

**Town of Elkton  
Elkton Historic District Commission  
March 25, 2015**

**PRESENT:** Paula Newton, Chair; Josh Brown; Mark Clark; Brittany Schwartz; Steve Leonard; John Downs Esq., Legal Counsel; Theresa C. Thomas, Assistant Planner

**ABSENT:** Jeanne D. Minner, Director of Planning

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 asked for a motion to move to a closed meeting.

**MOTION:** Mr. Clark made a motion to move to a closed meeting to consult with counsel to obtain legal advice on a legal matter. Mr. Leonard seconded the motion. The motion passed unanimously.

Ms. Newton stated that the meeting would reconvene at approximately 6:20 PM.

The meeting moved to closed session.

Ms. Newton stated that it was 6:25 and the meeting was reconvening.

Ms. Newton stated that the first item on the agenda was approval of the minutes from February 25, 2015. She asked if any member had any corrections. Hearing none, she stated that she did have corrections. She stated that in the last paragraph of the first page it should read routine maintenance and where it states Town Ordinance calls out, it should read calls for.

Ms. Newton asked for a motion.

**MOTION:** Josh Brown made a motion to approve the minutes as corrected. Mark Clark seconded the motion. The motion passed unanimously.

**Request by Mr. Chuck Slusher, representing Habitat for Humanity Susquehanna, Inc., for demolition of the existing structure and construction of a new structure at 124 Maffitt Street, Elkton.**

Mr. Slusher introduced himself to the Commission and gave an overview of the purpose of Habitat for Humanity. He stated that he believed the Commission received a package containing pictures of the house they are requesting to have demolished and the picture of a house similar to the one they are proposing to construct. He stated that the condition of the current house is financially unfeasible to attempt to restore. He stated the house they build will have the same architectural features as the current house. He stated that they do not currently own the house.

He stated that they were waiting to see if the Town's Historic Commission would allow them to demolish the house. He stated that they had a structural engineer from McCon Engineering, Inc. evaluate the house and their conclusion was that significant structural repairs were required to make the residence suitable for habitation. He stated he believed that we had that report before us.

Ms. Newton opened the floor to questions from the Commission.

Mr. Brown asked why the current structure was unsalvageable.

Mr. Slusher stated that the concrete slab foundation has crumbled so extensively that the first floor has sunk and that basically to repair the foundation the house would need to be torn down.

Mr. Clark stated that if pressured treated lumber is used for the front deck he would like to see it painted and he stated there are a variety of other options available. He stated that he liked the idea of raising the house 18" above the street to help prevent water damage.

Discussion ensued regarding the features of the proposed house and the type materials that would be used.

Ms. Newton requested a motion.

**MOTION:** Mr. Brown made a motion for the demolition and reconstruction at 124 Maffitt Street with the understanding that it would mimic the current architectural style and features of the house to be demolished and included shutters. Mr. Leonard seconded the motion. The motion passed unanimously.

**Old Business:** Mr. Brown asked if there was any word from the consultants. Ms. Thomas stated that Ms. Minner had met with them.

**New Business:** Mr. Brown made a motion to recommend to the Mayor and Commissioners that Elkton become a member of the Association of Historic District Commissions. Ms. Schwartz seconded the motion. The motion passed unanimously.

Ms. Newton asked if anything is being done about the condition of the yard and front fence at 250 E. Main Street.

Ms. Thomas stated the property had been previously addressed and that is when the fence got moved to the front. She stated that she had spoken with the Zoning Administrator today and that he was going to instruct code enforcement to address the fence, which is a construction fence and not permitted by the Ordinance.

Discussion ensued regarding what the Ordinance allows them to deny and that hopefully the guidelines being developed will be clearer on the subject.

Ms. Newton asked for a motion to adjourn.

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**MOTION:** Mr. Brown made a motion to adjourn. Ms. Schwartz seconded the motion. The motion passed unanimously.