

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

OCTOBER 1, 2018

The regular meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, October 1, 2018 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 Julie Wells.

The minutes of the meeting of September 10, 2018 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit # 18-57, Mr. and Mrs. Ray Nissen, 224 S. Morris Street, interior remodel – removal of central fireplace for open floor plan; relocate kitchen, replace doors and windows at rear to create sunroom and improve access; add new master bath and laundry on second floor. Mr. and Mrs. Nissen were represented by their agent, Lee Weldon. At the request of the commission from their last meeting with Mr. Weldon in September, Mr. Weldon presented the members with more information on the windows the Nissens were looking to replace. The proposed replacement windows would be double pane sash casement windows with internal grids between the glass, as well as having interior and exterior grids, in order to give the appearance of true divided light windows. In looking at the window schedule, Mr. Deerin asked Mr. Weldon to confirm that the plan was to replace 4 windows. Mr. Weldon replied that was correct, along with installing 3 completely new windows. Mr. Weldon also explained that the owners would like to remove their existing chimney but plan on replacing it with brick veneer. The job would consist of a 3/8" slice of natural brick that would be applied to a constructed chimney box that would be grouted so that it would appear to be mortared, thus making it look natural. Mr. Weldon added that it was an effective way to replicate the old chimney without the weight. The false chimney would have the same profile dimensions of that which would be removed. Ms. Litty asked about the 3 doors shown in the plans to be placed on the back of the house. Mr. Weldon explained this would consist of 3 glass sections with the middle section having a sliding glass door. A brick stoop would be built to come out in front of the sliding door. The original windows in the front of the house and along the sides would remain the same. However, in the back of the house, on the first floor, the plan is to replace two (2) windows in the existing kitchen which would match the present dining room windows, as well as upgrading the patio and second floor awning windows. The owners are also proposing to add two windows to their back wall in order to look out into their backyard. Mr. Costigan questioned the left side elevation drawing which showed 6 windows with full shutters and questioned whether the shutters were already existing or not. Mr. Weldon responded that the front 4 existing windows on the main body of the house all have shutters. He was unsure as to whether or not there were any shutters on the back of the house but added that the little windows in the bedroom would not have any due to the size of the windows. Mr. Weldon mentioned that there will be hvac units at some point but that the owners were not ready to submit those plans

yet. However, they planned on bringing those plans before the HDC for review when they are ready to move forward with that project. Mr. Costigan noted that a site plan showing the location of the proposed units would suffice. Mr. Deerin made a motion that the commission approve the requested changes to the property at 224 S. Morris Street, as shown on the set of plans dated 9/16/18, which includes replacement and repair of various windows shown on the schedule, as well as replaced doors, changed layouts, and reconstruction of the chimney to be replaced with a faux chimney to give the same appearance as what is there now. The motion was seconded by Mrs. Ingram and unanimously carried without further discussion.

2. Permit #18-63, John Miller, 4' picket fencing. The applicant was not there to represent the application but had included a memo to the commission explaining exactly what he was looking to install as well as providing a site plan of where the proposed fencing would be placed on his property. A motion was made by Mr. Deerin to approve the new fence and new location at 104 Jefferson Street with a picket style fence to match the existing fencing (as currently found on the property). The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.
3. Permit #18-64, Mr. and Mrs. Sean Cassidy, 100 Caroline Street, replacement of 7 windows, exterior trim, and shutters. The applicant was not there to present his permit. Mr. Costigan noted that the existing shutters on the house were black fiberglass and that some of them had been damaged. He added that the owner had replacements for them in his shed so that this request to replace the shutters was not a problem. However, in reviewing the request for the replacement windows, questions were raised by the commission with regards as to the quality of the replacement windows and how the new windows would match with the house. Mr. Deerin stated he was not comfortable with the request without the owner present to talk about them. The other members of the commission agreed with Mr. Deerin. The permit was then tabled with the hopes that the owner could attend next month's meeting.
4. Permit #16-01, Water's Church, 203 Market Street, removal of existing church sign to be replaced with new sign in new location on property. No one was present to explain the application. Mr. Costigan noted that he had spoken with the town office about contacting someone from the church to provide more information with the application in order to get a better idea of what they were looking to build. The permit was tabled until more information has been received.
5. Permit #18-65, Caroline Benson, 305 N. Morris Street, in-kind roof replacement; paint exterior; replace fence; replace windows. Mrs. Benson was represented by her son, Schuyler Benson. Mr. Costigan commented that much of the application sounded like maintenance or replacement in kind. Mr. Benson responded that was correct. The commission went over each request separately beginning with the request for the replacement of the roofing. Mr. Benson stated that the roofing was 38 years old and that the owner would like to replace it in-kind with 24" sawn red cedar treated roofing. Mr. Deerin made a motion that the commission approve the replacement of the existing cedar shingle roof with a new cedar shingle roof. The motion was seconded by Ms. Litty and unanimously carried with all in favor. Mr. Benson next stated that owner wished to repaint the exterior of the house to match the color of the house as it is now. No sample was given. Mr. Deerin noted that just for the record it would be helpful to have a paint sample to attach to the application. Mr. Costigan added that this request was more of a maintenance project but agreed with Mr. Deerin that the owner or Mr. Benson should bring in some kind of color chip to drop off at the town office so that it could be attached to the permit. The commission next briefly reviewed the request for replacement fencing. Mr. Benson noted that no changes would be made other than to replace the old, 4' white Oxford style fencing with new fencing of the exact same style, height, and color in the exact location. Mr. Deerin moved that the commission approve the replacement of the fence with a virtually

