

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

OCTOBER 7, 2019

The regular meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, October 7, 2019, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were James Deerin, Suzanne Litty, Jennifer Stanley, and Julie Wells.

The minutes of September 9, 2019 were approved and accepted as distributed.

The following building permits were reviewed by the commission

1. Permit #19-62, Francis Wiegmann and Nancy McColgan, 109 High Street, removal of front chimney do to brick crumbling and moisture draining through chimney brick damaging internal walls. Dr. Wiegmann was present to discuss the application. Dr. Weigmann explained to the commission that the front chimney was in poor shape and that when he and his wife had purchased the house, the inner chimney was unused and had been plastered over in the front room. Upon closer investigation of the chimney in question, Dr. Weigmann stated that it was found that the brick was wet and that the plaster was terribly damaged. As a result, he and his wife were requesting to take the chimney down and not replace it. He added that it was not historic and did not have an historic look to it. In the area where the chimney will be removed, shingles that match the roof will be used to replace the hole of the removed chimney. Mr. Deerin made a motion that with regards to 109 High Streetfor the removal of the existing front chimney, as shown on the photos attached to the application, that the permit be approved for the removal. The motion was seconded by Mrs. Wells. Because Dr. Wiegmann was on the agenda for a consultation, the commission members agreed that since he was already before them, that they discuss with him the two sheds that are on the property and the couples desire to remove and replace them. Dr. Wiegmann explained that there are two (2) sheds on the property that look to have been there for a long time. Neither one meets the rear yard setback of 2'. The larger of the two sheds had recently been damaged by a tree that had fallen near it. The smaller shed has shown signs of serious termite damage. He added that neither of the roofs was intact. The plan would be to take both down and replace them with slightly smaller, Amish built sheds...one being 8' x 10' and the other 8' x 14'. Dr. Wiegmann presented the commission with photos of what the new sheds would look like. No trees would need to be taken down to get the new sheds onto the property. The siding on the shed would be horizontal laid vinyl to match the vinyl siding on the house. Shingle roofs on the sheds would match the shingles on the house. Each building will have a window in the front and on one side. Dr. Wiegmann stated that the existing sheds are not repairable and that the replacement sheds they want will look just like the photos provided to the commission other than that they will have black vinyl shutters and black painted doors. The windows will be 4 over 4. Chairman Costigan pointed out that the commission did have before them a permit for the removal of the old sheds to be replaced with the new ones. Dr. Wiegmann responded that he was there before them with the

understanding that the sheds would be treated as a consultation and that he was not trying to push the application through at this night's meeting. Chairman Costigan asked for the commission's thoughts on the proposed project. In offering up an explanation of what Dr. Wiegmann was presenting, Mr. Deerin stated that the commission was discussing the pictures showing one building in the lower right hand corner of the sheet, described as an 8' x 14' vinyl, New England shed, that would have white siding with black trim, a shingle roof, and vinyl shutters on the two 4 over 4 windows, and that the larger of the two sheds would have two (2) doors and the smaller shed would have only one (1) door but other than that, they would match each other. Mr. Deerin added that it all seemed to him to be a reasonable request. The other members present agreed. Mrs. Stanley made a motion that the commission approve the replacement of the existing storage sheds for Francis Wiegmann and Nancy McColgan at 109 High Street (Permit #19-72, 109 High Street, 2 sheds with white siding, green doors and 1 window each in back of property need replacement; building #1 damaged by tree falling in fall 2018 and has leaking roof and significant termite damage; building #2 with leaking roof and termite damage; plan to take them down and replace with them) as shown in the pictures provided and incorporating Mr. Deerin's remarks. The motion was seconded by Mr. Deerin and unanimously carried with all in favor.

2. Permit #19-61, Janice Gruber, 200 South Street, construct foundation for custom modular home by Excel Homes; butt up and perform all electric/plumbing and HVAC work to connect home; stick build front porch and install sidewalk and driveway. Mrs. Gruber was in attendance along with real estate agent Henry Hale. Mr. Hale explained to the commission that they had met with the Planning Commission and were told that they were over the height limitation of 30'. As a result, the proposed plans presented to the HDC in consultation, back on August 5, 2019, had been changed to reflect a revision in the roof pitch from a 12/12 pitch to a 12/9 pitch. The change would bring the height of the house down to 28'10". When questioned about any trees coming down on the property, Mrs. Gruber responded that it was her hope to keep all the large plantings near where the house will be built other than a black walnut tree that will need to come down. Chairman Costigan noted that it looked like another a door had been added to the house. Mr. Hale responded that was correct and that it was an egress door. Chairman Costigan stated aloud that the only changes then from what the commission had reviewed before was a change to the pitch of the roof and the addition of a door along the side of the property at 202 South Street. When asked about the material and colors of the house, Mr. Hale responded that the siding on the house would be Hardi-plank and painted gray with white trim, similar in color to Mrs. Gruber's house at 105 Jefferson Street. Shutters will be on all the windows as indicated on the information sheet attached to the application and will be painted gray Mrs. Litty stated that the commission needed something in the file showing the specific colors of the house and trim color. A sidelight panel will be on the front door and French drain will be around the house. Mr. Deerin made a motion to approve the new construction on 200 South Street for a custom, modular home with a stick built front porch, including installation of sidewalk and driveway, as shown the set of plans from Excel homes, dated 9/17/19, together with the site plan submitted as part of those specifications, subject to the applicant providing further information on paint color, shutter colors, door color, trim color, and roof shingles. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.
3. Permit #19-63, Jennifer Coyle, 108 E. Strand, replace all existing window, location and sizes of windows to remain the same; windows will be Anderson, traditional 2 over 2, double hung windows, with 1 5/8 muntins. Ms. Coyle was represented by her interior designer Catherine Bitter. Due to some medical complications at this meeting, Ms. Bitter brought along with her residential designer companion, Timothy Kearns, to explain the application. Mr. Kearns noted

that the applicant is seeking approval to replace all the windows in her house as discussed in the consultation Ms. Bitter had with the HDC on September 9, 2019. The house in question is a newer house, built in the 1980's. The windows would not have shutters. Every window in the house would be replaced with an Anderson, 2 over 2 windows. Mrs. Stanley made a motion to accept the application at 108 E. Strand to replace all the existing windows in the house. The motion was seconded by Mrs. Wells and unanimously carried with all in favor. The commission members briefly consulted with Ms. Bitter regarding the owner's plans to change out the existing posts in the front of her house from round to square columns. The square columns will be made more full and heavier from the round columns that currently exist on the house. Appropriate base and crown moldings will be incorporated. Railings will only be used in the location of the front steps. None of the members indicated any opposition to the idea of changing out the posts but did stress the need to have clear details when the owners decide to put in a building permit application.

4. Permit #19-64, Frank Mason, 220 N. Morris Street, replace existing fascia boards on front of building which are rotten with new Azek boards; remove and repair and replace decorative scroll work; paint all white. Mr. Mason explained to the commission that the fascia on his building was heavily rotted and in need of repair along with the scroll work found on the building. He noted that the difficulty will be in accessing the building to make repairs as the power lines are so close the front of the building on Morris Street and that the building itself is so close to Tilghman Street. The plan is to replace the fascia with Azek and to remove the scroll work, fix it on the ground, and then put it back. The scroll work will be repaired, if possible, but if not, a template will be made and new scroll work will be made to match the rest. Mrs. Stanley made a motion to accept the plan for 220 N. Morris Street to replace the existing fascia boards on front of the building with new Azek boards and remove and repair and replace the decorative scroll work with all to be painted white. Mrs. Stanley added her compliments in the way Mr. Mason had put together his application and added to the motion that both the fascia board and scroll work will be painted white. The motion was seconded by Mr. Deerin and unanimously carried with all in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk