

## OXFORD HISTORIC DISTRICT COMMISSION

### MINUTES

JUNE 3, 2019

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, June 3, 2019, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were James Deerin, Suzanne Litty, Jennifer Stanley, Patricia Ingram, and Julie Wells.

The minutes of the meetings of April 1, 2019 and May 6, 2019 were accepted and approved as written.

The following building permits were reviewed by the commission:

1. Permit #19-29, Katie Schroeder, 314 Tilghman Street, replacing T-111 siding on marina side of building and removing windows. No one was present to explain the application. Chairman Costigan reminded the members that they had discussed this project at their last meeting and that he had had a conversation with Town Administrator Lewis about the permit. The permit centers on replacing the siding on the north side of the building and doing away with the second floor windows on that same side. It was noted that there is a photo in the Douglas Hanks book, "Oxford Treasures Then and Now" that shows a long string of windows of this building. However, those windows are not the windows that Ms. Schroeder is looking to remove. The windows in the book are actually only visible if one is seated inside the restaurant building, at the bar, at which point those windows can be spotted. Chairman Costigan pointed out that the windows Ms. Schroeder is looking to remove have no real value to the building and that significant damage had taken place to the siding. Mr. Deerin stated that in reading the specifications that were attached to the permit, it mentioned something about framing in fake windows. He felt there were too many questions for the commission to act upon and therefore suggested that the commission wait until later in the meeting to see if Ms. Schroeder might arrive later. It was agreed by all to do so.
2. Permit #19-38, James Antokas, 103 Stewart Ave., at rear of home remove existing stairs to patio; construct 3' above grade by 10' deep by 14' wide, patio deck with 3 to 4 steps to existing patio; all construction wood except for PVC decking. No one was present to explain the application. Chairman Costigan stated that the application was clearly put together and that it made sense to him what the applicant wanted to do. Mr. Deerin commented that the proposed plans were not really visible from the street. Mr. Deerin made a motion that the commission approve the requested removal of an existing stairs on back of the house leading from the door to a patio and the construction of a 3' above grade 10' x 14' wide patio deck having 3 to 4 steps to the existing patio in accordance with PVC decking as specified in the application. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor. (\*Note: Mr. Antokas did arrive later near the end of the meeting as he was unclear as to what time the meeting began.)

3. Permit #19-42, E. Mitchell Fry, 307 Market Street, porch enclosure. Mr. Fry was represented by his contractor, Chuck Callahan. Mr. Callahan explained that on the side of Mr. Fry's house, there is a side entrance porch that is not visible from the street. It is this porch that Mr. Fry is looking to enclose with a series of double hung windows. The windows would be wooden with wooden grills set inside the glass. He added that originally Mr. Fry had wanted to expand that porch but has now decided to keep the porch at its current size. Ms. Litty noted that the porch really could not be seen from the street. Chairman Costigan pointed out that the commission had reviewed a similar request made by Mr. Fry in the past and had voted against it. At the time that that presentation was made he remembered that the rationale was that every piece of the historic fabric had been removed. Mr. Deerin stated that the house wasn't even historic. Chairman Costigan agreed stating that he had found the house was built in 1990. Mr. Deerin added that his only reaction was the number of six over six windows Mr. Fry wanted to install in this space was overwhelming. Mr. Callahan responded that he was open to suggestions, if the commission wanted to see something different. Mrs. Ingram also noted that one wouldn't be able to see it from the street anyway. Mrs. Stanley voiced her concern that the only reason one couldn't see the porch from the street was because of all the shrubbery which had been planted and that all those plantings shouldn't have been allowed because the streetscape was now gone. Mr. Deerin suggested having a break between the windows in order to incorporate some space. This would still accomplish what Mr. Fry was looking to do but would make the windows individualized. Mr. Callahan agreed with the proposal. Chairman Costigan agreed that the commission could work with that and suggested that Mr. Callahan rework the drawings, submit the changes, and the commission would revisit the application. The permit was tabled until additional information has been received.
4. #19-39, Freiderikos Athanasopoulos, 208 Factory St., swimming pool and associated deck. Mr. Athanasopoulos was present to discuss his applications. Chairman Costigan noted that the commission had been working with Mr. Athanasopoulos on his project for several months and that his plans have again changed and evolved into a new pool with an associated deck. The new plan is basically the same but the pool and decking will not be raised, as originally discussed. As a matter of reference, Mr. Deerin pointed out that the plans the commission was considering were dated May 27, 2019. Chairman Costigan stated that he remembered that Mr. Athanasopoulos had been concerned about where his car sits now on the property because of the area being all wet and now he was looking to put his swimming pool in that same location. Mr. Athanasopoulos responded that the stormwater engineers would handle the movement of stormwater going in the right location so that puddling in the area should no longer be a concern. Chairman Costigan called on a member of the audience who stated he was there to represent Mr. Athanasopoulos' neighbor, James Mylander. Before allowing the gentleman to speak, Chairman Costigan clearly stated that the man could speak as long as his comments did have anything to do with stormwater management because the HDC commission did not deal with any of that, that it wasn't the HDC's bailiwick, and that the commission was involved in only the aesthetics of the project. Mr. Athanasopoulos noted that he needed to have a stormwater plan before he could actually begin to put his building permits together and it was a financial decision that motivated him not to raise the pool because it would result in him having to raise the house as well. Mrs. Stanley made a motion that the new pool and associated deck be approved at 208 Factory Street. Mr. Deerin amended the motion to include the wording "as shown on the May 27, 2019 set of plans that have been filed." The motion was seconded by Chairman Costigan and unanimously carried with all in favor.

5. #19-40, Freiderikos Athanasopoulos, 208 Factory, 2 new exterior French doors and associated decks and steps, wood framed. Chairman Costigan noted that the commission had sort of touched on this idea in previous meetings. Mr. Athanasopoulos stated that the French doors would open out to a landing with steps leading to the ground. It was noted that the prior plans showed an expansive area of decking. The revised plans showed a proposed deck coming off the kitchen with a set of steps leading down to the proposed pool decking. Another deck, located in the center of the house, would be attached to the house and would include steps that would also lead down to the pool decking. An existing entrance deck would be expanded and its steps would lead down to a new brick walk. All three sets of steps in the front will be wooden and made to look the same. Mr. Deerin made a motion that the commission approve the application for 208 Factory Street to construct two new exterior French doors and associated decks and steps, wood framed, as shown on the 5/27/2019 plans as filed with the application. The motion was seconded by Ms. Litty and unanimously carried with all in favor.
6. #19-41, Freiderikos Athanasopoulos, 208 Factory Street, reorient access doors to existing garage, raise floor to comply with the flood ordinance; flood vents as required; revise drive as required. It was noted that the previous plans showed that the existing garage on the property would be removed and replaced with a two story garage attached to the house. The plans have been revised to show that the existing, detached garage will remain but changed to meet the floodplain requirements. The flooring inside the garage will be raised. Garage doors will face into the courtyard area with an entry door that will swing around to the street side. The existing driveway will be 1' higher than what it is now to accommodate stormwater run-off. Fencing is still planned to go all the way around the property. Mrs. Stanley stated that she thought the plans were kinder in having a separate garage and smaller, separate decks. Mrs. Stanley then made a motion to accept the plans as presented, dated May 27, 2019, (look at permit as written). Mr. Deerin clarified that the approval was based on the west elevation drawing as shown on page G1 of the 5/25/19 plans showing the removal of of existing garage door and installation of a new, double wide garage door on the street side of the garage and installation of 4 windows on the south elevation. Mrs. Stanley agreed that the additional verbiage be added to her motion. The motion was seconded by Mr. Deerin and unanimously carried with all in favor.

Planning Commission Edwin Miller, who was in the audience, offered the commission some comments that he asked to be taken as constructive. He stated that it seemed to him that the commission members struggled with approving a lot of the aesthetics of the previous applicant based on the fact that at some point in time a stormwater management plan is going to be approved. He felt that when the commission has a complicated permit, such as the case of Mr. Athanasopoulos, and that the Planning Commission and Historic Commission should meet together. Chairman Costigan noted that there is no stormwater plan in hand at this time and Mrs. Stanley added that the stormwater concept is still pretty new. Mr. Miller responded that he just thought it would be a good idea to let planning have the permits first to make sure the zoning is correction. Mr. Deerin responded that the commission was not going to disapprove something that was going to affect the stormwater management and that the items the HDC handles would not affect stormwater. Mrs. Stanley offered the suggestion that maybe a meeting with the town administrator be included so that everyone could get an explanation from her as well. Chairman Costigan summed up the conversation by stating that the handling of stormwater is new and not something that the HDC or the Planning Commission handles and that right now the committee handling all that is Administrator Lewis.

7. Permit #19-29 for Katie Schroder at 314 Tilghman Street, for replacing T-111 siding on marina side of building and removing windows, was reopened as Mrs. Schroeder arrived to the meeting. Chairman Costigan explained that the commission had questions about the windows. Mrs. Schroeder confirmed that the windows in the Douglas Hanks book were really those that are currently located inside the dining room of the restaurant located on this property. Different sections were added to the building at various times, such as the one section added on to the boat ramp side which included a screened-in porch for the carryout restaurant that used to be there. The carryout closed in the 1990's because the porch was rotting out and was then closed in with T-111 siding. The windows referred to in the application are a part of a second story porch that Mrs. Schroeder stated had been closed in around 1998-2000 because the porch was rotting away. The new tenants added windows but no people are living in that area. Mrs. Schroeder stated she was aware of the discussion held by the HDC at their last meeting concerning her application and had come up with a compromise. She agreed that a solid wall having no windows would do nothing for the building and started looking at different types of windows to use on the second floor. She stated she settled on having a total of five traditional white vinyl 6 pane windows, a little bigger than what is there now, that would be non-working and trimmed to match the rest of the building. Mr. Deerin thought that was a good solution and made a motion to approve the removal and replacement of the T-111 siding on the marina side of the building, removal of the existing windows and installation of 5 new windows, 3 over 3, 48" x36" Marvin's, with the exact placement to be provided by the owner with a sketch to the town office equally spaced on the second floor. The motion was seconded by Mrs. Ingram and unanimously carried with all with all in favor.

This concluded the review of building permits.

Prior to adjourning, Ms. Litty noted that Old Point Comfort had installed new shutters painted blue. She noted that though they looked good, the representative for Old Point never received official approval by the commission to go ahead with the work. Chairman Costigan stated he would go and take a look at them.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby  
Assistant Clerk