. Debate was made between Ms. Freeland and Commissioner Frye regarding the proposed project.

Public comment also came from Santos Arico, a 25 year resident that lives on Sivley Street, opposing the project. The resident commented that the proposed hotel would detract from the country style living of the neighborhood and that the small town street characteristics would be lost if the project were approved. The resident also expressed his concerns about the impact that increased traffic would have on the area.

Other public comments also came opposing the proposed project.

Commissioner Asti expressed comments opposing the motion. Commissioner Asti discussed the scale, rhythm, orientation, and gross volume of the proposed project and voiced his opposition to the proposed project.

Mr. Williams came back before the Commission and addressed Ms. Freeland's concerns. Mr. Williams stated that traffic from the hotel site would exit off of Jefferson Avenue rather than North 11th Street.

Further debate was made between the Commissioners and Mr. Williams about the proposed project.

Candis Varnell came before the Commission and expressed her opposition to the proposed project. Ms. Varnell stated that the scale of the proposed building was too large for that corner. Commissioner Thompson asked the applicant if any discussion had been made to scale the building down. Stefano Capomazza replied that the project would not work with less than 26 rooms.

Other public comments came opposing the project and Commissioner Asti presented data to support the historical significance of the tree located on the lot of the Isom House making it part of the record. At this point in the meeting, Commissioner Asti asked for a vote on the motion made by Commissioner Frye and seconded by Commissioner McKenzie to approve the request for Certificate of Appropriateness for a proposed elevation for a three story boutique hotel to be located at 1013 Jefferson Avenue.

The vote was as follows:

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

The motion was approved.

Complimentary Review for property located at 1339 Pierce Avenue. George Haymans came before the Commission seeking complimentary review of modifications to a previously approved plan for 1339 Pierce Avenue. Mr. Haymans informed the Commission a termite infestation caused the brick on the house to fall down in the process of applying the slurry coat. He stated

that seeking their feedback about installing Hardi siding to the structure. Mr. Haymans also stated that he was seeking feedback about modifications to the originally approved roof on the rear of the house. Discussion was made and feedback was provided to Mr. Haymans.

There being no questions or comments from the public or the Commission, motion was made Commissioner Frye and seconded by Commissioner McKenzie to adjourn the meeting.

The meeting was adjourned.