

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

PRESENT: Paula Newton, Chair; Brian Morgan; Will Whiteman; Nancy Yerkes; Brittany Schwartz; Theresa C. Thomas, Assistant Planner; David Beste, Esq., Legal Counsel

ABSENT: None

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 February 27, 2019 meeting. She asked if any member had any corrections. Hearing none, she stated that she had one (1) correction. She stated that 'get' needed to be changed to 'got' on the third page in the section questioning the postcards from Habitat for Humanity. She asked for a motion.

MOTION: Mr. Morgan made a motion to approve the minutes of February 27, 2018 as corrected. Mr. Whiteman seconded the motion and the motion passed unanimously.

Ms. Newton introduced the second item on the agenda.

Request by Mr. Hasan Hayat, representing DEMD Property Investments, for approval of replacing windows and siding at 235-237 W. Main Street, Elkton

Mr. Hayat introduced himself to the Commission. He stated he was here this evening regarding 235-237 W. Main Street. He stated he was requesting approval to update the siding on the front of the house and update the windows.

Ms. Newton noted that there was no public in attendance and she requested questions/comments from the Commission members.

Ms. Newton asked about the picture showing some of the windows boarded up noting that she had just driven by the residence and there were no boarded windows.

Ms. Thomas stated that she had printed that picture from Google Earth just to show that some of the windows had previously been damaged.

Mr. Hayat noted that the windows all currently had glass in them.

Mr. Whiteman asked if Mr. Hayat was asking to replace the windows on the front and repaint the front wood siding.

Mr. Hayat clarified that he was requesting new vinyl siding on the front.

Mr. Whiteman asked what the intention was regarding the porch.

Mr. Hayat stated that he would be replacing the decking on the porch with pressure treated lumber.

Mr. Whiteman asked if anything was planned for the steps, railing, posts or porch roof.

Mr. Hayat stated that, other than replacing the deck, at most they would be painting the existing railings and posts.

Mr. Morgan clarified that the request was only for vinyl siding on the front of the building, not the sides.

Mr. Hayat stated that was correct.

Ms. Newton asked if the siding on the front was the original boards.

Mr. Hayat stated that they were original to the building. He stated the sides of the building had vinyl siding and that it was in good condition.

Discussion ensued regarding the type of vinyl siding and the color proposed (green) for the front.

Ms. Newton asked if Mr. Hayat had considered retaining the existing board siding and painting it instead of covering it with vinyl siding. She noted that this was one of the few buildings on West Main Street that has retained many of its original features and that, in addition, they appeared to be in a restorable condition.

Mr. Hayat stated that he preferred vinyl siding.

Ms. Newton asked what his intention was regarding replacing the windows on the third story of the building. She noted that they were a significant architectural feature of the building and would like to see their shape retained. She asked if he could replace them with similarly shaped windows due to their unusual shape. She asked for confirmation that the wood detail along the outside of the window would not be disturbed.

Mr. Hayat stated that the replacements would have the same shape and the wood detail on those windows or any of the other windows would not be disturbed.

Ms. Thomas asked if he was replacing the front door.

Mr. Hayat stated that the existing door was to remain.

Mr. Whiteman asked the condition of the interior of the building.

Mr. Hayat stated that the interior was in good condition and that he was not sure to what extent the original interior features were still intact.

Mr. Hayat stated that he was open to painting the front exterior but would prefer to use vinyl siding.

Ms. Thomas asked if it was just the wood detail around the third story cathedral windows that would be retained or if he was retaining the wood detail around all the windows.

Mr. Hayat stated that he meant all of the windows.

Mr. Morgan asked if the intent was to wrap the wood detail around the windows in another material, such as vinyl or metal.

Mr. Hayat stated that the wood would not be wrapped.

Ms. Newton asked if the wood would still be red in color in contrast to the siding, as that is not unusual in older Victorian style homes where several different colors are used.

Mr. Hayat stated that the red would be retained.

The Commission members discussed the information they had received.

Ms. Newton asked if there were any further questions and/or comments. Hearing none she asked for a motion.

Mr. Whiteman asked for clarification regarding whether a motion could both approve part of a request with contingencies but deny another part of the request and if so, how the motion would be framed.

Mr. Beste stated that both approval and denial could be within one motion and explained how such a motion should be framed.

MOTION: Mr. Whiteman made a motion to approve the requested window replacements with the following contingencies: 1) the grid pattern of the existing windows is to be retained; 2) the wood framing of the windows is to remain and be painted; 3) the architectural features of the windows are not to be changed, particularly the third floor ‘cathedral’ windows. The motion included approval of replacement of the porch deck with pressure treated lumber that was to be finished by either painting or staining. The motion denied the request to install vinyl siding on the front of the building. The existing wood siding is to remain and be repaired were necessary and repainted. The recommendation was for the wood siding to be painted white.

The motion was seconded by Ms. Yerkes and the motion passed unanimously.

Ms. Newton introduced the third item on the agenda.

Request by Mr. Hasan Hayat, representing DEMD Property Investments, for approval of replacing all the windows and replacing or repairing the shutters at 219 Howard Street, Elkton

Ms. Newton gave a brief history of the property and its previous owners. She asked Mr. Hayat what he was requesting regarding this house.

Mr. Hayat stated he was here this evening regarding replacement of the existing windows with vinyl windows and replacing the missing shutters and repairing the damaged shutters.

Mr. Whiteman clarified that the request was only for the window and shutters.

Mr. Hayat confirmed that was the extent of the request.

Ms. Thomas stated that the Director of Building informed her that he had been approached by an individual involved in this project regarding running electrical conduits around the outside of the building. She stated that if this were the case and if these conduits were visible on the façade from the street, the applicant would have to come before this Commission for approval of any alteration in the look of the façade.

Mr. Hayat stated he was not aware of any plan to install outside conduits and that he was only here about the request regarding the windows and shutters but he understood it would have to be approved by this Commission.

Ms. Newton noted that many of the shutters along the sides are missing and asked if the shutters on the front of the building were wooden and original to the house.

Mr. Hayat stated that he would be replacing the missing shutters with wooden shutters that would match the existing shutters. He stated he would be repairing the existing wooden shutters that are damaged.

Mr. Whiteman asked if he was requesting to replace all the windows.

Mr. Hayat stated that was correct.

Ms. Newton stated that this is a house from 1881 that is still in its original condition and once you lose it, it's gone forever. She asked if this house was also going to be a rental.

Mr. Hayat stated it was.

Mr. Whiteman asked about the operational condition of the windows.

Mr. Hayat stated that some of them could be opened and closed but not easily.

Mr. Morgan stated he supported the window replacement and cited personal experience of living in a home circa 1848 and the expense of heating and he feared that if such a standard was upheld the remaining older structures would not get any attention and fall further into disrepair. He stated from having been in that position with a young family the cost of heating alone is prohibitive to occupying such dwellings.

Mr. Whiteman asked if some of the windows on the side of the structure had already been replaced.

Mr. Hayat stated that some of those were not original to the building.

Ms. Newton asked if they would keep the same two over two grid pattern.

Mr. Hayat responded in the affirmative.

Ms. Yerkes asked if the wood frames would be wrapped in vinyl.

Mr. Hayat stated that he was not planning on changing that.

Ms. Newton asked if there were any more comments or questions. Hearing none she asked for a motion.

MOTION: Mr. Morgan made a motion to approve the replacement of the windows contingent upon the following: 1) the 2 over 2 grid pattern of the existing windows is to be retained; 2) the wood framing of the windows is to remain and be painted; 3) the architectural features of the windows are not to be changed. The motion also included approval of replacement of the missing and damaged shutters contingent upon the following; 1) the replacement shutters are to be wood; 2) the replacement shutters are to replicate the pattern of the existing shutters. The choice of color is left to the applicant.

The motion was seconded by Ms. Schwartz and the motion passed on a 4:1 vote. The vote was as follows:

Mr. Morgan	yea	Ms. Newton	nay
Ms. Schwartz	yea		
Mr. Whiteman	yea		
Ms. Yerkes	yea		

New Business: Ms. Newton asked if the Commission could request that applicants did not use their cell phones during proceedings.

Both Mr. Beste and Ms. Thomas stated that it was within the Commission's rights to make such a request.

Old Business: Ms. Newton asked if the Town had received a response from Habitat for Humanity regarding the Historic District postcards.

Ms. Thomas stated that they had requested the number of postcards needed and that she had forwarded that information but had not received a response. She stated it was believed the postcards are in the process of being printed.

Ms. Newton asked if any of the previous applicants had picked up the approved demolition permanents.

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Ms. Thomas stated that to her knowledge they had not.

Ms. Newton asked for a motion to adjourn.

MOTION: Mr. Morgan 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.