

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

JULY 11, 2016

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, July 11, 2016 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 Jennifer Stanley.

The minutes of the meeting of June 6, 2016 were approved and accepted as distributed.

The following building permit was reviewed:

Permit #16-36, Louise Thorndike, 318 Tilghman Street, expansion of current patio. No one was present to discuss the application. Both Ms. Litty and Mr. Costigan stated that they had gone over to look at the property and neither one could see the area in the Thorndike's yard where the proposed expansion would be taking place. Mrs. Stanley made a motion to accept the building permit at 318 Tilghman Street for the expansion of the current patio. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

This concluded the review of building permits.

CONSULTATIONS

A consultation was held with Tim Kearns, residential designer, and representative for Oxford Mercantile, Ltd. and their property at 104 S. Morris Street. Mr. Kearns presented the commission with the latest concept drawings for the property. New store fronts were presented for both the Morris Street side of the property and the side of the property facing Town Park. The biggest change would occur on the north side of the property whereby it would be given a store front and new double hung windows to replace the existing awning windows. A question was raised as to whether the building would need to be handicapped accessible. Mr. Kearns responded he had discussed this issue with Administrator Cheryl Lewis and was told that it would not be a requirement since this is an existing structure. Both Mr. Costigan and Ms. Litty thought the design plans looked attractive. Other notes of interest included the moving of the existing HVAC units toward the back of the building, the removal of an oil tank, and a discussion on the use of awnings on the building. Mr. Kearns added that the next step will be to design the actual molding shapes so that it would look more like The Mews, with the same style of store front. It was agreed by all the group members that they liked the direction Mr. Kearns was going with the project.

A consultation was again held with Mr. Kearns who was representing his clients Mr. and Mrs. Kenneth Jacoby, residents of 300 Market Street, who were looking to construct a screened porch on the second floor of their house by closing in their upstairs deck. Mr. Kearns had previously met with the commission at their June 6, 2016 to discuss this request but had been asked by the commission to rethink his plans for the upstairs porch. In his revised concept drawing, Mr. Kearns lowered the roof line

of the proposed porch resulting in a 5'9" clearance between the deck and the bottom of the beam that will support the roof so that the geometry of the first floor would get repeated on the second floor. The commission members all agreed that the new plan was a major improvement and that they all thought it looked much better than the June drawing. Though the porch would be smaller than what the couple originally wanted, they did tell Mr. Kearns they would OK with it.

NEW BUSINESS

Mr. Costigan reported that he and Mr. Deerin had attended a design review seminar recently conducted by the chairman of the Annapolis historic commission. He noted that the seminar was interesting in that they learned that when looking at a property the group needs to decide if they should be looking at a building in a strictest sense of the word "strict" or not. For instance, a new house being built may not have the same restrictions as a house built in the early 1900's but one would still have to look at how it affects the streetscape and how it fits into the street. Mr. Costigan stated that they also learned that the law has changed in Maryland so that the HDC now has jurisdiction over that which cannot be seen easily from the street in the historic district so that they are entitled to do a complete 360 degree review of any property within the historic district. Other upcoming historic commission workshops include historic district commissions and their interaction with the public.

The next meeting of the commission will be on Monday, August 1, 2016 at 5 p.m.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk