

**Town of Elkton**  
**Elkton Historic District Commission**  
**August 30, 2023**

**PRESENT:** Christine A. Brimm Hurschman; Mickey Thompson; David Beste, Esq.; Jeanne D. Minner, Director of Planning; Quinn Krenzel, Planner I

**ABSENT:** Paula Newton, Chair

Ms. Hurschman called the meeting to order at approximately 6:00 p.m. 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 to 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 to 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. Hurschman stated the first item on the agenda is approval of the July 26, 2023 meeting minutes. There were no corrections. Mr. Thompson then called for motion.

**MOTION: A motion was made to approve the minutes of July 26, 2023. Ms. Hurschman seconded the motion and the motion passed unanimously.**

Ms. Hurschman introduced the next item on the agenda, which was the request of Rhonda Hines, applicant for 222 W. High Street and 235-237 W. Main Street.

**REQUEST OF RHONDA HINES, APPLICANT FOR 222 W. HIGH STREET. THE REQUEST INCLUDES THE REMOVAL OF THE CURRENT DECK AND REPLACED WITH NEW PRESSURE TREATED DECK AND RAILING. THE REQUEST ALSO INCLUDES REPLACING WINDOWS.**

Ms. Hurschman asked Ms. Hines to introduce herself and explain the project. Ms. Hines explained that the deck needs to be replaced with new pressure treated deck and railing because it is a safety concern in its current condition. She said they need to replace the windows. All but one do not have grids and most are nonfunctioning wood windows so they need replacement for safety purposes. Ms. Hurschman clarified whether or not they would be replacing the posts on the deck or just the railing. Ms. Hines said they would be painting the posts and keeping the ginger breading along the top.

Ms. Hines referred to the property manager for help with answering questions. Ms. Hurschman asked them to state their name. Mohammad Zubair introduced himself as the property manager. He first answered the question regarding the deck posts explaining that they are in bad shape with old paint. They are planning

on replacing the posts from the deck to the roof with a decorative structural 6x6 wooden post painted white. It will be similar to what is there currently but not exactly the same for cost reasons.

Mr. Thompson then asked if they had details and specifications showing what these materials and project would look like. Mr. Zubair explained that plans had been sent to Elkton Building and Planning for permits. Mr. Thompson replied that the Historic District Commission did not receive any plans and explained why they need to see those before making a decision. Ms. Hurschman said they would need to see what materials they are using, what it would look like afterwards, and how they would maintain the historic aspects of the building.

**MOTION: Motion was made by Mr. Thompson to table the decision of 222 W. High St. until the next Historic District Commission meeting on September 27, 2023 to provide the town with adequate documentation. Motion was seconded by Ms. Hurschman.**

The board moved on to the next item on the agenda.

**REQUEST OF RHONDA HINES, APPLICANT FOR 235-237 W. MAIN STREET. THE REQUEST INCLUDES THE INSTALLMENT OF NEW VINYL SIDING OVER EXISTING WOOD SIDING AND MAKE REPAIRS TO FRONT PORCH.**

Due to the same issue with the next agenda item, the same decision was made.

**MOTION: Motion was made by Ms. Hurschman to table the decision of 235-237 W. Main St. until the next Historic District Commission meeting on September 27, 2023 to provide the town with adequate documentation. Motion was seconded by Mr. Thompson.**

The floor was opened to the public for any questions or comments related to the Historic District Commission. Rob Johnson was in the audience and questioned his own property. Mr. Beste advised him that the board cannot answer questions related to a specific property without having a project and have applied to the Historic Commission and to talk to the planning department for guidance.

**Old/New Business** – There was no new or old business.

**MOTION: Motion was made by Mr. Thompson to adjourn the meeting. The motion was seconded by Ms. Hurschman. The motion passed unanimously and the meeting was adjourned.**

Respectfully submitted,

Quinn Krenzel