



Town of Sykesville

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Town House

Stacy Link, Mayor

Joseph Cosentini, Town Manager

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Kerry G. Kavaloski, Town Clerk

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

The Sykesville Historic District Commission (SHDC) meeting was held on Wednesday, July 23, 2025. Commissioner Bederka called the meeting to order at 7:00 P.M. in the Town House Conference Room.

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

ABSENT: Commissioner Chad Bederka and Eric Manas. Council Member Elizabeth Guroff

STAFF: Kevin Rubenstein, Town Planner

REGULAR AGENDA:

I. Minutes from June 25, 2025

Motion: Commissioner McCullough motioned to approve the minutes from June 25, 2025. Commissioner Clever seconded the motion.

The motion carried unanimously.

II. Consider/Discuss/Act on #2025-11 for an applied wall sign at 7611 Main Street

Kevin Rubenstein, Town Planner, explained that the applicant is requesting a 38" wide by 34" high single sided black and white applied wall sign. It will hand flush to the building and will be made of high-density urethane. The sign exceeds the 18" threshold, but the lettering and logo do not exceed that limit. There is no clear signboard area, but the sign will be centered over the exterior door to the business. There was a discussion about the size of the lettering and the size of the sign.

MOTION: Commissioner Clever motioned to approve application #2025-11 for an applied wall sign at 7611 Main Street. Commissioner Marsden seconded the motion.

The motion carried unanimously.

III. Consider/Discuss/Act on #2025-12 for front porch repairs at 7322 Springfield Avenue

Mr. Rubenstein explained that the applicant is requesting to replace about 20% of the decking board with custom milled, in-kind materials, replace areas of missing fascia, soffit, and trim to match the existing, and demolish

the deteriorated brick staircase and replace with a wooden staircase with boards to match the porch flooring. Mr. Rubenstein explained that the decking board and fascia, soffit, and trim replacement do comply with the guidelines. It is unknown if the brick stairs are original, but if they are, then replacement would not be recommended.

The applicant provided a photo obtained from the Gate House Museum that shows the house from the 1930s, and it has wooden stairs. The applicant also explained that he has received recommendations from industry professionals to not have the 2" planks on the risers of the stairs but to instead have a solid board. He also would like flexibility on the size of the decking boards, as there is a hodgepodge of sizes currently. He does plan on painting the decking boards in the future as well. The railings may be required for modern code.

MOTION: Commissioner McCullough motioned to approve application #2025-12 for porch repair at 7332 Springfield Avenue including the removal of the brick stairs and replace them with wooden stairs, and with the decking board planks being a size that is appropriate for the deck. Commissioner Marsden seconded the motion.

The motion carried unanimously.

Town Updates:

- Mr. Rubenstein gave an update about the South End Streetscape project has moved from the parking lot to Oklahoma Avenue.
- The Station Building site plan will be on the Planning Commission agenda for their August meeting. Approval from the Maryland Historical Trust is still pending.
- The Town does have a project planned for a storm drain system addition on Central Avenue, but there is no timeline for it yet.

ADJOURN: Commissioner Marsden motioned to adjourn the meeting at 7:43 P.M. Commissioner Clever seconded the motion.

The motion carried unanimously.

Respectfully submitted
Town Clerk Kerry Kavaloski