

**HISTORIC DISTRICT COMMISSION  
NOVEMBER 5, 2013**

Chairman Michael Lane called the regular meeting to order at 4:00 p.m. In attendance were Commission members Alexa Cawley, Doug Gates, 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 October 2, 2013. **Mr. Gates moved to approve the minutes as submitted, was seconded by Ms. Maddox and carried unanimously.**

The items on the consent calendar were as follows:

- a. BP2013-115 – Alice Macnow – 108 S. Kent Street – exterior renovations;
- b. BP2013-117 – John Atkinson – 618 High Street – Chimney removal and replacement;
- c. BP2013-120 – Trish McGee – 228 N. Kent Street – Porch column replacement;
- d. BP2013-121 – Dave Glenar – 103 S. Kent Street – Storm windows;
- e. BP2013-123 – Darrell Craig – 305 S. Queen Street – Windows – ratify approval;
- f. BP2013-124 – Kent County News – 223 High Street – Sign.

Ms. Maddox asked to remove BP2013-121 and BP2013-123 from the consent calendar for clarification.

**Ms. Maddox moved to approve the following application as they were in accordance with the Design Guidelines:**

- a. **BP2013-115 – Alice Macnow – 108 S. Kent Street – exterior renovations;**
- b. **BP2013-117 – John Atkinson – 618 High Street – Chimney removal and replacement;**
- c. **BP2013-120 – Trish McGee – 228 N. Kent Street – Porch column replacement;**
- f. **BP2013-124 – Kent County News – 223 High Street – Sign.**

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

The next item was BP2013-121 from Dave Glenar at 103 S. Kent Street for storm windows and siding. Ms. Maddox stated that she thought this was approved at the last meeting. Ms. Mulligan stated that the other sides of the house were approved at the last meeting and Mr. Glenar wanted to continue the work on the entire house. **Ms. Maddox moved to approve the application as submitted, was seconded by Mr. Gates and carried unanimously.**

The next item was BP2013-123 from Darrell Craig at 305 S. Queen Street to ratify an approval for windows. Ms. Maddox asked why it was approved between meetings. Ms. Mulligan stated that these were fairly new houses on the south end of Queen Street and Mr. Ingersoll saw no reason to hold up approval of the permit. Mr. Lane stated that it was interesting to note on this application that the house was only fourteen (14) years old and the windows were failing. **Ms. Maddox moved to ratify approval of the application as submitted, was seconded by Mr. Gates and carried unanimously.**

The next item on the agenda was BP2013-125 from South Fork Studios and Mr. and Mrs. Robert Fordi at 102 W. Campus Avenue for exterior renovations. Mr. Lane read the application into the record. Mr. Miles Barnard of South Fork Studios and Mr. Kevin Shertz, architect, were present for the application. Mr. Barnard explained the project in detail.

**Ms. Maddox moved to approve the demolition of existing shed and construction of a new shed as shown on the plans (A2) to be constructed of wooden #2 cedar board and batten with a natural finish, brick foundation, 1" standing seam metal roof and JELD-WEN wooden casement windows, was seconded by Ms. Cawley and carried unanimously.**

**Ms. McGuire moved to approve a 6' cedar fence, brick walls, pathways, brick pavers in the driveway, along with a garden gate and vehicle gate as shown on the drawings as it is in accordance with the Design Guidelines Chapter 5, Section 5.2, Section 5.4. and Section 5.5., was seconded by Ms. Cawley and carried unanimously.**

The next item on the agenda was BP2013-126 from Ms. Keller and Andres Construction at 111 High Street for exterior renovations. Mr. Lane read the application for a rear roof elevation into the record. Mr. Andres was present for the application. **Ms. Cawley moved for approval of BP2013-126 for a roof elevation as it conforms to Section 3.7 of the Design Guidelines, was seconded by Ms. McGuire and carried unanimously.**

The next item on the agenda was BP2013-127 from Mr. Wolfe and Andres Construction at 105-107 S. College Avenue for siding and windows. Mr. Lane read the application into the record. Mr. de Mooy stated that the property was listed as a contributing building but neither the windows nor the siding was original.

Mr. Lane stated that the Guidelines recommend that vinyl not be applied and this was an opportunity to see what was under the existing vinyl siding. Mr. Andres stated that the house was a hodge-podge of siding and different style windows. The homeowner was looking to replace the windows with vinyl windows that were uniform and a newer vinyl siding. Mr. Andres stated that he thought asphalt shingle siding was under the vinyl. Mr. Andres said that the newer addition only ever had vinyl siding, but he had no idea what the original siding was on the front of the house.

Mr. de Mooy suggested tabling the application so that he could meet with Mr. Andres at the job site. He said that he would report to the Commission the status of the original

siding and whether it was possible to go back to the original clapboard on the front façade if that was what, in fact, what existed. Mr. Andres agreed.

**Mr. Gates moved to table the application until a report was received by Mr. de Mooy, was seconded by Ms. Maddox and carried unanimously.**

The next item on the agenda was BP2013-128 from Sunrise Solar and Robert Behr at 100 S. Queen Street for the installation of solar panels. Mr. Walker of Sunrise Solar was present for the application. Mr. Lane read the application into the record. Mr. de Mooy stated that this was essentially a flat roof with a parapet wall that would obscure the solar panels from view. He said that the edges may be visible from Cannon Street and Queen Street to the left of the parapet wall. Mr. Walker stated that the solar panels were 1½” thick.

Mr. Lane stated that this location was flat and the panels would be barely visible which would not take away from the historic significance of the building. He said that solar panels were decided on a case-by-case basis.

**Ms. McGuire moved to approve BP2013-128 at 100 S. Queen Street for solar panels as the roof cannot be seen through the parapet wall as per section 3.12.6, noting that the HDC requires that the historic character of the property shall be retained and preserved. The removal of historic materials or alteration of the features, spaces or landscapes that characterize a property shall be avoided. Installation of any renewable energy systems or ancillary equipment should avoid or minimize visibility from the public way. The motion was seconded by Mr. Gates and carried unanimously.**

Mr. Lane asked for a photo of the project for the file when finished.

The next item on the agenda was BP2013-29 from Sultana Projects at 200-204 S. Cross Street for a new building. Mr. Drew McMullen was present on behalf of Sultana, Inc. He said that the massing, setback and footprint were approved at a prior meeting.

Mr. McMullen stated that he was presenting the fenestration for the building and to discuss a small massing change that would allow solar panels on the roof of the building. He said that there was a commitment to make the building as environmentally sustainable as possible and their goal was to reach LEED Platinum certification.

Mr. McMullen introduced Mr. Joe Domcheck, architect, Mr. Alex Castro, design architect, Mr. Matthew Tobriner, co-chair of the building committee, and several board members, Ms. Brooke Logan-Packard, Ms. Patty Hegland, Ms. Joyce Huber-Smith, Ms. Nancy Lowe and Mr. Mickey Elsborg.

Mr. McMullen stated that the walls and rooflines on the front façade were identical to what was presented earlier. He said that there were four (4) windows in the upper left part of the new addition that would give natural lighting for the project shop. Mr.

McMullen stated that there would be Nana glass doors to allow people to see what was happening in the project shop and that can be fully opened as well. He said that large entrances and exits were required on the front and rear of the building to allow for masts and boats to be brought into the shop.

Mr. McMullen stated that they were proposing Hardiplank siding, which resembled wood. He showed renderings of the appearance of the building from the different sides.

Mr. McMullen stated that they were proposing solar panels for the front of the building and on the roof, where they would be out of the public view. He showed a web photo of the solar panel to the commission which designed to fit between the seams of standing seam roofs. He said that the roof would be dark in color and the panels would not be obtrusive.

Mr. McMullen stated that the back of the building was changed to accommodate the number of solar panels they needed to achieve LEED Platinum certification. He said that the roof was changed to a flat roof which was cantilevered over the project shop.

Mr. Domcheck explained the windows that were being proposed for the new section of the building, including the Nana wall system. He said that the anodized aluminum Serious windows would match the curtain wall and were highly energy efficient.

Mr. McMullen showed Hardiplank siding which would be used on the new portion of the building. He said that it was LEED friendly and had a 50-year warranty.

Mr. McMullen stated that the color scheme shown in grey was what they were planning to follow. He said that the main entry door would be wooden; perhaps Osage orange to mirror what was used in the construction of Sultana.

**Mr. Gates moved to approve the new construction as it was in accordance with the Design Guidelines in way of fenestration, siding material, rear roof line change, and solar panels on the front and back of the building as proposed, noting that solar panels are approved on a case by case basis and have been presented in a way that the panels will be blended in to the standing seam roof, was seconded by Ms. Maddox and carried unanimously.**

The last item on the agenda was a concept plan for residential townhouses for the Twilley Lane site on Cannon Street. Mr. Chuck Covell, president of Covell Communities presented. Mr. Jeff Morgan, architect with Morgan Design Group was also present.

Mr. Covell stated that Twilley Lane was originally proposed in 2009 as part of a larger development scheme with Stepne Manor. He said that this plan incorporated unique design issues from other developments and a use that is driven by demand.

Mr. Covell stated that this newly constructed product would be a high-end rental, which would be sold as individual units when the market improved. He went over the site, which is situated between Cannon Street, South Cross Street and Queen Street.

Mr. Covell described the buildings surrounding the site and how the proposed construction would fit into the space. Mr. Covell stated that the construction was called a "stacked townhouse" which is an urban infill response. He said that apartment buildings would not fit into the historic neighborhood. He said that he wanted the project to complement existing historic architecture.

Mr. Covell stated that the construction was a two-over-two design with a mews that would serve as a garden space between the buildings. He said that the buildings were four (4) stories in height with the fourth story recessed in order to hide the massing and providing a three (3) story profile.

Mr. Covell stated that the townhouses would have one unit over a second unit, and would be multi-family. The configuration is two doors on the front facade; one door to the lower level unit and the other to the unit with a third floor entry. He said this provided the ability to create a well-designed unit with a 30' width.

Mr. Covell stated that the internalization of parking is a perk of the plan and allows unit owners direct access. The lower entry unit has a garage and storage entry, as well as direct access to the unit. The second unit also had a garage and service entry door to a foyer.

Mr. Covell stated that the units provide for a live-work situation, where the owner of a business space below can be the occupant of the space above. R-5 allows home occupations, RB allows offices.

Mr. Covell stated that the Town-owned parking lot was incorporated into the space of the townhouses and parking would be available to the public. He said that there was garage space and a space behind each unit for residents of the property.

Mr. Covell stated that there were thirty-four (34) units total. Ms. Maddox asked a price range. Mr. Covell stated that the units would likely be within the \$1,600 to \$1,800 per month range for the downstairs units. The upper levels would be less.

Ms. McGuire asked about signage. Mr. Covell stated that there was a right to signage in RB but there would have to be a process for signs in R5. Mr. de Mooy stated that RB zoning allows for businesses on the first floor, but it would not necessarily be businesses throughout the development.

Ms. McGuire asked how the ownership of the development would work. Mr. Covell stated that this would be a condominium development that Covell would operate as rental units initially and when the market improves, he would sell the individual units.

Mr. Covell stated that by redirecting the town-owned parking lot on Cannon Street, it allowed for a more organized site and some distance from existing buildings to create the depth and distance required for appropriate massing.

Mr. Morgan stated that he worked with Covell Communities on a number of projects and took a lot of time walking the streets of Chestertown and tried to emulate some of the architectural features. He showed a 3D image of the massing of the development.

Mr. Morgan stated that the fronts of the buildings would have picture windows that would pop out about 3' to 4' giving dimension to the facade. He said that there were a variety of materials including stone, brick, siding and stucco. The roofs create relief and some of the units would have dormer windows. He said that each unit would be individualized.

Mr. Morgan stated that buildings all fell within the height limit for structures in Town. Ms. McGuire stated that she thought the structures looked very big. Mr. Morgan stated that they tried to break up the roof massing by using gables. Mr. Covell stated that the parapet breaks on the roofline were also missing from the images and would give the illusion of a traditional masonry fire wall.

Mr. Lane stated that the height line was over existing residential height was an issue and as a result, the structures did not blend in with the neighborhood. Mr. Covell stated that the buildings on High Street were at the same roof line and would look the same; it was just that their site was at a lower grade. Mr. Covell stated that if there was a uniform two-story development there would not be much variation in the architecture and he also did not think it would be economically viable.

Ms. McGuire stated that she thought this development as proposed would change the complexion of the Town and did not think it was appropriate for the area. She said that the mass of the buildings was too dominant for the space.

Mr. Lane stated that under Section 4.3.3. Height, it reads as follows, "As a small county seat in an agricultural region, Chestertown has few tall buildings. Most residential structures are two stories in height, and few commercial buildings exceed three stories. The historic characteristics should be taken into account during new construction design. The height of a proposed building should be visually compatible with adjacent buildings, both in the number of floors, the height of each floor and the height of the roof."

Mr. Lane stated that he had a problem with the compatibility of the adjacent building. He went on to say that the section also read, "That there should not be more than a 10 percent difference in a visual field where the majority of buildings are similar in height." He said that he thought what was being presented was more than 10 percent.

Mr. Morgan stated that he did not think that visually compatible necessarily meant the same height and width. He said that he thought the proposal met the human scale, but understood the concerns of the Commission.

Mr. Lane stated that Sultana presented a perfect example of how to fit a new building into a streetscape.

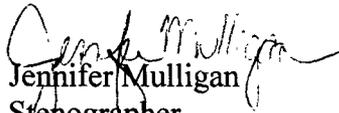
Mr. Covell suggested dropping the height of the two end units to two stories to break up the mass. Mr. Lane stated that although that was an approach to the problem, he did not know if it would solve it. Mr. Covell then asked about dropping the units to two stories on Cannon and staying at the current height through the rest of the development. Mr. Lane stated that would have to be looked at carefully.

Mr. Covell stated that he was trying to create a unique product for the site. He said that massing was a challenge as was economic viability.

Mr. Lane reiterated that the height, in general, was an issue. Mr. Covell stated that he would try to work on the massing and return at a later date.

There being no further business, **Ms. McGuire moved to adjourn the meeting at 7:00 p.m., was seconded by Ms. Maddox and carried unanimously.**

Submitted by:

  
Jennifer Mulligan  
Stenographer

Approved by:

Michael Lane  
Chairman