

**HISTORIC DISTRICT COMMISSION
AUGUST 7, 2013**

Chairman Michael Lane called the regular meeting to order at 4:00 p.m. In attendance were Commission members Rob Busler, Alexa Cawley, Douglass Gates, Nancy McGuire and Meghan Habas Siudzinski, 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 July 10, 2013. **Mr. Busler moved to approve the minutes as submitted, was seconded by Mr. Gates and carried unanimously.**

The items on the consent calendar were as follows:

- a. BP2013-70 – Christ United Methodist Church, 401 High Street – fence;
- b. BP2013-74 – Massoni Art, 203 High Street, sign and light;
- c. BP2013-26b – Michael Lawrence – 535 High Street – addendum to application, change in fence style.

Ms. McGuire moved to approve the following applications as they were in accordance with the Design Guidelines:

- a. **BP2013-70 Christ United Methodist Church, 401 High Street for a fence;**
- b. **BP2013-74 – Massoni Art, 203 High Street for a sign and light; and**
- c. **BP2013-26b – Michael Lawrence – 535 High Street for an addendum to the application for a change in the fence style.**

The motion was seconded by Mr. Busler and carried unanimously.

The next item on the agenda was BP2013-54a from William Creager and Chesapeake Architects for property at 199 N. Queen Street for an addendum to a previously approved permit. The applicant wished to change siding material to cement board panels. Mr. Creager was present for the application. He said that the color he would use would either be pewter or silver plate. **Mr. Gates moved to approve the application as submitted as it was consistent with the Design Guidelines in replicating the material for a non-contributing building, was seconded by Ms. Siudzinski and carried unanimously.**

The next item on the agenda was BP2013-14A from Mr. and Mrs. Wasserbly at 107 S. Water Street for a modification. Mr. de Mooy stated that he would present for the applicant as they were away. He said that the applicant would like to replicate the bank of four (4) windows on the first floor on the second floor level and expand the roof across the entire structure. **Ms. McGuire moved to approve the application as she was familiar with the property and it was in accordance with the Design Guidelines, was seconded by Mr. Gates and carried unanimously.**

The next item on the agenda was BP2013-78 from Gerrard/Brady at 527 High Street for exterior renovations. Mr. Steve Shumaker, contractor, was present for the application. Mr. Shumaker stated that the back area of the house was not original and was in terrible condition. He said that the owners would like to replace the bank of divided glass windows (two of which were missing) with an Anderson sliding glass door. He said that the siding would be replaced with cedar siding. **Ms. Siudzinski moved to approve the application as it was in accordance with the Design Guidelines, was seconded by Ms. Cawley and carried unanimously.**

The next item on the agenda was BP2013-80 from Ellen Uzelac at 204 Mt. Vernon Avenue for siding and demolition of a rear addition of the building. Ms. Uzelac and Mr. Gil Watson were present for the application. Mr. Watson stated that the block addition on the back was in terrible shape. He said that the siding was a mixture of paper thin cedar shakes and vinyl. He said that he would like to remove all siding and go to beveled wood siding. Mr. Watson stated that there was a lot of horizontal siding along Mt. Vernon.

Mr. Gates asked if what siding was originally on the house. Mr. Watson stated that he thought it was cedar shake siding, as the neighboring house has it as well, but it was badly damaged and leaking. He said that water was coming in from behind the vinyl on the porch deck.

Ms. McGuire asked why Mr. Watson would not put the house back as cedar shakes. Mr. Watson stated that the cedar shakes were not made well today and they were very expensive.

Mr. Busler moved to approve the demolition of shake and vinyl siding with replacement of beveled natural wood siding as submitted, was seconded by Ms. Cawley and failed with three (3) in favor, Ms. Siudzinski, Ms. McGuire and Mr. Lane opposed. The Commission invited Mr. Watson and Ms. Uzelac to reapply with another solution for siding.

Ms. Siudzinski moved to demolish the three concrete elements listed in BP2013-80 as submitted as it was in accordance with the Design Guidelines, was seconded by Mr. Gates and carried unanimously.

Mr. Watson stated that he would return to the Commission with a plan for a deck where the back addition was currently located at a later date.

The next item on the agenda was BP2013-81 from Chesapeake Architects and Janes United Methodist Church at 120 S. Cross Street for a concept review of an interpretive sign. Mr. Peter Newlin of Chesapeake Architects and Ms. Joyce Moody of Janes United Methodist Church presented.

There being no further business, **Mr. Gates moved to adjourn the meeting at 6:45 p.m., was seconded by Ms. McGuire and carried unanimously.**

Submitted by: 
Jennifer Mulligan
Stenographer

Approved by:
Michael Lane
Chairman

**AGENDA
HISTORIC DISTRICT COMMISSION
AUGUST 7, 2013**

4:00 p.m.

1. Minutes of previous meeting of July 10, 2013
2. Consent Calendar
 - a. BP2013-70 – Christ United Methodist Church – 401 High Street – fence;
 - b. BP2013-74 – Massoni Art – 203 High Street – sign and light
 - c. BP2012-26b – Michael Lawrence – 535 High Street – addendum to application, change in fence style
3. Old Business
 - a. BP2013-54a – William Creager/Chesapeake Architects – 199 N. Queen Street – Addendum to approved permit – siding
 - b. BP2013-14 – Wasserbly, 107 S. Water Street - modification
4. New Business
 - a. BP2013-78 – Gerrard/Brady – 527 High Street – exterior renovation
 - b. BP2013-80 – Ellen Uzelac – 204 Mt. Vernon Avenue – siding and demolition in rear of building
 - c. BP2013-81 – Chesapeake Architects/Janes United Methodist Church – 120 South Cross Street – interpretive sign
 - d. Discussion on Sign Ordinance amendments