

**Town of Elkton
Elkton Historic District Commission
April 27, 2016**

PRESENT: Paula Newton, Chair; Mark Clark; Steven Leonard; Brittany Schwartz; Theresa Thomas, Assistant Planner; John Downs Esq., Legal Counsel

ABSENT: Josh Brown, Vice Chair; Jeanne D. Minner, Director of Planning

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 March 30, 2016 meeting. She asked if any member had any corrections. She stated that she had corrections. She noted that the heading on the following pages should be changed to Elkton Historic District Commission and that on page four, just under the motion, it should read "...went into executive session".

MOTION: Ms. Schwartz made a motion to approve the minutes from March 30, 2016 as corrected. Mr. Clark seconded the motion and the motion passed unanimously.

Ms. Newton introduced the second item on the agenda.

Request by Mr. Dwight E. Hair for the installation of signs and exterior renovations at 116 - 118 E. Main Street, Tax Map 310, parcel 1164.

Ms. Schwartz recused herself since she is related to the applicant.

Ms. Dawn Schwartz introduced herself to the Commission and stated that she would be representing her father, Mr. Hair. She stated that they would like to revamp 116-118 E. Main Street by removing the awnings and the marquee sign and replace them with two (2) wood composite signs with lighting over them and they would be placing shutters on the second floor windows.

Discussion ensued regarding the type of lighting over the signs, the approximate age of the marquee sign, and the color of the signs.

Ms. Schwartz stated that as far as the color of the signs she was open to suggestions.

Ms. Newton requested a motion.

MOTION: Mr. Clark made a motion to approve the request as presented. Mr. Leonard seconded the motion. The motion passed unanimously.

New Business: Ms. Thomas stated that Mr. Lewis George, the Town Administrator, wanted them to know that the Town is investigating costs to repair the slate roof on the Alliance. However, if repair with real slate is too costly, he wanted them to see the material they would be using instead.

The Commission stated that if the intent is to repair sections of the roof the Town would need to pick a color closely aligned to the existing slate. They stated they did not have a problem with the proposed material.

Mr. Clark asked if there was any way that when there is just something like a sign on the agenda the process could be streamlined by having staff email the information to the Commission, and them emailing back their approval or disapproval. He felt it wasted time having the members to come to a meeting for something that could be done via email and was a waste of the Town's money paying staff and counsel.

Mr. Downs stated he would look into any alternatives but the Ordinance required a public meeting.

Old Business: Discussion ensued regarding possible dates for the workshop with the consultant

The meeting adjourned at 6:25 PM.