

## HISTORIC DISTRICT COMMISSION MINUTES

### MINUTES

APRIL 2, 2007

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairperson, Suzanne Litty, on Monday, April 2, 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 following permits were reviewed:

1. Mr. and Mrs. Tom McMahon, 213 N. Morris Street, addition of picket style fence to replace existing chainlink fence and add new Oxford style fence to front area. Originally this permit had been for just an Oxford style fence. However, upon further investigation the McMahons are now requesting to have just an Oxford style fence around the front of their property with a vertical picket fence along the back and sides which would replace a chainlink fence. Mr. Baker noted that the McMahon's neighbor also has a fence but it is only 30" high. Mrs. MaMahon explained that the front of their fence would be the same height as her neighbor's fence in the front but that their back fence needed to be higher because of their dogs. Mrs. Fenwick made a motion to approve the permit. The motion was seconded by Mr. Baker but he noted that there was part of an existing Oxford fence in the McMahons yard that was not painted white. Mrs. MaMahon verified that was true but that the new fencing would all be stained white. The motion was unanimously carried without further discussion.
2. Permit #07-14, Mears Yacht Haven, 502 E. Strand, extend existing post and rail fence by 2 sections (20 linear feet) to delineate property line. Tom Gannon, manager of Mears Yacht Haven was present to discuss the permit. The marina would like to extend an exiting post and rail fence by two 10' sections in order to delineate the edge of the property in order to keep others from parking on it. Mr. Baker made a motion to accept the application. The motion was seconded and unanimously carried with all in favor.
3. Permit #07-15, Gerald Armstrong/Park Lane Homes, LLC, 215 South St., new home. Mr. Armstrong explained to the commission that he had made the changes requested by the commission at their meeting in March. The overall square footage of this house would be approximately 3,000 square feet, which would be less than the size of the house he had built next door. The pillars on the front of the house would be square. The house color would probably be off white with dark red shutters and roof. Gingerbread will be used on the house. The shutters will be made of wood cedar and will be functional. Mrs. Fenwick again expressed her concern regarding the size of the proposed house and stated that the characteristic of Oxford is smaller houses. Mr. Armstrong disagreed stating that he had researched the town on the web

and one of the first houses he pulled up was 4,000 plus square feet. A motion was made to accept the application as presented. The motion was seconded and carried with one abstaining vote from Mrs. Fenwick.

4. Mr. and Mrs. Gerard Fay, 211 N. Morris Street, revision to previously approved permit involving keeping previously approved screened porch with porch to now have a proposed "flat" walk-able Duradeck roof system over it with 42" high balustrade at second story deck; right dormer window will be modified to accept wood door with glass; and renovations of master bath into master bath and guest bath. Ms. Peggy Sharp, agent for Mr. and Mrs. Fay, explained that originally the Fays were planning on raising up their roof and replacing their dormers. However, the plans have been modified and the owners would now like to create a deck over the top of their porch. The porch would be walkable with a 42" high balustrade as the second story deck. Currently there are 3 dormers on the second floor and the Fays would like to widen one of the dormers in order to incorporate a door. It was noted that this was a modern house and none of the members expressed any concerns about the proposed revisions. Mr. Baker made a motion to accept the application. The motion was seconded by Dr. Leszczynski and unanimously carried with all in favor. Ms. Litty did ask if Ms. Sharp could provide the commission with more information on the proposed railing system for the second story deck to which Ms. Sharp replied that she would.
5. Permit #07-16, Catherine Bitter, 302 E. Strand, replace existing front door/sidelights and existing furnace room door (no sidelights); neither door is original to house; framing/existing openings in place. The side door Ms. Bitter was proposing would be just a standard door, without sidelights, but the same style as the proposed front door with a glass panel so that if the lights were to go out one could still get some light. Mrs. Fenwick pointed out that Ms. Bitter's house had been under construction for considerable time. Ms. Bitter responded that several personal issues had set her back but that once the front door gets in the front of her house should be finished. Mr. Gaffney made a motion to approve the permit. The motion was seconded and unanimously carried without further discussion.
6. Permit #07-17, Mr. and Mrs. David Wangness, 213 S. Morris Street, remove existing wood frame shed to be replaced; condition beyond reasonable repair. The owners were represented by their architect, Timothy Kearns. The commission pointed out that the owners want to take down their shed but that they did not show a replacement for it. Mr. Kearns responded that was because they did not know what they wanted to replace it with. As a result, Mr. Baker thought that this permit could only be for a demolition and that a new permit would have to be taken out for whatever kind of accessory structure the Wangness' were planning on building in place of the old one. Mr. Kearns responded that they could say this permit was for demolition only but there is a brick fence involved and the neighbor's building is sympathetic to the Wangness' accessory building. Though some of the commission members stated they thought the shed should come down, they all wanted to know what its

replacement would be. Mrs. Fenwick reminded the commission that they had talked about not acting on items unless the owner was present and that also the commission had discussed that something should not be torn down without the commission knowing what was going up in its place. A motion was made by Ms. Litty to table the permit with the added statement that the commission would have a special meeting if needed.

7. Permit #06-82, Mr. and Mrs. John Kimberly, revision to previously approved plan to raise existing roof ridge 8" to allow egress windows on water side to be double hung, raise ceiling height in family room to 8'6" from existing 7'10" and ceiling height of existing bedroom will maintain 7'6". The Kimberlys were also represented by their architect, Timothy Kearns. Mr. Kearns explained that the reason for the revision was mostly for aesthetic reasons. The commission had previously approved some windows in the dormers that were casements with a thick, center style to make them look like they were double hung. Mrs. Fenwick noted that the impact of the change appeared to be almost nonexistent. After some discussion, Mr. Kearns stated that he would rather raise the ridge 16" but that his plans only showed 8", noting that the house is currently at 28'. It was suggested that Mr. Kearns could bring in a new drawing showing the true finished height of the house at the special meeting. Mr. Baker noted that with the agent's permission, the commission was tabling this permit.

This concluded the review of building permits.

The minutes of the meeting of March 5, 2007 were approved and accepted as distributed.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby  
Assistant Clerk