



Town of Sykesville

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Town House

Stacy Link, Mayor

Joseph Cosentini, Town Manager

Jennifer Livesay, Town Treasurer

Kerry G. Kavaloski, Town Clerk

MINUTES OF APRIL 23, 2025, REGULAR HISTORIC DISTRICT COMMISSION MEETING

The Sykesville Historic District Commission (SHDC) meeting was held on Wednesday, April 23, 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, Eric Manas, and Richard McCullough. Council Member Alan Grasley

ABSENT: Commissioners Michael Johnston and Michael Marsden.

STAFF: Joe Cosentini, Town Manager
Kevin Rubenstein, Town Planner

REGULAR AGENDA

I. Minutes from March 26, 2025

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

The motion carried unanimously.

II. Consider/Discuss/Act on application #2025-06 for renovations, alterations, and addition on the Sykesville Train Station located at 7618 Main Street

Kevin Rubenstein, Town Planner, explained that the applicant is requesting to construct a new rear platform enclosure to allow for year-round dining and to replace the existing kitchen addition with a larger addition. There was also information provided regarding the interior changes, which do not fall under the purview of the SHDC. Mr. Rubenstein explained that the staff feels the requested items are appropriate for the Historic District, and staff recommends approval.

John Leatherman, applicant design team member, explained that the Maryland Historical Trust (MHT) had given preliminary approval of all the renovations, and the final plans will return to them for a finalized approval.

Commissioner Bederka explained that the SHDC guidelines specifically say not to enclose a porch on a main façade. Mr. Leatherman explained that the construction of the enclosed porch would not bear weight on the existing structure. The MHT has not said anything specific about the proposed enclosure. The windows will be able to open. Mr. Rubenstein

explained that this porch was a later addition to the train station building and is not original to the building. Commissioner Ball suggested treating the enclosed porch as an addition instead of a porch. Additions aren't suggested to match the building exactly

The hyphen area between the existing kitchen and historic train station will be extended to about 10 feet, and the kitchen will be completely removed and a new one constructed. Multiple styles of roofs were suggested due to the pitch of the roofs and the massing of the new kitchen addition. There was a discussion about creating continuity between the new additions by using the same style of roofs.

The windows will be aluminum-class wooden windows, and the doors will be wooden as well. The siding on the walk-in cooler is a Dutch lap design from a different company than the rest of the siding. There was a discussion about the amount of different siding materials.

Commissioner Bederka explained that he would prefer consistency for all the additions. He thinks a standing seam roof and board and baton siding would work the best with the existing building.

There was a discussion about the lights in the windows and the type of glass used. The applicant explained their use of the floor joists.

MOTION: Commissioner Manas motioned to approve application #2025-06 for renovations at 7618 Main Street as detailed in the application, with the alterations of using a standing seam metal roof used in lieu of the asphalt shingles and the use of the board and baton siding on all additions, and panelized siding used on the porch. Commissioner Clever seconded the motion.

The motion carried unanimously.

Town Updates:

- Mr. Rubenstein gave an update about the South End Streetscape project that has started.
- There is a Town election on May 6. Polls are open 8 AM to 8 PM.
- Council Member Grasley announced that he is not seeking reelection and thanked the SHDC for their hard work on all Commission matters. He explained that the Historic District is thriving because of the efforts of the Commission.

ADJOURN: Commissioner Ball motioned to adjourn the meeting at 7:35 P.M. Commissioner Clever seconded the motion.

The motion carried unanimously.

Respectfully submitted
Town Clerk Kerry Kavaloski