

Courthouse Square Historic Preservation Commission

- COA application:** 150 A & B
- Applicant:** Carol Tidwell/Corey Alger
- Address:** 1210 Harrison
- COA History:** 10/2009 - COA – Case #36 - Signage and renovations – approved
5/2014 - Complimentary Review
- COA Request:** A – Demolition of existing structure (Frank and Marlee’s)
B – Construction of mixed-use development
- Historic Preservation Ordinance:** Section: 54-26 (4)
- Design Guideline:** Section 6: New Construction, pages 38-60
- Comments:** Property is non-contributing element per Historic Survey.
- A) The resource is not significant (individually, architecturally, culturally, or historically) and removal is not likely to have a negative impact on the surrounding architectural character of the district or impact the structural integrity of surroundings.
 - B) Conceptual materials, details, ornamentation, roof shape, setback/lot coverage, and building rhythm are compatible with the District. Proposed balcony recesses break up façade to a scale consistent with surroundings. As in similar cases, approval should be contingent on follow up review and approval of final exterior materials and finish details prior to construction. Signage, awnings, and lighting will require follow up approvals as separate COA once actual products are known.
- Nearest Contributing Properties:** *To the north:* 125-127 Courthouse Square (the rear of these properties is located on Harrison Avenue.
- To the southwest:* 401-403 South Lamar
(location of the Wine Bar)

150

COURTHOUSE SQUARE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION
107 Courthouse Square, Oxford, MS 38655

I. APPLICANT INFORMATION:

Name of Applicant: Carol Tidwell (for the owners) Phone: 662-232-8887
Mailing Address: 1403 van buren Ave., Suite 102, Oxford, MS 38655
Applicant and/or Designated Agent's Email Address: almo@mindspring.com
Applicant's Relationship to Property: Owner Architect Contractor Rent
Name/Address of Owner: 607 Piedmont Drive, Oxford, MS 38655
Name/Address of Architect: Alger Design Studio, PA 1403 Van Buren Ave., suite 102, Oxford, MS 38655
Name/Address of Contractor:

II. FEE SCHEDULE: Fees shall be submitted with an application for Certificate of Appropriateness and are due 21 days before regularly scheduled Commission meetings.

Minor alterations of less than \$10,000.00 in total alteration costs..... \$25.00
Major alterations of more than \$10,000.00 in total alteration costs..... \$100.00
Demolition/removal of structure..... \$75.00
New Construction..... \$200.00
Preliminary Conference..... No Charge

WORK PERFORMED IN THE ABSENCE OF A CERTIFICATE OF APPROPRIATENESS WILL RESULT IN THE DOUBLING OF FEES OUTLINED ABOVE.

III. PROPOSED WORK: (Please continue on a separate sheet of paper if necessary)

Address of Property Subject to Application: 1210 Harrison Avenue
Please provide a written description and photographs of each existing condition and each proposed modification. Plans and/or drawings of proposed work MUST accompany this application when filed. If request is for a demolition permit, indicate if the site is to remain vacant.

1. remove the existing Frank and Marlee's building
2. construct the Phase II portion of 1200 Harrison Property.

It is warranted in good faith that the statements above and on attached page(s) are true and correct. I understand that, if this application is approved, it becomes a part of the Certificate of Appropriateness and that I have received approval ONLY for the work specified herein, subject to any conditions or modification imposed by the Commission. I acknowledge that if the owner, contractor, or any subcontractor(s) constructs, alters, relocates, or demolishes any resource in violation of the City of Oxford Preservation Ordinance, it shall be required to restore the resource to its appearance or setting prior to the violation and that the City of Oxford may bring forth civil and/or criminal prosecution and penalties for such violation.

I understand that no changes may be made to the approved drawings/plans or Certificate of Appropriateness application without prior approval from the Oxford Historic Preservation Commission and if such violation is found civil and/or criminal penalties may be brought forth for such violations.

I understand that a **CERTIFICATE OF APPROPRIATENESS IS A PRE-REQUISITE TO OBTAINING A BUILDING PERMIT AND NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS OBTAINED.**

Applicant must sign: Almo Alga Date: 14 May 2014
Property Owner sign: Carol L. Tidwell Date: 14 May 2014

State of Mississippi
 Department of Archives and History
 P.O. Box 571
 Jackson, MS 39205

HISTORIC RESOURCES INVENTORY

1.a. Property Name, Historic		14. MDAH Inventory Code 032
1.b. Property Name, Common Murff's		15. County Lafayette
2. Property Address 1210 Harrison Avenue		16. City Oxford
3. Legal Description 86Q:287A		20. USGS Quad Map
19. Ownership private	22. Condition fair	21. UTM Reference
4. Former/Historic Uses	5. Present Use restaurant	24. Principal Materials brick
6 & 7. Significant persons, events, themes, including dates of association		
8. Date of Construction ca. 1980	9. Historic Changes	23. Post Historic Changes
10. Architect	11. Builder/Contractor	25. Architectural Style

13. Outbuildings or Secondary Features (use sep. form if important)

12. Brief Description: One-story, four-bay, brick veneered commercial building with Modernist Traditional influence, built ca. 1980. Side gable roof covered with asphalt shingles, with box cornice. Windows are filled with glass block. Entrance contains a nine-light, cross-panel metal door.

30. Historical Information:

31. Historical Contexts:

33. Sources of Information:

MISSISSIPPI HISTORIC RESOURCES INVENTORY
Page 2

32. Additional Remarks or Information:

35. Owner's Name and Address

36. Photographer/Source
John Hopkins

37. Photo Roll/Frame
3553:24

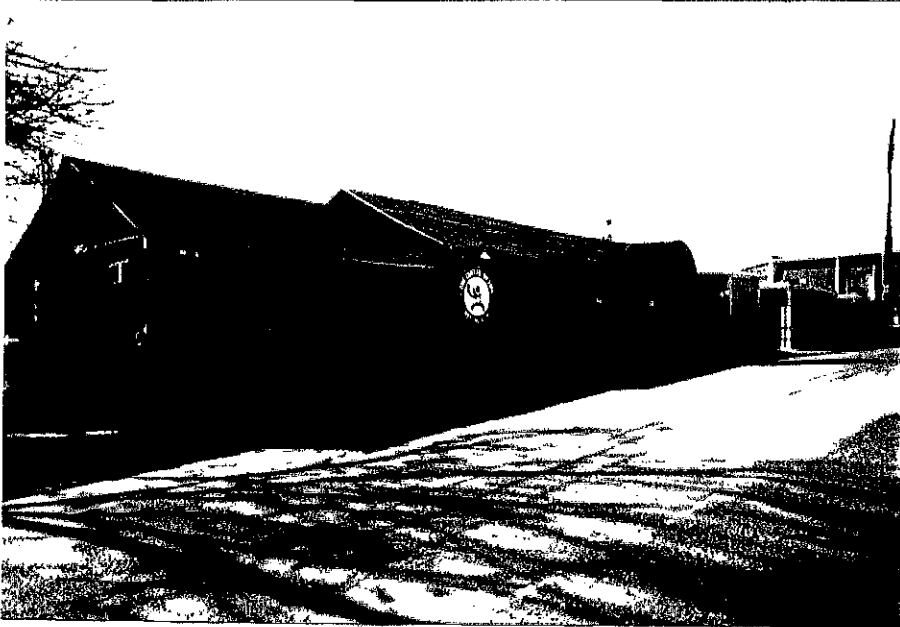
38. Photo Date
January, 2000

39. Form by Hopkins & Associates, Memphis, TN

40. Survey Project Oxford

Date of Form January, 2000

Attach Photograph



MDAH INFORMATION

26. Category

27. Functional Type

28. Registration Status/Dates
NHL
Listed NR
In NR District
Federal DOE
State Landmark
Local Landmark
In Local District
HABS/HAER

29. District Name

Rating C/N N
Inventory #

42. Other HPD Information

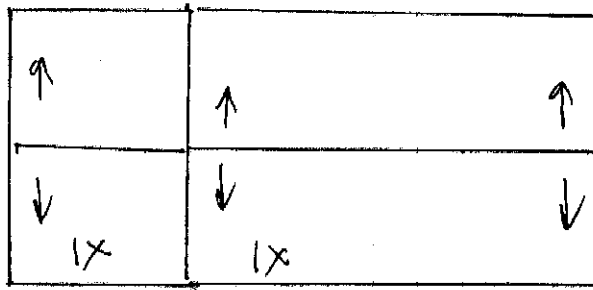
43. Evaluation

a. Already Listed NR
Individually Eligible
Eligible if Restored
Contribute to District
Apparently Not Eligible
Insufficient Information
Not Extant

b. Area(s) of Significance

c. Evaluated by/date

1210
Harrison Ave



1210 Harrison

N ↓



20 May 2014

Courthouse Square Historic Preservation Commission
City of Oxford
107 Courthouse Square
Oxford, MS 38655

re: 1200 Harrison and 1210 Harrison

Dear Commission Members,

The Owners of 1200 Harrison (It's Time Oxford, LLC) and 1210 Harrison (The Tidwell Family) are requesting a Certificate of Appropriateness to construct a new Multi-Use Building. The following outline describes the conditions and our request.

A) The Site

The current use of the property is parking and Storage. The Tidwell property is currently the Frank and Marlee's Bar. We are requesting to remove the existing structures, which are underutilized and in a state of disrepair. They contribute little to the District.

B) The Building

The proposed building will have underground Parking with Commercial space on the ground floor and Residential use above. There are adequate parking spaces for the Residential use and nine parking spaces for the Commercial use. The entry/ exit will be on Tyler Avenue.

We are proposing to plant and irrigate the area between the building and the property line to support Ivy or climbing foliage to 'green' the building. We are also providing large covered patios and balconies. The building will be predominantly brick veneer in a traditional color. We are proposing limestone appointments such as headers and column/ wall caps. We are proposing a traditional stucco exterior on the corner of Harrison and the alley. This corner is pulled back from the balconies to allow better access into the alley. The balcony columns transition from brick on the lower floor to steel columns and railings on the upper floor to coordinate with the Steel canopy frames and metal roofs. Planter boxes incorporated into the first floor railings add some color and seasonal variation.

