

**Town of Elkton  
Elkton Historic District Commission  
May 25, 2016**

**PRESENT:** Paula Newton, Chair; Josh Brown, Vice Chair; Steven Leonard; Jeanne D. Minner, Director of Planning; John Downs Esq., Legal Counsel

**ABSENT:** Mark Clark; Brittany Schwartz

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 the April 27, 2016 meeting. She asked if any member had any corrections. Hearing none, she asked for a motion.

**MOTION: Mr. Leonard made a motion to approve the minutes from April 27, 2016 as written. Ms. Newton seconded the motion and the motion passed.**

Ms. Newton introduced the second item on the agenda.

**Request by Mr. Ahmet Furat for the installation of sign on the rear wall of 128 W. Main Street, Tax Map 310, parcel 1484.**

Mr. Ahmet Furat introduced himself to the Commission. He apologized for missing the April meeting as there was a misunderstanding between him and his business partner. He stated that he believed the Commission had a picture of the sign.

Ms. Newton stated that they did and verified that the sign is on the rear wall of the building.

Ms. Newton asked if there were any public comments for or against the sign. Hearing none she asked if anyone on the Commission had any questions or comments.

Hearing none, she asked for a motion.

**MOTION: Mr. Leonard made a motion to approve the request as presented. Mr. Brown seconded the motion. The motion passed unanimously.**

Ms. Newton introduced the third item on the agenda.

**Request by Mr. Benjamin Hendrickson, Sr. for exterior renovations and replacement of windows at 135 W. Main Street, Tax Map 310, parcel 813.**

Mr. Benjamin Hendrickson, Sr. introduced himself to the Commission. Mr. Hendrickson explained that the work he was planning on doing at 135 W. Main Street included painting, removing the shutters, enclosing the front basement windows and replacing most of the remaining windows.

Ms. Minner stated that she had visited the site with the Director of Building. She and Mr. Hendrickson discussed the type of windows currently in the existing building. He stated they are not intending to replace the round, stained glass window. He stated that they wish to replace approximately thirty (30) windows.

Discussion ensued between the applicant and the Commission regarding the grill pattern in the existing/proposed windows, the age of the building, the shutters being plastic and approximately twenty (20) years old, the former use of the building, the current/proposed trim and the closing of the basement windows.

Mr. Brown stated that he feels windows are a very important feature and that he would like the replacement windows to have the same grid pattern as the current windows. He stated that if the current grid is six (6) over six (6) or nine (9) over nine (9) then he would want the replacement to have a six (6) over six (6) or nine (9) over nine (9) grid pattern. He stated that the shutters were vinyl and served no purpose.

More discussion ensued regarding the current/proposed windows.

Ms. Newton asked if there was any public comment for or against this proposal. Hearing none she asked the Commission if there were any questions or comments regarding the proposal.

**MOTION: Mr. Leonard made a motion to approve the request on the condition that the replacement windows for the three (3) front windows on the second floor have the same grid pattern as the existing three (3) front windows. Mr. Brown seconded the motion. The motion passed unanimously.**

**Old Business:** Ms. Minner stated that the Commission is scheduled to meet with the consultant on June 9<sup>th</sup> and the Commission should forward any questions/concerns to her prior to the workshop.

**New Business:** Josh Brown stated that he would be unable to attend the next month's meeting. Mr. Leonard stated that he too would be out of town the last week of June.