

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

DECEMBER 6, 2021

The regular monthly meeting of the Oxford Historic District Commission was called to order by the Chairman, Thomas Costigan, on Monday, December 6, 2021, at 5:00 p.m., via “Zoom” due to the on-going pandemic of a virus known as Covid-19.

Other members participating in the virtual meeting included James Deerin, Suzanne Litty, Jennifer Stanley, Patricia Ingram, and Julie Wells. Also virtually present was Town Manager Cheryl Lewis and Town Planner Maria Brophy.

The minutes of November 1, 2021 were approved and accepted as distributed.

The following permits were reviewed by the commission:

- Permit #21-100, Bernhard Witter, 213 South St., replace 7 windows in older part of property. Neither the applicant nor a representative was virtually present. It was agreed to hold off on addressing this application until later in the meeting in hopes that the applicant would virtually show up later.
- Permit #21-111, Brad and Hilary Deutsch, 102 Tilghman Street, brick patio extension and stone step. Mr. Deutsch was virtually present to discuss the application. He explained to the commission that he was looking to put in a patio extension off from his existing side yard patio in a grassy area that he and his wife often walk over as they exit from their car in their driveway leading onto their porch. The other part of the project would be to build a step in the back of the house and replace the brick that is already there. A motion was made by Ms. Litty to approve the application for a brick patio extension and stone step as described in the permit application. The motion was seconded by Mr. Deerin and unanimously carried with all in favor.
- Permit #21-113, Robert Fay, 305 Market Street, replace exterior siding of guest cottage with Hardiplank siding. Mr. Fay, who was virtually present, explained that the siding on his guest cottage was in poor shape and that he wished to replace it with Hardiplank, in a darker color from what exists on the building now, and to keep the trim color white. Mr. Deerin noted that the picture Mr. Fay provided showed the left side of the guest cottage having lap siding then switching to vertical siding. He asked if the cottage would be covered entirely in Hardiplank. Mr. Fay responded that he liked the horizontal element with the vertical element and wanted to keep that look. A motion was made by Mrs. Stanley to approve the application at 305 Market Street to replace the exterior siding of the guest cottage with Hardiplank siding as described and shown in the application. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.
- Permit #21-97, James Dewar, 106 N. Morris St., continuation of permit regarding addition of storage area and exercise room with walk-in closet. Dr. Dewar was virtually present to discuss his application. Chairman Costigan reminded the commission members that they approved changes to the front of Dr. Dewar’s house at their November meeting and that they were now talking about the proposed addition to the rear. Dr. Dewar presented the commission members with more information that the members had requested at their previous meeting with him in November and explained that the two-story addition would be 10’ wide by 20’ long. Mrs. Wells

asked how tall the addition would be. Dr. Dewar responded that his house was 30' tall and that the new addition would go up approximately 28'. Chairman Costigan asked what would happen to the bump-out in the back that has a sharply pitched roof. Dr. Dewar responded it would just be shifted a quarter turn to the right with the floor area remaining the same but the roof pitch going back towards the back of the property. Windows in the new addition would be double hung to match those already existing in the house. The siding would be the same and the roofing material would match the rest of the shingles on the house. A motion was made by Ms. Litty to approve the request to build an addition to the rear of the house per the plans. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.

- Permit #21-114, Jim Walls, 106 E. Strand, replace dilapidated shed in-kind in same location. Mr. Walls was virtually present and explained that the property at 106 E. Strand consisted of 3 condo units. Currently there is a shed on the property that is total disrepair. The plan is to remove that building and replace it with a new one, 12' x 20', in the same location. It will be one shed with 3 doors so that each unit can have their own section of the building. No windows would be on the front façade, just on the sides and one in the back center of the building to be used for ventilation. Mrs. Wells asked which way the shed would face. Mr. Walls responded that he thought it would face the house but that had not yet been determined. Chairman Costigan responded that the commission would like to know that information. Mr. Walls noted that nothing would be seen from the street but that if one stood in the back and faced the shed, one would look at the long exposure that would house the doors and that the other long exposure would face the area in which the condo owners park their cars. The main condo building is light gray in color and the new shed would compliment that by also having a light, but slightly different color gray. A motion was made by Mr. Deerin to approve the application for 106 E. Strand, to remove the existing storage shed on the property and replace it with a new one as described and shown in the application and that Mr. Walls can just send a note to the town office when it has been decided which way the accessory building will be sited. The motion was seconded by many and unanimously approved with all in favor.
- Permit #20-42, Analipsi, LLC, 200 West Street, revision to relocate mechanical equipment related to increased solar system size and revision to permit #19-50A for an accessory structure to construct cedar shingle door panels and add plantings to screen mechanical equipment. Both the property owner and his architect, Christine Dayton, were virtually present to discuss the application. Ms. Dayton corrected the agenda listing by stating that the solar system size was not being increased and explained that the Tesla shut-off valve had to be relocated. Originally the Tesla company had said they would be installing their equipment on the north side of the accessory building but when they started installing it, they placed it on the south side instead. Concern had been raised within the town office with regards to visibility of the equipment but, as Ms. Dayton noted, it isn't at all visible and the work has already been done and completed. Mrs. Wells noted that it looked great and asked if anything would be happening on the northside of the building. Ms. Dayton responded that nothing would be done on the walls. Mr. Deerin made a motion to amend the original approval to allow for the Tesla equipment to be on the south side of the building instead of the north side. The motion was seconded by many and unanimously approved. Chairman Costigan went on to discuss the second portion of the revision pertaining to the revision to construct cedar shingle door panels to cover the indentation on the outside of the accessory building and asked Ms. Dayton if the HDC hadn't already approved that in the past. Ms. Dayton responded they had but the original application showed that the doors would be lattice and now the owner wants shingle doors similar to that of the garage doors that will look more like the side of the building. With regards to the

mention of the plantings, Ms. Dayton noted that she wanted the HDC aware that the plantings would all be evergreens and that the mechanical equipment mentioned would be submitted as a separate permit. Ms. Litty made a motion to approve the revision to the application to construct cedar shingle door panels to the accessory building and add evergreen plantings. The motion was seconded by many and unanimously carried with all in favor.

- Permit #21-117, Mr. and Mrs. David Pelligrini, 221 S. Morris Street, change double hung windows to double unit with transoms of accessory studio and enlarge existing outdoor shed of studio. Residential designer Tim Kearns was virtually present to discuss the application. He explained that the owners were looking to add some additional daylight in the building along with removing an existing closet and absorbing an exterior tool shed in its place. This would increase the floor space to 12' x 16'. Additional clear story windows would be added that would be like the existing windows. It was noted that the windows would not be visible from the public way while the building itself was only partially visible from South Street. The overall shape of the building would remain the same. Ms. Litty noted that the front door of the studio could be seen from the street. Mr. Kearns responded that was true but that the front door would not change at all. A motion was made by Mrs. Stanley to approve the application to change a double hung window to a double hung unit with transoms in the accessory studio and to enlarge the existing outdoor shed of the studio as shown in the plans. The motion was seconded by Mr. Deerin and unanimously carried with all in favor.
- A consultation was held with Mr. Kearns with regards to the house at 203 N. Morris Street owned by David and Rose Donovan. The Donovans own a 1994 rancher that they are looking to renovate by taking the first floor master bedroom and second bedroom and turning that into an office and adding a new first floor master suite on the water side along with a second floor where there is none. The exterior of the building is presently brick and the owners would make a few changes to the windows along with painting the bricks. On the waterside, plans include a swimming pool with a pool house having an architecture that would be similar to the changes being proposed to the existing house. Ms. Litty asked what color the house would be painted. Mr. Kearns responded that it would be an off white. Mr. Deerin asked if the pool house would be visible from Morris Street and what kind of roof it would have. Mr. Kearns responded that one would see the end wall of the pool house that the owners were looking into the building having a somewhat flat roof. He added that the addition of the second floor also has the image of a flat roof which Mr. Kearns felt was more sympathetic to a rancher and that the changes are intended to be more modern as he felt the houses flanking it were relatively modern. Mrs. Wells spoke stating that she did not think the flat roofing proposed matched the streetscape and could think of no other house on N. Morris Street that had anything like that. She added that she felt it was a dramatic change from what was there now and that it needed a gable or something more in keeping with what the other houses had around it. Ms. Litty agreed with Mrs. Wells. Mrs. Wells ended with saying she just wanted to see it blend in more with the streetscape. Mrs. Stanley stated that the garage wasn't pleasing to her eye and maybe the addition and garage needed to work better with one another. Chairman Costigan closed the discussion by stating that most of the members were having trouble with the plan and reminded Mr. Kearns that this was a very unique home. He added that he would like to see the second story camouflaged better by making it more a part of the original structure. This concluded the consultation.
- Permit #21-112, Sempervivum, LLC, 103 Mill St., alteration to second floor of existing building; enclosed storage space for residential use and alteration of exterior appearance. The permit was represented by architect Philip Logan who was virtually present. Mr. Logan explained the

plan which would involve altering the exterior of the building with new metal clad Anderson windows which would match the building at 101 Mill Street. Currently the building has two bays with a handrail in front of it. The handrail will come along with post to floor fascia which would be replaced entirely with a combination of 3 bay metal clad windows along with lap siding from the floor to the bottom of the windows. Chairman Costigan asked if Mr. Logan was taking a space that was almost an outdoor space and creating habitable space. Mr. Logan acknowledged that was correct. Mr. Deerin asked why he was going from board and batten to lap siding. Mr. Logan responded that the design of the building was already essentially a 3 bay system with infill. In order to preserve the history of the building, they would just be taking the articulation of the posts and removing the infill screen and abandoning the handrail and replacing those with a different material with windows and the parts of what are to be the wall to keep it from being separate. He noted that a panel insert system could be created to continue with board and batten, but it would be awkward because one would have to break the board and batten up, with some of it running horizontally and some running vertically. Mr. Deerin asked if what Mr. Logan was trying to say was that this portion of the building was a separate part of the building. Mr. Logan responded that was a good explanation and somewhat correct. Mr. Deerin thought it would look more consistent to the building if the materials were kept the same. Mrs. Stanley stated that she objected to the lap siding being used next to the windows but didn't mind it at the base of the windows. Mr. Logan stated that could be changed and that the materials could all be the same. A motion was made by Mr. Deerin with regards to 101 Mill Street to approve the application as presented with the one caveat that certain sections within the plan be changed to board and batten to match the rest of the building. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

Prior to adjourning, a brief discussion was held with regards to permit #21-100 for Bernie Witter at 213 South Street and his request to replace windows. Mr. Deerin stated that he had looked at the house, but he would not identify which windows the owner was looking to replace. Chairman Costigan agreed with Mr. Deering adding that there was no more clarity given in the application as to what Mr. Witter wanted to do. He believed the windows that Mr. Witter was looking to replace were ones which have the old wavy glass covered by storm windows which, Costigan noted, the commission members were loathe to approve with modern window replacements. Because no one knew exactly what the applicant wanted, it was agreed that the office should contact Mr. Witter and notify him that he needed to attend their meeting as well as providing more information.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk