

**Town of Elkton
Elkton Historic District Commission
July 29, 2015**

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

ABSENT: Steven Leonard

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 March 25, 2015. She asked if any member had any corrections. Hearing none, she stated that she did have corrections. She stated that on the second page, first paragraph, last sentence the word 'they' should be changed to 'we' and in the fifth paragraph the 'and' between 'deck' and 'he' should be deleted and the word 'of' should be inserted between 'variety' and 'other'.

Ms. Newton asked for a motion.

MOTION: A motion was made by Mr. Brown to approve the minutes of March 25, 2015 as corrected. Ms. Schwartz seconded the motion. The motion passed unanimously.

Request by Mr. Doug Goldberg of Tupp Signs, representing Stacy Bridges, for installation of a sign at 221 E. Main Street, Elkton.

Mr. Goldberg introduced himself to the Commission and gave a brief statement regarding the material and location of the sign.

Discussion ensued regarding the location of the sign, its distance from the wrought iron, and height clearance from the porch.

Ms. Newton asked if there were any comments from the audience in support of this request.

Ms. Stacey Bridges of 1340 Gordon Lane, McLean, VA 22102 introduced herself to the Commission and stated that she was the owner of the building and she approves of the placement of the sign on her property for her current tenant.

MOTION: Mr. Clark made a motion to approve the sign contingent upon it being installed at least 2" below the wrought iron while maintaining a 7' clearance. Ms. Schwartz seconded the motion. The motion passed unanimously.

Discussion: Mr. Evan Rollins, Esq. regarding the slate roof at 131 E. Main Street, aka "The Mitchell House"

Mr. Rollins introduced himself to the Commission and stated that he was there to give a status report regarding the petition that he filed about three (3) years ago to replace the slate roof with asphalt shingles. He gave a brief overview of the conditions in the building at the time that led them to file the original petition, the outcome of the petition hearing and, not having the money to replace the roof with slate, the attempts that they made to prevent interior damage due to water leaks. He stated he looked into tax credits from the State but you need to have the money to fix the roof. He stated that he had spoken to both Mary Jo Jablonski and Larry Crouse on the availability of money from a façade grant awarded to Elkton. He stated that he spoke with the County Historic Commission and the Maryland Historic Trust and either nothing was available or he did not qualify. He stated that any option he chooses has to be economically feasible. He stated that the problem is not isolated but involves the entire roof.

Discussion ensued between the Commission, Ms. Minner, Mr. Downs and Mr. Rollins regarding the condition of the house, options available as possible funding aid, the use of material other than slate, several companies to contact for quotes that do historic restoration, the historic significance of the building and the historically significant architectural features both inside and outside.

Ms. Newton thanked Mr. Rollins for the update on the status of the project.

The Commission continued discussion with respect to Mr. Rollin's options, including possible aid if he is renting the upstairs apartments as low to moderate income housing.

Old Business: Elkton Historic District Design Guidelines – Discussion ensued regarding the draft copy of the Elkton Historic District Design Guidelines. Some of the items addressed were the Commission's desire to have the guidelines more tailored toward situations the Town encounters instead of being generic to any town; the regulations being too strict on some issues, e.g. the sections on windows, siding, and gutters; and conflicts with MDE regulations making the guidelines unenforceable in Town.

New Business:

Ms. Minner informed the Commission that the Town had applied for the Six to Fix Grant for the Holly Hall Building and that hopefully, if awarded, it would help propel repairs to the building and make it functional again.

Discussion ensued regarding having a workshop to further discuss the guidelines.

Ms. Newton asked for a motion to adjourn.

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