identical fence. The motion was seconded by Ms. Litty and unanimously carried without further discussion. A discussion was then held pertaining to the windows in the house. Mr. Benson thought the house was added onto at some point, particularly the back half of the house, and that the windows in the house, at some point in time, had all been exchanged for new window openings or light patterns. Of particular interest to Mr. Benson were the 2 windows in the downstairs front of the house that appear to be curiously wide while the matching windows on the second floor seem much smaller. Mr. Benson stated he was not asking to change the windows but seeking the guidance of the HDC as to how to handle them as the existing shutters on the house do not cover the oversized windows. Mr. Deerin was of the opinion that the first floor porch windows were in proportion to his eye and if they were replaced with smaller windows they would look too small. During the discussion of the proposed replacement of windows, it was noted that there were many windows of different sizes in this house and Mr. Benson reminded the commission that about 30% of them were crank out windows. It was mentioned by the commission that with regards to any historic windows, the commission's preference is to have them rebuilt. Ms. Litty asked if the members should look into taking a field trip over to the Benson property to look at the windows more carefully. Mr. Costigan responded that he had some hesitation in doing that because if the windows were from the 30's and 40's they wouldn't really have any historic value. Mr. Deerin asked if the replacement windows would be Marvin, true divided light/wood clad windows. Mr. Benson responded that they would be and that the replacement windows would look the same as those that were proposed to be removed. Mr. Costigan made a motion to approve the replacement of the windows with the same true divided light windows. The motion was seconded by Mrs. Wells and unanimously carried with all in favor. Mr. Deerin asked if any were going to be any changes made to the garage on the property. Mr. Benson responded that only the cedar roof on the garage was going to be replaced to match what that which was already there.

A brief consultation was held with Mr. Benson to discuss the right side rear of the Benson house. Currently there are 2 casement windows on the first floor with 2 dormers above them. One of the first floor windows is over a sink and the other in a laundry room. Mr. Benson stated that he may be coming back to ask to add another window should the kitchen be redesigned and that the window would be centered so that the first floor windows would line up with the dormers above. The commission members all agreed that they would not have a problem with that change.

6. Permit #18-66, Ray Lewis, 104-106 Tilghman Street, remove existing siding and replace with Hardi lap siding. Mr. Lewis was represented by his builder, Bryan Omohundro. The owner requested to replace the siding on the entire duplex building with Hardi lap siding so that the siding would be continuous. Mr. Costigan asked if anyone knew what was under the siding that is on the house now. Mr. Omohundro responded that he did not think so but added that on one side of the house there was quite a bit of deterioration taking place. Mr. Costigan asked about the trim detail in the soffit. Mr. Omohundro responded that it was just simple cornice work/trim. Mr. Deerin made a motion to approve the requested removal of the existing siding and replacement of Hardie plank siding at 104-106 Tilghman Street with the addition of trim work to be the same color as the siding, Bombay Blue. Mr. Costigan added the caveat that the work is to be done on the entire structure. The motion was seconded by Mrs. Wells and unanimously carried with all in favor.
7. Permit #18-15A, Jennifer Stanley, 221 South Street, replace wood deck on approved plan with porch and brick patio. Mrs. Stanley was represented by her builder, Joe Balderson. Mr. Balderson explained to the commission members that Mrs. Stanley wished to make a change to

her rear deck/patio area and was now looking to use brick in this area instead of the Epay that she was originally planning on using, along with changing her original plan from a basic deck now having a porch and brick patio. The patio area would consist of 4 columns with a screened lined porch having retractable screening. The changes would be visible on the creek side. A question was raised as to how high the brick retaining wall would be. Mr. Balderson responded that the wall would be about 14-16 inches above the finished floor height of the brick base. The brick work would match other bricks found outside. A copper standing seam roof will be placed above the deck with copper downspouts. Mr. Deerin made a motion to approve the change to the back porch and terrace as shown on the drawing dated 8/30/18 to include the terrace and new back porch with the foundation, steps, and materials as shown in that drawing, including a new standing seam copper roof on the porch roof. The motion was seconded in unison by Mrs. Wells and Mrs. Ingram and unanimously carried by all in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk

