

HISTORIC PRESERVATION COMMISSION

Be it remembered that the Oxford Historic Preservation Commission did meet in regular session on Tuesday, August 14, 2012 at 5:30 p.m. in the courtroom at City Hall, with the following members present:

Jeff Asti, Chairman
John McKenzie
Shawn Telford
Julie Spears
Brian Hyneman
Candis Couch Varnell
Camp Best
Babs Ton
Sonia Thompson

Katrina Hourin, Assistant City Planner
Virginia Pence, Historic Preservation Consultant
Cynthia White, Meeting Secretary

1. The meeting was called to order by Commissioner Asti.
2. **Approval of the Agenda:** Commissioner Asti asked if there were any changes or additions to the agenda. With none being made, Commissioner McKenzie moved to accept the agenda, with Commissioner Varnell seconding the motion. All voting aye, the agenda was approved as submitted.
3. **Approval of the minutes from July 10, 2012:** Commissioner Asti asked if there are any changes or additions to the July Minutes. There being no changes or additions, a motion was made by Commissioner Varnell and seconded by Commissioner McKenzie to approve the minutes.

All present voting aye.

The minutes from July 10, 2012 were approved.

4. **Public Hearing #117-Demolition by Neglect for property located at 1405 Madison Avenue:** Commissioner Asti read an email from Dr. Tom Tann (purchaser) to Katrina Hourin, which gave an update on the status of the above property. The sale of the property has been completed, and Dr. Tann received a deed in the mail last Friday. He feels confident that he has clear title and can proceed to improve the property. He has acquired insurance, has arranged for an inspection of the building, and also a structural engineering report. These have been ordered but can't be done until the utilities are turned on, which should be this week. His plan is to use this information with the builder and architect to come up with a plan for the house. When he has a good assessment and plan, he will come back to the board so as to move forward.

5. **Public Hearing #169-Certificate of Appropriateness for the “Z” Oxford located at 1405 Pierce Avenue:** Lou Zeleskey, owner of the property at 1405 Pierce Avenue, is requesting a COA to expand the front porch roof to fully cover the porch. His daughters, Brittany and Annie Zeleskey, appeared before the commission. The front porch roof, with roofing shingles of either tin or galvanized steel, will include matching columns on each side, with option 2 (as presented) being the recommended choice. This option presents flat eave lines which compliment the entry and are more in character with modest details on the existing building.

With no further comments or questions, Commissioner McKenzie made a motion to approve a COA for Option 2, with Commissioner Ton seconding the motion.

All voting aye, the motion was passed.

6. **Public Hearing #174 Certificate of Appropriateness for Tyson Bridge for property located at 503 Van Buren Avenue:** Tyson Bridge appeared before the commission for a second time to furnish additional information for evaluation of his request for the above property. His plans include replacing windows, enclosing the carport, and construction of a deck on the rear of the structure. French doors will be installed on a threshold and will look exactly like the doors that are there now. They will be approximately 3 ½ feet from the end of the house and 3 ½ feet from the porch, replacing the concrete steps. Two brick steps approximately 7 feet wide will lead to the front porch, with no railing. The deck on the rear of the house will have the same overhang, and will not be visible from the street. The outline was drawn on the plans to show the commission a visual for the record as to what will be built.

With no further comments or questions, a motion was made by Commissioner McKenzie and seconded by Commissioner Ton to accept the application as discussed and amended on the drawings.

All voting aye, the motion was passed.

7. **Public Hearing #180 Certificate of Appropriateness for Angela Wiggins for property located at 503 Van Buren Avenue:** Brandon Crumpler appeared before the commission as contractor. The plans are to construct an outdoor kitchen, deck, and fireplace in the rear of Unit 103. Every other unit in this complex has had this done. He will use stamped concrete on the patio, build an 18’x35’ raised composite deck, which is currently flagstone, and replace a fake fireplace with a working one, which will have the same look. There is an existing fence behind the property. Nothing will be visible from the front.

With no further questions or comments, Commissioner Varnell made a motion to accept this application, with Commissioner Thompson seconding the motion.

All present voting aye, the motion was passed.

8. **Public Hearing #181-Demolition by Neglect for property located at 1310 Jefferson Avenue:** Mathias Romkens appeared before the commission as he had received a letter

from Asst. City Planner, Katrina Hourin, informing him that, due to a complaint by the city that he was not upkeeping his property, this first step in the Demolition by Neglect procedure was being initiated for his above mentioned property. Commissioner Asti explained that the City of Oxford's Historic Preservation Ordinance 54-30 states that "any resource which is a landmark, and all resources within a preservation district, shall be preserved by the owner or such other person or persons as may have the legal custody or control thereof against decay, deterioration, and free from unreasonable structural defects."

Mr. Romkens felt it was highly subjective as to what constitutes neglect. He explained that the house originally had a slate roof which was about 90 years old. It had a leak which was fixed about 6 weeks ago. He has replaced the roof with asphalt shingles and, as suggested in the letter, the city is welcome to conduct a visual inspection of the exterior of the property.

Chairman Asti read the ordinance provisions on what constituted neglect to give clarity to Mr. Romkens. Personally, Chairman Asti stated that he didn't think the roof was properly maintained. Mr. Romkens stated that the roof was repaired 6 weeks ago as he stated, and said there is nothing else wrong with the property which would constitute neglect. He is renovating 2 rooms in the house and is painting the property as well.

Commissioner Varnell questioned the odor that is coming from the house that can be smelled from the street. Mr. Romkens said he does not smell anything, but perhaps it is mildew which he has not seen. When the roof was fixed, there was no mildew.

Since the commission's purpose is to make sure that a visual inspection of the exterior property is not necessary, Chairman Asti recommended that the city not proceed with continuing with Demolition by Neglect on this property.

Commissioner McKenzie made a motion not to proceed, with Commissioner Hyneman seconding the motion.

All voting aye, the motion was passed.

9. **Public Hearing #182 -Certificate of Appropriateness for Martha & David Howorth for property located at 1420 S. 10th Street** Barry Grantham, contractor for this project, appeared before the commissioner. The project is to enclose an existing screen porch, changing elevation and roof style. A new sunroom/sleeping porch will be constructed and attached to the screen porch. Mr. Grantham indicated on the submitted drawings where the additions/changes will be made.

Steps from the house will be wood, with a pitched roof over the door. The windows will be wood, with sashes of composite PVC, and asphalt shingles added on the roof over the door.

With no further questions or comments, Commissioner McKenzie made a motion to approve the COA with the alterations as discussed and drawn in by Katrina Hourin, with Commissioner Thompson seconding the motion.

All voting aye, the motion was passed.

Chairman Asti asked Katrina the status of the proposed Historic Preservation Ordinances. Katrina Hourin stated that there is a work session scheduled for the Courthouse Square Preservation Commission on August 29th, and she will report back to the commission with the results from the meeting.

A motion was made by Commissioner McKenzie to adjourn the meeting. Commissioner Ton seconded the motion and the meeting was adjourned.