

**Town of Elkton
Elkton Historic District Commission
June 28, 2017**

PRESENT: Paula Newton, Chair; Brian Morgan; Brittany Schwartz; Will Whiteman; Jeanne D. Minner, Director of Planning; 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 May 31, 2017 meeting. She asked if any member had any corrections. Hearing none, she asked for a motion

MOTION: Ms. Schwartz made a motion to approve. Mr. Whiteman seconded the motion and the motion passed unanimously.

Ms. Newton introduced the second item on the agenda.

Request by Mr. Mark Mears, representing Union Hospital of Cecil County, for exterior renovations and window replacements at 139 W. Main Street, Elkton.

Mr. Mears introduced himself to the Commission as the Facilities Director for Union Hospital. He stated he was here this evening to request approval of proposed exterior improvements to 139 W. Main Street. He stated that the Hospital desires to put a new roof on the building, completely repaint the exterior, replace the columns on the front, and replace the windows and shutters. He stated that they would like to install high energy efficient 6 (six) over 6 (six) windows and to do whatever is necessary to the exterior casements to make them as maintenance free as possible, repair all the downspouts and gutters, and replace the shutters with a product of a vinyl nature. He stated he was prepared to answer any questions from the Commission.

Ms. Newton asked if anyone in the audience had any comments in favor of this proposal. Hearing none, she asked if anyone in the audience had any comments in opposition of the proposal. Hearing none, she asked the Commission members if they had any questions or comments for Mr. Mears.

Mr. Morgan thanked Mr. Mears for the amount of information that Mr. Mears had prepared for them and that they had received in their packets. He questioned Mr. Mears regarding the replacement of the columns at the front of the building.

Mr. Mears explained they have explored several possibilities and are looking at materials that would be maintenance friendly but give it a continued presence on the building. He stated they

would be not just replacing the eight columns but also the two (2) split columns on the face of the building. He reiterated that everything that exists on the building now they would like to reproduce in a maintenance friendly as possible material.

Ms. Newton asked whether or not the windows were original.

Mr. Mears stated that the first two (2) floors in the front are original and that the third floor windows are a somewhat modern window. He stated he does not know when they were replaced because the Hospital did not own the building at the time.

Discussion ensued regarding possible uses for the building.

Ms. Newton asked about the smaller door at the back of the building.

Mr. Mears stated that it was once a larger door and would be restored to its original size. He further stated that the Hospital would be removing the teller window to bring it back to a more normal looking structure and not a former bank.

Discussion ensued regarding various windows on the building, the proposed use for the existing signs on the property, the decorative elk in front of the building and the existing landscaping, and that no existing, healthy trees would be removed.

Ms. Newton stated that she understood why the Hospital wanted to replace the windows and the shutters but she would hate to see the original windows go because once they're gone, they're gone forever. There is not getting them back. She stated that the original windows have a certain charm that the proposed windows do not possess. She stated that she doubted the shutters are original. She stated that the east facing windows are particularly unique.

Mr. Mears stated that if it is at all possible to replace them with something in-kind, he would do it. He stated the existing windows are in a bad operable shape. He further stated that in case of an emergency they may pose a problem.

Mr. Morgan stated that he feels it is a magnificent building and that its location in the Town makes it that much more spectacular. He stated that it is nice to see that it is now in the hands of owners that will care for the building. He stated he agreed with Ms. Newton's comments regarding the windows, particularly the east side windows. He stated it would be nice to retain that particularly configuration.

Mr. Mears stated that the additions to the building that the bank did in the sixties, the columns and the overhangs, while not a part of the original building, greatly enhanced the building's exterior. He stated that is why the Hospital wanted to retain the columns and overhangs.

Ms. Minner asked if Mr. Mears was aware of the façade grant assistance available and that might help with retaining the original windows.

Mr. Mears stated he was aware of the grant but did not know if even with the additional funding the years of abuse and neglect could be mitigated.

Further discussion ensued regarding the windows.

Ms. Newton stated that if there were no other comments, she needed a motion.

MOTION: Mr. Whiteman made a motion to approve the application. Mr. Morgan seconded the motion and the motion passed according to the following vote:

Mr. Whiteman – aye

Ms. Newton - nay

Mr. Morgan – aye

Ms. Schwartz - aye

Ms. Newton introduced the third item on the agenda.

Request by Ms. Vivian Lipka, representing Benjamin and Laura Hendrickson, for exterior renovations at 132 Maffitt Street, Elkton.

Ms. Lipka introduced herself to the Commission. She stated that the proposal is to do the exterior renovations as presented in the application packet.

Ms. Newton asked if the owners would live at the residence.

Ms. Lipka stated that they would not.

Ms. Newton stated that no audience was in attendance to comment and she asked for comments or questions from the Commission.

Ms. Newton stated that she had photographs of what the houses on Maffitt Street used to look like in the 1920's. She stated they were charming homes. She passed the photos to the other Commission members. She stated they had open porches with Victorian Era detail.

Ms. Newton asked for any further questions. She further stated that after reviewing the application packet she had not objection with any of the proposals. She stated she did not see anything of significance that was in danger of being lost.

Discussion ensued regarding the proposed renovations and the trim along the front of the house.

Ms. Newton asked for a motion.

Motion: Mr. Morgan made a motion to approve contingent upon the discussed trim detail being retained. Mr. Whiteman seconded the motion and the motion passed unanimously.

Old Business: Ms. Minner stated the Commission would be receiving hard copies of the approved Guidelines. She stated hard copies would also be kept in the Planning Department. She asked if any of the Commission members had heard anything pro or con regarding the Guidelines.

No one had.

Ms. Newton asked if Mr. Bromwell had checked on the building behind the Mitchell House.

Ms Minner stated that he had and he had not been aware that they were replacing windows. Ms. Minner stated that she would follow up on the issue.

Ms. Newton asked for a motion to adjourn.

MOTION: Ms. Schwartz made a motion to adjourn. Mr. Morgan seconded the motion and the motion passed unanimously.

Meeting adjourned at 6:40 PM.