

**Town of Elkton  
Elkton Historic District Commission  
March 29, 2017**

**PRESENT:** Paula Newton, Chair; Brian Morgan; William Whiteman; Brittany Schwartz; Theresa Thomas, Assistant Planner; John Downs Esq., Legal Counsel

**ABSENT:** Jonathan Pugh

Ms. Newton called the meeting to order at 6:00 PM and stated that this is a meeting of the Historic District Commission and that a quorum was present. She stated that the Commission operates under the authority granted it by the Town of Elkton. She further stated that the qualifications of the Commission members are on file with the Town of Elkton. The basis of the decisions of the Commission be consistent with the Town's Ordinances, they are on file with the Town of Elkton and are hereby made a part of the record of each and every action of the Commission at today's meeting. Each application heard today is considered on its own merits and is not to be considered as establishing a precedent for any other application.

Ms. Newton stated that the first item on the agenda was approval of the minutes from the January 25, 2017 meeting. She asked if any member had any corrections. She stated that she had corrections. She stated under the first motion, second paragraph, fourth line down the word be should follow the word would and the next paragraph, first sentence, delete the word since.

She asked for a motion.

**MOTION: Mr. Morgan made a motion to approve with corrections. Ms. Schwartz seconded the motion and the motion passed unanimously.**

Ms. Newton introduced the second item on the agenda.

**Request by Mr. Mark Clark, representing Cecil County Council, regarding removal and/or replacement of two (2) chimneys at 135 E. Main Street.**

Mr. Clark introduced himself to the Commission. He stated he was here this evening to request that the Commission approve either the permanent removal of the two (2) chimneys, one of which had already collapsed during on-going roof repairs, or a delay in reconstruction. He stated that the request for delay was so Cecil County Council could budget for the reconstruction as it was not included in the cost of the current renovations. He stated that the chimneys were never functional but decorative. He requested that if the Commission voted to replace the chimneys that they allow them to be done by metal framing and thin brick. He stated that it would look just like the original masonry chimneys but there really isn't anything on the roof to hold a masonry chimney. He stated it is amazing the two original chimneys lasted this long.

Discussion ensued regarding allowing the chimneys to be permanently removed or reconstructed now or at a later date.

Ms. Newton asked if there were any questions or comments from the audience. Hearing none, she asked for a motion.

**MOTION: Mr. Morgan made a motion to approve the request for the replacement of the two (2) chimneys at 135 E. Main Street as presented contingent on the chimneys being replaced within one (1) year of the date of the meeting. Ms. Schwartz seconded the motion and the motion passed unanimously.**

Ms. Newton introduced the third item on the agenda.

**Request by Vasquez Construction for exterior renovations to the residence at 264 W. Main Street**

Alberto and Heather Vasquez introduced themselves to the Commission. They stated they were here this evening to request the removal and replacement of the enclosed front porch with an open porch of the same size, replacement of the windows with energy efficient windows with grills, keeping the shutters and repainting the siding.

Discussion ensued regarding the features of the house. It was determined that the door was probably the original front door and that the windows were also probably part of the original residence. It was also determined that the front porch was probably not since it wasn't truly tied into the structure of the house and its removal would not damage any existing siding. It was noted that the triangular window on the third floor was a unique feature. It was also noted that the first floor front windows and shutters were still intact and had not been removed when the porch was enclosed.

The Commission complimented the Vasquez's on their presentation, particularly the rendering of the proposed renovations.

Ms. Newton noted that there was no one in the audience for comment and proceeded to request a motion.

**MOTION: Ms. Schwartz made a motion to approve the request for exterior renovations at 264 W. Main Street as presented contingent upon the third floor, decorative front window remaining as is. Mr. Whiteman seconded the motion and the motion passed unanimously.**

**Old Business:** Ms. Thomas informed the Commission that the Historic District Guidelines would be on the April 28<sup>th</sup> agenda for their recommendation to the Mayor and Commissioners on whether or not to adopt the Guidelines and that the Resolution to adopt would go before the Mayor and Commissioners at one of their May meetings.

**New Business:** None

Meeting adjourned approximately 7:40 PM.