

CECIL COUNTY HISTORIC DISTRICT COMMISSION

Meeting Minutes

3 January 2007

Present: Cairns, Ed; Cairns, Sally; Dixon, Mike; Folk, Patricia; Simperts, Nancy; Sennstrom, Eric

Absent: Edwards, Audrey; Edwards, Ron

Call to order: Chairman Ed Cairns called the meeting to order at 3:06 p.m.

Approval of minutes: Motion made by Nancy Simperts to approve the minutes of the 8 November 2006 meeting. Motion was seconded by Mike Dixon. All members in favor of motion to approve. Motion carried.

New Business: Chairman Ed Cairns reported that the Historic District Commission (HDC) has received a nomination from Edward & Mary Reynolds to designate their dwelling at 2062 Colora Road as a historic structure. Chairman Ed Cairns stated that he has visited the site and met with the Reynolds. His visit revealed that the original basement is still intact, the attic is still intact, the roof structure is original as is the fireplace and front door. Chairman Ed Cairns continued by reporting that the dwelling was erected circa 1864 by Street Brown. Mr. Brown was Colora's original postmaster and the long time freight agent for the railroad. Mr. Brown was born in Colora and lived there his entire life until passing at age 86 in 1918. Discussion ensued regarding photographs submitted by Mr. Reynolds and on the application to nominate.

Motion made by Patricia Folk to recommend that the dwelling be designated as a historic structure. Motion was seconded by Nancy Simperts. All members in favor of motion to recommend that the dwelling be designated as a historic structure. Motion carried.

Old Business: The HDC discussed draft statements regarding the Covered Bridge and the Nieves property subdivision proposal. Mike Dixon said that moving the bridge would compromise its historic significance. The HDC will gather additional information on the bridge prior to presenting their statement to the Board of County Commissioners. Chairman Ed Cairns will gather facts, visit alternate site, and talk to Earl Simmers prior to next meeting. Discussion ensued regarding contacting Board of County Commissioners and the director of Public Works regarding the bridge.

Patricia Folk suggested contacting the local press to heighten awareness of the HDC's activities and to garner publicity. HDC members will contact local publications to try to have articles printed regarding historic preservation.

Adjournment: Meeting adjourned at 3:57 p.m.

Next Meeting: Tuesday, 6 March 2007, 3:00 p.m., P&Z conference room

Respectfully submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning

CECIL COUNTY HISTORIC DISTRICT COMMITTEE
Meeting Minutes
6 March 2007

Present: Cairns, Ed & Sally; Edwards, Ron & Audrey; Folk, Patricia; Simperts, Nancy; Sennstrom, Eric

Absent: Dixon, Mike

Call to order: Chairman Ed Cairns called the meeting to order at 3:12 p.m.

Approval of Minutes: Nancy Simperts made a motion to approve the January 2007 meeting minutes. Motion was seconded by Sally Cairns. All members voted in favor to approve the minutes. Motion was carried.

Old Business: Director Sennstrom reported that the Board of County Commissioners approved the nomination of the Reynolds house as a historic structure. Nancy Simperts suggested sending notice of the designation to others in Colora to generate interest in nominating their properties. Discussion ensued regarding other potential nominees, methods to encourage nominations, and how to contact property owners. HDC members will notify residents of the Commissioners' action and follow-up with attending a civic association meeting.

New Business: Audrey Edwards stated that Ron and she would like to attend the Preservation Maryland Conference. Discussion ensued on the fees and how many other members could possibly attend. Audrey Edwards stated that the St. Patrick's church in Pilot Town has requested a nomination form from the HDC. Patricia Folk mentioned that the Elkton Presbyterian Church is adding an addition that does not fit the existing appearance. Ms. Folk also suggested a mass mailing to potential historic nominees. Discussion ensued regarding previous mass mailings and the anemic responses. HDC discussed the local property tax credit for renovation work to designated properties. Chairman Ed Cairns discussed the Gilpin Falls Covered Bridge and various methods for relocation and potential sites on which to place the structure. Discussion ensued on what comments the HDC should make to the Board of County Commissioners in regard to the bridge. Chairman Ed Cairns suggested moving the bridge to the "Pink House" site. He also suggested preserving it would be better than allowing it to collapse into the creek. Patricia Folk suggested that a letter from the HDC to the Commissioners proposing this scenario be sent. Ron Edwards stated that a house mover could potentially move the bridge without any structural damage. Nancy Simperts will contact a house mover that she knows to obtain more information on what would be required to relocate the bridge. Ron Edwards stated that the HDC should address the County Commissioners on this subject only after more facts

are known so that the HDC can speak with some certainty as to the condition of the structure and the viability of the options discussed today. He would be willing to address the Board. Patricia Folk suggested and the HDC agreed that they should brief the Board of County Commissioners on their activities in an informational meeting. Director Sennstrom will schedule a mutually acceptable time for a meeting.

Adjournment: Meeting adjourned at 4:06 p.m.

Next Meeting Tuesday, 1 May 2007

Respectfully Submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning

CECIL COUNTY HISTORIC DISTRICT COMMISSION
Meeting Minutes
1 May 2007

Present: Cairns, Ed; Dixon, Mike; Edwards, Ron & Audrey; Folk, Patricia

Absent: Cairns, Sally; Simpers, Nancy

Call to Order: Chairman Ed Cairns called the meeting to order at 3:10 p.m.

Approval of minutes: Motion made by Patricia Folk to approve March meeting minutes, motion seconded by Audrey Edwards. All members in favor of motion to approve. Motion carried.

New Business: The Historic District Commission (HDC) perused the application for nomination received from St. Patrick's Chapel. The HDC was found to be in favor of the application moving forward through the nomination process.

Chairman Ed Cairns reported that the Gilpin's Falls Covered Bridge may be submitting an application for nomination as a historic structure. Chairman Cairns has had discussions with Earl Simmers and stated that Mr. Simmers has presented the application to the bridge's owners, the Board of County Commissioners, for their action. The HDC discussed the Pink House and its potential for designation as a historic structure. Dr. Pannill will be contacted to obtain information on the College's intent for the dwelling and whether there is interest in nominating for historic designation. Chairman Cairns reported that Nancy Simpers is assembling a list of names and drafting a letter to send to Colora residents as a follow-up to the Reynolds designation. The letter will be sent after today's meeting. Chairman Ed Cairns presented a tourism brochure on Cecil County history, the Cecil Historic Journal, and the History of the Historical Society for Cecil County. Patricia Folk reported that Harry Lenderman of Elk Forge Bed & Breakfast expressed an interest in the historic designation process. He is also interested in an area wide designation for greater Elk Mills. Discussion ensued regarding community wide designations.

Adjournment: Meeting adjourned at 3:30 p.m.

Next meeting: 3:00 p.m., Tuesday, 5 June 2007, Planning & Zoning Conference Room, 129 East Main Street, Rm. 300, Elkton, MD.

Respectfully submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning

CECIL COUNTY HISTORIC DISTRICT COMMISSION

Meeting Minutes

5 June 2007

Present: Cairns, Ed & Sally; Dixon, Mike; Edwards, Ron & Audrey; Folk, Patricia; Sennstrom, Eric; Lenderman, Harry (observer)

Absent: Simpers, Nancy

Call to Order: Chairman Ed Cairns called the meeting to order at 3:05 p.m.

Approval of Minutes: Motion made by Patricia Folk to approve the minutes of the 1 May 2007 meeting. Motion to approve was seconded by Sally Cairns. All members of the HDC were in favor of the motion.

New Business: Director Sennstrom informed the HDC that the St. Patrick's Chapel in Pilottown has been nominated for historic designation. The HDC perused the application and supporting materials provided by the St. Patrick's Chapel Historical Society. The HDC found the following of note: the church was built in 1819, it was the second oldest Roman Catholic church in Cecil County, the first recorded wedding occurred in 1832, the first recorded baptism occurred in 1827. The chapel also afforded newly arrived Irish immigrants in this portion of the County a place to practice their religion when they could not do so in their native land. Mike Dixon made a motion to recommend designation as a historic site due to the architectural and cultural features of the site. The motion was seconded by Patricia Folk. All members of the HDC were in favor of the motion. The motion carried.

Harry Lenderman of the Elk Forge Bed & Breakfast appeared to express an interest to form a historic district in the village of Elk Mills. Chairman Ed Cairns remarked that Elk Mills has an important history and merits consideration for designation. Discussion ensued on the character and history of Elk Mills as well as the Elk Forge Bed & Breakfast. Ron Edwards opined on the former mill activity, designation criteria and the nomination process. Chairman Ed Cairns recited excerpts from the ordinance as well as the tax credit restrictions. Mr. Lenderman reported that he would be interested in nominating his Bed & Breakfast and will contact other landowners to foment an interest in others to also nominate.

Audrey Edwards reported that the Chandlee House had recently been razed. Mrs. Edwards lamented that the demolition could occur so quickly without any opportunity to explore other methods to retain the structure. Director Sennstrom stated that he will ask Pat Conway to notify him of the receipt of applications for demolition permits so that the HDC would be able to contact the property owners to explore feasible alternatives to demolition for historic resources in excess of 100 years of age. Audrey Edwards also reported that the State of Maryland has purchased the Robert Evans House and is planning renovations. Mike Dixon reported that the Town of Elkton has refused to designate the log cabin behind the courthouse as a historic structure due to their recalcitrance in activating their Historic District Commission.

Chairman Ed Cairns reported that the national historic tax credit conference will commence in Philadelphia on 19 June 2007. Director Sennstrom reported that the Cat Nap Inn on Harrisville road has returned a card expressing an interest in nominating the property for designation. The Edwards will visit the site and report back on its potential for designation. Chairman Ed Cairns stated that the HDC has designated 21 properties and there needs to be follow up to ascertain the status of the sites and whether the owners are in need of any assistance with their properties. The HDC decided to visit the designated sites and divided them as follows:

Ed & Sally Cairns: Onion Bed, Big Elk Chapel, Cherry Hill Church, England Family Farm, Brick House, Wilson Tenant House

Ron & Audrey Edwards: Thomas Richards House, Lowe House, Barnes Inheritance, Rehert Center, Reynolds House, Clendenin Freeman Farm, Octoraro Mansion

Mike Dixon: McKinney Family Cemetery, Yacht Elf, Upper Wickwire, St. Patrick's Chapel

Nancy Simpers: Brown Farm, Haviland House, Winter Brown House, Wherry-Jordan-Logan-Schwer House

Meeting adjourned at 4:15 p.m.

Next meeting: Tuesday, 7 August 2007, P&Z conference room.

Respectfully submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning

CECIL COUNTY HISTORIC DISTRICT COMMISSION
Meeting Minutes
7 August 2007

Present: Cairns, Ed & Sally; Dixon, Mike; Edwards, Ron & Audrey; Simpers, Nancy; Sennstrom, Eric; Simmers, Earl (guest)

Absent: Folk, Patricia

Call to Order: Chairman Ed Cairns called the meeting to order at 3:00 p.m.

Approval of Minutes: Nancy Simpers made a motion to approve the 5 June 2007 meeting minutes. Motion was seconded by Mike Dixon. All members voted in favor of motion to approve. Motion carried.

New Business: Chairman Ed Cairns announced the receipt of an application to nominate the Gilpin Falls Covered Bridge as a local historic site. Earl Simmers appeared in support of the application to nominate for historic designation. The HDC perused the documentation provided by Mr. Simmers as to the bridge's historic and architectural significance. The HDC noted that William C. Manlove, President of the Board of County Commissioners, the owners of the property, has affixed his signature. Discussion ensued regarding the application. Nancy Simpers inquired as to grant opportunities for restoration. Chairman Ed Cairns stated that local designation is the first step in the process leading to national historic designation which can lead to funding opportunities. Earl Simmers provided a brochure regarding the bridge for the HDC to examine. Discussion followed on a 1978 nomination for national designation that was never completed.

Motion made by Nancy Simpers to recommend that the Gilpin Falls Covered Bridge be nominated as a historic site due to its historical and architectural significance. Motion was seconded by Ron Edwards. All members voted in favor of motion to recommend historic designation. Motion carried.

Harry Lenderman of Elk Forge Bed & Breakfast appeared to present his application to nominate Elk Forge as a historic site. Director Sennstrom announced that the application will be scheduled for public hearings on 4 September with the HDC, 17 September with the Planning Commission, and 18 September with the Board of County Commissioners.

Old Business: Chairman Ed Cairns requested that Director Sennstrom send written notification to Pat Conway, Director of Permits and Inspections, that Mr. Conway inform the HDC of the receipt of demolition permits for any structure in excess of 100 years of age. Audrey Edwards reported that

Ron and she have visited two properties that have sent in cards expressing an interest in historic designation. The Edwards are of the opinion that the Cat Nap Inn does not merit further consideration. The property at 9 Love Run Road does merit designation. Chairman Ed Cairns presented a brochure produced by the Rising Sun historic organization. Chairman Ed Cairns reminded the HDC of the visits that are needed to previously designated properties. Discussion ensued regarding methods of visiting sites. Director Sennstrom reported that the Board of County Commissioners designated the St. Patrick's Chapel as a historic site. The HDC discussed regulations concerning when a certificate of appropriateness is required and what types of external coverings are considered worthy of cladding historic structures. Mike Dixon reported that the Town of Elkton has recently activated its Historic District Commission and historic preservation regulations.

Adjournment: Meeting adjourned at 3:39 p.m.

Next Meeting: Tuesday, 4 September 2007 at 3:00 p.m. in the Planning & Zoning conference room.

Respectfully submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning

CECIL COUNTY HISTORIC DISTRICT COMMISSION
Meeting Minutes
4 September 2007

Present: Cairns, Ed & Sally; Edwards, Ron & Audrey; Folk, Patricia; Sennstrom, Eric

Absent: Dixon, Mike; Simperts, Nancy

Call to Order: Chairman Ed Cairns called the meeting to order at 3:00 p.m.

Approval of Minutes: Patricia Folk made a motion to approve the minutes from the August meeting. Sally Cairns seconded the motion to approve. All members present in favor of motion to approve. Motion carried.

New Business: Chairman Ed Cairns stated that the Historic District Commission (HDC) is in receipt of a nomination for historic designation from Dr. Harry Lenderman for the Elk Forge Bed & Breakfast. Dr. Lenderman provided a summary of the supporting documentation as to the structure's historical significance. Chairman Ed Cairns stated that the connection to Daniel Lord was justification enough for designation. Mr. Lord, who bought the property in the late 1830's, operated an iron forge which dated to pre-revolutionary times and serviced the Continental Army, a saw mill, grist mill, manor house, five single houses, twenty stone row tenant houses, and six to ten frame row tenant houses. The mills operated until the early twentieth century. The HDC complimented Dr. Lenderman on the thoroughness of his supporting documentation. Patricia Folk queried on whether there are any plans for future additions to the Bed & Breakfast. None are planned. Discussion ensued regarding the oral history of Elk Mills and the need to preserve it before it is lost. Dr. Lenderman stated that he has no intention of resurrecting the saw mill on site.

Motion made by Patricia Folk to recommend that the Elk Forge Bed & Breakfast be designated as a historic structure. Ron Edwards seconded the motion to recommend designation. All members present in favor of motion to recommend designation. Motion carried.

Old Business: Chairman Ed Cairns requested that HDC members be prepared to make their inspection reports at the next meeting which is scheduled to occur in November. Audrey Edwards requested that the nomination form and instructions be sent to Mrs. Shepherd at 9 Love Run Road, Coloma, MD. The Edwards are of the opinion that the structure merits designation. Dr. Lenderman inquired about historic markers. Chairman Ed Cairns stated that they are not required at this time. Discussion ensued regarding a potential article in the *Cecil Whig* regarding the HDC and their activities. Ron Edwards questioned whether the recent work to the Thomas Richards

House regarding new roofing and painting would require a certificate of appropriateness. Chairman Ed Cairns responded that only work requiring a building permit would require the certificate of appropriateness. Patricia Folk suggested creating a one page fact sheet to answer commonly asked questions about the HDC and the designation process and responsibilities. Chairman Ed Cairns will prepare a fact sheet and e-mail to Director Sennstrom for dissemination to the members of the HDC for their critique in advance of the November meeting. Ron Edwards stated that there need not be an October HDC meeting unless an application is received. All members present concurred

Adjournment: Meeting adjourned at 3:36 p.m.

Next meeting: 6 November 2007, 3:00 p.m., Planning & Zoning conference room

Respectfully submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning