

**HISTORIC DISTRICT COMMISSION  
APRIL 3, 2013**

Chairman Michael Lane called the meeting to order at 4:00 p.m. In attendance were Commission members Douglass Gates, Lucy Maddox, Nancy McGuire and Robert Yeager, 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 March 6, 2013. **Mr. Yeager 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. BP2013-37 from Diane Duke/River City Upholstery at 306 Park Row for a sign;
- b. BP2013-31 from Kent County Democratic Party at 105 Court Street for a sign.

**Mr. Yeager moved to approve the following applications as he was familiar with the properties, he reviewed the permit applications and found that if they were constructed in accordance with the applications they will conform to Section 3.13 of the Chestertown Historic District Guidelines, with the understanding that both of the signs should have a raised wooden molding applied around the edges:**

- a. **BP2013-37 from Diane Duke/River City Upholstery at 306 Park Row for a sign;**
- b. **BP2013-31 from Kent County Democratic Party at 105 Court Street for a sign.**

**The motion was seconded by Mr. Gates and carried unanimously.**

The next item on the agenda was BP2013-21 for a 7-Eleven store at the corner of Cross Street and Maple Avenue. Mr. Adil Sultani and Mr. Kyle Burshard were present on behalf of 7-Eleven.

Mr. Sultani stated that he had different options to present the Commission at this meeting. He said that at the last meeting they discussed angling the corner of the building and raising the height of the addition.

Mr. Sultani stated that the addition would be raised to almost 19' including the cornice and brackets. He said that they introduced two (2) different materials, a faux brick and an EFUS material in "sandstone" finish.

Mr. Sultani showed three (3) different options with different colors of materials and finishes such as awnings. The Commission favored the arched parapet with awnings carrying the brick finish throughout.

Mr. Sultani stated that a privacy film would be added to the windows with a 60% tint to it.

Ms. McGuire asked the difference in the original design height and what was being presented at this meeting. Mr. Sultani stated that it was only about 1' higher than originally presented.

Ms. Maddox stated that the addition of the awnings was a nice touch to the building.

Mr. de Mooy stated that the use of the corporate colors under the windows would not be permitted as that would be considered signage. Mr. Sultani stated that they could change that border to grey.

Mr. Yeager stated that he would like to see a strong impact on the corner so that vehicles do not cut through the parking lot. Mr. Burshard stated that the sign exists in that corner, but there was room for shrub plantings, adding that they still had to go to Planning Commission for final site approval.

Ms. McGuire asked if anyone had a problem with the materials proposed for the project. Mr. Yeager stated that this was new construction and the building was not historic so the Commission could be lenient in respect to materials.

**Mr. Yeager stated that he was familiar with the property and the application for 7-Eleven and moved to approve Option 3, with an arched entry and red brick main facades, with the understanding that the colored stripes would be removed from under the windows using a grey color trim instead, as it meets the guidelines for major rehabilitation in style, rhythm, height, scale, mass, textures and colors, was seconded by Mr. Gates and carried unanimously.**

The next item on the agenda was BP2013-29 from Sultana Projects for a proposed building at 204-206 S. Cross Street.

Ms. McGuire stated that the building in question was now her office building, but she did not feel as though it would impact her decision on this matter nor would she derive anything financially from the sale of the building. She said that she did not see a conflict of interest but would recuse herself if anyone else on the Commission felt as though she should.

Mr. McMullen, President of Sultana Projects was present along with Patty Hegland (Board Chair), Matthew Tobriner (Head of Real Estate Committee), Chris Cerino (Vice-President), Alex Castro and Joe Adoncheck (Castro Architects).

Mr. McMullen explained the programs offered at Sultana, Inc. and the reasons why a bigger space was desired. He said that Sultana anticipated a big increase in programming over the next seven to ten years. Mr. McMullen stated that many properties and architectural studies were done and Sultana's search has been narrowed to the property they are presenting today.

Mr. McMullen stated that in addition to classroom space there would be a laboratory. Programs would be combined with administrative staff in another area of the building.

Mr. Castro stated that he was seeking guidance from the Commission on the design of the building. He said that preliminary steps have been taken to work with the site. He said that every square inch of the space was needed in the build. Mr. Tobriner stated that the PowerPoint was different from the drawings presented, so he suggested watching the PowerPoint rather than flipping through the presentation that was handed out.

Mr. Castro showed a PowerPoint presentation identifying the site before and current photos, and different designs proposed for the building. He said that they were maximizing as much square footage as possible by building to the property line, while allowing the quoin on the corner property to be visible. He said that the Sultana would like the project shop and classroom area to be open to the street, so they were looking to build a "Nana" wall system where the doors created a wall and could be opened completely. Mr. Castro stated that the alleyway between the two buildings was 5 ¼' but they were hoping to reduce it to 3 ¼'.

Mr. Castro stated that they would like to introduce the open wall system, solar panels and skylights. He said that there was also the possibility of introducing some type of art on the building.

Ms. Maddox asked if the two (2) buildings had to be joined together. Mr. McMullen stated that the concept would not function if the buildings were not joined due to the nature of the business. He said that the bathrooms are in the existing building but the classroom space would be in the new building. Mr. McMullen stated that handicap access also becomes a problem as there was an existing elevator in the existing building and they would lose space in the proposed building if they had to install an elevator, plus add significantly to the cost.

Ms. McGuire asked what type of siding and roof they were planning for the building. Mr. Castro stated that he was thinking of using zinc as it would have a nice patina and was a recycled material, and clapboard (wood or composite).

Ms. McGuire stated that the slanted roof lines shown decreased some of the mass. She said that she was sorry to lose windows on the original buildings but understood the necessity. She asked if the historic advertising on the 206 building would be lost. Mr. Castro stated that some of the writing would show.

Mr. Castro stated that there would be 5' transition from the existing building to the new building. The width of the proposed building was approximately 40'.

Ms. McGuire stated that the visual presence of Sultana in Town would be an enormous benefit for Chestertown.

Mr. Lane stated that the space-holder building that was approved when Cross Street Redevelopment came before them was going to be set back 3' in order to allow a 3' difference between the corner building and the bicycle building. He said that this proposed infill building was moved forward. Mr. Lane stated that the idea of the setback was that when people were coming from the Wilmer Park the corner of the Methodist church building would be seen. He said that this proposal narrowed the vision of that building, which was an important element to the street.

Mr. Castro stated that the pressure he was facing was to have enough square footage to meet the needs of the Sultana. He said that the slanted roof section sits back a bit from the road which will provide some relief for the corner building.

Mr. Yeager stated that maintaining two-stories and cornice lines was important to the streetscape. He said that he had some trepidation of the "shipyard" look and its appropriateness for the street. He said that if the one-story section was turned around and placed next to the corner building it would be a better neighbor.

Mr. Lane stated that a concern to be addressed was the visual sight line relative to the building on the corner.

Mr. McMullen stated that Sultana did not own the property yet, and he wanted to verify that some things were okay before moving forward. He said that the connection of the buildings was necessary and asked if that would be a problem. The consensus of the Commission was that connecting the corner building with the new building would be permissible. Mr. Lane stated that the only concern would be the impact to the existing fenestration.

Mr. McMullen stated that he was concerned about losing space with moving the setback as they needed all the space that they could get. Ms. McGuire suggested making up the space in the rear. Mr. de Mooy stated that there was the possibility of addressing that concern with the use of glass. Mr. Tobriner stated that a study could be done and presented changing the setbacks.

**Mr. Yeager moved to adjourn the meeting at 5:20 p.m., was seconded by Mr. Gates and carried unanimously.**

Submitted by:

  
Jennifer Mulligan  
Stenographer

Approved by:  
Michael Lane  
Chairman