HISTORIC DISTRICT COMMISSION
OCTOBER 2, 2013

Chairman Michael Lane called the regular meeting to order at 4:00 p.m. In attendance were Commission members Rob Busler, Alexa Cawley, Lucy Maddox and Nancy McGuire, Kees de Mooy, Zoning Administrator, Jennifer Mulligan, Stenographer and guests.

Mr. Lane stated that the Chestertown Historic District Commission takes its authority from Chapter 93 of the Code of the Town of Chestertown and operates under the Historic District Design Guidelines that were adopted by the Mayor and Council of Chestertown on October 7, 2002 and revised March 7, 2012.

Mr. Lane asked if there were any additions or corrections to the minutes of the meeting of September 4, 2013. **Mr. Busler moved to approve the minutes as submitted, was seconded by Ms. McGuire and carried unanimously.**

The items on the consent calendar were as follows:

a. BP2013-101 – Kirk Williamson, 123 Washington Avenue – shed
b. BP2013-105 – Bill Murphy, 206 Washington Avenue – fence
c. BP2013-110 – Jay Yerkes, 110-112 S. Cross Street - roof

Ms. McGuire stated that she had a question regarding BP2013-110 at 110-112 S. Cross Street. It was removed from the consent calendar.

Mr. Busler moved to approve the following applications as he was familiar with the properties and they were in keeping with the Design Guidelines:

a. BP2013-101 from Kirk Williamson at 123 Washington Avenue for a shed; and
b. BP2013-105 from Bill Murphy at 206 Washington Avenue for a fence.

The motion was seconded by Ms. Maddox and carried unanimously.

The next item on the agenda was BP2013-110 from Jay Yerkes for a roof at 110-112 S. Cross Street. Ms. McGuire asked if there would be a change in the rooflines. Mr. Yerkes stated that there would be no change in the rooflines. Ms. McGuire asked if this was for maintenance. Mr. Yerkes stated that he did not think that this even would have to come before the Commission but it was the same type roof replacement as the theater. He said that the roof was spray foam and polyurethane and it would be replaced with EPDM rubber.

Mr. Yerkes stated that the two (2) A-frame roofs in the back had polyurethane on them and would be shingled. He said that they were working with the Maryland Historic Trust for the tax credits and the project would be overseen by them. Mr. Yerkes stated that they would likely have architectural shingles, but MHT may make them install faux slate.

Ms. McGuire moved to approve BP2013-110 as submitted, with the two A-frame roofs using shingles to be determined by the Maryland Historical Trust, was seconded by Mr. Busler and carried unanimously.

The next item on the agenda was BP2013-109 from Mr. and Mrs. Wasserbly at 107 S. Water Street for an addendum to the roof porch addition (formerly approved as BP2013-14A). Mr. Jay Yerkes of Yerkes Construction was present for the application. He explained that the only revision to the deck was that the roof that was going to go across the back would now cover the entire distance of the deck.

Mr. Busler stated that he studied application BP2013-109 from Mr. and Mrs. Wasserbly at 107 S .Water Street for an addendum to the porch roof, he was familiar with the property and found that the subject property was a contributing structure to Chestertown's Historic District. He said if constructed in accordance with the application submitted, the proposed work will conform with the Town of Chestertown's Historic District Guidelines and was compatible with the character of the overall district and adjoining properties. He moved to approve the application as submitted as the proposed work conforms to Articles 3.7 and 3.8 of the Town of Chestertown Historic District Guidelines, was seconded by Ms. Cawley and carried unanimously.

The next item on the agenda was BP2013-100 from Wendy Cronin at 504 Cannon Street for windows. Mr. Andrew Osterman was present for the application. Mr. Osterman stated that this was a kit house and he was fairly certain that the windows were not original and the bathroom and kitchen walls had been moved on the interior. There was a window that had been completely removed that they would like to open back up.

Mr. Osterman stated that he was proposing to use 9-over-1 Marvin wood windows for the house.

Ms. McGuire asked the condition of the windows and how Mr. Osterman knew that they were not the original windows. Mr. de Mooy stated that he thought the windows were in very good shape and thought they could be original windows, as they had ropes and pulleys. He said that he did not think a window of the vintage existing in the house would have been used as replacement windows. Mr. Osterman stated that the windows on the front were in pretty good shape but the windows on the right side had been exposed to the sun and were fairly dried out, but he wanted to bring the house to an appropriate architectural standard, which had insulated windows.

