

**Town of Elkton
Elkton Historic District Commission
February 22, 2023**

PRESENT: Paula Newton, Chair; Christine A. Brimm Hurschman; Jeanne D. Minner, Director of Planning

ABSENT: Mickey Thompson, David Beste, Esq., Quinn Krenzel, Planner I

Ms. Newton called the meeting to order at approximately 6 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 minutes from the January 25, 2023 meeting. She stated that she had one correction. Ms. Newton asked if the commission had any other corrections. There were no other corrections. She then called for a motion.

MOTION: Ms. Hurschman made a motion to approve the minutes of January 25, 2023 subject to the noted correction. Ms. Newton seconded the motion and the motion passed unanimously.

Ms. Newton introduced the second item on the agenda, which was the request of Tim Riley for replacement of attic windows on the front façade.

Request of Tim Riley, applicant for 402 North Street, Elkton, MD. The request includes replacement of attic windows on front façade.

Present at the meeting to represent this request was Ms. Faith Frawley, Ms. Amy Richardson, and Mr. Salvatore Adams. Mr. Adams stated that he has a partnership with Amy Richardson and that he lives at 402 North St. They decided that the windows in the attic need to be replaced because they are unsightly and weak. They want to replace it exactly the way it is and that Home Depot said they could put it back the way they found it. Ms. Frawley explained that the new window would be vinyl and twin encasement. It would have grids, colonial pattern, two vertical and two horizontal. It would be a creamy white to give the illusion of a freshly painted wood window.

Ms. Newton asked for clarification on what it means to have a colonial version of a window. Ms. Frawley reassured her that it means two gridlines between the panes of glass. Ms. Newton asked that the new window would not have a 3-dimensional aspect to them and that the gridlines are within the glass, unlike the current window. Ms. Frawley confirmed and added that she does not see how it would be noticeable from that far away.

Ms. Newton explained that she has issue with new windows because they are 2-dimensional and it is noticeable. She continued saying that it looks like it's been compromised already and windows have been replaced and the porch but when she saw the façade she immediately was drawn to the attic windows. With that being said, Ms. Newton turned the discussion over to Ms. Hurschman for any comments. Ms. Hurschman asked if there was a way to make the window 3-dimensional. Mr. Adams replied that there are grids that you can buy to put on to the window. They get tacked on to the outside. Ms. Newton and Mr. Adams went back and forth about preserving the historic nature of the town. Ms. Richardson chimed in agreeing that she would like to keep the historic nature of the house but it comes at a cost. Ms. Newton understands that it is cheaper to replace with new than it is to restore the old. She asked if Home Depot sold wooden windows and Ms. Frawley confirmed that they did, but at more than triple the cost to the homeowner with the current cost being around \$1,900. So one window would cost about \$5,500-\$6,000.

Mr. Adams said that they could install the windows and if the town doesn't like them, then they could try tacking on the 3D gridlines. The commission would like that done at the time of installation.

MOTION: Motion was made by Ms. Hurschman to approve with exception the request presented by Mr. Salvatore Adams, Ms. Amy Richardson, and Ms. Faith Frawley for 402 North Street replacement of the attic windows with the exception that wood will be tacked on to mimic the historic look. The motion was seconded by Ms. Newton and unanimously approved.

Old Business – Ms. Newton asked if Ms. Minner had a chance to look at a specific house where she was concerned with the painting of the building. Ms. Minner said that the building appeared to have been painted before and they were repainting it. They continued with other old business and Ms. Minner stated that the town attorney is working on a way of protecting the Holly Hall building by providing a means for one of the remaining members of ACE, where the deep restriction was placed, to convey the restriction to Elk Landing and the Elk Landing foundation could have control of that tract of land and subdivide it and then have a means of raising funds to restore the Holly Hall building.

New Business – Sal Adams addressed the commission with displeasures regarding his neighbors. Ms. Richardson intervened and asked for clarification on what the historic district rules on. That includes anything someone wishes to change about the exterior of their property within the Historic District of the town and can be seen from the road. Ms. Richardson asked who they talk to for town business pertaining to adjacent properties, landlords, and tenants. Ms. Minner suggested reaching out to Mayor and Commissioners or Chip Bromwell. Mr. Adams expressed displeasures with another landlord who keeps their properties a mess. Ms. Minner once again told Mr. Adams to reach out to code enforcement because the Historic District does not oversee property maintenance. Mr. Adams also asked who to talk to about stop signs and Ms. Minner suggested speaking to Dan Handley or SHA depending on which roads are in the question.

There being no further items to discuss Ms. Hurschman called for a motion to adjourn.

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

Respectfully submitted,

Quinn Krenzel