

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

JUNE 5, 2023

The regular monthly meeting of the Oxford Historic District was called to order by the Chairman, James Deerin, on Monday, June 5, 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 Oxford Town Planner, Maria Brophy.

The minutes of the meeting of May 1, 2023 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

- Permit #23-42, Karen Wayland, 104 E. Strand, installation of Oxford fence along front of property. Ms. Wayland explained that she was requesting to erect an Oxford style fence along the front and sides of her property, containing a single gate at her existing brick pathway and a double gate at her driveway. The fence would be wooden, 3' tall, and painted white. Chairman Deerin made a motion to approve the installation of the Oxford style picket fence at 104 E. Strand as described in the application and as depicted on the attached sketch plan. The motion was seconded by Mr. Sullivan and unanimously carried with all in favor.
- Permit #23-48, Tim Boyle and Anne Ruecktenwald, 104 N. Morris Street, restoration of street façade on existing footprint; new windows, doors, and repairs. Mr. Boyle, Ms. Ruecktenwald, and the couple's architect, Philip Logan, were present to discuss the application. The plans presented were much the same as that which were presented to the commission in a consultation at their May 1, 2023, meeting. The proposed new porch will match that of an old historic photo of the house and will have porch columns that would either be turned wood or composite. The existing aluminum siding on the front of the house would be removed and the original wood planking underneath it would be kept and repaired as needed, along with the framing on the existing windows as found on the front and sides of the house. New handrails will be added to the front of the house for safety reasons and will be made of wood. The new front door will have side light on both side as was suggested by the commission in their consultation meeting with Mr. Logan. Mr. Logan noted that the owners were looking to replace the windows to the right of the house, which are 2 over 2, with an older, historical set of windows, to be the same size. When questioned about the existing aluminum siding, Mr. Logan responded that the wood planking would only appear on the front of the house and the remaining sides of the house would continue to have aluminum. However, the owners were planning on resuing some of the aluminum that they would be salvaging from the front so as to match up any aluminum siding needed for repairs on the sides and back of the house. It was also noted that there would be a new window placed in the attic, which currently houses just a vent, and that it will look like the attic window that had been there in the past. As for the north elevation, the owners are looking to install a salvaged window to be placed in the old framing that exists but that had been covered over years ago. Chairman Deerin pointed out that it was important an appropriate window for that area is found as that window

would be highly visible from the street. Continuing on, a new awning window would be installed on the south elevation and plans are to eliminate all the shutters currently located on the house, though it was noted that the owner may elect to install shutters on the two big front windows on the second floor above the proposed porch. Also being proposed was a new, larger, two over two double hung window to be placed in the second floor bathroom. When asked about the roofing to be used on the new porch, Mr. Logan responded that it would be metal. The owners were not sure at this time as to what color the roofing would be, but noted that whatever color they chose, they would paint their existing back porch metal roof the same color. Chairman Deerin reminded the applicants that they would need to come back with their color choice for the commission to review prior to painting the roof. Chairman Deerin also reminded the applicants that they would need to notify the commission as to the type and color choice of their shutters should they decide to install new ones to their windows on the second floor, as was previously mentioned. No further questions were asked by the members. Chairman Deerin made a motion that the commission approve the permit as submitted by the applicants and as shown in the set of plans provided and as discussed by the commission, with a few additional items including shutters on the windows on the second story above the new porch and the remaining details as set forth in the application itself, and subject to the comments made during the hearing and various comments made by the applicant. The motion was seconded by several of the members at one time and unanimously carried with all in favor.

- Permit #23-44, David and Rose Donovan, 203 N. Morris Street, paint exterior of house and trim. Mr. Donovan presented the sample color "Cobblestone" to the commission members as the color he and his wife were intending to use as the exterior color for his house. The windows of the house would remain the same bronze color as they are now. The wood trim of the eaves and wood trim around the windows will be white Azek. As to the door color, Mr. Donovan stated he would get back with the commission as soon as that color had been decided. Chairman Deerin made a motion that the commission approve the application to paint the exterior of the house, including the brick and siding, the color "Cobblestone" as submitted with the application and that the trim will be white Azek. The motion was seconded by Ms. Litty and unanimously carried with all in favor.
- Permit #23-41, Charles Riley, 102 Norton Street, paint shutters and front door of house. Both Mr. and Mrs. Riley were present to discuss the application to paint their front door and 7 shutters "Dress Blues", as viewed on the paint color chip attached to their permit. No questions were asked by the commission members. Mr. Sullivan made a motion that the commission approve the painting of the shutters and door at 102 Norton Street in the Sherwin Williams color "Dress Blues." The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.
- Permit #23-47, Barbara Meade, 200 Market Street, relocate house from 101 High Street and build new foundation with additions. Ms. Meade, along with Pete Linkins, were present to discuss the application. Ms. Meade reminded the members that they had given her permission to lift her house at 101 High Street, which she and Mr. Linkins had done, but had since talked about changing the location of that house from 101 High Street to 200 Market Street. The application request is to do just that, to move the location of the house and to put it on a new foundation at 200 Market Street, including an expansion of the foundation for future additions. Ms. Meade explained that her contractor had told her that if she could get permission to put the foundation in for the future additions, it would be helpful in being able to set the house back down and having all the

foundation work done all at once. Drawings were presented of what the couple anticipated the house to look like which included a front porch and side porch to match that which had needed to be removed in order to lift up the house, and the relocation of a chimney that had been located on the east end of the house prior to the house being lifted to be rebuilt to be on the west end. In looking at the west elevation, the proposal is to extend the kitchen out by 4' on the ground floor. Chairman Deerin asked about the plans for the foundation and if he was understanding correctly that the request was to put in a crawl space foundation, along with additional foundation work to accommodate Ms. Meade's anticipated additions, and that nothing would be built on the new expanded foundation as this point. Ms. Meade responded that was correct and she wanted to make sure that what she was planning was feasible before they began drawing up the final plans, which would also include a telescoping addition in the back that would come out towards High Street. Chairman Deerin suggested breaking down the application beginning with his motion that the commission approve the application to move the house as it exists now at 101 High Street to move onto 200 Market Street, as also owned by the applicant. The motion was seconded by Ms. Litty and unanimously carried with all in favor. Chairman Deerin went over the second part of the application involving the desire to construct the foundation for the new placement of the house facing onto Market Street and making the foundation larger than the actual house itself in anticipation of a formal application of those additional improvements. Chairman Deerin then made the motion to approve the structural foundation at 200 Market Street to follow the outlines of the existing house plus the proposed additions that would come back to the commission. The motion was seconded by Mr. Sullivan and unanimously carried with all in favor. Mr. Linkin mentioned that they were going to use all the old bricks from the chimney they had removed in order to lift the house, along with all the old windows to face out towards the street when the house gets moved to its new Market Street location. Chairman Deerin asked that they try to preserve the other windows that won't be facing onto the street as well.

- Permit #23-60, John Litschert, 212 South Street, relocate unapproved heat pump to new location between fireplace and bump-out. Mr. Litschert reminded the members that he had met with them in the past to talk about the heat pump for a mini split that had been installed too close to the side yard setback, that the HDC had approved, that then went to Planning, and that ended up going to the Board of Appeals. He noted that the Board of Appeals meeting resulted in a lot of discussion between himself and the board members as to the location of the proposed heat exchanger. As a result, the appeal was withdrawn, with Mr. Litschert requesting a different location for the unit to be between his fireplace chimney and a bumpout on the side of his house. Mr. Litschert noted that the plan is to still put lattice around the unit, to be either white wood or white plastic. Chairman Deerin noted that in this case, either wood or plastic lattice would be permissible. Chairman Deerin then made a motion that with respect to 212 South Street, that the commission approve the move of the heat pump from where it sits now to a location behind the existing brick chimney as shown on the site plan submitted by the applicant to be shielded by lattice, either wood or composite. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

This concluded the review of building permits.

CONSULTATION

A consultation was held with Robert Konopacz and his residential designer, Timothy Kearns, to discuss Mr. Konopacz's desire to build a porch along the front of his house. Mr. Kearns explained that the porch would have a double hip, metal roof, with 3 bays and 4 posts with details typical to those of other Oxford front porches. The depth would be 10' or somewhat smaller, depending on whether or not it would affect the roots of a Japanese maple tree located in the front of the house. Mr. Kearns added he was viewing this as a consultation since he didn't have actual detailed building plans at this time. Chairman Deerin responded that technically the commission would need to have the details in order to approve the application. The member were all agreeable with what was being presented with Chairman Deerin noting that the commission would approve the request subject to receiving the details from Mr. Kearns.

This concluded the consultation review.

OLD AND NEW BUSINESS

Chairman Deerin asked Planner Brophy if she had received any response back on the "Hod" house from the MD Historic Trust. Ms. Brophy responded that no determination had yet to be made.

It was also announced that the next meeting of the HDC would be held on Monday, July 10th, as the first Monday in July falls on the 3rd, the date on which the town's 4th of July fireworks are held.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk