

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

FEBRUARY 1, 2010

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, George Gaffney, on Monday, February 1, 2010, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Suzanne Litty, Dorothy Fenwick, and Jennifer Stanley. Also in the audience was future historic commission member, William Dial, who will be sworn in to serve on the commission prior to next month's meeting.

The minutes of January 4, 2010 were approved and accepted as distributed.

The following building applications were reviewed:

1. Permit #10-03, Susan Whitehead, 104 Tilghman St., replace an existing rotted casement window on west side of home with a matching, white vinyl clad, casement window. Ms. Whitehead was represented by her builder, Jimmy Baynard. Mr. Baynard presented the commission with a photo of the house showing the condition of said window. He stated that no structural changes would be made to the window. Mr. Baynard also noted that in order to replace the window he would have to remove some of the cedar shakes around the existing window but he would put them back as soon as the new window has been installed. Mrs. Stanley made a motion to approve the application as submitted. The motion was seconded by Mrs. Fenwick and unanimously carried. Mr. Gaffney reminded Mr. Baynard that any other changes that he may find he has to make, beyond what he had described at this night's meeting, would require another meeting with the historic commission. Mr. Baynard stated that he understood.

2. Permit #'s 09-67 and 10-08, Mr. and Mrs. Ray Lewis and Ms. Susan Whitehead, 104/106 Tilghman St., flat roof and fascia board. The discussion of this application was a continuation of the discussion of the owner's old flat main roof as found on the duplex house which was discussed at the historic commission's last meeting on January 4, 2010. At that time, Mr. Schmitz had asked Mr. Mazzatenta to come up with a solution to the problem of the fascia board which Mr. Mazzatenta had changed on the roof without prior approval by the historic commission. Mr. Mazzatenta presented the commission with a Xerox copy of what he could change the fascia to look like which would be closer in appearance to what was originally on the roof. The fascia would be an "L" shaped smooth, white aluminum flashing, about 4" wide, with a lip which would be wider at the bottom than the top. It would go all the way around the house. Ms. Litty made a motion to accept the solution as presented. Mrs. Stanley seconded the motion with all in favor.

Mr. Mazzatenta then presented application #09-65 for Mr. and Mrs. Ray Lewis and Ms. Susan Whitehead, to replace the shingle roof on the back and the shingle roof on the front porch of their duplex. Currently the duplex back shingle roof and porch shingle roof both have 3 tab shingles which is what the owners would like to keep which will match the shutter pole as

close as possible. The color they have chosen would be slate gray. Mrs. Fenwick made a motion to accept the application as presented. The motion was seconded by Ms. Litty and unanimously carried without further discussion.

3. Permit #10-02, Stephen Brice, 207 N. Morris Street, replace shingles and gutters on garage roof; color and texture will match existing on rest of house; replace shingles using same style around rear chimney; reinstall flashing; repair and paint floor of front porch to match existing except for substitution of composite material where needed (the additional was added by the contractor at the meeting: new 5" aluminum gutters and down spouts white). Mr. Brice was represented by his roofer, Jason Rust. Mr. Rust explained to the commission that he would be working basically with just the back corner of the garage roof. Currently there is a shed room in the back, which Mr. Rust is planning on tearing up and replacing with roofing to be the exact color and shingle type that currently exists on the building. He noted that Mr. Brice would also like to have new gutters installed to be the same color and style, 5", seamless, and white. Mr. Gaffney questioned Mr. Rust if that request was on the permit. Mrs. Stanley asked if the building already had gutters. Mr. Rust responded that it did but that he would use hidden hangers to install the new gutters. Mr. Gaffney stated that the permit did not have the request for gutters on it and that it must be on the permit for the commission to consider. The commission then decided to just let Mr. Rust write the request for the gutters on the application. Mrs. Stanley made a motion to accept the roof repair and gutters. The motion was seconded by Mrs. Fenwick and unanimously carried with all in favor.

4. Permit #10-04, Ryck Walbridge, 204 N. Morris Street, tear off old shingles down to bare wood; install plywood sheathing where needed and new like same asphalt roof shingles. Mr. Walbridge was represented by his roofer, Patrick Mayock. Mr. Mayock explained to the commission that the owner wanted to re-roof the house, along with his front porch, by stripping it all the way down and replacing the whole thing. Currently the house has asphalt shingles. The owner would like to replace the roofing with architectural 30 year shingles, with a color fairly close to what exists on the house now. Basically it will be a 3 tab shingle with the color being "weather wood," which Mr. Mayock described as being greenish gray like a cedar shake after it has weathered. Mr. Gaffney asked about a tall telephone type pole that stands along the side of the house with a TV antenna attached to it and asked if the owner would consider taking it down. Mr. Mayock responded that Mr. Walbridge had asked him if he could take it down to which Mr. Mayock responded that he would. Mr. Mayock concluded his discussion by stating that he would be removing and replacing all the shingled portions of the house but not the flat roof on the back. Mrs. Fenwick made a motion that the commission accept the application as presented with the color as designated. The motion was seconded by Ms. Litty and unanimously carried without further discussion.

5. Permit #10-05, Pat Trujillo, 105 Benoni Street, replace existing fence with same fence in same location. The applicant was represented by Rob Hartkoph from Oxford Lawn and Landscape. Mr. Hartkoph stated that Mrs. Trujillo currently has an Oxford style fence on her property. The new fence would be an exact replica of what is in place now, and would be in the exact location as it currently exists. Mrs. Stanley moved to accept the replacement fence at 105

Benoni Street. The motion was seconded by Mrs. Fenwick and unanimously carried with all in favor.

This concluded the review of building permit applications.

Prior to the discussion of Old and New Business, a member of the audience, Dale Benson, property owner in Oxford, questioned the commission regarding the building permit application for Stephen Brice. He noted that on the agenda Mr. Brice requested repair work and to paint the floor of his front porch to match the existing except for the substitution of composite material where needed. Mr. Benson stated that he did not hear the commission mention that at all while reviewing this permit application. Ms. Litty responded that the representative for Mr. Brice did not bring it up and that the commission had overlooked it. Mr. Gaffney noted that it was just repair work for a standard porch and a standard repair. Mr. Benson responded he did not know, and that when an application says repairs he wondered what that would require. Mr. Benson then suggested to the commission that they might want to make sure the minutes indicate that they have looked this. Mrs. Fenwick kindly thanked Mr. Benson for bringing the matter to the commission's attention.

Old and New Business

Mr. Gaffney reminded the members of the workshop they had with the Commissioners a couple of weeks ago. At that workshop there were various topics discussed and Mr. Gaffney had put together a follow up letter asking the Commissioners to take action on a number of things that had been discussed at the workshop. Mrs. Fenwick objects to one of the items Mr. Gaffney had written which stated, in part, that it was the "understanding that we will let the Commissioners rewrite the guidelines for modern equipment." She stated that the role of the Oxford Historic District Commission is to write and present the guidelines to the Commissioners who have final approval and who can edit it, etc. Mrs. Stanley responded that she did not think that the historic commission was completely removed from the rewrite and that the Commissioners were just going to put some additional language in the guidelines. Mr. Gaffney noted that he had some notes from the workshop and would bring them to Mrs. Fenwick to look over.

Mr. Mazzatenta, who was still present in the audience, had a few questions for the commission with regards to some applications he was planning on presenting to the commission in March. He noted that he was planning on designing an accessory building for the residents at 102 Tilghman Street and asked if the commission would like to see windows in it. Mr. Gaffney responded that the commission can't design something for Mr. Mazzatenta and he should plan on drawing something up and presenting it to the commission to review. Mr. Mazzatenta then asked about changing the driveway at the same location from gravel to a yellow wash stone. Mrs. Stanley stated that the commission had no guidelines with regards to driveways. Mr. Gaffney again asked Mr. Mazzatenta to just come in with a plan of all that the applicants wanted to do.

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There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk