

## HISTORIC PRESERVATION COMMISSION

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, July 13, 2010 at 5:30 p.m. in the City Hall courtroom with the following members present:

Jeff Asti, Chairman  
Campbell Best  
Jack McKenzie  
Harry Owens  
Molissia Swaney  
Julie Spears  
Shawn Telford  
Sonia Weinburg Thompson  
Babs Ton

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.

There being no changes to the agenda, motion was made by Commissioner Swaney and seconded by Commissioner Owens to approve the agenda.

All present voting aye.

The motion was approved and the agenda was accepted.

### **Approval of the Minutes from the June 8, 2010 Meeting**

Chairman Asti asked if there were any modifications to the minutes from the June 8, 2010 meeting. There were none.

There being no changes motion was made by Commissioner Owens and seconded by Commissioner Ton to approve the minutes from the June 8, 2010 meeting.

All present voting aye.

The motion was approved.

### **REGULAR AGENDA**

**Public Hearing for Case #115 – 1405 Pierce Avenue.** Lou Zelesky came before the Commission seeking a Certificate of Appropriateness to make exterior renovations to property located at 1405 Pierce Avenue. Mr. Zelesky informed the Commission that the proposed renovations would include the following:

1. Constructing a wooden deck and railing on an existing flat deck roof;
2. Constructing a 15 x 15 screened in porch on to an existing deck; and
3. Replacing the existing roof with architectural shingles.

Mr. Zelesky presented the Commission with photos of the existing structures, elevations of the proposed addition, and a material list. Mr. Zelesky informed the Commission that he was proposing to reroute the entire structure and construct a screened in porch and deck on the attached flat roof garage. Mr. Zelesky presented the Commission with a rendering of the east elevations and explained the proposed roofline and decking. Commissioner Ton asked the applicant to explain the rendering of the proposed front elevation. Mr. Zelesky explained the front elevation and stated that the proposed sun room addition would not be visible from the street. Mr. Zelesky explained to the Commission that proposed wooden deck would include 36” inch railings and eight foot (8’) column posts. Discussion was made regarding the eight foot columns for the proposed wooden deck. The Commission raised concerns about the necessity for the eight foot columns and asked the applicant if he could eliminate the proposed eight foot columns from the plan. Mr. Zelesky answered and replied that he would be willing to modify the plan to remove the eight foot columns if the building code allowed. Discussion was made regarding the need for the eight foot columns for the proposed wooden deck. Commissioner McKenzie suggested that the applicant use 42” railings rather than 36” railings to support the deck. Discussion was made regarding Commissioner McKenzie’s suggestion. 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 Swaney and seconded by Commissioner Best to approve the request for Certificate of Appropriateness for property located at 1405 Pierce Avenue with the following conditions:

1. That the proposed roofing materials be used according to the specifications.
2. That the eight foot (8’) column supports on the depicted plan be reduced down to 42 inches.
3. That the three foot (3’) railings on the depicted plan be elevated to 42 inches.
4. That newel cap posts be placed on the 42 inch supports.

All present voting aye.

The motion was approved with conditions.

**Public Hearing for Case #117 – 1405 Madison Avenue.** Chairman Asti informed the Commission that a certified letter regarding the initiation of demolition of neglect was sent to the owner of property located at 1405 Madison Avenue. Chairman Asti further informed the Commission that the letter was returned to the City of Oxford unclaimed. Chairman Asti also informed the Commission that the letter was then forwarded to an alternate address.

There was no action taken.

**Preliminary Conference for property located at 720 South 8<sup>th</sup> Street.** Nancy Bourn came before the Commission seeking preliminary review for property located at 720 South 8<sup>th</sup> Street. Ms. Bourn informed the Commission that she was seeking their feedback regarding a south side master bedroom addition. Ms. Bourn presented the Commission with photos and renderings of the proposed addition. She also stated that her clients were desirous of transforming the existing mudroom into a den and a screened in porch would be added over the den. Ms. Bourn also stated that her clients were desirous of maintaining the home's "cottagey" feel. The Commission informed Ms. Bourn of their concerns that the proposal appeared to alter the look of the home into that of a brand new home. Commissioner Spears commented that the proposal appeared to be double in size compared to the other homes in the neighborhood. Chairman Asti read from Section 54-26(2)(b) of the Oxford Historic Preservation Ordinance which states:

*The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to the height, the gross volume, the proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the facade, the materials, the textures, the patterns, the trims, and the design of the roof.*

Further discussion was made regarding the proposal and the Commission cautioned Ms. Bourn not to change the character of the structure with the proposed addition.

Historic Preservation Commission Consultant Smith informed the Commission that she would be resigning from her position with the Commission due to a new position with Judge Allan Alexander. Mrs. Smith informed the Commission that the July, 2010 meeting would be her last meeting. Each member of the Commission thanked Mrs. Smith for her service.

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

All present voting aye.

The meeting was adjourned.