

OXFORD HISTORIC COMMISSION

MINUTES

MAY 2, 2022

The regular monthly meeting of the Oxford Historic Commission was called to order by the chairman, Thomas Costigan, at 5:00 p.m., on Monday, May 2, 2022, 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 the meeting of April 4, 2022 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit #22-30, Patricia Freeman, 110 E. Strand, replace existing white, wood picket 3' fence with 3' metal iron hoop and picket fence in same footprint. Chairman Costigan noted that the applicant was not available to present her permit but that the application was a straightforward one. The plan is simply for Ms. Freeman to exchange the wood picket fence on her property with a 3', black iron, metal fencing. Mrs. Stanley made a motion to accept the Freeman proposal to erect a hoop and spike iron fence at 110 E. Strand. The motion was seconded by Ms. Litty and unanimously carried with all in favor.
- Permit #22-35, Jim and Gail Walls, 106 E. Strand, repair front porch, remove decking and railings; repair and replace all decking supports in crawlspace; repair with Wolf Serenity series decking (Harbour Gray) and vinyl Shoreline 100 Series railing (white). Both Mr. and Mrs. Walls were present to discuss their application. Mr. Walls explained that where the shingles meet the decking of his porch, water and snow tend to accumulate in that area, which has resulted in the corroding of the shingles and damage underneath the decking as well. The plan is to remove the damaged area, repair and replace the foundational structure and decking by keeping the same footprint, and replacing the wood decking with a composite decking, referred to as "Wolf Serenity" decking (a sample of which was provided to the members to examine). The new railing would be changed from what exists now to a more traditional style of railing, a photo of which was included in the application. Instead of using 36" tall railing, the Walls noted they would like to go with 30" as it would allow for a better view of the water. No changes would be made to the second and third floor porches as they are owned separately by other owners of the condominium. Mr. Walls confirmed that no approval was needed by an association as there are just 3 units and the other two unit owners have no problems with the proposal and are in support of the Walls' proposed changes. It was noted that the Walls' porch juts out further than the 2 porches above it. Mr. Deerin asked about what looked like boxes covered in siding the matched the building around the posts. It was explained that those "boxes" were non-structural shingle columns within the railing used to support railing. Mr. Walls noted that they struggled with that element because they wanted to maintain the feel and look of what was there but couldn't come up with anything that would functionally work which is why they wanted to change the railing all the way around their deck. He added that they also wanted to put gray deck board along the top of their new white railing to act as an accent element. Further discussion took place concerning the shingled columns with Mr. Walls explaining that they weren't structural but that they were there to hold the existing

railing in place. His plan, however, would be to remove the shingled columns and install his new railing without them. The commission was agreeable to that but Chairman Costigan pointed out that it was important that the Walls line up the railing posts with the support posts behind them. Mr. Walls agreed to do so. A motion was made by Mr. Deerin with respect to the application for 106 E. Strand that the commission approve the removal of the large shingle structures and that they be replaced with new 30" railing as described within the application with the understanding that the railing posts and new railings align with the structural posts of the upper porches, along with the request to put on top of the new railing a trim board, which was agreed could be brown or gray in color, as shown in the picture attached to the application, including the replacement of the porch decking with the material as provided by copy at this night's meeting, which would include trim to the decking. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

2. Permit #22-34, Stephen and Barbara Hayes, 109 Benoni Street, install low railings on side and front of front porch along with handrails on either side of steps in front of porch. Chairman Costigan noted that the applicants were not present but that this was a straightforward project in which the owners were just wanting to install railings and handrails to their existing front porch that is at ground level. Ms. Litty made a motion to approve the application with respect to 109 Benoni Street as described. The motion was seconded by Mrs. Stanley and unanimously approved with all in favor.
3. Permit #22-36, David Beauregard, 104 E. Strand, replace 36 x 80 ¾ light front door slab with 36 x 80 ¾ light front door slab; no alteration required. Mr. Beauregard explained that his existing front wood and glass door was at standard height and was rotting. His plan was to replace it with a new fiberglass door with glass. Chairman Costigan stated that the commission had looked at this application at their last meeting and that he was skeptical of the plan. He noted that though the existing door was not original, he was not certain that the new proposed door would be the best choice for a house of this vintage. He added that the commission had some old photos of the house which showed what looked like it had had a full wooden door. Chairman Costigan acknowledged that this was not what had to go back there but he was concerned that what the applicant was showing was just a little too contemporary for the house. Mr. Beauregard responded that, in general, that the wooden doors were seen more on Morris Street than the Strand and in looking at the doors on the Strand, less than 5% of them were like those represented in the photo Chairman Costigan had shown him. Chairman Costigan asked if any other houses near Mr. Beauregard's had a single pane glass door as a front door. Mr. Beauregard responded that there were all kinds of doors used on the street and that though his proposed door was a contemporary door, it was the same size and slab as his existing door, with the transoms remaining the same. Mrs. Wells pointed out that the job of the HDC is to get everything back to its original state. Chairman Costigan added that the house had had a single panel tombstone door at one time and asked Mr. Beauregard if he wanted the commission members to vote on his application at this evening's meeting, though he did not think the single pane door was going to be approved. He suggested that the applicant do some research and come up with a better alternative having heard the commission's view on what was there and what should be there. Mr. Beauregard responded he had researched the street and had not found anything consistent. Mr. Deerin stated that a solid panel door would be more appropriate and in keep with the historic nature of the house and that it was listed as a contributing historic house. Following further banter regarding the applicant's choice of a replacement door, Mr. Beauregard formally stated that he was withdrawing his application and that he would probably leave his existing door in

place. Chairman Costigan acknowledged that was Mr. Beauregard's choice and that the commission would no longer consider the change.

This concluded the review of building permit applications.

CONSULTATION

A discussion was held with Jason Warner and Lisa Quina, property owners of 313 S. Morris Street, to discuss some proposed changes to the outside of their property and home. Mr. Warner explained that they would like to clean up their driveway by placing a small section of fencing in the middle of their front garden bed which would be Oxford style fencing for their bushes to grow up against. Also, along the front of their property is a little piece of concrete walk sticking out from the town sidewalk that was in place when their house used to set up closer to the street that they would like to remove. Further plans also include replacing a door on the side of the house that is not visible from the street and samples of wooden doors that the couple liked were provided to the members to view. Everyone was agreeable to what Mr. Warner and Ms. Quina were thinking about doing. A brief discussion also took place regarding the addition of a window on the 3rd floor that the commission had approved for the former owners of the property do. The couple showed the members what kind of window they were looking into installing. The commission members all looked favorably on the request.

Prior to adjourning, Chairman Costigan stated he would be moving onwards and would be giving up his position as Chairman. Ms. Litty nominated James Deerin to take over the role, which was joyfully echoed by the other members and unanimously approved. Chairman Costigan ended by saying Mrs. Wells would now become a full-time member and that for now, he would remain on the commission but acting as the alternate member.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk

Non structural shingle columns

