

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

APRIL 6, 2009

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, George Gaffney, on Monday, April 6, 2009 at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were David Baker, Suzanne Litty, Dorothy Fenwick, and Jennifer Stanley.

The minutes of the meeting of March 2, 2009 were approved and accepted as distributed.

The following building permits were reviewed:

1. Permit #09-27, Mr. and Mrs. William Davis, 406 S. Morris Street, paint front door "Heritage Red". Mrs. Davis presented the commission with a color chip and noted that the trim of her house was white and that her porch floor was grey. A motion was made by Mr. Baker to accept the application as presented. The motion was seconded by Ms. Litty and unanimously carried without further discussion.
2. Permit #09-23, Donna Richards, 202 Bonfield Avenue, 18"W x 24" H gallery sign mounted on existing bracket. Mrs. Richards presented her plan to the commission stating that the background color of the sign would be white with a cranberry trim color with a decoupage picture in the center. Mr. Baker asked if the bracket would be high enough so that it would not be in the way of pedestrians. Mrs. Richards responded that there should be about 7 feet plus under the sign and that was why she kept her sign at that size. Mrs. Fenwick made a motion to accept the application as presented. The motion was seconded by Mrs. Stanley and unanimously carried without further discussion.
3. Permit #09-24, Eleanor Blaney, 109 South Street, replacement of all existing windows and related window trim; repaint existing siding in same color; repaint existing and replaced trim in same trim color as existing. Ms. Blaney and her contractor, Lars Erickson, were present to discuss the application. Mr. Erickson explained to the commission that his client was proposing to replace all the windows of her house with Marvin windows. The windows would be clad outside, stone white in color, with 3 1/2" trims, two over two double hung windows, having a 7/8" wide grid pattern. Mr. Erickson presented an elevation of each side of the house and noted every window on it and what it would be replaced with. Three windows in the house are not of the traditional material and would be changed to two over two windows. In going over the application, it was added that the siding would be re-coated using the same color as the window that are being replaced. Mr. Baker made a motion that the permit be accepted as presented with the addition of the re-coating of the siding. The

motion was seconded by Ms. Litty and unanimously carried with all in favor.

4. Permit #09-25, Oxford Museum, 101 S. Morris Street, sew letters spelling "Oxford Museum" on the front edge of the awning on the front of the museum. The museum was represented by member, Pat Jessup, who explained that the museum wanted to incorporate the letters "O-X-F-O-R-D M-U-S-E-U-M" into their awning so that people on the street could identify the nature of the building more easily. Ms. Litty made a motion to accept the application. The motion was seconded by Mrs. Fenwick and unanimously carried with all in favor.
5. Permit #09-21, Peter Rouse, 208 South Street, install new roof on main house, front and back porch. Mr. Rouse was represented by his builder, Gene Mazzatenta. Mr. Mazzatenta explained to the commission that the owner was requesting to replace the existing cedar shake roof on his house with asphalt shingles. Mrs. Stanley commented that resource wise, asphalt shingles were better but that cedar shingles were more historic. Mrs. Fenwick noted that the Oxford Fire Chief is opposed to cedar shakes because of fire and asked that it be recorded on record to show that the historic committee is at least conscious of the fact that cedar shakes supercede composite shingles. Mr. Baker made a motion to accept the application. The motion was seconded by Mrs. Fenwick and unanimously carried with all in favor.
6. Permit #09-22, Simon Cooper, 319 N. Morris Street, request for exterior paint color approval for siding, shutters, front door, and trim. Mr. Cooper was represented by his contractor Sam Strong. Mr. Strong presented the commission with paint chips for the body of the house, trim, shutters, and front door. The house color would remain white, the trim would be "Seattle Mist," the front door would be "Classic Burgundy," and the shutters would be "Chelsea Gray". Mrs. Fenwick asked if the shutters had been approved and if they were part of the original plan. Mr. Strong responded that the shutters had not yet been ordered and that he did not know if they were shown on the original application as his company did not submit that permit. Mrs. Fenwick stated that she thought the commission should review the details of the shutters. Mr. Gaffney agreed and stated that the owners would need to come back to the commission and show them what type of shutters they are planning. Mr. Strong asked if the color of the shutters could be held off until the style of the shutters is approved but that the commission review the other colors at this time. Mr. Gaffney stated that would be fine. Mrs. Fenwick commented that one problem, with regards to the shutters, is that there are so many windows on the house. Mr. Strong agreed stating he would let the commission know whether the owners were planning to put shutters on every windows or just some of them. Ms. Litty asked if the windows on the house were replaced. Mr. Strong responded that the windows were all original but that there were new sashes in each of them. The windows were not replaced but the sashes were replaced. A motion was made by Mr. Baker to approve the colors for the use that the applicant has proposed. Mrs. Fenwick made

an amendment to the motion as follows, "that while the color for the shutters is approved, the actual style has not yet been approved." Mrs. Fenwick then seconded the motion which was unanimously accepted including the amendment. Mr. Strong asked if there was anything the commission would like for him to relay to Mr. Cooper. Mrs. Fenwick stated that she thought there may have been some mis-communication when the commission approved the windows in that they were not approving getting rid of the older windows. She also questioned two color windows that had been in the house. Mr. Strong stated that the two color windows had been restored and were back in place. Mr. Strong also noted that there is a screen door on the front porch that was coming apart and that the owners were thinking about getting rid of it. Mrs. Fenwick responded that when she owned that house she had found that screen door in the carriage house and had a local carpenter put it back together. She did not know if it was indigenous to the house and questioned whether it could be replicated. Mr. Strong responded that he could rebuild something like it and that he just wanted to know if the owners would have permission to take it off and leave it off. Mrs. Fenwick and Ms. Litty both responded "no."

7. Permit #09-26, Eric Reitz, 105 Norton Street, roof dormer 7'9" wide to accommodate space for a bath. Mr. Reitz explained to the commission that he was looking to put in a second bathroom which was why he needed a roof dormer. The new dormer would not go above the existing roof line and would not overhang from the existing sides of the house. The bathroom would have a couple of sliding Marvin windows in it. When questioned about the small sliding windows, Mr. Reitz responded that the ceiling was 7'2" high and that because he may put a shower in that area he could not have a full sized window. Hence the reason for a horizontal window instead of a vertical one. It was also noted that the same materials that currently exist on the house would be used for this alteration. A motion by Mrs. Stanley was made to accept the proposal. The motion was seconded by Mr. Baker and unanimously carried.

This concluded the review of building permit applications.

Old Business

Mr. Gaffney stated that the commission had a pending situation from last month's meeting with regards to building permit #09-14, dated Feb. 24, 2009, for Mr. and Mrs. Von Bismarck to install a swimming pool and fence on their property at 202 Tred Avon Avenue. Mr. Gaffney pointed out that no action was taken on the permit and that the commission needed to decide at this night's meeting whether or not to approve it. He also noted that Mr. Von Bismarck had written a letter to the Historic District Commission which is attached to these minutes and labeled as "Attachment A." The individuals who are entitled to vote on this application were the three that were at the prior month's meeting which included Mr. Gaffney, Ms. Litty, and Mr. Baker. Mr. Baker made a motion that the commission approve the application for the pool but that the fence, however, should be

Oxford style picket completely around the house rather than the metal fence across the back since that is essentially on the public way. The motion was seconded by Ms. Litty. Mr. Gaffney asked if all were in favor as requested. The vote was as follows:

David Baker	aye
Suzanne Litty	nay
George Gaffney	nay

The motion was opposed by a vote of two to one and hence was not approved. Mr. Gaffney thought that there would be further discussion on this matter at a later date following a re-application by the owners.

New Business

The Maryland Association for Historical Districts sent out notification inviting the Oxford Historic District Commission to a session that they will be holding on May 28 and 29, 2009 in Baltimore. Copies of the letter and invitation are in the town office. Money is in the budget if any member would like to attend.

A consultation was then held with Tim Kearns, architect for Mr. and Mrs. William Korab, property owners of 516 E. Strand as they continue to evolve their plans to add an addition onto their home. Mr. Kearns pointed out that even though the commission expressed approval for the design that Mr. Kearns presented them at last month's meeting with regards to this house, the owners thought the dormers still appeared to be heavy and came up with a modified version of last's month plans. Mr. Kearns stated that last time he presented the plans showing a single dormer on either side with a different roof pitch. The new plan would take the same roof and pull it back away from the ridge of the roof and let more of the original, existing roof show through. Some members thought the new plan appeared staggered with a lot going on underneath the roof line. Ms. Litty objected to the new design. Mr. Kearns pointed out that the new plan has the same square footage as the last plan he showed the commission. Ms. Stanley thought a roof line needed to be established and that it would be better to have the same angle of the dormer. Mr. Kearns asked how could he simplify the design because there were so many angles to it and questioned how it could be made to be as simple as possible. He added that the notion of the lighthouse was now essentially gone except for two dormers. Ms. Litty stated that the owners needed to make up their minds about what they wanted and that the new design had a lot going on with it. Mr. Kearns responded that when they try to make it simple it then becomes heavy. It was suggested that Mr. Kearns come back to next month's meeting when commission member Heinrich Schmitz would be back so that he could have some input with regards to the matter.

Mr. Kearns, acting as representative to Mr. and Mrs. Craig Hevey, property owners of 103 Benoni Street, stated that the owners wanted to renovate their house which is presently covered in vinyl. The Heveys would like to replace the siding with cedar stained Dutch lap siding, replace their shutters,

rebuild the existing porch, and center the existing porch brackets on the width of the porch posts. Mr. Kearns added that the Heveys have contractors lined up and that they might be starting this project without the commission's approval because Mr. Kearns thought that what was being asked for was not really part of the commission's approval. Mr. Baker stated that the siding material was going to be changed. Mr. Kearns noted that it was going back to the original siding that was underneath the vinyl and that they could start working on certain parts of the project. Mrs. Fenwick stated that they could take off the vinyl. Mr. Gaffney asked that the owners get a permit, fill it out, and list everything they plan to do on it so that there are no questions.

Prior to adjourning, Mrs. Stanley asked if the guidelines addressed old windows and that maybe they needed to be refined to address old glass and be more specific. Ms. Litty expressed concerns regarding Mr. Kearns and what the Heveys were planning to do. She noted that the commission had not been allowing the removal of siding prior to securing approval and that the commission needed to approve whatever the owner wanted to replace the vinyl with. Mr. Baker agreed and stated that anything that comes before the board should be in the office 7 days prior to the meeting date. Mrs. Fenwick wanted to go on record as stating that the historic commission would recommend to the town that the historic committee had not had the opportunity to look at a complete building application and would appreciate that opportunity. Mr. Gaffney added that no construction for the Hevey property had been authorized.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk