

**Town of Elkton**  
**Elkton Historic District Commission**  
**September 27, 2023**

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

**ABSENT:** None

Ms. Newton 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. Newton stated the first item on the agenda is approval of the August 30, 2023 meeting minutes. There were no corrections. Mr. Thompson then called for motion.

**MOTION: A motion was made to approve the minutes of August 30, 2023. Mr. Thompson seconded the motion and the motion passed unanimously.**

Ms. Newton 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.

**TABLED 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. Newton asked for a motion to un-table the request from the August 30, 2023 meeting. Ms. Hurschman made the motion and was seconded by Mr. Thompson.

There to represent Ms. Hines were Mr. Hassan Hayat and Mr. William F. Riddle, ESQ. Mr. Riddle explained they would like to redo the front porch by ripping off the decking and replacing the boards with new pressure treated lumber, new railing, getting new posts while maintaining the ginger breadding that is along the top of the posts, and replace the windows. He mentioned that photographs and renderings were provided and proceeded to describe the photos the commission was looking at.

Ms. Hurschman clarified which windows were getting replaced and Mr. Hayat answered with the first floor. Ms. Newton asked if the windows on the first floor are the original wood windows. Mr. Hayat said yes. Ms.

Hurschman mentioned that the windows on the porch are oversized and asked if the new windows would match in size. Mr. Hayat explained that they don't make anything exactly that size but they intend to frame out a similar size using standard 60 in windows. Mr. Hayat said the windows were close to 70 inches tall.

Ms. Newton asked whether they intend to stain or paint the deck. Mr. Hayat said they would paint it. Mr. Hayat said the posts would be similar to the current posts and the ginger breading seems to be salvageable.

Ms. Hurschman asked about being able to fix the current windows. Mr. Hayat explained that the current windows were painted with lead paint and they are nonfunctioning which, per the Town of Elkton, is a requirement.

**MOTION: Motion was made by Mr. Thompson to approve the request for replacement of windows, pressure treated lumber for decking, and posts for 222 W. High Street with the condition that the historical nature of the building be maintained and restored including replacement of ginger breading if unsalvageable. The motion passed unanimously.**

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

**TABLED 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.**

Mr. Thompson made a motion to un-table the request. Motion was seconded by Ms. Hurschman.

Both Mr. William F. Riddle, ESQ. and Mr. Hassan Hayat stayed to represent this next request. Mr. Riddle, again, explained what the project is proposing. He said his client provided siding options and shows a double Dutch overlap, installing a similar porch deck and posts as to the previous request at 222 W. High.

Ms. Newton asked if they were keeping the roof. Mr. Hayat said yes and clarified the porch floor is wood and the steps are concrete. Ms. Newton asked if they were replacing the porch posts. Mr. Hayat said they would need to replace some. They intend on residing the front of the house without the need to replace windows. Ms. Hurschman asked for clarification for the siding color and Mr. Hayat said they would choose something similar to the current color.

Mr. Thompson asked if Mr. Hayat would be willing to put the ginger breading on the porch to bring back some of the historical nature. Mr. Hayat said he would. They would maintain the border of the windows and will not change the doors.

**MOTION: Motion was made by Ms. Hurschman to approve the request for replacement of pressure treated lumber for decking, posts, and siding for 235-237 W. Main Street with the condition that the historical nature of the building be maintained and restored including replacement of ginger breading if unsalvageable. The motion passed unanimously.**

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

**REQUEST OF ALBERT R. CARROLL, APPLICANT FOR 257 W. MAIN STREET FOR REPLACEMENT OF OLD WOOD FENCE WITH CHAIN LINK FENCE.**

Mr. Robert Carroll and his niece Ms. JoAnne Reeves were in attendance to present this request. Ms. Reeves explained that she got a letter from the town to take down or fix the old wood fence in the yard. She said there was barely a fence left between the rotted posts and kids knocking it down. She said that's the reason for the request of a chain link fence.

Ms. Newton asked for clarification of the chain link fence along the street. Ms. Reeves explained that there is a wrought iron fence along the front and this would be along the side of the yard to keep people from cutting through people's yards.

The fence would be 4ft. They discussed the possibility of black chain link fence and Ms. Reeves seemed open to the idea.

**MOTION: Motion was made by Mr. Thompson to approve the request for replacement of wooden fence with a chain-link fence with the condition that the fence be black chain-link. The motion passed unanimously.**

**Old/New Business** – Ms. Minner stated that she was still waiting to hear back from the grant folks about Holly Hall. Ms. Hurschman asked about updates to the Howard House but Ms. Minner has not heard much and the insurance companies are still deciding what to do. Discussion ensued about the idea of enforcement to prevent the buildings from deteriorating but it is hard when there aren't actual penalties.

There being no other items.

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

Respectfully submitted,

Quinn Krenzel