

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

JULY 10, 2023

The regular monthly meeting of the Oxford Historic District Commission was called to order by the Chairman, James Deerin, on Monday, July 10, 2023, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Terry Sullivan, Jennifer Stanley, and Suzanne Hanks.

The minutes of the meeting of June 5, 2023, were unavailable and will be reviewed at next month's meeting.

The following building permits were reviewed by the commission:

1. Permit #23-57, Norman and Paula Bell, 304 S. Morris Street, install front storm door. Mr. Bell addressed the commission stating that he would like to install a white, glass storm door in front of his front door as depicted in a photo provided by the applicant. No questions were asked. Chairman Deerin made a motion to accept the proposal of Norman and Paula Bell at 304 S. Morris Street to install a front storm door as shown in the picture given to the committee at their meeting. The motion was seconded by Ms. Litty and unanimously carried with all in favor.
2. Permit #23-53, Geoffrey Henry, 201 Tilghman Street, replace roof and gutters. Mr. Henry explained to the commission that his roof was around 20 years old and presented photos showing the condition of it. He stated that he wanted to use charcoal colored architectural shingles for the roof and cupola on his building. Chairman Deerin asked if Mr. Henry was going to change the drainage as well. Mr. Henry responded that he was planning on replacing the existing gutters, which he noted were in poor shape, and that the new gutters would be white. Mrs. Stanley suggested that Mr. Henry consider using a shingle color that is more climate friendly. Mr. Henry responded that the underlayer is such that it fights the heat beating down on it. Mrs. Stanley replied by stating that it was just a thought and that the building probably had cedar shakes on it in the past. Chairman Deerin noted that what is on the building now are black/dark gray shingles and made a motion that with regards to 201 Tilghman Street, the application to replace the roof and downspouts using the type of shingles and colors as described in the application, be approved by the commission. The motion was seconded by Ms. Litty and carried with one nay vote from Mrs. Stanley.
3. Permit #23-60, Mark Lacey and John Pittman, 207 S. Morris Street, remove and replace existing first floor window on north side of house. Mr. Lacey described that his house contained a window that had been reduced in size to accommodate, what he and Mr. Pittman believed to be, an a/c unit and that they have found the interior framing to indicate what the original size of that window had been. The plan is to replace the small window and return the framing to its original size to match the windows on the other side of the house. The new window will be a vinyl clad window. Mr. Lacey noted that the house was originally built with 6 over 6 windows but many of the windows in the house have already been replaced with modern vinyl windows. He added that eventually the plan is to replace all the windows in the house with vinyl, but for now, their focus

was just on this window. Chairman Deerin asked if the new window was the same width. Mr. Lacey responded that it was, but only deeper, and that the mullions were between two panes of glass, not true mullions, but they would match the other windows in the house. Ms. Litty made a motion to approve the window that the applicants have elected to put in with regard to 207 N. Morris Street, as shown in the specs as included in the application. The motion was seconded by Chairman Deerin and unanimously carried with all in favor.

4. Bob Konopacz, 206 S. Morris Street, expand porch on front to full width; lengthen existing windows at porch to full depth. Both Mr. and Mrs. Konopacz, along with their residential designer, Timothy Kearns, were present to explain the application. Mr. Kearns reminded the commission that he and the owners had been before the commission recently and had discussed this plan, in a consultation setting, and that the commission members seemed to agree at that meeting that the design fit the house well. It was explained that a few changes had been made to what had previously been presented in that the porch would only be 10' deep instead of 12', that the windows at the porch would be lengthened to their full depth, and that the standing seam roof proposed for the house would be a standing seam, black roof. Wooden steps would lead up to the wooden porch floor, which would be painted gray. The porch columns and railing will be white. The porch railings will be either Azek or wood. The color of the entire front of the house will match the color of the studio building and the siding material will be Hardiplank. The remaining sides of the house will remain the same white color. Two wrought iron handrails will be used on the porch steps. Mr. Sullivan made a motion to approve the porch to the full depth as amended for 206 S. Morris Street and lengthening the front existing windows. The motion was seconded by Ms. Litty and unanimously carried with all in favor. Chairman Deerin noted that he had marked on the plans the changes which had been discussed and made in the meeting.
5. Permit #23-59, Bernhard Witter, 213 South Street, install handrails with two handrails at the front porch and one handrail at the back porch. Mrs. Witter presented the application explaining that the house has two sets of entrance steps, one from the driveway on the south and one on the west side and that they are requesting to have one set of handrails on the right side of each of the sets of steps. The application contained a photo showing white wooden railings that the couple was considering using. Chairman Deerin asked if the couple had looked at using wrought iron instead of wood. Mrs. Witter responded that would be fine and eagerly agreed to using the wrought iron instead of wood. Chairman Deerin corrected the application to reflect that change and made a motion that with respect to the application for various handrails, on the front porch, facing the house, at the walkway with the two steps leading to the front door, the commission approve a wrought iron railing on the right side of those steps leading up to the porch and with respect to the same porch, on the other side of the porch having two steps leading up to the same porch, again approve black wrought iron railing to be on the right side of that entrance and also including on the rear of the house, the 4 steps leading up to the deck the proposal of wrought iron railing to be placed in the middle of those steps. The motion was seconded by Mr. Sullivan and unanimously carried with all in favor.
6. Permit #23-62, Will and Irina Cawley, 101 South Street, new home. Mr. Cawley explained his plans to build a new house on his corner lot at 101 South Street. He explained that the front door of the house would face onto South Street. The windows to be used on the house will be Anderson 400 Series, 2 over 2, with true divided light. The house will have a Mahogany front door with glass, the outside finish of the house will consist of Hardiplank siding with a wood grain design, all

trim will be white Azek with the Azek material also being used on the porches and flooring on the deck, along black architectural shingles to be used on the roof. The house would not have any chimneys and the foundation would be concrete with parging. There will also be a conditioned crawl space and flood vents will be required. No concerns were brought up by the commission members other than Mrs. Stanley voicing her concerns as to the proposed use of black shingles on the roof. Mrs. Stanley made a motion that the commission accept and approve the house plans as proposed with the specifications as included with the attachment to the application itself, for Will and Irina Cawley, for 101 South Street, including the building materials and color proposed, with the condition that they look for an alternative to the black roof. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

7. Permit #23-61, Michael and Nancy Dean, 202 Market Street, remove existing 1 story rear screen porch and storage closet and add new 2 story addition to rear of home; rebuild second floor roof and walls between front gable and new rear gable. The Deans were represented by their architect, Pamela Gardner. Ms. Gardner reminded the members that she had met with them back in February for preliminary approval of the Dean's plans. At that meeting there had been some concerns about the height of the addition. Ms. Gardner presented a site line from across the street to show that the addition to the house would be so far back as to not be highly visible from the street. Measurements of other building heights on Market Street were taken and most were found to be between 28 and 30 ft. tall. The Dean's addition would be at a height of 26'. The proposed new shingles would match those as currently found on the house. The trim work would be painted Azek and new windows used in the addition would match the Anderson windows that are already used elsewhere in the house. Two storage doors, to be located on the side of the house, would be made of an Azek type of material having a wood grain appearance. A standing seam metal roof would be used on the rear porch entry. Chairman Deerin spoke stating that when they had met with Ms. Gardner back in February they had talked about the increase in height and coverage and that one concern was with the increased height of this significant feature which, he believed, would be quite noticeable given that it would be significantly taller than that which is already there on the property. Ms. Gardner responded that the couple was looking to build a master bedroom which would not have a low ceiling as the existing house has only 8' ceilings on the second floor. She added that the building plans were made so as to keep the roof pitch and design of the house that is already there. Chairman Deerin responded that it was just his thought that the addition would stand out dramatically. Ms. Gardner asked if it would help if the height of the addition were to come down an additional 2'. Chairman Deerin responded that he believed that would help. Ms. Gardner stated she would need to discuss the matter with the owners who are currently out of the area and may not be back until September. That being said, Chairman Deerin moved, that with the applicant's consent, the commission defer consideration of this application until their August meeting (or possibly later). All members were in agreement.

This concluded the review of building permits.

CONSULTATIONS

Architect Pamela Gardner asked about the possibility of installing solar panels on a house at 105 W. Division Street. Chairman Deerin responded that the HDC guidelines mention that solar panels should not be visible from the public way and though the commission has approved solar panels in the past, they were on a home having a Mansard roof along with being located in an area where they were totally non-

visible. He added that the commission has approved solar shingles and that they were much more receptive to approving them as they mimic regular roofing.

Dani Racine from Lane Engineering, acting as a representative, met with the commission to discuss the plans of the contractor purchasers of 100 Stewart Avenue, to build a house on that vacant lot. She explained that she and the purchasers were working on a study period to determine what they can build and if they can get a variance. The general consensus of the commission was that the concept plan presented was okay though consideration should be given for the use of less mullions. The only real concern mentioned was regarding the overall height of the proposed house. Ms. Racine pointed out that the house would be located in a flood area and that the house, with a proposed height of 29', would probably need to be lifted an additional 5-7 feet. She referred to the houses on Norton Street as an example of the possible final height.

Prior to closing, a discussion took place concerning the "Hod House" at 512 E. Strand. Chairman Deerin stated that input had been received from the MD Historic Trust and that the trust had raised good point about what should happen to the house. Basically, it stated that little cottages give an area character, especially in a town like Oxford that had had small houses, such as this one. Another point was that the house at 512 Strand is a small bungalow that was built in the 1930's-1940's and not all houses have to be from the late 1700's or 1800's to give the town its character. He noted that the commission will need to take into consideration what the MD Historic Trust had written when reviewing anything proposed for this property.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk