

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

OCTOBER 18, 2010

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, William Dial, on Monday, October 18, 2010 at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

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

The minutes of August 2, 2010 were approved and accepted as distributed. The minutes of the meeting of September 13, 2010 were approved and accepted as distributed with the following correction: Page 1, paragraph pertaining to permit #10-60, last sentence should read, "The motion was seconded by Mrs. Stanley and carried with one abstaining vote from Ms. Litty."

The following building permits were reviewed by the commission:

1. Permit #10-67, Mr. and Mrs. Giovanni Salvo, 512 The Strand, demolition of existing structure prior to complete renovation/addition of previously presented scheme. Mr. and Mrs. Salvo were represented by the residential designer, Mr. Timothy Kearns. Mr. Kearns reminded the commission that they had previously seen plans for what Mr. Salvo wanted to do to his house but since that time he has had a structural engineer look at the existing house and a number of deficiencies had been found. As a result, based on concerns of structural integrity, the owners would like to demolish the house. Mr. Dial pointed out that in the Oxford Zoning Ordinance, under Section 9 (9.00.5b) it states that the HDC can request an independent engineer to look at the property, and as such, Mr. Dial thought that should be done. The other members present agreed. Mr. Dial added that the owner would be responsible for paying the expense of the independent consultant. Mrs. Stanley made a motion that the commission postpones any action on this issue until the commission receives an independent engineer's report which the commission will try to do as soon as possible. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

2. Permit #10-69, Mr. and Mrs. William Korab, 516 The Strand, revisions to existing permit to include bedroom window; bay window in pantry; Azek railing system; Azek trims; decks and stair on southeast; exterior lighting fixtures; and utilities screening. Mr. Korab and his residential designer, Mr. Timothy Kearns, were both present to discuss the application. Ms. Litty asked if there were railings on the original drawings, and if so, how it had been changed and if it was horizontal before. Mr. Kearns responded that there had been railings on the original drawings but this was a change from what had been shown in the previous plan, which was a wire railing system. He explained that the Azek railing system allowed for aesthetics which were more traditional and would allow for nice details and a complete design system. Mrs. Fenwick asked why the Azek wasn't used in making the utility screen fencing. Mr. Kearns responded that the Oxford style fencing would allow for the screening to be less visibly heavy. Mr. Kearns then presented sample photos of the proposed light fixtures for the house. Mrs. Stanley made a

motion to accept the entire application as presented. The motion was seconded and unanimously carried without further discussion.

3. Permit #10-64, Mr. and Mrs. Jim Schroeder, 207 South St., replace existing window with new window; outside trim to match rest of house and siding as well. Mrs. Schroeder explained to the commission that she was renovating her children's upstairs bathroom which would include a new shower. In order to install the shower, she needed to put in a new window which would be smaller in order to accommodate the shower. She added that the window was not visible from the street and not highly visible from the water. Ms. Litty made a motion to accept the application as presented. The motion was seconded by Mrs. Stanley and unanimously carried without further discussion.

4. Permit #10-65, Paul Haddaway 107 High Street, erect 4' picket fence at rear of property. Mr. Haddaway explained to the commission that he want to place a fence at the rear of his property between he and the neighbor that backs up to his property at 206 Market Street. Ms. Litty made a motion to accept the application as presented. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.

5. Permit #10-66, Mr. and Mrs. Craig Hevey, 103 Benoni Street, enclose existing screen porch with double hung windows similar to existing dining room. The Heveys were represented by their residential designer, Tim Kearns. Mr. Kearns explained to the commission that the applicants would like to enclose their existing screen porch located on the rear portion of their home which was not visible from the public way. The addition of the windows would allow for enclosed heated space. The new windows would be similar to those used in the rest of the house. Mrs. Fenwick made a motion to approve the application as presented. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

6. Permit #10-68, Mr. and Mrs. David Wangsness, 213 S. Morris Street, shed/studio. Mr. and Mrs. Wangsness were represented by their residential designer, Tim Kearns. Mr. Kearns reminded the commission that they had previously approved a shed for the Wangsnesses some time back but that the applicants had decided to simplify and downsize from their previous design. The new studio/shed would be situated in a more east/west direction. All materials used in the accessory structure would match the house and would have an Azek cupola. It would be a few feet taller than the neighboring shed next door. Ms. Litty made a motion to accept the application as presented. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.

This concluded the review of building permits.

A brief discussion ensued as to how the commission should go about securing an engineer to look at the Salvo's house. Mr. Dial stated he would check with the town office. Mrs. Fenwick stated that the one of the questions she had about the house was if it was still a contributing house to the historic district since the "Hod", that had originally formed the basis of the house,

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has now been removed. She checked with historian Paul Touart, who had done work for the National Register, and according to Mr. Touart that was not an issue as the National Registry is concerned with the outside of the house.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk