

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

NOVEMBER 5, 2018

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, November 5, 2018, at 5 p.m. in the meeting room of the Oxford Community Services Building.

Other members in attendance were Suzanne Litty, Jennifer Stanley, and Julie Wells.

The minutes of the meeting of October 1, 2018 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit #18-62, John Miller, 104 Jefferson Street, demolition of existing workshop/shed. Mr. Miller explained to the commission that he recently purchased a piece of property next door to his home which had on it a garage/workshop built back in the 1990's that he was looking to demolish in order to create new space for a garden. Several of the members mentioned that the garage could not be easily seen from the street. Mr. Miller added that the slab under the garage would also be removed. Mrs. Stanley made a motion to approve the demolition application at 104 Jefferson Street. The motion was seconded by Mrs. Wells and unanimously carried with all in favor.
2. Permit #18-61, Waters Church, 203 Market Street, removal of existing church sign to be replaced with new sign in new location on property. The application was represented by Mr. Walter Chase, Sr. Mr. Chase explained that the church currently has an outdoor sign which is 88" tall, 45" wide, and 8" deep made of wood which has become rotted. It is located next to the church behind a tree. The plan is to build a new sign, on the opposite side of the current sign, about 5' from the town sidewalk. The new sign would be 76 ½" tall, 49" wide, and 3'5" from the ground. Mr. Chase presented to photos of other church signs that were similar to what Waters Church was hoping to build. The new sign would be brick, painted white, and would have a light installed to it that would only be used when evening services or events were scheduled to take place. The light would not be used all the time. Mrs. Stanley pointed out that the sign design the church was looking to build has a rounded look to it which she thought was in conflict with the gothic design of the church itself. Mr. Costigan agreed adding that the church did not have any rounded elements to it and suggested that the sign should blend in with the church. The commission members agreed that they did not object to the church having a new sign but that it should be complimentary to the church. They suggested to Mr. Chase that the church find someone to help them come up with a new design that would blend in with the church. It was agreed to table the application until new information is received.
3. Permit #18-68, James Antokas, 103 Stewart Avenue, complete Oxford style picket fencing to north side of property by replacing split rail fencing and adding 8 posts and pickets for approximately 157'. Though the applicant was not present to discuss the application, Mr. Costigan pointed out that the request was straight forward. He noted that the commission had approved Mr. Antokas' fence that runs along the street side of the property and that this request, for additional fencing to run along the north side of the property, would be a

continuation of the same size and style of what the commission had previously approved. A motion was made by Mrs. Stanley to approve the Oxford style fence at 103 Stewart Avenue having 8 posts, running 157'. The motion was unanimously carried.

4. Permit #18-72, Frank Wiegmann, Jr. and Nancy McColgan, 109 High Street, replace cedar shake roofing with asphalt shingles. The applicants were not present but Ms. McColgan had submitted with the application a detailed description of the type of roofing being requested along with a sample board. Mr. Costigan pointed out that the current roofing on the house is cedar shake and that though the commission would rather see the use of cedar continued, the commission also understands that the cedar shake is very expensive. Mrs. Stanley added that that the cedar shakes don't last like asphalt. Mr. Costigan stated that the commission could reluctantly approve the permit but if the owners could replace the cedar with cedar that would be great. Mr. Costigan made a motion that the commission reluctantly approve the installation of new asphalt roofing on the property to replace the failing cedar shake roof, in the color oyster gray. The motion was seconded by Mrs. Wells and unanimously carried with all in favor.
5. Permit #18-73, Chris Kalinski, 302 N. Morris Street, affix light fixtures to brick columns. Mr. Kalinski presented the commission with one of the actual lanterns he had chosen to be placed on his brick pillars located in the front of his property. When asked about the brightness of the lights, Mr. Kalinski stated that would be dim, low lights. Ms. Litty made a motion to approve the lighting per the sample for 302 N. Morris Street. The motion was seconded by Mrs. Stanley and unanimously carried with all in favor.
6. Permit #18-74, Ray Nissen, 224 S. Morris Street, demolition of existing shed. The owner was not available to present the application. Mr. Costigan stated he had looked at the garage and that it truly was in bad shape. Other members who had seen it agreed as well. Mr. Costigan made a motion to approve the demolition of the shed at 224 S. Morris Street. The motion was carried by all in favor.
7. Permit #18-64, Sean Cassidy, 100 Caroline Street, replacement of 7 windows, exterior trim and shutters. Mr. Cassidy explained that in his letter to the commission dated Sept. 23 he had asked to use Thomas Creek as the company for handling his replacement vinyl windows but understood there was some concern by the HDC as to his choice of replacement windows. As such, in his letter to the commission dated October 23, 2018, he now suggested using Marvin aluminum clad wood windows and Warren Woodworks as his source for handling the window replacements. The replacement windows would all look the same, double hung with true divided light and same grid pattern, and having the same appearance as what is currently on the house. The replacement shutters would be identical to the shutters currently on the house and would be properly installed with shutter dogs. Mr. Costigan asked if the storm windows, as currently found the house, would be removed. Mr. Cassidy responded that they would. Ms. Litty made a motion to approve the windows and shutter replacements at 100 Caroline Street as presented. The motion was seconded by Mrs. Wells and unanimously carried with all in favor.

This concluded the review of building permits.

A brief consultation was held with residential designer Timothy Kearns who was in the audience and had asked if he could speak briefly to the commission. Mr. Kearns explained that he is working with the new owner at 208 Factory Street. The new owner would like to remove the existing garage along with addressing the grading problem that exists on the property, and removing the existing swimming pool and building a new one which would set within a brick structure that would allow much of the pool to be out of the ground. The existing house would stay where it is. The proposed new garage would be

attached to the house and run along the side of it. Mr. Kearns noted that the garage would create the face of the residence. Mr. Costigan's reaction to the discussion was that Mr. Kearns was look to place a pool in the front yard. Mrs. Wells noted that the proposed design would change the whole look of the property. Mr. Kearns pointed out that the house was built in 2005 and that he and his client would be trying to solve a number of issues that had been created on the property and that he just wanted to introduce to the commission this concept. Mr. Kearns added that his client had also talked to him about solar paneling. Mr. Costigan pointed out that the HDC's approach to solar panels is that the commission is in favor of them as long as they can't be seen. Mr. Costigan noted that the plan for the property was interesting but that the commission did not have all its members present. Mr. Kearns again stated he just wanted to introduce the commission to his idea.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk

