



Town of Sykesville

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townofsykesville.org

Town House

Stacy Link, Mayor

Joseph Cosentini, Town Manager

Jennifer Livesay, Town Treasurer

Kerry G. Kavaloski, Town Clerk

MINUTES OF MARCH 26, 2025, REGULAR HISTORIC DISTRICT COMMISSION MEETING

The Sykesville Historic District Commission (SHDC) meeting was held on Wednesday, March 26, 2025. Commissioner Bederka called the meeting to order at 7:00 P.M. in the Town House Conference Room.

PRESENT: Commissioners Chad Bederka, Brian Ball, Matthew Clever, Michael Marsden, and Richard McCullough.

ABSENT: Commissioners Michael Johnston and Eric Manas. Council Member Alan Grasley

STAFF: Kevin Rubenstein, Town Planner
Kerry Kavaloski, Town Clerk

REGULAR AGENDA

I. Mintes from February 26, 2025

MOTION: Commissioner Ball motioned to approve the minutes from February 26, 2025. Commissioner Clever seconded the motion.

The motion carried unanimously.

II. Consider/Discuss/Act on application #2025-02 for replacement of gutters and downspouts at 7436 Spout Hill Road

The applicant was not in attendance for this application. Kevin Rubenstein, Town Planner, explained that the applicant is requesting to remove all the existing gutters and downspouts and replace them with aluminum 6-inch half round gutters and matching 4-inch round downspouts.

Commissioner Ball noted that contrasting colors don't fit historic homes. The gutters should blend in with the building. There was a discussion regarding colors for the Historic District buildings.

MOTION: Commissioner Ball motioned to approve application #2025-02 for replacement of gutters and downspouts at 7436 Spout Hill Road with the recommendation of using complementary colors to the house. Commissioner Clever seconded the motion.

The motion carried unanimously.

III. Consider/Discuss/Act on #2025-03 for replacement of a shed roof at 7436 Spout Hill Road

The applicant was not in attendance. Mr. Rubenstein explained that the applicant is requesting to replace the existing, failing, metal shed roof with asphalt shingles that match the color and style of the existing house roof. The existing material, metal shingle, is not typical metal roofing and is not available anymore.

MOTION: Commissioner Clever motioned to approve application #2025-03 for replacement of a shed roof at 7436 Spout Hill Road. Commissioner Ball seconded the motion.

The motion carried unanimously.

IV. Consider/Discuss/Act on #2025-04 for replacement of gutters on the rear of 7344 Springfield Avenue

The applicant is Commissioner Ball. Mr. Rubenstein explained that Commissioner Ball will be recusing himself from the vote on this item. The applicant is requesting to remove the existing, damaged gutters on the rear of the house and replace them with historically accurate half-round gutters.

MOTION: Commissioner Marsden motioned to approve application #2025-04 for replacement of gutters on the rear of 7344 Springfield Avenue. Commissioner Clever seconded the motion.

The motion carried unanimously with Commissioner Ball recused.

V. Consider/Discuss/Act on #2025-05 for a new hanging sign and window decals for 7566 Main Street

The applicant was in attendance for this application. Mr. Rubenstein explained that the applicant is requesting a 22"x22" wooden hanging sign that meets all the clearance criteria in the Guidelines, and vinyl decals on the front display windows that are below the threshold for window covering signs.

MOTION: Commissioner Marsden motioned to approve application # 2025-05 allowing for the requested hanging sign and window decal signs at 7566 Main Street. Commissioner Ball seconded the motion.

The motion carried unanimously.

Commissioner Bederka requested that the applicants watch the applied window sign for deterioration and fading.

Town Updates:

- **Historic Building Photos**
Kerry Kavaloski, Town Clerk, gave an update on the work the Gate House Museum has done in creating a website page for the different historic buildings in the Historic District. She explained that the Gate

House is creating detailed descriptions of what the buildings have been used for. The Gate House Museum has requested that the SHDC highlight any important architectural details of the buildings on Main Street. These details will be photographed and explained on the website pages.

- Mr. Rubenstein gave an update about the South End Streetscape project that has started. There was a discussion about replacing the Historic District signage on Springfield Avenue and Spout Hill Road.
- There was a discussion about the Joy Property on Springfield Avenue. The property received Board of Zoning Appeals approval for the business, but the owners have not reached out to the Town recently.

ADJOURN: Commissioner Ball motioned to adjourn the meeting at 7:24 P.M. Commissioner Clever seconded the motion.

The motion carried unanimously.

**Respectfully submitted
Town Clerk Kerry Kavaloski**