C) The Request

We are requesting permission to remove the existing structures, repair and/or replace the existing infrastructure and paving to construct a new multi-use building, similar to other multiple buildings on the same street and in the same district, that will help complete the consistent development of the Downtown Business District and positively impact the surrounding businesses.

We hope you agree and we appreciate your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Corey', with a long, sweeping underline that extends to the right.

Corey Almo Alger, Architect, AIA

cc: Dr. David Chase (It's Time Oxford, LLC)
Ms. Carol Tidwell for The Tidwell Family

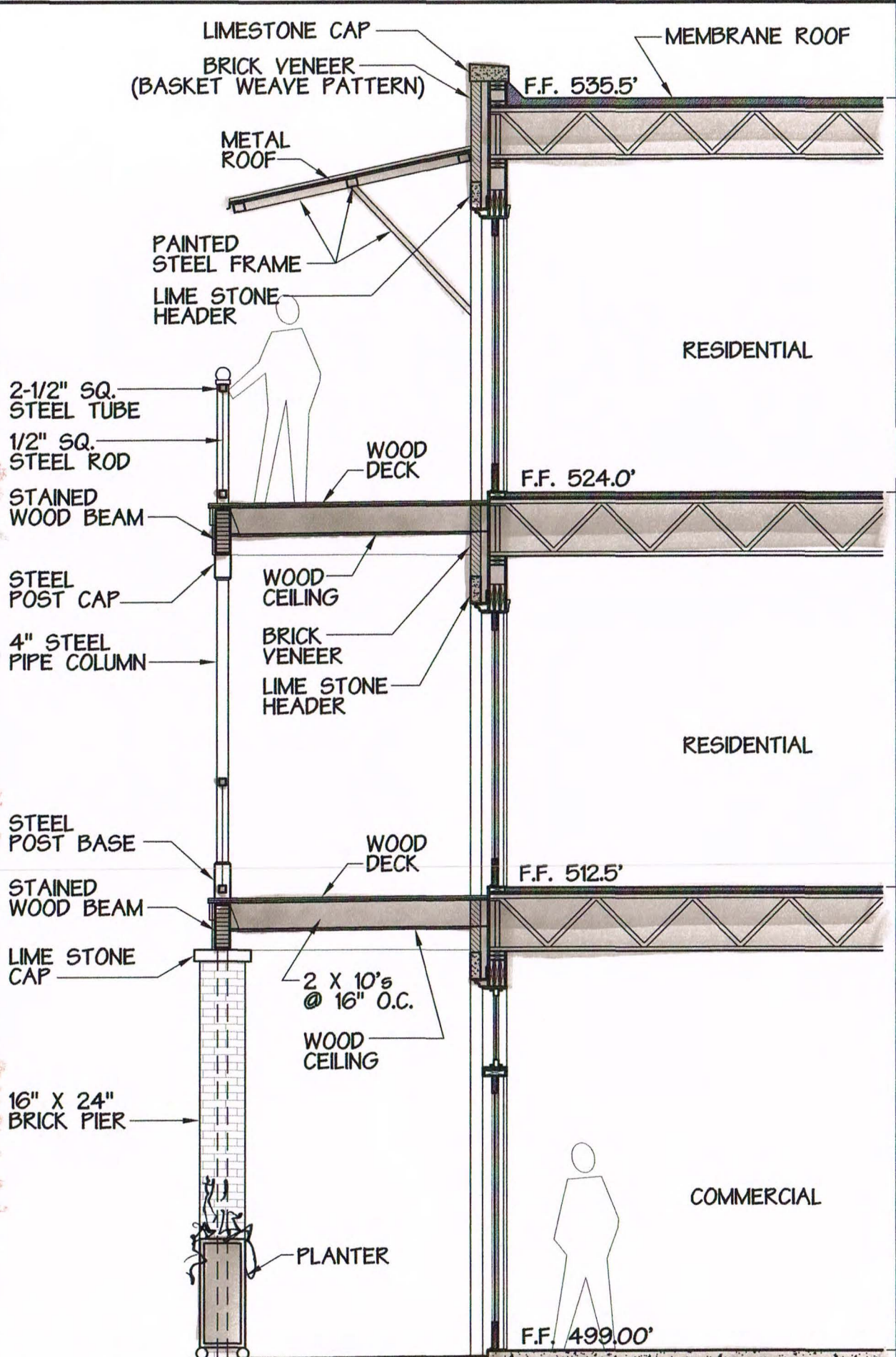








WARNING



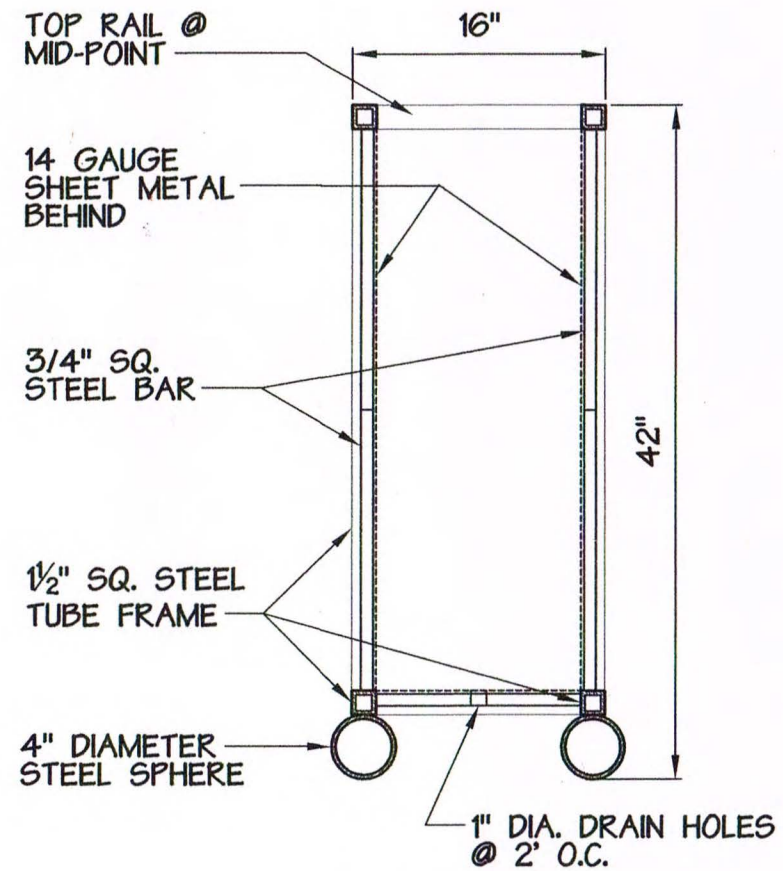
SCALE: 1/4" = 1'-0"

ALGER DESIGN STUDIO, P.A.
 ARCHITECTURE · PLANNING
 1403 VAN BUREN AVE., #102, OXFORD, MISSISSIPPI 38655
 662 232 8887 · WWW.ALMO.NET · ALMO@MINDSPRING.COM

REVISION	DATE

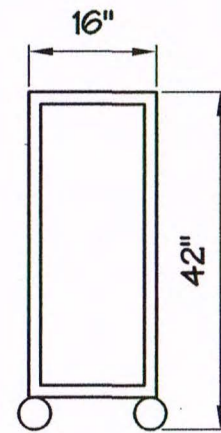
1200 HARRISON AVENUE
 OXFORD, MISSISSIPPI

SHEET #
 A3.1



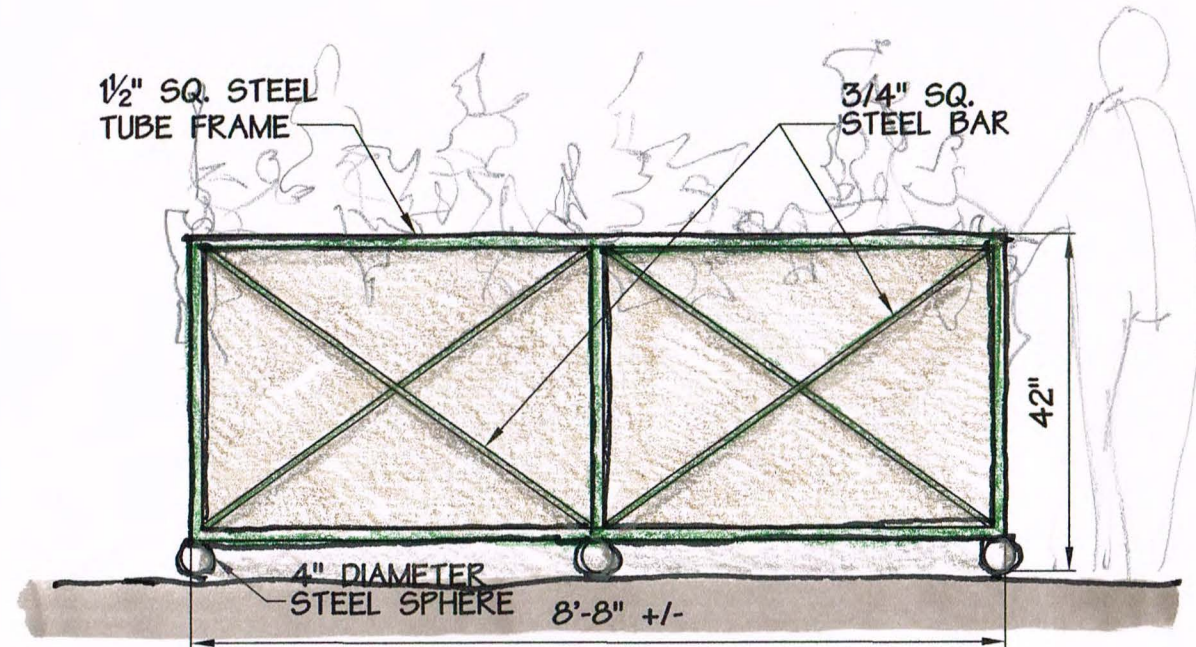
PLANTER SECTION

SCALE: 1" = 1'-0"



SIDE ELEVATION

SCALE: 1/2" = 1'-0"

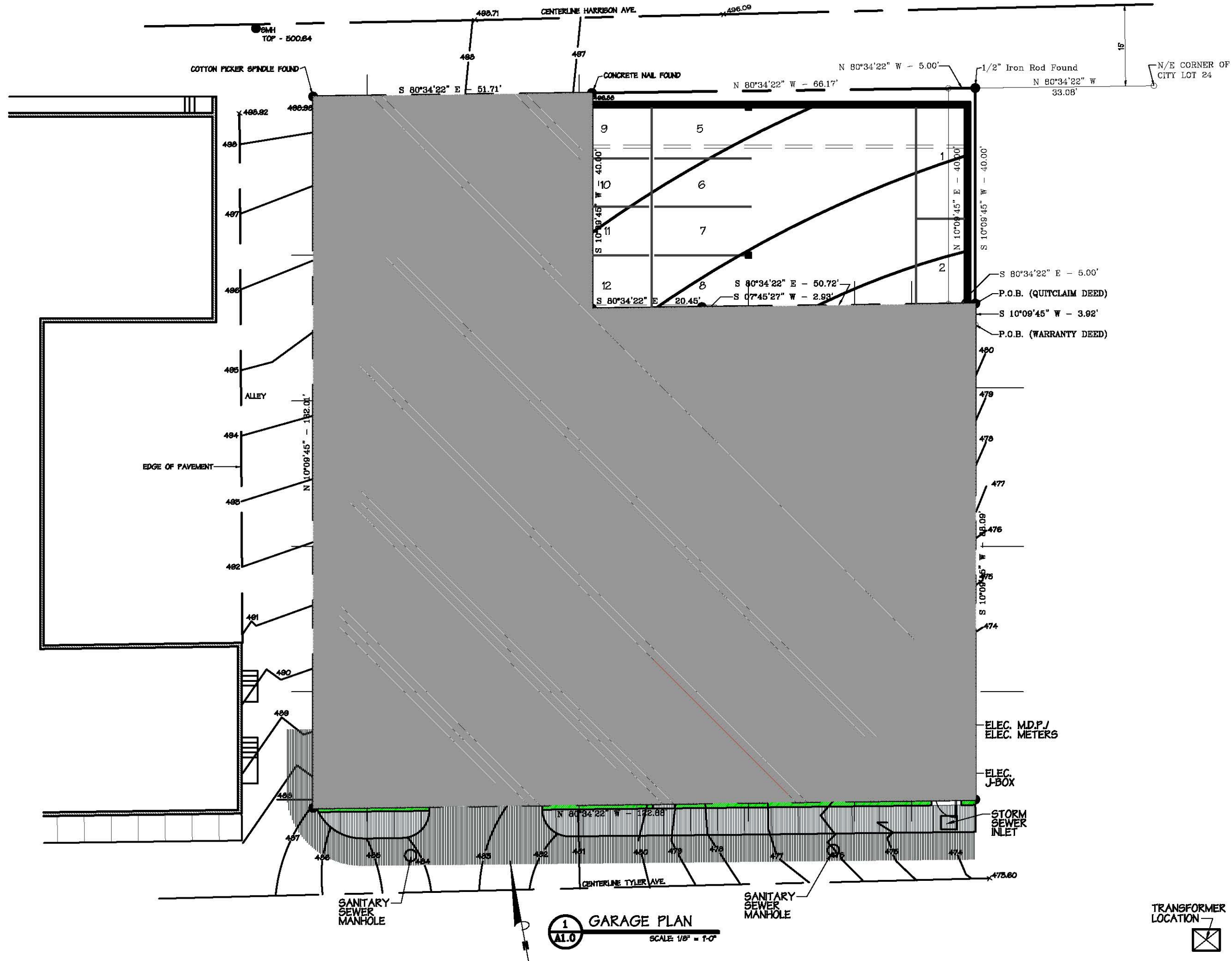


FRONT / REAR ELEVATION

SCALE: 1/2" = 1'-0"



ISSUE DATE:	1 MAY 2014	DATE
REVISION		



1 GARAGE PLAN
 SCALE 1/8" = 1'-0"



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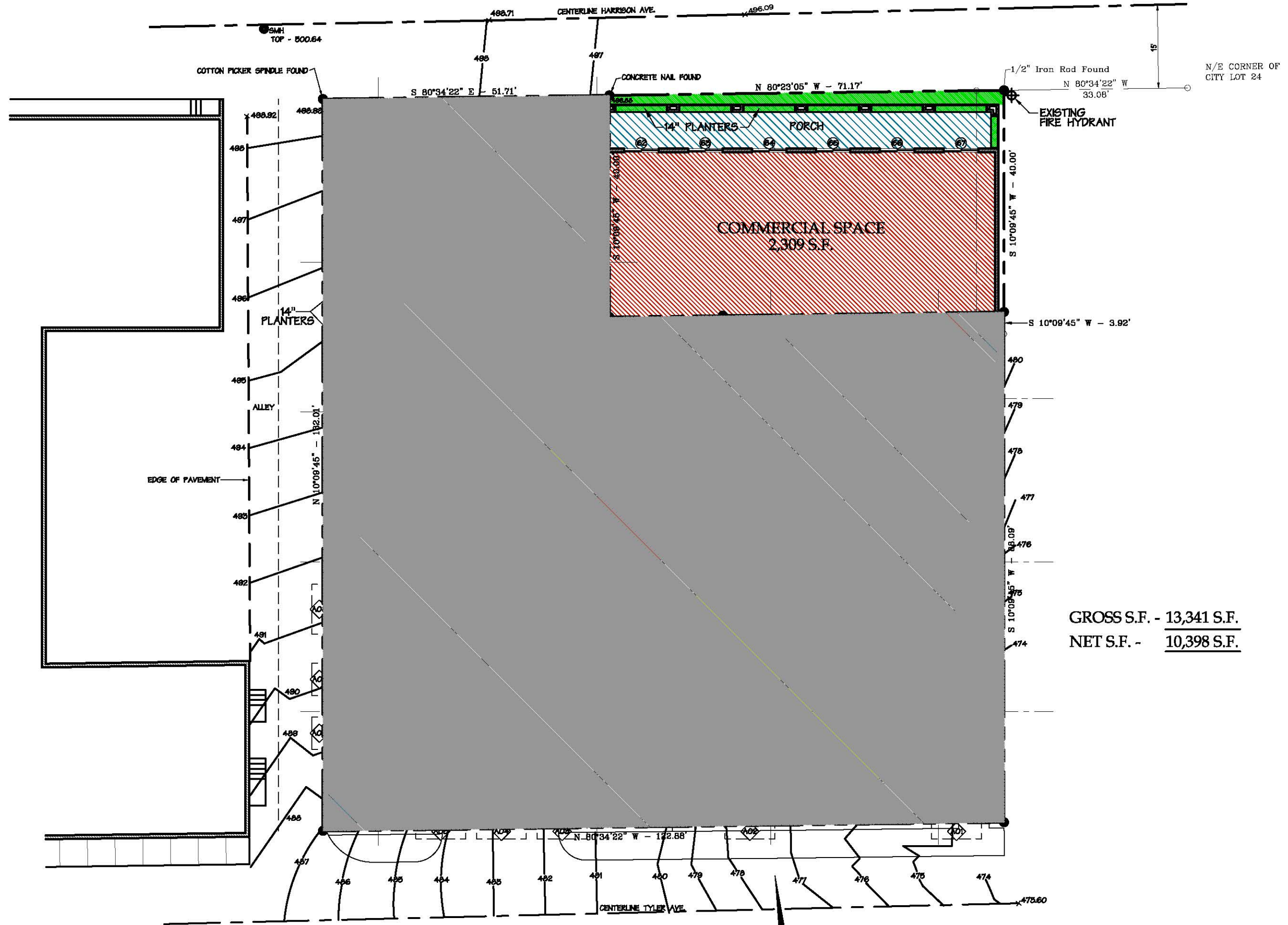
REVISION	DATE

ISSUE DATE: 1 MAY 2014

1210 HARRISON AVENUE

OXFORD, MISSISSIPPI

SHEET #
A1.0



GROSS S.F. - 13,341 S.F.
 NET S.F. - 10,398 S.F.

1 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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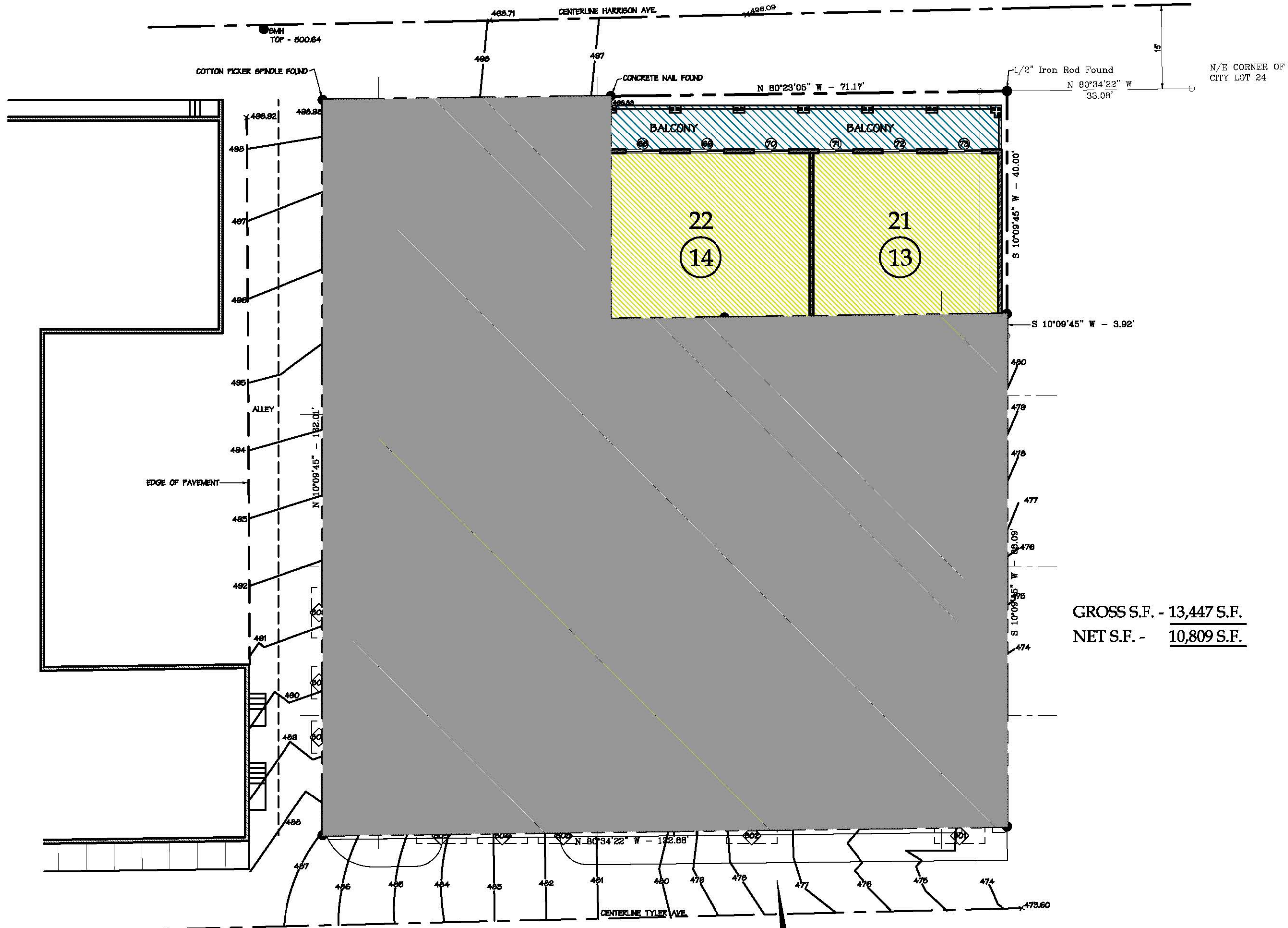


REVISION	DATE

1210 HARRISON AVENUE
 OXFORD, MISSISSIPPI

SHEET #
A1.1

ISSUE DATE: 01 APRIL 2014



GROSS S.F. - 13,447 S.F.
 NET S.F. - 10,809 S.F.

1
 A1.2
 2ND / 3RD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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ISSUE DATES: 21 APRIL 2014

REVISION	DATE

1210 HARRISON AVENUE
 OXFORD, MISSISSIPPI

SHEET #
A1.2

CHANCELLOR'S HOUSE

PROPOSED FFE = 497.67
PROPOSED TOP = 532.67
OVERALL HEIGHT = 35.00 FEET

COURTHOUSE

FFE = 514.55
TOP OF ROOF = 565.26
TOP OF CLOCK TOWER = 591.75
OVERALL HEIGHT = 77.20 FEET

AMY HEAD COSMETICS

FFE = 503.79
TOP OF BUILDING = 520.68
OVERALL HEIGHT = 16.89 FEET

EMILEIGH'S

FFE = 499.83
TOP OF BUILDING = 524.11
OVERALL HEIGHT = 24.28 FEET

BANCORPSOUTH

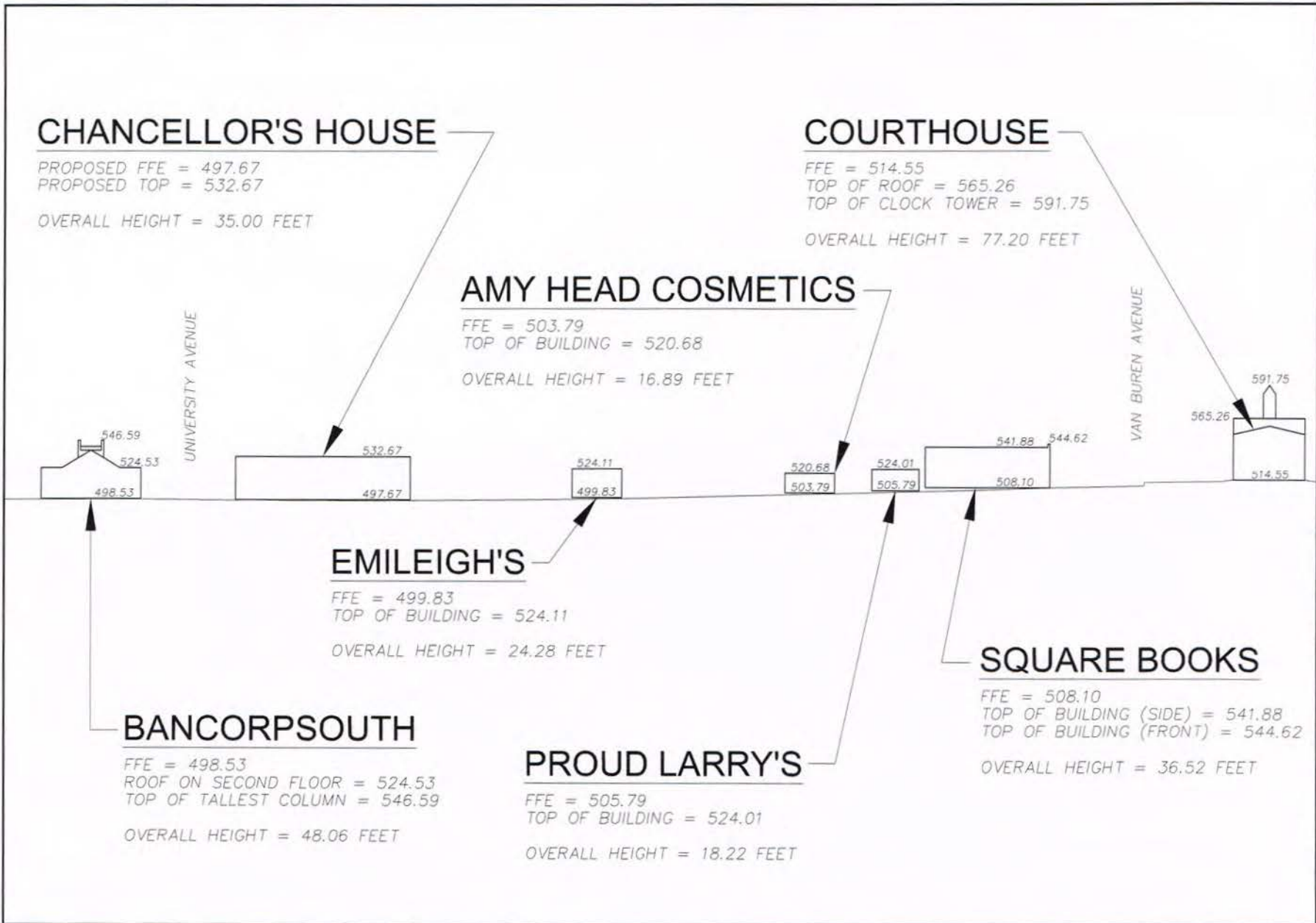
FFE = 498.53
ROOF ON SECOND FLOOR = 524.53
TOP OF TALLEST COLUMN = 546.59
OVERALL HEIGHT = 48.06 FEET

PROUD LARRY'S

FFE = 505.79
TOP OF BUILDING = 524.01
OVERALL HEIGHT = 18.22 FEET

SQUARE BOOKS

FFE = 508.10
TOP OF BUILDING (SIDE) = 541.88
TOP OF BUILDING (FRONT) = 544.62
OVERALL HEIGHT = 36.52 FEET



DATE: 10/1/2013
JOB NUMBER: 5113-01

ELLIOTT & BRITT ENGINEERING, P.A.

SHEET TITLE: PROFILE VIEW SOUTH LAMAR
SHEET NUMBER: 1 of 2

THOMPSON HOUSE

FFE = 509.76
 TOP (FRONT) = 548.89
 TOP (SIDE) = 546.09

OVERALL HEIGHT = 39.13 FEET

DOWNTOWN INN (CORNER BLDG.)

FFE = 505.63
 TOP OF BUILDING = 533.97
 TOP OF BUILDING (FUTURE APPROX.) = 546.63

OVERALL HEIGHT = 28.34 FEET
 OVERALL HEIGHT (FUTURE) = 41.00 FEET

BLIND PIG BLDG.

FFE = 505.98
 TOP OF ROOF = 546.09

OVERALL HEIGHT = 40.11 FEET

EAST JACKSON AVENUE

JEFFERSON AVENUE



FIRST NATIONAL BANK (EAST OF THOMPSON HOUSE)

FFE = 511.28
 TOP (FRONT) = 546.64
 TOP (SIDE) = 537.89

OVERALL HEIGHT = 35.36 FEET

COUNTY CHANCERY BUILDING (EAST OF OXFORD SQUARE NORTH)

FFE = 508.98
 TOP = 539.95

OVERALL HEIGHT = 30.97 FEET

COURTHOUSE

FFE = 514.55
 TOP OF ROOF = 565.26
 TOP OF CLOCK TOWER = 591.75

OVERALL HEIGHT = 77.20 FEET

OXFORD SQUARE NORTH

FFE = 503.39
 TOP OF BUILDING = 543.43
 TOP OF COVERED WALK-THRU = 550.25

OVERALL HEIGHT = 46.86 FEET

VIEUX CARRE

FFE = 502.81
 TOP OF ROOF = 545.56

OVERALL HEIGHT = 42.75 FEET

OWNER OF DOCUMENTS
 PROJECT NO. 1113-011
 SHEET NO. 2 OF 2
 ELLIOTT & BRITT
 ENGINEERS, P.A.

REVISION

LAYOUT OF:
 PROFILE OF LAMAR BOULEVARD
 FROM BANK/ROOF TO COURTHOUSE SQUARE
 OXFORD, MASSACHUSETTS

OWNER
 EMB
 CHECKED
 EMB
 ENGINEER
 EMB
 DATE
 OCTOBER 1, 2013
 JOB NUMBER
 1113-011

ELLIOTT
 & BRITT
 ENGINEERS, P.A.

SHEET TITLE
 PROFILE VIEW
 NORTH LAMAR

SHEET NUMBER
 2 of 2