

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

MARCH 1, 2010

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, George Gaffney, on Monday, March 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, and new member, William Dial.

The minutes of the meetings of February 1, 2010 and February 16, 2010 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit #10-06, Mr. and Mrs. Brian Wells, 102 Tilghman Street, request to install new stone/gravel driveway in existing driveway. Mr. and Mrs. Wells were represented by their contractor, Gene Mazzatenta. Mr. Mazzatenta explained to the commission that the Wells' already have stone in their driveway but that they want to replace what is there with smaller stone and gravel. Mrs. Fenwick made a motion that the commission accept the application. The motion was seconded by Ms. Litty and unanimously carried without further discussion.
2. Permit #10-10, Mr. and Mrs. Brian Wells, 102 Tilghman Street, request to remove existing deck and build new deck in the same location. Mr. Mazzatenta again represented the Wells' and explained to the commission that the existing deck on the Wells home was rotted and built at two levels. The new deck would be the same size, in the same location, but would be all one level made from pressure treated wood. Mrs. Fenwick made a motion to accept the application. The motion was seconded and unanimously carried without further discussion.
3. Permit #10-11, Mr. and Mrs. Brian Wells, 102 Tilghman Street, construction of new accessory building. Mr. and Mrs. Wells were again represented by their contractor, Gene Mazzatenta. Mr. Mazzatenta explained to the commission that the owners would like to build a new accessory building next to their existing accessory building in the back of their yard which would be visible from the street. The idea would be to match the accessory building with the house using the same yellow siding as found on the house along with the same white color trim. The building would be 10' x 12' with the 12' side facing the street. The owners would like to have two small windows in the front of the building along with a door and a standing seam metal roof. The existing accessory building also has a metal roof which is just screwed down and not historic. Though the house has Marvin windows, the owners have requested using cheaper windows for their accessory building which would be two over two but not having true divided light. The color of the metal roof for the building would be dark red, standing seam. Mr. Mazzatenta noted that the new accessory building would be built on a wooden deck and would be 13 ½ ft. in height from the ground. He noted that the existing accessory building is also about 13 ½ ft. from the ground. Mrs. Fenwick commented that the proposed door for the accessory

building did not fit the building and suggested putting the door in the back. Mr. Gaffney suggested putting the door on the side of the building. Mr. Mazzatenta stated that the owners wanted the door in the front and that if they were to move the door as shown on the plans he questioned how that would make the windows look. The majority of the commission members stated that they would like to see the door to be located on the side and asked that the contractor look into changing the look of the front of the building a bit. They added, however, that they were agreeable to the style roof and less expensive windows for the building. Because the owners are hoping to get this building built by May in anticipation of an event planned for their property in May, Ms. Litty offered that the commission could have a special meeting for the owners if they needed approval for this project in a hurry.

4. Revision to Permit #08-33, Mr. and Mrs. James Turrell, 308 Tilghman St., revision to look of garage doors. Because a discrepancy in the garage doors was found by the building inspector during his final inspection of the Mr. Turrell's accessory structures, the commission tabled the application until the owner or his representative were available to discuss the application.

This concluded the review of building permits.

A consultation was held with Tim Kearns, architect for Mr. and Mrs. Giovanni Salvo, property owners of 512 E. Strand. Mr. Kearns presented the commission with a revised vision of what the Salvos would like to do to their existing house in terms of increasing its size. Mr. Kearns explained to the commission since last meeting with them, new Critical Area laws have taken effect and every man made surface now counts as impervious surface. The Salvos also have had to deal with a unique situation in terms of the size of their property and the setbacks they are faced with along with a limitation of creating no more than 50% of their existing gross floor area. Mr. Kearns noted that he was able to meet all that criteria and offered to the commission visuals of computer images of what the Salvos are proposing to do with the house, along with how the proposed changes would look with the other houses in the area. The house would become a two story house with a faceted two story window section in place of bay windows at the side end of the home. An existing wooden deck would remain and a red metal roof would be placed on the house. Mr. Gaffney noted that the real issue the commission had with the Salvos proposed plans at their last meeting with them had to do with a series of bay windows. What Mr. Kearns was proposing in terms of the window treatment was still being seen as an issue by the commission members. Mr. Gaffney stated that one did not see windows much like what Mr. Kearns was showing around town. Mr. Kearns countered that he had searched town and found window details, similar to these, which were previously approved by the historic commission, on a house located at 105 Benoni Street. He added that the objection last time he met with the commission was that the proposed changes to the house were too contemporary. Mr. Gaffney asked if there was any way that Mr. Kearns could work on a plan to make the that particular window section look more traditional and fit within the streetscape more easily. Mr. Gaffney also offered the Salvos to hold a special meeting for them if they get something together soon and that the commission was not looking to hold them up.

OLD AND NEW BUSINESS

The commission members reviewed a series of information with regards to modern equipment that they would like to see incorporated into their existing guidelines. After reviewing the options before them, the commission members present agreed to what wording they would like to see used. Mr. Gaffney agreed to put together a memo to the Commissioners informing them of what changes the commission would like to make with the hopes that these changes can be implemented in a timely fashion.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk