

## OXFORD HISTORIC DISTRICT COMMISSION

### MINUTES

**AUGUST 7, 2023**

The regular monthly meeting of the Oxford Historic District Commission was called to order by the Chairman, James Deerin, on Monday, August 7, 2023, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Suzanne Litty, Jennifer Stanley, and Terry Sullivan, along with Town Manager, Cheryl Lewis. Chairman Deerin introduced and warmly welcomed new members Jim Wilcox and Margaret Morris, both of which were present, onto the board, explaining to all present that the two had recently been sworn into the commission along with Justin "Easy" Warner, who will begin his service on the commission in October.

Commission member Terry Sullivan spoke stating that he understood this would be Chairman Deerin's last meeting and thanked him for his 11 years of great service on the commission. This was followed with much applause and well wishes from the members.

Prior to the start of the meeting, Chairman Deerin noted that one late addition was added to the agenda from the Oxford Library with a request to change the colors of the shutters and door on the library. A member of the Oxford Library addressed the members and submitted a paint sample for the proposed color of the shutters (labeled as "Mystic Sea") along with a paint sample for the door (labeled as "Kate's Ring"). Ms. Litty made a motion to approve request as submitted. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.

The following permits were reviewed:

1. Permit #23-21, David and Rose Donovan, 203 N. Morris Street, amendment to previously approved permit regarding change in fencing styles on property. Mr. Donovan explained to the members that their front yard fencing, facing N. Morris Street, was in a poor state and in need of repair. The plan is to replace the existing white, wooden Oxford style fencing, with new white, Oxford style fencing, with Azek material, instead of wood, if possible. Chairman Deerin stated that the HDC had approved the use of Azek for a lot of the trim in town but was not aware of any fences made from the material, adding, however, that the guidelines do allow for the use of composite materials to be considered. The fencing in the front would run along Morris Street and would not have a gate, just an opening to enter the driveway. In going over the application further, it was noted that along the south side, half-way down the property line, there would be a section of 4' picket fencing that would turn into galvanized wire fencing, having 2 x 4 inch squares, running down the length of the property and tying into the existing bulkhead. The request for the use of wire fencing was something that both the Mr. and Mrs. Donovan and their neighbors on the southside wanted, as the neighbors would like a clear view of the water. The wire fencing would be attached to metal stakes painted gray to match the wire fencing. On the northside, there is already some existing 4' fencing. More fencing, to match the existing 4' fencing, will be added, along with a gate, which will continue on down to the water. In summarizing the request for

revisions, Chairman Deerin stated that in front of the house the owners would have Oxford style picket fencing, to be either wood or Azek, in the location where a fence is now, but instead of angling back it will stop at the edge of the driveway. On the north side, there will be the existing fencing that is there now along with an additional piece of matching fencing that will go from the house down to more existing picket fencing, containing a gate within it, which will continue on down to the water. On the south side, there would be no fencing until midway down where there will be a small section of 4' picket fencing changing over to 4' wire, galvanized fencing that will go down to the water, at both the neighbor's and the Donovan's request, in order to be able to see the water. Chairman Deerin then made a motion that with respect to 203 N. Morris Street and the fencing, that the commission approve the application as he just laid out, including the use of Azek. The motion was seconded by Mr. Wilcox and unanimously carried with all in favor.

2. Permit # 22-68, David and Rose Donovan, 203 N. Morris Street, supplement to previously approved permit to change the color of the front door of house. The couple made a request to paint their front door the color "cloudburst" as shown on the sample provided, labeled as Sherwin-Williams color "Cloudburst." Mrs. Stanley made a motion that the commission accept the proposal at 203 N. Morris Street for painting their door in the cloudburst color. The motion was seconded by Ms. Litty and unanimously carried with all in favor.
3. Permit #23-64, Kent and Liz Habecker, 503 E. Strand, install new air conditioning units on top of an existing "shed" bump out attached to house; privacy walls and white wooden slats will surround units to shield them from public view. Both Mr. and Mrs. Habecker, and their residential designer, Timothy Kearns, were present to discuss the application. Mr. Kearns explained that the Habecker's existing units have failed and that in order to better hide them, thought was given to setting the new units on top of the couple's existing shed roof, which is attached to their house, and hide the 2 units, which would be set on a platform, behind a louvred Azek type venting structure facing north. Photos showing the proposed views from the water and the street were provided. Mr. Kearns noted that they were still working on the fine details and dimensions on what clearance would be needed for the units. Chairman Deerin pointed out that the Habecker house was not historic and built around 2006 so the commission has some leeway with what they approve. Mr. Wilcox asked if the couple could put the new units back in the same location as the ones they were taking out as he was made aware that from the Habecker's neighbor's patio, the new units would be seen. He questioned as to why the new units had to be elevated and that if the units needed to have the louvres as presented, they look as though they would be at an angle so that the neighbors could easily see the units and that noise issues may be created. Mr. Habecker responded that the neighbor's house is parallel to the river and that he assumed the neighbors would be looking at the river from their patio, not turning to the left to look up at the new a/c units. Mr. Wilcox responded that if they were to look in that direction, they would see them where and that he could see what they meant as he had been to the neighboring house. Mr. Kearns responded that if the direction of louvres were to be turned, the units would not be seen from below. Mr. Habecker expressed his confusion as to why this neighbors, having a view of the water, would want to stare at his a/c units. He added that he had spoken to his neighbor and that the neighbor's only concern at the time had to do with the possibility of noise. Mr. Habecker pointed out that his neighbor's units were 10' from the Habecker house whereas Mr. Habecker's units would be about 30' from his neighbor's house. Mr. Wilcox spoke again stating that he liked the idea of the louvres being in a vertical direction. Mrs. Stanley made a motion that the commission

approve the new a/c units to be located on top of the existing shed at 503 E. Strand as shown in the drawings that had been given to the commission with the exception that the louvers will be facing up (vertical) instead of down (horizontal). The motion was seconded by Ms. Litty and unanimously carried with all in favor.

4. Permit #23-58, Emily Griswold, 219 S. Morris Street, replacement of oyster shells on existing walkway and patio with gravel, porcelain stone and Belgium brick, replacement of two patio light fixtures, and replacement of low watt tree up-lights. Ms. Griswold spoke stating that she was unaware that she had needed a permit for the patio that she had recently installed as her new patio was a replacement for the oyster shell patio that had been there, having the same size and same location. The replacement material for the oyster shell material was gravel and porcelain stone tiles along with Belgian block bricks to be along the outside so that the gravel stone would not wash away in the rain. Mr. Wilcox stated that he had looked at the patio and that it was nice. Mrs. Stanely made a motion that the commission accept the proposal for the replacement of oyster shells at 219 S. Morris Street with patio gravel, porcelain stone tile and Belgium block as shown in the existing construction that it there now. The motion was seconded by Mr. Sullivan and unanimously carried with all in favor.
5. Permit #23-66, Oxford Market, 201 S. Morris Street, new roof shingles to replace existing roof overhang over the front entrance. Town Manager Cheryl Lewis represented Mr. McKelvey, owner of the Oxford Market, stating that Mr. McKelvey was looking to replace the overhang section of his roof in the front of the building with asphalt shingles. Though the owner wanted to use dark asphalt shingles, Manager Lewis told Mr. McKelvey that lighter asphalt shingles would be the preference as that is what the building has now. Chairman Deerin agreed. Manager Lewis added that the asphalt color Mr. McKelvey ended up choosing was "Fox Hollow Gray." A motion was made by Mr. Wilcox that the commission approve the replacement of roof shingles on the front section of the building at Oxford Market as set forth in the application. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

This concluded the review of building permits.

## **CONSULTATION**

A consultation was held with Mr. and Mrs. Stephen Hayes and Nick Cappella, employee with Christine Dayton Architect, to discuss Mr. and Mrs. Hayes' plans to add a second story addition onto the back of their house. Currently their house is "T" shaped with a one story addition on the back side of the house that the couple want to add a second story to. Chairman Deerin asked if an existing screen porch balcony will remain. Mr. Cappella responded that it would. New windows in the addition would match the existing Anderson 200 series windows that are already being used in the house. The addition will give the couple an extra bedroom with a bath. Mr. Wilcox noted that he would be curious to hear what the neighbors on Benoni Street would have to say about the addition as he felt the area in that location was fairly tight. Chairman Deerin pointed out that the addition would not be obvious from the street, and that though it is nice to have the neighbors on board with what is being proposed, it was not a deciding factor with the HDC. He added that he thought the plans showed a good design. In closing, it was suggested that the Hayes coordinate with the neighbors and get back to the HDC with their final drawings.

Prior to adjourning, the minutes of the meetings of June 5, 2023, and July 10, 2023 were approved and accepted as distributed.

Chairman Deerin spoke stating that the September meeting of the HDC would be his last meeting and at that meeting the members will need to figure out who the new chairperson will be. Justin "Easy" Warner will be sworn in and joining the commission beginning in October. Kind, parting words were given to Chairman Deerin as the meeting came to a close.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk