



Oxford Historic Preservation Commission

COA application: Case #298

Applicant: Joseph Lawhorne and Amanda Patterson

Address: 1507 South 10th Street

COA Request: After-the-fact storage building, front patio and planter boxes

COA History: none

**HP Ordinance
References:** Section 54-26 (1 & 2)

**Design Guidelines
References:** Section 8 – Outbuildings; pages 64-65
Section 16 - Site, Setting and Landscape Features; pages 159-176

Comments:

**OXFORD HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION**

107 Courthouse Square, Oxford, MS 38655

I. APPLICANT INFORMATION:

Name of Applicant: Joseph Lawhorne & Amanda Patterson Phone: 662 259 7187
Applicant and/or Designated Agents email address: lawhorne@gmail.com
Mailing Address: 1507 S. 10th St., Oxford
Applicant's Relationship to Property: Owner Architect Contractor Rent
Name/Address of Owner: see above
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: 1507 S. 10th 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 attached
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: Amanda Patterson Date: 8/13/14

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 659
1.b. Property Name, Common		15. County Lafayette
2. Property Address 1507 South 10th Street		16. City Oxford
3. Legal Description 97G:27		20. USGS Quad Map
19. Ownership private	22. Condition fair	21. UTM Reference
4. Former/Historic Uses residence	5. Present Use same	24. Principal Materials frame
6 & 7. Significant persons, events, themes, including dates of association		
8. Date of Construction ca. 1930	9. Historic Changes	23. Post Historic Changes porch encl. c. 1960
10. Architect	11. Builder/Contractor	25. Architectural Style Craftsman

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

12. Brief Description: One and one-half story, three-bay, frame bungalow with Craftsman influence, built ca. 1930. Gable roof covered with asphalt shingles, with box cornice. Gable ends have an octagonal multi-light window and a 6/6 double-hung sash. Exterior walls covered with asbestos siding. Windows are 6/6 double-hung sashes, some in pairs. Partial-width, gable roof porch supported by battered rubblestone veneer piers with a closed stone veneer balustrade, enclosed with metal frame windows; and, a side, one

30. Historical Information: The Sanborn map series never extended to this portion of Oxford.

31. Historical Contexts:

33. Sources of Information:

MISSISSIPPI HISTORIC RESOURCES INVENTORY

Page 2

32. Additional Remarks or Information: #12, continued: bay, gable roof porch supported by box piers. Entrance is not visible.

35. Owner's Name and Address

36. Photographer/Source
John Hopkins

37. Photo Roll/Frame
3566:17

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 #

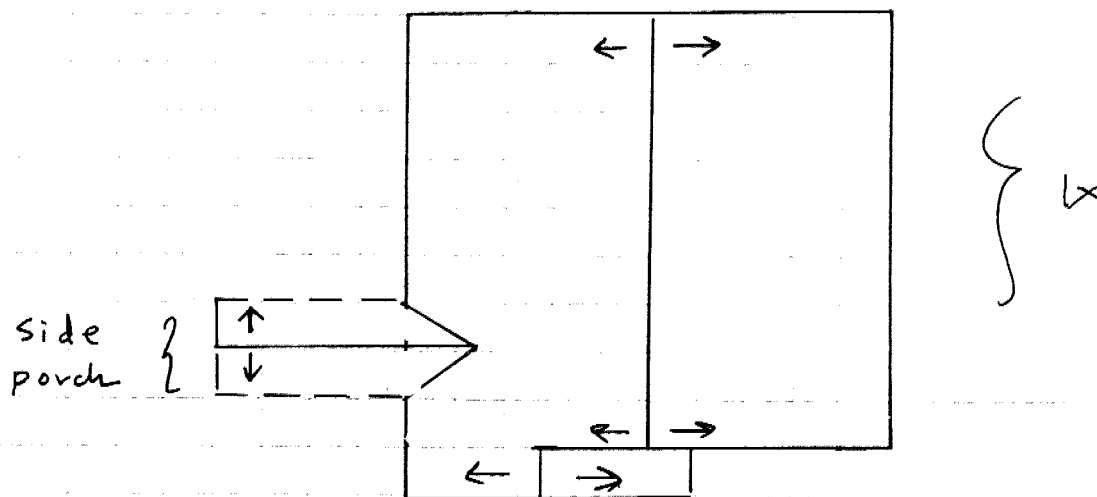
42. Other HPD Information

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



← N 1507 S. 10th

I. Joseph Lawhorne and Amanda Patterson, Owners
1507 S. 10th St.
Oxford, Mississippi 38655
(662) 259-7187
lawhorne@gmail.com

II. Minor alterations of less than \$10,000 in total alterations costs

III. Proposed Work at 1507 S. 10th St.

Improvements to landscaping and entrance to home:

Addition of planters, front detached deck, and paver entrance (photo set 1)

Details: planters (~2 x 6 ft and ~2 x 8 ft) constructed of recycled materials, planters and floating deck (~8 x 18 ft) stained to coordinate with home exterior, reclaimed pavers purchased for paver entrance (~9 x 9 ft) to maintain historic value

We also wish to **pave the existing gravel driveway, install a new storm door, and install a new mailbox** at the end of the sidewalk. (photo sets 2 and 3)

Details: The existing dirt and gravel driveway (approx. 18 x 40 ft) is in poor condition. The existing storm door is in poor condition, and a full-glass storm door would be more appropriate with the entrance door. The existing mailbox is in poor condition, and the end of the sidewalk is a more logical location.

Other improvements:

Addition of rear detached (floating) deck to connect existing porch to small landing outside kitchen (photo set 4)

Details: floating deck (~8 x 9 ft) stained to coordinate with home exterior

Addition of detached (floating) shed for storage (Photo sets 5 - 7)

Details: Our historic home contains one small closet per bedroom, with no additional storage. We chose to design and build a custom shed rather than purchasing a prefabricated one. The shed was designed to coordinate with the style and age of the home. We installed tongue and groove wood siding horizontally. The shed is approximately 6 ft x 12 ft, with 8 ft high walls (ceiling height ~10 ft high along the ridgeline). The trusses were designed such that the pitch of the roof matches that of the home (photo set 5). The front shed window is a 6-lite barn sash style (recycled) window that mimics those of the home (photo set 5). We intend to install 15-lite doors (in progress) that mimic the style of the entrance door to the home. The window and door trim (in progress) also mimics the style used on the home (photo set 5).

Substantial consideration went into choosing the location of the shed, and several factors were influential. Most of our yard is downward sloping to the far rear, where the ground is soft and frequently marshy due to water drainage. We also need to maintain clearance for vehicle

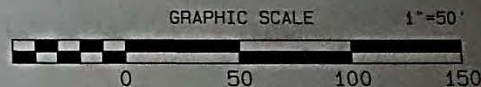
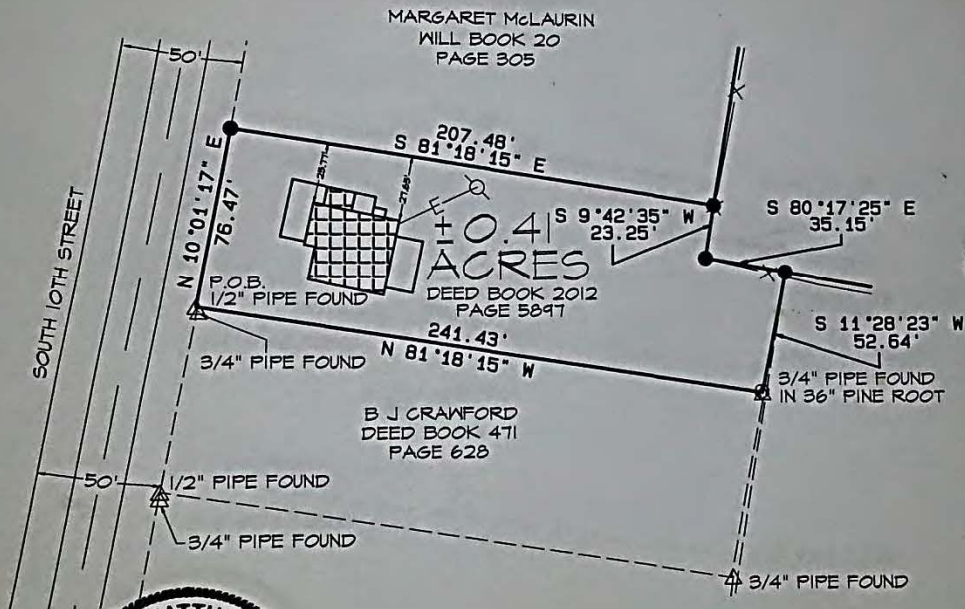
access to the backyard (photo set 6) where the power lines are located, as the overhead trees need regular trimming for maintenance. Further, we hope (not yet) to build an addition in the rear of the home (we are not currently seeking permission to build an addition). Both the location and dimensions of the shed (~6 x 12 ft) were selected to meet these criteria.

Five of our neighbors have volunteered to sign letters of support for the shed, should that be helpful.

NOTE: THE P.O.B. OF THIS TRACT IS AN EXISTING 1/2" PIPE LOCATED AT THE SOUTHWEST CORNER OF LOT 6 IN ELLIOT SUBDIVISION PLAT BOOK A-9, LAFAYETTE COUNTY, MISSISSIPPI

CLASS "B" SURVEY AS REQUIRED BY MISSISSIPPI VALLEY TITLE INSURANCE COMPANY, MISSISSIPPI STANDARDS OF PRACTICE WOULD REQUIRE A CLASS "C" SURVEY OF THIS PROPERTY

ALL BEARINGS ARE TRUE BEARINGS AS DETERMINED BY SOLAR OBSERVATION



LEGEND

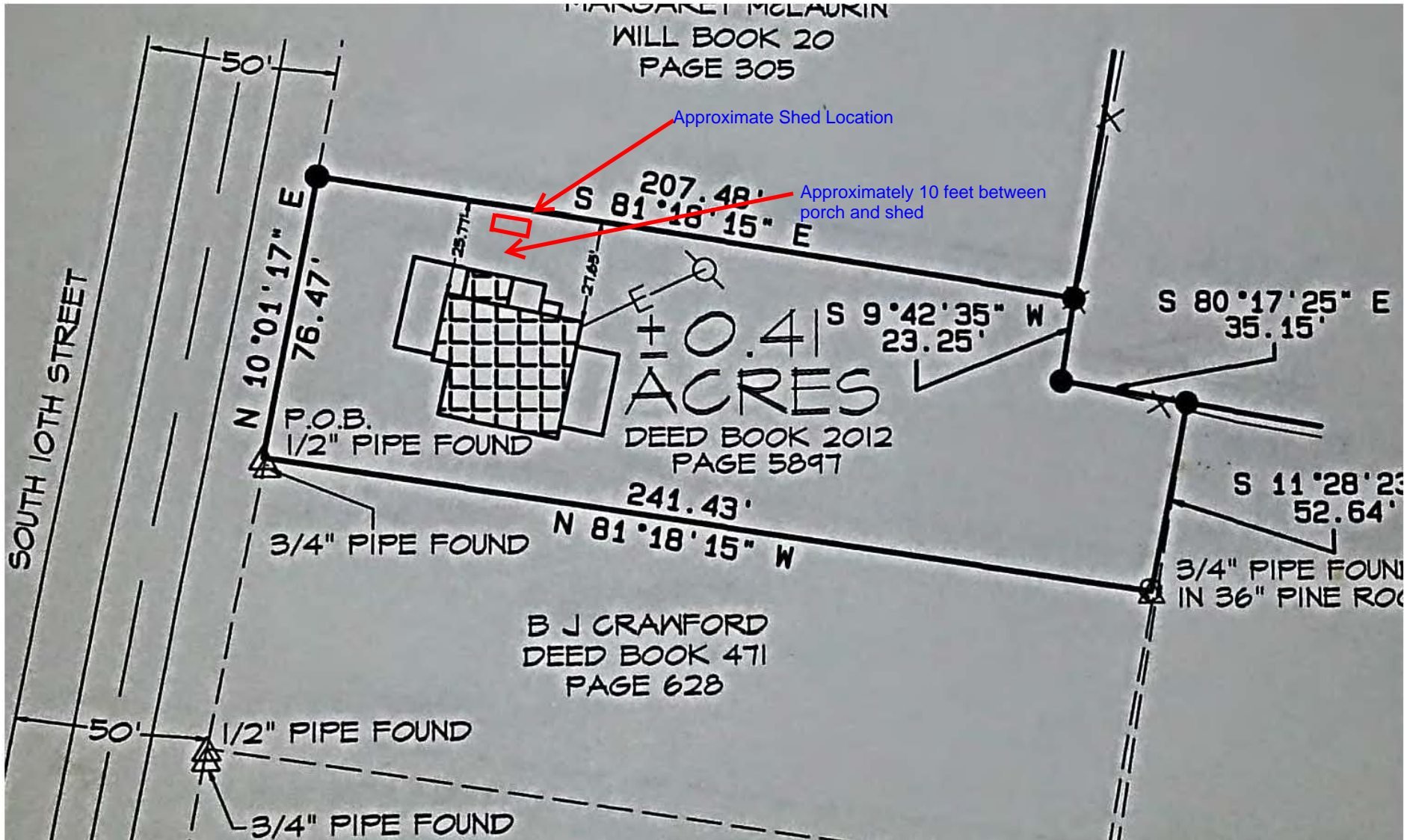
- THESE SYMBOLS MAY APPEAR ON PLAT
- I. R. F. IRON ROD FOUND
 - I. P. F. IRON PIPE FOUND
 - △ EXISTING MONUMENTS
 - 1/2" IRON RODS SET
 - WATER METER
 - ⊙ POWER POLES
 - ⊙ LAMP POLES
 - PROPERTY LINES
 - EASEMENT LINES
 - SETBACK LINES
 - E OVERHEAD ELECTRIC LINES
 - X — X FENCE LINE

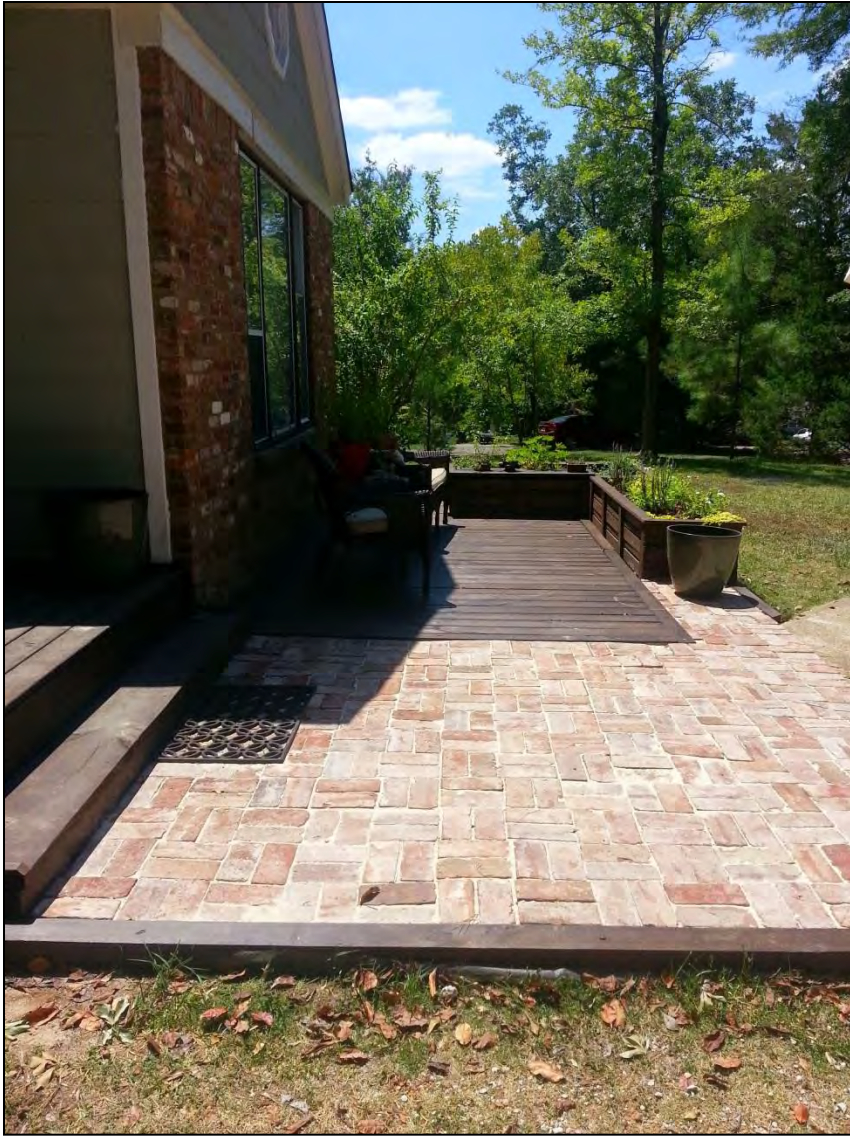


Matt Sealy
Matt Sealy, PS-3281

DEED REFERENCE: PLAT BOOK A-9 FOR ELLIOT SUBDIVISION WILL BOOK 20, PAGE 305, DEED BOOK 2012, PAGE 5897 DEED BOOK 471, PAGE 628

NORTH MISSISSIPPI SURVEYING, LLC 147 CR 418 OXFORD, MISSISSIPPI	
SURVEY PLAT FOR	
AMANDA PATTERSON	
LAFAYETTE COUNTY, MISSISSIPPI	
JUNE 23, 2014	
(662) 816-1285	
SCALE 1" = 50'	
140606	

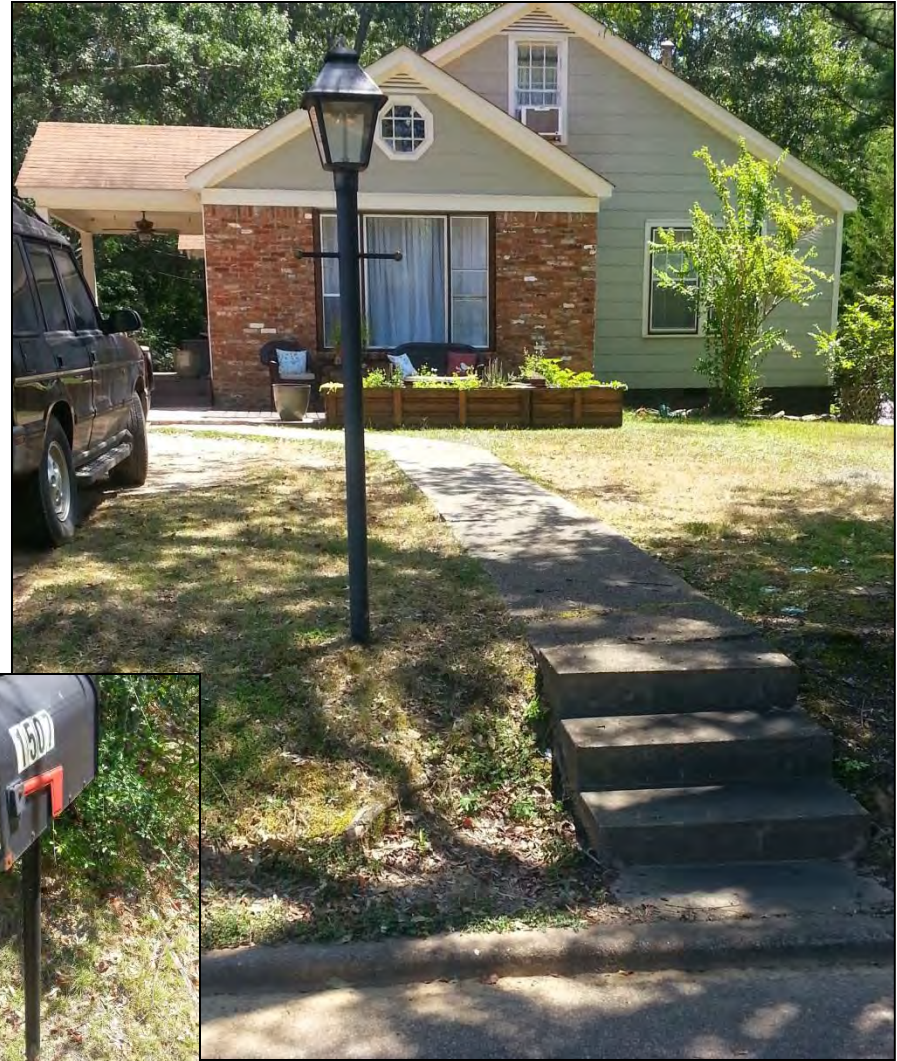




Photos – 1
Planters, floating deck, and pavers
1507 S. 10th St.



Current storm door needs replacing with full-glass style to view entrance door



Proposed mailbox location



Current mailbox at end of driveway is sad and rusty

Photos – 2

Storm door and mailbox
1507 S. 10th St.



Current state of driveway

Photos – 3
Driveway
1507 S. 10th St.



Photos – 4
Rear floating deck
1507 S. 10th St.



Photos – 5
Detached shed
1507 S. 10th St.



Shed and house window style and trim comparison



Shed trusses



Pitch of house roof



Slope of back yard

Photos – 6
Detached shed (cont.)
1507 S. 10th St.



*Clearance for maintenance vehicles to access
power lines*



Additional views of shed from northern next-door neighbor's house

Photos -7
Detached shed (cont.)
1507 S. 10th St.





This is an old shed in the yard of our southern next-door neighbor's house.