



Oxford Historic Preservation Commission

COA application:	289 A & B
Applicant:	Lori and Matthew Johnson
Address:	628 N. 14 th Street
COA Request:	A) Demolish of: Front porch, rear addition, rear storage bldg. B) New construction: Front porch, rear addition/expansion, rear storage bldg., new carport
COA History:	None
Historic Preservation Ordinance References:	Section 54-26 (4) Demolition Section 54-26 (2) New Construction
Design Guideline References:	Reference Section 2: Administration, page 31 [Demolition] Reference Section 6: New Construction, pages 52-59, 60 [New Additions, Landscape Features] Reference Section 9: Foundations, page 68 [Replacement, Alteration, & Installation] Reference Section 10: Exterior Building Materials, pages 69-90 [Masonry & Wood] Reference Section 11: Windows, Doors ... & Canopies, pages 103-115 [Windows] Reference Section 14: Porches, Entrances, and Entry Steps, pages 148-155
Comments:	Property is a contributing element per Historic Survey. A) Sec. 54-26 notes listed in Exhibit A of application are an accurate assessment of the building portions to consider for removal. B) Proposed modifications reinforce the Queen Anne style mentioned in the Historic Survey, but appear much more intricate than the simple style of the existing building. Clarify origin of reproduction porch and gable details, window style change, and roof material revision. The proposed addition is to the non-contributing façade; appears compatible with existing structure in materials, roof shape, and proportion; and does not overpower the existing building. Carport construction and site placement do not detract from primary structure. Proposed brick walk connection to street is in keeping with surrounding streetscape.

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

I. APPLICANT INFORMATION:

Name of Applicant: MATTHEW AND Lori Johnson Phone: ~~234-8887~~ 234-6080
Mailing Address: 1300 BLOSSOM ROAD SUITE 100, OXFORD, MS.
Applicant and/or Designated Agent's Email Address: _____
Applicant's Relationship to Property: Owner Architect Contractor Rent
Name/Address of Owner: SAME AS ABOVE
Name/Address of Architect: Alger Design Studio, P.A. - 1403 Van Buren Ave. #102
Name/Address of Contractor: N/A

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)*


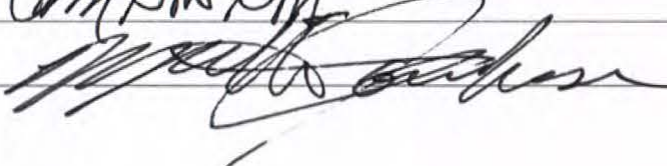
Address of Property Subject to Application: 628 N. 14TH ST.
Please provide a written description and photographs of each existing condition and each proposed modification. Plans and/or drawings of proposed work MUST accompany this application when filed. If request is for a demolition permit, indicate if the site is to remain vacant.

1. See Exhibit A, DEMOLITION, RESTORATION, COMPART/ANBAR/FENCE
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: 22 July 2014
Property Owner sign:  Date: 7/22/14

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 274
1.b. Property Name, Common		15. County Lafayette
2. Property Address 628 North 14th Street		16. City Oxford
3. Legal Description 86J:112		20. USGS Quad Map
19. Ownership private	22. Condition fair	21. UTM Reference
4. Former/Historic Uses residence	5. Present Use residence	24. Principal Materials frame
6 & 7. Significant persons, events, themes, including dates of association		
8. Date of Construction ca. 1890	9. Historic Changes	23. Post Historic Changes
10. Architect	11. Builder/Contractor	25. Architectural Style Queen Anne

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

12. Brief Description: One-story, three-bay, frame gable and wing cottage with Queen Anne influence, built ca. 1890. Cross gable roof covered with sheet metal roofing, with box cornice, frieze, and gable valence. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes. Partial-width, shed roof porch supported by replacement turned posts. Entrance contains a Queen Anne single-light, multi-panel door topped with a single-light transom.

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
3556:35

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

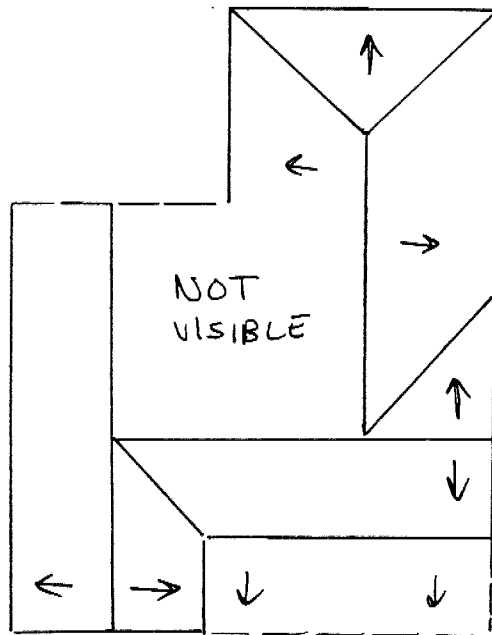
29. District Name
Rating C/N C
Inventory #

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



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628 N. 14th

←



22 July 2014

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

re: 628 North 14th Street

Dear Commission Members,

The house at 628 North 14th street was built in approximately 1890, and sits atop a hill adjacent to the L. Q. C. Lamar property. The house has fallen into a serious state of disrepair over the past couple of decades, and has been vacant for almost two years. The owners desire to restore it to its original charm and authenticity, and contribute to the neighborhood and district.

The House location is unique in that it's adjacent to the historically significant and recently renovated L.Q.C. Lamar house. However, the current house is not significant and has a poor remodel/addition at it's rear and front porch that have been patched with inferior products, and somewhat neglected.

We are requesting to remove the poor remodels/additions, temporarily raise the house and install a new permanent foundation, and construct anew the front porch and rear with historically accurate materials and size, making the entire house a well proportioned and positive contribution to it's neighbor and the community.

The renovated house will be at the same elevation above the ground and in the same location on the property. In doing so, we are requesting from the Planning Commission a rear yard variance to construct a two car carport behind the house and thus eliminating the asphalt parking area beside the house and eliminating vehicle visibility from the street.

Our intent is to leave the house largely intact. We are requesting to replace the front porch and rear of the house. This addition will complement the existing character of the house and will serve to combine the existing and new structures into a new cohesive and complete architectural design.

We feel the completed project will be architecturally significant and historically accurate to the period of the original house and complement it's historical neighbor.

We hope you agree and look forward to our meeting.

Sincerely,

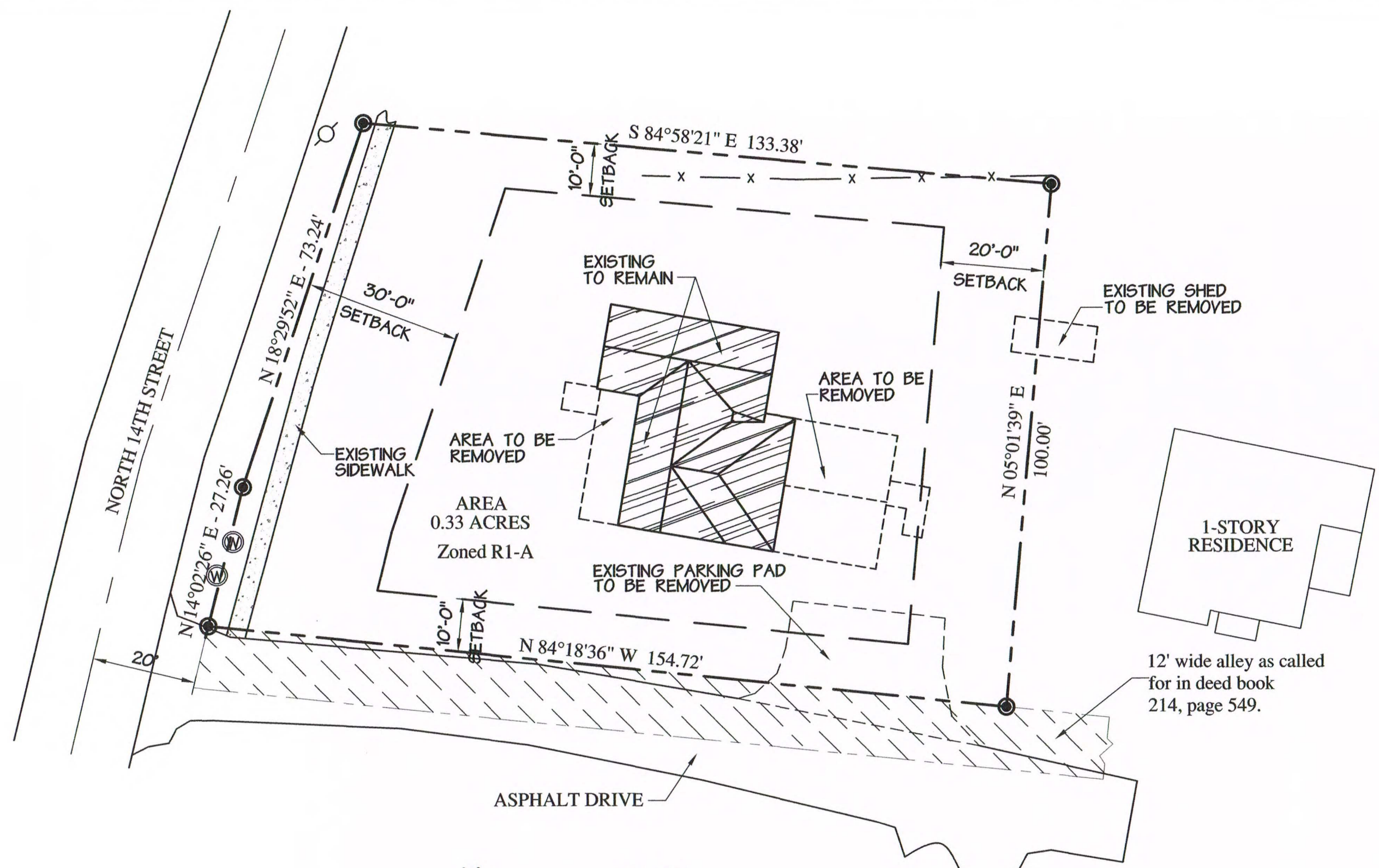
Corey Almo Alger, Architect, AIA

Exhibit A

The demolition and replacement of the porch and rear modifications are justified under 54-26 for the following reasons:

1. The two portions in question were much later repairs/additions, they dramatically deviate from the historically significant quality, character and materials of the house;
2. The quality, material and proportions of the porch and rear modification detract from the architectural character of the district;
3. The removal and proper replacement of the porch and rear modification would **NOT** negatively impact neighboring property, particularly the adjoining property owners - rather it would restore the property to its historical authenticity and compliment the adjoining LQC Lamar house and other neighbors;
4. It would be difficult to reproduce the original Resource because of its texture, design, material and unique character - but it is required in order to restore the subject portions to their historically accurate representations.
5. The removal and replacement of the porch and rear modification would **NOT** negatively impact the character of the surrounding structures - rather it would dramatically enhance it; and,
6. The removal and replacement of the porch and rear modification would **NOT** alter or diminish the statement of significance for the establishment of the Preservation District, rather it would restore its historical accuracy and contribute to the essence and intent of the Historic District.

REVISION	DATE



1
 C1.1

**SITE
 DEMOLITION PLAN**

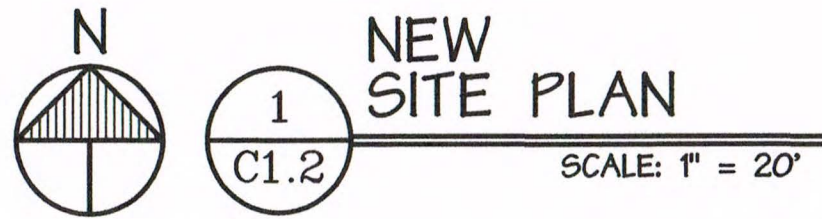
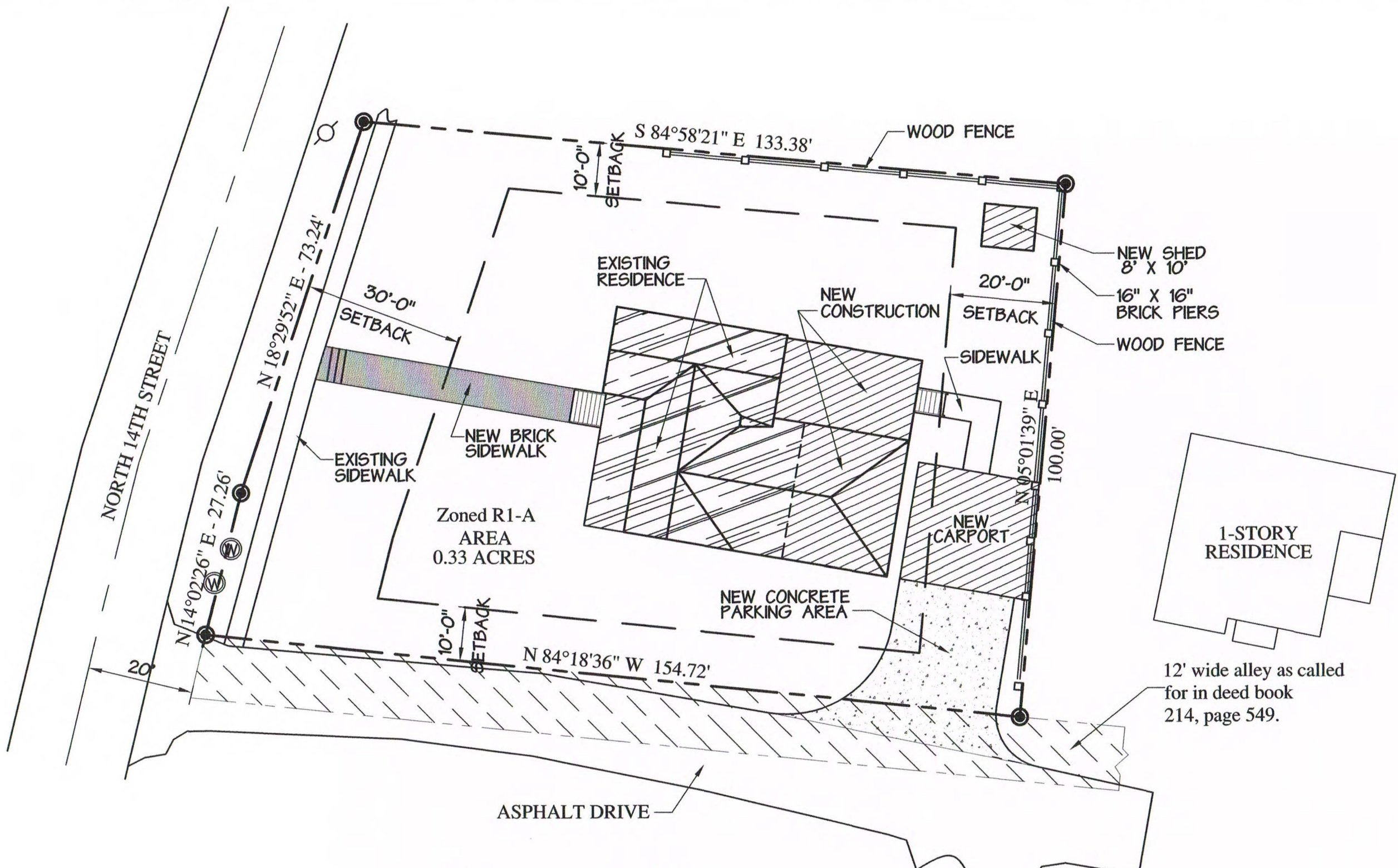
SCALE: 1" = 20'

L.Q.C. LAMAR HOUSE





ISSUE DATE:	21 JULY 2014
REVISION	DATE

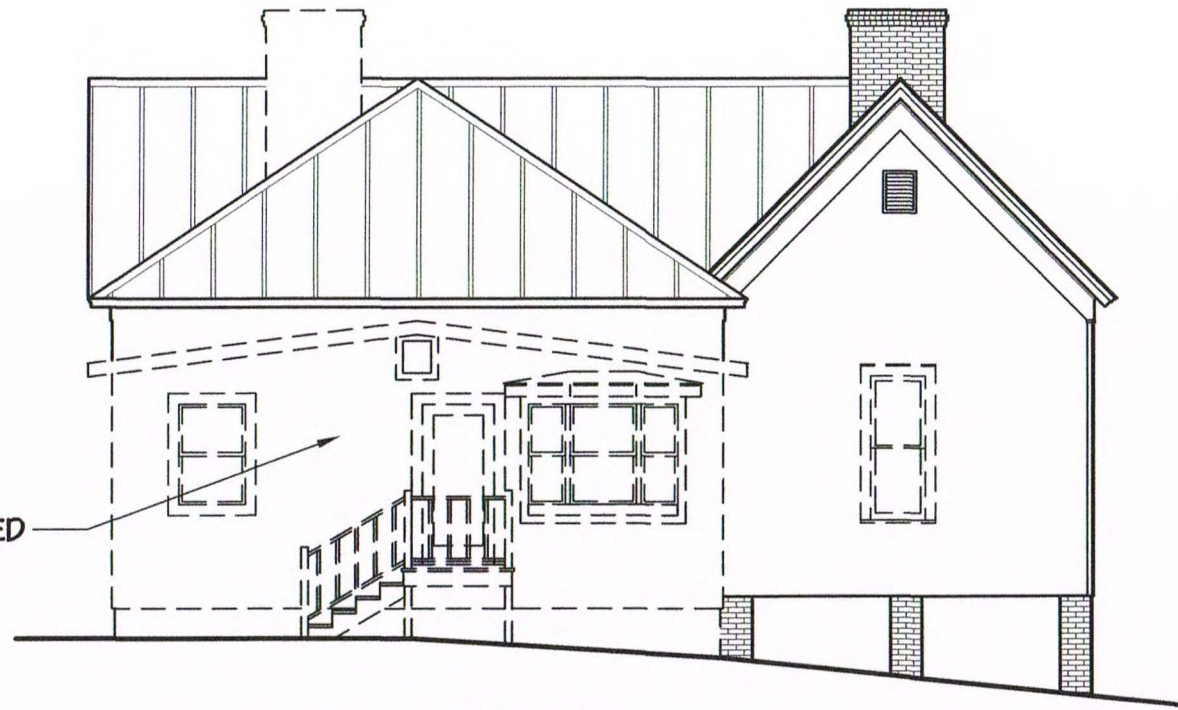


NEW SITE PLAN

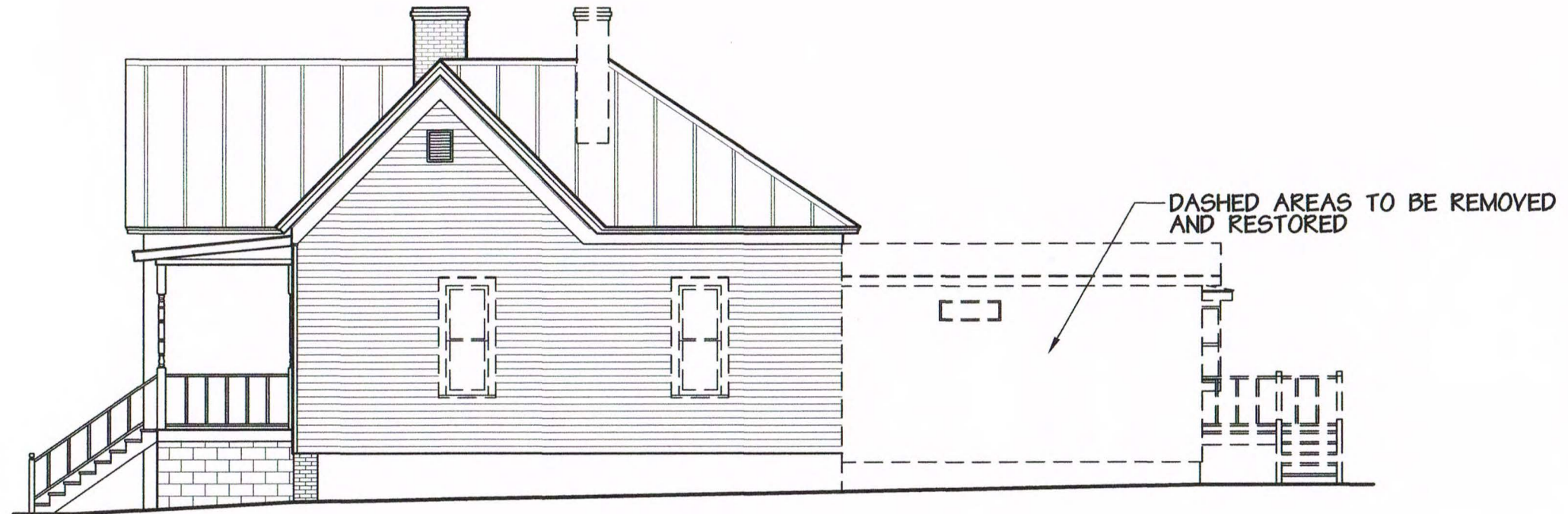
L.Q.C. LAMAR HOUSE



DASHED AREAS TO BE REMOVED AND RESTORED



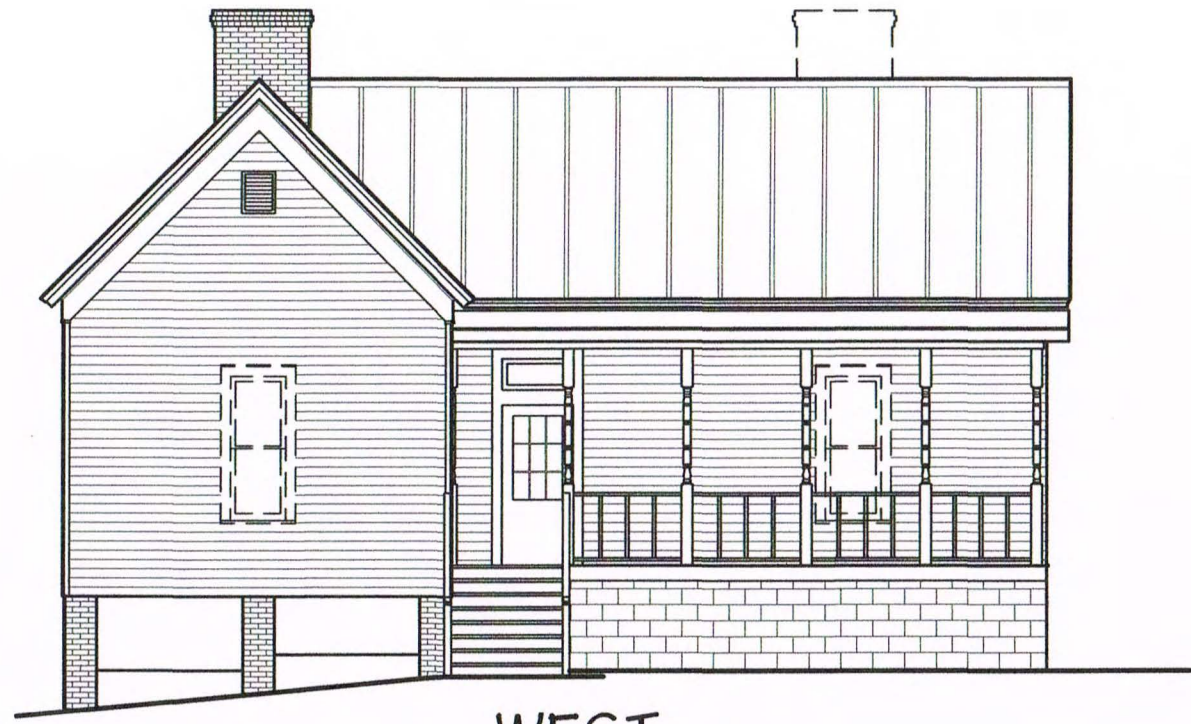
1
X2.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



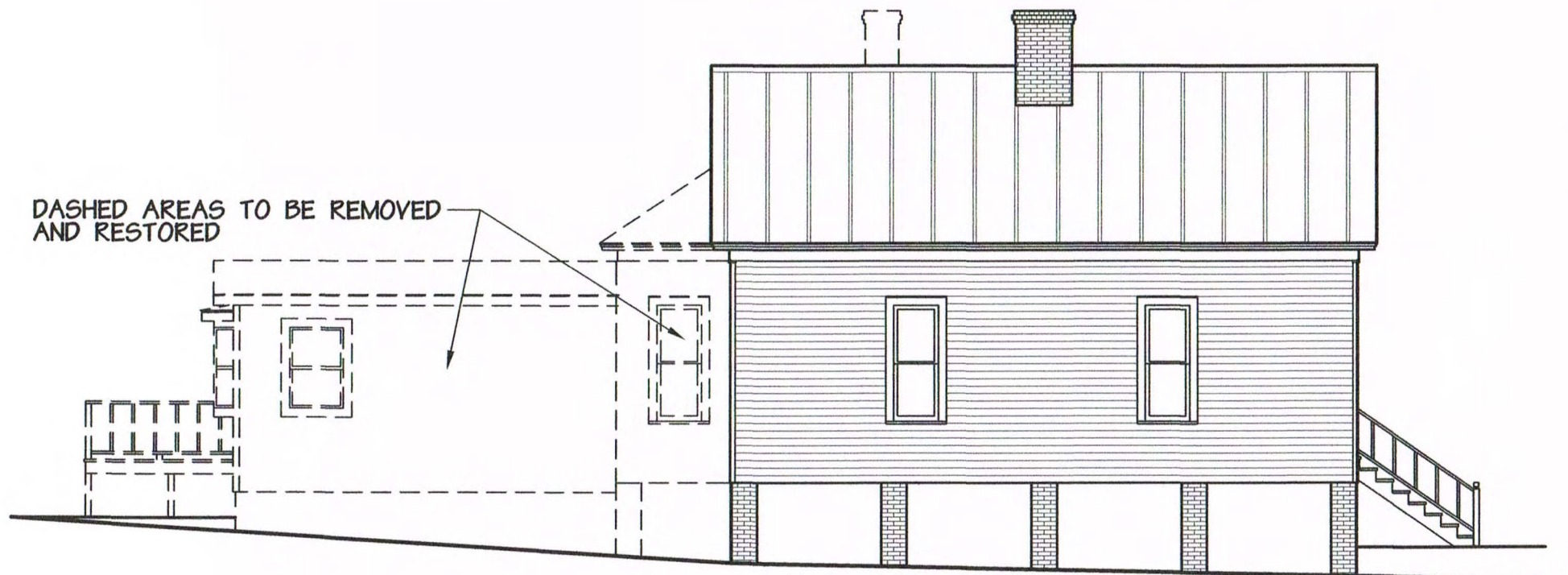
2
X2.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



ISSUE DATE: 21 JULY 2014	REVISION	DATE



1
X2.0 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
X2.0 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

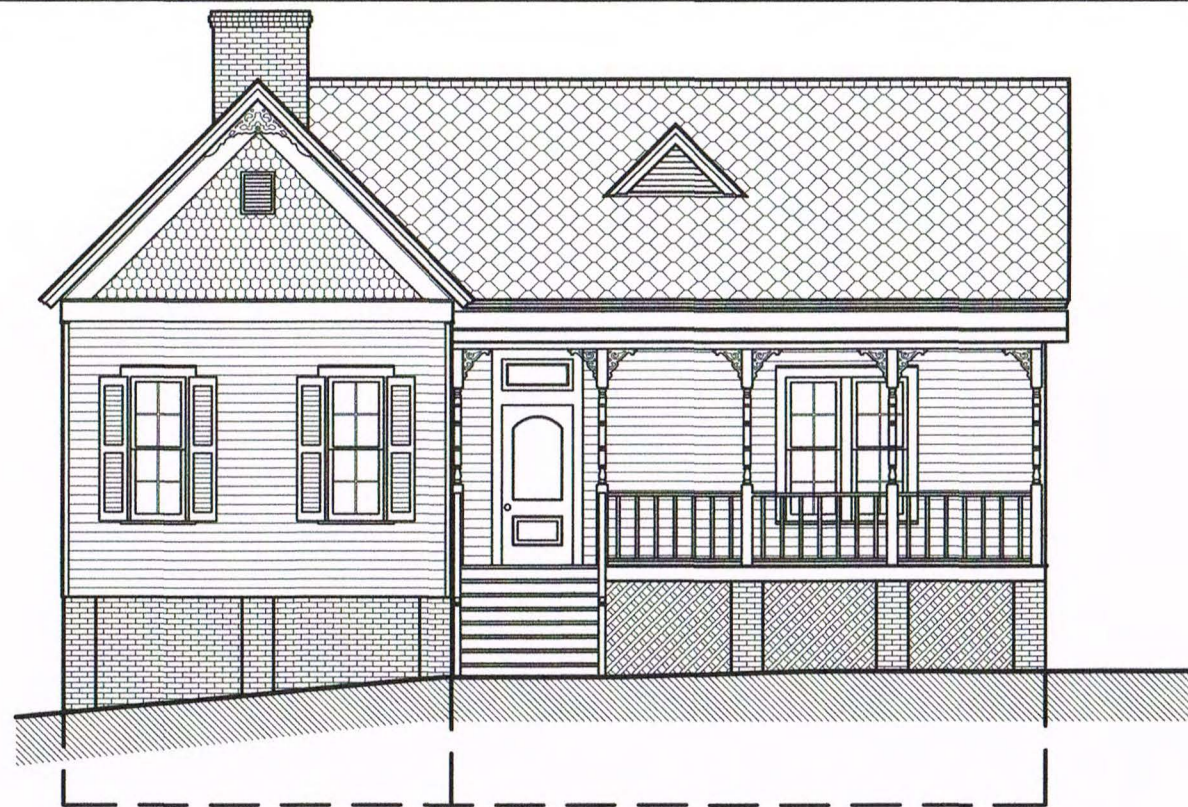
ALGER DESIGN STUDIO, P.A.
ARCHITECTURE · PLANNING
1403 VAN BUREN AVE., STE. #102, OXFORD, MISSISSIPPI 38655
662 232 8887 · WWW.ALMO.NET · ALMO@MINDSPRING.COM



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MATTHEW & LORI JOHNSON
628 NORTH 14TH STREET
OXFORD, MISSISSIPPI

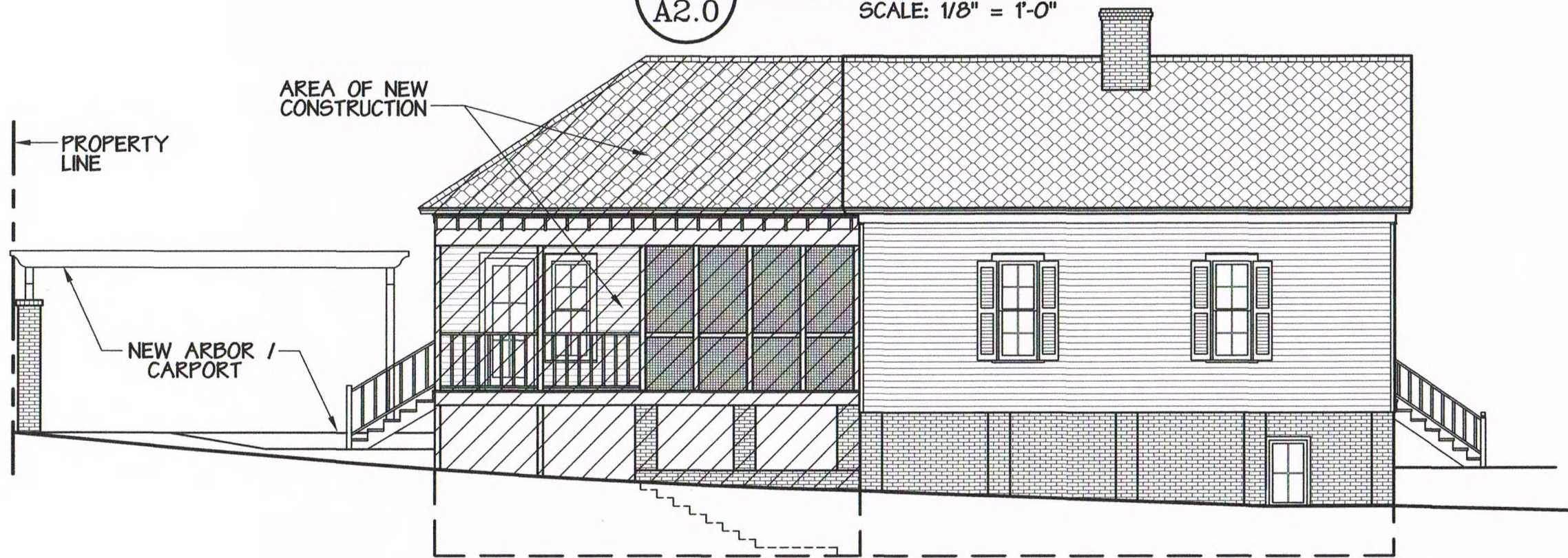
SHEET #
X2.0



WEST
ELEVATION

1
A2.0

SCALE: 1/8" = 1'-0"



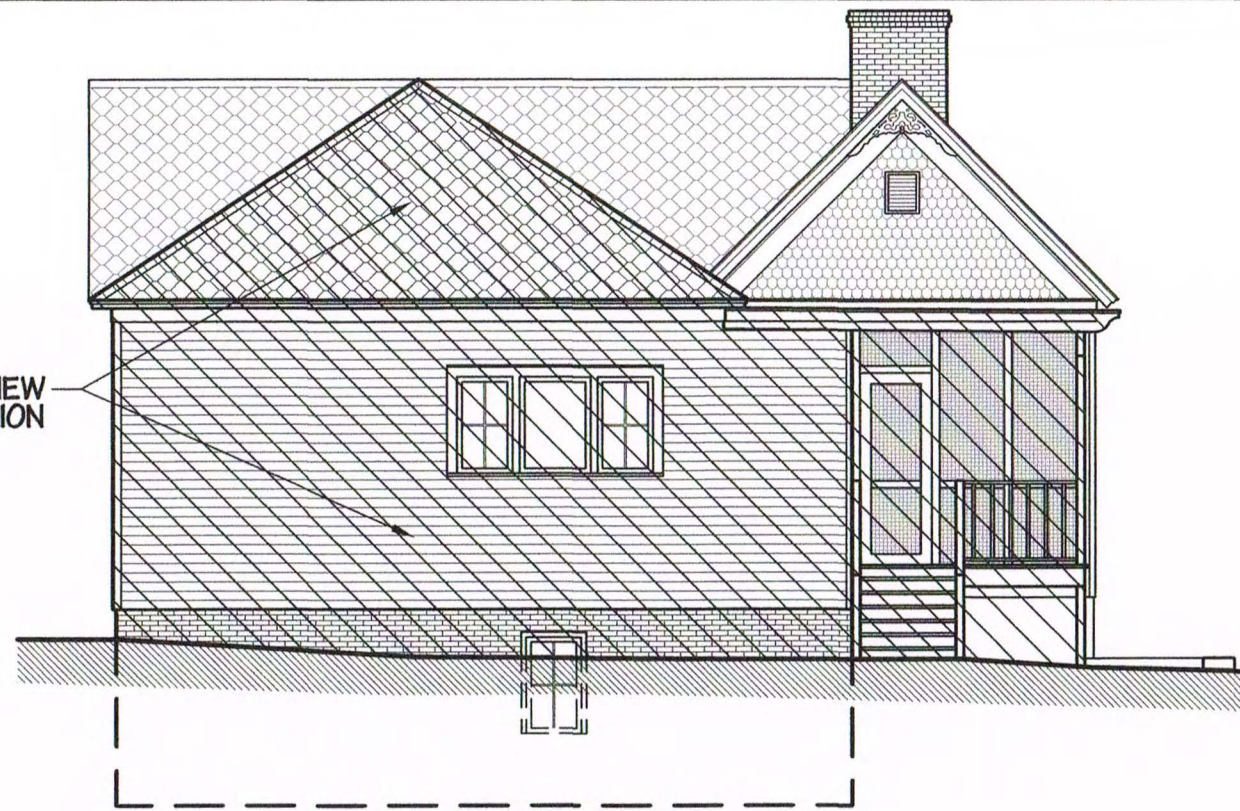
NORTH
ELEVATION

2
A2.0

SCALE: 1/8" = 1'-0"

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AREA OF NEW CONSTRUCTION

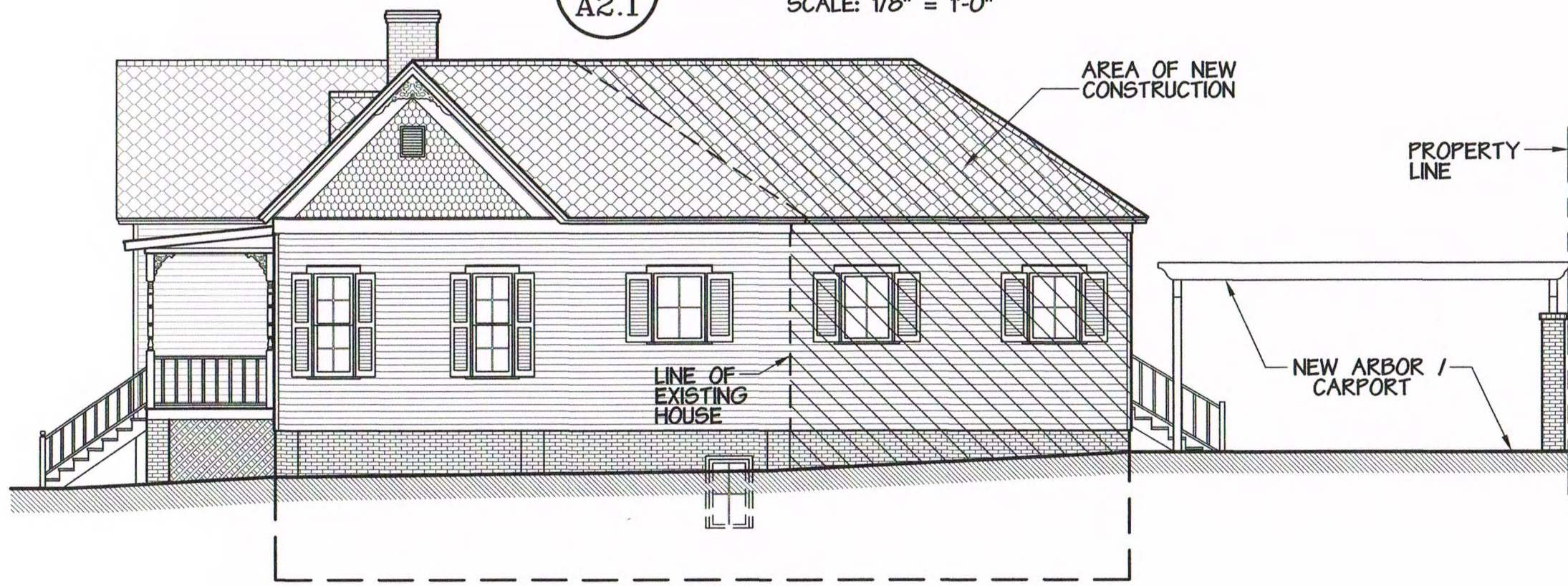


1
A2.1

EAST
ELEVATION

SCALE: 1/8" = 1'-0"

AREA OF NEW CONSTRUCTION



2
A2.1

SOUTH
ELEVATION

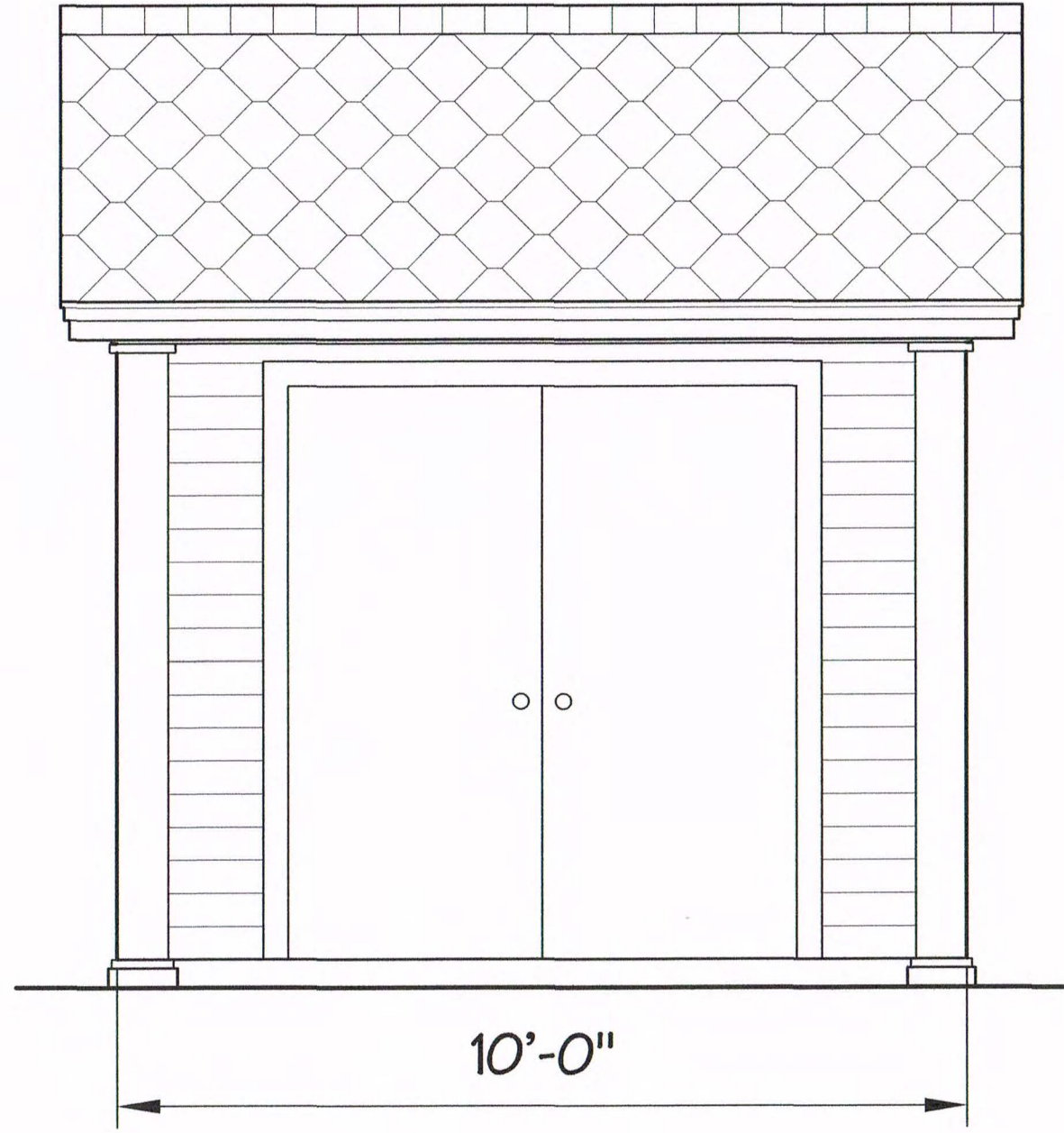
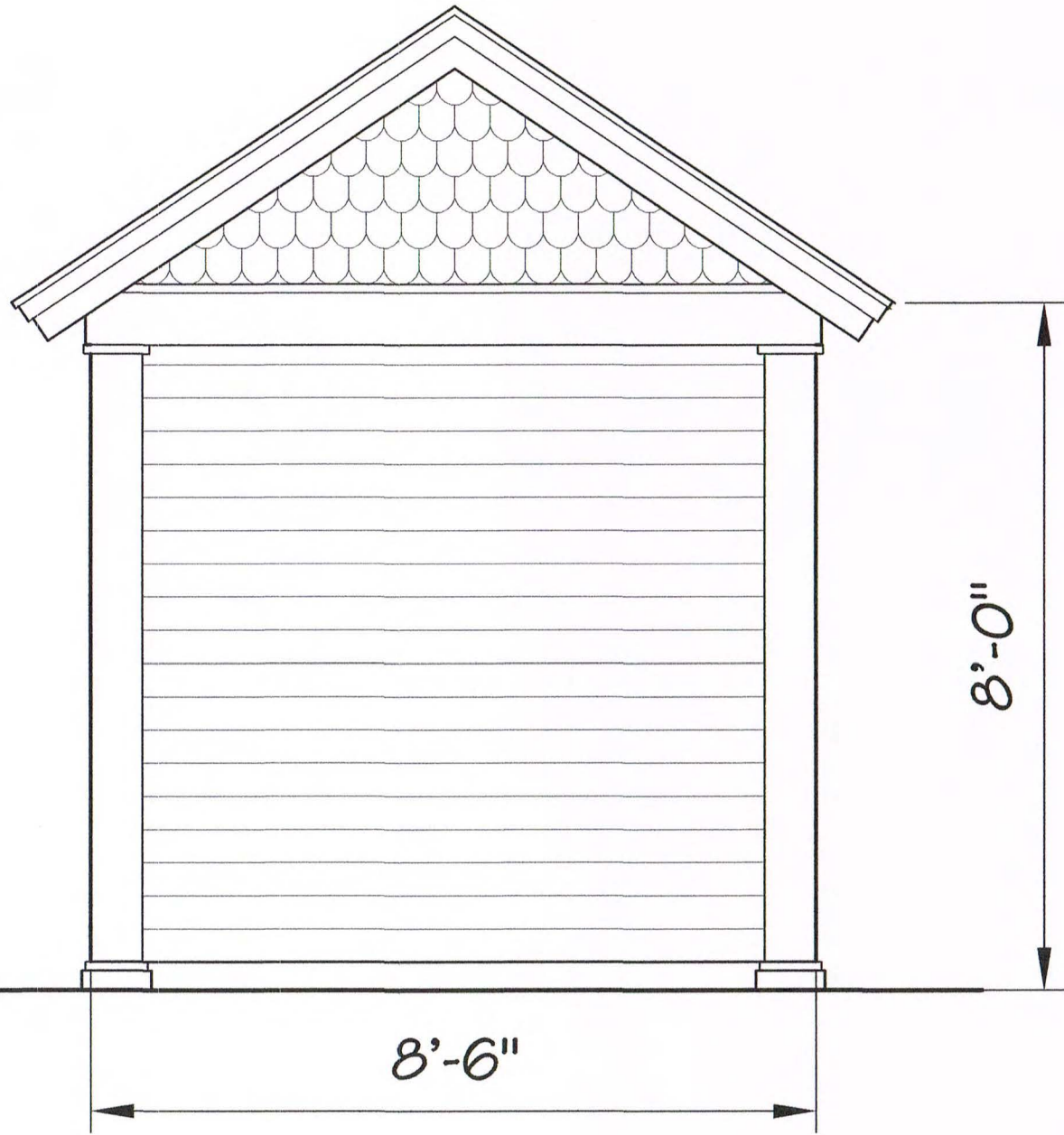
SCALE: 1/8" = 1'-0"

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628 NORTH 14TH STREET
OXFORD, MISSISSIPPI

SHEET #
A2.1




 SHED
ELEVATIONS

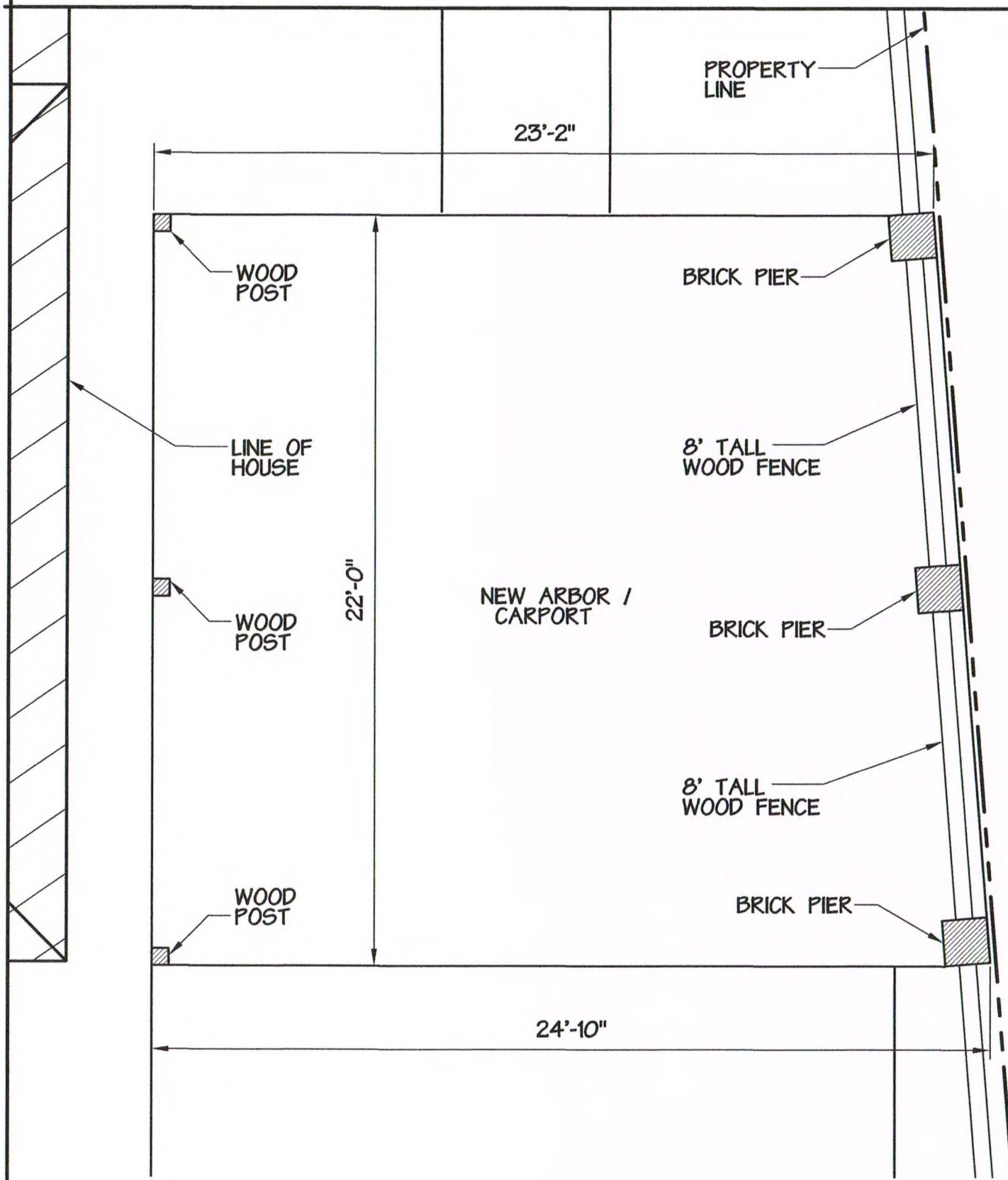
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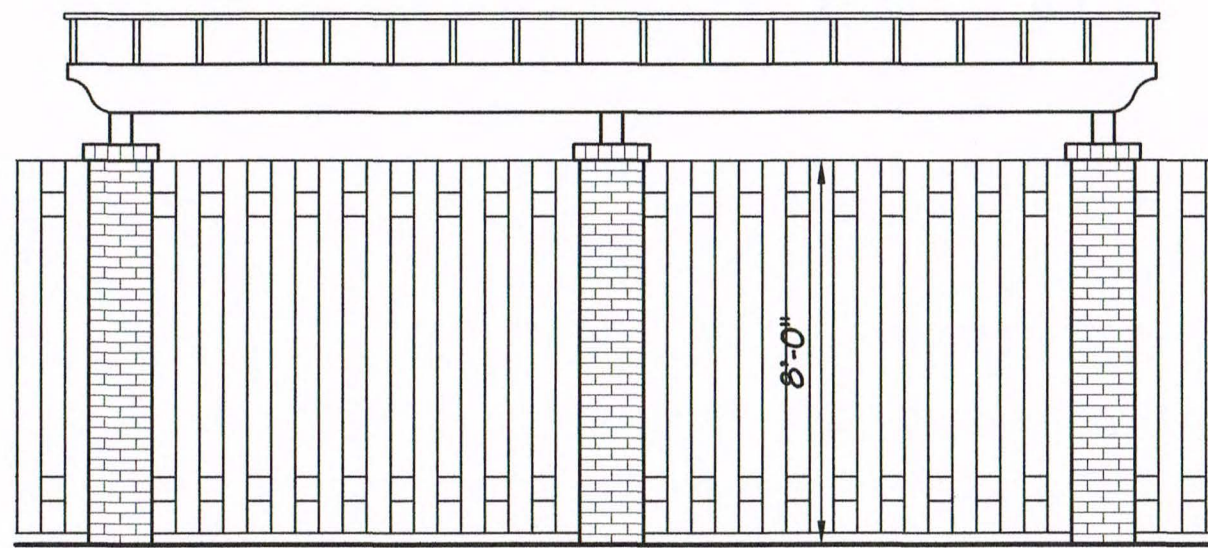
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SHEET #

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1
ARBOR / CARPORT PLAN
 A1.1 SCALE: 1/4" = 1'-0"



2
ARBOR / FENCE ELEVATION
 A1.1 SCALE: 1/4" = 1'-0"

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SHEET #
A1.1









