

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

JULY 12, 2021

The regular monthly meeting of the Oxford Historic District Commission was called to order by the Chairman, Thomas Costigan, on Monday, July 12, 2021, at 6:00 p.m. in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Suzanne Litty, Patricia Ingram, James Deerin, Jennifer Stanley, and Julie Wells. Also in attendance was Town Planner Maria Brophy along with Town Manager, Cheryl Lewis, via "Zoom".

Prior to the start of the meeting, Chairman Costigan offered his appreciation of the Oxford Town Office employees who helped the commission over the past year during the pandemic, along with Chief Maxwell who offered his services as courier.

The minutes of the meeting of June 7, 2021, were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit # 21-61, Robert and Nancy Lefenfeld, 208 Tred Avon Avenue, replacement in-kind of existing hinged patio door and two flankers in rear of house with Andersen A series door and windows; new screen door to be painted white. Both Mr. and Mrs. Lefenfeld were present to discuss their application. Mr. Lefenfeld explained that they were looking to replace their patio door facing West Street with an in-kind Anderson door. The new door would be a slider and clad in white. No questions were raised. Mr. Deerin made a motion to approve the application of Mr. and Mrs. Lefenfeld at 208 Tred Avon Avenue for the replacement of an existing hinged patio door with flankers in the rear of the home with a new, in-kind screen door painted white. The motion was seconded by Ms. Litty and unanimously carried without further discussion.
2. Permit #21-70, Mr. and Mrs. James Bredar, 224 South Street, replace aluminum siding with vinyl siding; replace roof shingles; replace gutters and downspouts; install lineals around windows and door; install 3 new exterior lights. Both Mr. and Mrs. Bredar were present to discuss their application. Prior to the start of the explanation of their permit, it was noted that the couple had dropped their request for lineals to be added around their windows and doors. Mr. Bredar stated that the couple's home, a 1978 Nanticoke house, is currently covered in aluminum siding. The plan is to remove the aluminum and replace it with 5" vinyl siding, the color of which would be "Heritage Cream". The roof would be replaced with new, charcoal colored asphalt shingles, and the shutters replaced with new vinyl shutters, black in color. New exterior lighting will also be added. Mr. Deerin pointed out that the house is a non-historic one. Chairman Costigan stated that the commission, generally, are not fans of vinyl but given the age of this house, they would be acceptable in this case. The couple was reminded by the commission members to be careful in the measurement of their new shutters in making sure that they will be visually proportionate to their windows. Mr. Bredar noted that there is a large bay window in the house and that he thought it would not have shutters attached to it. The commission members agreed it was up to

the couple for it to have shutters or not. Mr. Deerin made a motion that the commission approved the application for Mr. and Mrs. James Bredar at 224 South Street to replace the aluminum siding on the house with vinyl siding in the color Heritage Cream, to put on a new roof, charcoal in color, with exterior lights as shown in the application, and that the shutters around the windows be proportional to the width of the windows themselves and at the same height as the windows. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

3. Permit #21-63, Jay and Alice Ann Martin, 204 Factory Street, raising the roof area over the existing kitchen to be able to get a full ceiling height for new kitchen remodel. Both Mr. and Mrs. Martin were present to explain their application. Chairman Costigan noted that the couple had appeared in a virtual meeting recently with the commission to consult with them about this project and asked the couple to explain any changes that may have occurred since their last meeting with them. Mr. Martin explained that the house was built in 1985 and that the work they will be doing would be on the rear of the home involving raising up the existing roof over the kitchen area as well as adding some windows to the back of the house. Originally, they had discussed in their consultation with the commission the possibility of adding on a deck. However, since that last meeting, they had decided not to do that and instead just add a door in the house that would lead outside to the back of the property. There would be a slight change in that transom windows have been proposed to be placed above the new double hung windows in the back of the house. The covering over the new roof will match the rest of the house. Mr. Deerin made a motion that the commission approve the application of Jay and Alice Martin at 204 Factory Street with regards to the plans dated 6/15/21 showing the raising of the roof on a portion of the rear section of the house, installing new windows as shown on sheet A-1 along with a door, including transom windows across each of the six windows on the rear of the house. The motion was seconded by Mrs. Stanley and unanimously carried by all in favor with the suggestion that the owners get more details with regards to the transom windows to add to their plans.
4. Permit #21-66, David and Constance Poe, 301 N. Morris St., addition on river elevate on top of existing first floor conservatory; elevator addition adjacent on south elevation. Mr. Poe and his residential designer, Timothy Kearns, were both present to discuss the application. Mr. Poe explained that his house currently has a second-floor deck located on the back of the house that is not useable most of the year and that he would like to change the deck into an enclosed conservatory. He added that would also like to install an outdoor elevator to be located on the southwest side of the house. Mr. Kearns added that the scheme of the plan had not changed much since he had last met with the commission in consultation form. He noted that the rear first floor enclosed glass porch would be replicated on the second floor but would step in by one layer of the wall section. New roofing would match that of the existing on the house. The proposed elevator would be that of a free-standing glass elevator which would be located on near the rear of the south side of the property. Chairman Costigan expressed concerns that the way in which Mr. Kearns had tried to disguise the elevator appeared, to him, to look like a silo. Mr. Kearns responded that was correct but that it wasn't easy to see from the street, other than two of the elevator windows. Chairman Costigan asked if the two windows could be possibly frosted to make them less noticeable. Mr. Kearns responded that could be done. Mr. Poe added that he and his wife had thought about tinting the glass and/or using interior shades. Mrs. Stanley made a motion that the commission approve the plans as presented for an addition above the existing first floor sunroom along with an elevator` addition on the south elevation to match the drawings received June 26, 2021. The motion was seconded by Mr. Deerin and unanimously carried with all in favor.

This concluded the review of building permits.

CONSULTATION

Mr. Kearns, on behalf of Thomas Skowron, property owner of 103 Tred Avon Avenue, spoke with the commission regarding Mr. Skowron's plans to renovate his house. The proposed renovation plans call for a portion of the existing rear section of the house to be removed and rebuilt to include a new first floor bedroom, bathroom, and laundry area. The addition would include a step back in the northeast corner of the property due to the limitations of the required setbacks. Materials would be Hardiplank on the addition with clapboard on the existing portion of the house, along with new windows that would be white Marvin windows, 2 over 2. Chairman Costigan asked if any consideration had been given to raising up the house. Mr. Kearns responded that the owner had excavated under the house, creating 2' of space to become a conditioned crawlspace so that it didn't need to be elevated. The front porch would remain at ground level. Chairman Costigan asked about the two front doors facing onto Tred Avon Avenue. Mr. Kearns responded that they were existing and that only one door was a true front door with the second door entering into the kitchen area. Mr. Deerin commented that the cultivation of the different roofs was rather disconcerting but understood the reasoning behind them. Mr. Kearns noted that the owner was not looking to change the character of the house from what it is now as this is one of the last of the watermen's houses in town. Everyone agreed that this was a step in the right direction.

NEW BUSINESS

Chairman Costigan informed the members that he had been in on The Mews meetings and that his primary concern has been that the Morris Street façade remain the same. He noted that he had recently received a email from Town Manager Cheryl Lewis who mentioned that new owner is looking to retain all the windows on the Morris Street side but, because they are not in good shape, was wanting to install historically correct storm windows over them. Mr. Deerin asked if the look of the windows would change because of the storm windows over them. Chairman Costigan responded that they would slightly. Both Mr. Deerin and Ms. Litty expressed their dislike over the idea. Chairman Costigan pointed out that the house at 105 Tred Avon Avenue had storm windows like those that the future owner of The Mews wanted. He added that the Secretary of the Interior would say keep what is there but do what is necessary to preserve them.

Town Manager Cheryl Lewis, who was present at the meeting, stated that The Mews' front windows were not historical windows and were rebuilt. She added that the original windows on the building had all been different sizes and that the purpose of this request was to block the wind coming off the Tred Avon River. The discussion ended with Chairman Costigan suggesting that the members look at the house at 105 Tred Avon Avenue to see what they think.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk

