

## Courthouse Square Historic Preservation Commission

- COA application:** 149 A & B
- Applicant:** It's Time Oxford, LLC
- Address:** 1200 Harrison Avenue
- COA History** 5/2014 - Complimentary Review  
6/2008 – It's Time Oxford, LLC – Commercial Building (1209 Tyler Ave) – Approved
- COA Request:** A) Demolition of existing storage structures and parking area.  
B) Construction of new multi-story, mixed use development.
- Historic Preservation Ordinance reference:** Section 54-26 (4)
- Design Guideline references:** 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. Clarify overall height of south east corner from sidewalk level.  
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

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

**I. APPLICANT INFORMATION:**

Name of Applicant: IT'S TIME OXFORD, LLC Phone: 662-232-8887  
Mailing Address: 1403 VAN BUREN AVE, 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: IT'S TIME OXFORD, LLC P.O. BOX 653, OXFORD, MS 38655  
Name/Address of Architect: ALGER DESIGN STUDIO, PA 1403 VAN BUREN AVE., 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)*

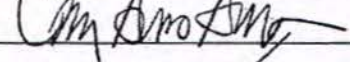

Address of Property Subject to Application: 1200 HARRISON AVENUE  
Please provide a written description and photographs of each existing condition and each proposed modification. Plans and/or drawings of proposed work **MUST** accompany this application when filed. If request is for a demolition permit, indicate if the site is to remain vacant.

1. CONSTRUCT A NEW MULTI-PURPOSE, MULTI-STORY BUILDING.
- 2.

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:  Date: 17 April 2014  
Property Owner sign:  Date: 21 April 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 031
1.b. Property Name, Common Square Storage		15. County Lafayette
2. Property Address 1202 (?) Harison Avenue		16. City Oxford
3. Legal Description 86Q:287		20. USGS Quad Map
19. Ownership Private	22. Condition fair	21. UTM Reference
4. Former/Historic Uses	5. Present Use self-storage	24. Principal Materials metal frame
6 & 7. Significant persons, events, themes, including dates of association		
8. Date of Construction ca. 1990	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: A complex of five, one-story, metal-frame, multi-bay self-storage buildings with no architectural influence, built ca. 1990. Gable and shed roofs covered with sheet metal roofing. Exterior walls covered with sheet metal siding. Entrances are metal-frame overhead doors.

