

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

OCTOBER 3, 2016

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, October 3, 2016 at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Suzanne Litty, Patricia Ingram, and Jennifer Stanley.

The minutes of the meeting of September 12, 2016 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit #16-47, Tim Wilson, 214 South Street, replace existing wood deck on front porch with composite decking, paint chimney white, and install new 3 ½' fencing. Mr. Wilson presented a sample of the decking he was looking to use on his front porch, the color of which would be gray. Mrs. Stanley made a motion to approve the decking as presented for the Wilson porch. The motion was seconded by Ms. Litty and unanimously carried with all in favor. The commission next reviewed the request to paint the chimney white. Mrs. Stanley questioned why Mr. Wilson wanted to paint it. Mr. Wilson responded that it was his wife's idea as the chimney bricks were old and do not match one another. It was her hope that this would work to blend the chimney into the house. Mrs. Stanley pointed out that there were not any painted chimneys in town that she was aware of. Mrs. Ingram added that she liked the natural, mismatched brick colors. Mr. Costigan concurred that most people in the area keep their chimneys natural in appearance and asked that Mr. Wilson think about this request as the town has natural chimney all throughout town. This item was tabled and the commission moved onto the final request for a fence. The fencing would be located in the back yard. Mr. Wilson presented a photo of the type of fencing he was looking to install which was very similar in style to the Oxford style fencing. The total height would be 3'6" with a gate installed that would match and blend into the new fencing. Ms. Litty made a motion to approve the 3'6" fencing as presented. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.
2. Permit #16-48, Church of the Holy Trinity, 502 S. Morris Street, metal support with bell to replace rotten wood support for same bell. Ms. Litty recused herself from the review of this application as she noted she was part of the committee who was presenting the permit. Kathy Gilson, Junior Warden and Head of the church's Building and Grounds Committee presented the application. She noted that the church was designed in the 18th century and originally there were plans for a large bell tower on the church which was never built because there was never enough money to do so. In 1945 a bell was given to the church which was mounted between 2 wooden telephone poles. The poles rotted and the bell has been on the ground. The church now wants to re-lift the bell and has designed a stainless steel metal support for it. A grant from the Talbot County Garden Club will cover a lot of the cost of this project. The main question the church faced was with the height and location of the support. It was determined that the best location would be where it was before – in the back of the church near the sacristy. The support would be powder coated dark bronze in color on a base that would be 1'4" above grade level

with a bluestone cap, bolted down in place. The overall height would be 15'. Mr. Costigan asked if it would be illuminated with lights. Ms. Gilson responded they were thinking about it but the lights, if they had them, would be on the ground pointing up to illuminate the bell support structure. A motion was made by Mrs. Ingram to approve the application as submitted. The motion was seconded by Mrs. Stanley and unanimously carried by all in favor. Mr. Costigan reminded Ms. Gilson that should the church decide to have lights they would have to come back before the commission for approval.

3. Permit #16-49, Elizabeth Hasbrouck, 110 Norton Street, replace existing siding; replace 5 windows on west side of house; and install 4 new windows on north and south sides of house. Mr. Costigan reminded the commission members that they had made a visit to this house last year to look at Ms. Hasbrouck's windows with regards to a similar permit application that has now expired. Ms. Hasbrouck explained that she wanted to install three (3) new second story windows on the west side of her house. She then proceeded to read aloud from a letter that she had written to the HDC, which, in summary asked that the commission reconsider their previous approval for Ms. Hasbrouck to cover her house with cedar shingle siding and to consider a more economical alternative such as CertainTeed's "Cedar Impressions" shingles and to reconsider their previous view that the 3 second story windows on the west side, containing "wavy" glass, be restored. Ms. Hasbrouck pointed out that they are in poor, non-working condition, the cost to restore them was prohibitive, and that the advantage of having them restored would be lost if they were to be obscured by storm windows. She asked that the committee consider approving the replacement of the old windows instead of requesting her to restore them. Ms. Hasbrouck, in her letter, also noted that the committee had previously approved the addition of 4 new windows to the house on the north and south side and that she still hoped to do that along with replacing the 2 existing first floor, street side windows with replacement windows that would closely resemble historic, true divided light windows. In summary, along with replacing the 3 second floor windows, and the installation of 4 new windows, this would result in all 9 windows at the front of the house being identical, 6 over 6, simulated divided light windows. Mrs. Stanley remarked that she too had looked at Marvin windows (the type of replacement windows Ms. Hasbrouck was wanting) and that even though make a great window and are cognizant of historic preservation, the commission has been working to preserve the old windows as much as possible. Mrs. Stanley also countered that that she too has the old wavy glass windows in her house and that even though her windows have storm windows over top of them, you can still see the wavy glass underneath them. Ms. Hasbrouck stated that the cost of fixing the old windows was very, very expensive as opposed to replacing them with new windows. The other members in the commission were all in agreement that they were fine with where Ms. Hasbrouck wanted to install the new windows but as far as the old ones were concerned, they did not feel they were going to change their minds as to having the old windows on the second floor replaced with new windows. The commission reviewed the request to replace the siding on the house with gray CertainTeed shingle type siding and were all in agreement that it would be in keeping with the other houses in the neighborhood. It was suggested that it may be that some of the older windows that the commission does not want to have replaced may not be as old as they are thought to be. The commission stated they would be willing to revisit the request to replace them if Ms. Hasbrouck could provide photographic evidence showing that the older windows are in fact not old, but replacement builder type windows. A motion was made to approve the new windows as shown on the application along with the request for new CertainTeed "Cedar Impressions" and unanimously carried with all in favor. The request to replace the existing windows was tabled pending further investigation on the part of the homeowner.

4. Permit #16-52, Mr. and Mrs. Brian Wells, 302 E. Strand, replace roofing and install gutters. No one was available to represent the application. The commission members looked over the information provided along with the sample of the roofing material and description of the installation of half round gutters on the property. Mr. Wells will be providing a final color choice on the roof singles to the town office. Mrs. Stanley made a motion to accept the application as submitted. The motion was seconded and unanimously carried with all in favor.
5. #16-51, Paula and Norman Bell, 304 S. Morris St., change front door color from light yellow to navy. No one was available to represent the application. The commission members looked at the sample provided by Mrs. Bell and unanimously approved the request to change the color of the door from light yellow to navy.
6. #16-53, Dara Kraitchman, 105 W. Division Street, white Oxford fence to match neighboring Oxford fence on properties to east and west in backyard to enclose north portion of yard; a gate for access will be placed in western portion of fence. Dr. Kraitchman was present to explain her application. The commission unanimously approved the installation of an Oxford fence on either side of the property at 105 W. Division Street thus enclosing her rear yard.
7. Permit #16-24, Carolie Patton, Tilghman Street, new home. Both Ms. Patton and her contractor, Jeff Foust were present to explain the application. Mr. Foust presented samples of both the siding and the windows. The commission members reviewed the siding choices and looked very negatively at the first choice which was a thin, vinyl type siding. However, the members did look favorably on the second choice of siding, which was a heavier gauge PVC type siding, the color of which has not yet been determined. The commission members expressed concerns regarding the front porch facing onto Tilghman Street as to whether brick or wooden steps would be installed. This discussion led to questions about the actual precision of the elevations that were presented. Mr. Costigan noted that the large house across the street from Ms. Patton's property, which was built on pilings, was significantly raised above grade but the plans presented to the commission for Ms. Patton's proposed house showed the house as coming up by only a three step rise. Mrs. Stanley suggested that more accurate plans showing the actual elevation from the ground would be helpful and necessary. Aside from that, the group seemed pleased with the presentation of the house and material choices presented that evening. It was unanimously agreed to table the application until more precise elevations are presented.

The concluded the review of building permits.

CONSULTATIONS

A consultation was held with Ben Sheets, the new owner of Schooners's Restaurant, located at the end of Tilghman Street. Mr. Sheets provided historical photos of the building and stressed that he hopes to include and uncover much of the historic structure that is currently hidden by later additions and renovations to the restaurant building. Generally the group was pleased with the direction in which Mr. Sheets wants to take this property.

A second consultation was held with Christine Dayton, architect for Philip Layton and Dana Fitzsimmons, property owners of 508 E. Strand. Ms. Dayton met with the commission to discuss Mr. Layton and Mr. Fitzsimmons plans to expand their simple one story non-historic home and transform it into a more useable space, including the addition of a second floor. The commission members reviewed the preliminary plans as presented and looked favorably at the changes proposed by Ms. Dayton.

The commission members reviewed a façade grant application for the Treasure Chest store front, located at 214 N. Morris Street. Mr. Costigan mentioned that the Treasure Chest building was vying for a façade grant and offered a motion to encourage and approve the application to cosmetically repair the structure. The commission members unanimously agreed and offered their approval of the request.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk