

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

JUNE 8, 2015

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, June 8, 2015, at 5:00 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 Jennifer Stanley.

The minutes of the meeting of April 6, 2015, were approved and accepted as distributed. The HDC did not meet in May, 2015.

The following building permits were reviewed by the commission:

1. Permit #15-17, Carol Safir, 313 S. Morris Street, add central a/c and heating; add small, single light window on north side of property; restructure front porch floor joists. Both Mrs. Safir and her contractor, Jim Sebastian, were present to explain the application. Mr. Costigan suggested addressing each part of the application piece by piece. Mrs. Safir explained that the house does not have an HVAC unit. Her request was to install one new unit on the south side of the house. A question was raised as to how close the unit would be to the neighboring house. Mrs. Safir explained that it would be going in the same space as an existing oil tank that she recently had removed. She noted that the unit would be screened by a series of existing shrubs that are located within the same area. A motion was made by Mrs. Ingram to approve the a/c unit as presented. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor. The commission next reviewed Mrs. Safir's request for a small single light window to be located in an existing powder room. Currently the room has no window in it at all. The purpose of the window would be to allow some natural light into the room. The window would be located immediately to the right of a side entrance door. The window would be full pane and would not open. Ms. Litty made a motion to approve the window as presented. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor. The final request was for the restructuring of the front porch floor due to its poor, unsafe condition. Mrs. Safir noted that the historic posts and railing could be restored and that she was looking to use some kind of composite material for the flooring that would withstand the abuse of the rain and the sun. Mr. Sebastian presented a sample of an Azak tongue and groove product that the owner would like to use. A color had not yet been chosen though Mrs. Safir noted that it would be a neutral color to blend in with the gray coloring of the house. Ms. Litty asked that Mrs. Safir inform the office of her color choice once that decision had been made. Mrs. Stanley made a motion to accept the restructuring of the porch at 313 S. Morris Street. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

2. Permit #15-18, Church of the Holy Trinity, 502 S. Morris Street, screening fence for oil tanks. Rev. Kevin Cross and Bob Ramsey were present to discuss the application. Rev. Cross explained to the commission that the church was currently faced with a safety issue in that the Juniper trees, located in front of the side entrance to the church, were overgrown thus creating a hazardous situation for parishioners coming in and out of the church and cars coming in and out of the church driveway. It was stated that the Junipers were near the end of their life and Rev. Cross was told by a licensed arborist that should they be trimmed it would be unlikely that they would thrive. As a result, the church would like to remove the Junipers. In doing so, an oil tank, currently hidden by the Junipers would become highly visible. The request was to put a fence around the oil tank, to be stained or painted to blend in an existing stone wall. Six (6) yews would also be planted around that fence that in time would grow up and obscure the fence. The fence would be between 43 to 48 inches tall in order to make it as invisible as possible until the yews have grown to cover it. A motion was made to approve the installation of fence with surrounding yews to close in the oil tank with the fence to be painted in a greyish color to compliment stone church. The motion was seconded by Ms. Litty and unanimously carried with all in favor. Rev. Cross explained to the commission that the driveway on the church property was often used as a way to cut to some of the smaller streets nearby the church with some cars driving very fast down the driveway. As a result, the church was considering purchasing a small 7 miles per hour speed sign to place near the entrance of the driveway. Originally the driveway had speed bumps but they were taken out because of skateboarders using them. It was further added that the speed sign would be situation so that it wouldn't be highly visible. Overall, the commission looked favorably upon the church's decision to put up a speed sign.
3. Permit #15-20, Tim Wilson, 214 South Street, revisions to previously approved building permit including door and siding paint color selections; addition of 2 windows, new covered porch, front porch rail and picket design and material, door selection, and adjust window location on house front. Mr. Wilson was present to discuss the application. The commission first reviewed the request for a new window to be installed on the second floor of Mr. Wilson's house. This is a laundry area that currently has no windows in it. It would be consistent with the rest of the windows in the house. Another window is being requested to be placed in the bedroom in order to balance out the windows in that room. The window would be located on the north side of the house. The commission members agreed that the additional bedroom window would be better in balancing out the outside appearance of that area. Mrs. Stanley made a motion to

June 8, 2015

accept the request for the two windows as shown on the attached drawings for 214 South Street. The motion was seconded by Mr. Deerin and unanimously carried with all in favor. The commission next reviewed the request for adding a shed roof over the side entrance door to the house. Mr. Wilson presented the commission with a magazine photo that he was hoping to duplicate. The roofing material on the shed roof would match the rest of the house which has asphalt shingles. Ms. Litty made a motion to approve the shed roof on the door as shown over the side entrance. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor. The commission next went over the proposed paint colors for the house. Mr. Wilson explained that he was planning on covering the entire house with a white, factory finished hardy plank siding. The doors would be black. Mr. Wilson indicated he was thinking about painting his shutters black as well but asked that if he chose, could he keep the same color that the shutters already have on them now. The commission members were agreeable. Ms. Litty made a motion to approve the hardy plank siding, in white, with the same reveal that currently exists on the house. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor. The commission then reviewed the request for the front porch railing. Questions arose as to what the change would look like and what materials would be used. It was agreed to table this request until more documentation could be provided. Administrator Lewis spoke stating that some clarification was needed in the historic review for color changes, siding, etc. for Mr. Wilson's house. Mr. Deerin made a motion to approve the residing of the old existing part of the house plus the siding on the new addition with white hardy plank, with the same 5" reveal, and that the shutters on the house remain on the house. However, if Mr. Wilson were to want new shutters, he was asked to come back to the commission to get approval for the type and color. The motion was seconded by Mr. Costigan and unanimously carried with all in favor. A question was raised regarding the door selection to the shed room entrance. Mr. Wilson clarified that it would have nine (9) lights similar to the door shown in the magazine photo provided by Mr. Wilson. Mrs. Ingram made a motion to accept the door as shown. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor. The application mentioned adjusting a window located on the front of the old section of the house. Mr. Deerin noted that because there were no drawings showing the proposed change that the request be tabled. Should Mr. Wilson decide he still wanted to make that change he could always come before the group with details of the proposed change at a later time.

4. Permit #15-21, Brewar's Yacht Yard, 407 E. Strand, remove existing modular house and replace with one story frame building and deck to be used as a club house and baths for marina in

approximately same location. Both the architect, Dennis Still, and residential designer, Tim Kearns, were present to discuss the application. Mr. Kearns reminded the commission that he had met with them in consultation explaining at that time that the existing house on the property would be taken down and rebuilt as a clubhouse for Brewar's Yacht Yard. The owners were looking to get approval from the commission for the basic design as being presented at this night's meeting. Discussion took place concerning what materials would be used to cover the building. Either hardy plank siding, vinyl, or cedar shakes would be acceptable to cover the building. The decking would be Azek with a vinyl railing system, the roofing would be composite asphalt, the shed roofs on the building would be standing seam metal, the windows would consist of a fiberglass frame with divisions, and there would be white aluminum storm front doors. Two shed dormers on the back of the building would have standing seam metal roofing. Exterior lighting would also be incorporated into the design as the whole idea is that the deck would be used as a recreation area and would need to be well lit. Mrs. Lewis noted that the commission could approve the concept plan as it was being presented to them tonight. Mr. Deerin made a motion to approve the concept as shown on the drawings dated 6/1/15 by Tim Kearns as a concept subject to coming back with actual building specs for a permit. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

5. Permit # 15-22, Dan and Susan Kordell, 510 E. Strand, installation for removable curbside posts. The owners were not present to go over the permit. Administrator Lewis noted that the Kordell's house is located in an area of town where people often pull off onto the side of the house and park. Following a brief discussion, a motion was made by Mr. Deerin to approve the installation of the 6" x 6" x 18" posts as shown on the drawings of the application. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.
6. Permit #15-23, Jennifer Stanley – 221 South Street, request to replace shingles. Mrs. Stanley submitted a maintenance application request to remove the cedar shingles on the south side of her house, which were badly damaged, to be replaced with new, matching shingles. Mr. Deerin made a motion to approve the replacement of the shingles on south side of the house as shown. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

This concluded the review of building permits.

CONSULTATIONS

A consultation was held with Benedicte Christensen, property owner of 204 Tilghman Street, who was interested in installing solar panels on the back roof of her house. She presented the commission

June 8, 2015

members with several pictures taken from various sides of her house explaining that the use of solar panels would not be very from Tilghman or Banks Street. Ms. Litty noted that the use of solar panels would be very visible from the water, which is also considered as a public way. Mr. Deerin agreed stating that Ms. Christensen's house was very observable from the water adding that his feeling was that it would not be appropriate to have solar panels because of the visibility from a public way which includes waterways around town. He added that with the continual changes being made in technology, maybe within a year or two solar paneling may have less and less of a profile thus making them more acceptable within historic communities. Mrs. Stanley, who was not totally opposed to the idea, suggested presenting the commission with a photo of her house with solar paneling superimposed on it. Mr. Costigan added that perhaps her vendor could provide assistance with that. Ms. Christensen stated she would look into it.

A second consultation was held with Administrator Cheryl Lewis, representative for Myles Taylor, property owner of 304 Market Street, who was also looking into the installing solar paneling within three locations on his house. The owner was looking into using paneling that had less of a glare on it as well as adding trim around them, similar to that used on the commercial buildings on Mill Street, in order to make them less visible. Ms. Litty pointed out that the proposed panels would be very visible from the waterway. Mrs. Stanley argued that if they were to blend in more with the roof then they should be given at least some consideration. Mr. Deerin stated that the roof on Mr. Taylor's home was not black (the color of the proposed solar panels) but was more a brownish tan and, as such, the panels would stick out. He noted that two of the three locations proposed for solar paneling would be highly visible from Town Creek. However, location #3, as shown on an enclosed attachment, was somewhat camouflaged. Mr. Costigan agreed stating that location #3 showed a definite possibility. Mr. Costigan added that the HDC is encouraging solar panels and wise energy but it has to be done in a sensitive way.

Prior to adjourning a brief discussion took place with regards to the possible acquisition by the town of the property at 103 S. Morris Street, also known as "The Mews."

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk