

**Town of Elkton
Elkton Historic District Commission
August 24, 2022**

PRESENT: Paula Newton, Chair; Mickey Thompson; Christine Hurschman; Jeanne D. Minner, Director of Planning; Nicholas Cannistraci, Planner I; Lisa Blackson, Esq., Legal Counsel

ABSENT: David Beste, Esq.

Ms. Newton called the meeting to order at approximately 6:10 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 was approval of the minutes from the July 27, 2022 meeting. She stated that she had several corrections. Ms. Newton asked if the commission had any other corrections. There were no other corrections.

MOTION: Mr. Thompson made a motion to approve the minutes of July 27, 2022 subject to corrections. Ms. Hurschman seconded the motion and the motion passed unanimously.

Ms. Newton suggested to re-order the agenda and move to old business next.

Old Business—Ms. Newton asked the commission if there was any items to discuss under old business. Ms. Minner stated that she had an update on the old Holly Hall building. She stated that there has been initiatives to work more closely with the owner, Mr. Cordish, on settling a deal with the town. Ms. Minner explained that some of the challenge lies with the history of the property. The property was deed restricted against subdivision, as well as constructing anything towards the road (Route 40). Ms. Minner stated that they could approach the issues of Holly Hall similarly as the town did in the past with Elk Landing. A non-profit could apply for grants and the town could match them. Ms. Minner also provided an update on Elk Landing. At the conclusion of discussion, Ms. Newton moved on to the next item on the agenda.

Ms. Newton introduced the third item on the agenda, which was the request of Mr. Brian Spies Bowers for work proposed at 123 N. Bridge Street.

Request of Bryan Spies, applicant for 123 N. Bridge Street, Elkton MD. The request includes repainting the side and front of building in non-substantial change of colors. The request also includes the painting of an artistic or mural scheme to brighten the building and create an Elkton destination picture spot.

Present at the meeting to represent this request was Mr. Brian Spies. He introduced himself to the Commission. He then explained to the commission that they (at the Teal Antler) had already painted half of the building. The front of the building had not yet been completed. He explained he did check the ordinance, and felt that the paint they chose was not a substantial paint color.

Ms. Newton stated that the concern was not about the color, rather it appeared to be more akin to a mural. That is why the commission asked for a submittal of an application. She further stated that the commission requires that of any other applicant and it is their wish to treat everyone fairly. Ms. Newton emphasized it was a matter of consistency.

Mr. Spies agreed and stated he understood the matter completely. He also stated that they plan on continuing to paint across the building in the future and to have a picture and destination area. The intention is to provide a place for people to take pictures, post to social media, and to drive more business.

Ms. Newton asked if they would be using the same color scheme and if it would be a matter of extending it across the building. Mr. Spies stated that is correct, they will maintain the exact same theme across the building.

Mr. Thompson also offered some comments and assured Mr. Spies of the reason why he was before the commission. He also stated that he believes the building looks great and is attractive work and offered praise to the artist. Mr. Spies thanked Mr. Thompson and stated that it was work done by a local artist. Discussion ensued with various remarks, Ms. Hurschman asked for clarification on any possible future design.

Ms. Newton asked if there were any other comments. Mr. Thompson stated that he had no comments. Ms. Hurschman also stated that she had no other comments.

MOTION: A motion was made by Mr. Thompson to approve the request of Mr. Brian Spies, to repaint the side and front of building in non-substantial change of colors, and to also include the painting of an artistic or mural scheme to brighten the building and create an Elkton destination picture spot. Ms. Hurschman seconded the motion. The motion passed unanimously.

New Business—Ms. Minner stated that the next major project the planning department will be working on is updating the comprehensive plan. Ms. Minner also informed the commission that she had reached out to some consulting firms for cost estimates, however she is still waiting to hear back on those requests.

Ms. Newton asked if there were any updates regarding the Wedding Chapel. Ms. Minner said she has not heard anything. Discussion ensued over the current state of Main Street and the Historic District in general.

Ms. Newton asked if there were updates on the music hall project. Ms. Minner stated that there are architectural plans and it is moving forward. After further discussion concluded Ms. Newton asked if there were any more updates.

Seeing that discussion had concluded, Mr. Thompson made a motion to adjourn the meeting. Ms. Hurschman seconded. The meeting adjourned at approximately 6:30 PM.

Respectfully submitted,

Nicholas Cannistraci