

OXFORD HISTORIC DISTRICT COMMISSION
MINUTES
MAY 7, 2018

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, May 7, 2018, 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, James Deerin, and Patricia Ingram.

The minutes of the meeting of April 2, 2018 were approved and accepted as distributed.

The commission met in a special session on April 9, 2018 on site at 210 S. Morris Street to clarify some issues brought up at their meeting on April 2 and to give the commission a clear view of what the homeowner wanted to do on the property. Mr. Costigan noted that the session was very productive and that the commission appreciated the homeowner's hospitality.

The following building permits were reviewed by the commission:

1. Permit #18-26, Ward Bucher and Lisa Johnson, 208 Tilghman Street, replace failing cedar shingles on cottage with Certainteed Landmark Pro, Weathered Wood color, architectural shingles. Mr. Bucher explained that the accessory building in front of his house had asphalt shingles on it when he had first purchased the property in 2009 which he had removed and replaced with cedar shingles at the time of his purchase. However, this past March many of the shingles were lost due to the weather and other portions of the shingles were starting to wear thin. Mr. Bucher noted that he would rather have architectural shingles placed on this building which would match the new shingles recently placed on his house. Mrs. Stanley made a motion to approve the installation of the asphalt shingles to match the house as 208 Tilghman Street. The motion was seconded by Ms. Litty and unanimously carried by all in favor.
2. Permit #18-27, Phyllis Gaiti, 408 S. Morris Street, repair front door; paint front door and 2 shutters white. Mr. Costigan asked Ms. Gaiti if the shutters she was referring to in her application applied to the ones located on either side of her front door. Ms. Gaiti verified that was correct. A motion was made by Ms. Litty to approve the door and door shutters to be painted white at 408 S. Morris Street. The motion was seconded by Mr. Deerin and unanimously carried by all in favor.
3. Permit #18-29, Shannon Webb, 302 N. Morris Street, two brick pillars in line with the fence to re-enforce the gate; restore carriage step on walkway with brick and add a tie-up post with a

horse top similar to the ones at The Mews. Ms. Webb was represented by Chris Kalinski. Mr. Kalinski explained that he and Ms. Webb already have received approval from the HDC for fencing to be placed on the property but that she wanted to break it up by installing two brick pillars in the front of the house which would act as a re-enforcement for the front yard gate. Two (2) pillars would be placed on either side of the sidewalk. The plan is to use some of the old bricks found on the property. When asked about the carriage step, it was noted that the step is located right in front of the State Highway. Mr. Deerin asked Mr. Kalinski to be sure it would not become a tripping hazard. Mr. Costigan added that Administrator Lewis had stated she did not have any problems with it because it was located closer to the sidewalk than the roadway but that the town engineer may have to review it just to make sure he didn't see any problem with it. Mr. Deerin asked if anything would be placed on top of the pillars. Mr. Kalinski stated that in time a little light may be placed on top of each of them but that he was not requesting that at this time. Mr. Deerin made a motion to approve the installation of the two brick pillars to be approximately 1'x1'x4.5' or 5', made out of brick, in front of 302 N. Morris St. leading to the main pathway of the house. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor. In reviewing the carriage step, the commission members stated they liked the look of granite or marble for the step instead of brick, if possible. Mr. Costigan asked about the horse tie up. Mr. Kalinski stated it would look just like the tie-ups found in front of The Mews. Mr. Costigan expressed his concerns for safety over the carriage stone and asked if anyone else agreed with him. Mrs. Ingram stated she had concerns as well and that she didn't like the horse tie-up. Mr. Kalinski stated that local real estate agent Ray Stevens had told him the horse tie-up use to be in the location where Mr. Kalinski wished to place it. Mr. Costigan did admit that safety concerns weren't part of the HDC's bailiwick and that he was simply thinking out loud. Mr. Deerin stated he did not have a problem with the request and made a motion that the commission approve the carriage stone, preferably in marble but, if not possible, brick, no higher than 1 course above what is there and the approval of the horse tie-up. The motion was seconded by Mrs. Stanley and carried with one nay vote from Mrs. Ingram. Prior to leaving, Mr. Kalinski asked the commission for their thoughts on placing a garage on the property that would tie in with a portion of the house. Mr. Costigan suggested that in order to do a proper consultation, Mr. Kalinski should provide photos of the house with a hand drawing of where the proposed structure would be placed. This would give the commission a clear idea of what he wanted to do along with details of how the garage would look.

4. Permit #18-28, Mary Jordan, 1)remove vinyl siding, repair and replace wood siding, paint siding, 2) remove second floor window in bathroom and replace with double hung window, 3) remove first floor window and replace with entry door, side lites, and transom, 4) remove existing entry door and replace with a window,5) replace orch roof with copper, 6) re-roof portions of existing roofs with architectural shingles. Ms. Jordan and her architect, Christian Chute, were present to discuss the application. Ms. Litty recused herself from the discussion as she had been working with Ms. Jordan on her house. Mr. Costigan suggested that the group look at each request individually starting with the request for removing the siding. Mr. Chute stated that the request involved the removal of all the vinyl siding on the house and that Ms. Jordan had taken the

advice of the commission in having the siding pulled back to see what was under it. Dutch lap siding was discovered and found to be preserved. The plan is to take off the vinyl and scrape, prime, and paint the Dutch lap siding white. If any boards need to be replaced, they will be replaced in kind. Mr. Deerin asked if the siding on the garage would change. Mr. Chute stated that the homeowner is only focusing on the front façade at this time. Mr. Deerin made a motion that the commission approve the stripping of the existing vinyl siding on the house at 210 S. Morris Street along with the repair and repainting of the underlining Dutch siding to be painted white with a low luster finish. The motion was seconded by Mrs. Stanley with all in favor. The second request was to remove a second floor window in the bathroom and replace it with a double hung, simulated divided Marvin light window, 6 over 6, as described on sheet 2 of the plans provided. Mr. Deerin asked if the window change would require the owner to add more siding. Mr. Chute stated that the dimensions would be slightly smaller. Mrs. Stanley made a motion that the commission accept the plan to replace a second floor window with a 6 over 6, Marvin double hung simulated divided lite window. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor. The third request was to remove a first floor window and replace it with a new, larger entry door with side lites and transom. Mr. Chute explained that the request was for a new 6 panel, all wood, Colonial style door. Mr. Costigan asked if any thought had been given to using a "tombstone" door. Mr. Chute responded that the owner had looked to go with what was already being used as an entrance door on the house. The commission explained that the existing front door was not really historic and that a tombstone door would be more in keeping with the Oxford style. Mr. Costigan added that the owner should consider a front porch light in the future. Mr. Deerin made a motion to approve the removal of the existing window on the front of the house and replacing it with a front door as shown on the drawings to be a tombstone door with side lites and transom. The motion was seconded by Mrs. Ingram and unanimously carried with all in favor. The 4th request was to remove the existing entry door off to the side of the house and replace it with a window. Mr. Chute explained that the owner would like to repurpose the window she was planning on removing to house the new front door entrance and to move it to this location. Mr. Deerin made a motion that the commission approve the removal of the existing door on the right side of the porch and replace it with the 6 over 6 window coming out for the new front door and repurpose it to replace the door that is being removed. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor. The 5th request was to replace the porch roof with a copper roof. Mr. Chute explained the roof would have copper panels and that it would patina in time. Mrs. Stanley made a motion that the commission approve the replacement of the existing porch standing seam roof with the installation of a copper roof, described as a custom, 16 oz., 18" O.C., hand crimped cobbler standing seam metal roof. The motion was seconded by Mrs. Ingram. The final request was to re-roof portions of the existing roofing with architectural shingles. Mr. Costigan stated that he believed that had already been approved in the town office since a leaking problem had been discovered.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistnat Clerk