

# OXFORD HISTORIC DISTRICT COMMISSION

## MINUTES

OCTOBER 3, 2007

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, George Gaffney, on Wednesday, October 3, 2007 at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Dorothy Fenwick, Suzanne Litty, David Baker, and Alfred Leszczynski.

The following building permits were reviewed by the committee:

1. Permit #07-62, Joyce and Ray Lewis, 106 Tilghman Street, replace decaying windows on side of house with similar windows of same size. Mr. and Mrs. Lewis were represented by town resident, Bob Treat. Mr. Treat explained that the two windows which the Lewis' wish to replace are defective and that their replacements will be similar to what is there with no visible difference. Mr. Gaffney noted that the two windows did look to be in bad shape. Dr. Leszczynski made a motion to accept the permit as presented. The motion was seconded by Mr. Baker and unanimously carried with all in favor.
2. Permit #07-63, Chris and Merry Jan Parker, 204 Tred Avon Avenue, roll-out on south side of existing screen porch; green and white stripe fabric. Mr. and Mrs. Parker were represented by their neighbor, Bill Brashares. Mr. Brashares explained that the proposed awning would be on the west side of the house and used as a shading device over the window. Ms. Litty made a motion to approve the permit as submitted. The motion was seconded by Dr. Leszczynski and unanimously carried with all in favor.
3. Permit #07-59, Samuel DeCamp, 216 South St., new temporary storage shed. Both Mr. DeCamp and his son-in-law, Larry Myers, were present to discuss the permit. Mr. Myers noted that Mr. DeCamp currently has an existing garage and that the proposed shed would be tucked in behind the existing accessory building. Mr. Myers also noted that the proposed shed could not be seen from South Street and that it would be difficult to be seen from Morris Street. The structure would be all steel and would be temporary. The purpose of the shed would be to store things as Mr. DeCamp and his family work on the inside of his house. Because this shed is not in keeping with other sheds in town, Ms. Litty suggested placing a time limit of 3 to 5 years in which the shed could remain erected. Mr. Myers assured the commission the shed would be taken down as soon as it was no longer needed. Mr. Gaffney asked that the applicant give the commission a letter stating that the shed would remain up only 3 to 5 years, at the most. Mrs. Fenwick made a motion to accept the permit as presented with the understanding that there will be a letter on file indicating the 3 to 5 year span of the proposed shed. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

4. #07-65, Marguerite and David Webster, 103 N. Morris Street, replace wooden flooring on front entry porch with tongue and groove wooden flooring; replace the two existing wooden steps to front entry porch with two brick steps, color to match foundation brick; replace existing wood bannisters with bronze bannisters to match those on riverside of house. Mrs. Webster explained to the commission that she was anxious to get this work done as there is currently a dangerous situation with her porch flooring. She added that she would like to replace the wooden flooring with a material called "Ipe" which is a popular tongue and groove decking material which a number of porches around town are using. Mrs. Webster also stated that she wanted to replace her existing wood steps with brick steps and her wooden railings with new railings that would be more centered and about 4' apart. Ms. Litty made a motion to approve the permit as submitted. The motion was seconded by Mr. Baker and unanimously carried without further discussion.
  
5. Permit #07-56, Dennis Buttner, 110 N. Morris Street, adding second floor game room and kitchen over garage with porch deck; altering existing second floor guest suite into new bath and sitting room; removing 4' of existing second floor guest suite; adding two stoop roofs on Wilson Street and re-roofing Cape Code suite and total second floor addition. Mr. Buttner presented the commission with his latest plans in which he tried to accommodate all the ideas that the members of the commission had put forth before him at their previous meetings. Real shutters will be used on the house and the colors to be used on the rear of the building will compliment the colors already being used. The new proposed windows will be white Anderson windows as well as the proposed casement windows. Mrs. Fenwick pointed out that the guidelines state that casement windows should not be used. Mr. Baker responded that the guidelines are just that, guidelines. He also pointed out that the National Park Service, when discussing additions to an historic structure, say the addition should compliment the structure but be distinguishable. Mr. Buttner noted that he would like to use a dark charcoal gray green moss color in the back. Ms. Litty was opposed to that idea and asked if the color could be lightened up to which Mr. Buttner agreed to do so. In going back to the casement windows, Mr. Baker stated that double hung windows would not work in the area in which Mr. Buttner has proposed to put these windows. Ms. Litty made a motion to accept the permit as presented. Mrs. Fenwick asked for an amendment to note that the historic commission is cognizant of the fact of the existence of casement windows, which, in their guidelines are precluded, but that in this case, they are appropriate to the design of the house. Mr. Baker seconded the motion with its amendment and the motion and the amendment were unanimously carried.

This concluded the review the building permits.

A brief consultation was held with Giovanni Salvo, owner of 512 E. Strand. Mr. Salvo reported that he has a commitment from a structural engineer that he will have ready to present at next month's

meeting as well as a set of drawings.

The minutes of the meeting of September 10, 2007 were approved and accepted as distributed with the following corrections: Item #3 should have Stewart St. written instead of Tilghman St. and the word "Hob" should actually be "Hod."

Ms. Litty reported that the Jim Simpson's yard at 302 N. Morris Street has had a mess left in the yard consisting of a big pile of rubble which she felt needed to be removed because it posed a danger. Mr. Baker added that the work site should be kept clear and suggested that the town's Public Works Superintendent be sent to check out the property. Mrs. Fenwick added that the Rust property on 106 Stewart Street should also be looked into. Both Mr. Baker and Mr. Gaffney agreed that that property should be graded and cleaned. It was agreed by the commission members to go on record as agreeing that the town should look at both of these pieces of property.

Mr. Gaffney reported that the commission had received two communications, one from Philip Logan and the other from Ray Stevens, representative for Mr. and Mrs. M. Graham Vinzant. Mr. Stevens received a report from the structural engineering firm of Baker, Ingram and Associates basically stating that the existing structure be lifted and that the existing foundations be demolished and constructed with new foundations but no where does the report indicate that the house should be taken down.

Mrs. Fenwick expressed concern about the time in which the historic commission has had the Logan/Paca permit, specifically the 45 days period. Mr. Baker stated that the 45 day period does not start until the commission is given a complete permit which Mr. Logan and Ms. Paca have not provided, as of yet. Mrs. Fenwick asked that the minutes show that the historic commission carefully read and discussed the letter addressed to David Thompson, that they appreciate the concerns of Mr. Logan in that he wanted to start their project earlier but could not because the planning commission did not have a quorum, and that the historic commission changed their regularly scheduled meeting to accommodate Mr. Logan and his family and that the commission still needs to have a streetscape.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby  
Assistant Clerk