

## HISTORIC PRESERVATION COMMISSION

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Monday, March 8, 2011 at 5:30 p.m. in the City Hall courtroom with the following members present:

Jeff Asti, Chairman  
Jack McKenzie, Vice Chairman  
Harry Owens  
Julie Spears  
Shawn Telford  
Babs Ton

Katrina Hourin, Assistant City Planner  
Alicia Thompson, Secretary

The following members were absent:

Campbell Best  
Molissia Swaney  
Sonia Weinburg Thompson

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, motion was made by Commissioner Ton and seconded by Commissioner McKenzie to approve the agenda.

All present voting aye.

The motion was approved and the agenda was accepted.

3. **Approval of the Minutes from the February 8, 2011 Meeting.** Chairman Asti asked if there were any modifications to the minutes from the February 8, 2011 meeting. There being no changes, motion was made by Commissioner Ton and seconded by Commissioner McKenzie to approve the minutes from the February 8, 2011 meeting.

All present voting aye.

The motion was approved.

### **REGULAR AGENDA**

4. **Public Hearing for Case #134 – 1402 Pierce Avenue.** George Haymans came before the Commission representing Agrivest, LLC seeking a Certificate of Appropriateness to

make exterior renovations to property located at 1402 Pierce Avenue, Oxford, Mississippi. Mr. Haymans presented the Commission with photos of the subject property and a scope of work for the renovations. Mr. Haymans explained that the proposed renovations would include:

1. Removing all existing aluminum awnings.
2. Removing existing two double window unit on each side of the structure where bathrooms are located as per building code requirements.
3. Removing one of the existing two front doors so as to center and install remaining door on front façade.
4. Repairing and replacing screen door on front façade.
5. Removing metal columns on the front porch and replacing them with two permacast columns as depicted in photos #6 and #8 of adjacent property.
6. Repairing and replacing rotted windows with same size, style, and light wood windows.
7. Removing existing beveled siding and replacing it with Hardie siding.

Discussion was made regarding the applicants request. Commissioner Spears asked Mr. Haymans if the two double window units where the bathrooms are located were being removed due to code issues. Mr. Haymans replied that the windows were being removed due to code issues. Commissioner Spears then asked Mr. Haymans if the code issued could be resolved if he installed tempered glass windows rather than removing the double window units. Mr. Haymans replied that the code required removing the double window units. 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 Owens and seconded by Commissioner McKenzie to approve the request for a Certificate of Appropriateness for property located at 1402 Pierce Avenue, Oxford, Mississippi.

All present voting aye.

The motion was approved.

5. **Public Hearing for Case #135 – 331 Van Buren Avenue.** *(Prior to the hearing, Commissioner Julie Spears recused herself due to the fact that she was representing the applicants).* Julie Spears came before the Commission representing Beau and Marjorie Whittington seeking a Certificate of Appropriateness to make exterior renovations to property located at 331 Van Buren Avenue, Oxford, Mississippi. Ms. Spears presented the Commission with a site plan, rear porch elevations and plans, south elevations, fencing plans, north and east elevations, floor plan, photos of the existing structure, and a scope of work. Ms. Spears explained to the Commission that the proposed renovations would include:

1. Removing the existing aluminum storm doors.
2. Replacing the roof with Tamko American Heritage Architectural shingles in Weathered Wood or equal color.

3. Restoring existing picket fence at side property lines to its original design.
4. Installing a new picket fence across the front of the property similar to the existing side yard fence.
5. Installing screen to enclose part of the porch as a screened porch.
6. Installing shutters on the East side of the porch for privacy.
7. Removing the existing chain link fence and replacing it with a new gate and fence.
8. Building an elevated patio at the rear entrance.
9. Installing new windows at the addition in the rear of the house.

Further discussion was made regarding the applicants' request. Ms. Spears also stated that the applicants' were proposing to extend the existing driveway fifteen feet (15') past the gate and that the driveway extension would continue to the rear of the property with a permeable surface.

Assistant Katrina Hourin recommended that the Commission approval of the applicants' request be granted with the following condition:

1. That the proposed gates be approved by the City of Oxford's Building and Planning Departments prior to installation.

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 approve the request for a Certificate of Appropriateness for property located at 331 Van Buren Avenue, Oxford, Mississippi.

All present voting aye.

The motion was approved with condition.

6. **Amendment to Section 54-26(4)(e) of the Oxford Historic Preservation Ordinance.**

Assistant City Planner Katrina Hourin presented the Commission with a request to forward an amendment to Section 54-26(4)(e) of the Oxford Historic Preservation Ordinance regarding demolitions and removal of properties within a preservation district to the Courthouse Square Preservation Commission for review. Mrs. Hourin stated that if the proposed amendment were reviewed and approved by both the Oxford Historic Preservation Commission and the Courthouse Square Historic Preservation Commission, it would then be forwarded to the Mayor and Board of Aldermen for approval. The proposed amendment to the language is listed in red:

- 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. ~~DELETE:~~ 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, 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 expressed his opposition to the amended language due to the fact that it that would affect hundreds of other properties within the historic districts. Chairman Asti spoke about the current condition of the Mike Bridge property located on South Lamar Boulevard. Chairman Asti stated that he believed it would be a disservice to the districts as a whole to amend the ordinance for one piece of property and respectfully urged the Commission to deny the request.

Further lengthy discussion was made regarding the proposed amendment and motion was made by Chairman Asti and seconded by Commissioner McKenzie to table the request to the next month's meeting allowing the Commission additional time to conduct a work session and review the proposed amendment.

All present voting aye.

The motion was approved.

7. **Discussion of Resolution to Modify the Fee Scale for a Certificate of Appropriateness.** Assistant City Planner Katrina Hourin informed the Commission that she had drafted a resolution to modify the fee scale for Certificates of Appropriateness. The resolution follows:

RESOLUTION MODIFYING THE FEE SCALE FOR  
A CERTIFICATE OF APPROPRIATENESS

BE IT ORDAINED THAT THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI AS FOLLOWS:

SECTION I: A fee scale is modified for a Certificate of Appropriateness. The modified fees are as follows:

Minor alterations or less than \$10,000.00 in total alteration costs:	\$25.00
Major alterations or more than \$10,000.00 in total renovation costs:	\$100.00
Demolition/Removal of Structure:	\$75.00
New Construction:	\$200.00
Preliminary Conference	No Charge

SECTION II: Work done in the absence of a Certificate of Appropriateness would result in the doubling of fees outlined in Section I.

SECTION III: The fee shall be submitted with a Certificate of Appropriateness application and is due 21 days before the regularly scheduled Commission meetings.

SECTION IV: This Resolution shall take effect immediately.

After further discussion, motion was made by Commissioner McKenzie and seconded by Commissioner Telford to approve the Resolution Modifying the Fee Scale for a Certificate of Appropriateness.

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 Telford to adjourn the meeting.

All present voting aye.

The motion was approved and the meeting was adjourned.