

**Town of Elkton**  
**Elkton Historic District Commission**  
**April 27, 2022**

**PRESENT:** Paula Newton, Chair; Mickey Thompson; Christine Hurschman; Nicholas Cannistraci, Planner I; David Beste, Esq., Legal Counsel

**ABSENT:** Nancy Yerkes; Jeanne D. Minner, Director of Planning

Ms. Newton called the meeting to order at approximately 6:00 p.m. 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 to 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 to 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 February 23, 2022 meeting. She stated that she had one correction. Ms. Newton asked if the commission had any other corrections. There were no other corrections.

**MOTION: Ms. Newton made a motion to approve the minutes of February 23, 2022 as revised. Ms. Newton seconded the motion and the motion passed unanimously.**

Ms. Newton introduced the second item on the agenda, which was the request of David McDaniel, for the installation of new windows, shutters, a new front entry door, and re-construction of a three-story rear addition for the property located at 142 E. Main Street.

**Request by Mr. David McDaniel for installation of new windows, shutters, a new front entry door, and re-construction of a three-story rear addition. The property is located at 142 E. Main Street, Elkton, MD 21921.**

Present at the meeting to represent Mr. David McDaniel was himself and Mr. Brant Hauser who is the architect tasked with this project. McDaniel stated his name and introduced himself to the Commission.

He stated that this was primarily an investment property for him. His plans include business, office, and retail, however, most likely an emphasis on office space. Ms. Newton asked if he was going to save a lot of the historical features. Ms. Newton indicated that she had spent some time reviewing the architectural drawings, and also asked what is in the basement of the building. McDaniel indicated that there is a furnace and an area that was used for cooking, as he describes "a page right out of the history book."

Ms. Newton stated that her only significant concern is what will be done with the windows. She emphasized that this is not a unique concern as it is usually a difficult decision for every other case that comes before the Historic District Commission. She asked if there are ways to save and use the glass and still use the 6 over 6. Ms. Newton also inquired if the wood windows would be replaced.

Mr. McDaniel said that he wouldn't want to, however there are new materials available that look very acceptable for an old building. Discussion ensued over materials and what sorts of appropriate and modern materials are available to use. Mr. McDaniel stated that the stone must be two (2) feet thick in the walls. He also stated that at one point the stone façade had been plastered over with a stucco, as seen in one of the photos from the 1930's. Ms. Newton emphasized the significance of the building and how it survived the fire. Mr. McDaniel stated that overall he would be striving to retain the look, and it was originally built in the 1830's. HVAC can go in the new addition on the rear of the building—so as to not disturb the original building. Mr. McDaniel stated that that is one of the advantages of the proposed design.

Mr. Thompson asked if he would try at all costs to utilize certain materials over PVC etc. McDaniel agreed that was important. Mr. Thompson went on to discuss the backsides of the buildings along Main Street and also emphasized that if one person makes an effort and shows an example to follow, others might as well. McDaniel said that the original building did not have an addition on the back. Mr. Thompson stated that the rear addition is simply too modern looking and continued to express his concern over the look and feel over the rear addition, despite it not being a part of the original building. Mr. McDaniel agreed and stated that some changes could easily be made and it isn't necessarily only materials that affect the look and feel but the very design itself can change the impression of the addition.

Ms. Hurschman asked about flooding. Mr. McDaniel stated they are above the flood level. Ms. Hurschman also asked if the foundation wall would be repointed. Mr. McDaniel stated that some of that has already been done some time ago. Ms. Hurschman also asked if there would be siding, and Mr. McDaniel stated it would probably be a type of vinyl siding. Ms. Hurschman went on to ask about the arched windows and stated that she felt it gave the building character. Mr. McDaniel agreed and said that there has been ideas discussed but nothing definite.

Ms. Newton directed her next questions to Mr. Hauser in regards to the windows and wavy glass. Mr. Hauser stated that they are in severe disrepair, however, the windows are still 60-40 in height and one is still able to acquire these types of windows. The architect noted that in the past the building, also known as the Wedding Chapel, had shutters on the windows and that the building's façade had stucco.

Mr. Thompson stated his concerns over the rear addition—he stated that there was a striking dissimilarity between the front, which is historic, and the rear modern addition. He also stated that he felt the vinyl siding was not appropriate. Discussion ensued over

proposed materials. Mr. Hauser stated that similar historic buildings were constructed a certain way and that the original structure is stone, however, he wouldn't want to mimic a stone addition. Such an approach would also detract from the historic nature of the building.

Ms. Newton asked if this building would need a fire escape. Mr. Hauser stated it would depend on who gets the building and how that individual would try and meet specific building codes.

Ms. Hurschman inquired what a co-compliant stairwell is made of as well as what material the doors and shutters would be. The architect stated there is no precedent, however, concrete and stone or stone veneer could be incorporated. As far as the doors and shutters, he indicated that those would be made of fiberglass.

Mr. Thompson again expressed his concern over the rear addition. Discussion ensued between Mr. Thompson and Mr. Hauser over stylistic differences and preferences for the rear addition. Different materials were also discussed. Mr. Hauser stated that he would be happy to bring in a sample of the hardy board that could be used.

Ms. Newton asked Mr. McDaniel if when he bought the property that he was told it was in the Historic District. Mr. McDaniel stated that he was not aware the building was in the Historic District when he purchased the building. However, he stated how much he appreciates history and he believed it to be a great project.

More discussion ensued regarding the rear addition. Mr. Hauser concluded with his point that the rear was never historic. Therefore, in remaking a new rear addition he was not in favor of "faking" something that isn't historic to appear as such. At the conclusion of discussion a motion was finally agreed upon.

**MOTION: A motion was made by Mr. Thompson to approve the front façade improvements subject to the divided light windows and to approve the rear structural improvements subject to the Historic Commission approving the materials at a later meeting. Ms. Newton seconded the motion. The motion passed unanimously.**

**Old Business**—Ms. Minner shared an update on the Holly Hall property. The Mayor will negotiate with the owner to move the appraisal forward.

**New Business**—Discussion ensued over the Semiquincentennial and the need for the planning of events during America's 250<sup>th</sup> Commemoration. Ms. Newton stated an important facet about the commemoration is that the themes are not limited to the Revolutionary War and there are several other themes that are to be included.

Ms. Hurschman made a motion to adjourn the meeting. Mr. Thompson seconded. The meeting adjourned at 7:19 PM.