

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

FEBRUARY 6, 2023

The regular meeting of the Oxford Historic District Commission was called to order by the Chairman, James Deerin, on Monday, February 6, 2023, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Suzanne Litty, Patricia Ingram, and Terry Sullivan. Also in attendance was Town Planner, Maria Brophy

The minutes of the meeting of January 9, 2023, were approved and accepted as distributed.

The following permits were reviewed:

1. Permit #23-06, James M. Snyder, Jr., 105 High Street, installation of paver stone style driveway from High Street to garage door and area immediately in front of building. Mr. Snyder explained to the members that he was looking to install a driveway identical to the driveway area behind the Oxford Mews, using the same material, color, and boards, the dimension of which would be 65' long by 9' wide. He added that to the left of the driveway, in front of the garage, he would also like to install a 20' x 3' wide paver stoned area to replace the existing concrete covered area in front of the garage that is there now. This area would match the proposed paver stone driveway. When questioned about the coverage, Planner Brophy mentioned that the proposed pavers were pervious. Mr. Snyder informed the members that there was only an accessory building on the property and that given the size of the property, he could cover up to 1,700 sq. ft. Chairman Deerin made a motion that with respect to 105 High Street, the commission approve the installation of a paver stone driveway from High Street as shown on the application including an area in front of the garage shown in red on the attached plan. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.
2. Permit #22-101, Mark Lacey, 207 S. Morris Street, installation of a ductless heat pump system and white vinyl refrigerant line covers on the side of home. Mr. Lacey explained that the plan is to replace an existing HVAC system with 2 mini-split systems, that when combined will be smaller than the HVAC system they will be replacing. A cover, similar to that of a gutter, will hide the refrigerant leading into the house. Chairman Deerin questioned if the duct work would be going up on either side of the house. Mr. Lacey responded that the duct work would only be visible on one side of the house as part of it would be leading into the crawlspace. Chairman Deerin asked if the current HVAC system is shielded. Mr. Lacey replied that there are two trees and a shrub that help to it, though much of the foliage hiding it is not there in the winter. Chairman Deerin asked about the colors of the new units as he was concerned that if the units were white, they may be more visible and asked Mr. Lacey if he would consider putting some kind of screening around them. Mr. Lacey responded that he would and brought up the question of replacing a window. He explained that there is currently a window on the same side of the house where the units will be placed. He noted that someone had removed the former window in the past and replaced it with a smaller window so that the window air conditioner could be placed in it, noting

that he would like to take out the smaller window and replace it with the original sized window back in that space. Chairman Deerin responded that he did not see a problem with making that change, but that Mr. Lacey would need to submit a separate permit application for that. A motion was then made by Chairman Deerin to accept the proposal as presented for 207 S. Morris Street. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

3. Permit #23-09, Steve Passano, 201 Tred Avon Avenue, replace four windows in-kind. Mr. Passano explained that he was looking to replace four (4) windows on the extension of his house at was built in 1967. Two of the windows are located on the front of the house and the other two on the back of the house, which can be seen from West Division Street. Chairman Deerin asked if the new windows would be 6 over 6, like the ones that are currently there. Mr. Passano responded that they would look exactly the same. Chairman Deerin noted that the original part of the house is very historic but that the addition does contain windows that are modern and look to be stock windows from the 1960s. Mr. Passano's wife asked if the new windows would need to be made of the same material as the ones they will be replacing, as there are windows being made now that are more efficient, that aren't wood on wood. Chairman Deerin responded that they did not have to be wood but should be something that mimics wood and contain simulated divided light. Mr. Sullivan made a motion to approve the replacement of the 4 windows as submitted in the plans for 201 Tred Avon Avenue. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.
4. Permit #23-04, Mary Anne and Joe Feyder, 110 Tilghman Street, screen in portion of existing deck off the rear of house. Mr. Feyder explained that his request was a simple one involving the screening in of a portion of his existing rear deck, in which a metal roof would go over it. The stairs coming down from the center of the deck would be turned to move sideways off the front of the deck. There will be a door located on the right had side of the screened in portion. The roof of the porch will be standing seam metal in a color similar to a sample attached to the application. Chairman Deerin made a motion that with respect to 110 Tilghman Street that the application to screen in the existing deck on the rear of the house, including a roof as shown in more details in the plans attached to the permit dated December 15, 2022, be approved. The motion was seconded and unanimously carried with all in favor.

CONSULTATIONS

A consultation was held with Timothy Kearns, residential designer, representing Mr. and Mrs. Stephen Hayes, property owners at 109 Benoni Street. Mr. Kearns explained that the Hayes' are looking to construct a bathroom addition above their existing screen porch. The porch would need to be modified in order to support the new structure above it. The addition would project out 4' from the house and would be the same width of the porch, which is 9' or so. Chairman Deerin pointed out that the Hayes' house is an historic structure and that the commission would need to look at it carefully. He noted that it appeared to him that the deck with the railing was not part of the original house. Mr. Kearns agreed adding that neither was the bay window that one could see from Tred Avon Avenue. Chairmen Deerin asked if the proposed work would involve any structural work to the existing screen porch. Mr. Kearns responded that there would only be a reconfiguration of the screen panels. The back side of the house would have one new window, along with a door to the deck and a window in the gable and a window on the east side. Chairman Deerin noted that it was a good use of space and looked as though the new

construction was not going to affect the original historic portion of the house. Everyone agreed that it looked to be a good plan.

A consultation was next held with Michael and Nancy Dean, property owners at 202 Market Street. Both Mr. and Mrs. Dean were present along with their architect, Pamela Gardner. Ms. Gardner explained that they were looking for a dialogue as to what the commission thought about the owners plans for an addition. She noted that the Dean's house was small in scale and that the couple were looking to enlarge the footprint. A couple of sheds and other pervious surfaces had been removed so that they could maximize their coverage by adding a family room and bedroom on the second floor. Because the house is small, they were working to keep it in scale. Materials used in the new addition would be compatible with what is existing. It was noted that some of the windows in the house are not historic but that the owners will keep the look of what is there by using simulated divided light windows. Chairman Deerin asked what the height of the current house was. Ms. Gardner responded it is about 20'-22' and that the highest point of the proposed addition would be 26'. She added that the house had been remodeled in 1999. Mr. Dean added that all the windows were replaced at that time along with all the siding, and that a screened porch had been added to the back of the house during that time, as well. Chairman Deerin stated that the commission was sensitive about Market Street and that though the commission looks at streetscapes and massing, this was a difficult street to review when it came to the streetscape due to the many different styles of houses on the street. He noted that his only concern would be with the increase in size of the existing home. Ms. Gardner went over the site plan with the members noting that the addition would be on the back of house and because of the narrowness of the property, one really would not get a good view of what was back there. Chairman Deerin again expressed his concerns over the increase of size and height and coverage of the proposed plan. Ms. Gardner asked if it would help if they were to cut down the height a bit of the proposed addition. Chairman Deerin responded that would help because basically the houses on Market Street are all about the same height on that street. In closing, Chairman Deerin stated that overall he thought it was a good design with a reminder that nothing could be approved without a formal application which needed to include finishing details.

A final consultation was held with the new property owners of 101 High Street, Pete Linkin and Jean Meade. The couple explained that their objective was to lift the existing house on the property and put in a conditioned crawl space. The plan is also to get the house back to its historical roots and architectural details. It was noted that many of the windows in the house are old, single pane, true divided light windows but that the windows in the back of the house were installed somewhere around the year 2000. The plan is to take those newer windows out and put back in the openings the original sized windows. The chimney will also need to be redone and the front porch rebuilt, the asbestos will be removed and brought back to its original clapboard. Chairman Deerin asked how high the house would be after being lifted. Tim Kearns, residential designer who was working with the couple, responded that it would most likely be 2 courses higher. Mr. Kearns added that the couple were looking to start their project in July and that they needed some kind of approval now just to get their project scheduled. Chairman Deerin responded that the commission was reviewing this as a consultation and that the owner would need to submit an actual application. However, he did add that he felt the couple were not going to have a problem with what they had talked to the commission about and asked them to go ahead and submit their application.

This concluded the review of consultations.

The review of building permits was reopened with the following applications being reviewed:

1. Permit #23-08, William and Anne Peck, 208 Tilghman Street, proposed installation of 4' high vinyl picket fence on the waterfront side of property. No one was available to present the application. Chairman Deerin explained the application stated that the couple were looking to install a 4' vinyl fence in the back of their property on Tilghman Street, on the waterside, which they treat at their front yard. Chairman Deerin confirmed that the area in which the request for the vinyl fencing has been made, is one that floods regularly and would be a tough area for a wooden fence. The Historic Guidelines do allow for white picket fencing and synthetic materials that mimic wood. Given the water issues in this area, Chairman Deerin was of the opinion that it made sense not to require a real wood fence. All the members present agreed. Chairman Deerin made a motion that with regards to the application for 208 Tilghman Street, for a proposal to construct a 4' high white picket fence as described in the application on the water side of the house and as shown on the sketch attached to the application, including gates on either side of the house and water side of the house, and use of vinyl pickets because of extreme wetness in that area in the back of the house on the water, that the permit be approved. The motion was seconded by Mr. Sullivan and unanimously approved with all in favor.
2. Permit #23-03, Linda Taffe, 307 S. Morris Street, removal of two windows due to interior remodeling. No one was present to represent the application. Chairman Deerin noted that attached to the application were photos with different views of the windows that the applicant would like to remove from her house. He noted that this is an historic structure, and that though he could not get inside the house to verify his thoughts, he believed the windows that Ms. Taffe was looking to remove were original historic windows. He pondered the thought as to whether the applicant could just close off those windows from the inside of house by walling off that area so that one would see windows from the outside but inside the room one would see only a wall. Planner Brophy stated the only issue with that would be if those windows were the only means of an egress out of that room. All agreed that it was important to discuss the application with the applicant herself. Chairman Deerin made a motion that the application be tabled. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

Prior to adjourning, Chairman Deerin reminded the members that they had discussed reviewing the guidelines and amending them to provide for tree removal. He acknowledged that Planner Brophy had provided the members with provisions from other areas, like Easton, and that maybe they could take that discussion back up at their next meeting. Planner Brophy responded that she would propose a draft and bring it before the commission at their March meeting so as to give them a place to start.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk