

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

MARCH 6, 2017

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, March 6, 2017, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Suzanne Litty, James Deerin, Patricia Ingram, and Jennifer Stanley. Also in attendance was Administrator Cheryl Lewis.

The minutes of the meeting of January 9, 2017 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit #17-07, William Fowler, 115 S. Morris St., replace front doors. The applicant was not present to discuss the application. There was a question from the commission as to what the doors that are currently on the building looked like and how they would change. Administrator Lewis was able to produce a photo of the building showing the doors for the members to refer to. The commission members liked the idea that the two (2) proposed apartment doors would look a bit different from the proposed store door for the building. Mrs. Stanley made a motion that the commission accept the plans for the doors (residential doors and commercial door) including the one on the back porch. The motion was seconded by Mr. Deerin and unanimously carried with all in favor. Administrator Lewis asked that a note be made for the record that the owner should be notified to check as to how the doors should be installed as to either open in or open out as there was some question from the group concerning this matter.
2. Permit #17-08, Oxford Museum, 100 S. Morris St., construct Oxford picket fence across the back end of the museum side garden, to match existing on street side; extend existing path; install drip irrigation system. The museum was represented by museum member Patricia Jessup. Mrs. Jessup explained that the museum was looking to extend their existing Oxford style fence, along with removing an overgrown holly tree and creating more suitable gardens for the space. Mrs. Jessup noted that there would not be a gate within the fencing – only an opening within the fence to allow for movement coming in and going out of the fenced in area. Two or three pickets would extend outside of the fenced in area in order to create a screen to hide the garbage cans. Mrs. Ingram made a motion to approve the application to extend the fencing as described in the application. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.
3. Permit #17-04, George Morris, 200 N. Morris St., remove old metal garage doors; install new white painted steel garage door; remove vinyl siding and sand and paint existing Dutch lap wood siding on garage and house. Mr. Morris was represented by his builder, Chuck Wieder. It was explained to the commission members that the owner wanted to redo the look of his garage doors by replacing the existing doors with a steel garage door having a window, which the current garage doors lack. The plans also call to remove all the existing siding on the house and garage in order to bring back the wood Dutch siding which is underneath the vinyl siding. A question was raised as to the condition of the wood siding. Mr. Wieder responded that they

were not quite sure of its condition but that the owner wanted it to go back to wood. Mr. Deerin made a motion to approve the garage door replacement. In terms of the siding, he thought the commission should see what is underneath the vinyl siding. Mr. Costigan added that when the owner goes to paint the house and garage the commission will need to see what colors have been chosen. The motion was unanimously carried to approve the garage doors. However, it was added, that the commission was in favor the owner getting rid of the existing siding.

4. Permit #17-18, Old Point Comfort Condo Assoc., 218 N. Morris Street, repair and replace front porch columns. The application was represented by builder Chuck Wieder. This request had been reviewed by the commission in the past as part of a consultation. The commission, in their consultation, had asked the general manager of the condominium association to do some research on possible column replacements other than wood. Mr. Wieder stated that they had found a replacement for the existing wood columns in a structural fiberglass column. The columns would look exactly the same as what is there now but would be created from fiberglass. The new fiberglass columns would sit atop of a square piece of woodwork at the bottom of the column. The columns would be white and when completed would replicate the exact look of the porch as it exists today. Mrs. Litty made a motion to accept the application as presented. The motion was seconded by Mr. Deerin and unanimously carried with all in favor.
5. Permit #17-13, Scott Rensberger, 102 Stewart Avenue, repaint exterior of house to new color; repaint exterior shutters to new color; move existing driveway to side of house and landscape front; replace existing fence and add new Oxford pickets and regular picket to enclose yard; replace roof shingles. Mr. Rensberger was present to discuss his application. The commission first reviewed the request to change the exterior colors of Mr. Rensberger's home. Mr. Rensberger requested a grayish blue color for the exterior of the house and to paint the shutters black. Mr. Deerin made a motion to approve the color of the shutters and siding as presented. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor. The commission next went over the request to move the existing driveway to the side of the house and to landscape the front yard. Mr. Rensberger explained that by moving the driveway it would allow him to close in his yard more easily with a new 42" inch, white, Oxford style picket fence in the front and sides of his property along with a basic wooden picket fence in the back which would match the neighboring rear yard fences in this area. Mr. Deerin made a motion to approve the replacement of the existing fence and new Oxford pickets as described in the application and to move the driveway to the left side of the house facing onto Stewart Avenue. The motion was unanimously carried. Mr. Costigan went over the request for the replacement of the roof shingles. Mr. Rensberger stated that he and local roofer Pat Mayock looked at other roofs in town and that in doing so Mr. Rensberger had chosen to go with a "Georgetown Gray" color shingle. Mrs. Stanley made a motion to accept the replacement of the existing roof with Georgetown Gray shingles. The motion was unanimously carried with all in favor. Mr. Costigan asked Mr. Rensberger to be sure to let the town office know if he decides to make any changes from what was approved at this night's meeting.
6. Permit #17-15, Joseph Mekulski, 300 E. Strand, additional gravel driveway and permeable paver tire tracks, new brick walk, new brick patio, and rain garden. Mr. Mekulski was represented by his landscaper, Brian Brown, from Kenneth E. Brown and Sons. Mr. Brown explained that the owner needed additional parking and decided on using the easement parking behind his house off of Norton Street. The design of the new parking area would involve creating four (4) 32" x 16" permeable paver tire tracks with 128 sq. ft. of gravel drive in front of the paver tracks. The purpose of using the permeable paver strips is to gain credit to build a circular patio in the homeowner's backyard. A small new brick sidewalk would be added going from the back of the

