

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

OCTOBER 4, 2021

The regular monthly meeting of the Oxford Historic District Commission was called to order by the Chairman, Thomas Costigan, on Monday, October 4, 2021, at 5:00 p.m., via "Zoom" due to the on-going pandemic of a virus known as Covid-19.

Other members participating in the virtual meeting included James Deerin, Suzanne Litty, Jennifer Stanley, Patricia Ingram, and Julie Wells. Also virtually present was Town Manager Cheryl Lewis and Town Planner Maria Brophy.

The minutes of September 13, 2021 were approved and accepted as distributed.

The following permits were reviewed:

- Permit #21-94, Kenneth Jacoby, 300 Market Street, replace siding, roof shingles, gutters, and paint exterior. Mr. Jacoby was virtually present to discuss his application. Chairman Costigan noted that the applicant had provided samples along with his paint color and roof selection which would be in the town office, should anyone have any questions regarding the selections after this night's meeting. Mr. Jacoby explained that the exterior of house was starting to get into bad shape. The house currently has tan color cedar siding that he would like to replace and change the color to gray with white trim, which it already has. The plans also call to replace the main roof with new shingles along with the porch roofing. However, instead of replacing the porch roofing with asphalt, the owner noted that he wanted to replace it with metal roofing and that he had included samples of both the asphalt shingles and metal roofing. It was also noted that the gutters would be replaced with new 5 ½" round gutters that would match what currently exists. Chairman Costigan held up the sample of the roofing shingle and proposed house color for the members to see. Mr. Deerin made a motion that, with respect to the application for 300 Market Street to replace the siding, roof shingle, gutters, and paint the exterior, the permit be approved with the colors provided to the town office. The motion was seconded to Mrs. Stanley and unanimously carried with all in favor.
- Permit #21-96, David and Pamela Baker, 507 E. Strand, extend existing 13' x 20' porch by 10' towards E. Strand. Both Mr. and Mrs. Baker were virtually present at the meeting. Mr. Baker explained that they have an existing porch on the house that was added when they purchased their home. Mrs. Baker added that several years ago they had enclosed the existing porch and made it into a screened-in porch. At that time, there had been 2 heat pumps under a dining room window near the porch so that they could not extend the porch any further than what they had. She added that since that time they had switched to geo-thermal and no longer had those heat pumps and so are now able to extend the porch. The porch would extend towards the street side of the property and act to balance the porch side of the house. Mrs. Wells commented that she appreciated the application and historic photos and drawings accompanying it. She added that she thought it would look nice when the project is done. Mrs. Stanley agreed adding that she enjoyed being brought up to date on the history of the house. Chairman Costigan asked about

what kind of roofing would be used on the porch. Mr. Baker responded it would be metal, baked on enamel, a bit darker than the existing standing seam metal roofing on the house, but close. Mrs. Stanley made a motion that the commission approve the extension of the existing porch at 507 E. Strand by 13'x20'x10' in height. The motion was second by Ms. Litty and unanimously carried by all in favor.

- Permit #21-95, Caroline Benson, 305 N. Morris Street, construction of a new 336' sq. ft. garden shed. Mrs. Benson was virtually present to discuss the application. She explained that when she moved into her house at 305 N. Morris Street, she brought with her some very old, large plants/trees that she had received from her grandfather and that the purpose of the accessory building was to house these plants. The south side of the building will contain much glass along with two (2) skylights. Though the building is to be for the plants it will be built in such a way as to convert into an outdoor living space should a decision be made to add a swimming pool one day. The new accessory structure will be almost identical to the structure of the existing garage on the property. It will have same clapboard siding and painted the same color as the house, along with having a wood shingle roof. The roof will be no higher than the garage roof, which Mrs. Benson estimated to be about 14' or less. She added that the building would have a sliding glass 12' door in the center with two (2) 5' x 7' panels of glass on each side. The building would face the south side and line up with the garage and would be located 8' from the side yard setback and about 150' back from the water. Mrs. Wells asked what the foundation would look like. Mrs. Benson responded it would have block on the bottom and then the siding which would be within 12" from the bottom. The building would contain a split system on the back wall. The two side walls would have windows and a vent in the ceiling where louvers will be, above the windows. Town Planner Maria Brophy spoke stating that she just wanted to clarify that on the application it was listed that this was for a garden shed but it was noticed somewhere else that this was to be a pool house. Mrs. Benson responded that the building will be used to store plants, but it was for a greenhouse with the idea of being available for some other purpose at another time without changing it greatly. Mrs. Wells asked about the east and west sides of building. Mr. Deerin responded that the east and west walls would be identical, the north wall would have no windows at all, and the south facing wall will have all windows, a sliding door, and light enhancing features. Mrs. Benson responded that was correct. Chairman Costigan asked if the skylights, which would not be visible from the street, would be flat. Mrs. Benson responded that they would be. When asked about the dimensions of the building, Mrs. Benson confirmed it would be 24' long by 16' wide and 8' from the side property line. Planner Brophy mentioned that the permit would have to be reviewed for zoning and that the site plans would have to be revised to show the footprint of the structure to scale on the site plan to confirm the setbacks from the sides and water before a permit could be issued. Chairman Costigan asked if anyone had any comments. Jim Wilcox, Mrs. Benson's neighbor at 307 N. Morris Street, who was also virtually present, thanked the commission for asking many good questions as he had a copy of the application but not any of the details. He stated that he had been concerned about the lack of details, but it all looked good and all his questions had been answered. Chairman Costigan made a motion to approve a garden shed to house plants, patio doors to accommodate large trees, and built according to the plans as submitted for 305 N. Morris Street. The motion was seconded by many and unanimously carried with all in favor. Chairman Costigan added the suggestion that the applicant get together with the office in providing an appropriate site plan.

- Permit #21-98, William and Gabrielle Korab, 202 N. Morris Street, paint entry door black. Mrs. Korab was virtually present at the meeting. Chairman Costigan spoke stating that there was already a glass storm door that was painted black and asked Mrs. Korab if she wanted to paint the front door behind that black as well. Mrs. Korab responded that was correct. Mr. Deerin made a motion to approve the application relating to 202 N. Morris Street to paint the front entry door black. The motion was seconded and unanimously carried with all in favor.

There being no further application or business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk