

**Town of Elkton
Elkton Historic District Commission
May 31, 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 6:05 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 May 10th special meeting. Ms. Newton asked if the commission had any corrections. There were none. She stated that she had a few corrections. She then called for a motion.

MOTION: A motion was made to approve the minutes of May 10, 2023 subject to the noted corrections. Ms. Newton seconded the motion and the motion passed unanimously.

Due to technical difficulties, the order of the items on the agenda was switched.

Ms. Newton introduced the next item on the agenda, which was the request of Athletico Management LLC dba Pivot Physical Therapy, applicant for 133 North Bridge Street.

Request of Athletico Management LLC dba Pivot Physical Therapy, applicant for 133 North Bridge Street. The request includes installation of two deep backer panel signs, one on the front and one on the side building façade.

Mr. Thompson recused himself to avoid the appearance of any impropriety.

Ms. Newton asked who would be speaking on behalf of this application. Mallory Cason, Director of Real Estate for Athletico Management LLC, spoke up and also introduced Jeff Rives, who is the signage vendor. Ms. Cason introduced herself and stated that they are looking to install two

deep backer panel signs. One on the front and one on the side of the building facade. Mr. Rives introduced himself and said that he is the President of East West Sign Group, LLC.

Ms. Newton asked about the material of the sign and if it was going to be lighted 24/7? Mr. Rives replied saying the material would be an aluminum backer panel similar to the Harford Bank sign. The letters would be acrylic based with aluminum sides and LED lighting. He clarified that everyone was sent renderings. Ms. Cason said that their intent is to have the sign illuminated 24/7 with no timer.

Ms. Hurschman asked if the sign would be dimmed at night? Mr. Rives said that he was unsure but the light would be coming through gray paint and at night would appear white but not a bright white. Ms. Newton clarified that the sign was going to be on the building on the second floor but also on the ground. Mr. Rives said that the ground mounted sign was not illuminated. Ms. Cason chimed in saying that the ground sign is not part of their request because it is existing.

Ms. Newton asked the public if they had any comments regarding the lighted sign for Pivot Physical Therapy. There were none.

MOTION: A motion was made to approve the request of Athletico Management LLC dba Pivot Physical Therapy, applicant for 133 North Bridge Street. The request includes installation of two deep backer panel signs, one on the front and one on the side building façade. The motion passed unanimously.

Ms. Newton introduced the next item on the agenda, which was the request of Mana Shi, applicant for Kyoku Teriyaki at 112 West Main Street. .

Request of Mana Shi, applicant for Kyoku Teriyaki at 112 West Main Street, Elkton, MD. The request includes installation of a lighted sign on the front facade.

Mana Shi introduced herself as the owner and partner of Kyoku Teriyaki at 112 West Main Street and was seeking approval to install a lighted sign on the front of the building above the awning. She explained the sizing. Ms. Newton asked the material of the sign? The sign was going to be made with aluminum material and acrylic paint.

Ms. Newton asked if Ms. Shi was aware that she was within the Historic District of Elkton prior to making this application. Ms. Shi was aware. Ms. Newton clarified the difference between meeting Zoning regulations and the Historic District guidelines. Ms. Shi confirmed that she was aware of both and made sure the sign company was also aware. Mr. Thompson asked if she and the sign company went over the guidelines prior to producing the sign renderings. Ms. Shi

explained that she is at the meeting to get a better understanding of what the Historic District was looking for in the sign.

David Beste interjected to advise the commission that based on materials for the sign, they had just approved a very similar sign for Pivot Physical Therapy. Ms. Newton's argument was that buildings on Main Street would be held to a higher standard than buildings on Bridge Street because it is all commercial. Discussion ensued between Ms. Newton and Mr. Beste about the regulations and guidelines for lighted signs in the Historic District to ensure no discrimination.

Mr. Beste made a recommendation to table the decision until the next Historic District meeting.

Ms. Hurschman said that they would like to preserve windows and suggested she think of a different place for the sign or type of sign. Ms. Minner suggested looking at the rest of the street to see what other stores have done.

Ms. Newton asked if there were any comments from the Public. The owner of 116 West Main Street spoke up asking to see the sign and was given the rendering. He explained his opinion on the Historic District and agrees with trying to preserve the historic nature of the town as long as it coincides with the look of the historic building, however, if the building does not reflect the historic nature already, adding something eye-catching to attract business is good too.

There were no other comments.

MOTION: Motion was made by Ms. Hurschman to table the decision until next month. Motion was seconded by Mr. Thompson. The motion passed unanimously.

Ms. Newton asked Ms. Shi about the mural on the back of her building and her intentions with it. She had no current intentions. Ms. Newton mentioned the electric boxes installed cover up a portion of the mural. She suggested that maybe the boxes be painted to blend in with the mural.

Ms. Newton moved on to Old Business.

Old Business – Ms. Minner stated that she will be applying to Strategic Demolition for acquisition and stabilization of the historic Holly Hall building, and for the lead paint abatement in the Armory Drill Hall. Ms. Newton asked about the deed for the Holly Hall building. Ms. Minner explained that John Downs is working on it. Elk Landing has accepted responsibility for the deed restrictions on the property.

Ms. Minner said that the third Strategic Demolition application is for the music venue going into the former Town Hall with funding for the water line extension. The fourth application is for the

demolition of the council hall building interior. Ms. Minner stated that the Town received funding from the state to do a feasibility study on the structure and decided on a small restaurant.

Ms. Newton said that July 10th, Preservation Maryland is going to have a popup office at the historical society so it would be a good opportunity to talk about funding.

Ms. Newton asked about ownership of the house at Delaware Ave. and Main St. Discussion ensued.

New Business – Ms. Minner mentioned needing applicants for the board and having a few applicants recently but they did not meet qualifications. There was discussion over the recent fire at the Howard House on Main Street.

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

Respectfully submitted,

Quinn Krenzel