THE CITY OF
OXFORD

Memorandum

To: Oxford Historic Preservation Commission

Notice that certain commission members will be included in the meeting via teleconference, subject to City of Oxford Code of Ordinances Section 2-82.

A public meeting of the Oxford Historic Preservation Commission will be held on **Monday August 17, 2026**, at 5:00 PM in the City Hall Courtroom. The following items are on the agenda:

1. Call to Order
2. Approval of the Agenda
3. Approval of the minutes from the July 2026 Meeting
4. Staff Report

Public Hearing

1. Case #876– COA requested by Melissa Williams for new construction at 433 North 15th Street (PPIN #6162)
2. Case #877 – COA requested by Joel Lyons for new construction for property located at 1206 South Lamar (PPIN #8369)
3. Case #878- COA requested by Jonathan Mattox for exterior addition for property located at 710 Tyler Avenue (PPIN #36349)
4. Complimentary review requested by Natasha Bankhead for proposed additions and rehabilitation of existing structure at 1517 Pierce Avenue (PPIN #8157)
5. Motion to adjourn.

Auxiliary aids and services may be available to individuals with disabilities upon twenty-four (24) hours request by contacting Braxton Tullos, City of Oxford ADA Coordinator at 662-232-2454.

July 2026 Historic Preservation Meeting Minutes

Notice that certain aldermen or commissioners may be included in the meeting via teleconference, subject to the City of Oxford Code of Ordinances, Section 2-82.

A. July 2026 Historic Preservation Commission Memorandum

If you would like to participate in this meeting, please open the attachment for the virtual meeting information.

To view the recording of this public meeting please click the link below.
YouTube - Public Hearing

B. August Legal Advertisements

1. Call to Order

- Commissioners Garner, Little, Luckenbach, Heiskell, Malone West, Nichols, and Mogridge were present at the meeting.

Staff Report – A motion was made to elect Commissioner Mogridge as vice chair.

Motion: Jack Garner Seconded: Joli Nichols All in favor.

2. Approval of the Agenda

- All in favor. Moved: Rachel Malone West Seconded: Joli Nichols Status: Passed

3. Approval of minutes from the July 2026 Meeting

- All in favor. Moved: Luke Hesikell Second: Virginia Luckenbach Status: Passed

Administrative Approvals

1. Case #865-A - COA approved for John McCay to replace existing fencing at 1215 South 11th street (PPIN #8370)

2. Case #874-A - COA approved for Michael Murphy for changes to previously approved COA at 100 Shaw Place (PPIN #39132)

Public Hearing

1. Case #875– COA requested by John Lamberson for new construction at 1401 Buchanan Avenue (PPIN #8201)

Ms. Kate Kenwright presented on behalf of the city. (YouTube video begins at 10:15)

Staff Comments: The applicant requests a **Certificate of Appropriateness** to construct a new single-family residence at **1401 Buchanan Avenue**. The proposal includes construction of a **single-family house with basement foundation and attached garage** on a vacant lot with significant topographic constraints. The Commission recently considered a plan for this site which was not approved. The plan under consideration today is a completely new design.

The subject property is a **.18 acre lot on Buchanan Avenue. The previous building on the site was demolished in November, 2022.**

The proposed residence includes approximately **3,000 square feet on the main floor**, additional rooms within the second level, and a basement foundation with limited basement living area. The design incorporates **a side gable roof with a Dutch gambrel shape truncated by a flat parapet, with dormer windows along the front along with shuttered entries, windows, and garage doors**.

The lot slopes significantly. Due to the steep topography, development of the site requires **substantial grading, fill, and retaining walls** to create buildable area for the proposed structure. The applicant estimates approximately **3,360 cubic yards of fill material** will be required to construct the proposed house. This steep topography limits the available area to place the building and influences the overall building form.

The surrounding neighborhood consists primarily of **single-family residential development** with a mix of one-story, one-and-one-half story, and two-story historic homes. The two directly neighboring homes are both one-story.

The Design Guidelines recommend that new construction within the historic districts should be compatible in scale, massing and height with the surrounding structures, while maintaining traditional forms and proportions. Designs should use materials consistent with those historically found in the district, and to maintain compatible rhythm and proportion.

Building Form, Massing, Roof Form:

The proposed house is a 2-story building with a below grade basement level. The living space is assisted by the use of dormers in the upper level rear. There is an attached two-car garage at grade.

Massing is derived from the articulation of a building's façade through roof and façade projections. The overall building massing and placement on the lot should be similar to that of other buildings in the historic district…the use of a roof shape or a parapet should be compatible with the general District, provide visual continuity along the street, and be compatible with the District.

The roof plan overall is more complex than the typical side and front-gable roofs seen on the existing historic resources in the district, which feature mostly vernacular and simple forms. However, the front dormers are an element seen in both existing historic resources and new construction homes in the District, and there are a couple of examples of historic resources with Dutch gambrel roofs. Additionally, last year the Commission approved a new construction home with a similar element (though front-facing), adjacent to the Shaw house. The new home has an 8' lower roofline than the previously proposed design, as shown in the exhibit provided by the applicant.

The applicant has provided an exhibit that shows the proposed new house in the context of its neighbors.

The design includes an attached two-car garage with front facing doors which will be highly visible from the street. The previous design on this lot (Case #707) was approved with a front facing carport and a previous design (Case #631). Garages in the historic district are typically detached accessory structures or are attached at the side or rear in a less prominent location. Ideally, any garage would be visually subordinate to the main entry. At the time of the previous approval on the site, it was determined that the topographical issues on the lot would make it difficult to locate the garage in a less prominent location.

Shuttered garage doors are shown in the renderings provided, and Staff recommends a condition that would require Staff approval of the final specifications to ensure that the garage doors are similar to those shown in this proposal.

Materials and Architectural Detailing:

The Guidelines note that a contemporary interpretation of historic details and ornamentation can be a good way to differentiate a new building from a historic one. The materials used for walls, windows, sloping roofs, detail, and other visible elements within a Historic District should be respected in the design of a new building.

The use of **brick, simulated cedar shake roofing, and wood shutters** reflects materials that are generally compatible with traditional residential construction. The building accomplishes the brief of the Design Guidelines to use materials and architectural elements to ensure compatibility with rather than replication of the existing historic resources.

Conclusion: Staff finds that the proposed residence meets the applicable Historic District Design Guidelines for new residential construction.

Staff Recommendation: Staff recommends approval of the Certificate of Appropriateness

Summary of Discussion: Mr. Will Hunt was present and Mr. Lamberson, the property owner, was present virtually**.** There was brief discussion about the doors, louvers, and roof line. With no questions or comments from the commission a motion to approve was made.

Moved: Joel Little Seconded: Priscilla Wright Status: Passed. All in favor.

2. Complimentary Review requested by Chandelier Development (Joel Lyons) for proposed additions and changes to 1206 S Lamar Boulevard

Staff Comments: The applicant seeks feedback on several changes to the existing home. Proposed items include a new side addition, a new carport, and the addition of rear dormers, among other changes.

Design Guidelines References: See the attached Guidelines for New Additions to Historic Buildings attached.

Summary of Discussion: Mr. Joel Lyons was present and spoke about the plans for the addition and materials proposed. He will return to the commission for approval at the next meeting.

Motion to Adjourn.
All in favor. Moved: Jimmy Mogridge Seconded: Joli Nichols Status: Passed

OXFORD
PLANNING
DEPARTMENT

To: Historic Preservation Commission
From: Kate Kenwright, AICP; Planner II
Approval Date: August 17, 2026

COA Application: #876
Applicant: Melissa Williams, Kirk Milam (Jeff Williams, Williams Engineering)
Owner: Melissa Williams, Kirk Milam
COA Request: Build New Home

Address: 433 N 15th Street
PPIN: 42173

Contributing/Non: Noncontributing (vacant lot)

Staff Comments: The applicant requests a Certificate of Appropriateness to construct a new single-family residence at 433 N 15th Street. The proposal includes construction of a single-family house

The subject property is a +/- 0.195 acre lot on Buchanan Avenue. The lot was established through a subdivision approved by the Mayor and Board of Aldermen in February, 2026.

The applicant proposes to build a new two-story home.

The surrounding neighborhood consists primarily of single-family residential development with some multi-family in the near vicinity.

The Design Guidelines recommend that new construction within the historic districts should be compatible in scale, massing and height with the surrounding structures, while maintaining traditional forms and proportions. Designs should use materials consistent with those historically found in the district, and to maintain compatible rhythm and proportion.

Building Form, Massing, Roof Form:

The proposed house is a 2-story building with a complex cross-gable roofline. The massing is broken up with several gables on the rear elevation, with a two-story presence on the street that drops down towards the rear of the building. The forms and proportions used—gabled rooflines, shed dormers, double-hung windows with headers and footers, etc.—are consistent with the historic district.

Massing is derived from the articulation of a buildling's façade through roof and façade projections. The overall building massing and placement on the lot should be similar to that of other buildings in the historic district…the use of a roof shape or a parapet should be compatible with the general District, provide visual continuity along the street, and be compatible with the District. The applicant plans to request a front-yard setback variance from the Planning Commission to allow for a 3-foot variance from the established setback, which is determined by the neighboring buildings due to the lot's position in the conservation overlay district. The applicant would like to protect the existing large tree in the front yard.

The design includes an attached carport which is connected by a breezeway/roof with a small amount of storage. The proposed carport meets the recommendation that the entirety of the new outbuilding should be visually subordinate in size, mass, and height to the principal structure on the site.

Materials and Architectural Detailing:

The Guidelines note that a contemporary interpretation of historic details and ornamentation can be a good way to differentiate a new building from a historic one. The materials used for walls, windows, sloping roofs, detail, and other visible elements within a Historic District should be respected in the design of a new building.

The use of fiber cement siding, asphalt shingle and metal roofing, and painted brick are generally compatible with new residential construction in the historic district and typically approved by the Commission. The only item that is slightly irregular is the proposed stone which is seen at the foundation of the building. However, a few buildings on the street including the direct neighbor use stone in this manner. The building accomplishes the brief of the Design Guidelines to use materials and architectural elements to ensure compatibility with rather than replication of the existing historic resources.

Conclusion:

Staff finds that the proposed residence meets the applicable Historic District Design Guidelines for new residential construction.

Staff Recommendation: Staff recommends approval of the Certificate of Appropriateness

Guidelines for New Construction to Historic Buildings

Designing a new building that contributes to, rather than detracts from, the character of the Historic District begins with an analysis of the character-defining features of the existing buildings, streets, and landscapes. Character-defining features include setback and lot coverage, orientation, scale, proportion, rhythm, massing, height, materials, color, roof shape, details, and ornamentation, as well as the location and design landscape features, such as plants, trees, fences, sidewalks and driveways, and the design and location of secondary buildings, such as garages, also significantly contributes to the character of the District.

520 N. 11th Street

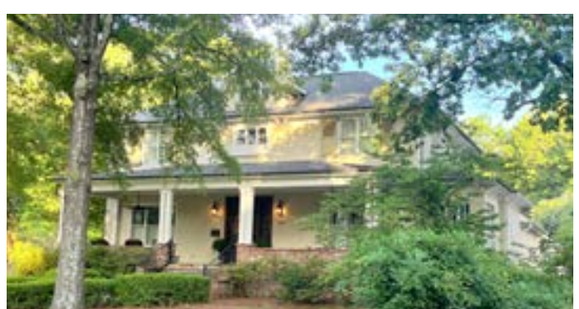
Site, Orientation, and Setbacks

- The front of a new building should not extend beyond the line created by the fronts of existing buildings, even if allowed to do so by code.
- The space between buildings should respect the existing pattern of property development within the district. The existing lot coverage within a District sets a pattern or rhythm of solid [building] and void [green space] that relates to the visual continuity of the street. This pattern should be analyzed and respected even if zoning permits otherwise.
- Most buildings squarely face a street, with their principal facade and entrance in full view. A new building should respect the primary orientation of its neighbors.

Graphic courtesy of Eureka Springs and The Lokata Group

Scale, Size, Proportion, and Rhythm

- The scale of a new structure should usually respect the prevailing scale of its neighbors and be of a similar scale as the existing built environment. In a few cases, a new building's use or symbolic importance may make it appropriate for its scale to differ from that of its neighbors.
- A new structure should never overpower the existing adjacent buildings, thus drawing attention to itself and detracting from the remainder of the historic district. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.
- Residential new construction should refer to adjacent dwellings for foundation and porch heights, as well as for the occurrence and scale of bay windows and dormers, to ensure compatibility of scale and form.
- Use similar cornice alignment, foundation heights, and window and door heights as adjacent buildings.



The house at 1408 S. Lamar built in 2005 takes cues from neighboring houses for porch and building height, window rhythms and patterns, and materials.

- The design of a new building should respect, but not necessarily exactly duplicate, the existing proportions of neighboring buildings. The proportions of a new building should be compatible with those of its neighbors.
- A new building should be compatible with the established rhythm and spacing of repetitive facade elements, such as projecting bays, storefronts, windows, doors, belt courses, and the like, of existing buildings and the street.

Height

- Floor-to-floor heights of new buildings should be similar to the proportions of the existing buildings in the district
- Design for height compatibility with existing historic residential buildings on the same block face as the new residential building. Achieve height compatibility by designing within ten percent of the average height of the historic buildings on the same block face. Height must also not exceed the Zoning Ordinance requirements.
- The zoning ordinance establishes the allowable building height. However, the height of the existing structures helps establish the overall character of a Historic District. This character should be respected even if zoning permits otherwise.
- Buildings within the historic district are of similar heights. The height of a new building shall be compatible with other buildings in the district.

The height of new construction should follow the general rule to be within 10% of the average height of buildings on the street.

Mass and Form

- Massing is derived from the articulation of a building's facade through the use of dormers, towers, and other roof projections, as well as façade projections such as bays, porches, and steps. A new building should respect and be compatible with the massing of neighboring buildings.
- A new building's height-to-width ratio should be consistent with existing structures.
- The use of a roof shape or a parapet should be compatible with the general District, provide visual continuity along the street, and be compatible with the District
- The introduction of a different roof shape, such as a flat roof within a district of sloped roofs, does not keep with the existing character of the district.
- The overall building massing and placement on the lot should be similar to that of other buildings in the historic district.

Details and Ornamentation

- Some buildings contain elaborate details and ornamentation, while others are relatively plain. A contemporary interpretation of historic details and ornamentation can be a good way to differentiate a new building from a historic one. A new building should consider the amount, location, and elaborateness of details and ornamentation of existing neighboring buildings in its design.
- Existing details and ornamentation may be used as the basis for those on a new building, but they should not be copied exactly.

New construction in 2019 at 1224 Johnson Avenue

MATERIALS

The materials used for walls, windows, sloping roofs, detail, and other visible elements within a Historic District should be respected in the design of a new building. In some districts, where most or all of the buildings on the street use the same exterior materials, the new building should normally use those or similar materials. In streets where the existing buildings use diverse exterior materials, a range of exterior materials may be used by a compatible new building. The size, texture, surface finish, and other defining characteristics of exterior materials are as important as the type of material itself. Use materials that are common to the district, such as brick, stone, terra-cotta, wood, and metal.

For a detailed list of appropriate materials, see Residential Section 1 Materials.

Guidelines for Exterior Materials on Additions

- Do not damage or remove historic building features or materials during the construction of an addition. If some removal is unavoidable, salvage and reuse those historic materials and features.
- Use compatible building materials that are subtly different from historic materials. This slight change helps differentiate the addition from the historic building.
- Choose durable and high-quality materials for additions and new construction. Integrate the historic material palette in the new design, keeping in mind that new materials may be a suitable solution. For example, cast stone may work well for an addition to a historic stone building. Since it is important to visually differentiate the old from the new, consider substitute materials that may be similar to the historic but have subtle variations in color, texture, and surface finish.
- Horizontal sidings such as clapboard, tongue and groove, small wood shingles and shakes, and scalloped shingles are acceptable. Lap siding exposure should be consistent with that of neighboring buildings.
- Larger, more rustic architectural characters of shingles and shakes should not be used.
- Vertical siding, such as board and batten, should not be used.
- Vinyl siding should not be used
- A wood-fiber cement product may be appropriate for new construction as it clearly differentiates from the historic material while providing visual compatibility. Use a smooth fiber-cement board.
- Trim elements such as edge boards should be used with all wood siding types.
- Use materials and exterior finishes that complement the historic building, such as frame, brick, or stone. Frame additions are recommended when the historic building is brick or stone.

305 S 5th Street

Guidelines for Exterior Materials in New Construction

- New residential and commercial construction should use materials typical of the architectural style and compatible with adjacent buildings.
- Modern materials are appropriate for new buildings. Whenever modern materials are used, they should be similar in their physical qualities to historic materials found in the district. Materials used should be appropriate to the architectural character and building type. (see chart)
- See the list of common materials used in the Historic Districts in Chapter IV.

526 N. 11th Street.
Design by Howorth & Associates Architects

ARCHITECTURAL FEATURES

Porches, Entry Steps, and Porte Cocheres

Guidelines for Additions of Porches, Entry Steps, and Porte Cocheres

- Attach new porches to rear or side facades with minimal visibility.
- Avoid adding porches or stoops to front facades or highly visible facades if they did not exist historically. If architectural or historical evidence exists that supports the previous existence of a porch, it may be reconstructed.
- Avoid altering the size of existing porches.
- Design the scale, proportion, and character of porch elements to be compatible yet less elaborate than the historic details.
- Use materials and details appropriate to the historic building design. Avoid contemporary materials and pre-cast steps visible from the street.
- Design screened or glassed porch additions with the minimum number of vertical and horizontal framing members needed to support the screening. Use wooden frames only.
- Design porches so that the height and slopes are compatible with the historic building and the roof line does not interfere with the second-story facades.
- Avoid adding a porte cochere to a historic building unless there is evidence that one previously existed.

Guidelines for New Construction of Porches, Entry Steps, and Porte Cocheres

- Design porches and stoops to continue the rhythm of these elements on the street.
- When designing a porch or stoop, consider the location, proportion, height, roof form, supports, steps, and ornamentation relative to historic porches or stoops in the district.
- Design rear or side porches to be subordinate in character to the front porch.

Doors and Entrances

Guidelines for Doors and Entrances on Additions

- Avoid adding new entrances to front facades or where highly visible from the street.
- Design doors and doorways to the addition to read as secondary in appearance and detailing of the historic building.
- Design screen doors with large expanses of screening or glass to maintain the visibility of the original door.
- Use traditional materials appropriate to the building's style and similar in detail to the other entrances on the historic building and in the district.
- If a historic door is removed for an addition, consider reusing it on the addition.

Guidelines for Doors and Entrances on New Construction

- Design new buildings with their main entrances on the front facade. If desired, provide entrances on facades facing both streets for corner lots.
- Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- Use traditional materials and details, such as casement trim, sidelights, or transoms, that resemble the doors on nearby historic buildings.

Decks

The outdoor deck is a contemporary exterior feature frequently introduced in residential historic districts. It is an uncovered wooden structure, similar to a back porch, located above grade at the rear of the structure. Decks shall conform to local building codes.

Guidelines for Decks

- Design decks so that the historic structure and its character-defining features and details are not damaged or obscured. Install decks so they can be removed in the future without damage to the structure.
- New decks should be constructed in inconspicuous locations, usually on the building's rear elevation. When feasible, new decks should not be visible from the public right-of-way.
- Design and detail decks and associated railings and steps to reflect materials, scale, and proportions of the building.

Windows

Windows are an important character-defining feature of a building and contribute to its architectural richness, especially in the patterning of the window muntins (also called mullions or sash bars) and in the arrangement of the windows themselves.

Guidelines for Windows on Additions and New Construction

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Where multi-pane windows are utilized, "true divided light" (TDL) windows or simulated divided lite (SDL) should be used, especially on the ground floor. "Snap-in" muntins [i.e., detachable vertical or horizontal glass plane dividers or glass pane dividers sandwiched between layers of glass] should not be used in commercial, mixed-use, or civic buildings.

Simulated Divided Lite with Spacer Bar | True Divided Lite | Grilles-between-the-Glass | Removable Grilles

714 S. 11th Street

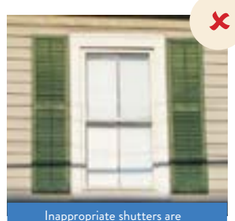
- Use wood windows to match the windows on the house or a relocated window from another area of the house on the primary facades.
- Design windows to match the historic materials found on the building but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
- If a historic window is removed to accommodate the addition, consider reusing it on the addition.
- Determine whether shutters are compatible with the architectural style of the building. Where appropriate, use wood shutters that appear operable and fit the reveal of the window precisely.

Shutters

Guidelines for Shutters on Additions and New Construction

- Design shutters to precisely be the same height and width as the window opening, and use hardware so the shutters appear operable.
- Determine whether shutters are compatible with the architectural style of the building.
- Use wood shutters.

Appropriate shutters are compatible with the architectural style of the home and precisely cover the window when closed.



Inappropriate shutters are mounted flat against the wall providing no shadow to the facade and are inappropriately sized.

Awnings

Guidelines for Awnings on Additions and New Construction

- Install canvas awnings to emphasize rather than obscure a historic building's architectural detailing. For example, installing individual awnings above window and door openings can expose decorative cast-iron posts and other architectural features.
- Install individual awnings over each window rather than spanning two windows with a single awning.
- Install canvas awnings to emphasize rather than obscure the architectural detailing of a building.
- Adding a canvas awning to shelter a house's entrance is preferable to adding a structural porch, canopy, or porte cochere.
- Choose patterns and designs for residential use that are subdued and do not disrupt the character of the neighborhood.
- Metal and wood awnings are inappropriate for historic buildings unless they were an original design feature.
- Vinyl awnings are inappropriate for historic buildings.

Roofs

Guidelines for Roofs on Additions and New Construction

- Design the roof shape for additions should be similar in roof shape, pitch, and complexity but also subordinate to the historic building.
- Design the roof shape of new construction in keeping with the existing character of the District and to provide visual continuity along the street.
- The roof shape of a new building should be compatible with the roof shapes of neighboring buildings
- Design the pitch of the roof to be compatible with the architectural style of the house.
- Use historically compatible roof materials such as asphalt, wood, slate, fiberglass shingles, or standing-seam metal, which are traditionally used with the architectural style of the building.

Chimneys

Guidelines for Chimneys on Additions and New Construction

- If desired, appropriate chimney caps include clay, slate, stone, and low-profile metal caps that do not overhang the rim of the chimney (painted to match the brick).
- Design chimneys for an addition to be compatible in material and detailing but subordinate in massing and height to historic chimneys in the neighborhood.
- Appropriate materials for a chimney include stone, brick, brick veneer, or stucco.

Gutters

Guidelines for Gutters on Additions and New Construction

- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s.
- Round gutters are also less likely to cause moisture problems when attached to masonry buildings.
- Locate downspouts in less visible locations and away from architectural features.

Dormers

Guidelines for Dormers on Additions and New Construction

- Dormer additions should not be visible from the main facade or street. If visible, visibility should be obscured. Limit dormer additions to rear or side facades with minimal visibility.
- Size and locate dormer additions to fit with the historic architectural style and roof shape of the building. Dormers should be designed to be similar yet subordinate in detailing, scale, width, and massing to existing dormers.
- Relate the scale, style, and proportion of dormer windows to the windows on the historic structure and main body of the house.
- Dormers should have a minimum 3:12 roof pitch and no less than half the roof pitch of the main roof.
- A dormer should be located below the main roof ridge.
- The sidewalls of a dormer should be 30" or more away from the sides of the main roof body.
- A dormer addition should be set back at least 1' from the wall of the main building.

Foundations and Crawl Space Enclosures

Guidelines for Foundations and Crawl Space Enclosures on Additions and New Construction

- Design foundations and piers of additions to be compatible with those on the historic building. If the historic building is masonry and concrete blocks are used for the foundation, paint the foundation of an addition a color to match the exposed mortar joints in the historic building. Match masonry veneer to the original stone or brick.
- Use materials such as brick, stucco, or frame to compliment the character of the District.
- Do not design slab-on-grade foundations. The foundation level should be about 18" above grade.
- Foundation materials on frame buildings should not exceed the height of the finished floor.

Appropriate delineation of floor level with the use of a belt course in the brick pattern.

- Indicate the foundation level of brick buildings with some type of belt course, such as a soldier or sailor course.
- Provide adequate ventilation to prevent moisture accumulation beneath the house.
- Design foundation materials on frame buildings so that they do not exceed the height of the finished floor.
- Use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks.

ACCESSORY STRUCTURES

The outdoor deck is a contemporary exterior feature frequently introduced in residential historic districts. It is an uncovered wooden structure, similar to a back porch, located above grade at the rear of the structure. Decks shall conform to local building codes.

Guidelines for Additions to Accessory Structures

- Design additions to outbuildings to complement rather than detract from historic buildings by following the guidelines for new additions and new construction.
- Additions to new outbuildings should reflect the character of the historic property.
- The construction of new outbuildings should not destroy significant landscape features.
- Porches and balconies were not common to historic accessory structures. Consider only adding porches or balconies if placed out of the public view and subordinate in footprint, size, mass, and scale to the main form of the accessory structure.
- Avoid the use of chimneys on accessory structures. Freestanding outdoor chimneys may be appropriate if sited so that they are not readily visible from the street.
- Accessory structures should not exceed 1-½ stories. Design accessory structures to be secondary in prominence to the principal historic building on site.
- Locate new accessory structures behind the rear plane of the principal building.

Guidelines for New Accessory Structures

Site, Scale, Mass, and Form

- Design new outbuildings to complement rather than detract from historic buildings by following the guidelines for residential new additions and new construction. New outbuildings should match the material, scale, and roof form of the principal structure on the site and reflect the character and style of the historic property. Victorian gazebos, for instance, are out of character in the front yards of ranch-style houses.
- The entirety of the new outbuilding should be visually subordinate in size, mass, and height to the principal structure on the site. A new outbuilding should not exceed 1 ½ stories.
- Maintain the location of the original outbuilding, if applicable. Locate new outbuildings in the rear yard of the main structure behind the rear plane of the house. Only locate an outbuilding to the side of the main structure when it is historically appropriate, as it is with some 20th-century styles. The construction of new outbuildings should not destroy significant landscape features.

A new garage located at the rear of the site is subservient in scale to the historic residence at 650 N. Lamar Blvd.

The new construction compliments the historic residence in material, form, and detail.

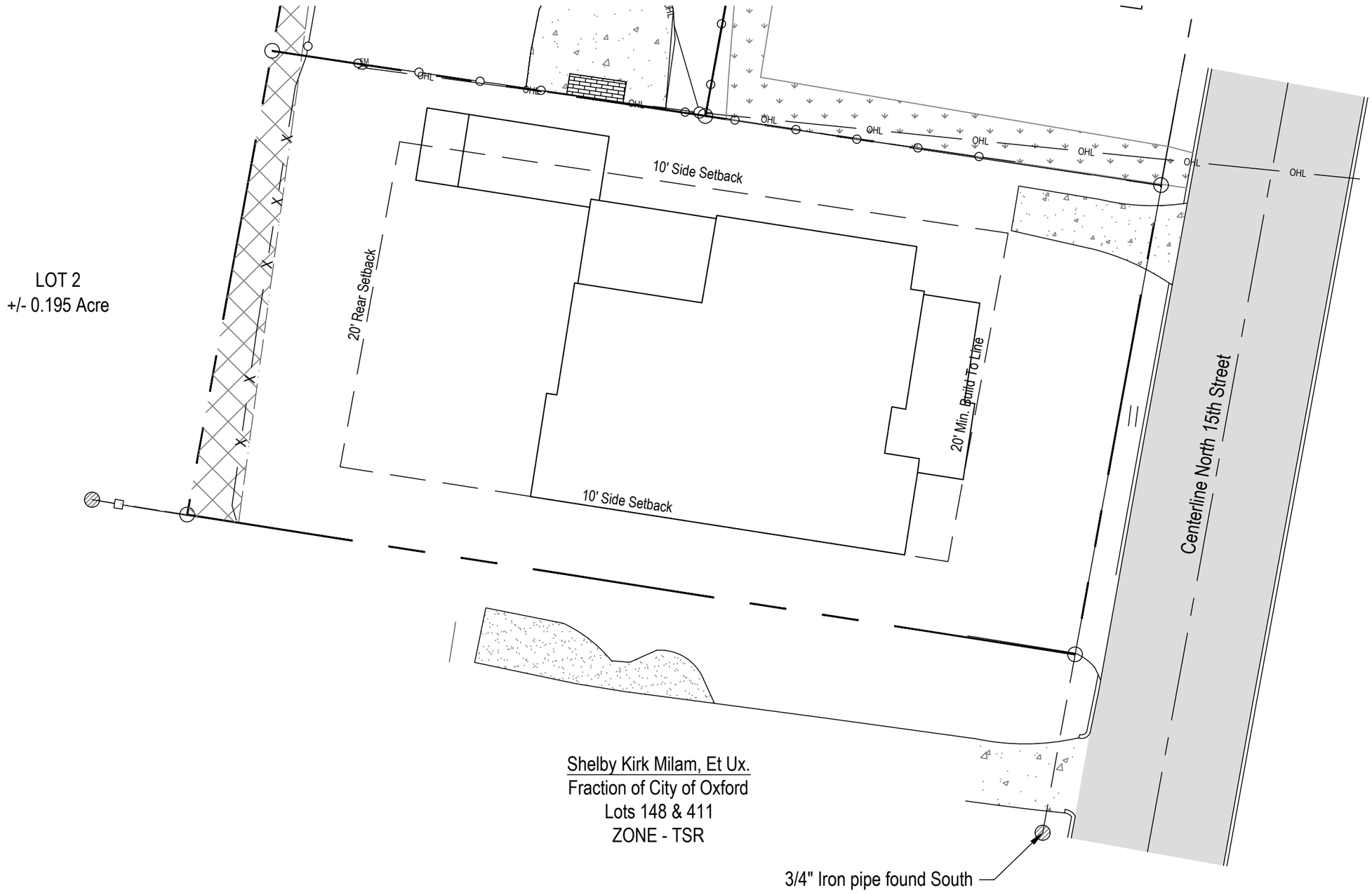
- Orient outbuildings so the front facade is parallel with the front facade of the main structure.
- New outbuildings should be compatible in proportion with historic structures. If larger-that-historic proportions are desired, break up the mass of the new structure into smaller portions to reflect the traditional sizing and form.
- Porches and balconies were not common to historic accessory structures. Consider only adding porches or balconies if placed out of the public view and subordinate in footprint, size, mass, and scale to the main form of the accessory structure.
- Avoid the use of chimneys on accessory structures. Freestanding outdoor chimneys may be appropriate if sited so that they are not readily visible from the street.

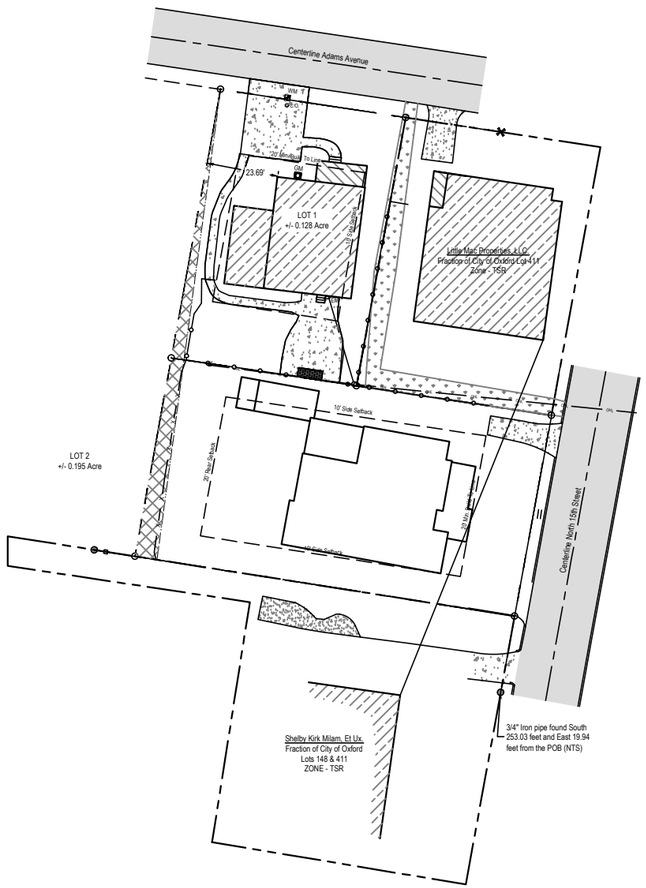
Materials, Windows, Awnings, Breezeways, and Entrances

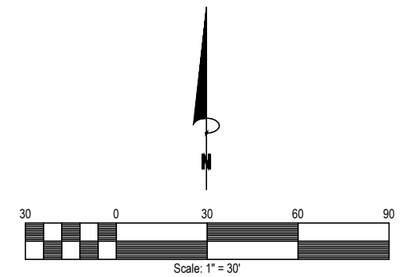
- Use materials used on the main structure or materials that are compatible with those used on the main structure.
- Details and ornamentation should complement the character of the main building but be less elaborate.
- Doors should have similar proportions, designs, and materials to those typically found on historic outbuildings.
- Refer to the guidelines for windows and awnings for additions and new construction when considering outbuildings.
- Design a breezeway that is simple in detailing and subordinate to the accessory structure. Choose a breezeway location that lessens its length and expanse.

Dormers

- Appropriately sized dormers to fit with the style and windows of the principal house.
- Locate dormer side walls at least 30” from the side wall of the outbuilding.
- The Dormer front wall should be recessed at least 1 foot from the front wall of the outbuilding.
- The roof pitch of dormers should be a minimum of 3:12 and not less than half of the roof pitch of the outbuilding.


LOT 2
+/- 0.195 Acre
10' Side Setback
20' Rear Setback
20' Min. Build To Line
10' Side Setback
Centerline North 15th Street
OHL
Shelby Kirk Milam, Et Ux.
Fraction of City of Oxford
Lots 148 & 411
ZONE - TSR
3/4" Iron pipe found South





Massing Diagram

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

732 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662-234-5675

Lot 2 Layout of:
One Adams Place Subdivision
433 North 15th Street
Oxford, Mississippi

REVISION	DATE
City Comments	1-23-2026

Scale:	1" = 30'
Date:	08-12-2026
File:	SB-244081 (Milam 433 N 15th Street) 1Plat\Milam 433 Nth 15th Street.dwg
Proj.No.:	SB-244081
Drawn By:	JWW
Checked By:	RSD

Sheet Title:

Layout

Sheet No.:

1

ABBREVIATIONS

AVG.	AVERAGE
ALT.	ALTERNATE
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECT
BALC.	BALCONY
BD.	BOARD
BLDG.	BUILDING
BDRM.	BEDROOM
BLK.	BLOCKING
BM.	BEAM
B.S.	BACKSPLASH
C.L.	CENTERLINE
C.O.	CASED OPENING
CLO.	CLOSET
CLG.	CEILING
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DECOR.	DECORATIVE
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DWGS.	DRAWINGS
DN.	DOWN
D.S.	DOWNSPOUT
EA.	EACH
E.W.	EACH WAY
ELEC.	ELECTRICAL
ELEV/ELV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
FAB.	FABRICATE
FIN.	FINISH
F.C.	FIRE CODE
F.F.	FINISH FLOOR
F.P.	FIREPLACE
FLASH.	FLASHING
FLR.	FLOOR
FLOUR.	FLUORESCENT
FTG.	FOOTING
FDN.	FOUNDATION
F.B.O.	FURNISHED BY OTHERS
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GA.	GAUGE
GEN.	GENERAL
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM BOARD
GWB.	GYPSUM WALL BOARD
HT./HGT.	HEIGHT
HVAC.	HEATING, VENTILATION, & COOLING
HDR.	HEADER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HD. HT.	HEADER HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
K.S.	KNEE SPACE
LAM.	LAMINATE
LT.	LIGHT
MFR.	MANUFACTURER
MAS.	MASONRY
M.D.	MASONRY DIMENSION
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, & PLUMBING
MED.	MEDIUM
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
OPP. H.	OPPOSITE HAND
O.S.B.	ORIENTED STRAND BOARD
O.H.D.	OVERHEAD DOOR
PTD.	PAINTED
PVMT.	PAVEMENT
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
POL.	POLISHED
P.T.	PRESSURE TREATED
R.	RADIUS OR RISER
R.C.	RESILIENT CHANNEL
RECPT.	RECEPTACLE
REF.	REFERENCE OR REFRIGERATOR
REFRIG.	REFRIGERATOR
REINF.	REINFORCING OR REINFORCEMENT
REQD.	REQUIRED
REQMTS.	REQUIREMENTS
RM.	ROOM
R.A.	ROOF DRAIN
R.O.	ROUGH OPENING
S.F.	SQUARE FOOT
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
STC	SOUND TRANSMISSION COEFFICIENT
S.A.B.	SOUND ATTENUATING BLANKET
SPEC.	SPECIFIED OR SPECIFICATIONS
S.R.O.	SHEET ROCK OPENING
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
STOR.	STORAGE
SQ.	SQUARE
THK.	THICK
T.	TREAD, TILE, OR TOP
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VCT	VINYL COMPOSITION TILE
W.W.M.	WELDED WIRE MESH
W/	WITH
WD.	WOOD
W.I.C.	WALK-IN CLOSET
WT./WGT.	WEIGHT
#/LBS.	POUNDS

SYMBOLS

SECTION CUT - INDICATES SECTION OR DETAIL NUMBER/SHEET NUMBER

X'-XX" A.F.F.
<LOCATION>

ELEVATION HEIGHT MARKER - INDICATES HEIGHT ABOVE FINISH FLOOR & OBJECT

DRAWING BREAK LINE

ROOM NAME
###

ROOM LABEL

NORTH ARROW

GENERAL NOTES

1. THIS STRUCTURE SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES SET FORTH BY THE AUTHORITY HAVING JURISDICTION. THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH IRC 2021.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND GENERAL CONTRACTOR IMMEDIATELY.
4. THE CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER.
5. THERE SHALL BE NO DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN APPROVAL OF THE OWNER.
6. THE CONTRACTOR SHALL KEEP CONSTRUCTION SITE CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO ALL GLAZING (BOTH SIDES) AND ALL HORIZONTAL AND VERTICAL SURFACES.
7. PROVIDE ALL O & M MANUALS FOR ALL INSTALLED EQUIPMENT, FIXTURES, AND SYSTEMS TO OWNER.

PLAN NOTES

1. ALL GUARDRAILS TO BE 36" A.F.F., BALUSTERS AT ALL OPEN RAILS TO BE SPACED SO NOT TO ALLOW AN OBJECT 4" IN DIA. TO PASS THROUGH.
2. ALL WINDOWS WITHIN 5'-0" OF THE BOTTOM STEP OF A STAIR, WITHIN 3'-0" OF STAIR LANDING, WITHIN 5'-0" OF TUB DRAIN, OR WITHIN 2'-0" OF DOOR SWING SHALL HAVE SAFETY GLAZING.
3. ALL WINDOWS WITH SILL HEIGHTS BELOW THE MINIMUM OF 24" ABOVE THE FINISHED FLOOR SHALL HAVE OPENINGS WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090, OR BE EQUIPPED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F 2090. CONTRACTOR SHALL VERIFY WITH WINDOW MANUFACTURER THAT PROPOSED WINDOWS COMPLY WITH THESE REQUIREMENTS AND DO NOT REQUIRE FURTHER WINDOW FALL PROTECTION.
4. PROVIDE FIRESTOPPING @ TOP OF WALLS IN STUD CAVITIES, TYPICAL.
5. A STRUCTURAL ENGINEER WITH A PROFESSIONAL ENGINEER'S LICENSE VALID IN THE STATE WHERE THIS STRUCTURE IS TO BE BUILT SHALL DESIGN THE FOUNDATION, FRAMING, ROOF FRAMING AND ANY AND ALL STRUCTURAL COMPONENTS FOR THIS BUILDING. THESE PLANS IN NO WAY CONSTITUTE OR INSINUATE STRUCTURAL ENGINEERING OR STRUCTURAL ENGINEERING PLANS

The Francis Street Plan | Modified for the 433 N 15TH ST.

Door & Window Schedule

26-Jun-26

*Carriage House was removed

DOORS

All doors that are 8'-0" in height to have (4) hinges

DESIGNATION	SIZE	TYPE	QUANTITY	COMMENT
1	3690	ENTRY	1	EXTERIOR
2	(2)3080	FULL LITE	2	EXTERIOR FULL LITE FRENCH DOORS
3	3080	1/2 LITE / DUTCH	1	EXTERIOR (SEE ELEVATION)
4	(2)1480	SC-BARN	1	
5	(2)1680	SC	1	
6	2480	SC	2	
7	2668	SC	1	CUT TO FIT (IN PRIMARY BATH)
8	2680	SC	2	
9	2880	SC	1	
10	2880	SC-POCKET	1	
11	3080	FULL LITE INTERIOR	2	INTERIOR FULL LITE DOOR (SC)
12	2668	SC	4	
13	2668	SC-POCKET	1	
14	2868	SC	1	
15	(2)3080	EXTERIOR	1	CARPORT

WINDOWS

First Floor : 8'-0" Head Height U.N.O.; Second Floor : 8'-0" Head Height U.N.O.

DESIGNATION	SIZE	TYPE	QUANTITY	COMMENT
A	2020	FIXED	1	
B	2020	AWNING	6	
C	(3)2020	FIXED	1	
D	2036	CASEMENT	2	
E	2040	CASEMENT	1	
F	(2)2040	CASEMENT	1	
G	2616	TRANS	3	
H	(2)2656	CASEMENT	2	TEMP @ KITCHEN
J	2660	SINGLE HUNG	7	
K	2840	CASEMENT	1	
L	3016	TRANS	1	
M	3016	TRANS INT.	2	INTERIOR GLASS TRANSON
N	3050	SINGLE HUNG	1	
P	3060	SINGLE HUNG	4	

BUILDING CODE ANALYSIS DATA

SITE ADDRESS:	433 N. 15TH STREET OXFORD, MS 38655
APPLICABLE CODES:	2021 IRC
BUILDING/CONSTRUCTION TYPE:	TYPE V-B (SINGLE FAMILY DETACHED HOME)
BUILDING HEIGHT: (FROM GRADE)	PROPOSED CONSTRUCTION: 30'-11 3/8"
PROPOSED CONSTRUCTION	GROSS FLOOR AREA (GFA) TABULATION: FIRST FLOOR (COND.) 1,925 SQ. FT. SECOND FLOOR (COND.) 754 SQ. FT. TOTAL CONDITIONED AREA : 2,679 SQ. FT. ADDITIONAL COVERED FRONT PORCH 223 SQ. FT. SCREENED PORCH 215 SQ. FT. CARPORT 205 SQ. FT. STORAGE 62 SQ. FT.

DRAWING LIST

A-001: COVER SHEET
A-1.00: DIMENSION CONTROL FOUNDATION PLAN
A-1.01: FIRST FLOOR PLAN
A-1.02: SECOND FLOOR PLAN
A-1.03: ROOF PLAN & BUILDING SECTION
A-201: BUILDING ELEVATIONS
A-202: BUILDING ELEVATIONS
E-1 : ELECTRICAL POWER / LIGHTING PLAN - FIRST & SECOND FLOOR

COVER SHEET

PLAN STATUS

REV.	DATE	CHANGE	BY
-	04/02/2025	ISSUE TO CUSTOMER	MP
1	06/26/2026	OC 1 : CARPORT ADDITION	MP

433 N. 15th Street
Oxford, MS 38655

STUDIO 2547

Studio2547, LLC
plans@studio2547.com

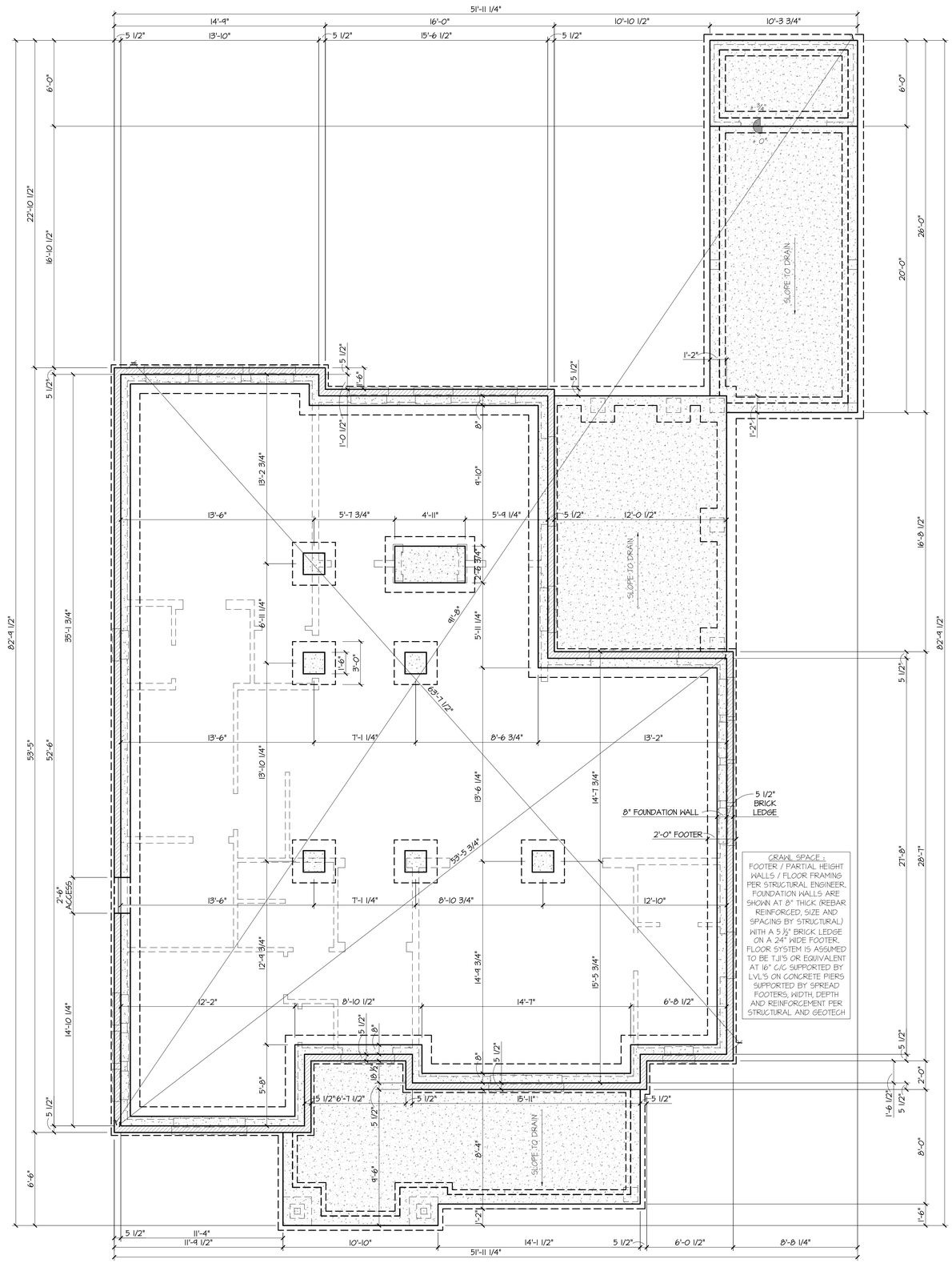
DESIGN	DRAWN	CHKD
MP	MP	MP

SCALE:

JOB No. 2011.16

DATE: 2025.02.04

A-001



1 DIMENSION CONTROL FOUNDATION DIAGRAM

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

0 2' 4' 8'

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

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	04/02/2025	ISSUE TO CUSTOMER	MP
1	06/26/2026	OC 1 : CARPORT ADDITION	MP

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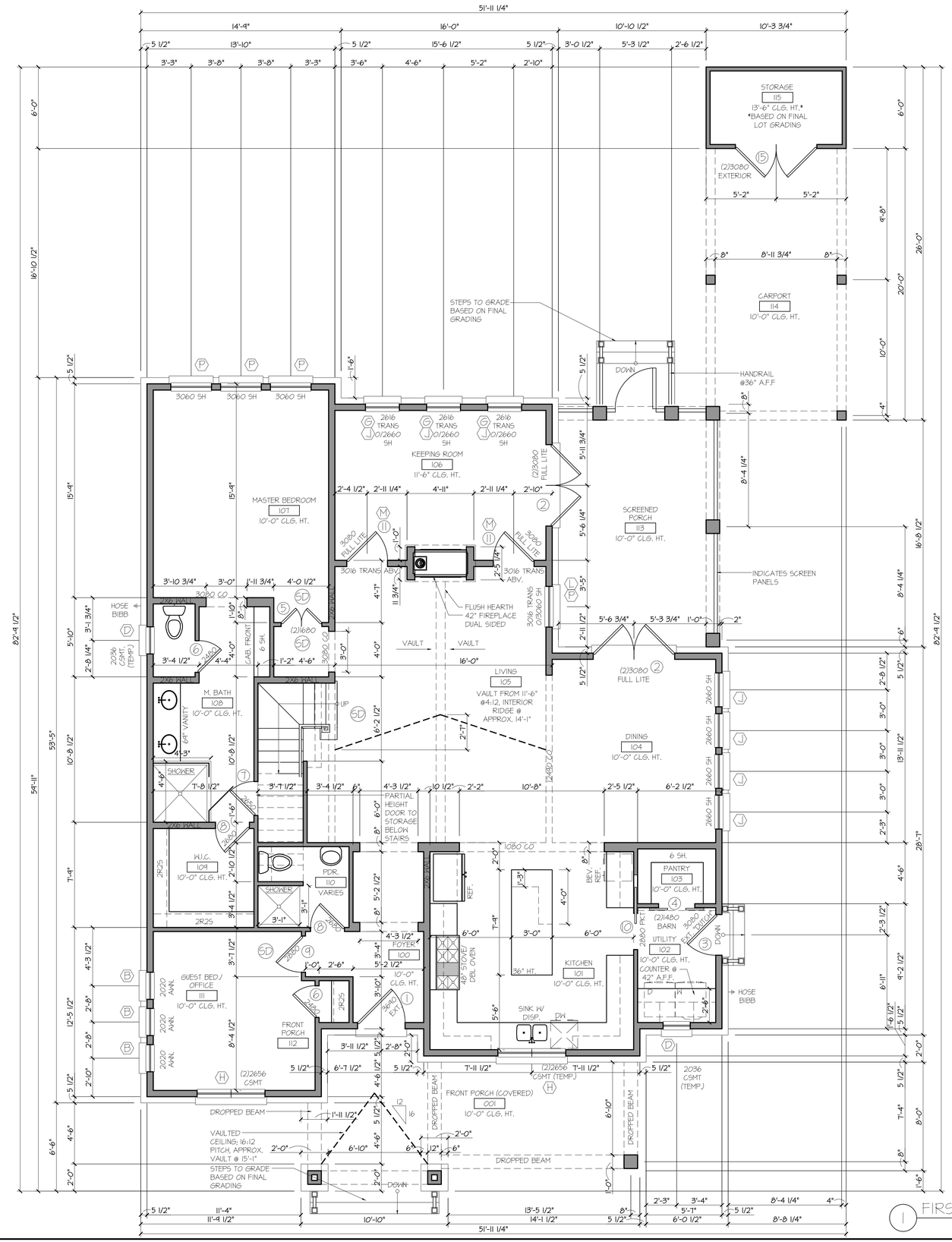
SCALE:

JOB No. 2011.16

DATE: 2025.02.04

A-1.00



1 FIRST FLOOR PLAN

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

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	04/02/2025	ISSUE TO CUSTOMER	MP
1	06/26/2026	OC 1: CARPORT ADDITION	MP

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plans@studio2547.com

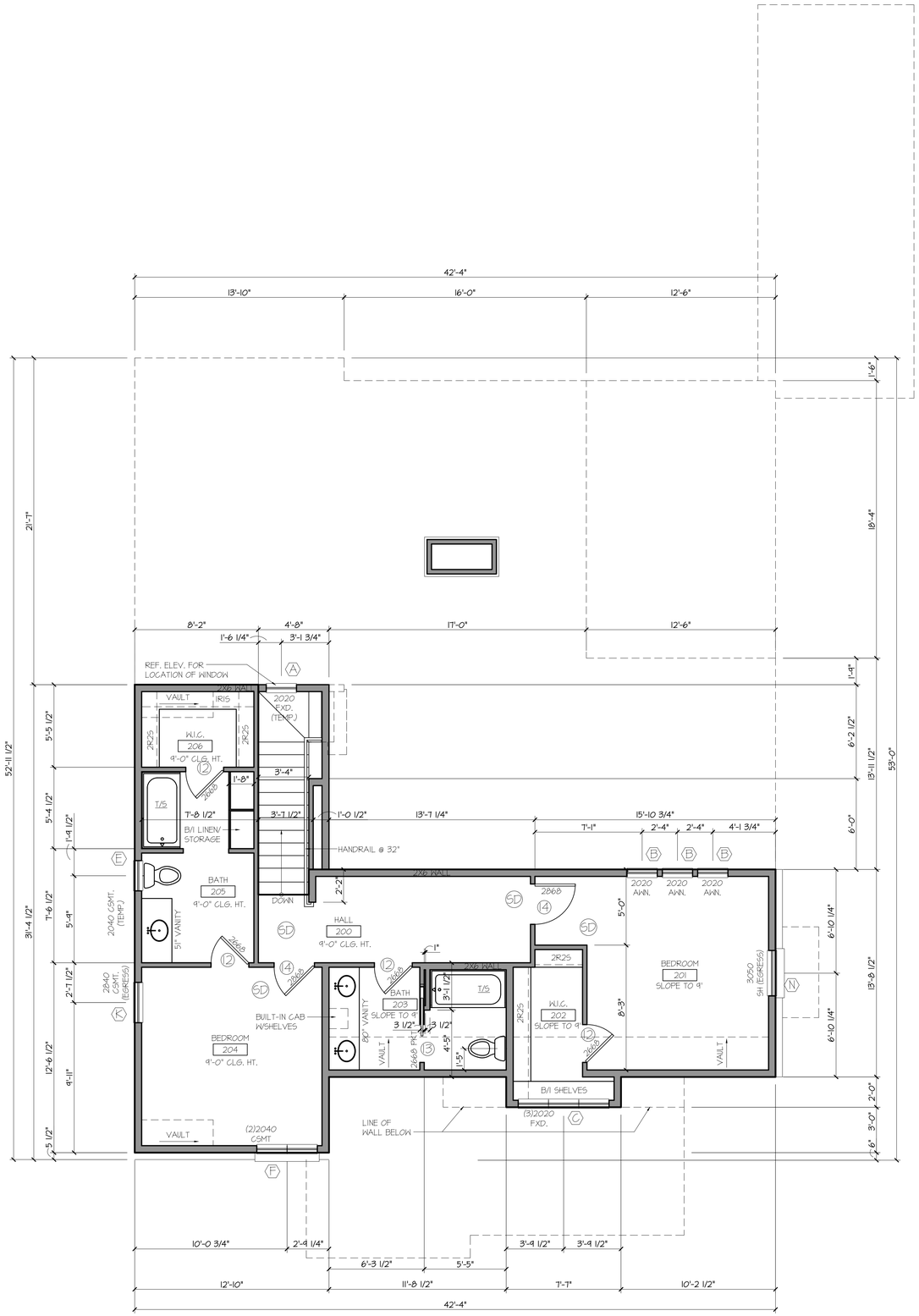
DESIGN	DRAWN	CHKD
MP	MP	MP

SCALE:

JOB No. 2011.16

DATE: 2025.02.04

A-1.01



1 SECOND FLOOR PLAN

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

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	04/02/2025	ISSUE TO CUSTOMER	MP
1	06/26/2026	OC 1 : CARPORT ADDITION	MP

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plans@studio2547.com

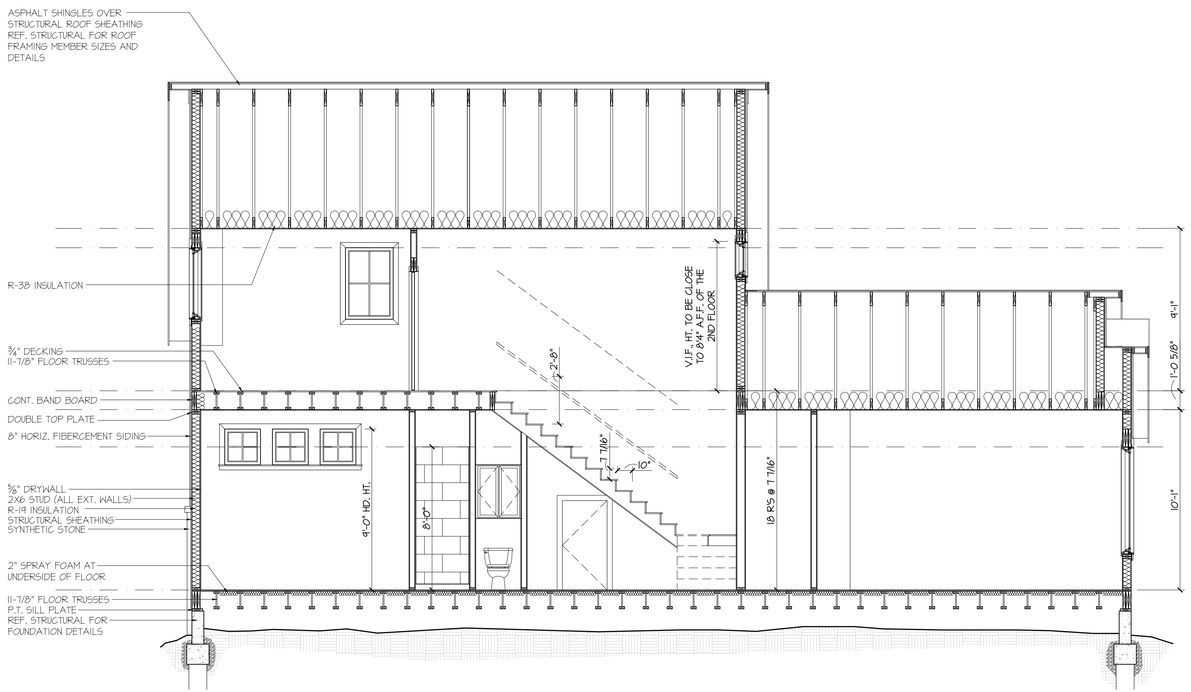
DESIGN	DRAWN	CHKD
MP	MP	MP

SCALE:

JOB No. 2011.16

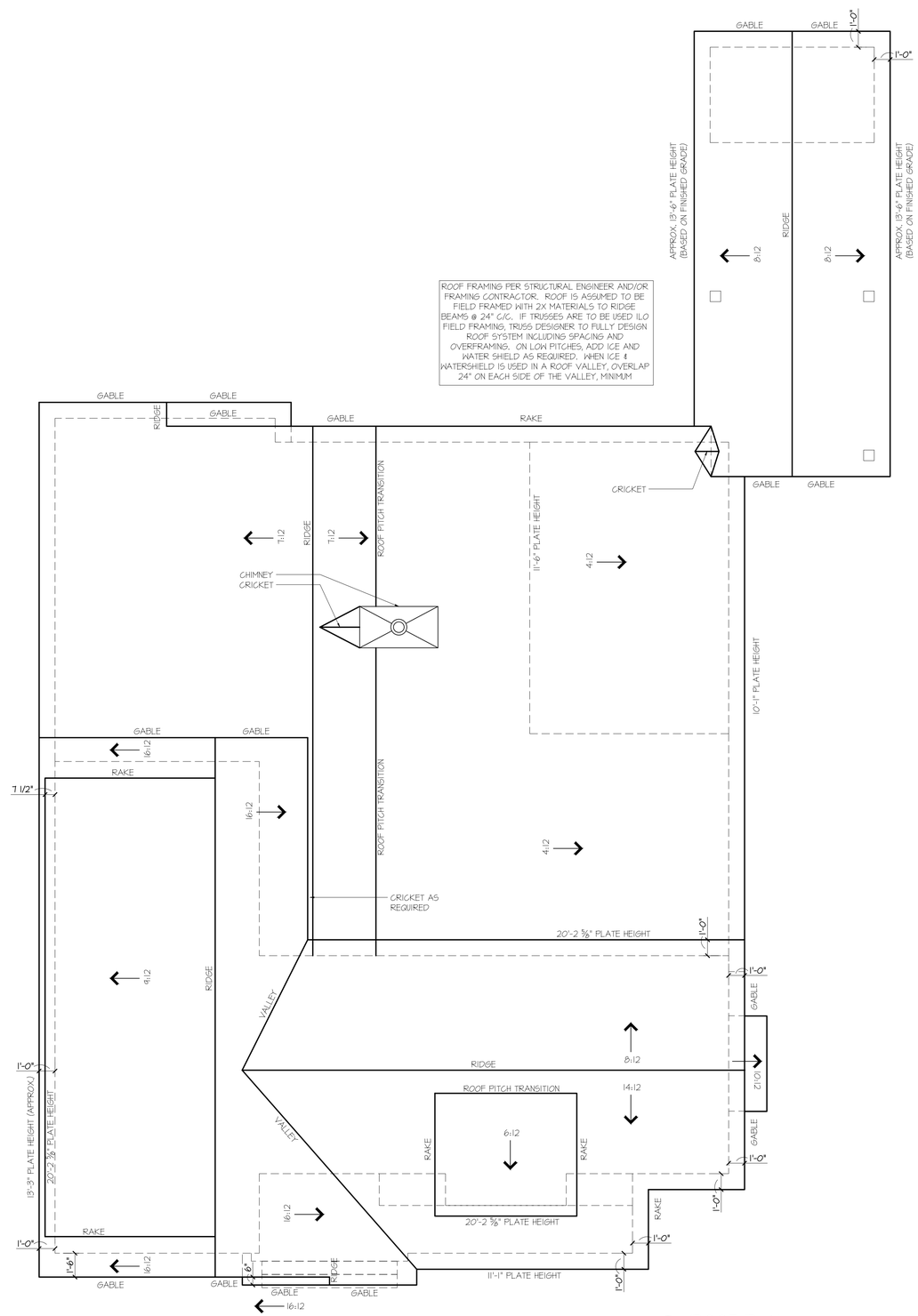
DATE: 2025.02.04

A-1.02



2 THRU SECTION

SCALE: 1/4 = 1'-0"



1 ROOF PLAN

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

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

PLAN STATUS			
REV.	DATE	CHANGE	BY
-	04/02/2025	ISSUE TO CUSTOMER	MP
1	06/26/2026	OC 1 : CARPORT ADDITION	MP

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Oxford, MS 38655

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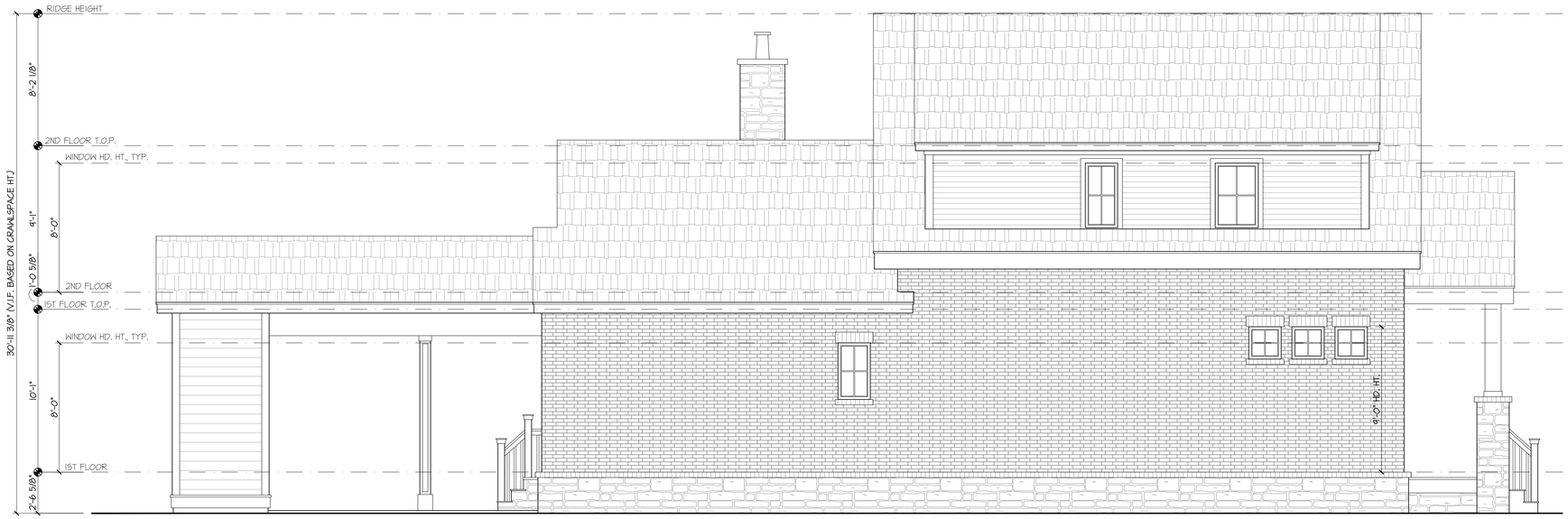
DESIGN	DRAWN	CHKD
MP	MP	MP

SCALE:

JOB No. 2011.16

DATE: 2025.02.04

A-1.03



2 LEFT ELEVATION

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

1 FRONT ELEVATION

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

PLAN STATUS

REV.	DATE	CHANGE	BY
-	04/02/2025	ISSUE TO CUSTOMER	MP
1	06/26/2026	OC 1: CARPORT ADDITION	MP

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Oxford, MS 38655

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plans@studio2547.com

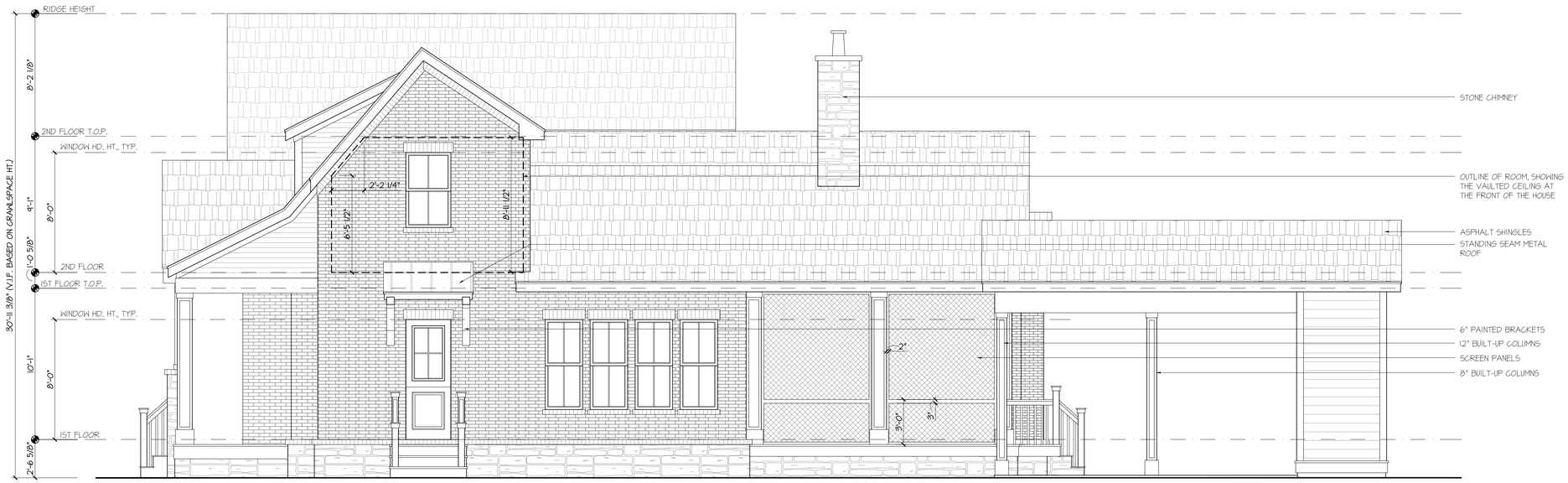
DESIGN	DRAWN	CHKD
MP	MP	MP

SCALE:

JOB No. 2011.16

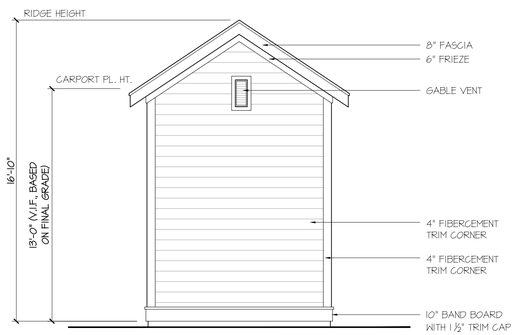
DATE: 2025.02.04

A-2.01



3 RIGHT ELEVATION

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



2 REAR ELEVATION | CARPORT

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

1 REAR ELEVATION

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

0 2' 4' 8'
Scale: 1/4" = 1'-0"

PLAN STATUS

REV.	DATE	CHANGE	BY
-	04/02/2025	ISSUE TO CUSTOMER	MP
1	06/26/2026	OC 1 : CARPORT ADDITION	MP

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plans@studio2547.com

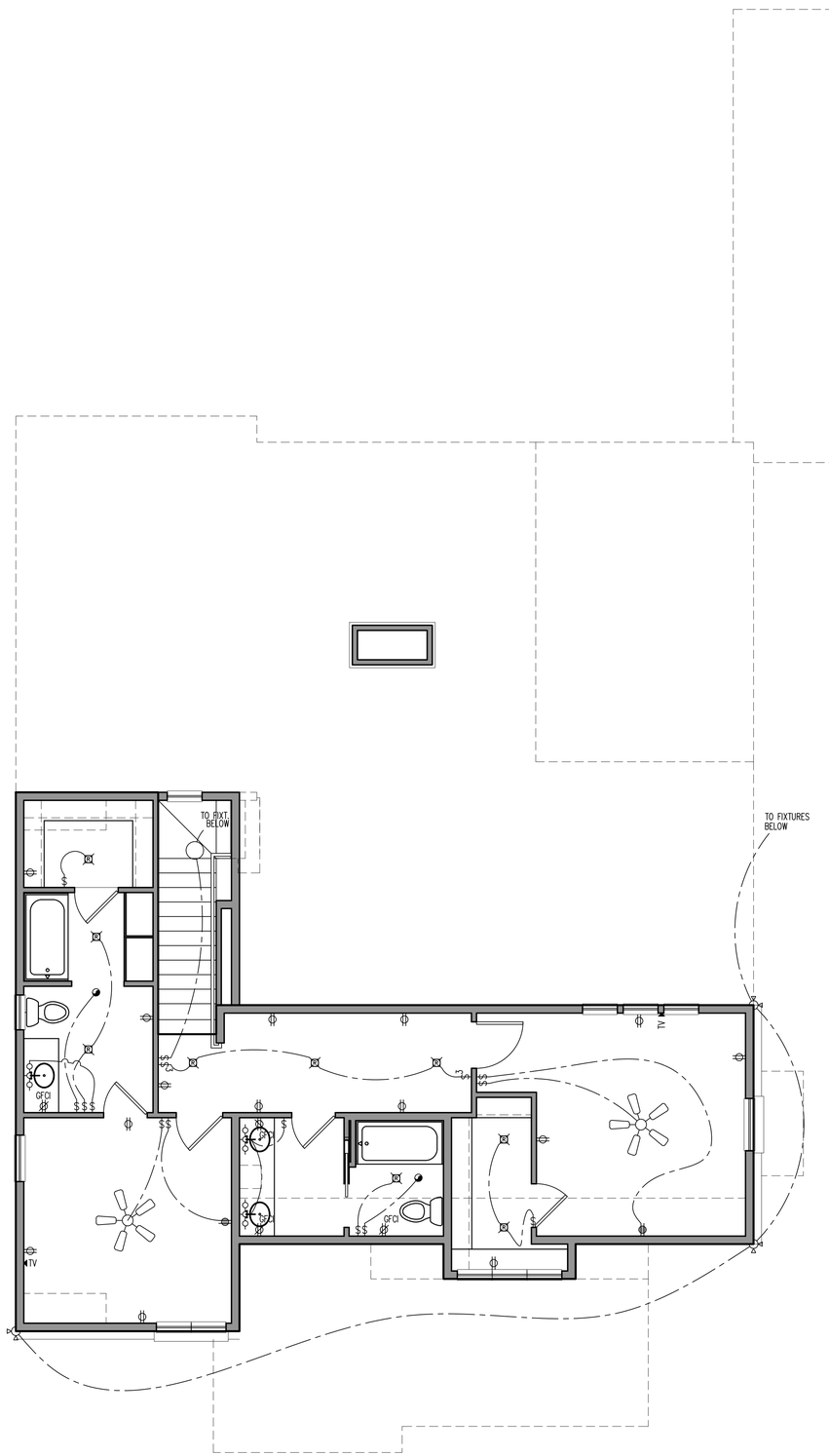
DESIGN	DRAWN	CHKD
MP	MP	MP

SCALE:

JOB No. 2011.16

DATE: 2025.02.04

A-2.02



2 SECOND FLOOR ELEC. PLAN

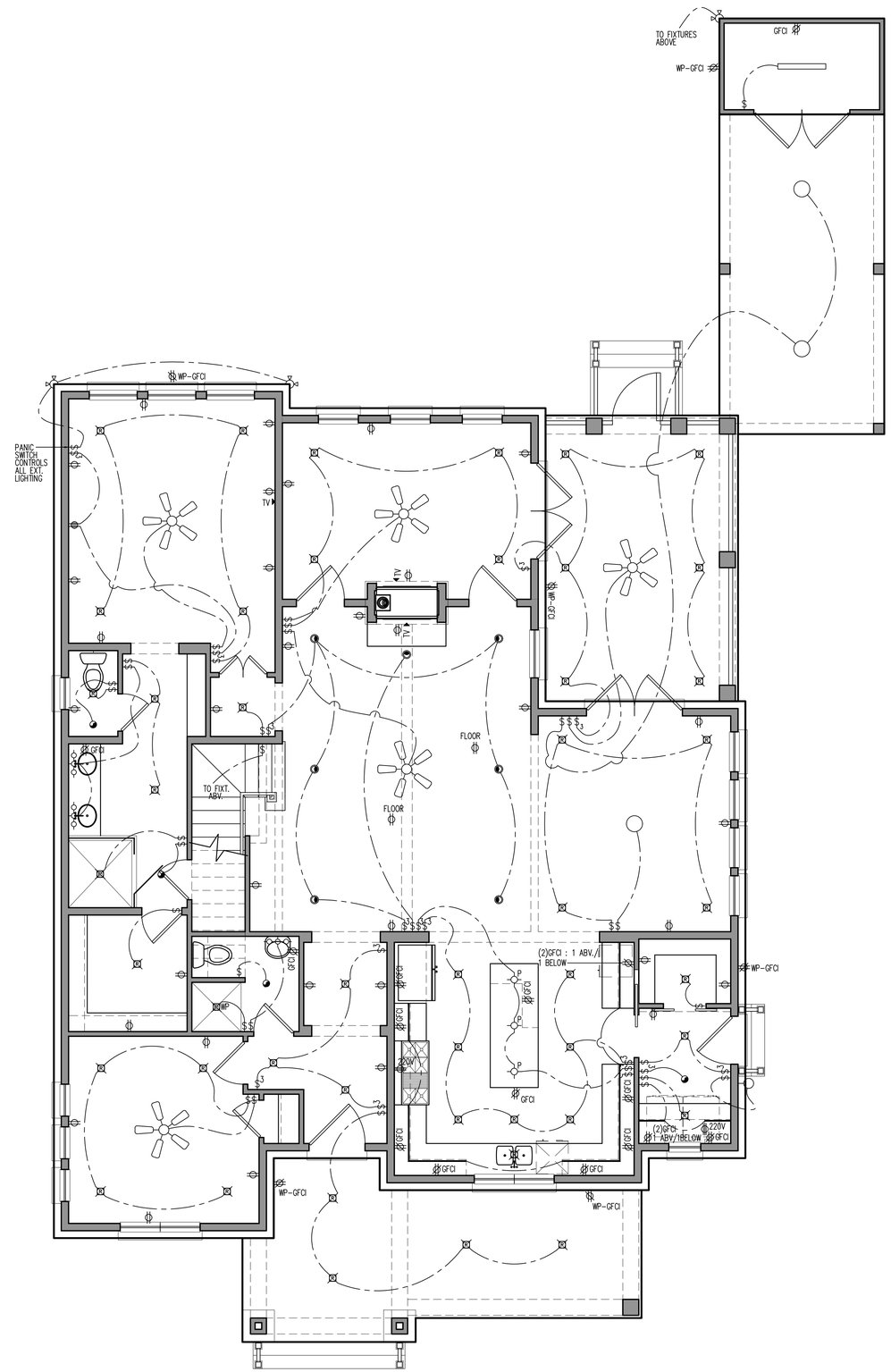
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	RECESSED CAN
	CHANDELIER
	PENDANT LIGHT
	SCONCE LIGHT
	BATH LIGHT / EXHAUST FAN COMBO
	EXHAUST FAN (200 CFM MIN)
	BATH VANITY LIGHT
	EXTERIOR CARRIAGE LAMP
	EXTERIOR THIN MOUNTED FLOOD LIGHT
	SURFACE MOUNT 4 X 12 LED
	UNDER COUNTER LED STRIPS
	4" DIRECTIONAL RECESSED LIGHT
	SURFACE MOUNT 8 X 36 LED
	CEILING FAN, NO LIGHT KIT
	DUPLEX OUTLET
GFCI	GROUND FAULT CIRCUIT INTERRUPT
220V	GROUND FAULT CIRCUIT INTERRUPT
WP-GFCI	EXT. WATERPROOF GROUND FAULT CIRCUIT INTERRUPT
$	SWITCH

0 2' 4' 8'

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



1 FIRST FLOOR ELEC. PLAN

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

PLAN STATUS		
REV.	DATE	CHANGE	BY
-	04/02/2025	ISSUE TO CUSTOMER	MP
1	06/26/2026	OC 1: CARPORT ADDITION	MP

433 N. 15th Street
Oxford, MS 38655

STUDIO 2547

Studio2547, LLC
plans@studio2547.com

DESIGN	DRAWN	CHKD
MP	MP	MP

SCALE:

JOB No. 2011.16

DATE: 2025.02.04

E-1

OXFORD
PLANNING
DEPARTMENT

To: Historic Preservation Commission
From: Kate Kenwright, AICP; Planner II
Approval Date: August 17, 2026

COA Application: 1206 S Lamar Boulevard Complimentary Review
Applicant: Chandelier Development II LLC (Joel Lyons)
Owner: Same
COA Request: Additions and rehabilitation of existing home

Address: 1206 S Lamar Boulevard
PPIN: 8369

Contributing/Non: Contributing

Staff Comments:
The applicant seeks approval for alterations and additions to the existing contributing structure at 1206 S Lamar Boulevard. This project was reviewed for feedback as a complimentary review item at the July meeting of this Commission.

1206 S Lamar Boulevard is described in the Historic Resources Inventory survey as, "one-story, five-bay, brick-veneered bungalow with Colonial Revival influence, built ca. 1925…"

The proposal includes slight changes to the east elevation along with additions to the rear (north) and west elevations, a new carport, and a decorative brick wall/fence along the rear & west property lines.

New additions are reviewed for compatibility in size and scale, setback, materials, and design. A new addition is considered successful if it preserves significant historic materials and features, preserves the historic character, and protects the historic significance by making a visual distinction between what is old and what is new.

New additions to the west and north elevations:
The Guidelines recommend that additions should be clearly identifiable, and that new additions should not remove, damage, or obscure character-defining architectural features. Care has been taken by the applicant to ensure that the new rear dormers sit below the existing roofline and will not be visible.

Side additions are uncommon in the historic district as additions are meant to be limited to non-character defining elevations. The Guidelines note that when a side addition is necessary, the front of the addition should be set back from the historic house front. The proposed design is set back from the front building line, with a slight portion even further set back to define the prominence of the front elevation.

The new addition will be clad in stucco to match the existing stuccoed gable ends. This treatment is both compatible with the existing materials on site and differentiates the old from the new as recommended by the Guidelines.

The proposed carport is simple in style and subordinate in mass to the contributing resource. It meets the recommendation that on an accessory structure should complement the character of the main building but be less elaborate.

Alter window openings on east elevation:
The existing windows on the front and rear of the home will remain. On the east elevation, the applicant proposes to slightly alter two window openings due to the location of counters, etc. in the kitchen. Those windows, and the proposed windows for the new additions, will be fully wooden windows that match the existing historic windows. Existing brick will be retained from the construction of the new addition to fill in the opening as-needed. This is the most low-impact option to alter the window openings as-needed. Staff finds this solution acceptable as the openings are on a non-primary elevation. Additionally, these changes will be shielded by the carport.

Staff Recommendation:
Staff recommends approval of the Certificate of Appropriateness.

State of Mississippi
Department of Archives and History
P.O. Box 571
Jackson, MS 39205

Historic Resources Inventory

Property name, historic:

Property name, common: house

Street Address: 1206 South Lamar Boulevard

Descriptive Location (Rural address):

Legal Description:

Former/Historic Use: Residential: single dwelling

Present Use: Residential: single dwelling

Date of Construction:

Date(s) of historic changes, if any:

Post-historic changes and date(s):

Architect(s):

Builder(s):

Brief Description:

One-story, five-bay, brick-veneered bungalow with Colonial Revival influence, built ca. 1925. Gable roofs covered with asphalt shingles, with box cornice and jerkinheads. Windows are 6/1 double-hung sashes, some in pairs. Partial- width, gable roof porch with jerkinheads, supported by brick piers inset with columns with Doric capitals, spanned by an elliptical arched frieze. Entrance has a six-panel door topped with an elliptical-arched fanlight and flanked by ¾ length multi-light sidelights.

Outbuildings or secondary elements (if significant, use separate form)

Storage shed, ca. 1970. One-story, one-bay, frame, gable roof, weatherboard siding N

Historical Information:

MDAH Inventory Code 105

County: Lafayette

City: Oxford

USGS Quad map: South Oxford, 7.5 Series,

Survey Seq. #:

Ownership: Private

Interior surveyed? No

Integrity: Some changes

Materials:

Style:

Form:

Sources: South Lamar Historic District, NR, 2009

Contexts:

Owner:

Photographer: Judith Johnson & Associates

Photo No/Date:

Form by: Judith Johnson & Associates

Survey project: South Lamar HD Resurvey

Form completed:

Registration Status and Dates

NHL:

Listed NR

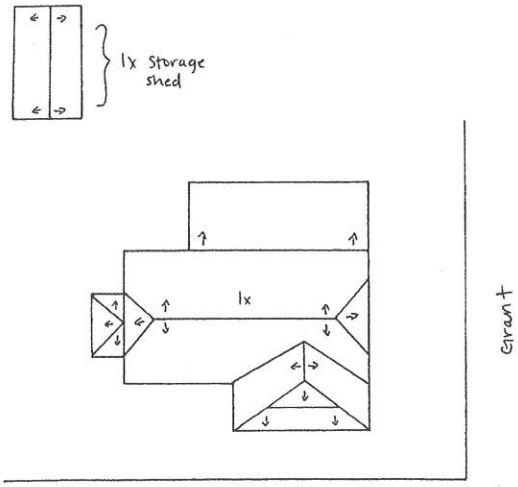
Federal DOE:

District Name:

- [x] Contributing
- [ ] Non-Contributing
- [ ] Previously Listed

Element no.

1206 S. Lamar



1206 S. Lamar

→ N

SECTION 2 ADDITIONS AND NEW CONSTRUCTION

Design Considerations: Site, Scale, Mass, and Form

Materials

Exterior Materials on Additions 90
Exterior Materials in New Construction 90

Architectural Features

Porches, Entry Steps, and Porte Cocheres 91
Doors and Entrances 91
Decks 92
Windows 92
Shutters 93
Awnings 93
Roofs 94
Chimneys 94
Gutters 94
Dormers 95
Foundations 95

Accessory Structures

DESIGN CONSIDERATIONS: SITE, SCALE, MASS, AND FORM

Overview

It is important that new additions be compatible in size and scale, setback, materials, and design as the main structure. Poorly designed additions can dramatically change and often destroy the historic qualities of a structure.

Additions should be done in a manner that does not diminish the character of the building and district. Significant existing additions should be preserved. Pre-Civil War houses often had late nineteenth or early twentieth-century rear wings that represented early attempts to bring the kitchen into the house. Some of these additions were done well without sacrificing the architectural integrity of the main house. However, not all additions are significant and worthy of preservation. Many later additions were poorly designed and constructed, and they sacrificed the original form, materials, or craftsmanship of the historic building to which they were added.

A new addition to a historic building is considered to be successful if it:

- Preserves significant historic materials and features;
- Preserves the historic character
- Protects the historical significance by making a visual distinction between what is old and what is new.

1428 S. 10th St. c. 1925 with a side and rear addition c. 1960

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Design Considerations

- New additions should not remove, damage, or obscure character-defining architectural features.
- Significant existing additions should be preserved.
- Additions should be considered only after the determination that a new use cannot be met without altering significant interior spaces.
- Additions should be compatible in materials, design, roof form, and proportion to the main structure.
- Additions, like new construction, are representative of the time in which they are built. Therefore, contemporary designs are permitted but should always be compatible with the existing structure.
- An addition should never mimic or recreate the architecture of the primary structure. Consider replicating a historic addition only if historical documentation exists.
- Additions should be clearly identifiable as such.
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- Architectural details should complement the main structure but should be clearly differentiated through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site.

DESIGN PRINCIPLES OF COMPATIBILITY

1. **Setback and Lot Coverage**
2. **Orientation** - the direction a building faces
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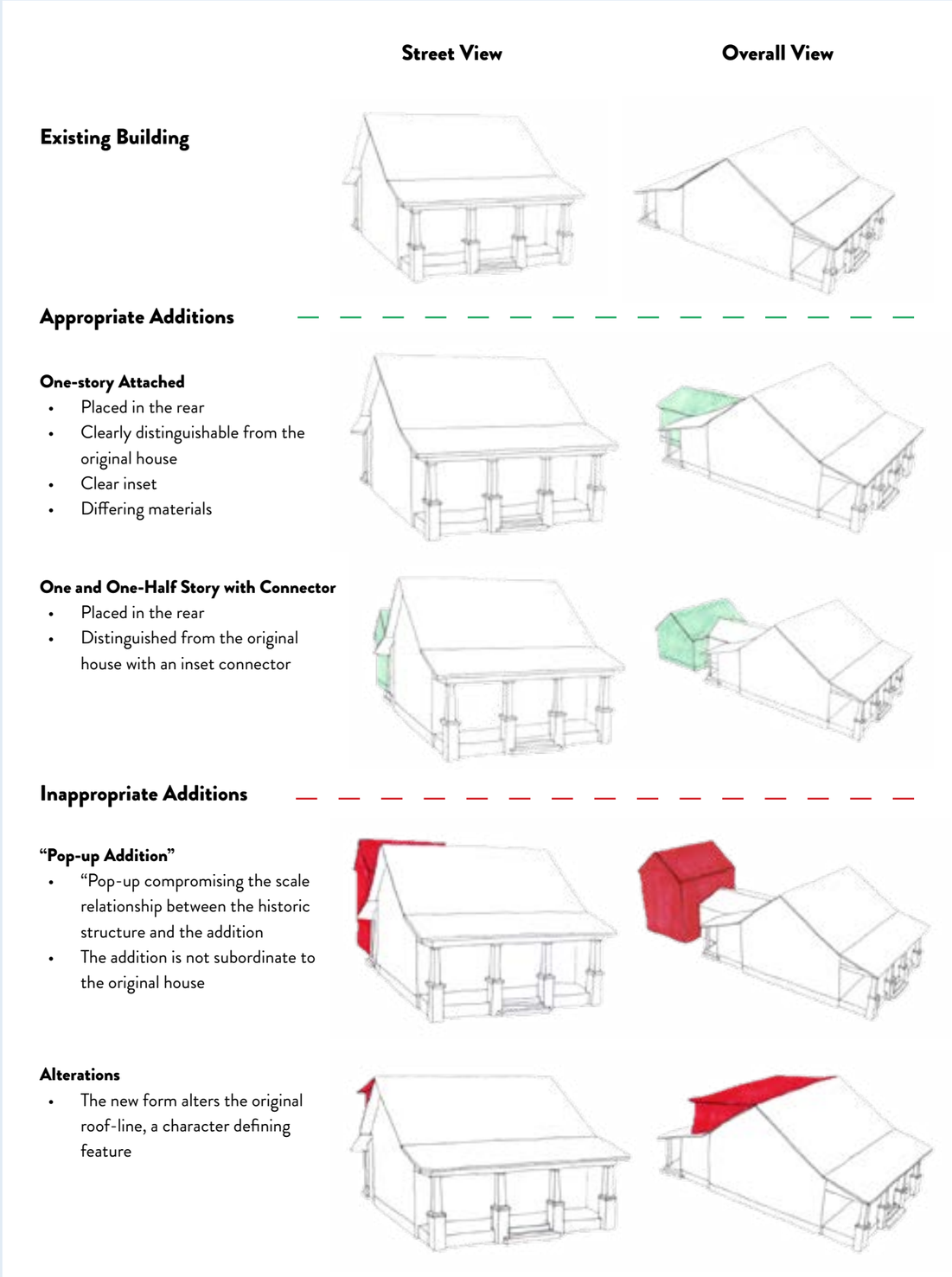
9. **Color**
10. **Roof Shape**
11. **Details and Ornamentation**
12. **Landscape Features**



Site / Placement

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Scale / Size

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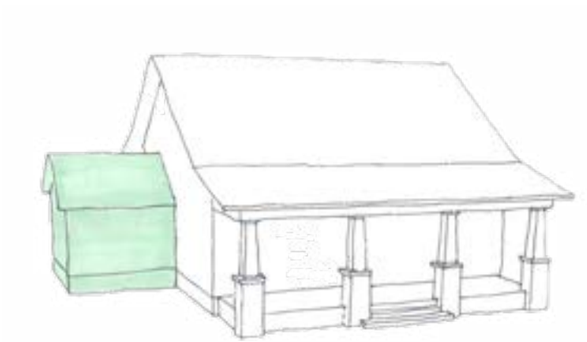
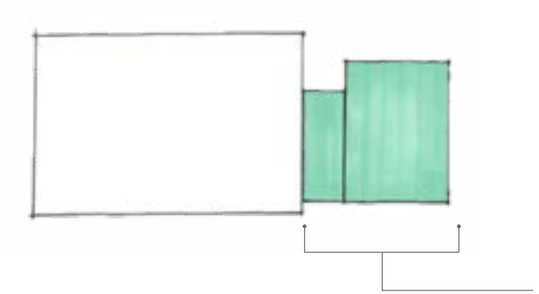


Rear additions are more appropriate than side additions. When a side addition is necessary, set the front of the addition back from the historic house front. Size the addition to be subordinate to the house (no more than 1/3 of the width of the front facade).

- Design new additions to replicate the scale and rhythm of features of the historic building.
- Design the size and height of an addition to be subordinate to that of the historic building. Should the footprint of the new addition exceed 50% of the historical portion of the building, the Commission shall evaluate the new design carefully in the context of the Design Guidelines recommendations related to the scale, massing, rhythm, and proportion of new additions. Special consideration shall also be given to the proposed addition in the context of the size of the lot and the height and massing of neighboring structures.



A building addition should not exceed 50% of original house footprint.

Mass and Form

- The design of a new addition should be clearly differentiated so the addition reads as an addition and not as part of the historic building. The genuine historic building should stand out from any new additions.
- The most successful way to add an addition to a historic building is to build a small hyphen or connector. This results in minimal damage to the historic building and clearly differentiates the new from the old. Architectural hyphens or connectors should be recessed from the streetscape. Design the connection to be inconspicuous and to ensure that the historic buildings continue to read as distinct and separate entities

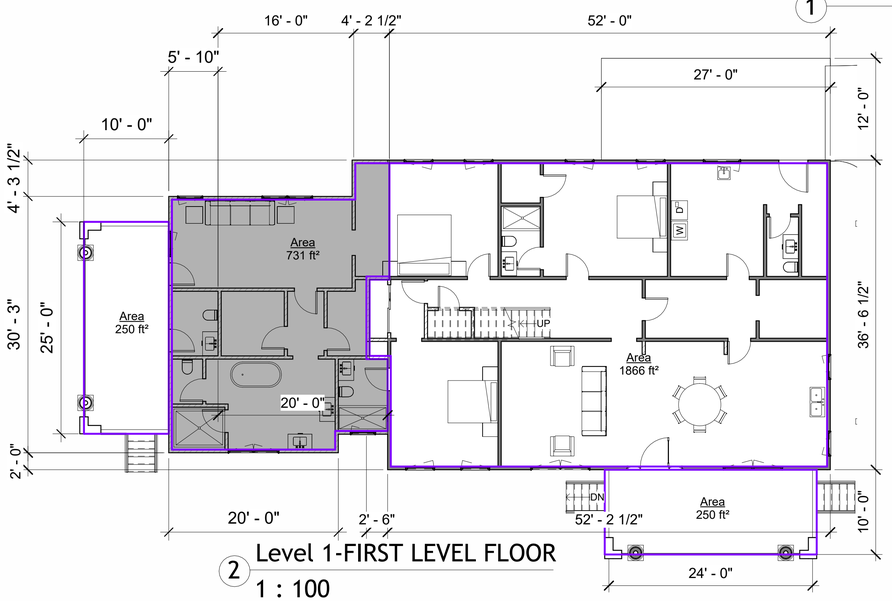
A recessed hyphen distinguishes the addition from the historic home, causing minimal damage to the original structure. Design by Julie Spears Architecture with Design Develop Studio.

- Design roof shapes, pitch, and level of complexity to be similar to but subordinate to the historic building.
- Use similar height lines, matching the foundation and floor-to-ceiling heights of an addition to that of the historic building.
- Make window and door openings retain the general size and rhythm of the openings of the historic building.
- If an addition or porch enclosure obscures an original window or door opening, retain the opening. Perhaps install shutters or blinds or shallow shelving in the opening
- Architectural detailing should complement rather than exactly duplicate the detailing of the historic resource.

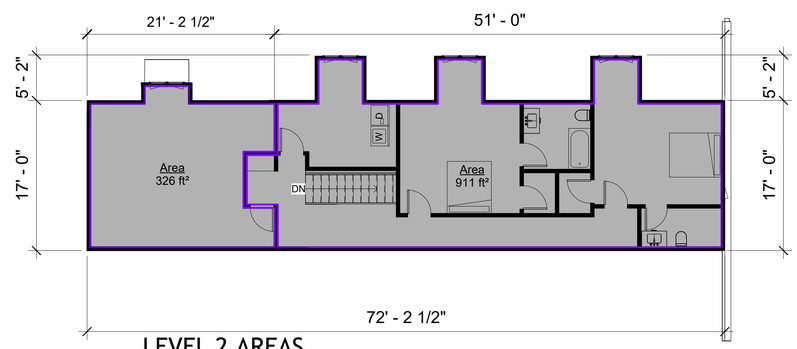
Similar height lines, window openings that retain the size and rhythm of the original structure and architectural detailing that complements the original detailing contribute to the compatibility of the design of the addition to this house. Design by Howorth & Associates Architects

1206 SOUTH LAMAR/ RENOVATION

1 3D FRONT VIEW



2 Level 1-FIRST LEVEL FLOOR
1 : 100



3 LEVEL 2 AREAS
1/8" = 1'-0"

AREA LEGEND

EXISTING AREA

ADDITION AREA

Sheet List

Sheet Number	Sheet Name
A0	COVER
A1	3D ISOMETRIC VIEWS
A2	FOUNDATION PLAN
A3	GENERAL SITE-ROUGH ROOF PLAN
A4	FIRST LEVEL FLOOR PLAN
A5	ATTIC LEVEL FLOOR PLAN
A6	ELEVATIONS
A7	ELEVATIONS
A7.1	BUILDING ELEVATION
A8	BUILDING SECTIONS

AREAS

FIRST FLOOR

CONDITIONED EXISTING SPACES	**1,866 SQFT**
ADDITION	**731 SQFT**
FRONT PORCH	250 SQFT
SIDE PORCH	250 SQFT
CARPORT	432 SQFT

SECOND FLOOR

CONDITIONED ADDITION SPACES	**911 SQFT**
BONUS ADDITION	326 SQFT

TOTAL HEATED & COOL 3,528 SQFT

GENERAL INFORMATION

EXISTING
4 BEDROOM
1 FULL BATHS
1 1/2 BATHS

ADDITION
3 BEDROOM
4 FULL BATHS
1 BONUS ROOM

N.º	Desc.	Dat.

Client Name
Joel Lyons

Project Title
1206 SOUTH LAMAR/ RENOVATION

Sheet Name
COVER

PROJECT NO.	004
DATE	7.30.2026
DRAWN BY	MV
CHECKED BY	JL

A0

Scale @ Arch D As indicated

1 3D FRONT ISOMETRIC VIEW

2 3D REAR ISOMETRIC VIEW

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/ RENOVATION

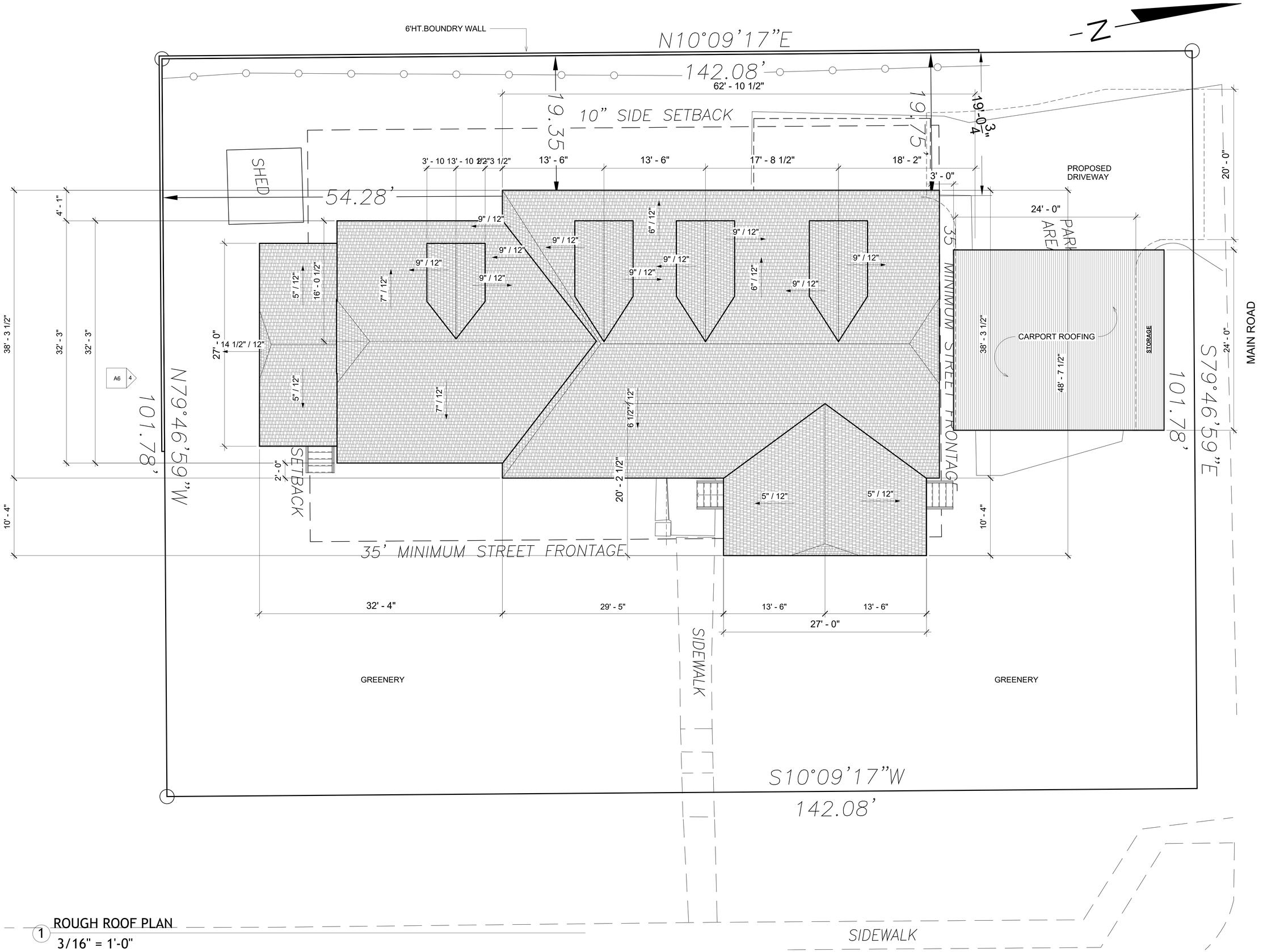
Sheet Name

3D ISOMETRIC VIEWS

PROJECT NO.	004
DATE	7.30.2026
DRAWN BY	MV
CHECKED BY	JL

A1

Scale @ Arch D



1 ROUGH ROOF PLAN
3/16" = 1'-0"

N.º	Desc.	Dat.

Client Name
Joel Lyons

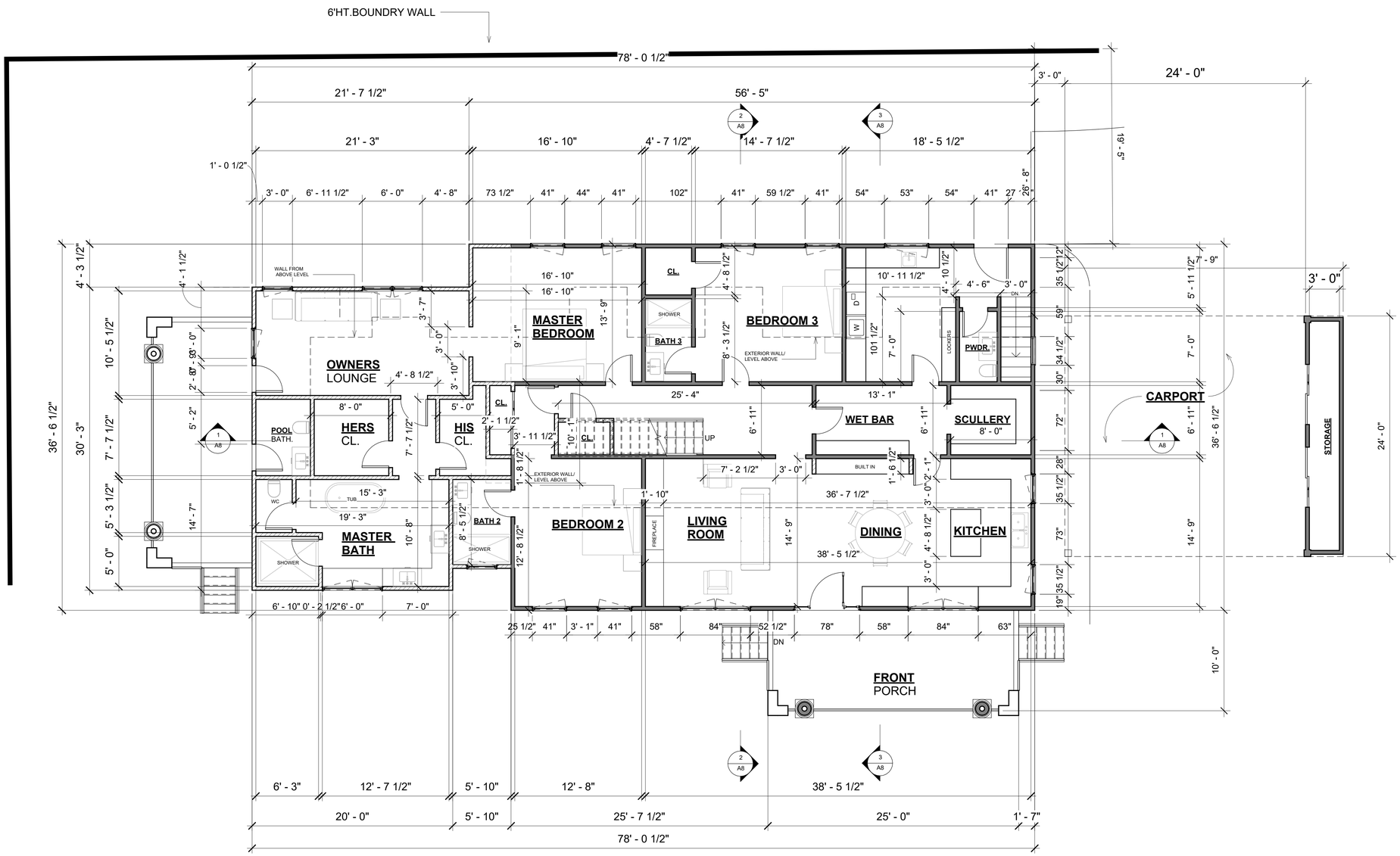
Project Title
1206 SOUTH LAMAR/ RENOVATION

Sheet Name
GENERAL SITE-ROUGH ROOF PLAN

PROJECT NO.	004
DATE	7.30.2026
DRAWN BY	MV
CHECKED BY	JL

A3

Scale @ Arch D 3/16" = 1'-0"



WALL TYPES

- FIRST LEVEL EXISTING WALLS
- FIRST LEVEL ADDITION WALLS
- SECOND LEVEL ADDITION WALLS
- CLOSED OFF ADDITIONAL WALLS

1 Level 1-FIRST LEVEL FLOOR
3/16" = 1'-0"

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/ RENOVATION

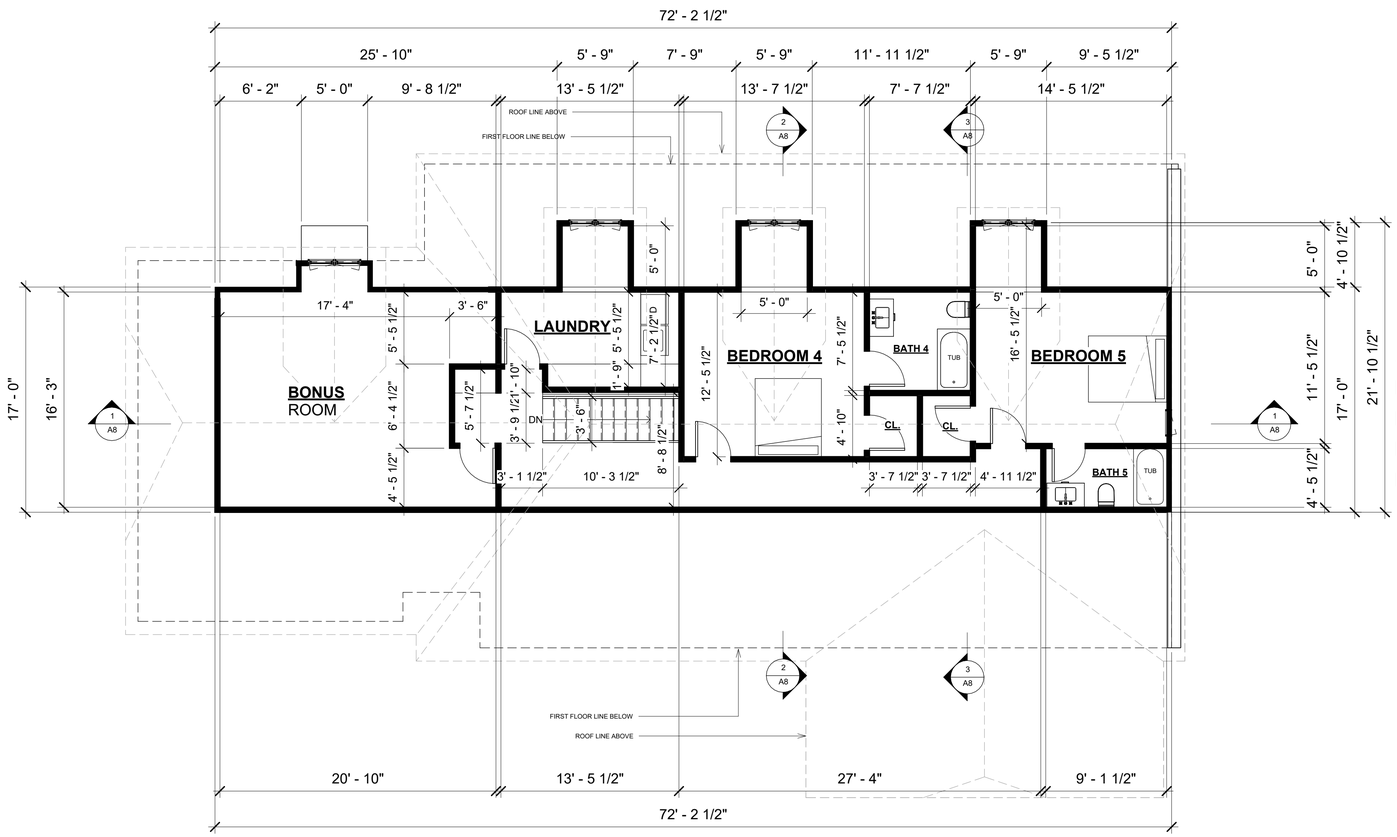
Sheet Name

FIRST LEVEL FLOOR PLAN

PROJECT NO.	004
DATE	7.30.2026
DRAWN BY	MV
CHECKED BY	JL

A4

Scale @ Arch D 3/16" = 1'-0"



WALL TYPES

- FIRST LEVEL EXISTING WALLS
- FIRST LEVEL ADDITION WALLS
- SECOND LEVEL ADDITION WALLS
- CLOSED OFF ADDITIONAL WALLS

1 Level 2-ATTIC LEVEL FLOOR

3/16" = 1'-0"

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/ RENOVATION

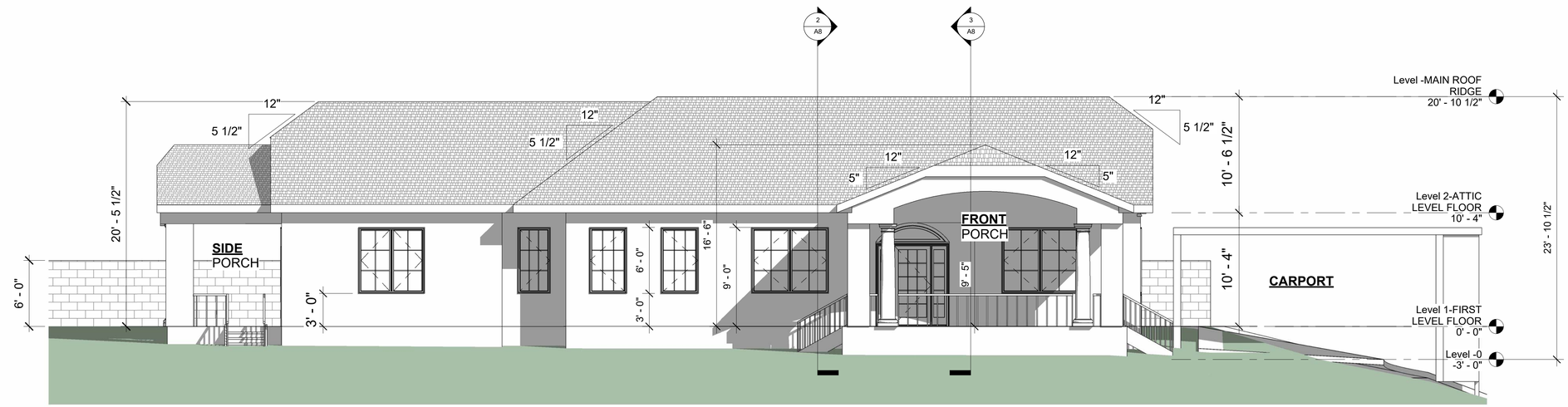
Sheet Name

ATTIC LEVEL FLOOR PLAN

PROJECT NO.	004
DATE	7.30.2026
DRAWN BY	MV
CHECKED BY	JL

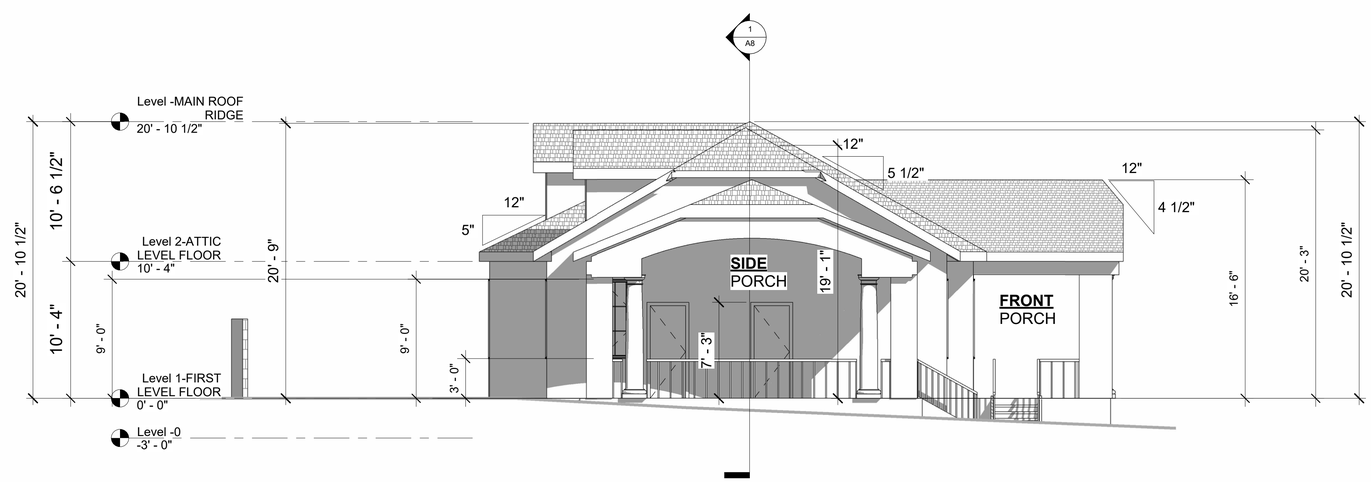
A5

Scale @ Arch D 3/16" = 1'-0"



1 SOUTH ELEVATION

3/16" = 1'-0"



4 WEST ELEVATION

3/16" = 1'-0"

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/
RENOVATION

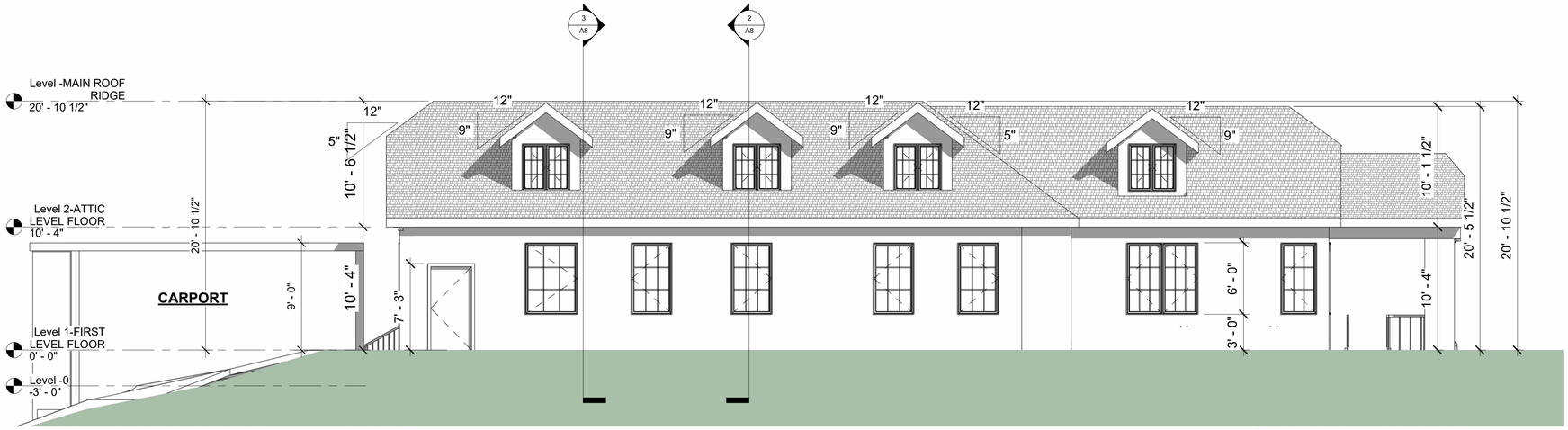
Sheet Name

ELEVATIONS

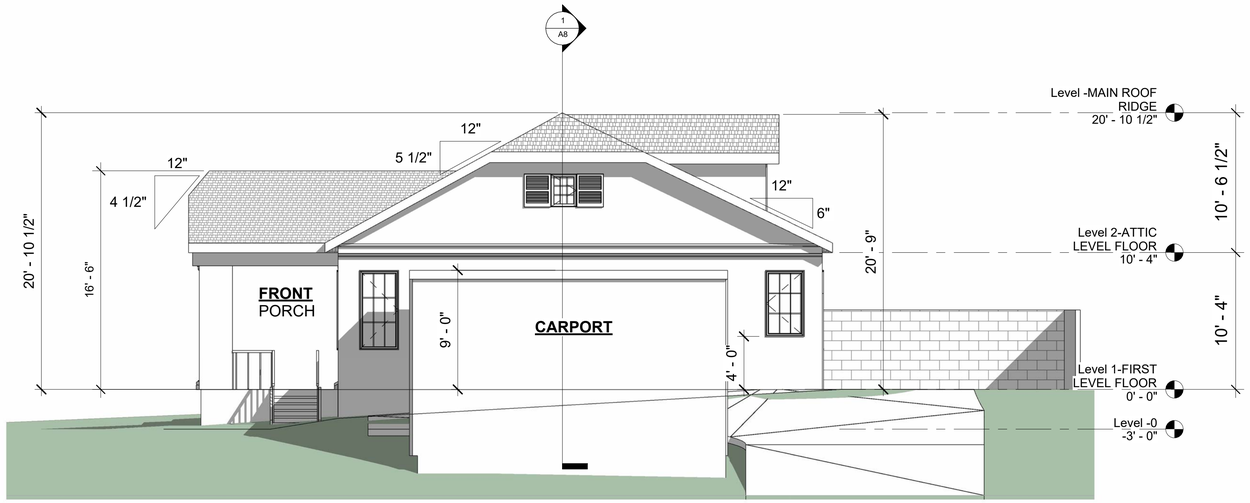
PROJECT NO.	004
DATE	7.30.2026
DRAWN BY	MV
CHECKED BY	JL

A6

Scale @ Arch D 3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/
RENOVATION

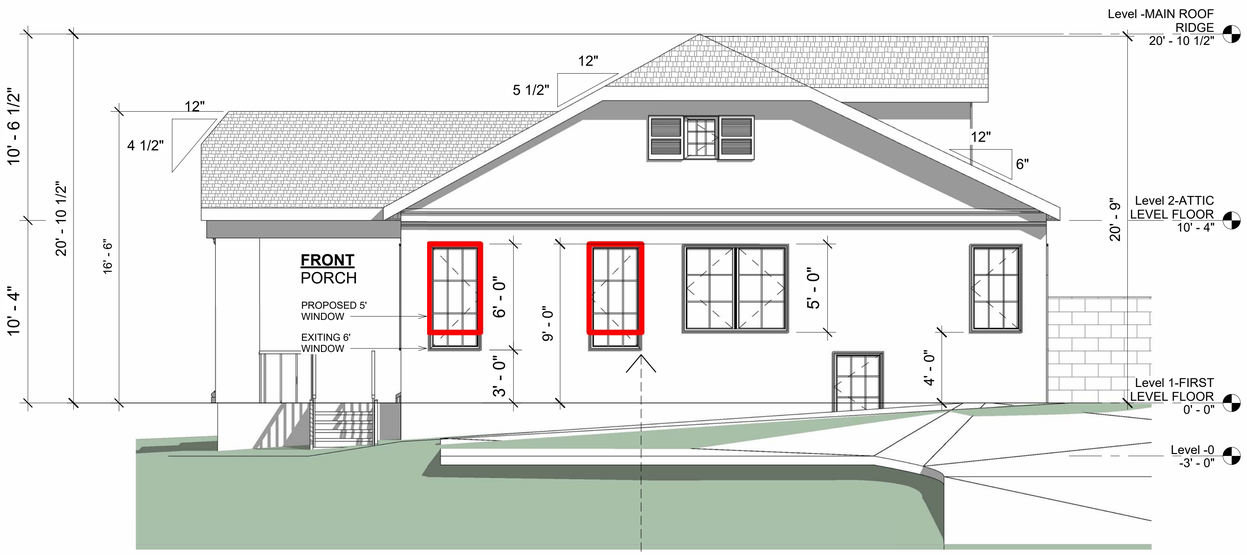
Sheet Name

ELEVATIONS

PROJECT NO.	004
DATE	7.30.2026
DRAWN BY	MV
CHECKED BY	JL

A7

Scale @ Arch D 3/16" = 1'-0"



1 EAST ELEVATION.

1/4" = 1'-0"

EXISTING ELEVATION

N.°	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/ RENOVATION

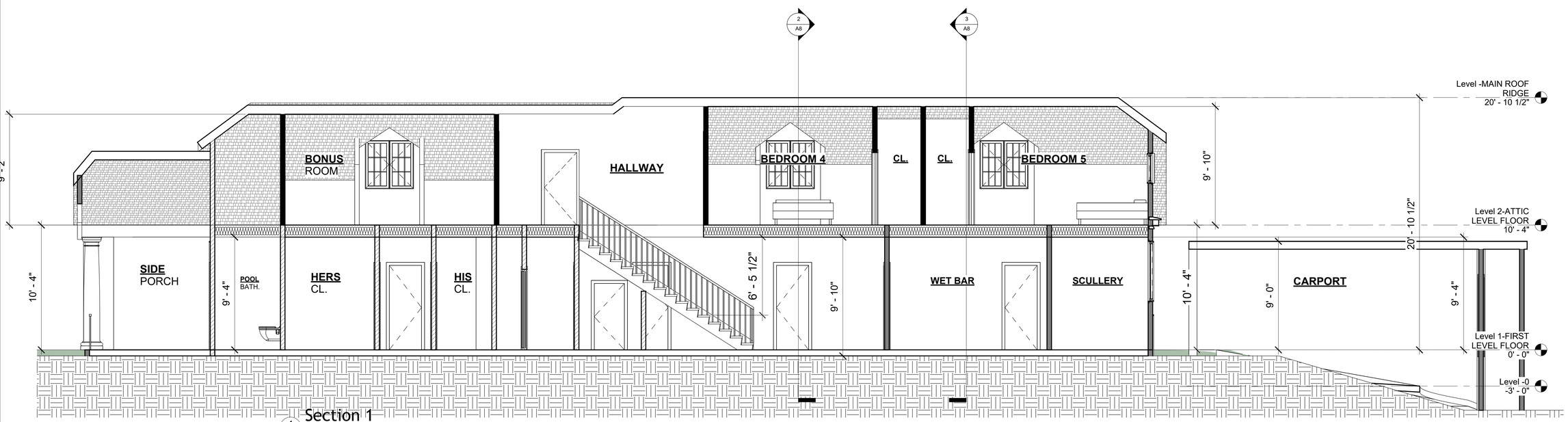
Sheet Name

BUILDING ELEVATION

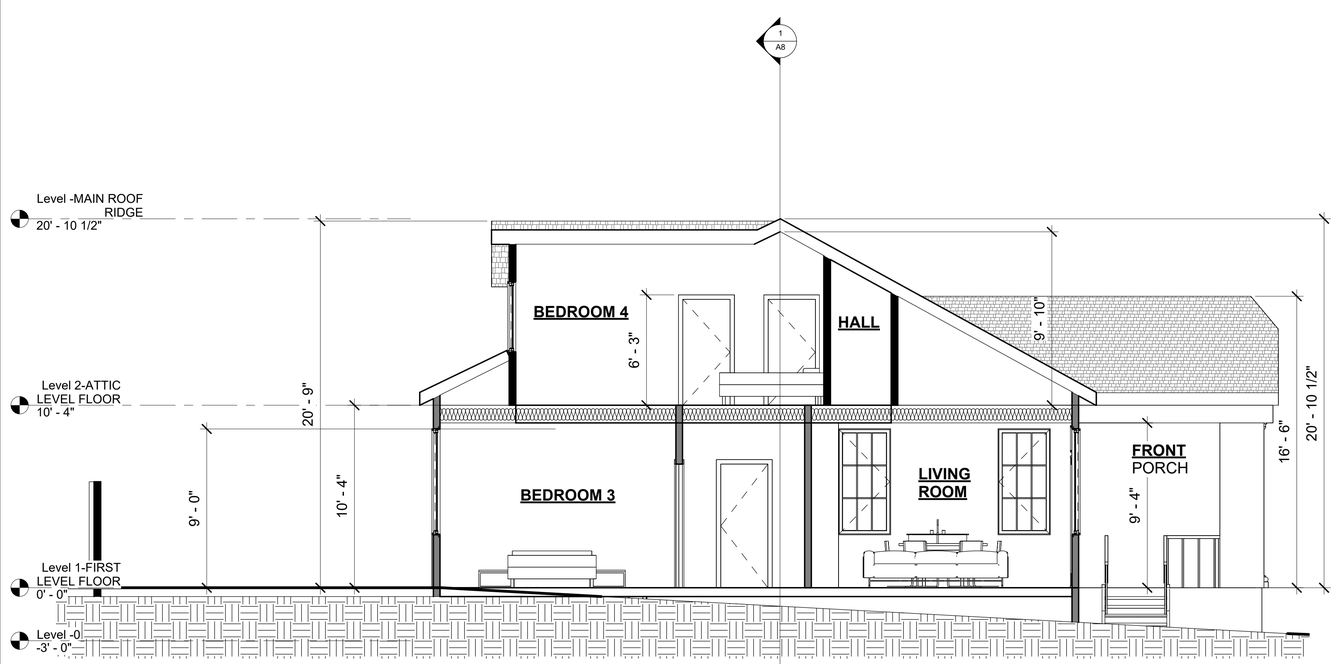
PROJECT NO.	004
DATE	7.30.2026
DRAWN BY	MV
CHECKED BY	JL

A7.1

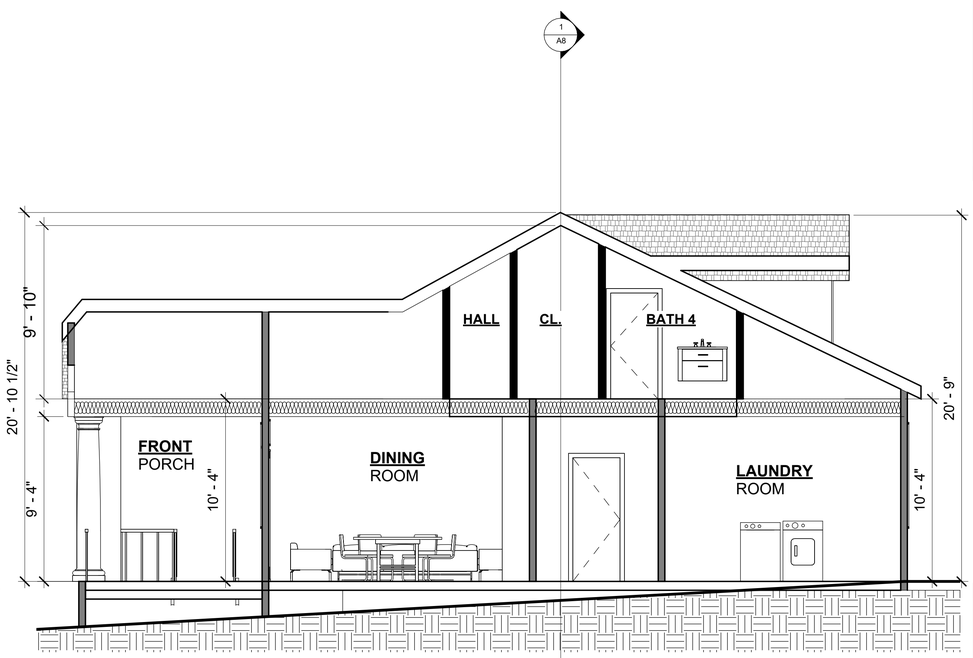
Scale @ Arch D 1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/
RENOVATION

Sheet Name

BUILDING
SECTIONS

PROJECT NO.	004
DATE	7.30.2026
DRAWN BY	MV
CHECKED BY	JL

A8

Scale @ Arch D 1/4" = 1'-0"

GREAT HOMES GALLERY

278 HWY 178 (38804)
PO BOX 2185
TUPELO MS 38803-2185
Phone: 662-680-9128 Fax: 1-662-680-5600

Customer Quote

Short Form Images Only

QUOTE EXPIRES
N/A

QUOTE DATE
Quote Not Ordered

BID BY

PRICE BOOK
Price Book 2026

CREATED
7/31/2026
bobg@ghg-inc.com

PK # 338

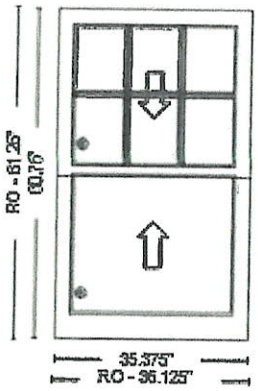
Customer Information:

Delivery Information:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
3186062	None		7/31/2026 11:29 AM
CUSTOMER JOB NAME	**TERMS**	**QUOTE NAME**	**PROJECT NAME**
		JOEL LYONS	JOEL LYONS

Line #	Room ID	Quantity	Overall RO	Overall Frame
100	None Assigned	1	36 1/8" X 61 1/4"	35.375" X 60.75"

*** Units viewed from exterior.**



OXFORD
PLANNING
DEPARTMENT

To:	Historic Preservation Commission
From:	Kate Kenwright, AICP; Planner II
Approval Date:	July 27, 2026
COA Application:	1206 S Lamar Boulevard Complimentary Review
Applicant:	Chandelier Development II LLC (Joel Lyons)
Owner:	Same
COA Request:	Additions and rehabilitation of existing home
Address:	1206 S Lamar Boulevard
PPIN:	8369
Contributing/Non:	Contributing

Staff Comments:
The applicant seeks feedback on several changes to the existing home. Proposed items include a new side addition, a new carport, and the addition of rear dormers, among other changes.

Design Guidelines References:
See the attached Guidelines for New Additions to Historic Buildings attached.

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9. **Color**
10. **Roof Shape**
11. **Details and Ornamentation**
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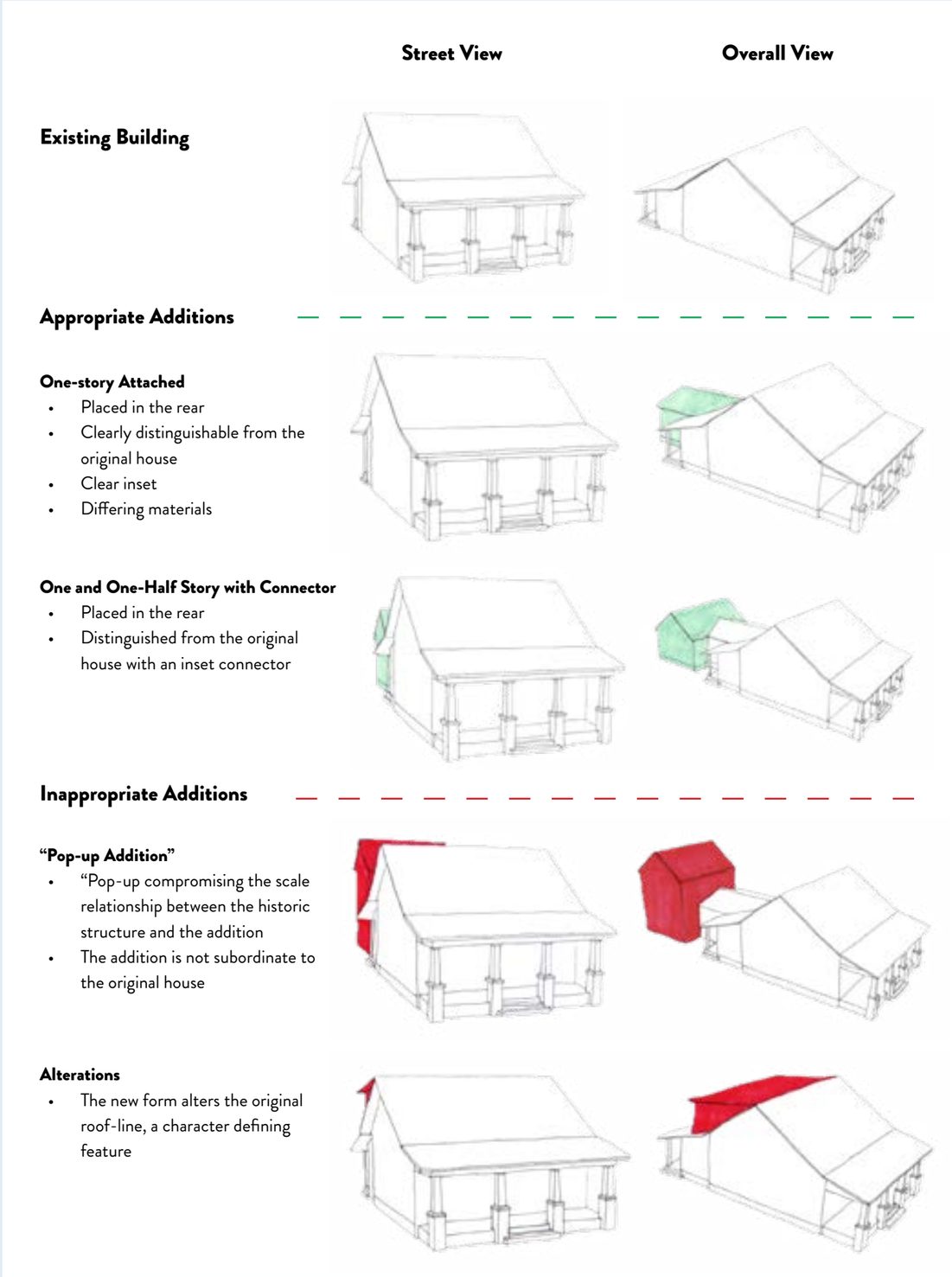

Site / Placement

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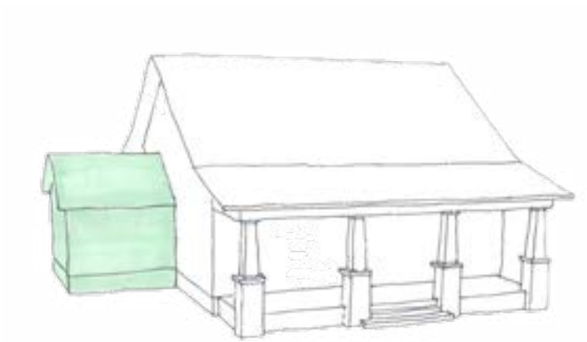
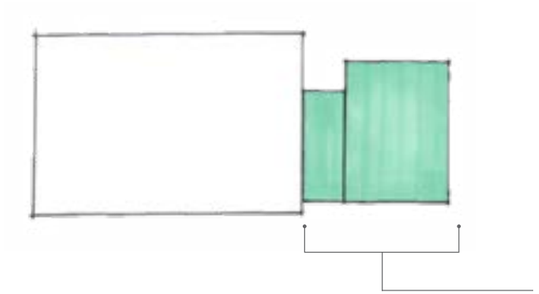


Rear additions are more appropriate than side additions. When a side addition is necessary, set the front of the addition back from the historic house front. Size the addition to be subordinate to the house (no more than 1/3 of the width of the front facade).

- Design new additions to replicate the scale and rhythm of features of the historic building.
- Design the size and height of an addition to be subordinate to that of the historic building. Should the footprint of the new addition exceed 50% of the historical portion of the building, the Commission shall evaluate the new design carefully in the context of the Design Guidelines recommendations related to the scale, massing, rhythm, and proportion of new additions. Special consideration shall also be given to the proposed addition in the context of the size of the lot and the height and massing of neighboring structures.



A building addition should not exceed 50% of original house footprint.

Mass and Form

- The design of a new addition should be clearly differentiated so the addition reads as an addition and not as part of the historic building. The genuine historic building should stand out from any new additions.
- The most successful way to add an addition to a historic building is to build a small hyphen or connector. This results in minimal damage to the historic building and clearly differentiates the new from the old. Architectural hyphens or connectors should be recessed from the streetscape. Design the connection to be inconspicuous and to ensure that the historic buildings continue to read as distinct and separate entities

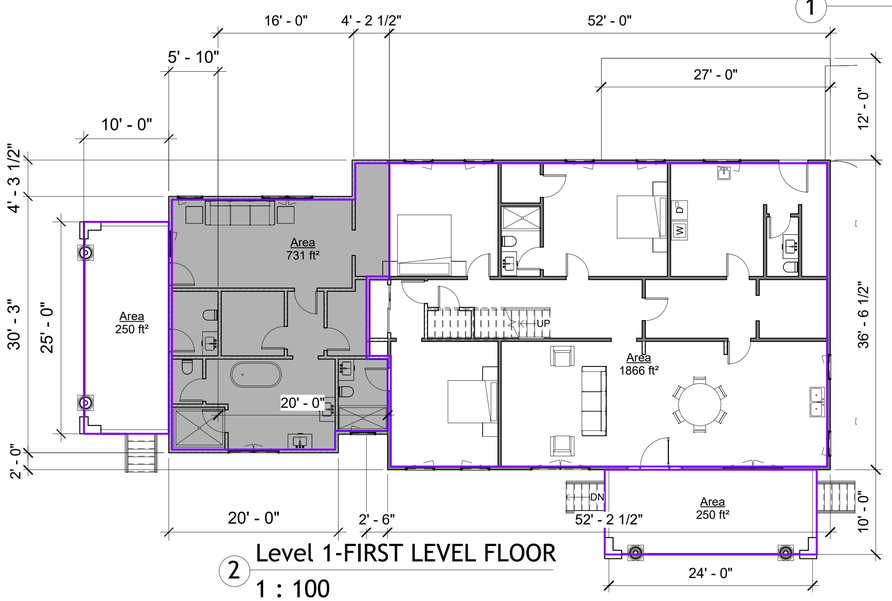
A recessed hyphen distinguishes the addition from the historic home, causing minimal damage to the original structure. Design by Julie Spears Architecture with Design Develop Studio.

- Design roof shapes, pitch, and level of complexity to be similar to but subordinate to the historic building.
- Use similar height lines, matching the foundation and floor-to-ceiling heights of an addition to that of the historic building.
- Make window and door openings retain the general size and rhythm of the openings of the historic building.
- If an addition or porch enclosure obscures an original window or door opening, retain the opening. Perhaps install shutters or blinds or shallow shelving in the opening
- Architectural detailing should complement rather than exactly duplicate the detailing of the historic resource.

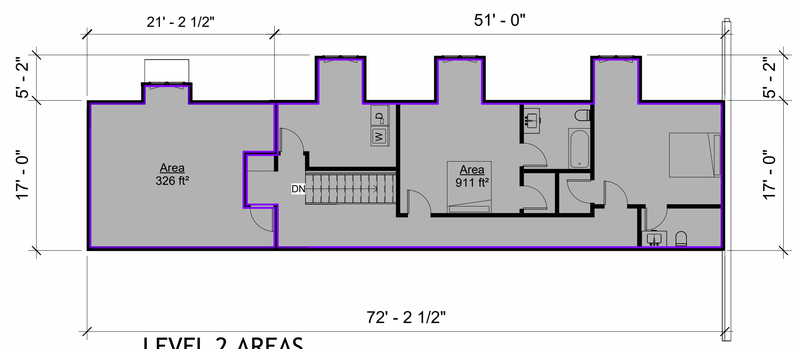
Similar height lines, window openings that retain the size and rhythm of the original structure and architectural detailing that complements the original detailing contribute to the compatibility of the design of the addition to this house. Design by Howorth & Associates Architects

1206 SOUTH LAMAR/ RENOVATION

1 3D FRONT VIEW



2 Level 1-FIRST LEVEL FLOOR
1 : 100



3 LEVEL 2 AREAS
1/8" = 1'-0"

AREA LEGEND

EXISTING AREA

ADDITION AREA

Sheet List

Sheet Number	Sheet Name
A0	COVER
A1	3D ISOMETRIC VIEWS
A2	FOUNDATION PLAN
A3	GENERAL SITE-ROUGH ROOF PLAN
A4	FIRST LEVEL FLOOR PLAN
A5	ATTIC LEVEL FLOOR PLAN
A6	ELEVATIONS
A7	ELEVATIONS
A7.1	BUILDING ELEVATION
A8	BUILDING SECTIONS

AREAS

FIRST FLOOR

CONDITIONED EXISTING SPACES	**1,866 SQFT**
ADDITION	**731 SQFT**
FRONT PORCH	250 SQFT
SIDE PORCH	250 SQFT
CARPORT	432 SQFT

SECOND FLOOR

CONDITIONED ADDITION SPACES	**911 SQFT**
BONUS ADDITION	326 SQFT

TOTAL HEATED & COOL 3,528 SQFT

GENERAL INFORMATION

EXISTING
4 BEDROOM
1 FULL BATHS
1 1/2 BATHS

ADDITION
3 BEDROOM
4 FULL BATHS
1 BONUS ROOM

N.º	Desc.	Dat.

Client Name
Joel Lyons

Project Title
1206 SOUTH LAMAR/ RENOVATION

Sheet Name
COVER

PROJECT NO.	004
DATE	15.7.2026
DRAWN BY	MV
CHECKED BY	JL

A0

Scale @ Arch D As indicated

1 3D FRONT ISOMETRIC VIEW

2 3D REAR ISOMETRIC VIEW

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/
RENOVATION

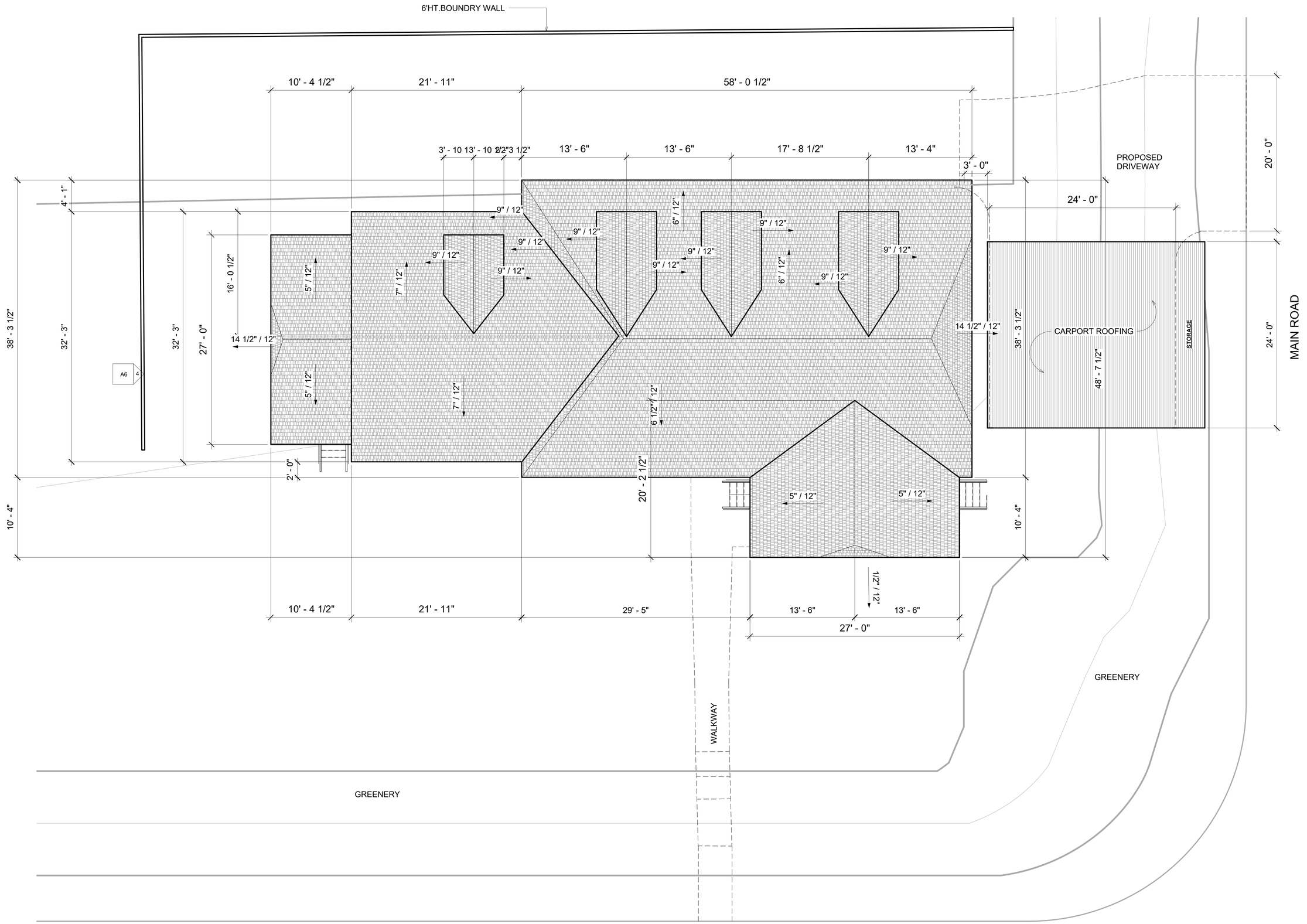
Sheet Name

3D ISOMETRIC
VIEWS

PROJECT NO.	004
DATE	15.7.2026
DRAWN BY	MV
CHECKED BY	JL

A1

Scale @ Arch D



1 ROUGH ROOF PLAN
3/16" = 1'-0"

N.º	Desc.	Dat.

Client Name
Joel Lyons

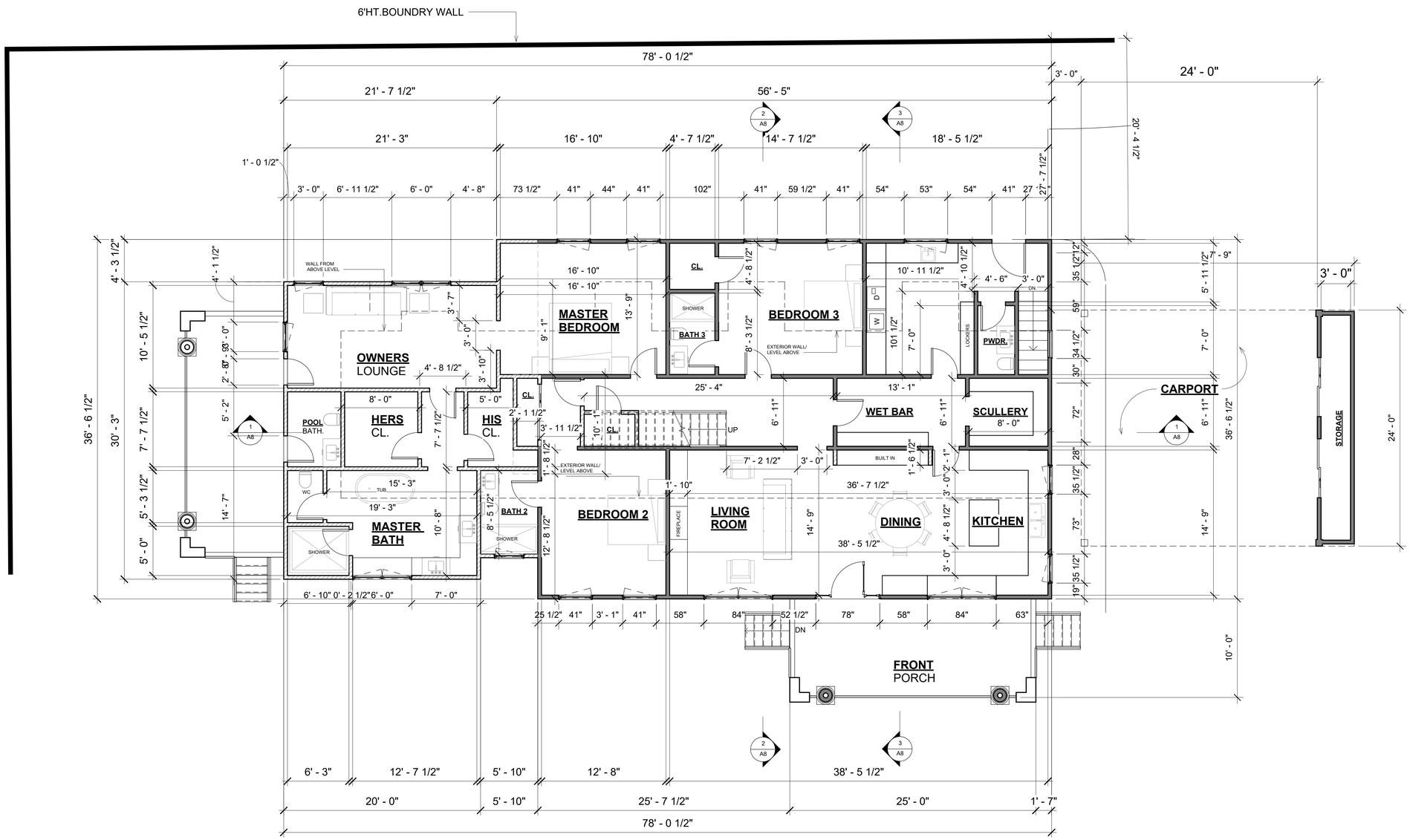
Project Title
1206 SOUTH LAMAR/ RENOVATION

Sheet Name
GENERAL SITE-ROUGH ROOF PLAN

PROJECT NO.	004
DATE	15.7.2026
DRAWN BY	MV
CHECKED BY	JL

A3

Scale @ Arch D 3/16" = 1'-0"



WALL TYPES

- FIRST LEVEL EXISTING WALLS
- FIRST LEVEL ADDITION WALLS
- SECOND LEVEL ADDITION WALLS
- CLOSED OFF ADDITIONAL WALLS

1 Level 1-FIRST LEVEL FLOOR
3/16" = 1'-0"

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/ RENOVATION

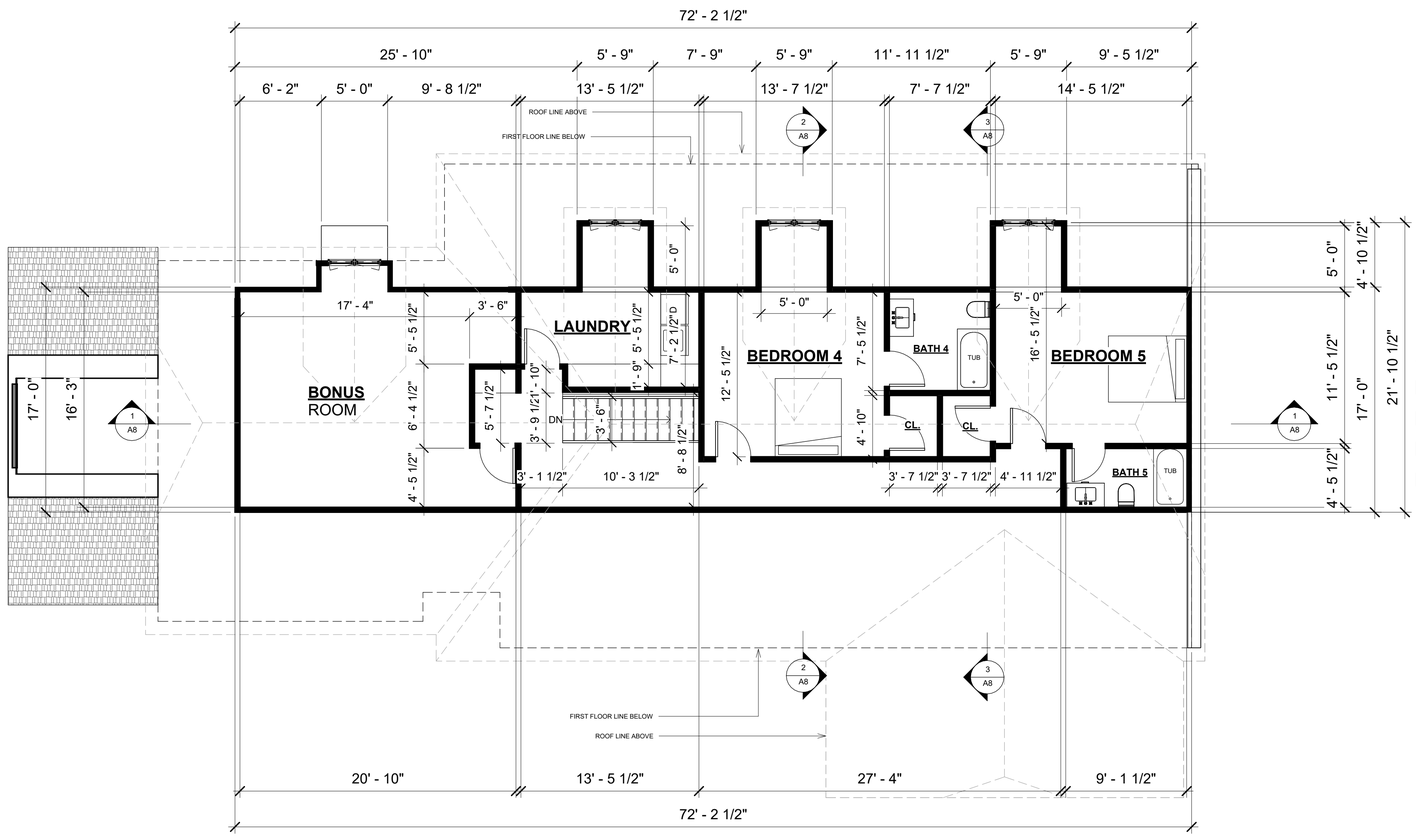
Sheet Name

FIRST LEVEL FLOOR PLAN

PROJECT NO.	004
DATE	15.7.2026
DRAWN BY	MV
CHECKED BY	JL

A4

Scale @ Arch D 3/16" = 1'-0"



WALL TYPES

- FIRST LEVEL EXISTING WALLS
- FIRST LEVEL ADDITION WALLS
- SECOND LEVEL ADDITION WALLS
- CLOSED OFF ADDITIONAL WALLS

1 Level 2-ATTIC LEVEL FLOOR

3/16" = 1'-0"

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/ RENOVATION

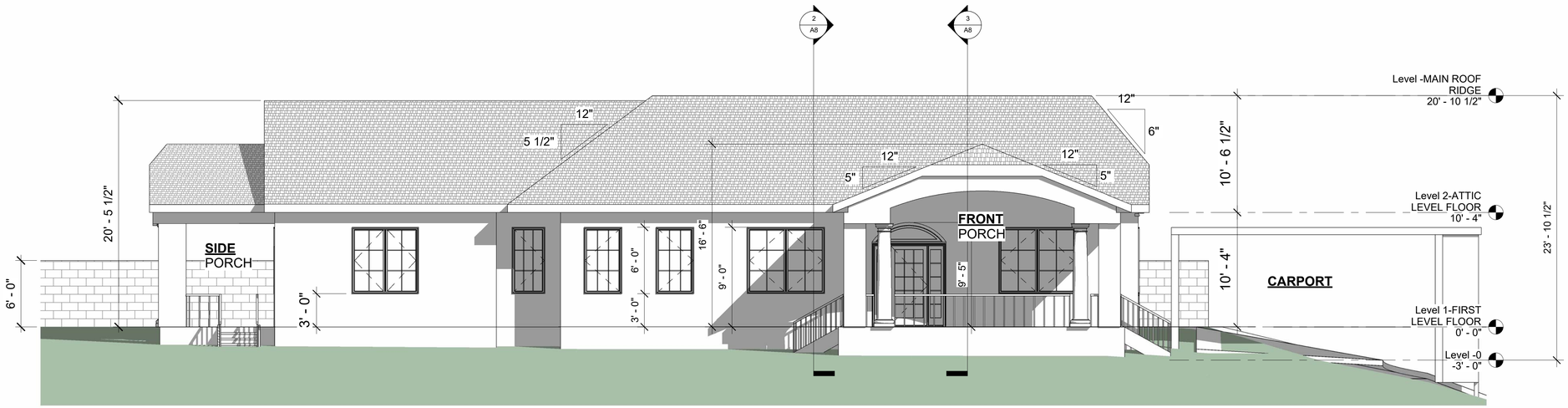
Sheet Name

ATTIC LEVEL FLOOR PLAN

PROJECT NO.	004
DATE	15.7.2026
DRAWN BY	MV
CHECKED BY	JL

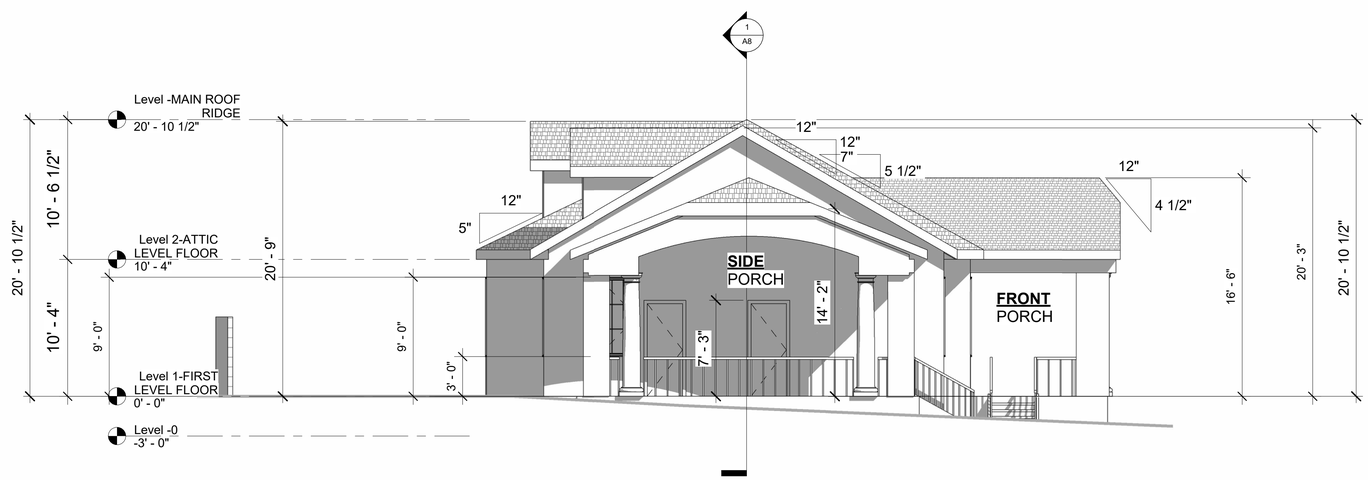
A5

Scale @ Arch D 3/16" = 1'-0"



1 SOUTH ELEVATION

3/16" = 1'-0"



4 WEST ELEVATION

3/16" = 1'-0"

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/
RENOVATION

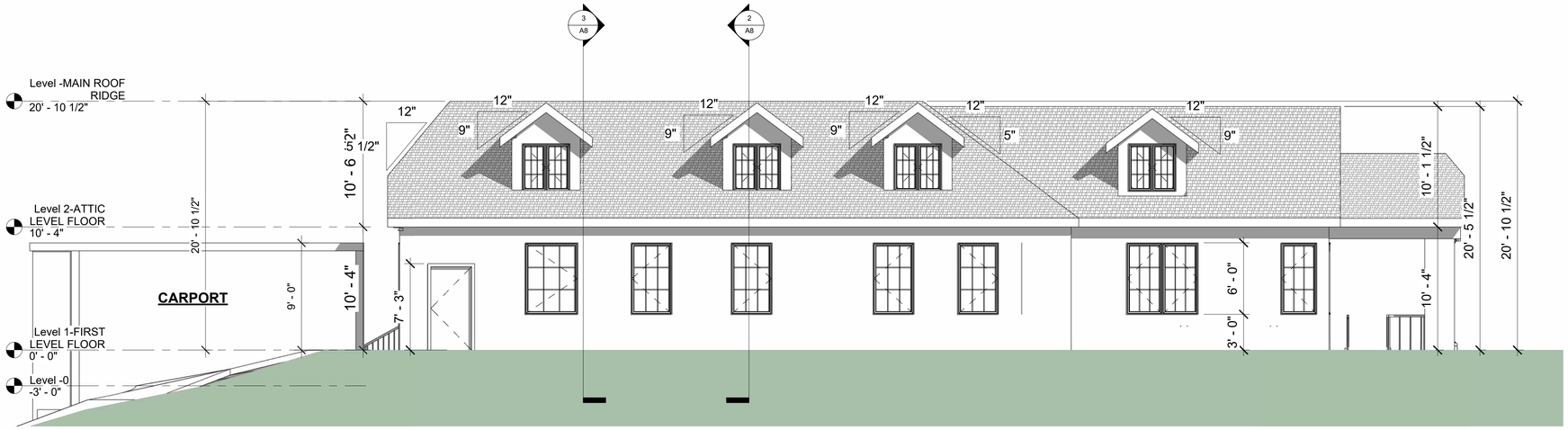
Sheet Name

ELEVATIONS

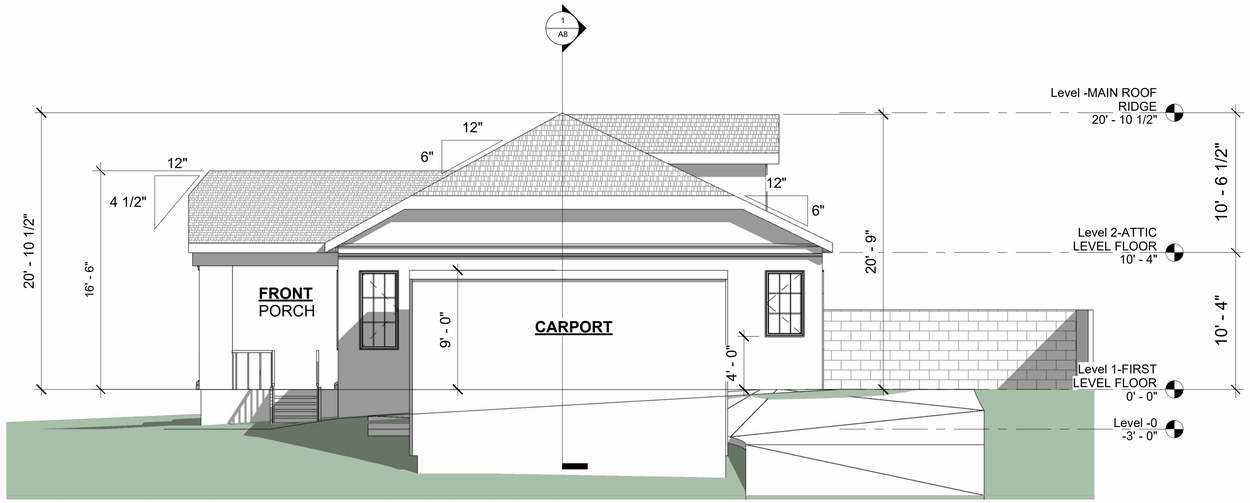
PROJECT NO.	004
DATE	15.7.2026
DRAWN BY	MV
CHECKED BY	JL

A6

Scale @ Arch D 3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/
RENOVATION

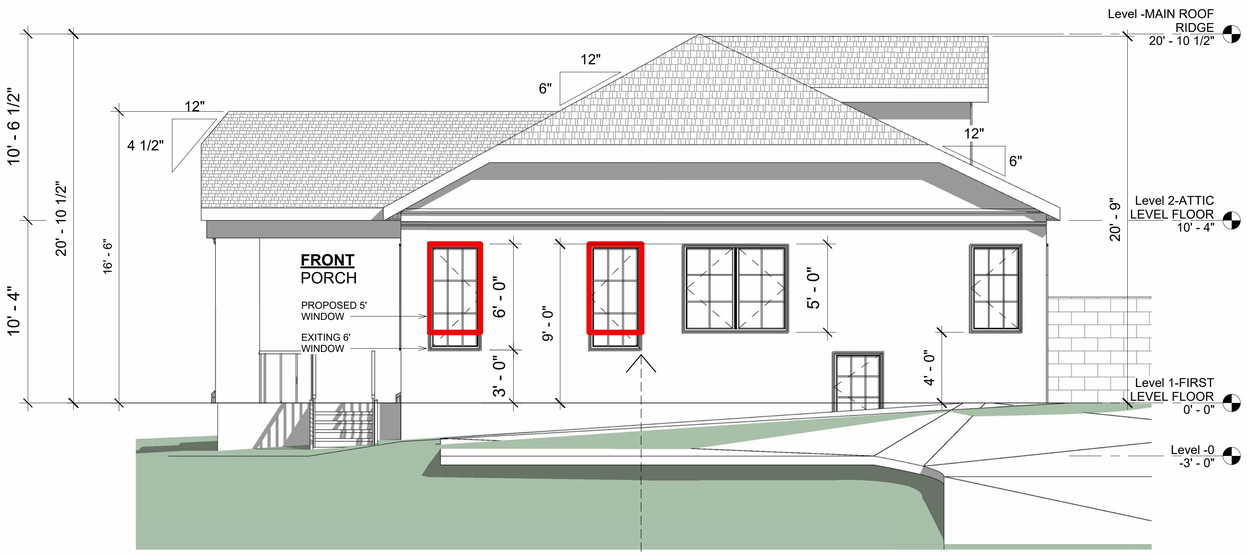
Sheet Name

ELEVATIONS

PROJECT NO.	004
DATE	15.7.2026
DRAWN BY	MV
CHECKED BY	JL

A7

Scale @ Arch D 3/16" = 1'-0"



1 EAST ELEVATION.

1/4" = 1'-0"

EXISTING ELEVATION

N.°	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/ RENOVATION

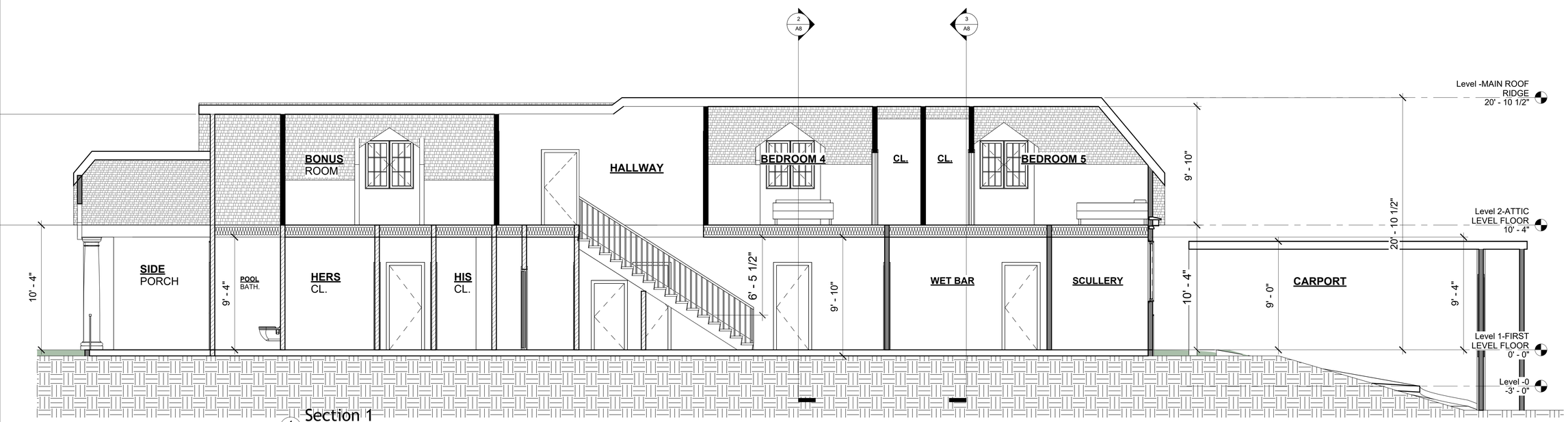
Sheet Name

BUILDING ELEVATION

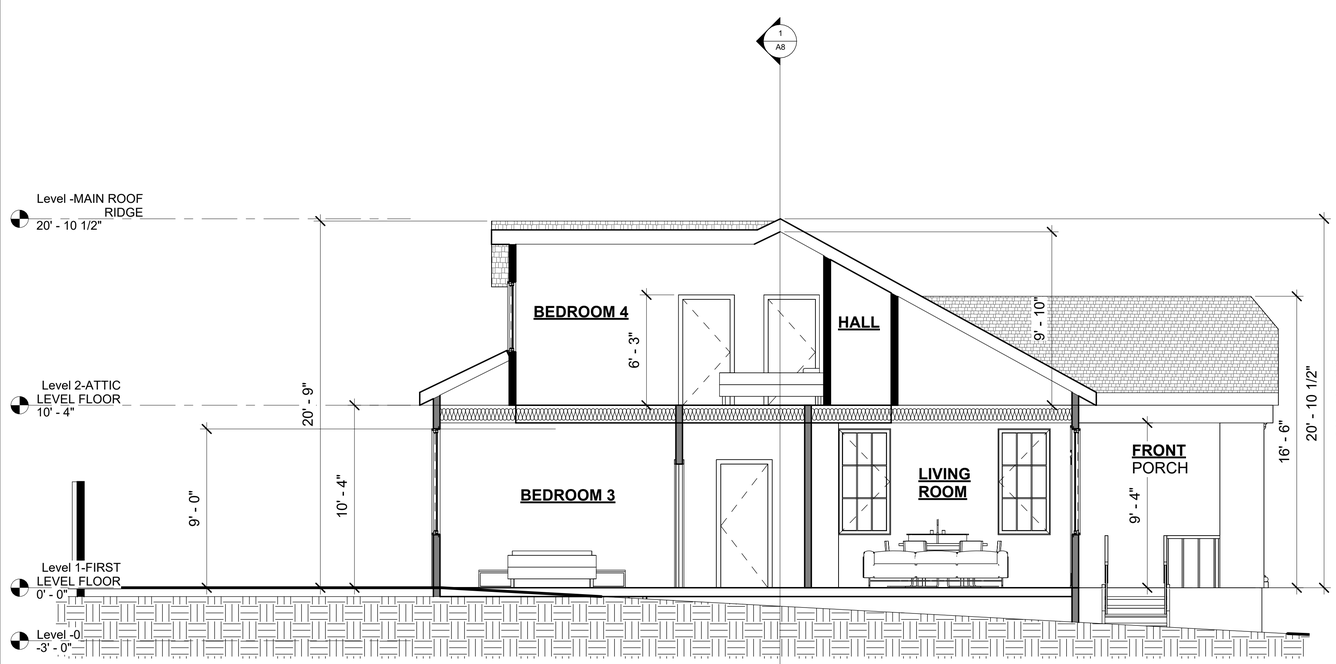
PROJECT NO.	004
DATE	15.7.2026
DRAWN BY	MV
CHECKED BY	JL

A7.1

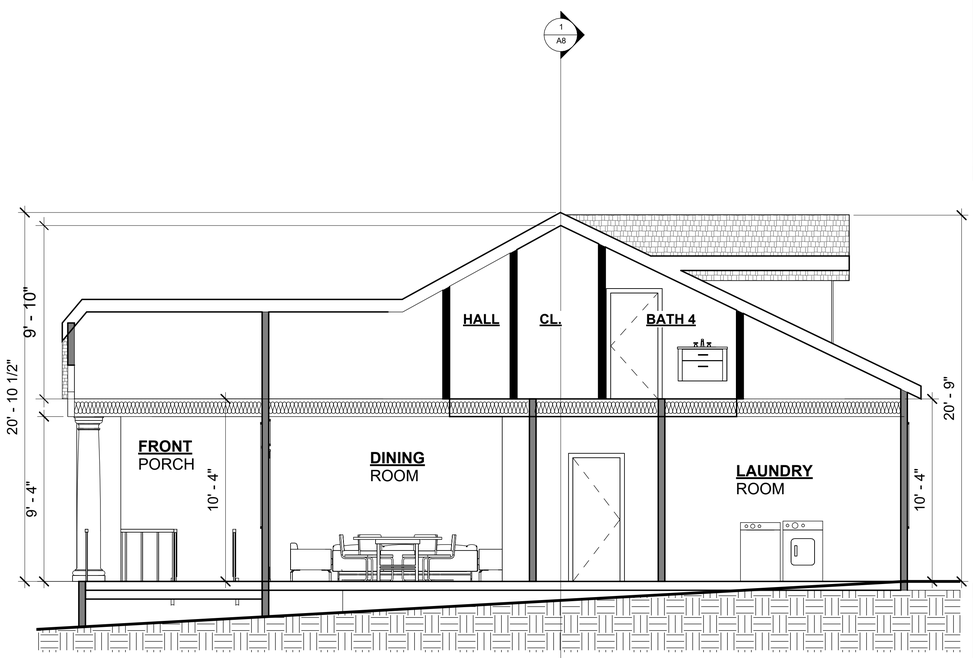
Scale @ Arch D 1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"

N.º	Desc.	Dat.

Client Name

Joel Lyons

Project Title

1206 SOUTH LAMAR/
RENOVATION

Sheet Name

BUILDING
SECTIONS

PROJECT NO.	004
DATE	15.7.2026
DRAWN BY	MV
CHECKED BY	JL

A8

Scale @ Arch D 1/4" = 1'-0"

OXFORD
PLANNING
DEPARTMENT

To: Historic Preservation Commission
From: James Hirsch; Planner I
Date: August 17, 2026

COA Application: 878
Applicant: Allen Crosswell & Amy Rozell
Owner: CFP Oxford, LLC (Allen Crosswell)
COA Request: Add rear second-floor addition, modify existing bay window, construct freestanding accessory structure

Address: 710 Tyler Avenue
PPIN: 36349

Contributing/Non: Noncontributing (new construction)

Case History: Case 733 – construct new freestanding structure – June 2023 – Approved
Case 291 – construct new single-family house (7210B) – August 2014 – Approved
Case 290 – construct new single-family house (7210A) – August 2014 – Approved

Staff Comments: The subject property measures +/- 0.18 acres and fronts Tyler Avenue, a portion of City Lot 469, originally associated with the Meek-Duvall/Doty House. The applicant requests a Certificate of Appropriateness for exterior modifications to the residence, including reapproval for decking and a detached pavilion approved by the Commission in 2023 (COA #733).

Plans indicate a second-floor addition to sit below the existing front gabled roofline, extension of the existing bay window on the west side of the house, and installation of a freestanding 12' x 16' open-air 'pavilion' with a rear facing wall on the south side, to connect to the house via extension of the existing covered porch.

The Design Guidelines recommend that new additions should be compatible in size and scale, setback, materials and design with the main structure (pg. 83).

Size, scale, placement:

The proposed rear addition follows the Guidelines' recommendation that additions should be located at the rear of the building, at a scale smaller than the existing structure (pg. 86). Both the proposed addition and pavilion sit well below the existing roofline, and should not be readily visible from the street.

Materials and Design:

The Guidelines recommend to use compatible building materials that are subtly different from historic materials (pg. 90) and for accessory structures to use materials used on the main structure or materials that are compatible with those used on the main structure (pg. 97). These changes propose to match existing materials and details, and indicate reuse of salvaged windows. The accessory structure is proposed to be constructed of wood, siding, and front columns with the extended porch painted to match the existing house.

Planning Considerations:

The applicant's proposed conversion of the house's 4th bedroom into a laundry room rectifies a non-conformity with Land Development Code Section 5.8.4.10, which limits dwellings in the Neighborhood Conservation Overlay zoned Neighborhood Residential to three bedrooms. As a result, these proposed changes would require a Variance from the Planning Commission. A condition of approval is added to this effect.

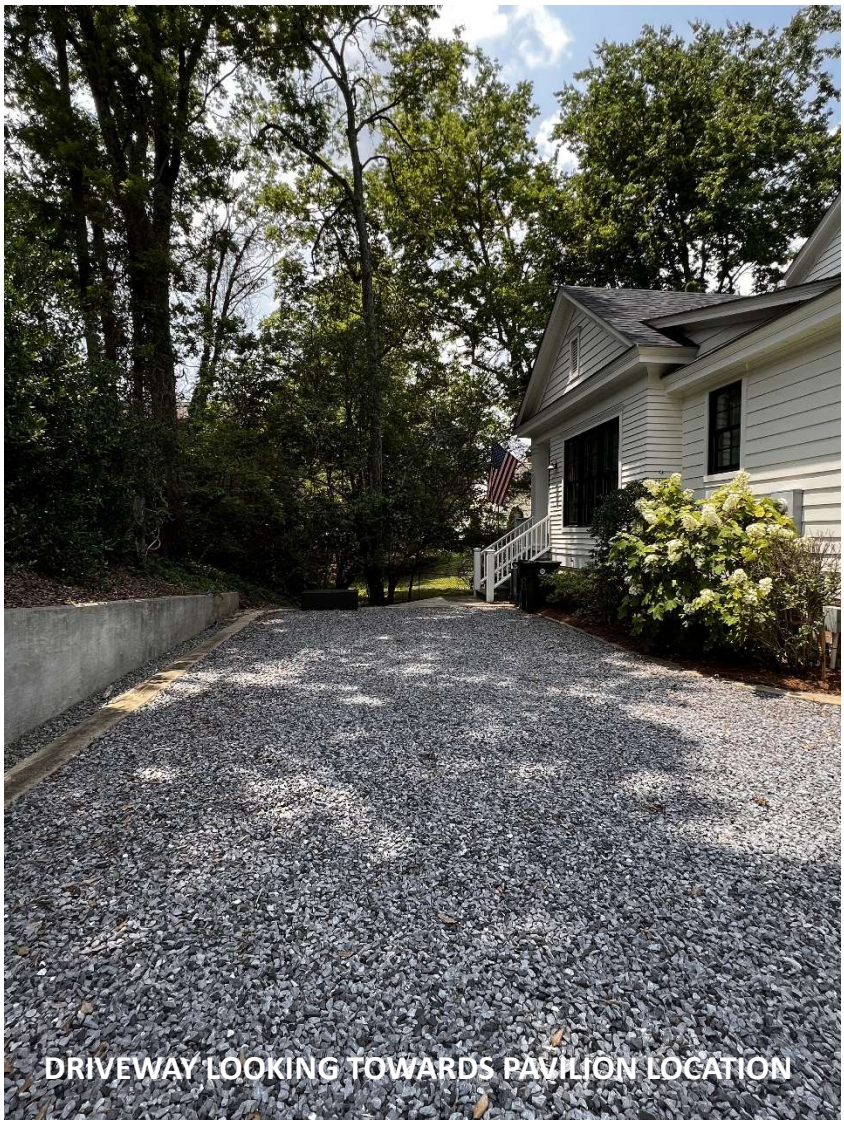
Conclusion:

Staff finds that the proposed changes meet the applicable Historic District Design Guidelines for new additions to existing buildings.

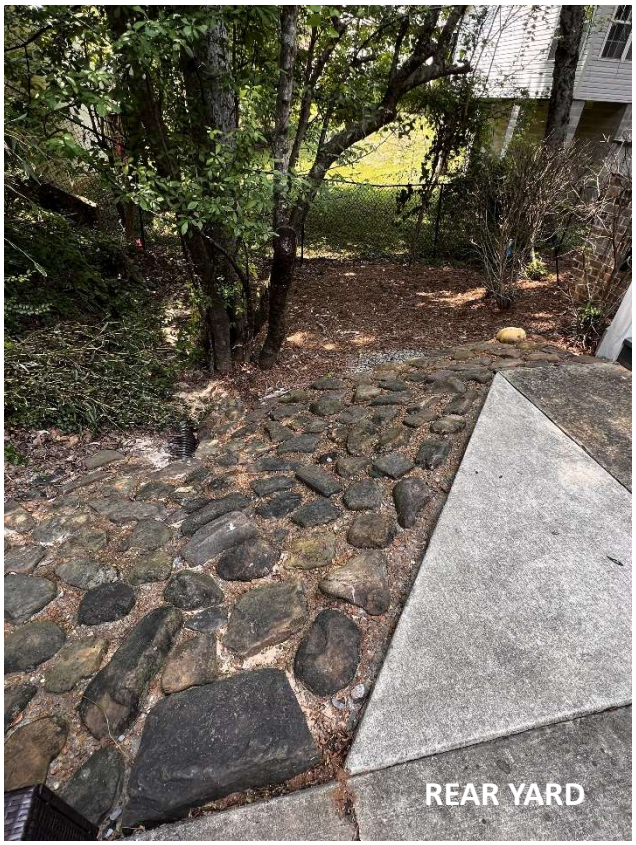
Staff Recommendation: Staff recommends approval of the Certificate of Appropriateness with the following condition:

1. The applicant shall apply and be approved for variance from the Neighborhood Conservation Overlay's bedroom limitation prior to the issuance of any permits.

BACK OF HOUSE

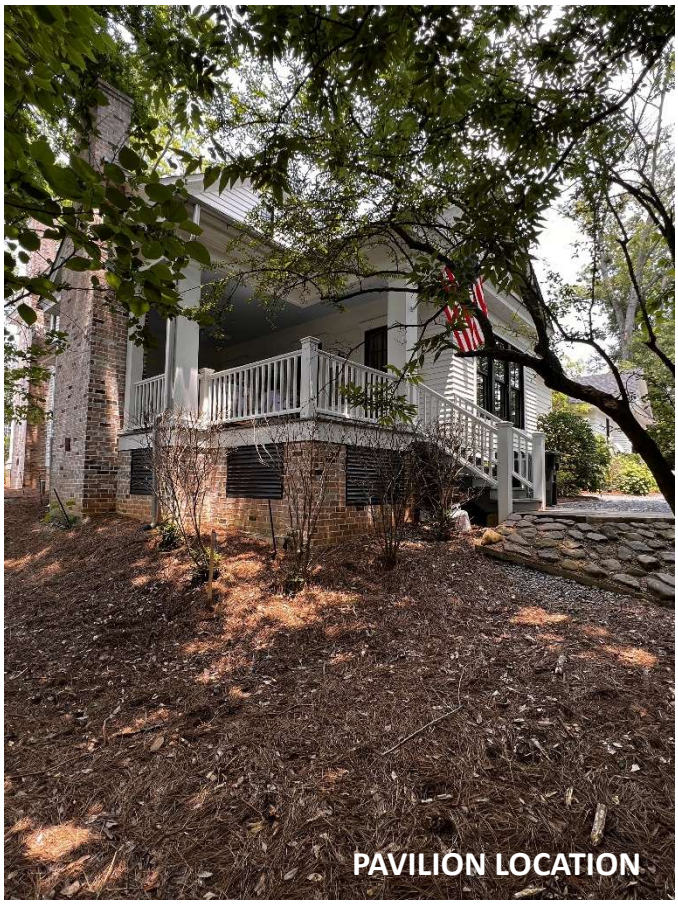


DRIVEWAY LOOKING TOWARDS PAVILION LOCATION



REAR YARD

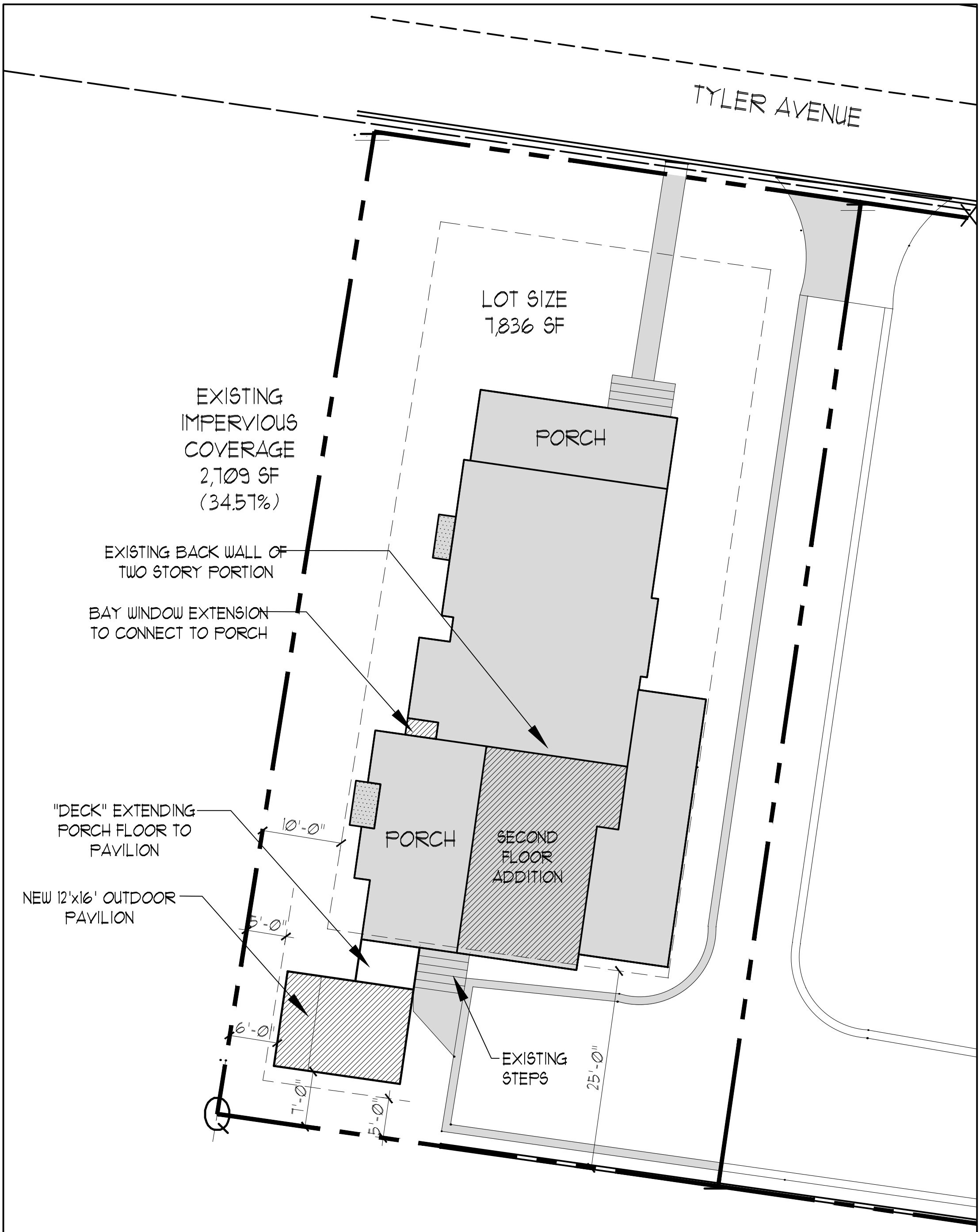
710 TYLER AVENUE



PAVILION LOCATION

EXISTING PORCH LOOKING TOWARDS NEW PAVILION

BAY WINDOW TO BE EXTENDED TO PORCH



HOWORTH & ASSOCIATES
ARCHITECTS

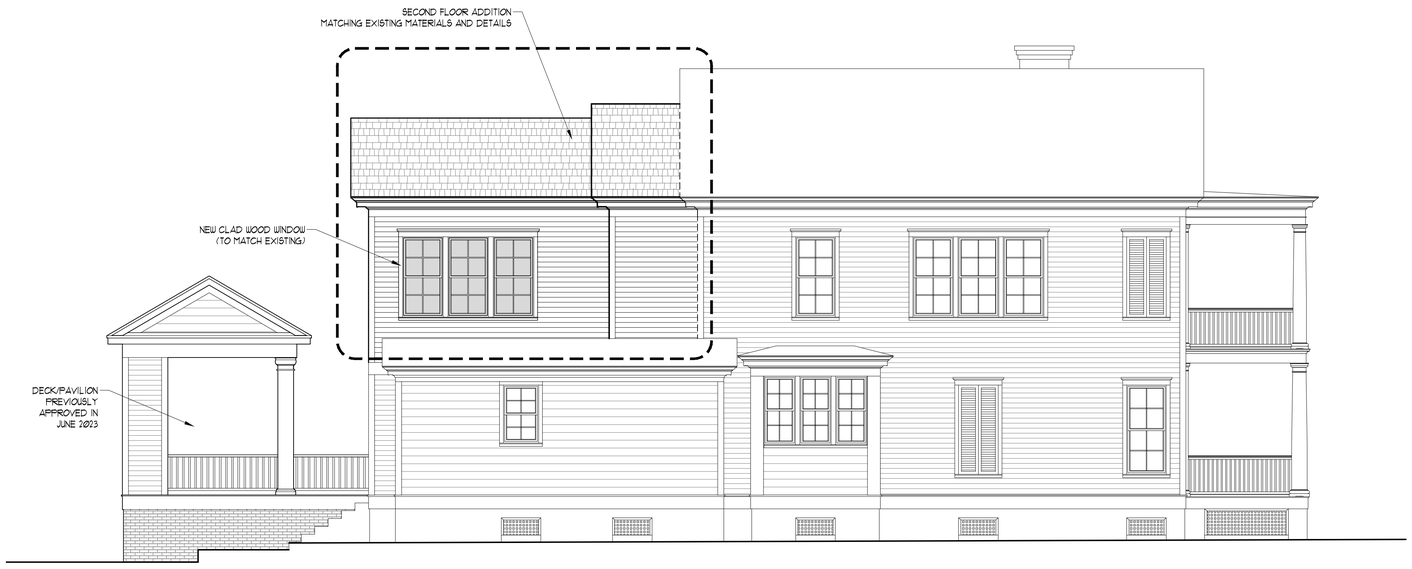
ALLEN CROSSWELL AND AMY ROZELL

710 TYLER AVENUE

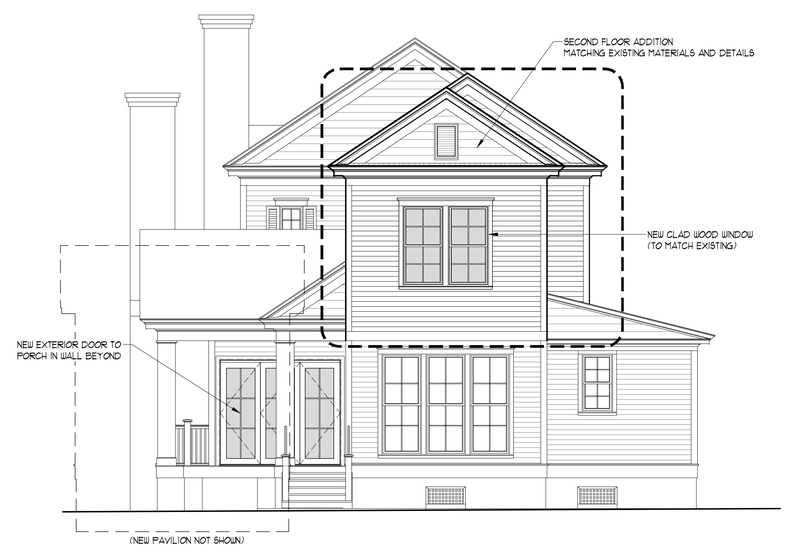
22 JULY 2026

1 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

2 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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ARCHITECTS
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DESIGN DEVELOPMENT

ISSUE DATE:	DATE
July 13, 2026	
REVISION	

2026-11

Consultants:

Renovations and Additions to the
Crosswell - Rozell Residence
710 Tyler Avenue
Oxford, Mississippi

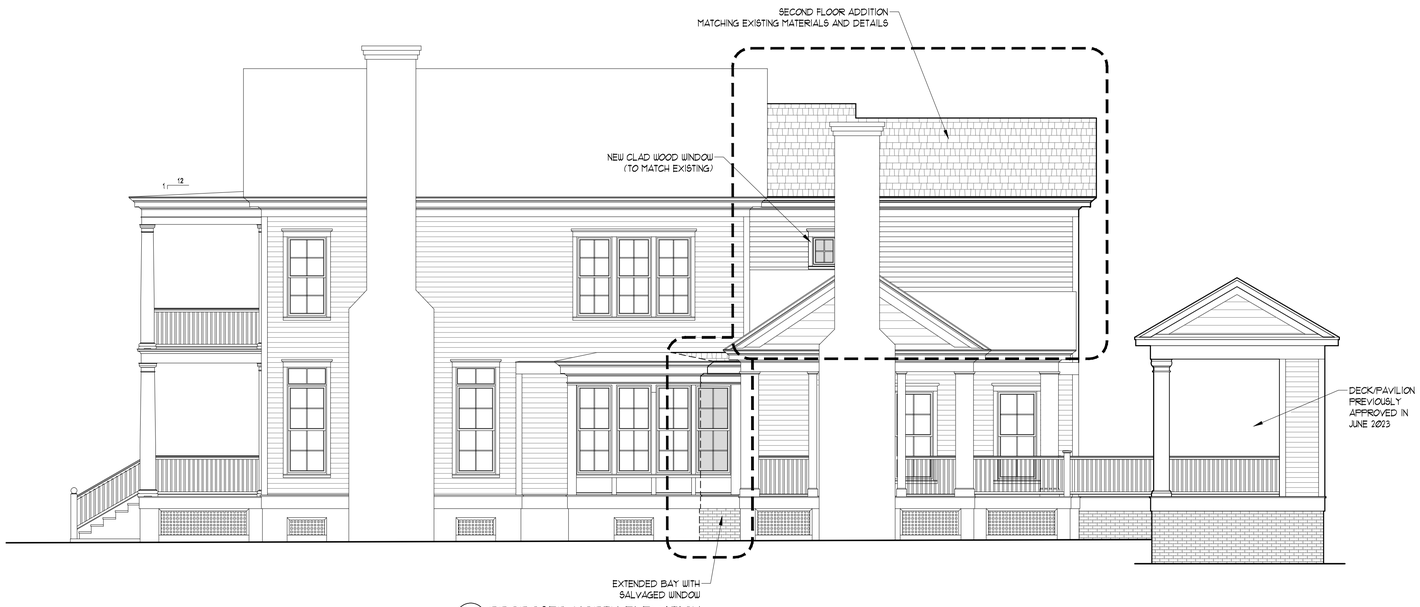
EXTERIOR ELEVATONS

SHEET NUMBER
A2.0

1 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"

(NO CHANGES TO FRONT ELEVATION)

2 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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DESIGN DEVELOPMENT

ISSUE DATE:	July 13, 2026
REVISION	DATE

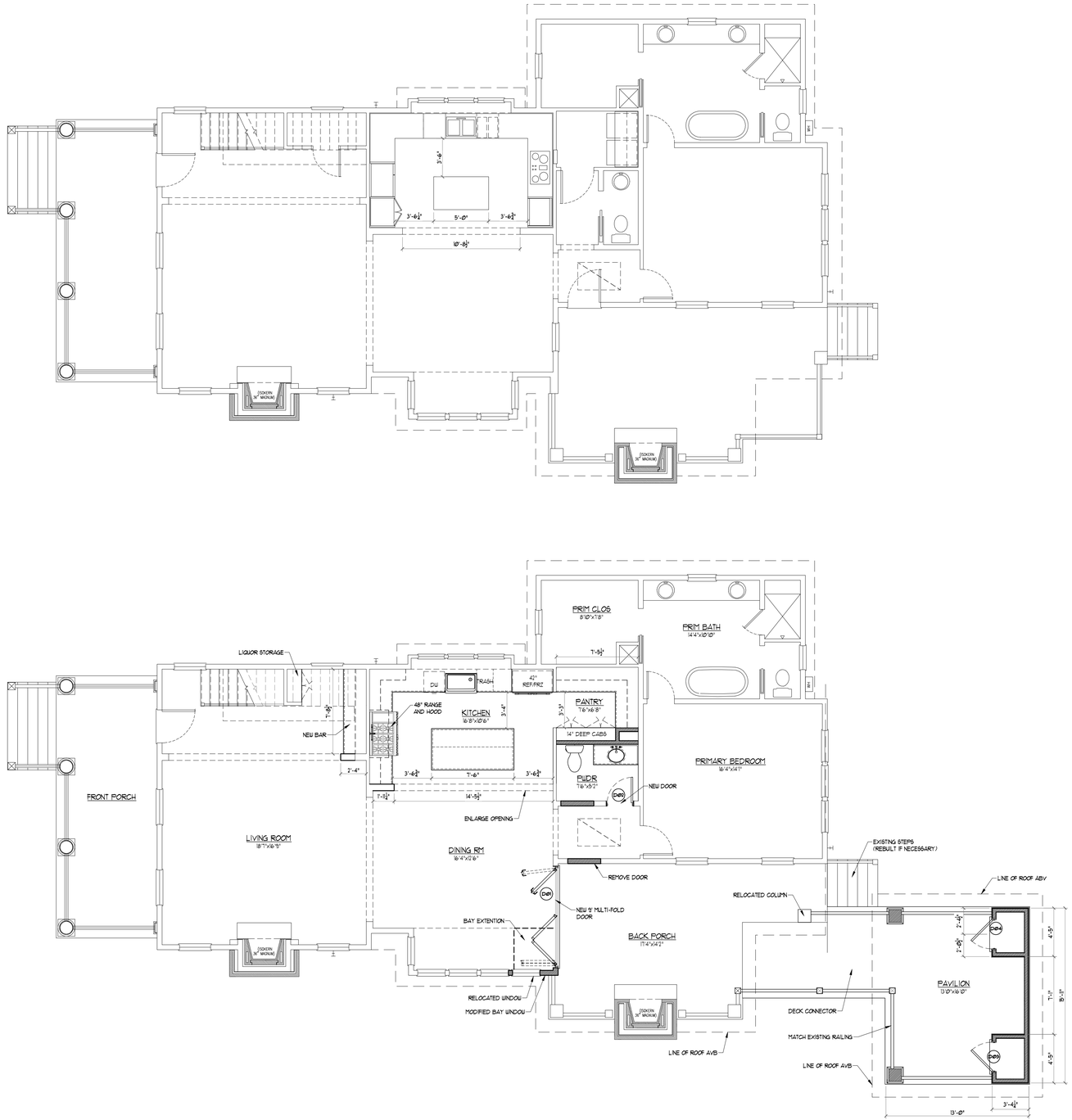
2026-11

Consultants:

Renovations and Additions to the
Crosswell - Rozell Residence
710 Tyler Avenue
Oxford, Mississippi

EXTERIOR ELEVATONS

SHEET NUMBER
A2.1



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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DESIGN DEVELOPMENT

ISSUE DATE:	July 13, 2026
REVISION	DATE

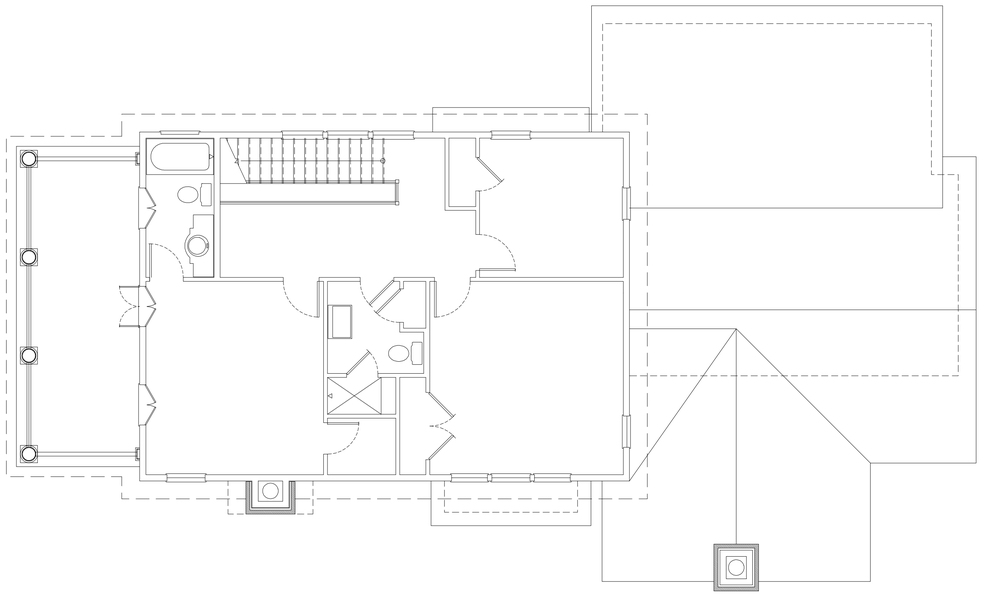
2026-11

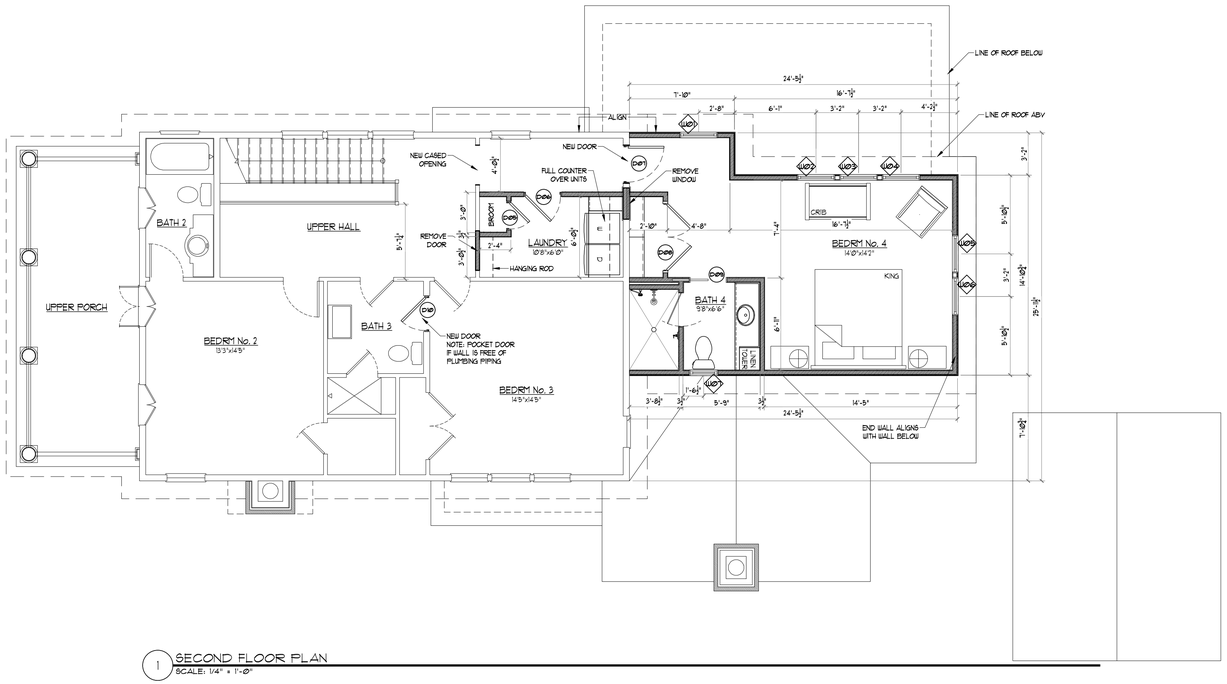
Consultants:

Renovations and Additions to the
Crosswell - Rozell Residence
710 Tyler Avenue
Oxford, Mississippi

FIRST FLOOR PLAN

SHEET NUMBER
A1.0





1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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DESIGN DEVELOPMENT

ISSUE DATE:	July 13, 2026
REVISION	DATE

2026-11

Consultants:

Renovations and Additions to the
Crosswell - Rozell Residence
710 Tyler Avenue
Oxford, Mississippi

SECOND FLOOR PLAN

SHEET NUMBER
A1.1

OXFORD
PLANNING
DEPARTMENT

To:	Historic Preservation Commission
From:	Kate Kenwright, AICP; Planner II
Date:	July 27, 2026
COA Application:	1517 Pierce Avenue Complimentary Review
Applicant:	Natasha Bankhead (Emelie McGee)
Owner:	Natasha Bankhead
COA Request:	Additions and rehabilitation of existing home
Address:	1517 Pierce Avenue
PPIN:	8157
Contributing/Non:	Contributing

Staff Comments:
The applicant seeks feedback on a new side addition to the existing contributing resource.

Design Guidelines References:
See the attached Guidelines for New Additions to Historic Buildings attached.

SECTION 2 ADDITIONS AND NEW CONSTRUCTION

Design Considerations: Site, Scale, Mass, and Form

Materials

Exterior Materials on Additions 90
Exterior Materials in New Construction 90

Architectural Features

Porches, Entry Steps, and Porte Cocheres 91
Doors and Entrances 91
Decks 92
Windows 92
Shutters 93
Awnings 93
Roofs 94
Chimneys 94
Gutters 94
Dormers 95
Foundations 95

Accessory Structures

DESIGN CONSIDERATIONS: SITE, SCALE, MASS, AND FORM

Overview

It is important that new additions be compatible in size and scale, setback, materials, and design as the main structure. Poorly designed additions can dramatically change and often destroy the historic qualities of a structure.

Additions should be done in a manner that does not diminish the character of the building and district. Significant existing additions should be preserved. Pre-Civil War houses often had late nineteenth or early twentieth-century rear wings that represented early attempts to bring the kitchen into the house. Some of these additions were done well without sacrificing the architectural integrity of the main house. However, not all additions are significant and worthy of preservation. Many later additions were poorly designed and constructed, and they sacrificed the original form, materials, or craftsmanship of the historic building to which they were added.

A new addition to a historic building is considered to be successful if it:

- Preserves significant historic materials and features;
- Preserves the historic character
- Protects the historical significance by making a visual distinction between what is old and what is new.

1428 S. 10th St. c. 1925 with a side and rear addition c. 1960

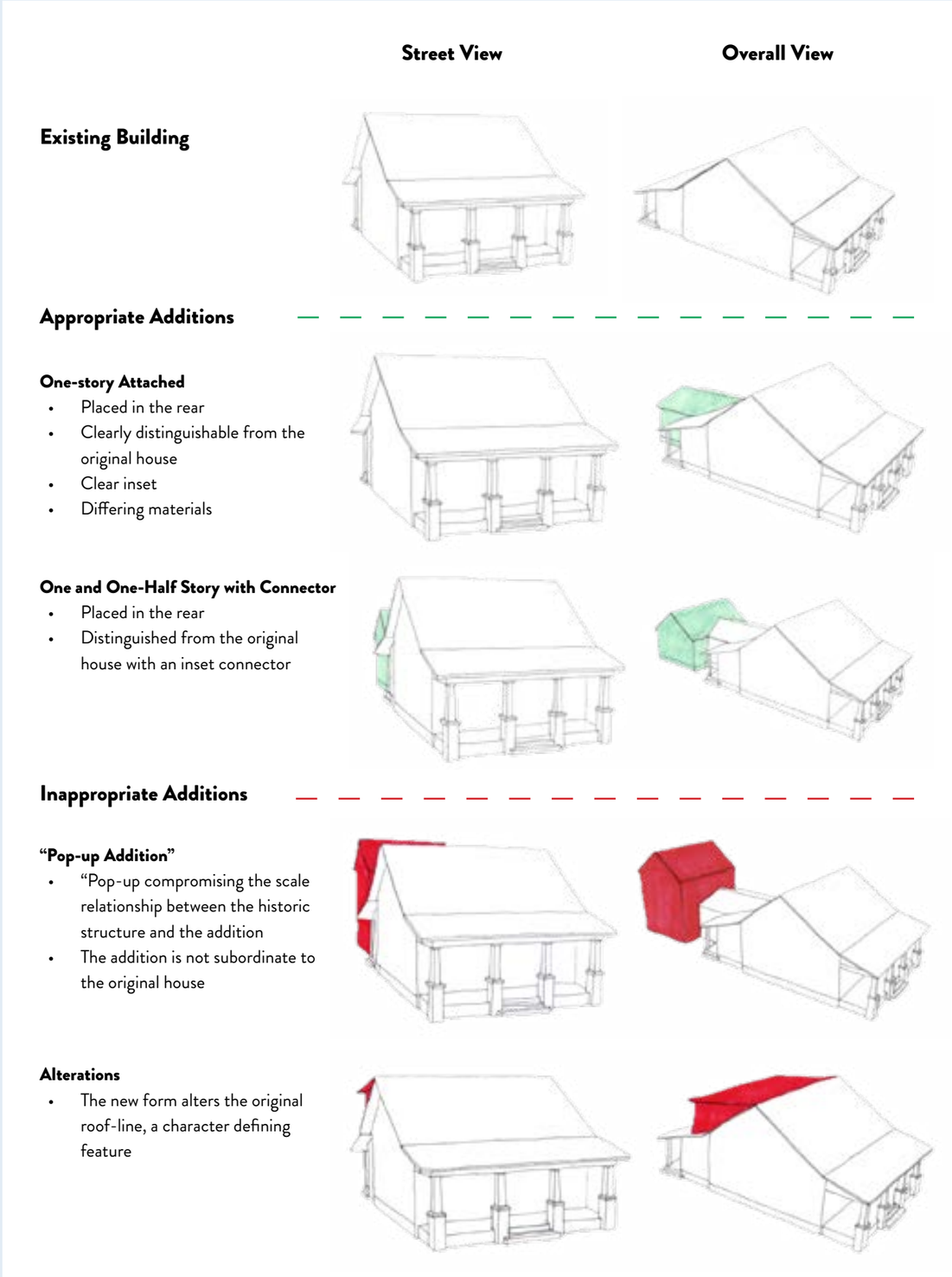
Guidelines for Additions to Historic Buildings

Design Considerations

- New additions should not remove, damage, or obscure character-defining architectural features.
- Significant existing additions should be preserved.
- Additions should be considered only after the determination that a new use cannot be met without altering significant interior spaces.
- Additions should be compatible in materials, design, roof form, and proportion to the main structure.
- Additions, like new construction, are representative of the time in which they are built. Therefore, contemporary designs are permitted but should always be compatible with the existing structure.
- An addition should never mimic or recreate the architecture of the primary structure. Consider replicating a historic addition only if historical documentation exists.
- Additions should be clearly identifiable as such.
- Design all new additions to be reversible without significant damage to the historic building or loss of its architectural detailing.
- Architectural details should complement the main structure but should be clearly differentiated through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site.

DESIGN PRINCIPLES OF COMPATIBILITY

1. **Setback and Lot Coverage**
2. **Orientation** - the direction a building faces
3. **Scale** - the relative or apparent size of a building in relation to its neighbors and the apparent or relative size of building elements, such as windows, doors, and cornices to each other and the building.
4. **Proportion** - the relationship of the dimensions of building elements to each other and the overall building elevations.
5. **Rhythm** - the spacing of repetitive facade elements
6. **Massing** - the articulation of a building facade through the use of dormers, towers, bays, porches, and steps.
7. **Height**
8. **Materials**
9. **Color**
10. **Roof Shape**
11. **Details and Ornamentation**
12. **Landscape Features**

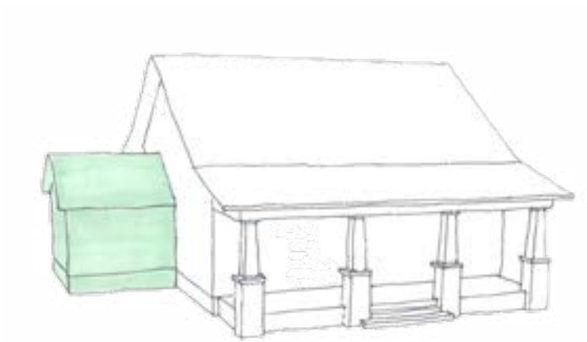


Site / Placement

- Additions should be located to the non-character defining elevation at the rear of the building or on an obscured facade not readily visible from the street in order to minimize their impact.
- Orient additions so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained.

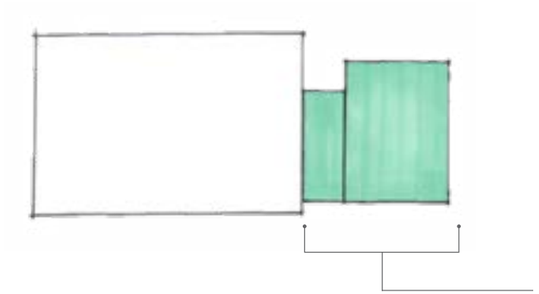
Scale / Size

- New additions should be constructed at a scale smaller than the existing structure so as not to overpower the existing building.
- If a rear addition is not feasible, an addition on the side facade may be appropriate when it is properly designed to complement the original building without overpowering it. An addition on the side facade should set back from the historic forms and avoid alteration to or distraction from character-defining historic features.



Rear additions are more appropriate than side additions. When a side addition is necessary, set the front of the addition back from the historic house front. Size the addition to be subordinate to the house (no more than 1/3 of the width of the front facade).

- Design new additions to replicate the scale and rhythm of features of the historic building.
- Design the size and height of an addition to be subordinate to that of the historic building. Should the footprint of the new addition exceed 50% of the historical portion of the building, the Commission shall evaluate the new design carefully in the context of the Design Guidelines recommendations related to the scale, massing, rhythm, and proportion of new additions. Special consideration shall also be given to the proposed addition in the context of the size of the lot and the height and massing of neighboring structures.



A building addition should not exceed 50% of original house footprint.

Mass and Form

- The design of a new addition should be clearly differentiated so the addition reads as an addition and not as part of the historic building. The genuine historic building should stand out from any new additions.
- The most successful way to add an addition to a historic building is to build a small hyphen or connector. This results in minimal damage to the historic building and clearly differentiates the new from the old. Architectural hyphens or connectors should be recessed from the streetscape. Design the connection to be inconspicuous and to ensure that the historic buildings continue to read as distinct and separate entities

A recessed hyphen distinguishes the addition from the historic home, causing minimal damage to the original structure. Design by Julie Spears Architecture with Design Develop Studio.

- Design roof shapes, pitch, and level of complexity to be similar to but subordinate to the historic building.
- Use similar height lines, matching the foundation and floor-to-ceiling heights of an addition to that of the historic building.
- Make window and door openings retain the general size and rhythm of the openings of the historic building.
- If an addition or porch enclosure obscures an original window or door opening, retain the opening. Perhaps install shutters or blinds or shallow shelving in the opening
- Architectural detailing should complement rather than exactly duplicate the detailing of the historic resource.

Similar height lines, window openings that retain the size and rhythm of the original structure and architectural detailing that complements the original detailing contribute to the compatibility of the design of the addition to this house. Design by Howorth & Associates Architects

State of Mississippi
Department of Archives and History
P.O. Box 571
Jackson, MS 39205

Historic Resources Inventory

Property name, historic:

Property name, common: house

Street Address: 1517 Pierce Avenue

Descriptive Location (Rural address):

Legal Description:

Former/Historic Use: Residential: single dwelling

Present Use: Residential: single dwelling

Date of Construction:

Date(s) of historic changes, if any:

Post-historic changes and date(s):

Architect(s):

Builder(s):

Brief Description:

One-story, four-bay, frame double-pile cottage with Modernist influence, built ca. 1945. Side gable roof covered with asphalt shingles, with wide overhanging eaves. Exterior walls covered with asbestos siding. Windows are 6/6 and 6/3 double-hung sashes. Side, one-bay, shed roofed carport addition supported by box piers. Entrance contains a six-panel door.

Outbuildings or secondary elements (if significant, use separate form)

Historical Information:

MDAH Inventory Code 160

County: Lafayette

City: Oxford

USGS Quad map: South Oxford, 7.5 Series,

Survey Seq. #:

Ownership: Private

Interior surveyed? No

Integrity: Some changes

Materials:

Style:

Form:

Sources: South Lamar Historic District, NR, 2009

Contexts:

Owner:

Photographer: Judith Johnson & Associates

Photo No/Date:

Form by: Judith Johnson & Associates

Survey project: South Lamar HD Resurvey

Form completed:

Registration Status and Dates

NHL:

Listed NR

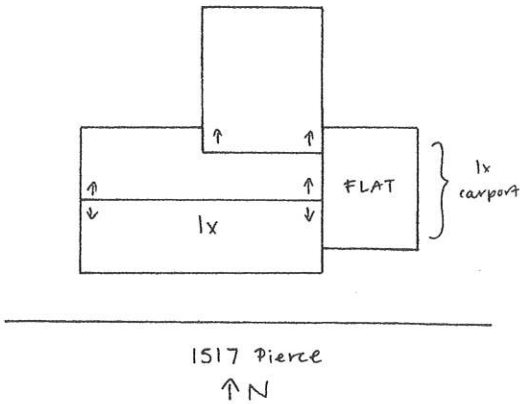
Federal DOE:

District Name:

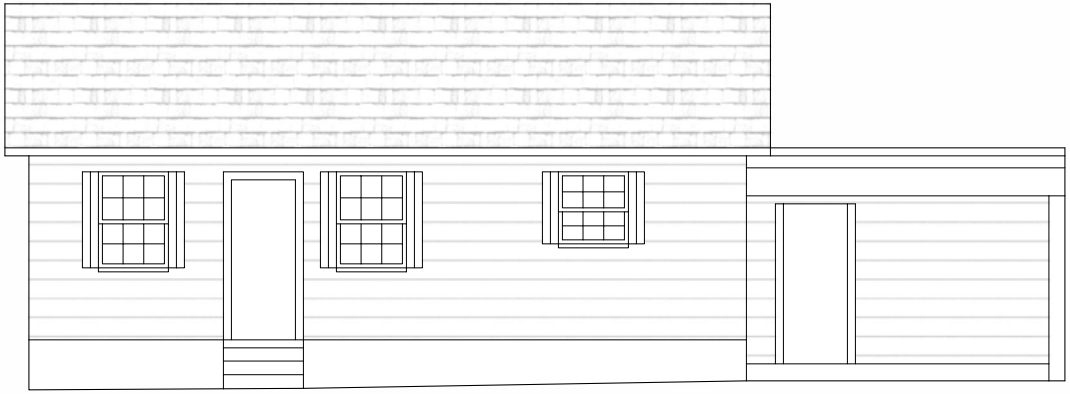
- [x] Contributing
- [ ] Non-Contributing
- [ ] Previously Listed

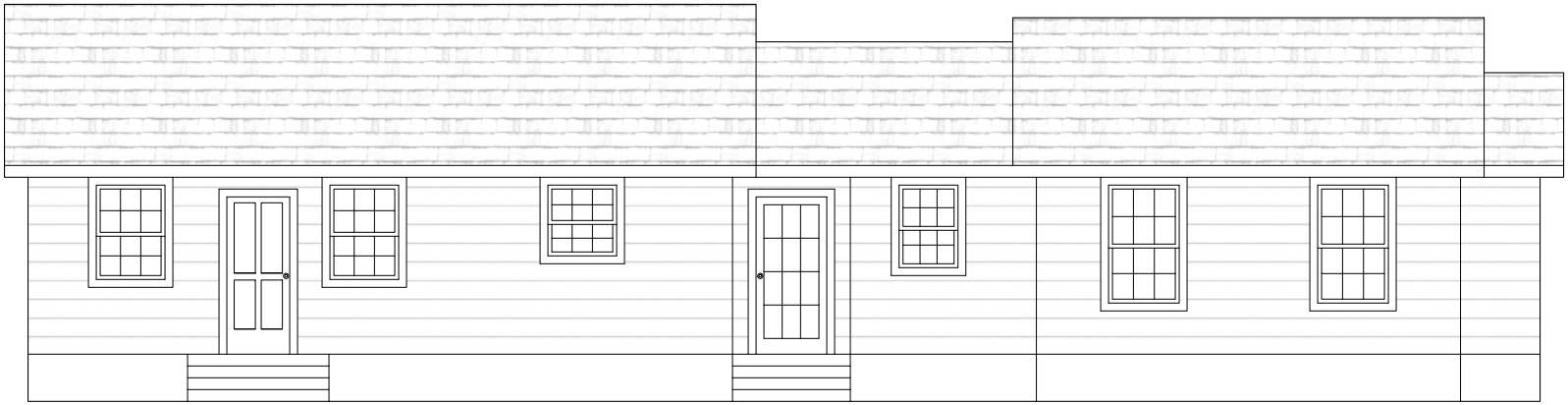
Element no.

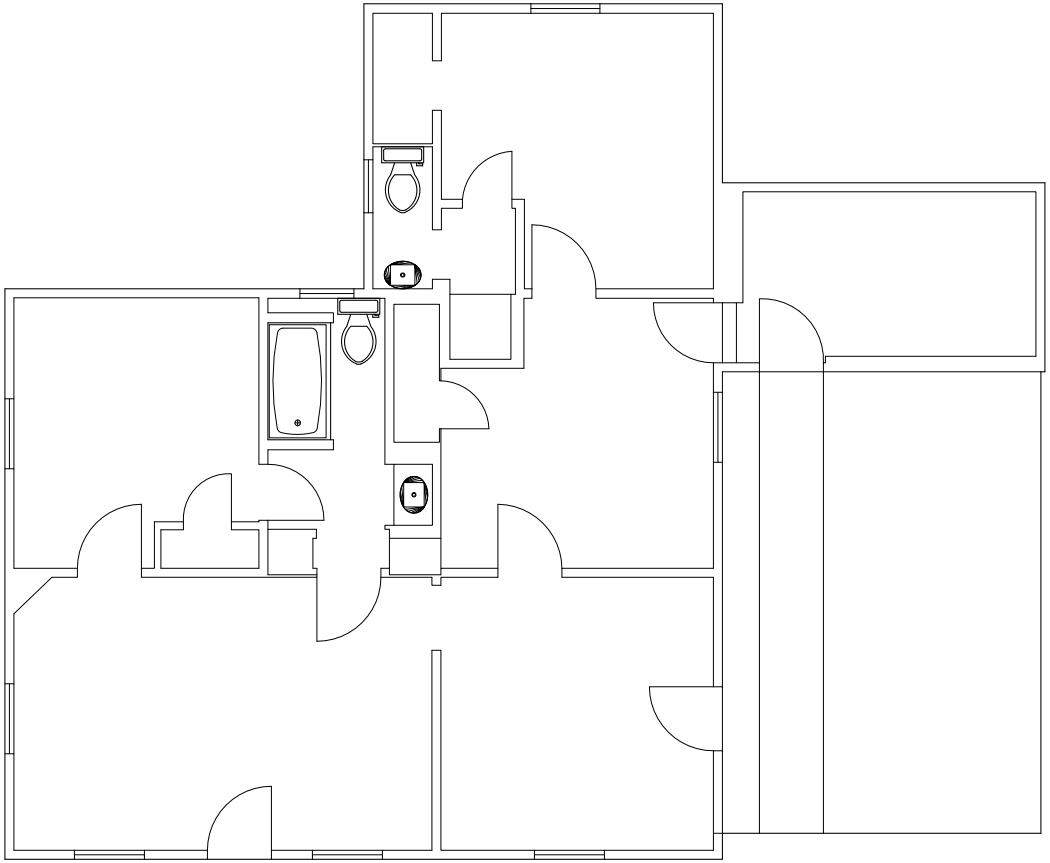
1517 Pierce

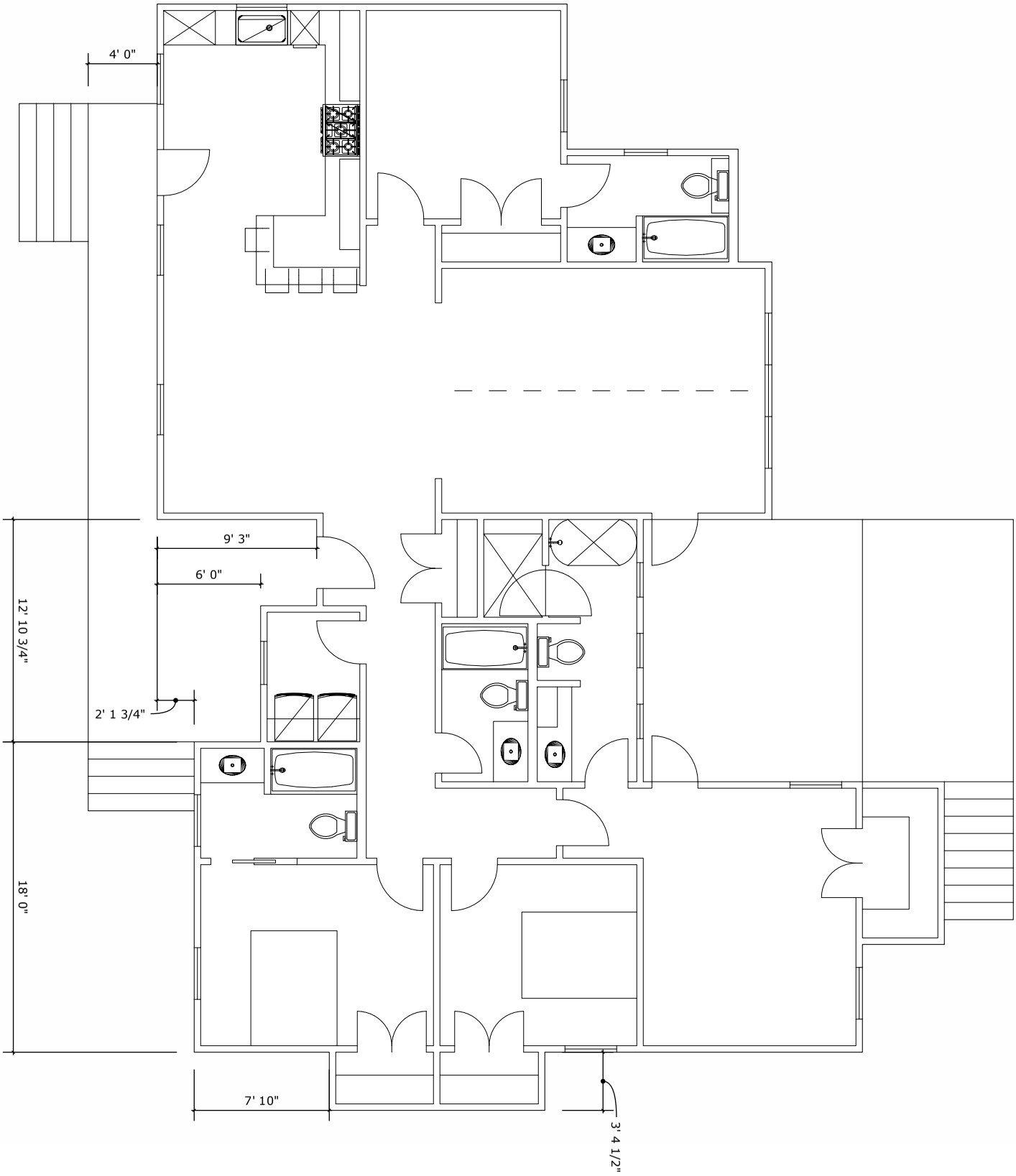


homeGUARD
SMITH
BUILDING SUPPLY
1511








4' 0"
9' 3"
6' 0"
12' 10 3/4"
2' 1 3/4"
18' 0"
7' 10"
3' 4 1/2"