

**Town of Elkton
Elkton Historic District Commission
March 28, 2018**

PRESENT: Paula Newton, Chair; Brian Morgan; Brittany Schwartz; Jeanne D. Minner, Director of Planning; John Downs Esq., Legal Counsel

ABSENT: Will Whiteman

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 February 28, 2018 meeting. She asked if any member had any corrections. She stated she had one minor correction. She stated on the second page, first paragraph, the apostrophe needed to go before the 's'. Hearing no further corrections, she asked for a motion.

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

Ms. Newton introduced the second item on the agenda.

Request by Mr. Stephen T. Pizzulli for the demolition of 115 E. High Street, Elkton.

Mr. Pizzulli introduced himself to the Commission. He stated that he was here this evening to request that the Commission approve his request for demolition of his family's residence located at 115 E. High Street, Elkton. He explained that due to a fire at the residence, the insurance claim adjuster has declared the structure to be "beyond reasonable repair".

Ms. Newton and Mr. Morgan asked if that was just for insurance purposes or if a structural engineer had looked at the building.

Mr. Pizzulli stated that a structural engineer from Baker, Ingram & Associates had been to the site and determined that the foundation of the building would not withstand the vibration from the equipment that would be needed to accomplish any repairs. He read from the report from the structural engineer, Mr. Michael McKinney, regarding the condition of the foundation and stated that the conclusion from Mr. McKinney was that the existing house be demolished.

Discussion ensued regarding the existing condition of the house and the extent of fire damage.

Ms. Newton asked, if approval for demolition was made, that Mr. Pizzulli make photographic documentation of any and all architectural details unique to the building.

Mr. Pizzulli stated that he would be happy to do so.

Ms. Newton asked if anyone in the audience had any questions or comments regarding this request.

Mr. Larry Crouse introduced himself to the Commission and stated that he owned the property adjacent to this address and that he had done work for the Pizzulli's and he could vouch for the improvements to the residence that they had been working on prior to the fire. He stated that he knew the fire had placed the Pizzulli's between a rock and a hard place. He also stated that in full disclosure he intended to buy the property if the demolition was approved and use it to expand his parking area.

Ms. Newton stated that any improvements to the lot would have to be approved by the Commission.

Mr. Crouse stated that he was aware of that but right now he would not be making any improvements.

Ms. Newton asked if there were any other comments or questions from the Commission or the public. Hearing none, she requested a motion.

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

New Business: None.

Old Business: Ms. Newton asked if the owners of 260 E. Main Street had submitted renderings of the proposed replacement structure.

Ms. Thomas stated that they had not.

Ms. Newton asked if any other members had any old business. Hearing none, she requested a motion to adjourn.

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