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  
3553:25

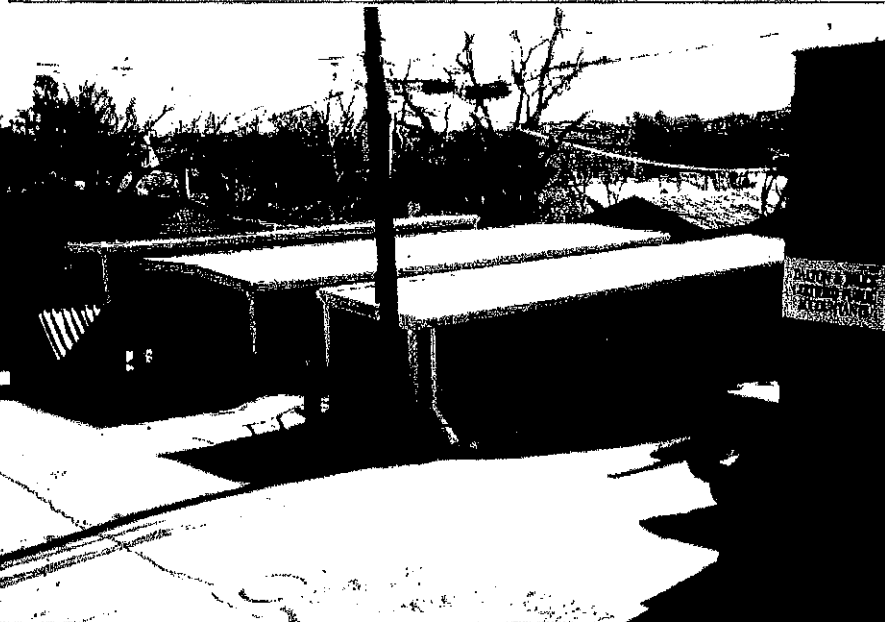
38. Photo Date  
January, 2000

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

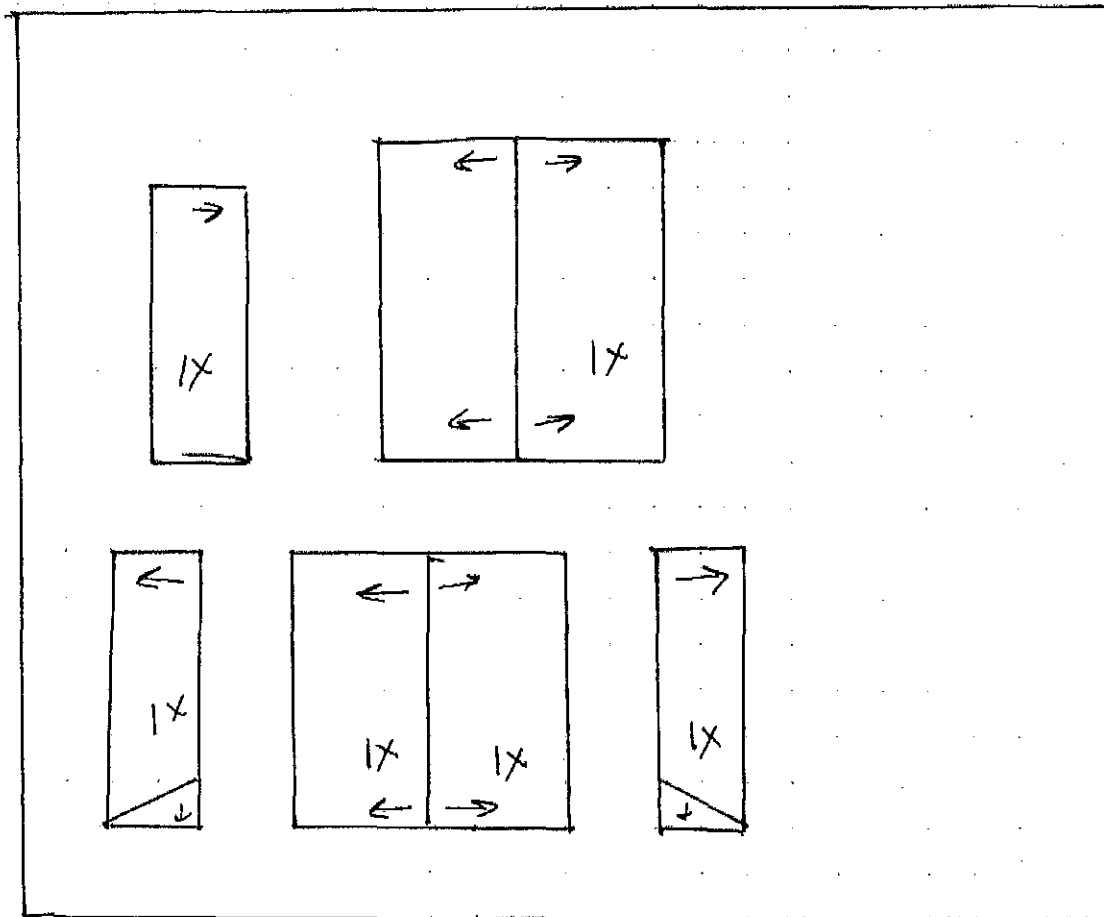
b. Area(s) of Significance

c. Evaluated by/date

1202(?) Harrison Ave.  
E. of S. Lamar

Tyler

S. 14th



Harrison

N ↓

S. Lamar



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.

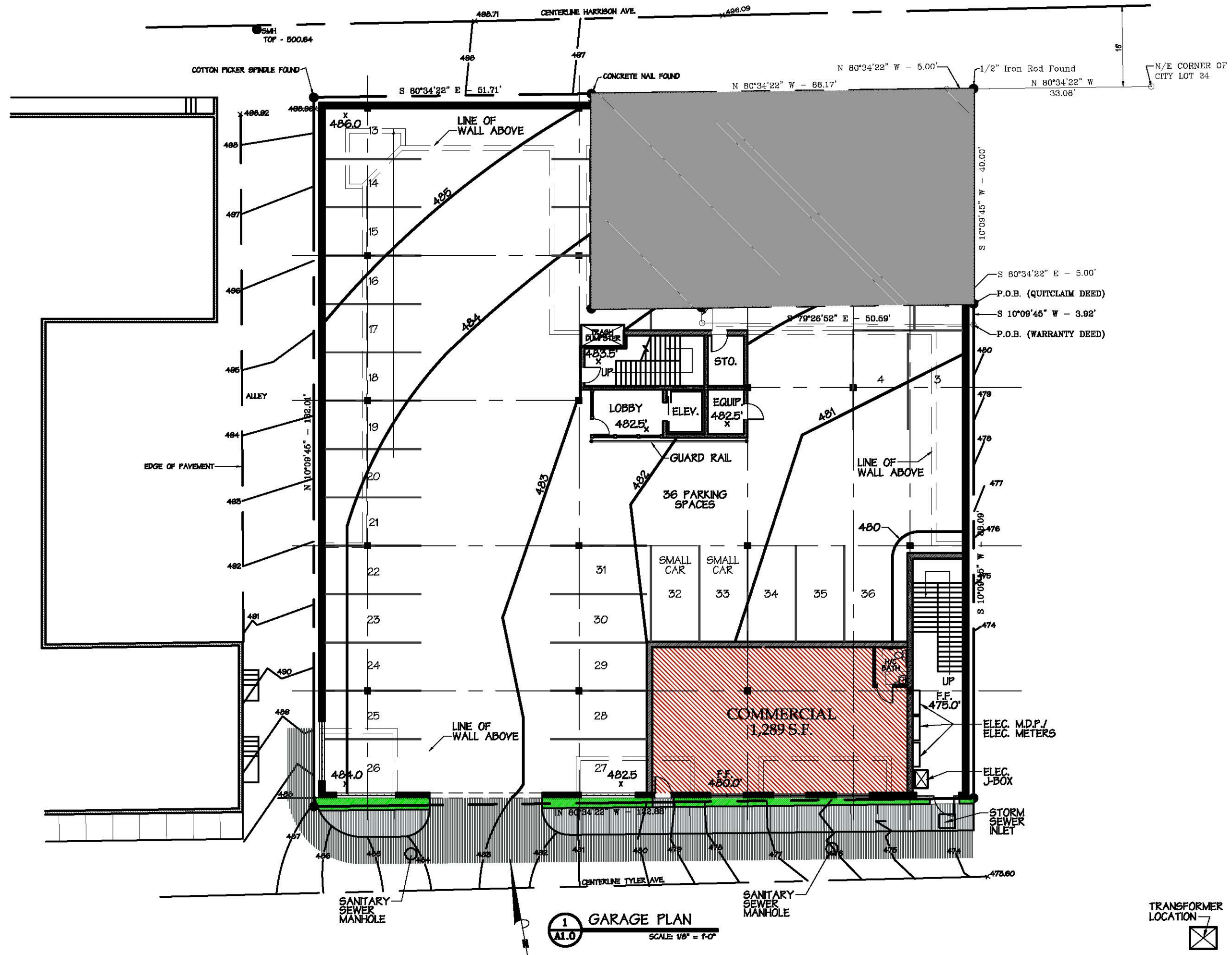
We hope you agree and we appreciate your consideration.

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



**ALGER DESIGN STUDIO, P.A.**  
 ARCHITECTURE • PLANNING  
 1403 VAN BUREN AVE., #102, OXFORD, MISSISSIPPI 38655  
 662 232 8867 • WWW.ALMO.NET • ALMO@MINDSPRING.COM



REVISION	DATE

**1200 HARRISON AVENUE**  
 OXFORD, MISSISSIPPI

SHEET #  
**A1.0**





N/E CORNER OF CITY LOT 24

EXISTING FIRE HYDRANT

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

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

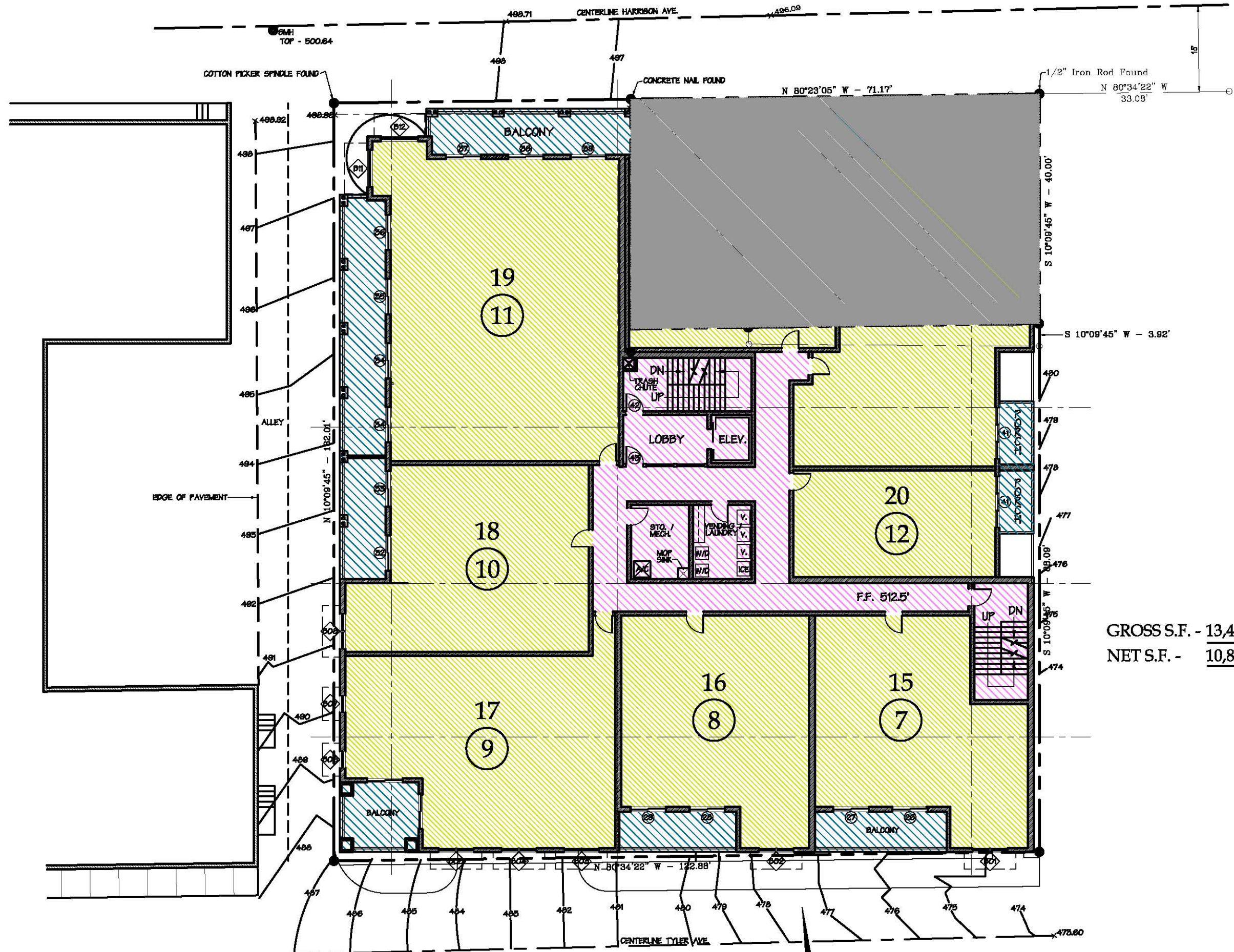
**ALGER DESIGN STUDIO, P.A.**  
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 662 232 8887 • WWW.ALMO.NET • ALMO@ALMOSPRING.COM



REVISION	DATE

**1200 HARRISON AVENUE**  
 OXFORD, MISSISSIPPI

SHEET #  
**A1.1**



N/E CORNER OF CITY LOT 24

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

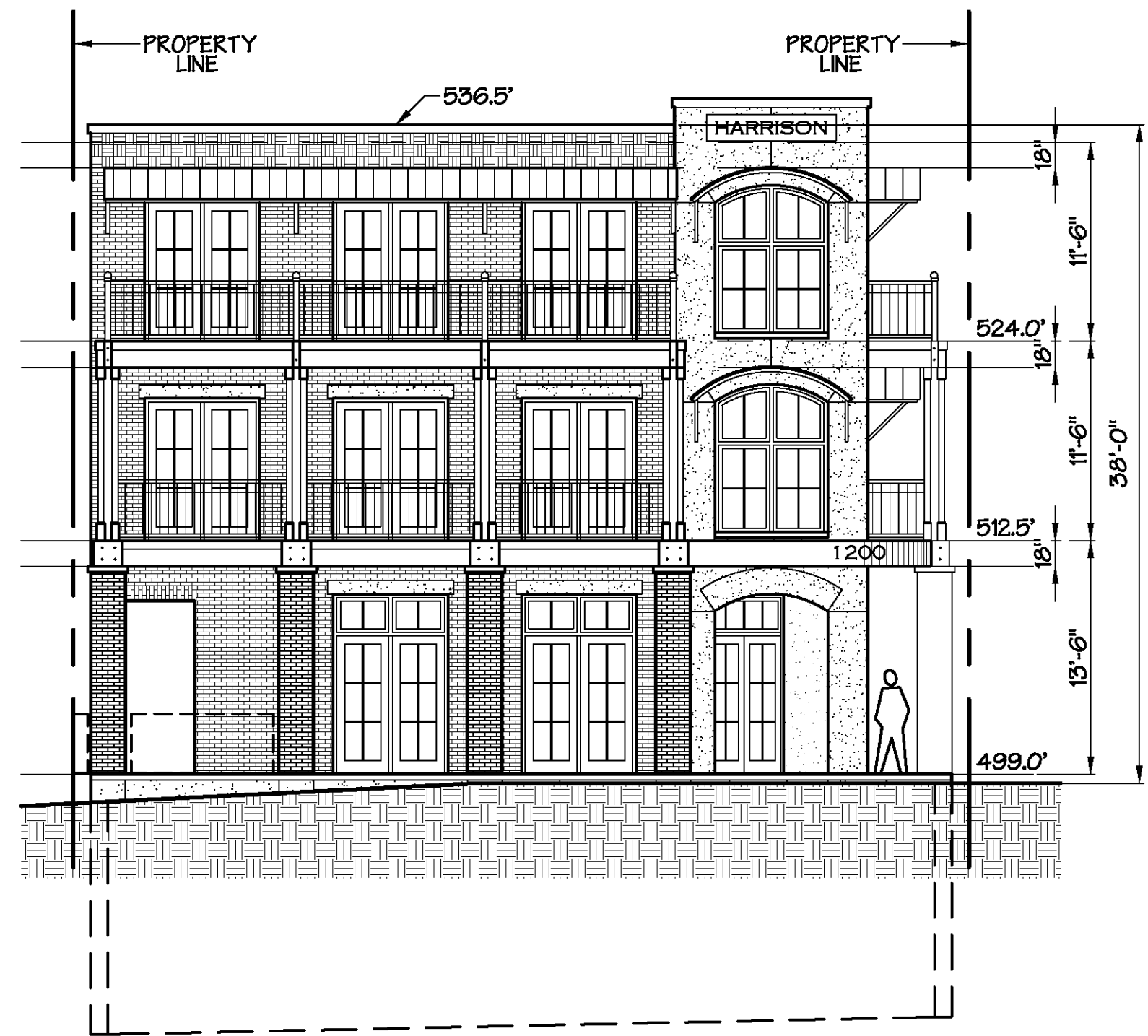
1  
 A1.2  
 2ND / 3RD FLOOR PLAN  
 SCALE 1/8" = 1'-0"

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ISSUE DATE:	21 APRIL 2014
REVISION	DATE

**1200 HARRISON AVENUE**  
 OXFORD, MISSISSIPPI

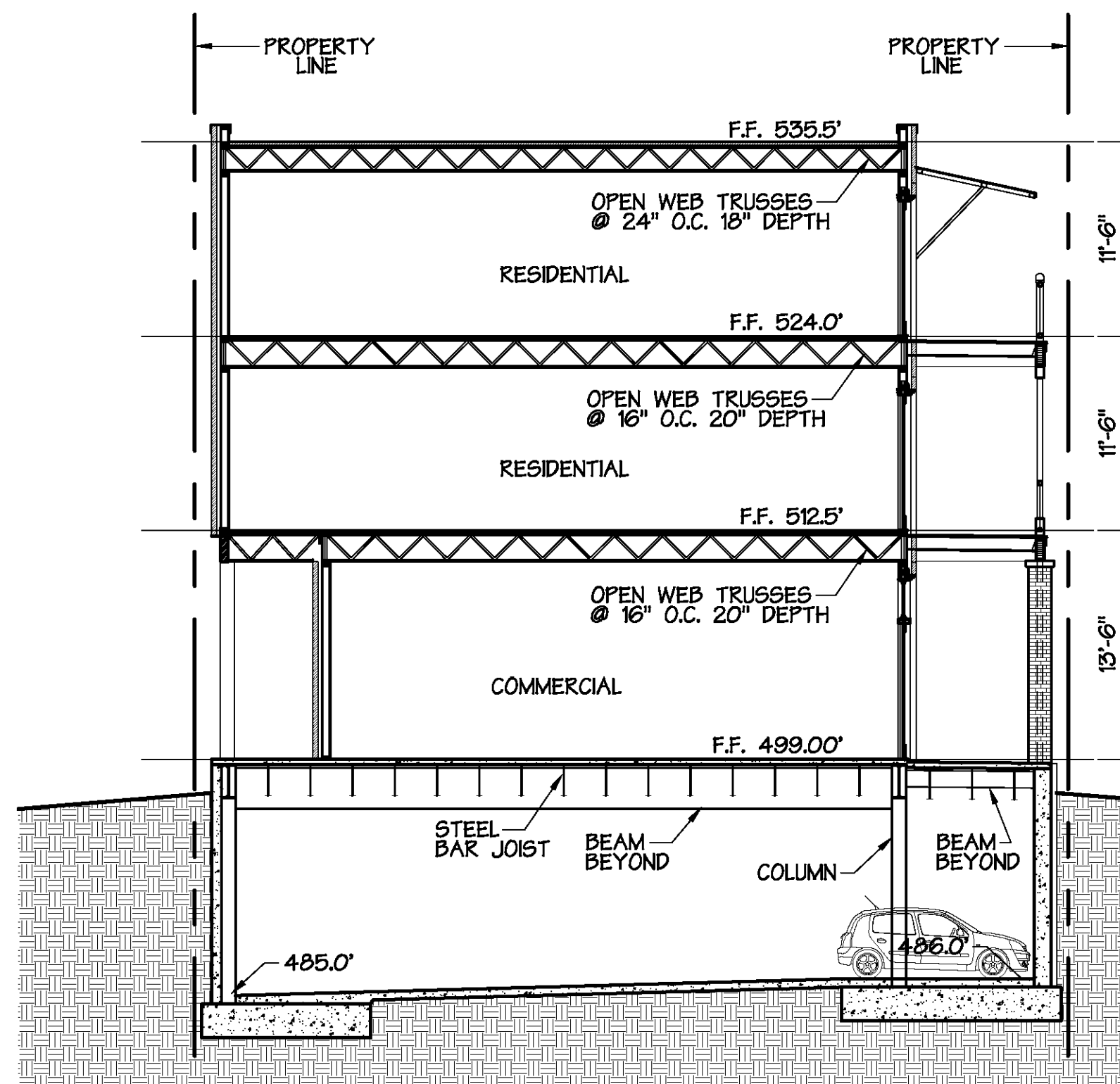
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**A1.2**



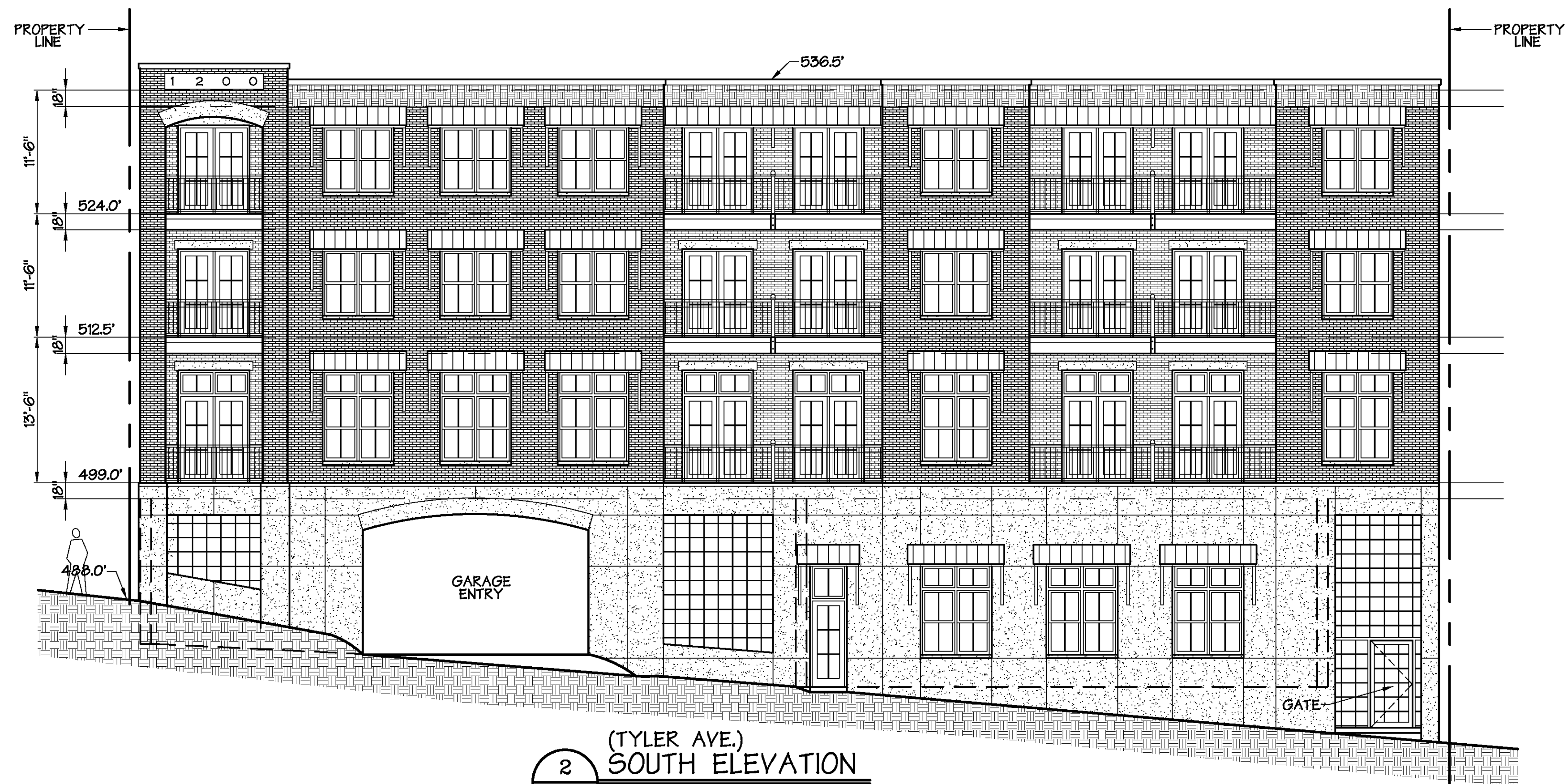
3 (HARRISON)  
NORTH ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



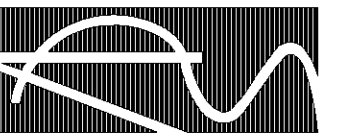
1 (ALLEY)  
WEST ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



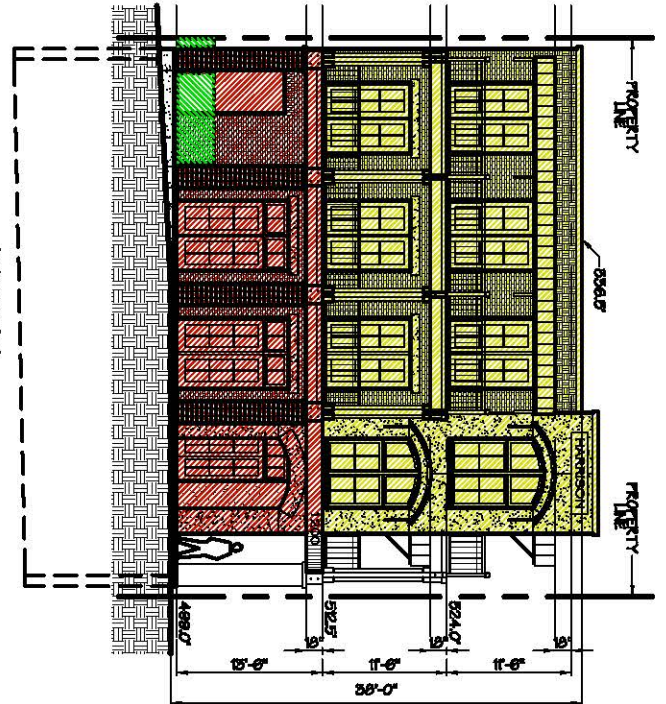
4 BUILDING SECTION  
A2.0 SCALE: 1/8" = 1'-0"



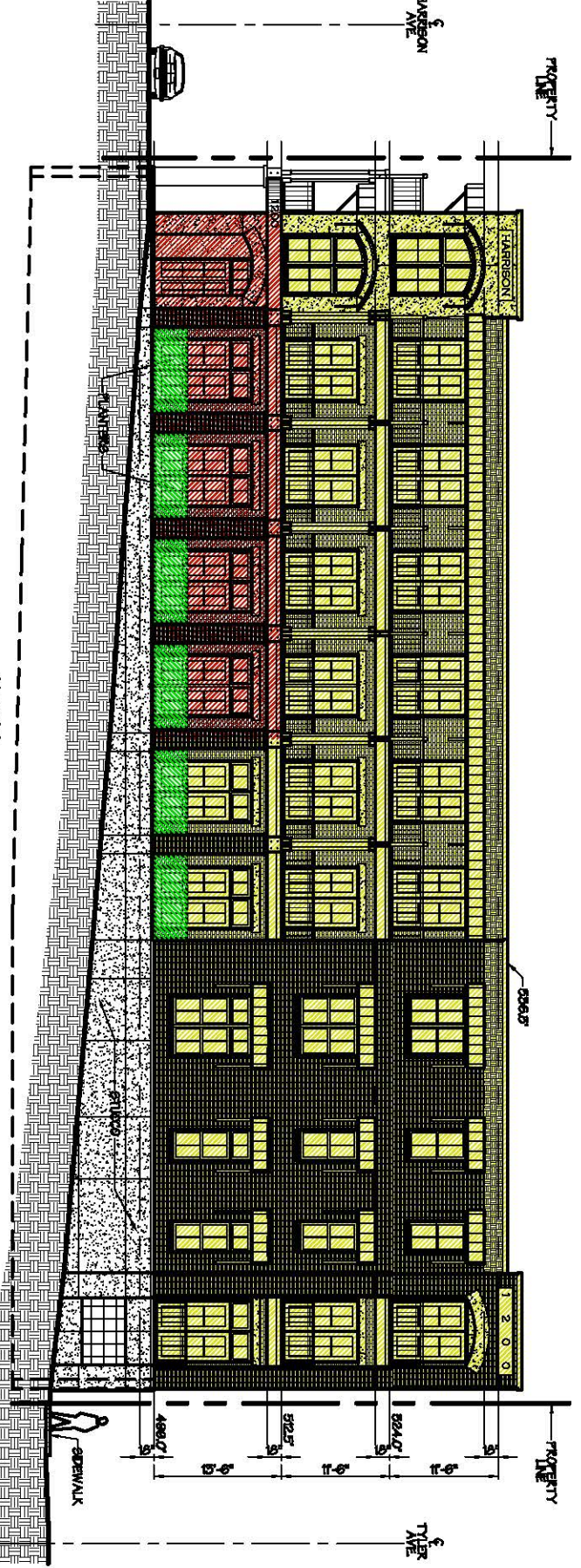
2 (TYLER AVE.)  
SOUTH ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



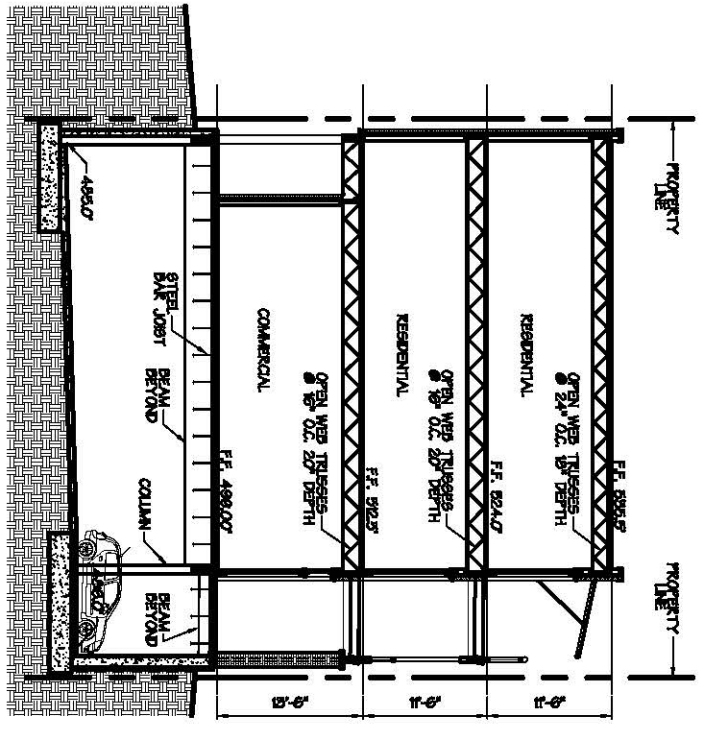
ISSUE DATE:	1 MAY 2014
REVISION	DATE



3 (HARRISON)  
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



1 (ALLEY)  
WEST ELEVATION  
SCALE 1/8" = 1'-0"

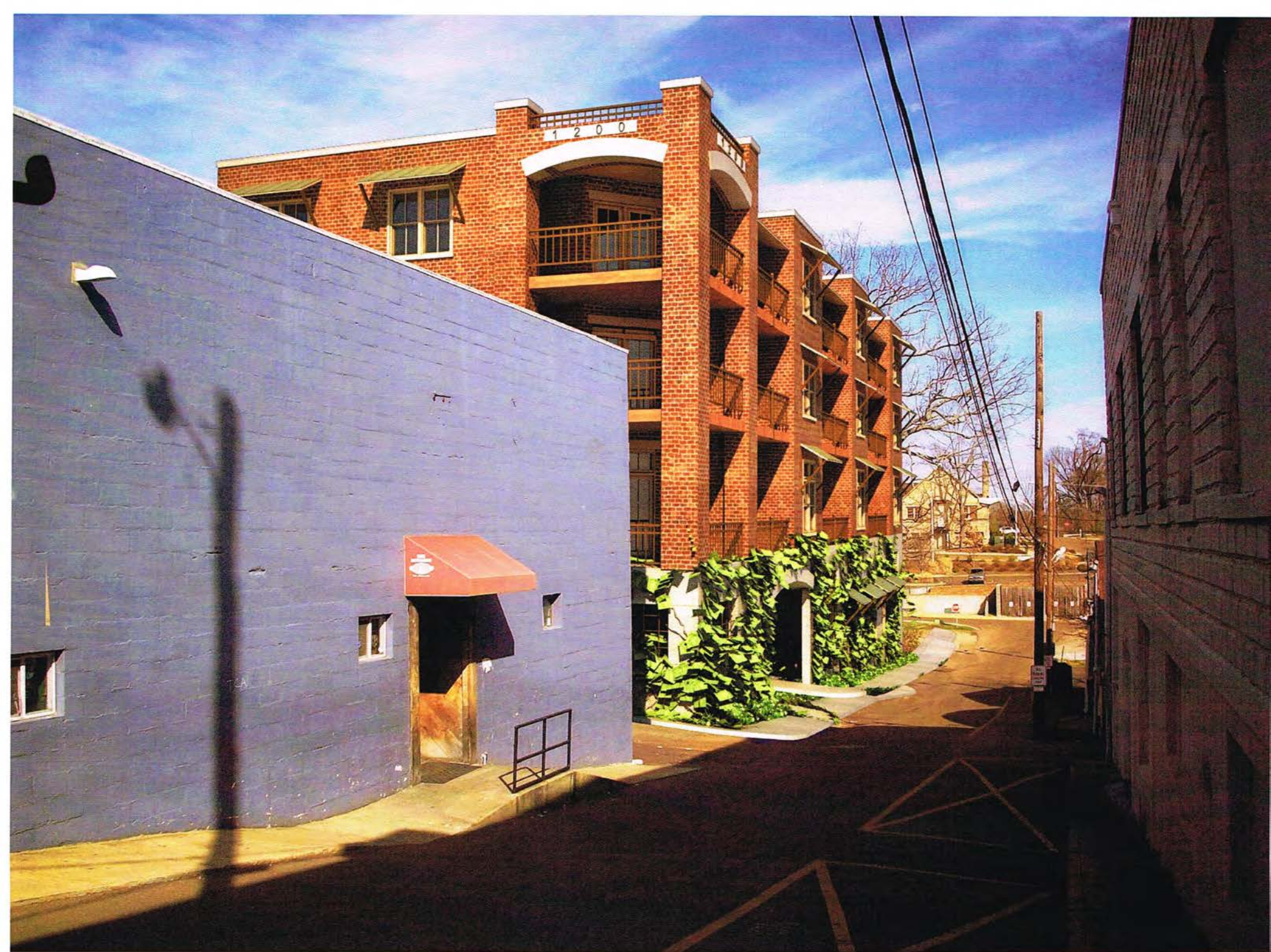


4 BUILDING  
SECTION  
SCALE 1/8" = 1'-0"



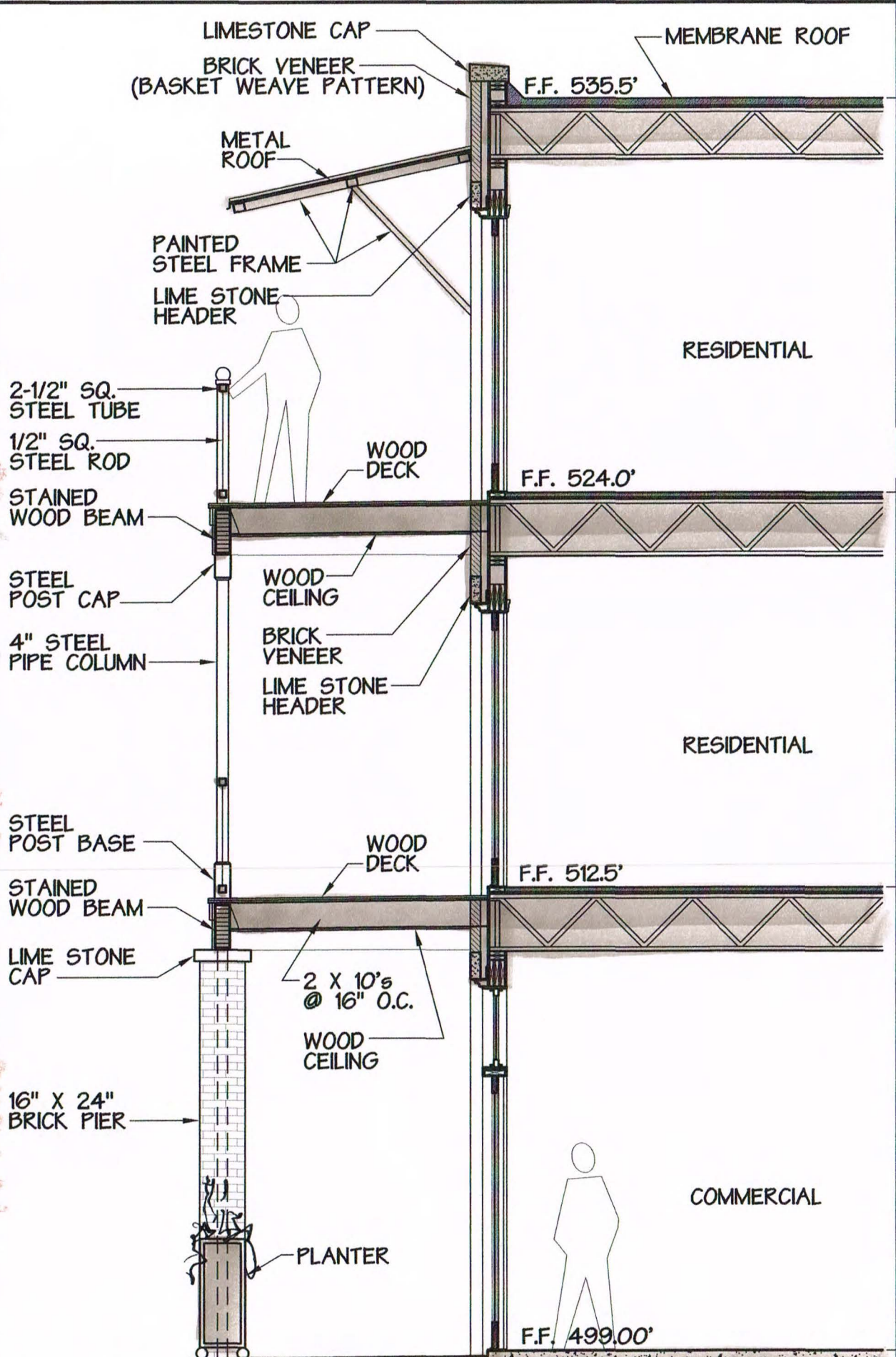
2 (TYLER AVE.)  
SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

REVISION	DATE









LIMESTONE INSERT

HARRISON

BRICK VENEER (BASKET WEAVE PATTERN)

STUCCO

LIMESTONE CAP  
BRICK VENEER (BASKET WEAVE PATTERN)

MEMBRANE ROOF

F.F. 535.5'

METAL ROOF

PAINTED STEEL FRAME  
LIME STONE HEADER

RESIDENTIAL

2-1/2" SQ. STEEL TUBE  
1/2" SQ. STEEL ROD

WOOD DECK

F.F. 524.0'

STAINED WOOD BEAM

STEEL POST CAP

WOOD CEILING

RESIDENTIAL

4" STEEL PIPE COLUMN

BRICK VENEER  
LIME STONE HEADER

STEEL POST BASE

WOOD DECK

F.F. 512.5'

STAINED WOOD BEAM

LIME STONE CAP

2 X 10's @ 16" O.C.

WOOD CEILING

COMMERCIAL

16" X 24" BRICK PIER

PLANTER

F.F. 499.00'

PLANTER

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

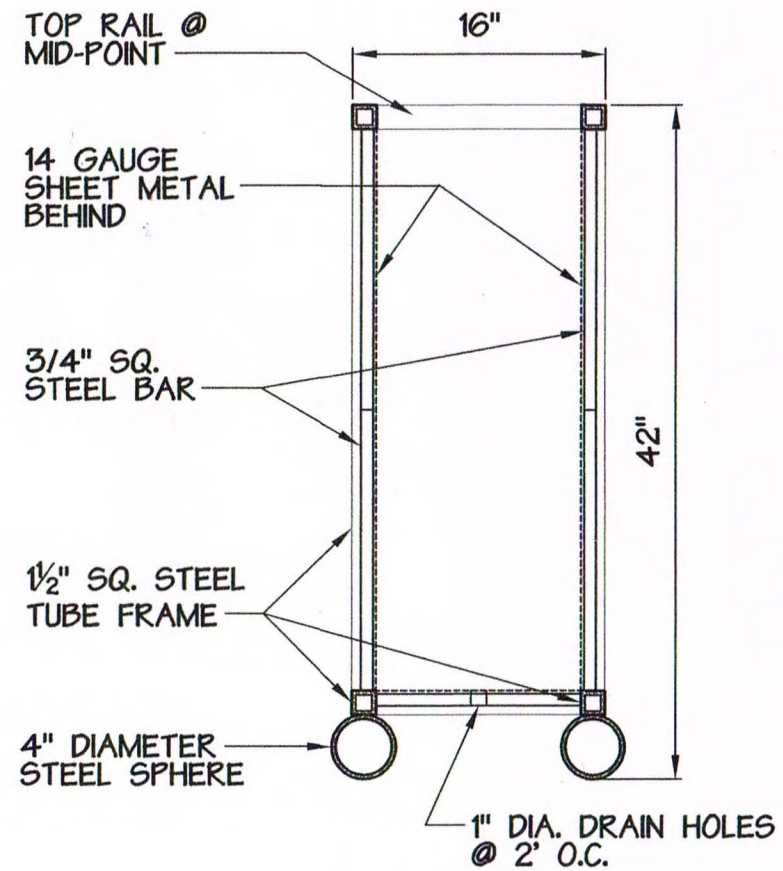
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662 232 8887 · WWW.ALMO.NET · ALMO@MINDSPRING.COM

REVISION	DATE

1200 HARRISON AVENUE  
OXFORD, MISSISSIPPI

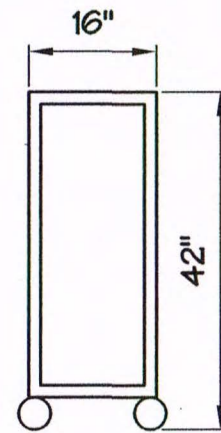
SHEET #  
A3.1





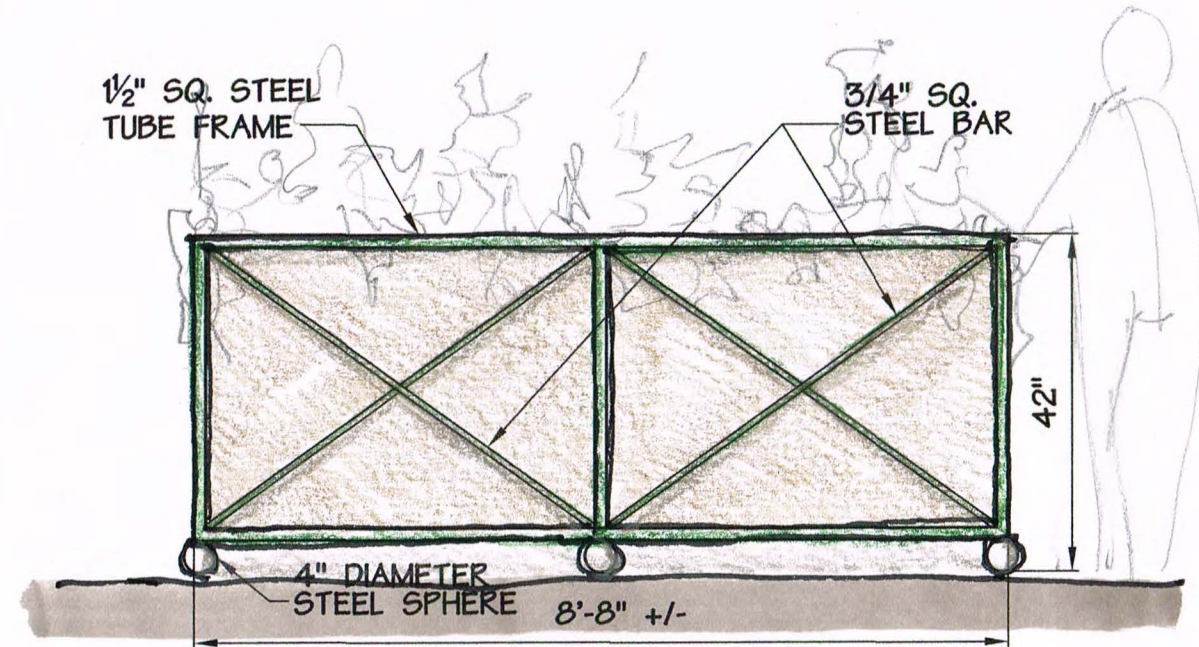
**PLANTER SECTION**

SCALE: 1" = 1'-0"



**SIDE ELEVATION**

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



**FRONT / REAR ELEVATION**

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

ISSUE DATE:	1 MAY 2014
REVISION	DATE















NO  
PARKING  
LOADING  
ZONE

208





RESERVED  
PARKING  
307 S. LAMAR

RESERVED  
PARKING  
305 S. LAMAR





1210 TYLER

EXPERTISE. WITH RESULTS

LOADING ZONE

NO PARKING



BUY Laundry  
Equipment at Speed Queen  
**LAUNDRY**  
**EQUIPMENT**

NO  
PARKING  
LOADING  
ZONE

NO  
PARKING  
LOADING  
ZONE

