

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

AUGUST 5, 2019

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, August 5, 2019, at 6:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Patricia Ingram, Jennifer Stanley, and Julie Wells.

The minutes of the meetings of June 3, 2019 and July 1, 2019 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. #19-49, Preston Coleman, 208 Tilghman St., paint the trim on cottage the same color as trim on house; new color to match house: blue/green teal. The applicant was not present to discuss his application. Chairman Costigan noted that the request was a simple one and samples were provided clearly indicating what the applicant wanted to do. Mrs. Ingram made a motion to approve the application as presented. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.
2. #19-53, Mr. and Mrs. Joe Feyder, 110 Tilghman Street, replace double hung window sash on six windows with exact match to existing windows; existing windows are 15 years old. The applicants were not present to discuss their application but Chairman Costigan noted that he had spoken with the couple extensively about the project. He stated that this was a border line maintenance issue but that since the applicants were putting in new materials he felt as though it should go through the commission. It was noted that the windows in the Feyder house were approximately 15 years old and that the couple had found someone who has access to window sashes that would be able to match those windows whose sashes were in need of replacement. The owners would not have to pull out their entire windows, just the sashes. Mrs. Stanley made a motion to approve the sash replacement as described in the application. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.
3. #19-55, Analipsi, LLC, 200 West Street, remove small building (potential relocation at a different site). Both the property owner, Thomas Mandylas, and his architect, Cameron MacTavish, were present to discuss the application. Chairman Costigan stated the commission was interested in knowing that the accessory building on Mr. Mandylas lot, which is the process of being incorporated as part of 200 West Street, would no longer be on the property when his project begins for new construction. Mr. MacTavish confirmed that was correct. Mrs. Wells asked about another, smaller accessory building located on the property and asked if that would be removed as well. Mr. Mandylas responded that she was correct, that the other smaller building in question housed his boiler and that it too would be removed. The permit was corrected to reflect that two (2) accessory buildings were being scheduled for removal. Mrs. Ingram made a motion that the commission approve the removal of two existing framed structures at 200 West Street as per the application. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.

4. Permit #19-50, Analipsi, LLC, 200 West Street, renovations to existing residence; construction of new accessory building including new pool and site work. Mr. MacTavish gave an overview of the existing house stating that it had been built in 1991 and that a few exterior to the house were being requested beginning with a bay window on the side of the home with a single window next to it. The owner has proposed to remove the single window and add a small 2 ½' bump out to be centered on second floor window above in order to reconfigure the kitchen with a roof over the bump out of a similar shape and size as the bay window next to it. Modifications would be made to the existing bay windows by replacing them with a new bay having entry doors centered in the middle to match the windows in the bay. Other modifications include taking one window out on the second floor, reinstalling it off to the side and balancing it with another window and creating a second floor porch with railing over an existing first floor porch which currently has a metal roof over top of it of which the owner is planning to relocate and reuse a his new accessory building. The west and north sides of the house will remain the same. A new doorway will be installed from the bedroom to the new second floor porch walkout with the new door resembling 2 over 2 windows so that it will be indistinguishable from the water. The members were all agreeable to the proposed changes to the house. In going over the plans for the new guesthouse, Mr. MacTavish stated that the design of the accessory/guesthouse building was created to be complimentary in appearance to the house. The roof of the new building will be similar to the house in appearance with the plan to use Tesla solar shingles, if they become available in time. As a back-up plan, grey asphalt shingles would be used as a temporary measure until the Tesla shingles become available. The façade of the new building facing West Street has been designed not to look like a garage but rather like the front of a small cottage with a door having hinges and bi-folds with the idea being not to have the garage door look like a garage door. Chairman Costigan asked if any mechanicals would be in view. Mr. MacTavish responded that they would not and that Mr. Mandylas' plan is to have a geo-thermal heating and cooling system installed. Any mechanicals that would normally be placed outside would be located within the new accessory building and therefore not visible. The color of the new accessory building would match the color of the house and its windows would match those of the house. Mrs. Wells questioned the elevation drawings shown on page A-3.1 asking if what was labeled as the South elevation wasn't actually the West Elevation and what was labeled as the West Elevation wasn't actually the South Elevation. Mr. MacTavish responded that Mrs. Wells was correct and the corrections were made to the drawing. A new 650 sq. ft. swimming pool would be installed facing the river side of the property. The area having the new accessory building and swimming pool would be fenced in along the front and sides. A motion was made by Mrs. Wells that the commission accept the renovations to the existing residence along with the construction of a new accessory building, including a new swimming pool and site work as described in the drawings along with a few changes that the commission discussed regarding the removal of a second structure(mechanical building) and correction to the mislabeling of the drawing showing the south/west elevation of the accessory drawing. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

This concluded the review of building permits.

CONSULTATION – 200 SOUTH STREET

A consultation was held with Janice Gruber, property owner of a vacant lot located at 200 South Street, and her building contractor, Dawn Lednum from Safe Harbour Construction, LLC. Ms. Lednum explained to the members that her company produced modular homes with an individualized twist and went over

with commission the house that Mrs. Gruber was looking build. Elements which would be incorporated in the building of the home would include a standing seam metal roof on the porch, Anderson 2 over 2 architectural windows, premium fiberglass louvered style shutters, a fireplace without a chimney and planter boxes designed to handle stormwater run-off. Chairman Costigan discussed with Ms. Lednum the proposed elevation of the new house. Ms. Lednum stated that the house would be set at an elevation of 9'6". A brick sidewalk would lead to the house and brick piers would be used for the front porch which would match the bricks used in the sidewalk. The house would be white with white Azek trim and black shutters along with a gray roof. Chairman Costigan pointed out that the commission members like the use of brick driveways having a grass strip in the middle, and that gravel driveways, though acceptable, do create a bit of a mess with stone trailing out into the street.

When questioned about the use of shutters, Mrs. Gruber responded that she would be using shutters around all the windows in the house. Chairman Costigan noted that he had spoken with Ms. Lednum prior to the meeting about the importance of this house because it would be placed on a corner lot having two front yards and thought that she had addressed this issue very well. He added that the owner would have to creative with the location of any a/c units and that the commission would like to see where the electricity would be coming into the building. There was also some discussion regarding entrance into the house through a garage door and for the owner to think about "how friendly it is or not is to enter through the garage." Chairman Costigan suggested that some consideration be given to the right elevation and the possibility of adding a door with a small roof over top of it between the space of two proposed windows. Overall, no negative comments were made towards the general design of what was being proposed.

It was agreed that the next meeting of the HDC would be held on September 9 as the first Monday of next month falls on Labor Day and the town office will be closed.

Chairman Costigan announced that at the next meeting the commission will need to hold their annual election for chairperson of the commission.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk