

**Town of Elkton
Elkton Historic District Commission
June 27, 2018**

PRESENT: Paula Newton, Chair; Brian Morgan; Will Whiteman; Nancy Yerkes; Jeanne D. Minner, Director of Planning; John Downs Esq., Legal Counsel

ABSENT: 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 March 28, 2018 meeting. She asked if any member had any corrections. She stated she had two (2) corrections. She stated under the request by Mr. Pizzulli on the first page and on page two, first paragraph the spelling of her name is incorrect. Hearing no further corrections, she asked for a motion.

MOTION: Mr. Morgan made a motion to approve as corrected. Mr. Whiteman seconded the motion and the motion passed unanimously.

Ms. Newton introduced the second item on the agenda.

Request by Jeremy and Ashley Booher for exterior renovations and sign installation at 156 W. Main Street, Elkton.

Mr. and Ms. Booher introduced themselves to the Commission and stated that they were before the Commission to request approval of their proposed exterior renovations to 156 W. Main Street. The renovations would include replacement of the front door, which they stated was not the original. They explained the proposed door, which they would like to be black.

Mr. Whiteman asked if the shutters would match.

Ms. Booher confirmed they would. She explained paint changes and touch ups they would like to make to the front exterior. She further stated that there were windows that they would like to replace, some of which had broken glass.

Mr. Booher stated that they would like to replace all of the windows, at least on the first floor.

Ms. Newton asked if the windows were original to the house.

Mr. Booher stated that there was a mish-mash of different windows on the house and that quite a few of them have been replaced.

Ms. Booher stated that the roof on the side is green and they would like to paint it silver to match the rest of the roof.

Ms. Newton stated that they don't normally rule on paint colors unless they are going to be placing different material than what is there.

Ms. Booher stated they were not.

Ms. Newton asked if any of the windows were of the old sash and weight style.

Ms. Booher stated that she knew of at least one (1) on the side of the house towards the rear was that style. She further stated that it was crumbling in on itself and would not open.

Ms. Newton asked about the third floor windows. Mr. Booher stated that at this time he would just like to replace the first floor windows and other than being a clear window, you would not be able to tell the difference with what is currently there.

The Commission asked for an update regarding the plank house at 260 W. Main Street. Ms. Minner said Maryland Historic Trust was hoping to do detailed drawings and measurements of the house and needed to coordinate a date with the owner.

MOTION: Mr. Morgan made a motion to approve the request as presented. Mr. Whiteman seconded the motion and the motion passed unanimously.

New Business/ Old Business: Ms. Newton asked Ms. Minner to review the motion regarding the chimney replacement at the Historical Society building. She noted that they had been before the Commission about a year or two ago and she believed the motion stipulated the chimneys would be replaced within a year of the meeting. She stated that this had not happened.

The Commission discussed the building next to the Post Office that was supposed to replace the windows with 12 over 12 and that also did not happen. They then discussed what procedure ensured the contingencies to any motions were enforced.

The Commission discussed the ramp at Mr. Crouse's building.

The Commission went into further discussion regarding strategies and mechanisms to ensure the contingencies placed on approvals by the Commission are enforced.

The Commission discussed the condition of the house on the corner of Delaware Avenue and Main Street and whether or not it can be converted into apartments. They further discussed what was being done regarding regulations for blighted properties.

Ms. Minner updated the Commission on the status of the historic Holly Hall building and demolition by neglect. They discussed the possibility of subdividing the commercial part of the property from the historic building. They further discussed possible uses and previously proposed uses for the building.

They then discussed what was happening with the armory, costs of repairing the interior and possible uses for the building.

Ms. Newton asked if there was any further business. There being none, she asked for a motion to adjourn.

MOTION: Mr. Whiteman made a motion to adjourn. Mr. Morgan seconded the motion and the motion passed unanimously.

The meeting adjourned at approximately 7:10 PM.