

**Town of Elkton  
Elkton Historic District Commission  
February 27, 2019**

**PRESENT:** Paula Newton, Chair; Brian Morgan; Will Whiteman; Nancy Yerkes; Jeanne D. Minner, Director of Planning; David Beste, 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 November 28, 2018 meeting. She asked if any member had any corrections. Hearing none she asked for a motion.

**MOTION: Ms. Yerkes made a motion to approve the minutes of November 28, 2018 as written. Mr. Whiteman seconded the motion and the motion passed unanimously.**

Ms. Newton introduced the second item on the agenda.

**Request by Mr. Patrick Ulrich for approval of exterior renovations at 210 E. Main Street, Elkton**

Mr. Ulrich introduced himself to the Commission. He stated that he was here this evening to request approval for exterior renovations to 210 E. Main Street. He stated that, as the Commission can see from the pictures, the property is in need of a little loving care. He stated he as a landlord of other properties is aware of the problem of lead paint, which is present at this property, and he is prepared to take care of that situation. He stated that with regard to the front of the building he would like to replace the railings and roof supports with vinyl. He stated he would need to have the contractor look at the masonry support on the left side of the porch to see what is going on there. He stated that the tin roof is rusted and would like direction from the Commission as to whether to keep it or replace it. He stated he is fine with either option.

Mr. Morgan asked if the existing porch material was wood and what would Mr. Ulrich be replacing it with and would he be matching the existing look.

Mr. Ulrich stated he would like to replace it with vinyl and that the existing balustrades are square and he would like to replace them with round. He stated he was planning on a look similar to that of the porch on the building to the left of his property.

Mr. Whiteman asked about replacing the support posts for the porch roof.

Mr. Ulrich stated he would like to use a non-wooden material that would match the existing design.

Mr. Whiteman stated his concern is for preserving the architectural features of the building.

Mr. Ulrich stated he understood their concerns. He stated that his aim is to preserve the current design but with longer lasting materials.

Mr. Whiteman asked about the condition of the tin roof and whether or not Mr. Ulrich intends to retain it. He also asked about the windows and whether or not they are to be repaired or replaced.

Mr. Ulrich stated he was uncertain of the condition of the tin roof other than it is rusted and he stated that some of the windows on the front of the building had already been replaced. He stated he believed the replaced windows were on the right side. He stated he wished to replace the remaining windows with vinyl windows similar to what is existing. He stated the windows on the side also need to be replaced. He stated that there is an outdoor entrance on the side that probably hasn't seen a coat of paint in fifty (50) years and is rotten and he wishes to close it off. He also stated that the basement windows are also rotten and would need to be replaced.

Mr. Whiteman asked if Mr. Ulrich was requesting to replace the vinyl siding.

Mr. Ulrich stated that he would leave the existing vinyl siding and clean it.

Mr. Morgan asked what the plans were for the shutters and the front door.

Mr. Ulrich stated that he was keeping the front door and would refinish it. He stated he would like to add shutters to the second floor but was unsure about installing them on the third floor but that he would probably put shutters up there too.

Ms. Newton asked what type of window was there currently.

Mr. Ulrich stated the windows were one over one. He stated that there are two (2) trees in the rear yard which will need to come down. He stated that he would have to replace the entrance to the basement at the rear. He stated he is planning on renovations similar to the house to the left, which he feels the owner did a good job renovating.

Ms. Newton stated she felt the decorative roof supports and the tin roof are what really give this house its style.

Mr. Ulrich stated that he believed he could recreate the design of the roof supports.

Discussion ensued regarding the use of the building and various interior renovations.

Mr. Morgan stated he'd like a stipulation that if the porch roof is rusted through in spots that the roof be replaced in kind.

Mr. Ulrich requested that he be approved to replace the windows facing the street with windows that have grids. He felt that they would look nicer.

Ms. Minner asked if the remaining wooden windows had grids.

Mr. Ulrich stated that they did not.

Ms. Minner stated that he might want to keep with the original window design.

Mr. Ulrich stated that was alright with him as that type window is cheaper.

Mr. Morgan asked if he was going to keep the size of the windows the same and Ms. Minner asked if he would be keeping the wood trim around the outside of the window.

Mr. Ulrich affirmed both but stated he might cover the wood trim in vinyl to preserve it.

Ms. Newton noted that there was no audience present and she requested a motion.

**MOTION: Mr. Whiteman made a motion to approve the requested exterior renovations contingent upon the retention of the tin roof, the retention of the architectural features of the posts and the replacement of the windows. Ms. Yerkes seconded the motion and the motion passed unanimously.**

Ms. Newton asked if there were any other cases to be heard.

Ms. Minner stated that the second item on the agenda is a no show and would have to resubmit for a future meeting. She stated that the election of officers is the next agenda item.

Ms. Minner asked if anyone wanted to make a motion for Chair of the Commission.

**MOTION: Mr. Whiteman nominated Ms. Newton to continue as Chair. The motion was seconded by Ms. Yerkes and the motion passed unanimously.**

Ms. Minner asked if anyone wanted to make a motion for Vice Chair of the Commission.

**MOTION: Mr. Morgan nominated Mr. Whiteman for Vice Chair. The motion was seconded by Ms. Yerkes and the motion passed unanimously.**

**Old Business:** Ms. Newton asked if the informational cards from Habitat for Humanity ever got mailed.

Ms. Minner stated that there had been a back and forth between them and her regarding changes and she believed the last request from them was how many the Town needed. She stated she would have Terri follow up with Habitat for Humanity.

Ms. Newton asked if there was any more activity on the house on E. Main Street and Delaware Avenue. She stated it was going to implode.

Ms. Minner stated she believed Mr. Aslam's brother purchased it and was going to put a group home in there. Ms. Minner stated they are having compliance problems with these individuals even after the Town takes them to court.

Discussion ensued regarding ownership and maintenance of properties in Town owned by Mr. Aslam if he is sent to jail. The discussion included problems with making individuals comply with zoning and building regulations.

Ms. Newton stated that the other building that is becoming a concern to her is the old Stop and Go store on Main Street. She stated that it is deteriorating by the day. She stated that the windows looked like they were going to fall out.

**New Business:** Ms. Minner stated that there was someone interested in the wedding chapel building but she hasn't heard anything further from them.

Ms. Newton asked for a motion to adjourn.

**MOTION:** Mr. Whiteman made a motion to adjourn. The motion was seconded by Ms. Yerkes and the motion passed unanimously.

The meeting adjourned at approximately 6:45 PM.