

**Town of Elkton
Elkton Historic District Commission
June 22, 2022**

PRESENT: Paula Newton, Chair; Mickey Thompson; Christine Hurschman; Jeanne D. Minner, Director of Planning; Nicholas Cannistraci, Planner I; David Beste, Esq., Legal Counsel

ABSENT: None

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 May 25, 2022 meeting. She stated that she had several corrections. Ms. Newton asked if the commission had any other corrections. There were no other corrections.

MOTION: Ms. Hurschman made a motion to approve the minutes of May 25, 2022 subject to corrections. Mr. Thompson seconded the motion and the motion passed unanimously.

Ms. Newton introduced the second item on the agenda, which was the request of Mike Minietta, to remove and replace rear and side doors at 149 East Main Street.

Request by Mike Minietta, for the removal and replacement of rear and side doors at 149 East Main Street, Elkton MD, 21921.

Present at the meeting to represent this request was Mr. Mike Minietta. He introduced himself to the Commission. He informed the members that he has been a local builder for many years and is quite familiar with historical buildings. Mr. Minietta also spoke fondly historical preservation efforts.

Ms. Minietta presented the request to the Commission. He stated that the current doors are modern doors of lower quality. There is no roof, porch, or overhang of any kind. Therefore, using a wooden door isn't feasible and the warranty would not be able to be maintained. Mr. Minietta stated that he instead is proposing a synthetic door from a company called Therma Tru. These doors are historically and architecturally correct, however, does not need an overhang to maintain the warranty and do not need any maintenance. These doors

are built to look exactly like a historical door in appearance and provide an alternative to wooden doors. Mr. Minietta also informed the Historic Commission that he has been using it in a lot of areas where you cannot use wood and that it has always been acceptable. These doors meet all of the requirements for Towns in the State of Maryland.

Ms. Newton asked Mr. Minietta which doors had porcelain knobs. Mr. Minietta stated that the side door has porcelain knobs. Ms. Newton also asked if the side light windows would be kept. Mr. Minietta stated that those windows will most likely be kept. Ms. Newton stated that the proposed doors are an attractive replacement. After brief discussion, Ms. Newton asked if any of the other members had comments or questions.

Mr. Thompson stated he was quite familiar with the product Mr. Minietta is proposing to use. He stated that like him, he is also in the trade, and understands the tradeoffs that sometimes must be made. Mr. Thompson stated that he sees the value in making the best tradeoff possible between maintenance of historical accuracy as well as utilizing products and materials that will last.

Discussion ensued over potential techniques to make the doors as attractive as possible through finishes, colors, and hardware options. After discussion Ms. Newton called for a motion.

MOTION: A motion was made by Ms. Hurschman to approve the request of Mr. Minietta, for the removal and replacement of rear and side doors at 149 East Main Street, Elkton MD, 21921. Mr. Thompson seconded the motion. The motion passed unanimously.

Old Business—Ms. Newton asked Ms. Minner if there was any progress or updates regarding the Holly Hall property. Ms. Minner stated that she had not yet heard any word back from the appraiser. Ms. Minner also stated that the permit to demolish the plank house had been issued but was not sure if that work had started. Ms. Newton stated that she was in the vicinity recently and did not notice any work done. Ms. Minner made mention of the Rosenwald School. She stated that grant funding had been issued but is not aware of any other updates regarding that project. Discussion between Ms. Newton and Ms. Minner ensued over various projects ongoing. Ms. Newton also provided an update regarding the Cecil County Historical Society and the possible ownership transference for the building.

New Business— Ms. Newton asked Ms. Minner if there was any new business. She stated that the Sustainable Communities plan is up for renewal. She also indicated that she will need more information from the Cecil County Historical Society. Ms. Newton stated that she was waiting on some information but will supply any information when she is able. Discussion ensued over vacant properties along Main Street.

Ms. Newton asked Ms. Minner if the Historic District Commission still needed additional board members. Ms. Minner stated that the Historic District Commission does still need an additional two members. Ms. Minner stated that she relayed that information to the Mayor. Discussion over the makeup of the board took place and it was agreed upon that the new members need to be residents of the Town.

Mr. Thompson made a motion to adjourn the meeting. Ms. Hurschman seconded. The meeting adjourned at 6:40 PM.