

OXFORD HISTORIC DISTRICT COMMISSION

MINUTES

JANUARY 8, 2018

The regular monthly meeting of the Oxford Historic District Commission was called to order by the chairman, Thomas Costigan, on Monday, January 8, 2018, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were James Deerin, Jennifer Stanley, and Patricia Ingram. Also in attendance was Administrator/Clerk-Treasurer Cheryl Lewis.

The minutes of December 4, 2017 were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit #18-03, Mr. and Mrs. Monty Deel, 216 Tilghman Street, power wash siding; paint shutters and doors. Mrs. Deel informed the commission that she had already had the shutters and doors of the house painted not knowing that it would need a permit. Mr. Costigan explained to the Deels that any exterior work done within the historic district needed a permit and approval by the HDC. Mrs. Stanley made a motion to accept the selection of Sherwin Williams colors of the doors and shutters as shown on the sample sheet (labeled as SW6967 Frank Blue for the doors and North Star blue for the shutters).
2. Permit #71-81, Stephen and Jan Weissenberger, 105 Benoni Street, add balcony to back of house above existing fence in area containing a/c units. Mr. Weissenberger and his contractor were present to discuss the application. Mr. Weissenberger explained that his desire was to duplicate the front of his house by incorporating a balcony above his condenser units in the back of his house. The materials, paint, and railing to be used on the new balcony would match the materials used on the front of the house. The second floor balcony would not have roof over it. Mr. Weissenberger also mentioned that the new balcony would actually end up being 14' wide, not 12' wide as shown on his plans. The deck railing would be 36" high. Mr. Weissenberger noted that it would not be visible from the street. Mr. Deerin made a motion to approve the application for 105 Benoni Street to construct a balcony on the backside of the house as shown on the existing plans with the expectation that it will be 14' wide as opposed to 12' wide.
3. Permit #17-09, Town Park, LLC, 104 S. Morris Street, re-visitation of previously approved permit for Oxford Mercantile, LLC with modifications to partially approved plans as follows: remove plans for ADA access lift, new porch, and new walkway; restore plans for the areas to current floorplan per the requirement of the Oxford Planning Commission; store front windows to become bay windows to match historic design. Due to the inclement weather at this night's meeting, Administrator Lewis presented the application for Town Park, LLC. She explained to the commission that the new owner is looking at tax credits and mini-grants in order to help with the cost of refurbishing his building. This property, which had been owned by Oxford Mercantile, had been reviewed in the past by the HDC and approved by the commission for various changes and renovation work. The MD Historic Trust had reviewed the proposed changes to the building in the past, when it was owned by Oxford Mercantile, but had never been kept on the ADA project originally proposed for the property. Administrator Lewis

presented a letter from the MD Historic Trust which basically explained what they required the owner to do or not to do in order to be considered for the Historic Preservation Tax Credit Program. These included the follow conditions: a) that the proposed new storefront windows match the historic design (bay windows with divided light transoms and brick base) and b) a false historic storefront and cornice shall not be installed on the north elevation. Administrator Lewis stated that the new owner was looking for direction from the Oxford Historic District Commission. Mr. Deerin stated he was not comfortable approving something based on a hand sketch of how the building may or may not look in the end. He added that he thought the suggestions made by the MDHT were good ones. Mr. Deerin moved to approve the removal of the ADA lift and ADA plan as shown on the plans on the south side of the front of the building at 104 S. Morris Street. Mr. Costigan asked about the a/c units and electric meters in that area and if there was any discussion regarding the removal or relocation of those items since the previously approved handicap accessible porch was going to act as a screen for these items. Administrator Lewis responded she did not know how complicated it would be to do that. Mr. Deerin added that the motion was simply to delete that section of the plans (dealing with the ADA portion) and leave the rest (the a/c units and electric meters) as it is today. The motion was then seconded by Mrs. Stanley and unanimously carried with all in favor. Mr. Costigan pointed out that the plans needed tightening. Administrator Lewis stated she would tell the applicant to submit a new proposed building front showing whatever changes he intended to make with more details of what he intended to do rather than what was approved. She added that the man who bought the property intended to carry through with what the previous owner wanted to do with the proposed café. Mr. Costigan closed the discussion by adding that Administrator Lewis could relay to the new owner that the commission, from their perspective, was fine with the removal of the side porch and any of the ADA requirements but that they would like the Planning Commission's views on the project as well.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk