

**HISTORIC DISTRICT COMMISSION
JANUARY 8, 2014**

Chairman Michael Lane called the regular meeting to order at 4:00 p.m. In attendance were Commission members Rob Busler, Doug Gates, Lucy Maddox, Nancy McGuire and Ted Maris-Wolf, 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.

The first order of business was to elect a Chairman for 2014. **Mr. Gates moved to appoint Mr. Lane as Chairman for 2014, was seconded by Ms. Maddox and carried unanimously.**

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

The first item on the agenda was BP2013-134 from Wilson Taylor Builders for replacement windows on two (2) dormer windows and for installation of storm windows at 115 High Street. Mr. Mike Taylor was present for the application. Mr. Lane read the application into the record.

Mr. Taylor stated that none of the windows on the house were original but the dormer windows were in particularly bad shape and he asked to replace the dormer windows with 6-over-6 Anderson Wood Wright divided light windows. He said that the other front windows would have Larson white aluminum storm windows installed.

Mr. de Mooy stated that he visited the site and could attest to the fact that none of the windows in the house were original. Ms. McGuire asked if the original windows were 6-over-6. Mr. de Mooy stated that 6-over-6 windows would be consistent with the time period of the house.

Mr. Busler moved to approve BP2013-134 at 115 High Street for storm windows as submitted as he was familiar with the building and it was in accordance with the Historic District Guidelines Section 3.6.3, was seconded by Ms. Maddox and carried unanimously.

Mr. Gates stated that he thought the dormer windows could be repaired and should not be replaced.

Mr. Busler moved to approve BP2013-134 at 115 High Street for window replacement of the dormer windows in the front and rear of the property with

Anderson Wood Wright 6-over-6 windows, was seconded by Ms. Maddox and carried with four (4) in favor, Mr. Gates opposed.

Ms. McGuire stated that she wanted more documentation on the condition of existing windows when replacement windows were being requested.

The next item on the agenda was BP2013-141 from Richard Norton at 312 Cannon Street for a deck and fence. Mr. Norton was present for the application. Ms. McGuire stated that Mr. Norton was a client of Maryland Real Estate Management but did not feel that she had to recuse herself because this was not a significant application.

Mr. Lane read the application into the record. Mr. Norton stated that the fence was closer to being a wall without a roof and showed how it was erected on the side of the house. He said that all materials would be the same that existed on site.

Mr. Norton stated that he would put the deck on concrete block so it would not be permanent.

Mr. Busler stated that he would like to see a better drawing for the porch, including the documentation and the exact size. Mr. de Mooy stated that he would be happy to help with the drawing.

Ms. McGuire moved to approve BP2013-141 from Richard Norton at 312 Cannon Street for a deck and fence as it was in conformance with the Design Guidelines of the Historic District, pending a schematic drawing, was seconded by Mr. Busler and carried unanimously.

The next item on the agenda was a concept plan for Twilley Lane. Mr. Lane handed out information from the Sanbourne Maps ranging from 1891 to 1923 to show what existed on the site during that time period.

Mr. Chuck Covell, owner and Mr. Jeff Morgan, architect were present for the application.

Mr. Covell stated that since meeting with the Historic District Commission, they did appear before the Planning Commission and have tried to incorporate all of the input in the plan they were presenting today.

Mr. Morgan stated that there was concern about the height of the buildings expressed at the last meeting. He showed the heights of the original roofs and how they had redesigned the roof and roof ridges that were brought down almost an entire story.

Mr. Morgan then explained the layout of the entire site, showing the different facades that were envisioned for the development. He said that each townhouse would be 15' wide. Each unit would have a garage in the rear to accommodate a single car.

Mr. Covell stated that the original site plan resulted in more impervious surface and street parking, but MDE's stormwater requirements changed this year and it changed how to address site conditions. Mr. Covell stated that the mew would treat this site and explained how it would be a ground infiltration area for storm water management, adding that the mew would be 50' wide.

Mr. Covell stated that this plan provided access for parcels on Queen Street to park from the rear, rather than street side.

Mr. Morgan stated that this was a difficult site because of its shape. Mr. Covell stated that they have played with sizes of the buildings and the intent was to look at the height, mass, scale and overall design. He said that the Planning Commission provided a lot of feedback, especially for Cannon Street, and many changes were made since that time.

Mr. Covell stated that the feedback from the Planning Commission was that they did not necessarily see retail moving into this part of Cannon Street, although this could happen in the future.

Mr. Covell stated that in the initial presentation the buildings were at three and a half stories. He said that they have shifted their plans to a more traditional row house style and dropped the overall height. He said that they lessened the height and played with the massing so that the development did not appear to be a repetitive series of the same house.

Mr. Covell explained how the houses were slightly larger closer to the train station. Mr. Morgan stated that there were between twenty-nine (29) and thirty (30) units.

Mr. Lane stated that he does not recall a parapet building on Cannon Street and said it stuck out like a sore thumb. He said that the four (4) houses that came off of Cross Street set up a nice rhythm of spacing between them. He said that he would like to see that rhythm along Cannon Street with frame buildings, rather than brick.

Mr. Covell stated that the Town was predominately frame buildings but that some commercial buildings were brick. Mr. Busler stated that the brick end walls were too much. Mr. Covell stated that the brick partition walls were historically built between units in order to create a firewall.

Mr. Busler stated that he thought the applicant has done a good job modifying the plan from the comments at the last meeting. Ms. McGuire stated that she liked the double tiered porches as it added style to the complex, although she said that she did not want to see architecture copied.

Ms. McGuire stated that the look of both the front and backs of the buildings would be important in this development. Mr. Covell stated that the back of the unit would be garage space, wide enough for one car to fit in with three (3) foot left on each side for storage and space for trash cans.

Mr. Lane asked how many phases there would be to development. Mr. Covell stated that the project would be built out in one sequential piece.

Mr. Covell stated that the driveways and parking areas would be blacktop. He said that the runoff requirements would be met with the mew. Mr. Covell stated that the sidewalk crossings would likely have brick and an additional apron area with a cobblestone product.

Mr. Lane stated that he thought the applicant addressed the height issue well. He said that there was still concern over the massing on Cannon Street, too much brick was being used and there should be a simpler frame design for the buildings picking up the rhythm of the buildings toward Cross Street.

Mr. Lane stated that there was nothing shown for the building proposed for Queen Street and should relate to the structures toward the GAR building.

Mr. Busler asked if the entrances off of Cannon Street could be made one-way and narrowed, thereby allowing more room for space between the buildings fronting that street.

Ms. Cynthia Saunders was in the audience and stated that she lived around the corner from this property and said that there were small spaces between each building on Cannon Street and thought that rhythm should continue. She also said that she thought there was too much brick.

Mr. Busler stated that if any parking spots could be lost to extend the mew it would help to soften the lot.

Mr. Covell stated that he was concerned over the RB designation but was getting the feeling that the Commissions were no longer focused on making these store fronts, but saw this as more of a residential area.

Mr. de Mooy stated that this area would allow a home business but would not allow signage.

Ms. McGuire stated that it should be known at meetings that Mr. de Mooy was not speaking on behalf of an applicant, but was giving his interpretation as Zoning Administrator for the Town. Mr. Lane stated that he did not like that people put Mr. de Mooy in the position of presenting for the applicant. He said that to allow him to do that, the owner of the property should authorize Mr. de Mooy as they would a contractor for the owner.

Mr. Lane stated that he did not want an applicant to complain that Mr. de Mooy did not represent them well and with nothing formal in place it could cause an awkward situation. Mr. de Mooy stated that he would never represent an application on a matter

that was not simple and straightforward, or an application with which he was very familiar.

Mr. de Mooy stated that if the Commission thought he was overstepping his responsibilities then they should say so. Mr. Lane stated that he did not feel that way, but if a person did not feel like coming to a meeting it was unfair to have Mr. de Mooy present for them. Mr. de Mooy stated that spoke to another issue where there were applications that should have been given administrative approval between meetings in order not to tie up projects with contractors and applicants.

There being no further business, **Mr. Gates moved to adjourn the meeting at 6:21 p.m., was seconded by Mr. Busler and carried unanimously.**

Submitted by:


Jennifer Mulligan
Stenographer

Approved by:

Michael Lane
Chairman

**AGENDA
HISTORIC DISTRICT COMMISSION
JANUARY 8, 2014**

4:00 p.m.

1. Elect Chairman for 2014
2. Minutes of previous meeting of December 4, 2013
3. New Business
 - a. BP2013-134 – Wilson Taylor Builders, 115 High Street – Window replacement or storms
 - b. BP2013-141 – Richard Norton, 312 Cannon Street – deck and fence
 - c. Twilley Lane