

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

FEBRUARY 3, 2020

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, February 3, 2020, 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, Patricia Ingram, and Julie Wells.

The minutes of the meeting of December 2, 2019 were approved and accepted as distributed. No meeting took place in January.

The following building permits were reviewed:

1. Permit # 20-04, John Miller, 104 Jefferson Street, remove outside staircase to second floor on street side of house and replace entrance door on second floor with window; repair siding. Chairman Costigan stated to the members that the owner was unable to attend the meeting due to business out-of-town. He explained that it was not a difficult permit as the owner only wanted to remove his outside staircase that led to a second floor door, switch out the second floor door with a window that would match the existing windows in the house, and match up any siding that would need to be added due to the changes. Photos were provided with the application to clearly show what was being requested. Ms. Litty made a motion to approve the application as written. The motion was seconded by Mrs. Ingram and unanimously carried by all in favor.
2. Permit # 20-03, Cameron Mactavish, 102 Caroline Street, demolish existing garage and shed; construct new garage/studio/guest apartment with bathroom. Mr. Mactavish presented his application stating that his existing outbuildings were not in good shape and infested with termites. He added that he and his wife were now full-time residents of Oxford and were seeking some extra space which they will be able to accomplish with their new accessory structure. The new building will be higher than the existing garage thus creating the need for a 6' side and rear yard setback. The siding for the new building will be board and batten with two over two double hung windows. The structure will contain a fireplace with a chimney that will fall within the building envelope of the structure. Mrs. Wells asked about the colors for the new building. Mr. Mactavish responded that the building would be white with green trim. Chairman Costigan asked about the heating/cooling system for the building. Mr. Mactavish confirmed that it would be a Mitsubishi unit that would be small and relatively unnoticeable as compared to a normal sized a/c unit. It was also noted that the building would contain two (2) skylights on the rear side of the building, facing north, that would not be visible from the street. Mrs. Stanley made a motion the commission approve the demolition of the existing garage and shed and accept the plans for the new apartment/guesthouse/studio/office/ garage as presented. The motion was seconded by Ms. Litty and unanimously carried as presented.
3. Permit #19-86, Lucy Garliauskas, 102 N. Morris Street, revision to previously reviewed application for proposed trellis cover for HVAC unit along the side of house. Chairman Costigan

presented the revision for the applicant who was not present at the meeting. At their meeting on December 2, 2019, the commission had asked Ms. Garliauskas to consider alternatives to her original request for a 10' trellis/ pergola to go over her HVAC units. In doing so, Ms. Garliauskas brought down the size of the proposed trellis to 8' tall instead of 10' and included a drawing of the proposed trellis which would be a simple structure consisting of two posts with slats overhead instead of a roof. Chairman Costigan noted that the applicant had included a note with her permit indicating she had purchased roof snow guards to go on her roof but still wanted to have the trellis as extra protection to go over her a/c units. Mrs. Stanley stated that she did not have a problem with the request and Chairman Costigan added that it would not be easily seen from the street because an existing chimney would block its view. Chairman Costigan made a motion to approve the revision as requested. The motion was seconded by Mrs. Stanley and unanimously carried.

4. Permit #19-50A, Analipsi, LLC, 200 West Street, revision to previously approved permit to make renovations to existing house to include expansion on north side of house to allow for propane fireplace. Architect Christine Dayton and homeowner Thomas Mandylas were present to discuss the application. Ms. Dayton explained that the owner wished to replace a window and install, in its place, a gas fireplace on the first floor which would result in a bump-out along the side of his house. The bump-out would occur near the public right-of-way and would extend no further than the existing overhangs of the house. The gas tank for the fireplace would be buried. Next to the meter on the house would be the new gas fireplace's direct vent which would have over it a proposed small shed like structure with a standing seam metal roof. Chairman Costigan asked if there would be a problem with having the vented gas appliance close to Mr. Mandylas' electric meter as he thought the distance between the two needed to be at least 10'. Ms. Dayton responded that if they had to move the electric meter they would do so as she thought it may need to be moved for other reasons anyway, possibly 10' further down the side of the house or disappear to another location. When questioned about the new small protruding structure, Ms. Dayton responded that it would look like a small shed on the side of the house. Mrs. Wells made a motion that the commission approve the application for a gas fireplace to replace a window at 200 West Street with an outside bump-out having a small metal roof above it and to consider the electrical box subject to town approval by the engineer. The motion was seconded by Ms. Litty and unanimously approved with all in favor. In looking over the site plan for the project, Chairman Costigan stated there was a problem with some of the fencing that was labeled on the plan – particularly that which dealt with the owner's request for a chain link fence. He pointed out that the commission did not allow for chain link fences to be installed within the historic district. Mr. Mandylas stated that he was OK with changing out the chain link fencing something else. Mrs. Wells read aloud to Mr. Mandylas that section of the historic guidelines pertaining to fencing. Ms. Dayton asked the commission members if they would be agreeable to Mr. Mandylas having a black vinyl fence that would resemble wrought iron. Chairman Costigan responded that the group had approved fencing of that genre in the past and that he was fairly certain that the neighbor on the other side of Mr. Mandylas' property had a similar type of fencing. He asked that the owner/architect bring something back to the commission when they are certain as to what type of fencing they would like to use. In the meantime, the commission was agreeable to approving 4' white fencing around the property as partially indicated on the site plan. Ms. Litty made a motion to approve the white 4' fencing all the way around the property. The motion was seconded by Mrs. Wells and unanimously carried with all in favor. Chairman Costigan added that this motion was where the commission stood now but if the owner decides to change the fencing, he would need to let the commission know.

5. Permit # 19-50B, Analipsi, LLC, 200 West Street, revision to previously approved permit for 1 ½-story garage, driveway, brick wall, covered porch, concrete patio, and pool to allow change of outward appearance of proposed new garage/guesthouse. Ms. Dayton explained that the originally approved plan for the new garage/guesthouse was to mimic the appearance of the house. However, the owner has decided to give the accessory its own look of that of a little cottage/carriage house. In doing so, the plans call for the footprint of the building to remain the same but the shape and structure to change by adding a mansard roof having 3 dormers with arched tops. The doors to access the garage will be made to blend in with the siding. The porch on the waterside will remain the same as to what was previously approved and the windows will remain in the same positions as before. The mechanical/storage room section of the building will have a solid door which will face the main house. The eastern and western sides of the building will have glass doors. The finish on the building will match the color of the house and will have white trim. Tesla glass solar shingles will be used on the roof except for the dormers. Chairman Costigan stated his only concern about the use of the solar shingles was with the possibility of them reflecting on the neighboring house and burning a hole through it. Ms. Dayton pointed out that the river is due west so that should not be a problem. Mrs. Wells noted that the new design of the building picked up elements of the neighboring house. Chairman Costigan added that the design blended in well with the other houses in the area. Ms. Dayton stated that she and her client wanted the building to look like a carriage house and not a miniature version of the main house. In discussing the doors on the building, Ms. Dayton confirmed that the garage door would swing out and that the main door would be a glass to compliment the glass doors on the other side of the house. Mrs. Wells expressed her disrelish with regards to paned glass doors vs. solid wood doors. Chairman Costigan stated that the commission tended to be more lenient in their handling of accessory structures and certainly with regards to this application whereby the house is not historic and the garage/guesthouse would be a new structure. Mrs. Stanley made a motion that the commission approve the 1 ½ story frame accessory structure per the plan dated January 13, 2020 along with the site plan and guesthouse plans dated 1/24/20. The motion was seconded by Mrs. Ingram and unanimously approved. Chairman Costigan reminded the applicant and architect again that the only thing hanging would be if the owner decides to change what the fence around the property is going to look like. Ms. Dayton asked if a temporary chain link fence would be allowed. Chairman Costigan responded that only the plastic fencing that looks like something used in a crime scene could be used temporarily but added that the problem with temporary fences was that they often become permanent.
6. Permit #20-02, Francis Wiegmann and Nancy McColgan, 109 High Street, revision to previously approved application #19-72 to request removal of two existing sheds on property to be replaced with one new shed as opposed to the original request of 2 new sheds. The owners were not available to present their application. Chairman Costigan reminded the members that the applicants had appeared before the commission several months ago and had asked permission to remove their 2 existing shed and install 2 new ones. Upon further thought given to the project, the homeowners decided that they would rather just install 1 shed, instead of 2, in order to keep some open the extra pervious surface in case they wanted to add on to their house in the future. The members all agreed they liked the idea of one new shed as opposed to two new sheds on the property. Chairman Costigan made a motion to approve the replacement of one shed instead of two along with the demolition of the two existing sheds. The motion was seconded by Ms. Litty and unanimously carried with all in favor.
7. Permit #20-05, Daniel and Susan Kordell, 510 E. Strand, replace existing garage doors and replace back deck railing. The owners were not available to present their application. Chairman

Costigan noted that the property was located near the end of the Strand and that the house was not historic. The existing roll-up garage doors are solid and the proposed new garage doors would have windows. All the members agreed that they liked the proposed new garage doors. Ms. Litty made a motion to approve the new garage doors as shown in the application. The motion was seconded by Mrs. Wells and unanimously carried. The second request in the application was to replace the existing deck railing in the back of the house with wire railing so that the water could be more easily visible. Ms. Litty noted that the commission had approved wire railing in the past and made a motion to approve the request for the new railing as submitted. The motion was seconded by Mrs. Ingram and unanimously with all in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk