

HISTORIC DISTRICT COMMISSION
MARCH 5, 2014

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, Nancy McGuire, Ed Minch and Ted Maris-Wolf, Kees de Mooy, Zoning Administrator, Jennifer Mulligan, Town Clerk 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 January 8, 2014. **Ms. McGuire moved to approve the minutes as submitted, was seconded by Mr. Busler and carried unanimously.**

Mr. Lane welcomed Mr. Ed Minch to the Commission. He thanked Mr. Gates for his years of service on the Commission.

Mr. Lane stated that there were no applications before the Commission in February and therefore no meeting was held. He said that Mr. Busler suggested that if that would happen again, it was a good time to discuss issues concerning the Historic District. Mr. Lane stated that if the Commission had any issues that they would like to discuss to please email Ms. Mulligan and she will add them to a light agenda.

The first item on the agenda was BP2014-08 from the Sandbox Studio at 107 S. Cross Street for a sign. Mr. Lane read the application into the record. Mr. de Mooy stated that Mr. Castro could not be in attendance, but said that the metal letters would be fabricated by a local artist and the letters would be suspended between the two window bays.

Ms. McGuire asked to remove the application from the consent calendar. She said that signage has been approved that was painted or applied to windows and said that this photo showed Washington College signage at the bottom of the glass. Mr. de Mooy stated that Mr. Castro was contacted about the Washington College lettering and he was supposed to send another photo as the Washington College lettering was not part of the submission.

Mr. Maris-Wolf moved to approve BP2014-08 as submitted, was seconded by Mr. Minch and carried unanimously.

Mr. Busler stated that he thought the design was a nice promotion for the facility and was a bit of a break from the traditional signage in Town.

The next item on the agenda was BP2014-09 from Yerkes Construction and Mr. and Mrs. Wasserbly to replace the front door and remove the cement siding to restore existing

wood. Mr. Lane read the application into the record. Mr. Jay Yerkes was present for the application.

Mr. Yerkes stated that the siding had been removed on the front of the house and the original wood is being refinished.

Ms. McGuire moved to approve the restoration of the original wood siding as it was in keeping with the Historic District Commission Guidelines, was seconded by Mr. Busler and carried unanimously.

Mr. Yerkes stated that Mr. Wasserbly was uncomfortable with the full glass door due to security issues and because they did not like the door. He said that there were two (2) options for the door replacement submitted for the Commission to review.

Mr. Minch moved for a motion to discuss the door and was seconded by Mr. Busler.

Mr. Busler asked if there was any discussion of changing the glass to frosted or patterned glass. Mr. Yerkes stated that the owners wanted to replace the door. Mr. Maris-Wolf asked the age of the existing door. Ms. McGuire stated that there were four (4) houses in a row with the same door so it was likely original.

Ms. McGuire stated that she did not think the doors should change as it changed the architecture. She said that the proposed doors did not blend with the architectural style of the house. According to the Design Guidelines, Section 3.6.1, the original doors should be retained.

Mr. Lane suggested the possibility of a storm door, but a storm should be full glass to complement the existing door.

Mr. Yerkes withdrew the application so that he could discuss the issue of the door with his client.

SULTANA PROJECTS – 200/204 S. CROSS STREET – UPDATE ON BUILDING DESIGN

Mr. Drew McMullen of Sultana Projects, Inc. stated that the building at 200 S. Cross Street has been purchased outright. He said that they were hoping to break ground on the building in the Fall.

Mr. McMullen stated that there was the possibility of using State and or Federal funds for the building so they went to the Maryland Historic Trust for a Section 106 project review. He said that the design that was approved by the Historic District Commission was sent to the MHT and there were two issues raised by them.

Mr. McMullen stated that one of the reviewers was not happy with the second gable and wanted to see it eliminated. He said that both reviewers had a problem with the hyphen

between the new and existing building. The MHT wanted to move the hyphen and roof line down so it entered the existing building as close to the bottom of the cornice as possible.

Mr. McMullen stated that the Sultana may decide not to press ahead for State and Federal funding and continue with the design as submitted. He said that they would have to redesign if they did decide to go for funding. He asked the Commission if they would be open to consulting on a less formal basis to get approval for the revised concept before the funds were spent on detailed drawings.

The Commission agreed to Mr. McMullen's request to work on a less formal basis until a plan for the building was approved by the Maryland Historical Trust, that is if the Sultana decided to move forward with applying for State and Federal funding.

TWILLEY LANE

Mr. Chuck Covell of Covell Communities and Mr. Jeff Morgan of Morgan Design presented.

Mr. Covell explained to the audience where Twilley Lane was located on Cannon Street. He said that since the last meeting changes have been made to the proposed height and massing of the buildings, as well as interconnectivity between the pocket park and access off of Cannon and through the mews. He said that potential public art sites have been identified in the plan.

Mr. Covell stated that the mews served a dual purpose as it was a stormwater management filtration and retention area and a landscaped amenity/shared common space.

Mr. Morgan stated that one of the concerns expressed by the Planning Commission and Historic District Commission was the massing and height of the buildings. He showed two (2) streetscape drawings showing the Cannon Street facade and then inside the mews looking at the front facades of the townhouses.

Mr. Morgan stated that along Cannon Street they tried to maintain the rhythm of the porches, eaves and rooflines along the street. He said that the heights of the infill buildings along Cannon Street have been reduced by a full story in response to the comments from the commissions.

Mr. Morgan stated that the townhouses will be individualized with different fenestration treatments, windows, dormers and porches.

Mr. Morgan stated that comments were made at a previous meeting that there was too much brick incorporated into the plan. He said that brick was removed from the two structures with flat roofs and siding will be used instead. Mr. Busler stated that attention

should be paid to the rear elevations as well as the front facades as they would be noticeable from the inside and outside of the development.

Mr. Morgan showed a three dimensional perspective view of the site. Mr. Busler stated that in this version the back elevations become dominant relative to the surrounding properties.

Mr. Covell stated that the parcel was split zoned and the Planning Commission told them that this part of Cannon Street was not really viewed as commercial. He said that they maintained the live-work style along this part of the street to allow for flexible space.

Mr. Covell stated that the massing of the buildings on Cannon Street was comparable to other building frontages along Cannon Street. He showed the breakdown of the length of the street and massing along the block in percentages.

Mr. Maris-Wolf asked what would happen with the existing coal weighing shack. Mr. Covell stated that it would be demolished, noting that it was severely water damaged and infested with squirrels. Mr. Covell stated that he would photograph and document the building and the site to keep a record for the Town. Mr. Maris-Wolf stated that he would like to leave the open spaces for historic interpretation. He said that the area is known as an African American section of Town and the memory of past activity should be preserved.

Mr. Covell stated that landscaped perimeters were added to the design and the streetscape trees along Cannon Street would be continued.

Ms. Maddox asked what major changes were incorporated since the last presentation. Mr. Covell stated that the size and massing changes to the Cannon Street buildings were significant, with tighter, narrower townhouses with porches. He said that the mews was enhanced by adding retaining walls and the addition of public art spaces. Unit widths were changed to 18', allowing for two-car garages in each unit. The multi-family buildings have what appears to be a widow's walk in order to hide the AC units. Sidewalks were added for pedestrian connectivity.

Mr. Covell stated that in total there were forty-eight (48) townhouse garage parking spaces and twelve (12) multi-family garage spaces. There were twenty-five surface (25) parking spaces for a total of eighty-five (85) on the site. He said that total spaces required for the units contemplated was fifty-one (51), leaving a surplus of parking on the site which would be helpful for public parking. He said that the GAR building also benefited from a handicap space adjacent to it.

Mr. de Mooy stated that the parking issue would be addressed by the Mayor and Council at one of their future meetings.

Mr. Covell stated that the development would begin as condominium rentals but he hoped that it would become fee simple at some point in the future.

Mr. Covell stated that circulation patterns were changed a bit, where the alley on the Cross Street side was now one-way. The parking lot had a dual way interchange to Cannon. The parking area adjacent to the Police Department was large enough for two-way traffic. Mr. Busler stated that he would prefer to see where it was two-way traffic, that it be changed to one-way. Ms. McGuire agreed.

Mr. Covell showed the ideas for public art which could be incorporated into five (5) different areas within the mews.

Ms. McGuire stated that the back ends of the townhouses concerned her, and said that she envisioned garage doors being left open which was not appealing. She asked if there was space for fencing or plantings in the green space by the alley. Mr. Covell stated that there were existing fences on the property line, adding that he hoped that the owners along Queen Street would take advantage of the alley and create a garage of their own connecting to the alley in the rear. Mr. Morgan stated that due to the density of the site he thought the residents would be less apt to leave the garage doors open. Mr. Covell stated that he thought there should be a covenant that the garages be used for parking.

Mr. Lane stated that the Cannon Street buildings were still too "boxy" in appearance. He said that there were still no building designs submitted for the two (2) units on Queen Street. Mr. Covell stated that he envisioned a building on Queen Street that appeared as a single residence but had two units contained in it.

Mr. Lane stated that the brick ends to the units on Cannon Street implied that there were two (2) chimneys on either end which was not the case. Mr. Lane stated that the brick ends were consistent with how older buildings would have been constructed, noting that the false chimney could be removed, although he thought it created interest.

Ms. Cynthia Saunders was in the audience and said that she appreciated the modifications to the plans and said that she thought being able to see through to Cross Street extended was a nice change to the design. She said that she thought the gables on the Cannon Street buildings did not fit. She said that the wooden houses on Cannon Street were small and the profile on Cannon Street should match.

Mr. Jay Yerkes stated that he thought Mr. Covell should be commended for their work so far and said he thought the mixture of styles was nice, although he thought the backs of the houses needed to be addressed in more detail.

Mr. Minch asked how many units would be lost if the taller buildings proposed for Cannon Street were brought down to the gabled buildings on the row. Mr. Covell stated that it would be three (3) to six (6) units. Mr. Morgan stated that it would have to be converted to a single unit. He asked if the square could be changed to a Cape Cod style roof without losing units. Mr. Covell stated that they could change the row to look that way, but he was trying to break up the styles to match what was happening in the development, noting that the flat roof styles could be found on High Street. He said that

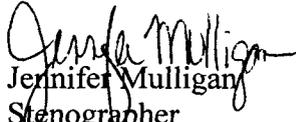
he thought the massing proposed would fit well with the streetscape in order to carry the limited frontage in the area and it also broke up the monotony.

Mr. Busler asked when Mr. Covell was meeting with the Mayor and Council. Mr. Covell stated that the meeting has not been scheduled to date.

Mr. Lane stated that at this point the applicant was only looking for feedback and no action was necessary. Mr. Covell stated that he would return to for approvals after speaking with the Mayor and Council about the parking area.

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

Submitted by:


Jennifer Mulligan
Stenographer

Approved by:

Michael Lane
Chairman

**AGENDA
HISTORIC DISTRICT COMMISSION
MARCH 5, 2014**

4:00 p.m.

1. Minutes of previous meeting of January 8, 2014
2. Consent Calendar
 - a. BP2014-08 - Sandbox Studio, 107 S. Cross Street - Sign
3. New Business
 - a. BP2014-09 – Yerkes/Wasserbly, 107 S. Water Street – Replace Door and remove cement siding to restore existing wood
 - b. Sultana Projects – 200/204 S. Cross Street – Update on building design
 - c. Twilley Lane