

**Town of Elkton
Elkton Historic District Commission
February 24, 2016**

PRESENT: Paula Newton, Chair; Josh Brown; Mark Clark; Jeanne D. Minner, Director of Planning

ABSENT: Brittany Schwartz; Steven Leonard; John Downs Esq., Legal Counsel

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 that the first item on the agenda was approval of the minutes from December 30, 2015. She asked if any member had any corrections. Hearing none, she asked for a motion.

MOTION: Mr. Brown made a motion to approve the minutes from the December 30, 2015 meeting as written. Mr. Clark seconded the motion and the motion passed unanimously.

Ms. Newton introduced the election of officers as the second item on the agenda. The Commission stated they thought that had been done at the December meeting.

Ms. Minner stated that they would set that aside and check to see if it had been done.

Ms. Newton introduced the third item on the agenda.

Request by Ms. Dorothy Hemphill, representing Hemphill Law Group, for installation of a sign along Howard Street at the rear entrance to 144/146 E. Main Street, Tax Map 311, parcels 1154 and 2404.

Ms. Hemphill introduced herself to the Commission. She apologized for installing the sign prior to receiving permission from the Commission and stated she hadn't known she needed to come before them for the Howard Street side of the property. She stated the sign is located on Howard Street at the entrance to the parking area for 144/146 E. Main Street. She stated that they should have pictures of the sign in front of them. She stated that it is similar to the sign along Main Street. She stated that she would need to present to the Board of Zoning Appeals for a variance for height. She stated that they would be painting the posts to match the color of the sign.

Ms. Newton asked for any comments from the public regarding this request. Hearing none she asked for any comments from the Commission.

Mr. Clark stated that he did not have a problem with the sign. He stated the one on Main Street is nicer but this sign is fine at this location.

Ms. Newton requested a motion.

MOTION: Mr. Brown made a motion to approve the application as presented. Mr. Clark seconded the motion. The motion passed unanimously.

Ms. Newton presented the fourth item on the agenda.

Request by Mr. Justin Meyer, representing Meyer Properties LLC, for the replacement of siding and windows at 132 E. High Street, Tax Map 311, parcel 1755.

Mr. Meyer introduced himself to the Commission. He stated that he was here tonight to request permission to replace the asphalt siding with vinyl and to replace some of the remaining windows with vinyl windows. He stated currently 40% to 50% of the windows are vinyl. He stated that the stain glass windows have been reinstalled.

Mr. Clark asked for the proposed use of the house.

Mr. Meyer stated that it would be an Oxford House and explained that meant it would be used for individuals recovering from drug and alcohol abuse.

Discussion ensued regarding the stain glass windows, the need for tempered glass windows at the base of the stairwell, the number of windows to be replaced and whether or not the wood would be wrapped in vinyl.

Ms. Newton asked if they would be doing anything up around the eaves.

Mr. Meyer stated that they would be pressure washing and repainting the eaves, soffits, etc.

Discussion ensued regarding what would be appropriate for the gables and the need for contrast to keep the house from looking like a 'big beige box'.

Mr. Clark stated that when he did his home he did one row of fish scallop siding and suggested it may work here also.

Ms. Newton asked for comments from the public regarding this proposal. Hearing none she asked for a motion.

MOTION: Mr. Brown made a motion for approval as presented with the understanding that the stain glass windows would remain. Mr. Clark seconded the motion and the motion passed unanimously.

Mr. Clark and the Commission suggested Mr. Meyer install white clapboard corners and use a row of fish scallop siding under the eaves.

Mr. Meyer agreed to the suggestions.

Ms. Newton requested a motion to adjourn.

MOTION: Mr. Brown made the motion to adjourn. Mr. Clark seconded the motion and the motion passed unanimously.