

**Town of Elkton  
Elkton Historic and Architectural Review Committee  
July 30, 2014**

**PRESENT:** Paula Newton, Chair; Mark Clark; Steve Leonard; Josh Brown; Brittany Schwartz; John Downs Esq., Legal Counsel; Jeanne D. Minner, Director of Planning

**ABSENT:** None

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 agenda item is the approval of the minutes from the meeting of June 25, 2014. She asked if anyone had any comments or corrections regarding the minutes. There being none she requested a motion.

**MOTION:** Mr. Leonard made a motion to approve the minutes as written. Mr. Brown seconded the motion. Ms. Newton called for a vote. The motion passed unanimously.

**Request by Mr. Frank Hodgetts for installation of a sign at 214 North Street.**

Mr. Frank Hodgetts introduced himself to the Commission. He stated that the Commission members should have before them renderings of the proposed sign detailing the dimensions of the sign. He submitted a site plan showing the proposed location of the sign. He stated that the sign would be to the left of the building's façade on North Street and that there would be lighting on both sides of the sign.

Discussion ensued regarding lighting for the sign, a possible "camelback" design, gradient coloring of the sign, placement of the sign, that the sign as designed appeared to "float", and whether or not the brick and the capstone would be of similar color to the brick on the building front.

Ms. Newton asked for any public comment in favor of the sign. There being none she asked for public comment in opposition of the sign. There being none she asked for a motion.

Mr. Clark asked the applicant if he were to vote favorably did the applicant understand that it was on condition of incorporating the items discussed tonight.

Mr. Hodgett's stated that he understood and requested clarification on what was meant by wanting the front of the sign to have some relief on it.

Commission members explained that it meant depth to the sign. Mr. Clark said on that point he would strongly recommend adding relief but not if it were to add undue expense.

**MOTION:** Mr. Clark made a motion to approve the sign subject to the general comments discussed. Steve Leonard seconded the motion.

Mr. Brown asked for clarification whether or not the motion was saying that the applicant had to add the relief element to the sign.

Mr. Clark said that the motion was strongly recommending the applicant add the element but not stating he had to do it.

Ms. Newton called for a vote. The motion passed unanimously.

**Old Business:** Action Item – Request by Mr. Dwight E. Hair representing Colonel's D & D for exterior renovations to 323 Hermitage Drive, Elkton, MD 21921 ("The Hermitage")

Ms. Minner stated that Ms. Schwartz would need to recuse herself because she is related to the applicant.

Mr. Downs stated that to clarify she would have to recuse herself from the vote but not the discussion.

Mr. Hair stated that due to the fact that there was a new Commission member and that the Commission had a new attorney he would like to revisit the history of The Hermitage. He reiterated the history as given at the June 25, 2014 meeting.

Mr. Hair stated that this site is not on the historic registry and that he would like to install high end vinyl windows and be given the same approval that was given to Minihane's and to the former jailhouse and to Doctor Mulvey's office on Main Street.

Ms. Newton asked Ms. Minner if she had spoken with MDE.

Ms. Minner stated she had and that the person she spoke with at MDE said that windows are one of the biggest problems they have with lead in old buildings and they said that if the windows are not original then it is not objectionable to replace them.

Ms. Newton asked for public comment in favor of this application.

Mary Jo Jablonski, 105 W. Village Road, stated she was in favor of the project. She stated she has known the applicant for many years and seen the results of at least twenty or more projects that he has done. She stated that the applicant is a conscientious landlord and maintains all his properties in top condition.

Sue Whitaker, 321 Hermitage Drive, stated that she owned the neighboring property and could see all sides of "The Hermitage" and that she was in favor of the project. She stated that not allowing reasonable improvements to historic structures would leave the remaining structures looking like the old Holly Hall House, which is currently boarded up.

Discussion ensued regarding the intent of the Secretary of Interior's Standards, the fact that the windows are not original, the cost of methods of lead paint abatement, the fact the

Commission allowed other projects involving historic structures to replace the windows and the intent of the Mayor and Commissioners in creating a Historic District and seating the Commission.

Following the discussion Ms. Newton asked for a motion.

**Motion:** Mr. Leonard made a motion to approve the request as submitted by Mr. Hair. Josh Brown seconded the motion.

Mr. Brown asked for clarification that the replacement windows would be of similar style as what is currently on the building and that the grade would be to the owner's discretion.

Mr. Hair stated that was correct.

**Motion:** The motion was amended to include the condition that the windows be of similar style as what is currently on the building and that the grade would be to the owner's discretion.

Ms. Newton asked for a vote.

The motion passed unanimously.

**Other Old Business:** Discussion ensued regarding the RFP for guideline standards, the Rollins building on Main Street, historic Elk Landing and penalties for demolition by neglect.

**New Business:** None

**Meeting Adjourned**