



## ***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 MAY 28, 2025, REGULAR HISTORIC DISTRICT COMMISSION MEETING**

**The Sykesville Historic District Commission (SHDC) meeting was held on Wednesday, May 28, 2025. Commissioner Bederka called the meeting to order at 7:00 P.M. in the Town House Conference Room. At the call to order, there was not a quorum.**

**PRESENT:** Commissioners Chad Bederka, Brian Ball, Matthew Clever (at 7:20 P.M.), and Richard McCullough.

**ABSENT:** Commissioners Eric Manas, Michael Johnston and Michael Marsden. Council Member Elizabeth Guroff

**STAFF:** Kevin Rubenstein, Town Planner

#### **REGULAR AGENDA**

##### **I. Minutes from April 23, 2025**

**Motion:** The Commission voted in favor of approving the minutes from April 23, 2025.

##### **II. Consider/Discuss/Act on application #2025-07 for replacement of front porch stairs at 7557 Main Street**

Kevin Rubenstein, Town Planner, explained that this applicant received approval for repair of their front porch steps mortar and to install a bluestone cap in 2024; however, due to the deteriorated status, the applicant has returned to the SHCD for approval for the replacement of the stairs.

There was a discussion about the tread and riser depth and ensuring the replacement stairs look similar to the original. The SHDC asked for more information on the pavers and options to make the stairs safer using standard bricks.

**MOTION:** Commissioner Clever motioned to approve #2025-07 with the use of brick instead of pavers, and to allow for reconfiguration of the depth and height of the steps for safety. Commissioner Ball seconded the motion.

**The motion carried unanimously.**

##### **III. Consider/Discuss/Act on #2025-08 for exterior garage modifications for commercial conversion at 7557 Main Street**

Mr. Rubenstein explained that the applicant would like to convert the garage from a storage space into usable commercial space. They are

requesting approval to replace the existing garage doors with permanent walls, new windows, and an entry door.

There was a discussion about the windows and division of lights, as one photo shows divided lights, and the proposed windows are one over one. There are multiple different windows currently on the building. The existing tenant will use the new space, and there is an existing sign hanger in the alleyway, though there is no sign, currently.

The SHDC asked for additional information on the windows and suggested windows with two or three lights over one, the existing alleyway door.

**MOTION:** Commissioner Ball motioned to approve #2025-08 with the condition that the windows are wood framed and are either two over one or three over one divided lights, and the doorframe and the garage frame are also wood. Commissioner Clever seconded the motion.

The motion carried unanimously.

**IV. Consider/Discuss/Act on #2025-09 for commercial addition to the French Twist Café at 732 Oklahoma Avenue**

Mr. Rubenstein explained that the application is proposing a 27' by 16' addition to the rear of the French Twist Café building to allow for additional seating and kitchen space. The applicant intends to ensure the construction does not compromise the essential form and integrity of the existing building, and the addition will not be as wide as the original building. Wood siding and the existing windows will be used for the addition; staff believe the materials proposed comply with the SHDC Guidelines.

The parking spaces are on the parcel associated with the building and owned by the applicant. The existing exterior wall will remain in place, and the window openings will become door openings.

There was discussion regarding the addition of the rooftop deck, as the Guidelines mention not adding decks to facades visible from the public rights-of-way. There was also discussion about separating the new addition from the existing building.

The SHDC asked for elevations from all four sides of the building and an exterior floorplan. They explained that they are concerned about the massing of the building and the porch visible from the right-of-way.

**MOTION:** Commissioner Ball motioned to continue the discussion of application #2025-09 at the June 25, 2025 meeting. Commissioner Clever seconded the motion.

The motion carried unanimously.

**Town Updates:**

- Mr. Rubenstein gave an update about the South End Streetscape project that is delayed slightly due to weather.

**ADJOURN: Commissioner Ball motioned to adjourn the meeting at 8:14 P.M.  
Commissioner Clever seconded the motion.**

**The motion carried unanimously.**

**Respectfully submitted  
Town Clerk Kerry Kavaloski**