

HISTORIC PRESERVATION COMMISSION

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

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

Katrina Hourin, Assistant City Planner
Alicia Thompson, Secretary

1. The meeting was called to order by Chairman Jeff Asti.

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

2. **Approval of the Agenda.** Chairman Asti asked if there were any changes to the agenda. There being no changes to agenda, motion was made by Commissioner Best and seconded by Commissioner Swaney to approve the agenda.

All present voting aye.

The motion was approved and the agenda was accepted.

3. **Approval of the Minutes from the October 12, 2010 Meeting.** Chairman Asti asked if there were any modifications to the minutes from the October 12, 2010 meeting. The following change was made to the minutes from the October 12, 2010 meeting: That Commissioner Molissia Swaney did not vote on Case #125; she recused herself prior to the hearing.

There being no further changes, motion was made by Commissioner McKenzie and seconded by Commissioner Owens to approve the minutes from the October 12, 2010 meeting.

All present voting aye.

The motion was approved.

REGULAR AGENDA

4. **Public Hearing for Case #117 - 1405 Madison Avenue – Initiation of the Demolition by Neglect Procedure.** Charles Calhoun came before the Commission regarding the findings on the condition of property located at 1405 Madison Avenue. Mr. Calhoun informed the Commission that he had been brainstorming ideas on how to improve the deteriorating condition of the property. Mr. Calhoun informed the Commission that since he was not financially capable of restoring the entire property he had come up with alternate ways to improve the property. Mr. Calhoun stated that he had come up with the following options:

1. **Since the front porch is not original to property, he would like to remove the front porch and leave the footings, replace the roof and make the property more appealing.**
2. **Tear down the structure on the property and subdivide the ½ acre lot into two lots. He stated that tearing down the structure would be the least likely option.**

Chairman Asti informed Mr. Calhoun that the goal of the Historic Preservation Commission was to serve the public and protect citizens' interests. Chairman Asti then cited Section 54-30 of the Historic Preservation Ordinance regarding the policy on demolition by neglect. Chairman Asti also referenced a letter dated October 7, 2010 sent by Assistant City Planner Katrina Hourin to Mr. Calhoun outlining the findings of City Building Official Randy Barber's inspection. Chairman Asti then asked Mr. Calhoun if he had any documents detailing the commencement of repairs available for the Commission to review. Mr. Calhoun replied that he did not have a "solid plan" available for the Commission to review at that time. Debate was made between Chairman Asti and Mr. Calhoun about the lack of a written plan. After discussion and debate, Chairman Asti informed Mr. Calhoun that the Commission could allow him thirty days to prepare a written plan outlining the commencement of repairs for the property. Mr. Calhoun agreed that he would return to the Commission with a written plan outlining the commencement of repairs for the property.

There being no further comments or questions from the public or the Commission, motion was made by Commissioner Swaney and seconded by Commissioner McKenzie to allow Mr. Calhoun thirty days to prepare a written plan outlining the commencement of repairs for property located 1405 Madison Avenue.

All present voting aye.

The motion was approved.

Chairman Asti informed Mr. Calhoun to present his written plan outlining the commencement of repairs for property located at 1405 Madison Avenue to the Commission at its next monthly meeting.

5. **Public Hearing for Case #126 – 1209 S. 16th Street.** Edey Conkerton of ECO Architecture, PLLC came before the Commission representing George Haymans and Agrivest, LLC seeking a Certificate of Appropriateness for the site layout and schematics of Buildings #A, #B, and #D and to revise previously approved plans (Building #C) for property located at 1209 South 16th Street. Ms. Conkerton presented the Commission with a site layout, schematic plans and elevations for Buildings #A, #B, & #D. Ms. Conkerton informed the Commission that the applicant was proposing to construct four buildings on the site rather than three buildings as previously submitted. Ms. Conkerton explained to the Commission that the adjustments had been made to the plans so as to keep the massing and scale similar to the neighborhood. Ms. Conkerton also explained to the Commission that the proposed structures had been reduced from two story to 1 ½ story residences. She also stated that the proposed Building #A at the North West corner of the site would be marketed and sold as a single family residential condo. Ms. Conkerton also reminded the Commission that Building #C had been previously approved but that she had made some concessions to the massing for that plan. Ms. Conkerton also stated that is continuing to work on the plans for Building #C, but that she was seeking approval of the massing for Building #C. Ms. Conkerton further stated that she would present further details for Building #C at a later time.

Commissioner Asti questioned Ms. Conkerton about the number of bedrooms for Building #A and stated that the plan did not appear to be a single family residence. Ms. Conkerton replied that Building #A would be marketed as a single family residence. Commissioner Swaney stated that she liked the plans for Buildings #A and #B and asked Ms. Conkerton if Buildings #C and #D could resemble those plans. Ms. Conkerton stated that Building #D would have the same floor plan as Building #A. Discussion was made regarding the presented plans.

Commissioner Swaney also asked Ms. Conkerton what she was proposing for Building #C. Ms. Conkerton replied that she was proposing to reduce the massing for Building #C but that the look of the previously approved plan would remain the same. Discussion was made regarding the massing and character for Building #C.

Chairman Asti compared the previously approved plan for Building #C and the presented plans for Buildings #A, B, and #D. Discussion was made regarding the presented plans for Buildings #A, #B, and #D. Ms. Conkerton stated that Building #D was considered Phase II of the project and would be handled at a later time. She informed the Commission that she was seeking approval for Buildings #A, #B, and #C. Commissioner Asti stated that the Commission did not have all the information to vote on Building #C. Ms. Conkerton stated that she would present more detailed plans for Building #C some time prior to permitting.

Commissioner Owens asked Ms. Conkerton about the side elevations and rear side exit depicted on Scheme #A2. Commissioner Owens also asked Ms. Conkerton about the exterior materials to be used in the project. Ms. Conkerton informed Commissioner Owens that the materials were depicted on Scheme #A3. Commissioner Owens asked the other Commissioners if they had any concerns regarding the roof color for the proposed

buildings. Chairman Asti stated that the Commission could only make decisions regarding the types of roofing materials that could be used in a project, but they could not decide on color. Further discussion was made regarding the request.

There being no further questions or comments from the public or the Commission, motion was made by Commissioner Swaney and seconded by Commissioner Owens to approve the Certificate of Appropriateness for the site layout and schematics for Buildings #A, #B, and #D and to table a decision on the revised plan for Building #C pending additional information for property located at 1209 South 16th Street.

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 Best to adjourn the meeting.

All present voting aye.

The motion was approved and the meeting adjourned.