

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

DEC. 15, 2010

A special meeting of the Oxford Historic District Commission was called to order by the chairman, William Dial, on Wednesday, December 15, 2010, at 1:00 p.m. in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were James Deerin, Thomas Costigan, and Jennifer Stanley.

The purpose of the meeting was to review building permit #10-70, for Mr. and Mrs. Raymond Porter, 219 S. Morris Street, to replace siding, install new windows, new kitchen and 2 bathrooms, new roofs, raise roof in kitchen, and remove existing furnace.. Mr. Porter explained to the members that upon their request at his last meeting with them, he had removed part of the vinyl siding on the front and sides of his house. In the front was found some Dutch lap siding and a little area that had traditional siding, and on the side was found traditional lap siding with a 5" reveal. Mr. Porter reminded the commission members that one of the questions they previously had asked him was what was reveal and the style underneath the existing vinyl siding. Mr. Dial asked Mr. Porter what he now intended to do with the siding of the house. Mr. Porter responded that he and his wife intended to put up Hardie Plank siding with the smooth side facing out, with a 5" reveal. In looking at different Hardie Plank sidings and viewing various historic websites, Mr. Porter noted that most historic areas prefer the smooth side to face on the outside. Mr. Dial asked if the lap siding that is there now could support the new Hardie Plank. Mr. Porter responded that from what he had seen it could, but that there was still vinyl siding on about 95% of the house. He added that areas where the existing lap siding would come down would be replaced with new sheathing that will have some insulation on back of it which will support the new Hardie Plank. Mr. Dial expressed his concern about having the outside of the house looking consistent throughout. Mr. Porter assured Mr. Dial that it would all look consistent adding that if any of the original siding needed to be removed it would be built out to support the new siding. Mrs. Stanley asked why Mr. Porter decided not to go with what he had found on the front of the house. Mr. Porter responded that it was not available in Hardie Plank and to get that wood it would have to be special milled, the cost of which would be prohibitive.

Mr. Porter then discussed with the commission his plans for his windows. Mr. Porter presented the commission with some photos of his house showing 6 over 6 windows in the front and front part of the sides of the house with a few windows in the back showing 2 over 2 windows. He guessed that the 6 over 6 windows were replacement windows probably dating back from the 1950s or 1960s with the 2 over 2 windows having the appearance of being original windows. Mr. Porter explained that the 2 over 2 windows were in the part of the house that he is hoping to take down as it is in an unfinished area of the house that was a workshop area. He added that he was proposing to replace the windows with Anderson "Ace Series" windows which would be two over two. Mrs. Stanley asked Mr. Porter if he had been able to find any old

pictures of his house. Mr. Porter replied that he had not even though he had looked at various sources for information.

Mr. Dial then asked Mr. Porter about the proposed removal of his chimney. Mr. Porter explained that he has plans to work on the interior of his kitchen. This cannot be done until the kitchen roof is raised and the chimney removed. Because the roof is an exterior feature, it first has to come before the HDC for approval. The point of the roof raising is to have the ceiling in the kitchen to be one monolithic flat ceiling instead of being staggered. The roof would be raised 12". The raising of the roof would affect one window. As such, Mr. Porter noted that they were planning to turn the affected kitchen window sideways in order that it will fit back in the same area. The new roofing would be metal, standing seam, and would be painted black. Mrs. Stanley noted that black is an absorbing color and Mr. Porter might want to think about having a lighter roof color. Mr. Porter noted that he chosen the black color because it would complement the dark gray architectural shingle color he and his wife had chosen for the house. The color proposed for the house would be a pale yellow. Mr. Porter thought that color would look good with the black but understood what Mrs. Stanley was suggesting. He added that if he and his wife could find another roof color that would complement the pale yellow they would consider that providing they would not have to come back before the historic commission for a color change. Mr. Dial stated he would not have to come back for a color change for the metal roof in the back but that the commission would have to consider colors with regards to the front of the house.

Mr. Porter noted that previously he and the commission talked about shutters. Mr. Porter stated that his plan is to remove the existing vinyl shutters on the house but not replace them until his finances allow for working shutters. Mr. Costigan asked if Mr. Porter would consider placing working shutters just on the front façade. Mr. Porter responded that he and his wife want to install shutters in their 5 year plan but at this time they just want approval to take down what is there without putting anything back up. He added that they eventually want to place shutters on the front and south facing sides of the house, all at the same time, including the inside of the porch.

Mrs. Stanley asked for a recap of all that had been discussed. This was summed up as follows: talk about removing the siding and going with a 5" reveal Hardie Plank with the smooth side facing out; changing out 6 over 6 windows to two over two Anderson A series except for one window at the very top which would be stripped and repainted as is; one new casement window in the kitchen; raising the roof over the kitchen 12" as shown on the plan; installing a new metal roof on what is currently considered the small sunroom which would become part of the kitchen; removal of an existing chimney.

Motions were then made as follows. Mr. Deerin made a motion to accept the replacement of all the siding with 5" Hardie Plank with the smooth side facing out in yellow color as presented. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor. Mrs. Stanley made a motion to accept the windows going from the 6 over 6 to 2 over 2 with

replacement Anderson A series windows except for the casement window over the kitchen. The motion was seconded by Mr. Deerin and unanimously carried with all in favor. A motion was made by Mrs. Stanley to raising the roof by 12" in the new kitchen, replacing the window in it, and replacing current asphalt shingles with metal roofing. The motion was seconded by Mr. Costigan and unanimously carried with all in favor. A motion was made by Mrs. Stanley to destroy the chimney over the existing furnace. The motion was seconded by Mr. Costigan and unanimously carried with all in favor. On the issue of the shutters, the commission wanted to note that they encourage putting working shutters on the house in accordance with the guidelines and that the applicant has indicated at a future date that will be considered. A motion was made by Mr. Deerin to enter that note in the minutes and seconded by Mrs. Stanley with all in favor.

Prior to adjourning, Mr. Porter stated that work on the interior of the kitchen was being held up by the roof being raised and asked if there was any way the commission could add a recommendation for that building permit to be released pending other inspections? Mr. Dial responded that he could. He asked if what Mr. Porter was saying was that the roof was holding that up? Mr. Porter responded that it was and that currently it is down to the studs and nothing can be framed until the raising of the roof was to be approved. Mr. Dial stated that he had added to the permit "Note HDC approved raising of kitchen roof" which he initialed and dated accordingly.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk