

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

DECEMBER 3, 2018

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, December 3, 2018, 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, Suzanne Litty, Julie Wells, and Patricia Ingram.

The minutes of the meeting of November 3, 2018 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit #18-88, 104 S. Morris Street, Town Park, LLC, construct ADA compliant ramped access and entry along south side of building, reconstruct angled storefront windowed bays to return front façade appearance and functionality to original, and add new siding where needed. Architect Charles Paul Goebel was present to discuss the application explaining that this was a follow-up to his meeting with the commission earlier in the year. The main change to the building will be a transformation in the appearance of the front of the building with a return to its mercantile appearance. The windows will be modern, insulated glass, and tempered where necessary, with clad frames. New siding on the front will be fiber cement that will match the existing siding that is already on the building. New shutters on the second floor will be made of a composite louvered material and will be functional. Mr. Goebel explained that in the front of the building there is a bracketed cornice in place that currently serves no purpose as the bay windows that had at one time been in the front of the building have been removed. However, the bays will be reinstalled to give the cornices meaning. When asked by the commission about the colors of the building, Mr. Goebel responded that currently there is no intention to change the color of the building which is white. The shutters will be painted to be either black or dark green. Mr. Costigan asked if any work was planned for the side facing Town Park. Mr. Goebel responded that only repairs would be made to that side if needed. Mrs. Wells asked for an explanation regarding page A-3 of the building plans. Mr. Goebel explained that the page showed the front of the building with planters that are there now, which were actually foundations for the bay windows that use to be there. New windows will sit on top of these planters/brick foundations. He went on to explain the plans for a new handicap ramp, to be placed along the south side of the building, will be all brick. This will be a less invasive approach to what had been proposed in the past. The lower ramp will take one to the one-story porch entrance and the upper ramp will take one from the porch to the floor level of the main building where there is another entry way. Mr. Goebel noted that the owner is looking to receive historic credits and is thinking that this new approach to addressing the addition of handicap

ramps will be looked more favorably upon. In looking at the building permit, Mr. Costigan noticed that it did not mention anything about the siding, some of which will need to be added or replaced, and so added that to the application description request. Mrs. Stanley asked about the HVAC units. Mr. Goebel responded that the owner of the building was looking to clean up the electrical circuits on the south side of the building and relocating the HVAC compressor towards the rear of the building. Mrs. Stanley responded that she thought that would make a great enhancement to the building. Mr. Deerin made a motion that the commission approve the application of Town Park, LLC for the proposed construction of the ADA compliant ramped access and entry along the south side of the building, the reconstruction of the angled storefront windowed bay to return the front façade appearance, and fiber cement siding where needed as shown on the drawings submitted with the application project number 18-06, dated November 26, 2018. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

2. Permit #18-75, Bob Fay, 305 Market Street, raise house 24", add to existing block foundation, and build new steps. Mr. Fay presented his application stating that the crawl space under his newly purchased existing home was so low that the termite inspector could not get under it to inspect it. He noted that his plans are to raise the house 2' and to try to keep the home the same as it exists. Any problems found under the house after it is lifted will be corrected. The house has a screened porch with a door with one step leading down. Mr. Fay added that he would like to change the porch entrance to opposite side from where it is now. The steps leading into the house would be higher because the house would be raised. Mr. Fay also stated that he would like to demolish a small add-on which is located on the back of the house. He noted that it is basically a little shack that is in poor condition that has been used to cover an oil tank. The plans call to get rid of the oil tank and to move towards the installation of an HVAC system instead. Mr. Costigan reminded Mr. Fay that the commission will need to see where the outdoor HVAC units are going to go before Mr. Fay installs them. When questioned about how much higher the house will be to meet the floodplain regulations, Mr. Fay responded that it would definitely be below 8'. Mrs. Stanley suggested that Mr. Fay check with the town office as to how high he should raise his house. Mr. Fay responded that he would do whatever was necessary. Mr. Deerin stated that he would prefer that a brick façade be placed on the foundation and that he would be fine with the house being raised 2'8" as opposed to the 2' Mr. Fay had put down on his application. Mr. Deerin made a motion to approve the application for 305 Market Street by Bob Fay to raise his house to 32" vs. the application of 24", add to the existing block foundation, build new steps in connection to that, and remove the shed and the oil tank inside it as part of this application along with relocating the porch entrance from the south side to the north side of the porch. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.

This concluded the review of building permits.

A consultation was held with Bob Fay who just wanted to go over with the commission some ideas he had for his house at 305 Market Street. He discussed with the commission that he had 2 doors in the back of his house.....one leading into the kitchen and the other into a bathroom. He noted that he

would like to see an entrance with a foyer and just one door instead of two and his desire to consult with an historic architect to help him with plans. Mr. Fay added that his thoughts were to just get his house lifted at this time and live in the house as it is right now in order to think about what would make the most sense in terms of the layout of the house. Mr. Costigan suggested that the front of the house might actually be on the waterfront side of the property. Mr. Fay responded that seemed to be the case as his porch faced the waterside and the waterside was set up like a front yard. Mr. Fay also talked about putting a covering or short roof over top of what would become the front door. Mr. Costigan stated that would make perfect sense and that he liked the idea of having a roof over the door. The commission members were all supportive of Mr. Fay's idea of just living in the house for a while to see how it worked for he and his girlfriend and then hiring an historic architect, if needed.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk

