



Courthouse Square Historic Preservation Commission

COA application: 196

Applicant: Maher Algasas/Karma

Address: 1101 East Jackson Avenue

COA Request: A) Remove window on east side to create corner entry
B) Replace plate glass windows on front façade with casement panel windows

COA History: 5/2013 - Case #111 – Petra Café’
a) Replacement of (2) side doors
b) Removed and filled one window due to water damage
c) Recessing front door to accommodate handicapped accessibility
d) Removing (2) plate glass windows on front façade and replacing with casement windows
7/2012 - Case #96 - Petra Café - Request to make exterior alterations
7/2008 – Case #13 - Parrish Baker’s Pub – Request to construct rear storage addition and to move entrance from center of façade to west side.

Historic Preservation

Ordinance references: Sec. 54-26. (1-3)

Design Guidelines

References: Section 10 – Exterior Building Materials
Section 11 – Windows, Doors, Blinds, Awnings, and Canopies
Section 12 - Storefronts
Section 14 – Porches, Entrances, and Entry Steps
Section 15 – Signage

Consultant Comments:

A2H, PLLC Comments:

1. Modify Existing Storefront:

a. General:

The extent of work proposed in this application is unclear. The applicant should clarify the proposed changes and provide additional information on materials, detailing, canopy placement, and any changes to building signage.

b. New Door Opening:

The purpose of the new door opening is not clear. Adding a new door in the location indicated would have a major impact on the building's overall appearance by altering its relationship with the street. Unless more information can be provided supporting the need for its placement, this cannot be considered an appropriate alteration.

c. Replace existing windows:

It appears as though the applicant intends to replace the existing single pane glazing with multi-pane units. This work would not be in compliance with the Design Guide. When addressing storefronts, the guidelines note the importance of retaining large plate glass windows where present and recommend against the installation of multi-pane windows where they never existed.

d. New Copper Canopy:

The drawings provided by the applicant indicate the inclusion of a new copper canopy. The exact size, location, and details associated with the canopy's construction are unclear. The Design Guide does recommend against the introduction of new metal canopies to historic facades. If the applicant intends to construct a new canopy, an alternative approach should be taken that is in compliance with the Design Guide, and additional information must be provided.

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

I. APPLICANT INFORMATION:

Call 662 380 0407

Name of Applicant: Maheer Algasas DBA KARMA Phone: 662 234 1110
 Mailing Address: 1101 E Jackson Ave
 Applicant and/or Designated Agent's Email Address: maheeralgasas@hotmail.com
 Applicant's Relationship to Property: Owner Architect Contractor Rent
 Name/Address of Owner: Forrest Hunter
 Name/Address of Architect: _____
 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)*


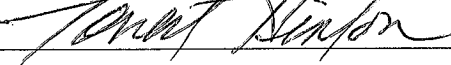
Address of Property Subject to Application: 1101 E. Jackson Ave.
 Please provide a written description and photographs of each existing condition and each proposed modification. Plans and/or drawings of proposed work MUST accompany this application when filed. If request is for a demolition permit, indicate if the site is to remain vacant.

1. Domestic window
2. Al window Panels

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: 8/18/15
 Property Owner sign:  Date: _____

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 048
1. b. Property Name, Common Wiley's Shoe Shop		15. County Lafayette
2. Property Address 1101 Jackson Avenue		16. City Oxford
3. Legal Description 86Q:28		20. USGS Quad Map
19. Ownership private	22. Condition fair	21. UTM Reference
4. Former/Historic Uses retail	5. Present Use retail	24. Principal Materials brick
6 & 7. Significant persons, events, themes, including dates of association		
8. Date of Construction ca. 1920	9. Historic Changes	23. Post Historic Changes
10. Architect	11. Builder/Contractor	25. Architectural Style Minimalist Tradition
13. Outbuildings or Secondary Features (use sep. form if important)		

12. Brief Description: One-story, three-bay, brick masonry commercial building with Minimalist Traditional influence, built ca. 1920. Flat roof covered with built-up asphalt roofing, with pent roof covered with asphalt shingles. Storefront has single-light transoms, single-light display windows, single-light glazed bulkheads, and a replacement multi-light door topped with a single-light transom.

30. Historical Information: Sanborn maps indicate construction of this building between 1916 and 1925. Built as one part of a three-unit commercial block.


31. Historical Contexts:

33. Sources of Information:

32. Additional Remarks or Information:

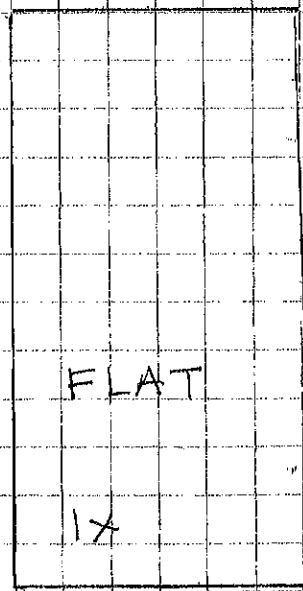
35. Owner's Name and Address

36. Photographer/Source John Hopkins	37. Photo Roll/Frame 3552:18	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 Oxford Courthouse Sq. Rating C/N C Inventory # 51
	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

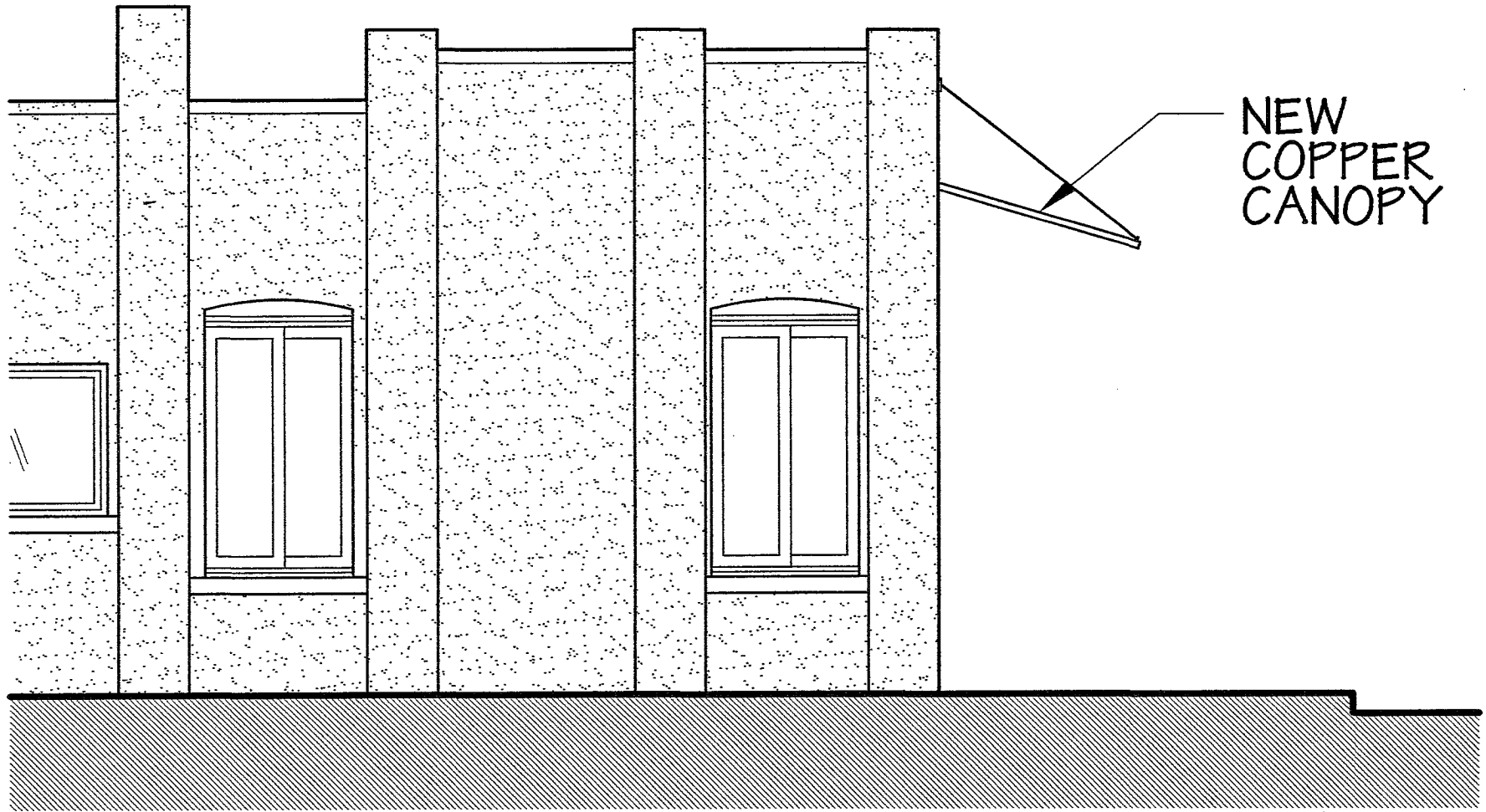
1101
JACKSON

Alley

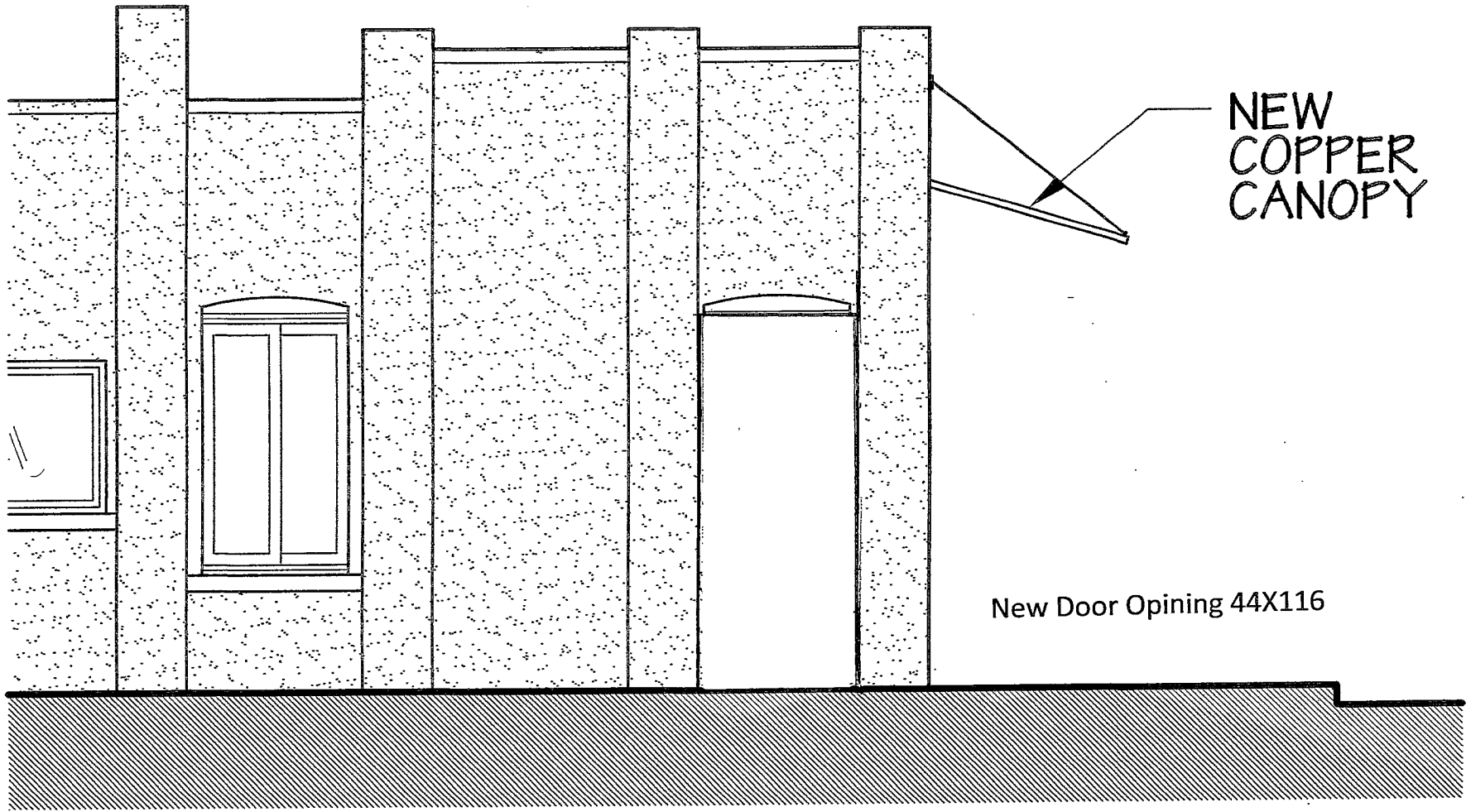


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1101 Jackson



NEW
COPPER
CANOPY



NEW
COPPER
CANOPY

New Door Opining 44X116



2
A1.0

EXISTING SOUTH ELEVATION

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

Windows made from wood and Plastic Glass

H 64" W47

Each window 4 Pales

Panel size 11.75"X64



EXISTING SOUTH
ELEVATION

2
A1.0

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