house to the new patio area. When questioned about the rain garden that the homeowner is planning on adding, Mr. Brown explained that it was being put in to compensate for the additional coverage being added to the property. Mrs. Stanley made a motion to approve the additional gravel driveway with paver tire tracks as shown on the plan along with a new brick walk and brick patio. The motion was seconded by Ms. Litty and unanimously carried with all in favor. Because there was mention of the rainwater garden, Administrator Lewis spoke stating that there were new critical area regulations in place allowing for creative storm water potentials other than just tree planting requirements.

7. #17-14, Devisimes Lee, 100 Tred Avon Avenue, replace existing gate posts and install a gate to match existing fence. Mrs. Lee was represented by her neighbor, Suzanne Litty, who recused herself from the meeting in order to present this application. She explained that Mrs. Lee needed a gate placed within her fence in order to contain her dog within her yard. The gate would match the existing fencing on the property and the existing gate posts would be replaced with new ones. Everything would match the existing fence on the property. Mrs. Stanley made a motion that the commission accept the placement of the existing gate post and new gate to match the existing fence at 100 Tred Avon Avenue. The motion was seconded by Mr. Stanley and carried.
8. Permit #16-24, Carolie Patton, Tilghman Street, construction of a new home on vacant lot with front porch. Ms. Patton was present along with her contractor, Jeff Foust from Beracah Homes. Mr. Costigan reminded the commission members that they had dealt with this permit extensively and that Ms. Patton had turned her house around and made some modifications to her original plan in order to accommodate the HDC. Mr. Foust explained that the location of the rear back steps has now been changed to the west side of the house in order that it would fit within the building setbacks. The front porch will be made from a composite material and the siding will be a composite PVC product. The front porch will have Azek trim. The house and trim will be white and will not have shutters. The roof will either be black or dark gray. Mr. Deerin made a motion to approve the new construction plans as shown on revision 16-1298 PD 5 for Tilghman Street. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor. Administrator Lewis asked the commission to clarify the colors. Mrs. Stanley made a motion to approve the color scheme of a white house with a black roof. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

Prior to review of the final two permits, Administrator Lewis pointed out that on Joseph Mekulski's application the commission failed to review his request for two posts with a gate made of Oxford pickets to be placed along his front sidewalk. Mr. Deerin amended the motion to include the 4', double wide swinging gate, to be painted white and made with Oxford pickets on the front of the house at 300 E. Strand. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

9. #17-12, Oxford Mercantile Group, LLC, 104 S. Morris Street, sign for new business. The permit was presented by Oxford Mercantile Group representative, Robin Donald. Ms. Donald presented the commission a copy of the design of the proposed circular sign, 30" in diameter, explaining that it would not be illuminated and would hang from two white hooks between two white columns in front of the Yacht and Home store's entrance. Mr. Deerin made a motion to approve the sign as shown for 104 S. Morris Street. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.
10. #17-03, Oxford Mercantile Group, LLC, 102-104 S. Morris Street, renovation of first floor commercial space; new windows; storefront; ADA access lift and porch; second floor apartment windows; foundation; structural work; plumbing, electrical; hvac; ADA toilet; wood fence utility

screening and conditioned crawlspace.. Architects Christine Dayton and Dominic Cappella were present to discuss the application. Ms. Dayton reminded the commission that she had consulted with the commission previously and was told to go ahead and move forward with putting together a building permit application. Mr. Costigan asked if there had been any changes made since last meeting with Ms. Dayton. Ms. Dayton responded that she had been before the Planning Commission and that the permit had been disapproved due to an increase in lot coverage in order to make the entrance into the proposed café accessible for the handicapped. The owner is set to go before the Board of Appeals for a variance in order to construct a porch with a handicap lift and the Planning Commission has passed a favorable recommendation onto the Appeals Board. Ms. Dayton referred the commission to the building plans dated February 2017. Mr. Deerin asked if any provision had been made for signage for the café. Ms. Dayton responded that they had discussed having the name of the store, "On The Park", placed directly on the glass front of the store. When questioned about the exterior materials for the outside of the building, Ms. Dayton reminded the members that they had already approved the use of horizontal hardy plank for the siding and the plans to restore the existing points and brackets in existence. Everything would have standard trim and a utility fence would be placed in front of the electrical units and other utilities on the south side of the building. Mr. Deerin asked if the new front sidewalk would tie into the existing sidewalk. Ms. Dayton responded that the brick sidewalk would be repaired and protected by vertical elements, much like those used in front of the Mews building across the street at 103 S. Morris Street. Mr. Deerin made a motion to approve the renovation reconstruction as shown including renovation of the first floor commercial space, new windows, storefront, ADA access lift and porch, second floor apartment windows, foundation, structural work, plumbing, electrical, HVAC, ADA toilet, wood fence utility screening and conditioned crawlspace as shown on the set of plans dated 2 February 2017 and as presented at this meeting. 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