

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

FEBRUARY 2, 2009

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, George Gaffney, on Monday, February 2, 2009 at 5:00 p.m. in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were David Baker, Dorothy Fenwick, and Suzanne Litty.

The minutes of the meeting of November 3, 2008 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit #09-05, James Dewar, 102 Factory Street, request to replace 100 year old single hung windows with same sized modern double hung ones and replace existing vinyl siding with insulated vinyl siding. Mr. Dewar explained to the commission that the windows he was proposing to install would be energy efficient and that the new vinyl siding would be the same width and probably the same color as that which is currently found on the house. Mr. Baker asked Mr. Dewar if the new windows would have the center muntin as currently found on his house's existing windows. Mr. Dewar responded that the new windows would not have muntins thus making them easier to clean. He also pointed out that his neighbor's house did not have windows with muntins and that a resident on South Street, who was recently granted a permit to take out his existing windows and replace them, had put in the same type of window replacements that Mr. Dewar was requesting. Mrs. Fenwick made a motion to accept the application as presented. The motion was seconded by Mr. Baker and unanimously carried with all in favor.
2. Permit #09-03, Aaron Velli and Gabrielle Koeppel, 208 Factory Street, removal of existing garage roof shingles and replaced with new shingles to match house; install new fascia and soffit to match house; install new Hardie board siding to match house and paint existing garage door and windows. Mr. Velli and Ms. Koeppel were represented by their builder, Rodney Andrews. Mr. Andrews explained to the commission that the owners were proposing to replace the existing siding on their garage with hardy board siding. They were also proposing to remove the garage's existing roof shingles, which are wood and failing, and replacing them with asphalt shingles that would match the shingles currently found on the owner's house. The new fascia would be PVC board and the soffit would be vinyl and both would be painted the same colors as currently found on the garage. Everything in terms of color would match the existing house. The garage door and windows would be painted white. Though not relevant to this permit, Mr. Baker thought it necessary to bring up the issue of the owner's pool fencing, that had been put up several years ago, and suggested to Mr. Andrews that he convey to the owners it should either be painted or stained. Ms. Litty

added that the fencing should be white in color. Mr. Andrews stated that he would pass this information on to Mr. Velli and Ms. Koeppel. Mr. Baker then made a motion to accept the application as presented. The motion was seconded by Ms. Litty and unanimously carried without further discussion.

3. Permit #08-03, Suzanne Litty, 107 Tilghman Street, revision to existing permit to change siding from cedar on new section to wooden siding to match existing siding on house. Ms. Litty recused herself from the meeting in order to present her application. Ms. Litty explained to the commission that she was in the process of having siding placed on the outside of the addition to her house. Her application had been approved to put siding on her new addition up to a certain point where it would then be changed to shingles. Because of unforeseen expenses, Ms. Litty would now like the entire addition to be covered in wooden siding. Mr. Gaffney thought it was a good idea as it would be more in keeping with the other siding that is found in this area. Mr. Baker made a motion to approve the application revision. The motion was seconded with Mrs. Fenwick and carried.
4. Permit #09-04, Mr. and Mrs. Giovanni Salvo, 512 E. Strand, raise existing house, nw foundation, new interior work, removal of Hod, new stoop, HVAC pads, and demolition of chimneys. Mr. and Mrs. Salvo were represented by their architect, Jay Corvan. Mr. Corvan explained to the commission that Mr. and Mrs. Salvo discovered there are no footings under their house and that it would clearly not be a good idea to add a second story on to their home with no footings. Therefore, according to Mr. Corvan, the first phase of their plan would be to raise their house and replace the foundation and put the house back “pretty much the way it is now”. Mr. Gaffney questioned what Mr. Corvan meant by stating “pretty much the way it is now.” He added that the office had been informed by Mr. Corvan that he was bringing in a permit for the Salvos just to raise their house up a bit and put it back down. Upon further investigation of the permit application it appeared as though the initial request was not that simple. Mr. Gaffney explained to Mr. Corvan that his application had come in late but the only reason he was placed on this night’s agenda was because everyone thought his request was simply to raise up the Salvo house and replace it with a new foundation, nothing more. Because the commission did not have time to sufficiently go over the application, and because there were more items on the application to address, Mr. Gaffney felt the application should be put off until the next month’s meeting so the commission would have time to review the application thoroughly. Mr. Corvan explained to the commission that the Salvos were looking to secure this application and having it finished by late spring so that they could use their house for the summer and then look into securing a variance to have a second story addition in the fall. The staging attempt at this application was to raise the house up and remove the “Hod” inside. This can most easily be done by taking out a piece of the side wall. When that has been done, Mr. Corvan stated that clearly the walls will have been moved. He added that it is not as easy as lifting up the house and putting it back down again and that the “Hod” has to come out as part of the deal. He added that nothing would change outside.

Mr. Corvan then asked the commission if they were opposed to that approach. Mr. Baker addressed Mr. Corvan by stating again that the office was told only that the application would be to have the house raised, a new foundation put in, and then the house would be set back down again. Now the request for the removal of the "Hod" is being added and that in order to do so, a part of the house has to be sawed out, the "Hod" has to be removed, and then a lot of construction will have to be completed to replace it. What was presented to the town office was a straight forward lifting and putting down of the house. This application, as pointed out by Mr. Baker, also involves a new brick front and back and so it has become more than just a simple request. He then asked what the other phases would entail. Mr. Corvan responded there were to be only two phases, the second of which the Historic Commission had previously approved. Mr. Corvan added that the Administrator, Lillian Lord, had felt uncomfortable about allowing the owner the phases without coming back before the historic commission so that was the reason why the request came in at the last minutes. He further stated that nothing was involved other than just trying to get from one phase to the next; the first floor to the second floor and that everything the commission had before them had already been approved on this side. Mr. Baker argued that the previous permit application by the Salvos was not a valid permit, that it was never taken to appeals, and that the commission knew they had issues before and questioned if they were going to have the same issues again. Mr. Baker made a motion for the application to be tabled until next months' meeting with the applicant's approval. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

This concluded the review of building permits.

Mrs. Fenwick raised a question concerning the property at 319 N. Morris Street which the commission had previously approved for an addition. Mrs. Fenwick noted that she had gone by the house recently and had noticed all the windows from the house being loaded onto two trucks. It had appeared as those the front windows of the house had all been changed. In looking over the plans she found no indication that the commission had ever approved of those windows coming out and being replaced with new ones. Mr. Baker stated that he had referred back to the minutes and found that the commission had only approved the windows that were to be in the addition and that nothing was mentioned about the windows in the rest of the house. Mr. Gaffney stated he would ask the town office to contact the inspector to investigate the situation.

Ms. Litty noted that the parsonage at Water's Church was having some work done to it and asked if they had a building permit. She was advised by the group that work was being done to the inside of the house only. Ms. Litty suggested keeping "an eye on it" nevertheless.

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There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk