

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

JANUARY 4, 2016

The regular monthly meeting of the Oxford Historic District Commission was called to order on Monday, January 4, 2016 at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were James Deerin, Jennifer Stanley, and Patricia Ingram.

The minutes of the meeting of December 7, 2015 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

Permit #12-49, Mr. and Mrs. Philip Wright, 101 Norton Street, revisions to previously approved building permit. As part of a continuation of the last meeting of the Historic District Commission on December 7, 2015, Mr. Costigan reminded the commission that the owner had stated that at that last meeting he would be bringing the commission back new drawings showing changes he was making or needed to make. Mr. Wright spoke stated that he had contacted his architect, who, in turn, had put together some new drawings which included adjustments for the different windows sizes, as well as leaving an option for a kitchen window on the north elevation. Revisions included the following: 1) the windows on the north elevation would be moved over, 2) the small window located on the second floor of the north elevation would remain but the other two windows, also on the second floor on the north elevation, would be moved so that they would line up with the windows below. Mr. Wright acknowledged that the windows on the second floor had changed and that the windows on the first story had always been bigger than the second floor windows as originally shown in the first drawings. Mr. Wright confirmed that the four new proposed windows would be the same size as the approved windows on the first floor of the original plan and that all the windows were basically the same size as shown on the original approved plans except for a few small ones, thus making the first floor and second floor windows all the same size. Mr. Deerin made a motion that the commission approve the Wright residence's revised plans dated December 16, 2015 (reference pages SK1.0-1.3) for the revised fenestration with the understanding that the larger 2 over 2 windows shown on those plans may not be exactly to scale but that the commission understands they will all be the same size as the windows that were approved in the original drawings the commission approved in August of 2013. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.

Permit #16-01, Mr. and Mrs. Norman Bell, 304 S. Morris Street, request to enclose, after restructuring, existing rear porch, revise the roofline of the second floor north bathroom and replace the windows, doors, siding, and roofing at the rear portion of the existing home. Both Mr. and Mrs. Bell, along with their residential designer, Timothy Kearns, were present at the meeting. Mr. Bell explained to the commission that he was looking to enclose his existing covered porch which would involve raising the porch floor, reworking the existing roof, and enclosing the structure. No can in the coverage would occur. Mr. Bell added that he was also looking to attach a 4' x 5' wooden stoop onto the side of his house, as well as replacing some existing windows and installing some new windows. The proposed revision to the northern roofline would allow for the construction of a new bathroom area. Mr. Bell also

confirmed that the house would be resided in hardy plank except for the front of the house, which would keep its existing aluminum siding. The new roof would match the existing roof. Questions were raised as to two second story windows the Bells were requesting to replace with new ones. Mr. Deerin stated that the commission would need to look at them to determine if they were historic or not. A motion was made by Mr. Derrin to approve the project as shown on the plans dated December 27, 2015 as described except for the two second floor windows on the south facing elevation. Those windows would be subject to review by the commission as soon as they could get together to decide whether those would have to be repaired and retained or whether they could be replaced as proposed. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor. The town office will notify the applicants as soon as the commission reports back their findings.

Timothy Wilson, property owner of 214 South Street, met with commission to briefly discuss his recent meeting with the Oxford Board of Appeals and their approval of his request for two new HVAC units to be located on the side of his house. Mr. Costigan informed the commission that Mr. Wilson had gone before the Board of Appeals and that they had given their approval for the new units but that they had suggested that the units be screened. Mr. Wilson had offered to screen the units with standard, wooden lattice. Mr. Deerin pointed out that the units wouldn't be highly visible as they would be tucked in close to the house. Mrs. Stanley made a motion that the commission approve the location and type of screening proposed by the owner at 214 South Street. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk