

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

MARCH 12, 2007

A special meeting of the Oxford Historic District Commission was called to order by the chairperson, Suzanne Litty, on Monday, March 12, 2007 at 5:00 p.m. in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Dorothy Fenwick, David Baker, Alfred Leszczynski and George Gaffney.

The commission reviewed permit #07-09 for Mr. and Mrs. Richard Schramm, property owners of 208 S. Morris Street, for the removal of existing glass sliding doors and windows with replacement of new sliding doors and windows; removal of existing wood decks; new brick steps; additional lumber framing over new wider opening; and additional framing in living room to support the existing roof. Mr. and Mrs. Schramm, along with their architect, Denny Still, were present to discuss their permit application. Mr. Still explained that they had responded to the commission's request in looking at the third floor gable windows by removing the four casement windows that were there and putting in four new casements that are all the same size. Overtop the four new casement windows new trapezoidal windows will be installed to match those requested for the gable below. Mr. Still also noted that they wanted to raise the chimney 2' on the living room side of the house so that the chimney would be to code and look better. The additional 2' of chimney will be a brick match. Two new double-hung windows have been requested for the south side of the house. One of the windows cannot be aligned but the owners have worked on a design to at least align the shutters. Mr. Baker stated that he did not have a problem with the design but the guidelines specifically state sliding doors and casement windows on a front facade will not be permitted. In retrospect, Mr. Baker thought the guidelines should read that sliding doors and casement windows "should be discouraged." Mrs. Fenwick stated that the reason she did not have a problem with the sliding doors and casement windows is because both were already there. Ms. Litty pointed out that this is not a new structure and that problems exist because of the way it was designed before. Mrs. Fenwick made a motion to approve all the items in the building permit as cited including the change in casement windows, sliding glass doors, chimney, and windows on the side. The motion was seconded by Dr. Leszczynski. Mr. Baker noted that he would like to see the guidelines give the commission leeway on cases like this. The motion was carried with Mr. Baker abstaining from the vote. Mrs. Fenwick then made another motion that the commission change or consider changing the language where there is an absolute such as the one Mr. Baker cited so that the commission has more discretion. Mr. Baker seconded the motion which was carried with all in favor.

The commission briefly met with Carl Wooters, contractor for James Simpson, who is in the process of working on Mr. Simpson's house at 302 S. Morris Street and currently working on replacing the shingles on Mr. Simpson's roof. He explained to the commission that the chimney on the far side of Mr. Simpson roof is in bad shape and can easily be pushed over. The chimney serves no purpose

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and no one uses it. Mr. Wooters would like to tear down that chimney completely and cover it over with roofing material. Mr. Wooters noted that the house also has three other chimneys whose tops, down to the roof, are also in bad condition but only need to be replaced from the roof up. Mr. Wooters stated that Mr. Simpson has chimney professionals coming in to fix them. Mr. Baker stated that from the exterior the house will look the same but new and more solid with the change. Mr. Gaffney questioned what the commission was trying to do historically and asked if the chimney Mr. Wooters wants to remove was a cooking chimney. Mr. Wooters did not know what the chimney had ever been used for. Mr. Baker thought a building permit should be needed for this request and wanted an inspector to look at it though he added he had no problem with the 4th chimney coming off. Mr. Gaffney thought it should be made clear that the other 3 chimneys needed to stay. Mr. Gaffney then made a motion that the commission approve the one chimney and make it clear that the commission expects the other 3 chimneys to remain in place and be repaired. He added that the town office should write a letter to Mr. Simpson to inform him of what the commission had done at this night's meeting. The motion was seconded and approved with all in favor.

The commission then went over a brief discussion of what they would like to see changed in their guidelines. The following lines should be changed as noted: "Shutters must be of the proper proportions" should be changed to "Shutters should be of the proper proportions;" "Risers must be closed" should be changed to "Risers should be closed;" and "Awning, casement, and sliding windows/doors will not be permitted on the front facade," should be changed to "Awning, casement, and sliding windows/doors should be discouraged on the front facade." Mrs. Fenwick made a motion that the recommendations that Mr. Baker pointed out be accepted by the commission and in the future guidelines the commission should have those changes printed. The motion was seconded and unanimously carried without further discussion.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk