

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

OCTOBER 3, 2011

The regular monthly meeting of the Oxford Historic District Commission was called to order by the acting chairperson, Suzanne Litty, on Monday, October 3, 2011, at 5:00 p.m. in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Jennifer Stanley and Tom Costigan.

The minutes of the meeting of September 12, 2011 were approved and accepted as distributed.

The following building permits were reviewed:

1. #11-52, Michael Klein, 208 E. Strand, installation of storm doors in front of existing front doors. Mr. Klein explained this was a house he had restored several years ago. The house has double doors, 54" wide in the front that were redone when the house was restored. The last hurricane that Oxford experienced had harmed the doors. Mr. Klein stated that he wanted to install storm doors to be used as a second barrier against rain. He presented the commission with a picture of what he was requesting noting that it would have a removable screen and that the use of full bronze hardware on the storm doors would virtually make the storm doors disappear. Mr. Costigan made a motion that the application be approved as presented. The motion was seconded by Mrs. Stanley and unanimously carried without further discussion.

2. #11-53, Ian Flemming, 314 N. Morris St., replacement of railings. Mr. Fleming was represented by Matthew Hall, an employee of Mr. Flemings. Mr. Hall explained that on June 17, 2011 the railing on the front of the Robert Morris Inn suffered damage as the result of a microburst storm. After inspecting it, the owners decided to go in and tear down the front section for safety reasons but found that the railing all the way around the building was in disrepair. An insurance claim was made and now the owner is ready to replace the railing with a standard vinyl prefab railing. Mr. Hall presented pictures of the proposed material. He noted that the vinyl would have longevity and prevent leaks unlike the cedar, which was rotted and continued to leak. He noted that the Chippendale style they removed from the inn was not historically correct and that it was put up sometime in the 1960's. Mrs. Stanley commented that she looked at the picture that was enclosed in the application of the inn in a former period which showed the inn as having a more decorative rail. She understood that the vinyl was more long lasting but thought the railing should be kept to look historic and that she would encourage the owner to go back and look at what other option could be done. The committee members present all agreed this was an historic building and that that should be kept in mind as the owner(s) thinks about replacement railings. Mr. Costigan added that the proposed vinyl railings looked like something that would be at home in a suburban yard. He suggested that the owner either try to replicate what was installed prior to the 60's railing or not put up anything at all. Mr. Hall replied that the railing was needed for safety reasons. It was agreed by all members present to table the application with the request that the applicant look into other options.

3. Addendum to Permit #11-49, Wendy Grubbs, 103 W. Division St., replace siding on entire house. Ms. Grubbs was represented by her architect, Christine Dayton. Prior to discussing the application, Ms. Dayton noted that the owner also wanted to discuss a shed and the addition of a fence in her yard. Ms. Litty responded that the commission was supposed to have a week to look at the application and did not want to discuss those items at this time. Ms. Dayton then presented the commission a sample of the proposed siding which was a cedar type shingle made from a pvc product. The shingle would be pre-painted and would have a gradation of color. The sample color was gray. Mr. Costigan asked if the owner was planning on doing anything about the existing black, nail on shutters currently on the house. Ms. Dayton responded that she knew the owner was unhappy about the way they looked and that she was somewhat sure she would probably look into a more proportional shutter but at this time she was focusing just on the siding. Mrs. Stanley made a motion to accept the shingle proposal. The motion was seconded by Mr. Costigan and unanimously carried with all in favor. Ms. Dayton asked that if for some reason the proposed shingle product turned out to be too expensive, and the owner decided to use real wood cedar shingles of the same style and color, would she need to come back before the commission. The commission members all agreed that she would need to come back and inform the group.

4. Permit #11-55, Philip Logan, 101 W. Strand, 9' x 7' deck. Mr. Logan explained that he wanted to add a deck to the back part of his house where he has a studio with a door that goes from that studio out to the street. The deck would be visible from the Sandaway Inn. The material for the deck would match the material of the decking found on the east side of house. He noted that the deck would meet the required setbacks and would be pervious. Mrs. Stanley made a motion to accept the application. The motion was seconded by Mr. Costigan and unanimously carried with all in favor.

5. Permit #11-54, Barbara Paca, 103 Mill St., proposed restoration and raising of existing structure; addition of new two story wing and new greenhouse accessory building and accessory garden equipment shed/bike storage. Mr. Logan presented the application stating that this was a formal presentation for 103 Mill Street. Mr. Logan presented the commission with streetscape photos of other buildings in the area. He noted that this application was an evolution of the design that was submitted the first time. The property is low and floods quite a bit. A major effort is being planned to raise the topography in this area with fill dirt. The proposed buildings will be raised up to an elevation of 8'. In terms of design, the plan is still the same to raise the existing one story element, remove the existing roof, putting back an angled roof with a flat section on it which would be "green roof" with living plants and a railing around it for maintenance projection. The back section of the building would have solar panels which would appear as a standing seam metal roof whereby the panel and the roof would act as one. Mr. Costigan commented that one would not even know that what Mr. Logan was proposing was a solar roof. Mr. Logan continued stating that there would also be a two story element that would work as a pivot and focal point for the property as well as a greenhouse and accessory structure. The two story element would have a very open character with a lot of windows and doors facing Mill Street. The two story element will have a series of columns that would support the roof structure as well as a series of louvers that will shade the building from the sun. The

greenhouse would be a glass greenhouse. It will have a series of blinds on the south side to help with sun. The second floor of the two story element would be partially screened in and will create a space where employees can have lunch. The building height would be 30 feet from the new grade. The foundation of the building would be either concrete, concrete block, or concrete parged with a color that would be "sensitive" and presented to the commission at a later date. The raised building would have cisterns underneath it. In terms of finishes, the existing building would be stripped down and cloaked with natural wood from reclaimed barns and things. Mr. Logan also noted they were looking into using a reclaimed building for storage. Simple framing would go around the windows and the building may be whitewashed. The side treatment for the building may involve planks with battens.

Mr. Costigan cited that all of the siding proposed seemed to be running vertical. He asked if any thought had been given to changing the design to a horizontal run just for the fact that there was a vertical tower of sort proposed so as to soften the look a bit. Mr. Logan responded that the wood was just an aesthetic covering because the building would be waterproof underneath it and that the vertical line would make the building look less small.

Ms. Litty asked Mr. Logan what he wanted from the commission at this night's meeting because with so many of the members absent she was not sure the commission was going to vote on the application.

Mitch Nathanson, a member of the audience and owner of Oxford Boatyard located across the street from 103 Mill Street, spoke stating that he thought the proposed use for the property made sense and thought it was in keeping with what the town would like to see. Even though the property has water issues, Mr. Nathanson felt it made sense to raise the grade of the property. He felt the design proposed was quite nice and stated he was in favor of it adding that it would be a plus for Mill Street.

Ms. Litty announced that the commission would be tabling the application and she felt the commission needed more definite plans. She added that the commission would hold a special meeting from Mr. Logan if he found that it was necessary to do so.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk