

**Town of Elkton
Elkton Historic District Commission
June 26, 2019**

PRESENT: Paula Newton, Chair; Brian Morgan; Nancy Yerkes; Jeanne D. Minner, Director of Planning

ABSENT: Will Whiteman; Brittany Schwartz

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 the first item on the agenda was approval of the minutes from the May 29, 2019 meeting. She asked if any member had any corrections. She noted two corrections which needed to be made. On page one of paragraph 3 under the request of Haley Donovan, LLC 'window air condition' should be plural. On page two, paragraph 3 under the request of KenKay Maintenance Group it should read 'copper ceiling above' rather than under the drop ceiling. She asked the other Commission members if they had any other corrections. There being no additional corrections, she called for a motion.

Mr. Morgan noted that neither he nor Ms. Yerkes were at the May meeting and questioned whether they should vote on the minutes. Ms. Minner suggested that the vote regarding the May minutes be tabled until the next meeting.

Ms. Newton introduced the second item on the agenda.

REQUEST BY BRAD CARRILLO REPRESENTING ELK RIVER BREWING AT 112 E. MAIN STREET FOR APPROVAL OF A 4' X 4' SIGN AT THE END OF THE PARKING LOT TOWARD HOWARD STREET

Mr. Brad Carrillo was in attendance to address this request. They are requesting to place a sign at the entrance to the parking area on their property near Howard Street. He explained he would like to place a 4' x 4' sign for the purpose of locating the business. He stated there may be a change in the graphics of the logo on the final sign.

The sign will be mounted on 4 x 4 posts sleeved in white vinyl. The sign will be either wood or white vinyl depending on the color of the final verbiage. If there is more black and white in the sign they will use the white background. If there is more color in the sign or they go with a wrap then they will likely use some type of plywood.

The sign will be double sided in order for it to be seen by potential customers. There was discussion regarding the exact location where the sign will be placed. They wish to place it 10-15 feet from the tree line in order to be seen but not so close to the drive aisle that someone inadvertently damages the sign.

Ms. Newton entertained any public comment in favor of the proposed sign.

Ms. Annmarie Hamilton stated she was in favor of the sign. Mr. Bill McCool also stated his support for the sign.

Ms. Newton entertained any public comment in opposition to the proposed sign. There being no opposition she called for any comment from the Commission members. There being no comment she called for a motion.

MOTION: Motion was made by Mr. Morgan to approve the application for Elk Brewing Company at 112 E. Main Street as requested. The motion was seconded by Ms. Yerkes and unanimously approved.

Ms. Newton introduced the third item on the agenda.

REQUEST OF CECIL COUNTY ARTS COUNCIL FOR APPROVAL OF EXTERIOR WORK ON MURALS AT THE FOLLOWING ADDRESSES: 1) REPLACE MURAL ON 113 W. MAIN STREET AND REPLACE WITH NEW MURAL; 2) REPAIR MURAL ON 128 W. MAIN STREET AND EXTEND MURAL THE LENGTH OF THE BUILDING; AND 3) ADD COLOR MURAL ON REAR OF BUILDING AT 128 W. MAIN STREET

Ms. Annmarie Hamilton and Ms. Gabby Coutz were in attendance to address this request. Ms. Hamilton pointed out the article in the Cecil Whig regarding the signs they are proposing. She stated they would like to make repairs to the existing sign on the Main Street Pizza and Tacos Restaurant at the corner of Bow and Main Streets. The mural is flaking off and therefore they have been searching for an artist to make the repairs to the mural. The person they have enlisted has agreed to make all the repairs to the mural. Eventually they plan to extend the mural to the end of the building which will incorporate other buildings in Elkton, such as the Armory, Reverend Duke's log cabin or possibly the Arts Council Historical Society Cecil Land Trust building. The new mural will be in sepia tones to continue the existing theme.

Ms. Hamilton stated the mural should have lasted 20 years but due to the materials used, the fact that the building was not primed prior to the mural being placed and the elements of the weather, the mural has only lasted 13 years.

She stated the second mural at 113 W. Main Street is also flaking off and they are proposing to remove the mural and replace the mural with silhouettes of animals native to Cecil County.

Their final request is to place a sign on the rear of the building at 128 W. Main Street. The 'pizza' sign will be removed and replaced with a color mural focusing on the Arts & Entertainment District.

Ms. Newton entertained any public comment in favor of Ms. Hamilton proposal. Ms. Lucy McCool, Ms. Jessica Carrillo, Mr. Bill McCool and Mr. Brad Carrillo all voiced their support for the murals. There was no one in opposition to the murals as presented.

Ms. Newton asked for any questions from the Commission members. Mr. Morgan stated he especially liked the tie in to the animals which are native to Cecil County. He questioned whether there is any concern for the remainder of the existing mural at 128 W. Main Street peeling off in the future. Ms. Hamilton explained there is minimal concern due to how the repairs will be made in sealing and priming the damaged areas of the existing mural.

Ms. Newton inquired whether the mural would be repaired over the existing window. She stated part of the original mural was painted onto the screen where the current window is located. Since there is no longer a screen she wondered how that would be handled when the repairs are made. Ms. Hamilton stated that is something that can be considered in the future.

There being no further comments Ms. Newton called for a motion.

MOTION: Motion was made by Mr. Morgan to approve the request to (1) replace the mural at 113 W. Main Street as presented and (2) to repair the existing mural at 128 W. Main Street and to allow the mural to be extended the length of the building as presented and (3) to add a color mural on the rear of the building at 128 W. Main Street as presented. The motion was seconded by Ms. Yerkes and unanimously approved.

Ms. Newton introduced the fourth item on the agenda.

REQUEST OF WILLIAM D. MCCOOL, JR. FOR THE FOLLOWING EXTERIOR WORK: 1) REPLACE FOURTEEN (14) EXISTING BOW WINDOWS; AND 2) REPLACE TWO (2) EXISTING DOUBLE HUNG WINDOWS AT 160 W. MAIN STREET

Mr. Bill McCool was in attendance to address this request. He explained they were initially planning to repair and paint the existing windows. Once they began the project they realized the sashes were rotting and there were other issues and determined it would be much more difficult and cost a great deal more to make the repairs. Therefore they are proposing to replace the windows on the front of the building.

Ms. Newton entertained any public comment regarding this proposal. Ms. Lucy McCool spoke in favor of the project. Mr. Brad Carrillo complimented the work which has been done to the building to this point and felt replacing the windows would simply add to the building's appearance. Ms. Annmarie Hamilton and Ms. Gabby Coutz voiced their support of the proposal as well.

Ms. Newton was curious as to who owned the house where McCool Insurance is located in the picture from 1970 which was provided. Mr. McCool said he wasn't sure but would see if he could find out. Mr. McCool showed the Commission members a photo of the house from some time ago when it looked much different than it does today. Ms. Newton wondered if they could get a copy of the photograph.

Discussion ensued regarding how old the current windows were in the building. Mr. McCool felt they were at least fifteen years old. He confirmed the new windows would look like the ones that are being replaced.

There being no additional comments Ms. Newton called for a motion.

MOTION: Motion was made by Ms. Yerkes to approve the replacement of the windows as proposed for 160 W. Main Street. The motion was seconded by Mr. Morgan and unanimously approved.

Old Business: There were no items of old business to discuss. Ms. Yerkes mentioned she has noticed work being done on the building at the corner of Main Street and Delaware Avenue, specifically the ceiling under the porch roof.

There was discussion regarding the work being done to the property on Howard Street which had come before the Commission in March. A dumpster has been located at the property. It does not appear that any work is currently being done at the property on Main Street which was presented at the same meeting.

Discussion ensued regarding another property which had come before the Commission which contained planks and other plank houses.

Ms. Newton said she noticed two houses on Main Street which were in foreclosure, one being the old Hollingsworth Tavern owned by Mr. Litzenberg.

There was discussion regarding possible future proposals for painting the back of the properties on Main Street which back up to Howard Street. It was noted it is difficult to maintain an historic district when it is also part of the Arts & Entertainment district.

Discussion regarding different projects being proposed along Main Street ensued. They also discussed applying for a façade grant to get the shutters restored at the Historic Society Building. Ms. Newton stated the Mayor gave her the bricks from in front of the Presbyterian Church which will be used to make a brick sidewalk at the side of the building.

Ms. Yerkes noted that Cricket Brown's building looked nice with the modifications they made which including removal of the awnings and renovations to the windows.

It was also noted one of the buildings along Main Street had replaced the awnings. Ms. Minner noted that particular work is considered maintenance since there were awnings already on the building.

New Business: There were no items of new business.

Ms. Newton asked for a motion to adjourn.

MOTION: Ms. Yerkes made a motion to adjourn the meeting. The motion was seconded by Mr. Morgan and unanimously approved.

The meeting adjourned at approximately 6:40 PM.