

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

APRIL 1, 2019

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, April 1, 2019, at 5 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Patricia Ingram, Suzanne Litty, James Deerin, and Julie Wells.

The minutes of the meeting of March 4, 2019 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit #19-19, Susan Haggerty, 206 South Street, finish fence along east to west of far back yard to complete existing fence. Mrs. Haggerty explained that her next door neighbor at 208 South Street had recently installed a new 4' fence on her property that came off of Mrs. Haggerty's own fence that ran towards the backyard of Mrs. Haggerty's property. Mrs. Haggerty explained that this ended up leaving her with a side on her own property with no fencing and that she wished to close that gap by installing a continuation of that 4' fencing, to be stained white, and to match what already exists on the property. She added that the only thing that could be seen from the street was an existing gate. A second gate would be added along the rear of the property. Mrs. Ingram made a motion to accept the proposal to install fencing to the specifications of the application. The motion was seconded by Mrs. Wells and unanimously carried with all in favor.
2. Permit #19-20, Timothy Wilson, 214 South Street, installation of a 12' x 16' pergola. Mr. Wilson explained that he was looking to install an 8'4" tall pergola in the back of his property to be made of treated lumber and to be painted white. The pergola would be built close to a brick wall that runs along the back of the Wilson property. The top of the pergola would remain open with pea gravel, which is already in this area, being used as the base of the structure. Mr. Deerin made a motion to approve the pergola as shown on the drawings submitted for 214 South Street. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.
3. Permit #19-09, Mr. and Mrs. Kenneth Davis, 313 N. Morris St., tear down existing rear kitchen addition and build a new kitchen addition; renovate upstairs bathroom and master bathroom; replace existing HVAC; install new bath in existing guesthouse and add a 15' x 10' second floor dormer storage area. Present to explain the application was Torr Howell, from Blue Heron Contracting, LLC. Chairman Costigan reminded that commission members that this was a two part application and that they had already approved the kitchen portion of the application.

Questions were raised at last month's meeting pertaining to the guesthouse portion of the application, specifically the height of the building and details being made to the building. Mr. Howell noted that he had gone back and lowered the height of the building to 16' in order to meet the setbacks and, in doing so, adjusted the pitch to 10/12. The neighbor at 311 N. Morris Street was advised as to what was going to take place and was agreeable to the proposed changes. Chairman Costigan pointed out that one of the HDC's problems with the plans was that the drawings did not seem to match what the applicant wanted to do. Questions were raised about the second floor deck being proposed for the building. Mr. Howell explained that the deck would be over the roof of the accessory building's screened porch and that it was more for looks than use. The windows on the building would match those found on the rear of the main house and would be Anderson two over two style windows. The guesthouse ceiling height would be 7'8" on the first floor and the same on the second floor at the highest portions. Mr. Deerin made a motion that the commission approves the renovation to the guesthouse as shown on sheet #3 of the Davis application, dated 4/1/19, located at 313 N. Morris Street drawing, with the renovations that are proposed and initialed. The motion was seconded by Mrs. Wells and unanimously carried with all in favor.

4. Permit #19-12, Freiderikos Athanasopoulos, 208 Factory Street, demolish existing garage; addition of 1 ½ story frame garage with studio and bath above; demolish existing swimming pool and relocate adjacent to addition surrounded with wood deck and brick walkway, brick veneer, and brick steps with wrought iron handrail. Both Mr. Athanasopoulos and his residential designer, Timothy Kearns, were present to discuss the application. Mr. Kearns explained that with the desired investment to the second floor addition to the new garage, it made sense to the owner to give it more useable space. The proposal is to now take a dormer similar to north dormer and add it to the south side so that it would address the yard and pool and patio areas. The swimming pool has been modified to have more standardized dimensions. The revised plans also now show in the drawings a reflection of a solid piece of decking on the north side of the porch that has been flipped and added to the south side of the porch. Mr. Kearns noted that these are the only new changes so far, adding that the site plan is still in hands of stormwater engineer and the structure details in the hands of the structural designer. The purpose of meeting with the commission tonight was to present the proposed changes to the group in order to be able to move forward. Mr. Deerin asked if a dormer was being added. Mr. Kearns responded that was correct. He referenced page A-5 which showed a dormer on the north side. On the south elevation, Page 2A5, shows a similar treatment of a dormer connected with a shed in between. A-6 is the original north facing dormer which hasn't changed. The dormer will be mirror images of one another. Chairman Costigan asked about a double hung window facing the street overtop of garage door. Mr. Kearns responded that originally that window was shown as a single window but has now been changed to a double window. Mr. Kearns noted that there is a shed that picks up a new door. Chairman Costigan stated that the most important element for the HDC was the dormer on top of the garage and that the garage has grown a half a story from what was presented at last month's meeting. The new changes were verified as including a south dormer addition, a change from two new windows instead of just one, changes to second floor garage and pool. Mr. Deerin stated that he wanted to

reference that the commission members were considering a set of drawings dated 3/26/19, consisting of sheet C and sheets A1 through A10 all dated 3/26. Mr. Deerin pointed out that one the cover sheet the swimming pool was shown in the wrong location. Mr. Kearns corrected it by making a manual change. Mr. Deerin, in looking at sheet A5, made a motion that the commission approve the reconfiguration of the main structure including the addition of 2 double hung 6 over 1 windows on the second story along with a slightly revised garage door that is shorter. The motion was seconded by Ms. Litty and unanimously approved with all in favor. Mr. Deerin next made a motion that the commission approve the addition of the dormers as shown on the second story and as shown on drawing pages 2A5 and 1A7. The motion was seconded by Ms. Litty. Chairman Costigan asked that the commission refrain from voting in order to ask if an interested neighbor in the audience had any concerns. Next door neighbor at 210 Factory Street, James Mylander, stated that he was only concerned about drainage. The motion was then unanimously carried with all in favor. Mr. Deerin next referenced sheet A2 and moved that the commission approve the relocation of the pool so that it lines up with the existing great room along with the adjoining hardscape deck subject to the applicant providing the HDC with a specific drawing showing the particulars of that relocation. The motion was seconded by Ms. Litty and unanimously carried. Mr. Kearns noted that all the items presented at this night's meeting were important because some of it will change the stormwater calculations that are being worked on. Mr. Kearns also stated that his next step would be preparing the sets of working drawings so that he could present them to the commission. Neighbor James Mylander spoke again expressing his interest in how the drainage would be addressed as it pertains to the front and southside of the property and to seeing corrections made to the drainage situation as it exists right now. No other questions were raised at this time. Chairman Costigan stated that he would refrain from signing off on the application since the applicants would be coming back with more information and that the HDC will consider the permit as continuing.

It was noted that the Oxford Museum was listed on the agenda but then pulled. Commission member Julie Wells explained that the museum was only intending to fix their front door by sanding the door, patching up the holes, and painting it, which was really more of a maintenance repair that did not require a building permit.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk