

## OXFORD HISTORIC DISTRICT COMMISSION

### MINUTES

NOVEMBER 6, 2017

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, November 6, 2017, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Patricia Ingram, Suzanne Litty, and James Deerin.

The minutes of the meeting of October 2, 2017 were approved and accepted as distributed with the following correction: add in the description of permit #17-64 for Norman Bell that all the work proposed to be done pertained only to an existing accessory structure.

The following building applications were reviewed by the commission:

1. Permit #17-67, Eleanor Denegre, 106 Benoni Street, paint exterior shutters and two doors and two exterior doors, Benjamin Moore Black Forest Green HC-187. Though the applicant was not present to discuss the application, adequate samples were provided to the commission for their review. Ms. Litty made a motion to approve the application of 106 Benoni Street for a change in the paint color of the shutters and doors. The motion was seconded by Mr. Deerin and unanimously carried without further discussion.
2. Permit #17-69, Lawrence Mekulski, 300 E. Strand, apply thin brick to foundation; replace garage doors; install new siding and gutters; repair and paint trim; remove and replace one side of roof and paint. Mr. Mekulski was present to discuss his application. The commission members went over the request to place veneer on the foundation of the garage. Currently there is nothing covering the garage's foundation. The plan would be to veneer the foundation from the ground level up to about a foot thus creating a faux foundation for the garage. The proposed board and batten siding would tie into it. The garage would be covered with Hardi plank siding in the color of light mist. The main house would remain white. A question was raised as to what color the garage trim would be as two sample colors had been provided. Ms. Litty commented that she preferred the lighter color for the trim. Mr. Mekulski was agreeable to that choice and noted that he did not know what color the garage door, which he intended on replacing with carriage type doors, would be painted. He stated that he intended to paint them white for now but would come back before the commission should he decide to paint them a different color later. The board and batten Hardie plank siding would be used on the side and front of the garage, replacement shingles in the gables would be the same color, and a 10" border separation would be created between the Hardi plank and shingles. New gutters and downspouts would be placed on the garage which would be white. It was noted that the new roof would only be placed on one side. Mr. Costigan questioned why the owner did not intend to replace the entire roof with new shingles. Mr. Mekulski stated that one side of the roof still looked new and that just the other side needed replacing. He added that he was assured by his contractor that it would not be hard to match up the new roofing material to that which is existing. Mr. Deerin made a motion that the commission approve the requested alterations to 300 E. Strand, including the brick veneer for the foundation, painting the existing trim artic white, installing

new Hardi board and batten siding to be a light mist color, installing Hardi shingles on the front and back gables to be separated from the siding with 10" wide trim, new carriage style garage doors to be white in color, installation of new gutters, and remove and replace one side of the roof to match the remaining other roof side, with all changes pertaining only to the garage. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

3. Permit #17-73, Elizabeth Hasbrouck, 110 Norton Street, new front door color; custom storm door, single light; both painted "picture gallery red" by Farrow and Ball. Ms. Hasbrouck was not present to go over her application. A sample of the proposed color was submitted along with a sample color of the house to show how the colors would look together. Mr. Deerin stated that the request made no difference to him. A motion was made by Mrs. Ingram and seconded by Mr. Deerin to approve the application as submitted. The motion was unanimously carried by all in favor.
4. Permit #17-72, George and Louisa Zendt, 311 N. Morris Street, add 3 double hung windows on south at rear; addition on north of rear on existing pervious addition with wood stove and chimney with brick veneer; remove existing storage shed in location of proposed addition. Tim Kearns, residential designer for the applicants, presented the permit application. Mr. Costigan asked if anything had changed on the plans as presented at last month's consultation with Mr. Kearns and Mr. Zendt re. the proposed addition. Mr. Kearns responded that there were some changes that had been made from last month's consultation which included the following: the new windows proposed for the south elevation, on the rear of the house, would still be double hung windows but have been changed to 6 over 6 windows which would match the windows on the side façade of the house; the proposed new chimney has been changed to be free standing instead of being engaged in the existing house and will actually result in being less visible; and the siding on the chimney would match the existing siding on the house. Ms. Litty made a motion that the commission approve the application for 311 N. Morris Street. Mrs. Ingram seconded the motion. A question was raised from a member of the audience with regards to the removal of an existing storage shed that was mentioned on the application. Mr. Kearns responded that the owners wish to remove a contemporary storage shed that was built 10 years ago, which has two swing out doors and a leaking roof. The shed was built butted up against the house. The proposed new addition would be built with a new storage closet that would replace the shed but that would be entered from the inside of the house. Mr. Deerin offered a new motion that the commission approve the addition of 3 double hung windows on the rear of the house, along with an addition on the north of the rear, as shown on page A-1 of the building plans and labeled as "addition and storage," all part of one structure; the addition of a chimney with brick veneer on it; and removal of an existing shed, on the north side of the house, where the new addition will be. The motion was seconded by Mrs. Ingram and unanimously carried without further discussion. Mr. Costigan asked that Mr. Kearns turn in a photo to the town office of what exists in the back of Mr. Zendt's yard now to have as part of the record.
5. Permit #17-68, Jennifer Stanley, 300 S. Morris Street, new shingle roof and removal of solar panel window which is on the roof. Mrs. Stanley was not there to present her application. Mr. Costigan stated he has spoken with Mrs. Stanley who told him that the new garage roof would be a brownish color and match the roofing on the house. A roofing sample board was provided for the commission so that they could see the color chosen. A motion was made by Mr. Deerin to approve the installation of a new shingle roof at 300 South Morris Street and removal of an existing solar panel window and that the new shingle roof would be Certaineed weather wood in color. The motion was seconded by Ms. Litty and unanimously carried with all in favor.
6. Permit #17-55, Heather Angiletta, 208 South Street, revision to partially approved permit for install shutters on her home. Mr. Costigan stated he had received a question from the town

office regarding a proposed revision from Ms. Angiletta regarding her choice in shutters for her home at 208 South Street. Originally she had come before the HDC to talk about putting new shutters on her house that would be purchased from a pattern book she had showing various shutter styles that were “off the shelf, screw on kind.” The HDC, at the time of her meeting with them in August, had asked her to explore other options. Ms. Angiletta emailed the town office stating she would like to install wooden shutters and asked if that would be permissible. The members were all agreeable to the choice of wood and asked only that Ms. Angiletta use real shutter hardware. The color of the shutters, dove gray, had been approved back in their meeting with Ms. Angiletta on August 7, 2017. A motion was made by Mr. Costigan to approve the installation of wooden shutters on the house, to be painted dove gray, with the appropriate hardware, tie backs, and hinging. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor.

This concluded the review of building permits.

Mr. Costigan showed the members a yellow card that the town office handed out to new homeowners in town listing trash pick-up days and instructions. In speaking with Administrator Lewis, she suggested to Mr. Costigan that the HDC members come up with the information they want to get out to the public regarding historic district information and instructions which could be placed on the reverse side of the yellow trash information cards. Mr. Costigan stated that his thought was just to have a map of the historic district with a short sentence stating that if one’s property was located within the historic district to check in with the town office before one initiates any exterior changes as well as a link to the HDC’s guidelines on the web. Mr. Deerin suggested maybe a sentence or two could be taken out of the guidelines that explained the application process. Mr. Costigan agreed to write something up for the information cards for the HDC members to review at their next meeting.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby  
Assistant Clerk