

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

DECEMBER 5, 2022

The regular monthly meeting of the Oxford Historic District was called to order by the Chairman, James Deerin, Monday, December 5, 2022, at 5:00 p.m. in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Julie Wells, Suzanne Litty, Jennifer Stanley, and Terry Sullivan. Also in attendance was Town Planner Maria Brophy.

The minutes of the meeting of November 7, 2022 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

- Permit #22-99, 205 Tilghman Street, remove existing garage door and replace with double French doors and side lights. Ms. Yensho explained to the members that she was planning on changing the façade of her garage by taking out the existing garage door and replacing it with French doors with lights on the side. Chairman Deerin asked if the opening would be the same size. Ms. Yensho responded the work would probably involve removing the siding, taking off the framing, and reframing it as the French doors would be 36" and the sidelights 18", so that together they would not be as wide as the garage door. She added that she would keep the same cement board siding and repaint it the same existing color as it is now. The new doors will both have the availability to open. When asked about a transom light shown on the plans, Ms. Yensho commented that she was not yet sure as to whether she would use that element or not. Chairman Deerin responded that the commission would not be considering the transom at this night's meeting as it was not mentioned on the permit application and that she would have to come back before the commission if she decided later that she wanted to pursue that element. Chairman Deerin made a motion that with respect to 205 Tilghman Street that the commission approve the removal of the existing garage door and replace it with double French doors and side lights, on either side, in accordance with the sketch attached, utilizing the Lowe's Masonite exterior steel doors and sidelights. The motion was seconded by Mr. Sullivan and unanimously carried with all in favor.
- Permit #22-100, Tom Wheeler, 514 E. Strand, continue deck from side deck on previously approved permit to wrap around pool patio ending at corner near house, and repeat proposed vinyl fencing along bulkhead with cable deck railing. No one was present to represent the application. The permit was therefore tabled pending representation at a future meeting.
- Permit #22-104, Michael and Denise Bloomfield, 103 Tred Avon Avenue, pool and pool house. This application, incorrectly shown on the agenda as a consultation, was represented by Timothy Kearns, residential designer, who was attending the meeting via Zoom due to an illness. Chairman Deerin began the discussion by stating that he had sent to the members a copy of the past minutes whereby Mr. Kearns had met with the HDC to discuss plans for a pool and pool house on this property. What was being presented at this night's meeting were the revisions Mr. Kearns had made in response to those comments made by the HDC members from his last meeting with them. Chairman Deerin asked if there would be any kind of decking between the pool house and

the swimming pool. Mr. Kearns responded that for now there would not be any and that the property owners are considering turf only because of the possibly of coverage issues and, depending on what other changes on the property they are considering, there may or may not be any additional pervious surfaces available to allow for additional coverage created by having decking around the pool. Mrs. Wells asked if Mr. Kearns could explain what changes he had made from the last time he met with the commission about this project. Mr. Kearns responded that the roof had been modified, that they had revised all the details of the pool house in order to make it similar to the house, and that the pergola details were similar to what the commission had approved elsewhere in the historic district, which is a system that is PVC on top of an aluminum frame. Mr. Kearns also noted the specifics of the pool house as having aluminum windows, fiberglass shutters and sliding doors. There will also be a back door entrance to the pool house which would enter into an enclosed room which will house the pool equipment. Both Mrs. Wells and Mrs. Stanley commented that this was a better plan than the first plan presented by Mr. Kearns. A motion was made by Mrs. Stanley that the commission approve the drawings for the pool house and pool at 103 Tred Avon Avenue in accordance with the plans dated 11/21/22 submitted with the application. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

A request for a consultation had been made by Bernie Witter, resident at 213 South Street, to discuss possible fencing materials he could place on his property, following an appeal made by Mr. Witter's neighbors on an allegation of error on the part of the HDC by approving Mr. Witter's request for a metal hoop and wire fence to run along the length of his side yard, of which the Board of Appeals voted in favor of the complainants. Mr. Witter failed to attend the meeting therefore making it impossible for the HDC members to consult with him. Chairman Deerin informed Planner Brophy that Mr. Witter would need to submit a new building permit for a fence anyway and that it would be best if she speak with him and advise him that unless he wants to spend 60 more days going through this process, he should come up with the type of fence that he desires, based on the guidelines, perhaps talk to his neighbors about it, and come back with an application for the next meeting.

It was briefly discussed that the next HDC meeting was scheduled for Monday, January 2nd, but because it fell on the day after New Year's Day, the commission should reschedule the meeting for Monday, January 9th instead. Planner Brophy stated she would look into changing the date and send out an email to everyone later confirming the next meeting date.

Mrs. Stanley informed the group that she was asked if the HDC had anything to say about charging stations that were beginning to be installed around town. Chairman Deerin spoke stating that other than the Analipsi, LLC application, no other applications had been received for private charging stations. This began a brief discussion of a recently erected charging station along the side of a resident's driveway, located on S. Morris Street. Mrs. Stanley was of the opinion that work of this type will come up again with the increase of more individuals purchasing electric cars. Chairman Deerin suggested that the commission could think about working on a supplemental or explanatory note under the Modern Equipment section of the guidelines but that nothing could be done about one that has already been installed.

Mrs. Wells brought up historic trees and landscaping around town and how they could be protected. Chairman Deerin commented that this was something that had come up before and something that the HDC did not handle. Planner Brophy pointed out that there are mitigation requirements but that the

zoning ordinance does not prohibit the removal of trees. She added that the HDC could look into doing a text amendment to the HDC guidelines by having a section that deals with historic trees and that she would look into what other jurisdictions have done for the commission to look over.

Prior to adjourning, a member of the audience, Mark Lacey, resident of 207 S. Morris Street, mentioned to the members that he has a heating system that isn't paired well to his house that it is failing and needs to be replaced. He noted that the existing condenser would be removed, and a new split system is planned to go in that same space, adding that it was not visible from the street. Mr. Lacey wanted to run it by the commission to see if he would need to come back for independent approval or if he could just go through the permitting process without having to meet with the HDC. Chairman Deerin responded that the permit would generate official approval by the HDC because it is on the exterior of the house and considered a structure. He added, however, from what Mr. Lacey described, it didn't seem like it would be an issue as long as he was to provide the appropriate screening, plants, or fencing to hide the unit. Mr. Lacey also mentioned that he would most likely be making a request to remove the windows in the house and replace them as none of them were original nor consistent with one another.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk