

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

JULY 6, 2009

The regular meeting of the Oxford Historic District Commission was called to order by the chairman, George Gaffney, on Monday, July 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, Heinrich Schmitz, Dorothy Fenwick, Suzanne Litty, and Jennifer Stanley.

The minutes of the meeting of June 1, 2009 were approved and accepted as distributed with the following corrections: Page 3, 10th sentence, the word "lodge" should be added following the word "safari," and also on page 3, second full sentence from the bottom the page, the words "Mr. Heinrich" should be changed to "Mr. Schmitz."

The minutes of the meeting of May 4, 2009, though not as accurate as the commission would like because they had not been recorded, were approved and accepted as distributed with the understanding that it was the best that could be done in trying to recreate what happened at the meeting even though there was no official transcript.

The following permits were reviewed by the commission:

1. #09-41, James Turrell, 208 Tilghman Street, paint existing house siding a different color; accessory structures under construction would be the same color. Eric Abell, contractor for Mr. Turrell, explained to the commission that originally Mr. Turrell has said that the accessory buildings were going to match the color of the existing house. However, Mr. Turrell has now decided to change the color of the main house and the new accessory structures to the solid stain color of "Olympic Cape Cod Gray." The trim color would remain the same which is a very light tan. Ms. Litty made a motion to accept the application as presented. The motion was seconded by Mr. Baker and unanimously carried without further discussion.
2. #09-44, Holly Greene, 209 Tred Avon Avenue, replace wooden steps with brick steps. Ms. Greene explained that her front porch has wooden steps that she would like to replace with brick ones and submitted to the commission a photo of what she wanted her front steps to look like. Mr. Baker made a motion to accept the application as presented. The motion was seconded by Mr. Schmitz and unanimously carried without further discussion.
3. #09-38, Tom Costigan, 212 Caroline Street, install operating windows to replace existing fixed sashes in garage and install shutter tiebacks on all shutters. Mr. Costigan explained that he currently has two 3 over 3 sashes in his garage which are nailed, making the windows inoperable. He noted that he would like to put in new, working windows of the same color and style. Mr. Costigan added that he also wanted to install shutter dogs on his hinged shutters which currently knock against his house when the winds are high forcing his shutters to move.

Ms. Litty made a motion to approve the shutter dogs and windows in the garage. The motion was seconded by Mrs. Fenwick and unanimously carried without further discussion.

4. Permit #09-39, Peter Rouse, 208 South Street, construction of a cedar picket fence on south side of property to begin at house chimney and extend 62' to neighbors shed; gate in fence will allow access to air handler next to chimney; fence will duplicate fence constructed by neighbor bordering north side of property. Neither the applicant nor a representative was present to discuss the application. Mr. Schmitz questioned what was meant by duplicating the existing fence of the neighbor. Mr. Baker responded that it was referring to duplicating the look of the neighbor's fence. Notes were found within the application packet noting the fence would be painted white. Mr. Schmitz made a motion to approve the application. The motion was seconded by Mrs. Fenwick and unanimously carried without further discussion.

5. Permit #09-42, Mr. and Mrs. Craig Hevey, 103 Benoni Avenue, repaint siding, trim, and shutters on house. Gene Mazzatenta, contractor for the Hevey's was present to discuss the application. Ms. Litty recused herself from voting on this application stating that she had talked with the applicants about this application. Ms. Litty noted that when the owners had begun to remove some of their old siding they discovered a pretty light green color that they were now proposing to use on the house. The trim and porch would be white and the shutters a light almond/crème color. Mr. Baker made a motion to accept the application colors. The motion was seconded by Mrs. Fenwick and carried without further discussion.

6. Permit #09-45, Megan Beyer, 105 N. Morris Street, new roof with energy efficiency greenhouse technology. Mrs. Beyer explained to the commission that her house has a very old roof that should have been replaced several years ago. She noted that she would like to replace her existing roof color with a lighter color shingle called "Mist." Mr. Gaffney stated that the commission had a problem with this application because they request that permit applications and attachments be to them a full week before they have to consider them in public. The commission thought it was unfair to have to make a decision on something of this nature that may or may not fit in with the town. Mrs. Beyer responded that she had done some research on this type of shingle and found that there are a number of houses in town using this color roof so that she thought there was some precedent with this particular color. Mr. Baker stated that he had no problem with this color and that he had spoken with Mr. Beyer about it. According to Mr. Beyer, this is an energy efficient shingle, and that the Secretary of Energy had said that if all houses in the US were replaced with white shingles it would be the equivalent of taking 11 million cars off the road. David Webster, next door neighbor of Mrs. Beyer's, stated that he had gone around town and had found several roofs on Morris Street using light color shingles, all within the historic district. Mr. Schmitz stated that the problem the commission had was that no one on the commission knew what the situation was and that the guidelines say one should match existing roofs found within the streetscape. Mr. Schmitz noted that the commission was being faced with energy efficiency ideas with things such as lighter color roofs and solar panels and the issue of trying to keep the appearance of the town the same but also realizing that things of this nature need also to be addressed. Mrs. Beyer stated that the choice was up to the commission as to whether she could go with the proposed color that she wanted or keeping the

roof color as it currently existing. She added that she had a deadline and needed to get started on replacing the roof as soon as possible. Mrs. Fenwick pointed out that the commission was bothered by the process so that the issues were 1) not having a complete application whereby the office should have stated the applicant needed to follow the process, and 2) the issue of efficiency and what should be considered a precedent. Mr. Webster spoke again stating that neither he, nor Mrs. Beyer's neighbor on the other side of her property, Jim Snyder, had any objections to the proposed roof color. Mr. Schmitz asked what the original roof was like. Mrs. Beyer responded that it was probably cedar shake. The chairman, Mr. Gaffney, asked the commission if they should accept the fact the color is acceptable. Mrs. Fenwick made a motion that the application be accepted as presented. Mr. Baker seconded the motion. Ms. Litty pointed out that the color is not really white but rather like a "Georgetown" gray. Mr. Schmitz stated, for the record, that the commission should discuss this through in a workshop over the issues. Mr. Baker added that he thought it was just an oversight from the office. The motion was then unanimously carried without further discussion.

7. Permit #09-43, David Baker, 507 E. Strand, install white picket fence along street side of property. Mr. Baker explained to the commission that he would like to take out the existing evasive privet fence on his property and replace it with a 150' long picket fence. There is an existing wrought iron fence, about 30' long, at the end of the property which Mr. Baker noted he would like to leave in place. Ms. Litty made a motion to approve the fence as submitted. The motion was seconded by Mrs. Stanley and carried with an abstaining vote from Mr. Baker.

8. Permit #09-33, Mr. and Mrs. William Korab, 516 E. Strand, addendum to previously approved permit application pertaining to roof color. Mrs. Korab presented to the commission a sample of the color she wished to use on the metal roof of her home. Originally she was thinking of going with a red color, but upon further investigation decided to go with "Holly Green." Ms. Litty asked if she considered a silver roof. Mrs. Korab responded that her husband did not want to go with silver. Mr. Gaffney stated that if the commission should decide to approve this color, that Mrs. Korab needed to go to the town office with her sample and fill out a permit request so that the commission would have an official record of it. Mr. Schmitt thought the plans should be corrected to show the use of a green roof instead of a red one. Mr. Baker made a motion to approve the green roof. The motion was seconded by Mrs. Fenwick and unanimously carried without further discussion.

This concluded the review of building permits.

New and Unfinished Business

Mr. Gaffney announced that there was a part-time opportunity for a circuit Rider/Outreach Coordinator who wants to become an expert in Maryland local preservation through the MD Association of Historic District Commissions.

In reviewing applications, Mr. Gaffney questioned if the commission could retain or have someone on a volunteer basis, who is an architect, take a look at things submitted and give the

commission an executive summary of things prior to meeting with applicants. Mrs. Stanley thought that it would take an architect with some real historic talent. Mrs. Fenwick thought it was the job of the historic commission to look at permits and did not think an architect would volunteer their time to look over applications and write out summaries. Mr. Schmitz pointed out that the commission was missing items when they reviewed applications and questioned how the process could be improved. He also noted a problem with following up on permits. This prompted Mr. Schmitz to inform the commission that the Cooper house, located at 319 N. Morris Street, has an unusual exhaust system on the side of their house that Mr. Schmitz could find no indication of on their building plans as well as having installed shutters which have been screwed on to the house. He questioned what the commission should do about that and how would the commission have known about it if no one had seen it? Mr. Baker noted that it should be reported to the town office. Mr. Schmitz expressed concern about the randomness of it all whereby some things get reported and others do not depending on what gets noticed and what does not. Mrs. Fenwick thought the commission should do something about the Cooper house but added that the shutters were screwed on when she owned the house. She added that she thought the Administrator, Lillian Lord, should send a letter to the owners asking them to revisit the shutters. Ms. Litty also noted the state of disrepair of the house at 218 S. Morris Street involving overgrown ivy and cracking and peeling paint. Mr. Gaffney noted that he would look into these matters.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk