

## HISTORIC PRESERVATION COMMISSION

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, August 10, 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  
Julie Spears  
Shawn Telford  
Sonia Weinburg Thompson  
Babs Ton

Tim Akers, City Planner  
Katrina Hourin, Assistant City Planner  
Alicia Thompson, Secretary

The following Commissioner was absent:

Molissia Swaney

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: Item #11 – Case 121 was postponed due to an error on the public notice.

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

All present voting aye.

The motion was approved and the agenda was accepted.

### **Approval of the Minutes from the July 13, 2010 Meeting**

Chairman Asti asked if there were any modifications to the minutes from the July 13, 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 July 13, 2010 meeting.

All present voting aye.

The motion was approved.

### **ELECTION OF CHAIRMAN**

Chairman Jeff Asti informed the Commission that it needed to elect a new chairman for Oxford Historic Preservation Commission for the new term. Chairman Asti asked for nominations for the position of Chairman of the Oxford Historic Preservation Commission. Commissioner Best nominated Jeff Asti to serve as chairman of the Oxford Historic Preservation Commission for another year. There being no further nominations, motion was made by Commissioner Best and seconded by Commissioner McKenzie to reappoint Jeff Asti as Chairman of the Oxford Historic Preservation Commission for another term.

All present voting aye.

The motion was approved.

### **REGULAR AGENDA**

**Public Hearing for Case #114 – 410 S. 9<sup>th</sup> Street.** Corey Alger came before the Commission representing Todd Bertolet seeking a Certificate of Appropriateness to construct an addition and make exterior renovations to property located at 410 S. 9<sup>th</sup> Street, Oxford, Mississippi. Mr. Alger presented the Commission with photos of the existing structure; digital renderings #A, B, & C of the proposed changes; elevations; and a site layout. Mr. Alger explained to the Commission that the applicant was desirous of constructing a garage addition; making exterior renovations; and installing fencing to property located at 410 South 9<sup>th</sup> Street. Mr. Alger further explained that one of the changes would involve transitioning the ‘side of the house’ to the front by moving the home’s current front entrance from 9<sup>th</sup> Street to Tyler Avenue. Mr. Alger also stated that other modifications would include replacing the current windows in a pattern more consistent with “Revival Style with Tudor influences”; a garage addition; and adding steel fencing with brick piers at six feet high. Mr. Alger presented digital renderings of currently installed fencing at other properties along Tyler Avenue and made them part of the record. Mr. Alger further stated that the applicants were present at the meeting and that the applicants have a long history of historic preservation and was seeking to add value to the property with the proposed addition and renovations. Commissioner Ton asked Mr. Alger if the brick for the proposed addition would match the existing brick on the current structure. Mr. Alger answered and replied that the brick for the proposed addition would closely match the existing brick on the current structure.

Chairman Asti commented that the proposed addition and renovations appeared to be too large and out of character for the neighborhood. Chairman Asti referenced the Oxford Design Guidelines and informed Mr. Alger that additions dealing with garages should be located to the rear or an inconspicuous side of a building. Mr. Alger rebutted and stated that the proposed garage addition was not just a garage but also the bedroom for the applicants’ daughter.

Chairman Asti rebutted and stated that another guideline listed in the Oxford Design Guidelines states that additions should not compete with the existing structure and should be put in the background if possible. Chairman Asti also expressed his concerns that the proposed addition and renovation appeared to look like a “compound” and looked more like a golf course home that should be located away from the city limits. Lengthy debate was made between Chairman Asti and Mr. Alger regarding the proposed addition and renovation.

Commissioner Best asked Mr. Alger about the percentage of the new addition to the existing structure. Mr. Alger answered and replied that the new addition would encompass a 15% – 18% increase at 563 square feet. Mr. Alger further explained that the eave line would be matched with the proposed addition and explained the scale and scope of the proposed project.

Commissioner Owens cautioned Mr. Alger that preserving original structures was the goal of the Commission and stated that the proposed addition altered the look of the entire structure. Commissioner Owens expressed concern that the proposed addition appeared to look like a condo. Debate was made between Mr. Alger and Commissioner Owens regarding the proposed addition and renovation. Mr. Alger also stated that the digital renderings for the elevations were deceiving and not as large as they appeared. Commissioner Spears agreed with Mr. Alger and stated that the elevations did appear to be deceiving. Further discussion and debate was made between Mr. Alger and the Commission regarding the elevations.

Bob Bertolet came before the Commission and asked that the Commission to consider how the property would look fifty years from now. Mr. Bertolet also stated that the Oxford Design Guidelines are simply guidelines for the Commission to go by.

Commissioner Spears commented that she thought the elevations were nice and appropriate but that the proposed fence should be four feet instead of six feet. Mr. Alger stated that the height of the proposed fence was for safety and security reasons not for aesthetics. Mr. Alger further stated that the proposed fence would be 90% open. Assistant City Planner Katrina Hourin informed the Commission that any fence over four feet would require a variance from the Planning Commission.

Commissioner Owens asked Mr. Alger about the height of the gable from 9<sup>th</sup> Street over the garage. Mr. Alger replied that the height was 28 feet. Further debate and discussion was made between Mr. Alger and Commissioner Owens about the height of the gable.

Further discussion was made regarding the applicants’ request. There being no further questions or comments from the public or the Commission, motion was made by Commissioner Ton and seconded by Commissioner Telford to approve the request for a Certificate of Appropriateness for property located at 410 South 9<sup>th</sup> Street, Oxford, Mississippi.

The vote was as follows:

Asti	Nay	Best	Aye
Owens	Nay	McKenzie	Aye

Telford	Aye	Thompson	Aye
Ton	Aye	Spears	Aye
Swaney	Absent		

The motion was approved.

**Public Hearing for Case #116 – 720 South 8<sup>th</sup> Street.** Nancy Bourne came before the Commission representing Mike and Wanda Boone seeking a Certificate of Appropriateness to construct an addition to the side (south) and rear of an existing structure located at 720 South 8<sup>th</sup> Street, Oxford, Mississippi. Ms. Bourne presented the Commission with photos of the existing structure; elevations; floor plans; a materials list; and scope of work. Ms. Bourne explained to the Commission that the applicants were desirous of constructing a bedroom and bath to the side (south) and a screened in porch to the rear of the property. Ms. Bourne also presented the Commission with an additional roof plan and renderings of the proposed project. Chairman Asti reviewed the submitted information and asked Ms. Bourne if the presented information was part of her original plans. Ms. Bourne replied no and answered that she had abandoned the previous design plan. Chairman Asti commented that he saw inconsistencies with the presented plans. Commissioner Spears also commented that she saw inconsistencies with the right and left elevations compared to the north and south elevations. Discussion was made regarding the elevations and different roof lines. Further discussion was made regarding the applicants' request. The Commission informed Ms. Bourne that the application appeared to contain two different elevations and asked her to clarify which elevation was presenting for approval. Further discussion was made regarding the presented elevations.

Motion was made by Commissioner Spears to accept the presented hand drawing (front elevation) for property located at 720 South 8<sup>th</sup> Street. There was no second. The motion died for lack of a second.

Further discussion was made regarding the different elevations. Commissioner Asti informed Ms. Bourne that the Commission since there was a discrepancy in her presented elevations; the Commission could vote to adjourn her case until a later time and allow her time to present her final elevation. Discussion was made regarding the adjournment.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner McKenzie and seconded by Commissioner Telford to adjourn Case #116 and postpone the hearing for a special meeting to allow the applicant time to present final elevations.

The vote was as follows:

Asti	Aye	Best	Aye
Owens	Aye	McKenzie	Aye
Telford	Aye	Thompson	Aye
Ton	Aye	Spears	Nay
Swaney	Absent		

The motion was approved.

Chairman Asti informed Ms. Bourne that she would be informed of the special meeting date for her request.

**Public Hearing for Case 117 – 1405 Madison Avenue.** Chairman Asti informed the Commission that Assistant City Planner Katrina Hourin had provided the Commission with a mail message from Charles Calhoon dated August 10, 2010 at 2:53 p.m. indicating that he would not be available for the meeting. Chairman Asti also informed the Commission that service was made to Mr. Calhoon regarding the notice initiating demolition by neglect proceedings. Chairman Asti made part of the record an article written by Melanie Addington and posted in the July 14, 2010 edition of the Oxford Eagle. Chairman Asti then asked if any of the Commission members had had the opportunity to investigate the property. Commissioner Sonia Thompson replied that she had in fact investigated the property and that the house appeared to be in poor condition. Commissioner Thompson informed the Commission that the floors of the home appeared to be rotting. Further discussion was made regarding the condition of the structure and Chairman Asti asked for a motion to direct City Building Official Randy Barber to conduct an investigation on the condition of the property. Commissioner McKenzie stated that he had gotten information that a lending institution had a lien on the property and that a condition should be made part of the motion to notify the lending institution that an investigation was pending.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner McKenzie and seconded by Commissioner Ton to direct City Building Official Randy Barber to conduct an investigation on the condition of property located at 1405 Madison Avenue pending notification to the lien holder.

All present voting aye.

The motion was approved.

**Public Hearing for Case 118 – 712 South Lamar Boulevard.** Jane Callicutt came before the Commission seeking a Certificate of Appropriateness for a previously installed fence on property located at 712 South Lamar Boulevard, Oxford, Mississippi. Ms. Callicutt presented the Commission with a site plan and photos of the existing property and explained that a galvanized chain link fence was removed from the rear yard and replaced with a black vinyl coated fence. Ms. Callicutt informed the Commission that the fence covers only the rear yard and that it had been installed without realizing that a Certificate of Appropriateness was necessary. Ms. Callicutt apologized for the error and asked the Commission for forgiveness in installing the fence. Discussion was made regarding the request.

There being no 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 a Certificate of Appropriateness for a previously installed fence on property located at 712 South Lamar Boulevard, Oxford, Mississippi.

All present voting aye.

The motion was approved.

**Case 117** - City Planner Tim Akers informed the Commission that it could not make its motion for Case 117 contingent upon notifying the lending institution of the investigation on the condition of property located at 1405 Madison Avenue. Mr. Akers asked the Commission to reconsider its original motion. Discussion was made regarding the motion.

There being no questions or comments from the public or the Commission, motion was made by Commissioner Telford and seconded by Commissioner Spears to modify the original motion for Case 117 and remove the contingency to notify the lending institution of the investigation on the condition of property located at 1405 Madison Avenue, Oxford, Mississippi.

The vote was as follows:

Asti	Aye	Best	Aye
Owens	Aye	McKenzie	Nay
Telford	Aye	Thompson	Aye
Ton	Aye	Spears	Aye
Swaney	Absent		

The motion was approved.

**Public Hearing for Case 119 – 517 South Lamar Boulevard.** Carol Drake came before the Commission representing Bancorp South seeking a Certificate of Appropriateness to replace the shingle roof and remove the existing masonry chimneys and replace them with synthetic brick chimneys on property located at 517 South Lamar Boulevard, Oxford, Mississippi. Ms. Drake presented the Commission with photos of the existing chimneys; roof plans; and a structural engineers report. Ms. Drake also presented the Commission with three different plans and informed the Commission that Bancorp South was desirous of constructing option #3. Ms. Drake also presented the Commission with shingle samples and synthetic brick samples. Ms. Drake also informed the Commission that the reason for the change was due to the fact during the construction of the building in 1995 and 1996 a change was made to enlarge the size of the chimneys but no structural changes to support the extra weight were made. Discussion was made regarding the applicant's request.

There being no 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 for Option #3 as presented for property located at 517 South Lamar Boulevard, Oxford, Mississippi.

All present voting aye.

The motion was approved.

**Public Hearing for Case 120 – 1534 Jefferson Avenue.** Kyle Gaines came before the Commission representing Tom Sharpe seeking a Certificate of Appropriateness to construct a retaining wall on property located at 1534 Jefferson Avenue, Oxford, Mississippi. Mr. Gaines presented the Commission with photos of the existing site, a site plan, elevations, and construction details for the proposed retaining wall. Discussion was made regarding the applicant's request.

There being no questions or comments from the public or the Commission, motion was made by Commissioner Spears and seconded by Commissioner McKenzie to approve the request for a Certificate of Appropriateness to construct a retaining wall on property located at 1534 Jefferson Avenue, Oxford, Mississippi.

All present voting aye.

The motion was approved.

**Public Hearing for Case 121 – 909 Fillmore Avenue. (Postponed)**

**Public Hearing for Case #122 – #123 for property located at 412 South 5<sup>th</sup> Street & 416 S. 5<sup>th</sup> Street – St. John the Evangelist Church.** Attorney Jay Hughes of Hughes Brown, PLLC came before the Commission representing St. John the Evangelist Church seeking a Certificate of Appropriateness for properties located at 412 South 5<sup>th</sup> Street and 416 South 5<sup>th</sup> Street, Oxford, Mississippi. Mr. Hughes informed the Commission that St. John the Evangelist Church was desirous of relocating an existing structure located at 412 South 5<sup>th</sup> Street and an existing structure located at 416 South 5<sup>th</sup> Street and donating them to charity to make way for a proposed residential buffer zone or green space. Mr. Hughes explained that the church was not asking to tear down the houses to build something else, rather the church was seeking create more open green space in the neighborhood. After explaining the request, Mr. Hughes asked Commission Chairman Jeff Asti to recuse himself from ruling on the two motions because Chairman Asti was a private citizen who brought up the complaint of demolition by neglect against the properties. Mr. Hughes also voiced concern that the filing of the complaint of demolition by neglect by Chairman Asti was a direct conflict of interest due to the fact that he was the Chairman and sitting commission member of the Oxford Historic Preservation Commission. Chairman Asti denied Mr. Hughes request for the recusal. Chairman Asti informed Mr. Hughes that he was also the complainant on the request for demolition by neglect for property located at 1405 Madison Avenue due to the fact the several citizens had voiced their concerns about the deterioration of the properties and didn't feel comfortable making the complaints themselves. Chairman Asti further informed the Mr. Hughes that he had the option of appealing the Commission's decision to the Mayor and Board of Aldermen if the requests were denied. Debate was made between Chairman Asti and Mr. Hughes regarding the recusal.

After debate regarding the recusal, Mr. Hughes made a presentation to the Commission regarding the requests for removals of the structures located at 412 South 5<sup>th</sup> Street and 416 South 5<sup>th</sup> Street. In his presentation, Mr. Hughes stated that the church was not a developer, speculator or flipper and he discussed the character of the neighborhood. Mr. Hughes further stated that the rhythm of the neighborhood has changed and that it is no longer a residential

neighborhood. Mr. Hughes further stated that the proposed project would enhance the character of the existing neighborhood rather than take away from it.

Chairman Asti informed Mr. Hughes that he had provided the church's architect, Ron Gardner with a copy of the Hopkins Report dated August, 2000. Chairman Asti read the following information from the Hopkins Report to be part of the record for 412 South 5<sup>th</sup> Street, Oxford, Mississippi:

- Hopkins Report August 2000. This property was included in the South Lamar District. Tyler-Van Buren as it exists today was included in the South Lamar District and associated Report (Hopkins Report page 3)
- Individual architectural, cultural, and or historical significance. The City of Oxford commissioned preservation consultants, Hopkins & Associates, of Memphis, TN to prepare a Report on the Architectural and Historical Survey of Oxford, Lafayette County, Mississippi. This report, completed in August 2000, was the result of the City's growing concern for the preservation of Oxford's historic resources. The property located at 412 S. Fifth Street is one of the 815 structures that was surveyed and studied for the report. Copy of the survey for this property is part of the record. This framed bungalow is identified as having "Craftsman influence" and is a "contributing" resource to the District. It was built in the 1920's. As stated in the Report, the Craftsman style was dominant in this time frame and nearly all of the bungalows were designed in the Craftsman style. By reference, I incorporate the Hopkins report that further explains the significance of this style that includes the distinctive characteristics of this period in Oxford's history. Distinctive characteristics are physical features or traits that commonly recur in a particular type or method of construction. This house has those characteristics so as to be considered a true representative. The fact that this home is similar to others of the same style underscores that it is significant and distinctive to the District. For the above stated reasons, the structure located at 412 S. Fifth Street has individual architectural, cultural, and historical significance. (Hopkins Report pgs 12-16).
- Importance or contribution of the resource to the architectural character of the District. Adopt by reference the findings in Individual, cultural and historical in to the record.

Chairman Asti also read the following information from the Hopkins Report to be part of the record for 416 South 5<sup>th</sup> Street, Oxford, Mississippi:

- Hopkins Report August 2000. This property was included in the South Lamar District. Tyler-Van Buren as it exists today was included in the South Lamar District and associated Report (Hopkins Report page 3)

- Individual architectural, cultural, and or historical significance. The City of Oxford commissioned preservation consultants, Hopkins & Associates, of Memphis, TN to prepare a Report on the Architectural and Historical Survey of Oxford, Lafayette County, Mississippi. This report, completed in August 2000, was the result of the City's growing concern for the preservation of Oxford's historic resources. The property located at 416 S. Fifth Street is one of the 815 structures that was surveyed and studied for the report. Copy of the survey for this property is part of the record. This framed bungalow is identified as having "Craftsman influence" and is a "contributing" resource to the District. It was built in the 1920's. As stated in the Report, the Craftsman style was dominant in this time frame and nearly all of the bungalows were designed in the Craftsman style. By reference, I incorporate the Hopkins report that further explains the significance of this style that includes the distinctive characteristics of this period in Oxford's history. Distinctive characteristics are physical features or traits that commonly recur in a particular type or method of construction. This house has those characteristics so as to be considered a true representative. The fact that this home is similar to others of the same style underscores that it is significant and distinctive to the District. For the above stated reasons, the structure located at 412 S. Fifth Street has individual architectural, cultural, and historical significance. (Hopkins Report pgs 12-16).
  
- Importance or contribution of the resource to the architectural character of the District. Adopt by reference the findings in Individual, cultural and historical in to the record.

Chairman Asti also cited the Oxford Historic Preservation Ordinance *Section 56-26 Criteria for Issuance of Certificates of Appropriateness Subsection (4)* In considering any application for the demolition of a landmark or a resource within a preservation district, the following shall be considered:

- a. The commission shall consider the individual architectural, cultural, and/or historical significance of the resource.
- b. The commission shall consider the importance or contribution of the resource to the architectural character of the district.
- c. The commission shall consider the importance or contribution of the resource to neighboring property values.
- d. The commission shall consider the difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail.

- e. Applicants that have received a recommendation for demolition shall be permitted to receive such demolition permit without additional commission action on demolition following the commission's recommendation of a permit for new construction. Permits for demolition and construction shall be issued simultaneously. For commercially zoned property, the commission may issue a certificate of appropriateness for demolition without requiring a simultaneous certificate of appropriateness for new construction after evaluating the historic resource inventory, considering a recommendation from the historic preservation consultant or city planning official and finding each of the following elements:
1. The resource is not individually, architecturally, culturally, and/or historically significant.
  2. The resource does not contribute to the architectural character of the district.
  3. The removal of the resource will not negatively impact neighboring property values.
  4. The resource is not difficult or impossible to reproduce because of its texture, design, material, detail, or unique character.
  5. The removal of the resource will not impact the structural integrity or character of the surrounding structures.
  6. The removal of the resource does not alter or diminish the statement of significance for the establishment of the preservation district where the property is located.

Chairman Asti informed Mr. Hughes that he disagreed with his presentation that the two structures are not historically significant and contributing to the neighborhood. Chairman Asti argued that based upon the data provided the Hopkins Report; the two structures are historically significant and do in fact contribute to the neighborhood. Chairman Asti also stated that removal of a structure is technically a demolition and therefore he could not support the requests for removal of the structures. Further debate was made between Chairman Asti and Mr. Hughes regarding the requests for removals.

Mr. Hughes presented additional information to the Commission indicating deterioration of the structures. Mr. Hughes added that the structures were in dilapidated condition when they were originally purchased by St. Johns. He added that when the structures were purchased they were slated for demolition as part of a long-term growth plan but the plans were delayed due to funding and economic considerations. Mr. Hughes also stated that the church had no ulterior motives in removing the structures.

Commissioner Jack McKenzie asked for public comment regarding the request. Several residents and neighbors of the church spoke in support of the request. Commissioner Julie Spears voiced her concerns for the proposed plan. Commissioner Spears added that the residential district begins at the corner of South 5<sup>th</sup> Street and University Avenue and that

removal of the structures would remove the boundary between the University of Mississippi and the residential area.

Questions came from Commissioner Babs Ton about when the properties were purchased. Mr. Hughes informed the Commission that one of the properties was purchased in 1985 and the other property was purchased in 2003.

Questions came from Commissioner Camp Best about the significance of the plat of survey for the Community Green subdivision. Assistant City Planner Katrina Hourin informed Commissioner Best that part of the requirements for removal of structures is that the Commission be notified of the structures new location prior to approval.

Commissioner Julie Spears added that she felt that the structures are contributing even though they may be in disrepair and that removal of the structures would eliminate the boundary between the University of Mississippi and the residential area.

Further lengthy debate was made between the Commission and Mr. Hughes regarding the requests.

There being no further questions or comments from the public or the Commission, motion was made by Chairman Asti and seconded by Commissioner Spears to deny the request for Certificate of Appropriateness to remove a structure located at 412 South 5<sup>th</sup> Street based on the following:

- Hopkins Report August 2000. This property was included in the South Lamar District. Tyler-Van Buren as it exists today was included in the South Lamar District and associated Report (Hopkins Report page 3)
- Individual architectural, cultural, and or historical significance. The City of Oxford commissioned preservation consultants, Hopkins & Associates, of Memphis, TN to prepare a Report on the Architectural and Historical Survey of Oxford, Lafayette County, Mississippi. This report, completed in August 2000, was the result of the City's growing concern for the preservation of Oxford's historic resources. The property located at 412 S. Fifth Street is one of the 815 structures that was surveyed and studied for the report. Copy of the survey for this property is part of the record. This framed bungalow is identified as having "Craftsman influence" and is a "contributing" resource to the District. It was built in the 1920's. As stated in the Report, the Craftsman style was dominant in this time frame and nearly all of the bungalows were designed in the Craftsman style. By reference, I incorporate the Hopkins report that further explains the significance of this style that includes the distinctive characteristics of this period in Oxford's history. Distinctive characteristics are physical features or traits that commonly recur in a particular type or method of construction. This house has those characteristics so as to be

considered a true representative. The fact that this home is similar to others of the same style underscores that it is significant and distinctive to the District. For the above stated reasons, the structure located at 412 S. Fifth Street has individual architectural, cultural, and historical significance. (Hopkins Report pgs 12-16).

- Importance or contribution of the resource to the architectural character of the District. Adopt by reference the findings in Individual, cultural and historical in to the record.

The vote was as follows:

Asti	Aye	Best	Aye
McKenzie	Nay	Owens	Aye
Spears	Aye	Swaney	Absent
Telford	Aye	Thompson	Aye
Ton	Aye		

The motion was approved and the request was denied.

There being no further questions or comments from the public or the Commission, motion was made by Chairman Asti and seconded by Commissioner Spears to deny the request for Certificate of Appropriateness to remove a structure located at 416 South 5<sup>th</sup> Street based on the following:

- Hopkins Report August 2000. This property was included in the South Lamar District. Tyler-Van Buren as it exists today was included in the South Lamar District and associated Report (Hopkins Report page 3)
- Individual architectural, cultural, and or historical significance. The City of Oxford commissioned preservation consultants, Hopkins & Associates, of Memphis, TN to prepare a Report on the Architectural and Historical Survey of Oxford, Lafayette County, Mississippi. This report, completed in August 2000, was the result of the City's growing concern for the preservation of Oxford's historic resources. The property located at 416 S. Fifth Street is one of the 815 structures that was surveyed and studied for the report. Copy of the survey for this property is part of the record. This framed bungalow is identified as having "Craftsman influence" and is a "contributing" resource to the District. It was built in the 1920's. As stated in the Report, the Craftsman style was dominant in this time frame and nearly all of the bungalows were designed in the Craftsman style. By reference, I incorporate the Hopkins report that further explains the significance of this style that includes the distinctive characteristics of this period in Oxford's history. Distinctive characteristics are physical features or traits that commonly recur in a particular type or method of

construction. This house has those characteristics so as to be considered a true representative. The fact that this home is similar to others of the same style underscores that it is significant and distinctive to the District. For the above stated reasons, the structure located at 412 S. Fifth Street has individual architectural, cultural, and historical significance. (Hopkins Report pgs 12-16).

- Importance or contribution of the resource to the architectural character of the District. Adopt by reference the findings in Individual, cultural and historical in to the record.

The vote was as follows:

Asti	Aye	Best	Aye
McKenzie	Nay	Owens	Aye
Spears	Aye	Swaney	Absent
Telford	Aye	Thompson	Aye
Ton	Aye		

The motion was approved and the request was denied.

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.