Mr. Osterman stated that the house had 1965 aluminum storm windows, which he removed.

Ms. McGuire stated that the guidelines were very specific about retaining original windows. She said that if the windows were replacement windows the application would be viewed differently than having the original windows in place. She suggested the use of interior storm windows.

Mr. Osterman asked if he could install thermopane glass in the frames. He said that his brother could refurbish the windows. Mr. de Mooy stated that the windows were only designed for single-pane glass. Mr. Osterman stated that he thought the windows could be machined out to be the same width.

Mr. Lane asked if there should be a site visit. Ms. Maddox stated that the Commission was told that the windows were in good shape. Mr. Osterman stated that the windows on the right side of the house were badly sun-bleached.

Ms. McGuire moved to deny BP2013-100 for replacement of windows, based on Section 3.63, which states original windows should be retained whenever possible, with their defining elements repaired rather than replaced, and that the new window proposed for the side of the house be approved, as close to the original windows as possible, including the width of the trim. The motion was seconded by Mr. Busler and carried unanimously.

Mr. Osterman stated that he would dip and strip the windows and re-pane and reinstall them with insulation.

The next item on the agenda was BP2013-107 from Ken Noble at 216 Mt. Vernon Avenue for a deck. Mr. de Mooy stated that he would represent the application as the applicant could not make the meeting. Mr. de Mooy stated that this was a pretty straightforward application using Trex material for the decking. He said that the deck could not be seen from the street.

Mr. Busler stated that in regards to BP2013-107 for a proposed improvement to the rear of the property at 216 Mt. Vernon for a deck, he was familiar with the property and found that the property was a contributing structure within the boundaries of the Chestertown Historic District. He said that if constructed in accordance with the application submitted the proposed work will conform to the Town of Chestertown's Historic District Guidelines and the proposed work is compatible with the character of the overall district and adjoining properties. He moved to approve the application as submitted as the work conforms to Section 4.6 new addition of the Chestertown Historic District Guidelines. The motion was seconded by Ms. Maddox and carried unanimously.

The next item on the agenda was BP2013-111 from Andres/Keller at 111 High Street for interior renovations. Mr. de Mooy stated that he would represent the application as the applicant could not make the meeting. Mr. de Mooy stated that a part of the front door had to be replaced. He said that the rear addition has a shed roof and had windows that were quite deteriorated and not original. The proposal was for the original block on the second floor and the rear addition to replace with 2-over-2 Woodwright wooden windows to match the original window openings. Mr. de Mooy stated that the foundation was cracked and required repair so it would be closed in with brick and repaired.

Ms. Cawley stated that she was familiar with the property at 111 High Street and application BP2013-111 and found that the subject property was a contributing structure within the boundaries of the Chestertown Historic District and that if constructed in accordance with the application submitted, the proposed work will conform to the Town of Chestertown Historic District Guidelines. She said that the proposed work was compatible with the overall historic district and adjoining properties and moved to approve the application as submitted in accordance with Section 3.6.3 windows. The motion was seconded by Mr. Busler and carried unanimously.

The last item on the agenda was BP2013-106 from the Downtown Chestertown Association and River Arts for painted panels where former windows and doors were located in the alley between 329 and 335 High Street. Ms. McGuire recused herself from the application as she was president of the Downtown Chestertown Association.

Ms. Nancy Butler, member of the DCA and Zane Carter of River Arts were present for the application. She said that the alley went from High Street to Cannon Street and there were nine (9) stucco surfaces where windows and doors once existed. She said that they would like to paint the stucco areas using trompe l'oeil techniques using interior views of some of Chestertown's historic buildings. The scenes, once painted, will be framed artistically, and it will appear as though people are looking through actual windows and doors. Ms. Butler stated that the store owners and the Historic Society were supportive of the project.

Mr. Lane stated that he would like a letter in the file indicating who would be responsible for the maintenance of the murals.

Ms. McGuire stated that she would like for the artist's name to be on the painting and a description of the painting, along with a small plaque for River Arts and the DCA.

There being no further business, **Mr. Busler moved to adjourn the meeting at 5:25 p.m., was seconded by Ms. Siudzinski and carried unanimously.**

Submitted by: Jennifer Mulligan
Jennifer Mulligan
Stenographer

Approved by:
Michael Lane
Chairman