

## OXFORD HISTORIC DISTRICT COMMISSION

### MINUTES

NOVEMBER 1, 2010

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, William Dial, on Monday, November 1, 2010, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Dorothy Fenwick, Suzanne Litty, Jennifer Stanley, and Thomas Costigan.

The minutes of the meeting of October 18, 2010 were approved and accepted as distributed.

Mr. Dial noted that permit #10-71, regarding an emergency request from the Estate of Emma Jane Hanks to remove the existing accessory building with regards to the property at 104 N. Morris Street in order to sell the property, had been viewed by members prior to this evening's meeting. A motion was made by Mrs. Stanley for the accessory building at 104 N. Morris Street to be demolished. The motion was seconded by Mr. Costigan and unanimously carried without further discussion.

The following building permit was reviewed by the commission:

Permit #10-70 Mr. and Mrs. Raymond Porter, 219 S. Morris Street, replace siding, new windows, new kitchen and two bathrooms. Mr. Porter and his contractor, Gene Mazzatenta, were both present to discuss the application. Mrs. Stanley pointed out that the information and rendered drawings that had been provided to the commission for this evening's meeting were inadequate and that it put the commission in a bad position in trying to figure out what the applicant was planning on doing. An example of such was that the drawings submitted showed both shake siding and lap siding. Mr. Mazzatenta stated that he now had a more complete set of drawings and that what was currently with the application was all he had in order to get the application in on time to be heard this evening. The commission went over Mr. Porter's request to change out his existing windows from two over two to six over six. Mrs. Stanley pointed out that because this house is in the historic district the owners should work to keep the historic elements in their home. This house has small pane windows and to change the windows from two over two to six over six would be a complete change to the house. She felt that the approach should be to keep as much of the integrity of the architectural elements to the house as possible. Ms. Litty asked about the condition of the existing windows and if they could be repaired. Mr. Porter responded that they all had lead paint. Mr. Mazzatenta responded they couldn't lift up. Mrs. Stanley pointed out this is just one of the things about an old home and that it is harder to restore a window than it is to replace it yet these windows are an integral element to the house. Mr. Costigan noted the plans did not show any shutters surrounding the windows and asked the owner if he would give consideration to putting shutters on since the house had previously had them. Mr. Porter responded he had not considered it. Mrs. Stanley asked Mr. Porter if he was planning on tearing off any part of the house. Mr. Porter responded that a section in the back, that is currently a workshop, is leaking and is not a useable space. As

such, he was thinking about taking it off and rebuilding it. Mrs. Fenwick pointed out that this would require a demolition permit as well. Mr. Mazzatenta stated that the reason for their meeting with the historic commission was to try to get some approval on the siding and windows because part of them are located in what is to be the children's rooms and the family will be moving in in February. Mrs. Stanley stated that because this house is located on the main street, in the historic district, with historic windows, the commission needs to preserve the front side of the house and that the windows on the front should be restored. Ms. Litty agreed with Mrs. Stanley and questioned the applicant as to whether this meeting was actually a consultation. Again Mr. Mazattenta stated they wanted to get approval for a few windows on the front and approval for the siding and that later they would be coming back with another permit for additions. When questioned about the siding, Mr. Mazattenta noted they were looking to use 8" lap siding. Mrs. Stanley suggested tearing off some of the existing siding to find out what was underneath it and that would help determine how wide the new siding should be. She also suggested that the owner research the house and try to find some old pictures of it.

In summary, it was agreed that the owners go back and look at the windows and then bring to the town office any new information and decided finishes so that the commission could take a look at those. Mr. Mazzatenta asked if it was possible to meet with the commission again prior to their next meeting in December. Mr. Dial stated the commission members would work with the Porters but that they needed to have all their information together prior to meeting with them again. Mrs. Stanley again stated that the owners should check out the history of the house and take their time in deciding what they wanted to do with it.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby  
Assistant Clerk