

Sykesville Historic District Commission
Monday, August 28, 2017
Staff Report

7:00P.M. Call to Order – Pledge of Allegiance

Minutes: **April 25, 2017** – Melissa was absent at this meeting
 May 23, 2017 – Mike was absent at this meeting
 July 13, 2017 – Everyone was present

7:05 P.M. BUSINESS:

- **#17-12 7610 Main Street Patio**
This is formal approval for the 7610 Main Street patio that was discussed over email. Running Bond patterned bricks in South Mountain Sand color were agreed upon. Also, the old railroad tracks were to be cut and raised from their original position so they could be visible in the patio.

To determine this case, the Commission should read and consider pages 52 through 57 – Public Spaces and Landscape Features.
- **Follow up about the Business Use of Sidewalks Applications**
The letters for the business owners have been distributed. Some other things to discuss briefly are
 - A deadline for business owners to remove noncompliant items.
 - The Sidewalk Merchandise Display Permits that were distributed – these are for items placed on the sidewalk that do not fall under street furniture or sandwich boards, such as merchandise racks or other displays, that are temporary and potentially changed on a daily basis.
- **#16-19 Warfield Complex Development Plan**
The applicant has submitted grading for Parcels E/F. Their goal is to obtain the HDC's agreement on the proposed grading for the townhomes so they can continue final grading of the site and move on to pipe laying and other aspects. At the last meeting, they illustrated the various options along Springfield Avenue. They are currently evaluating other portions of Parcel E/F to see if the "bay" system of grading can be achieved. They will also have views showing views from different places in the parcels with the proposed townhomes as blocks (no architectural details) at the meeting on Monday to show the different possibilities and what they would need, such as retaining walls, to achieve them. They are concerned with trying to fix the grading on a stick by stick basis, as that would not work with retaining walls. They

are also concerned with providing access to the Integrace property, so they cannot run a retaining wall along that side. They will do their best to have a full sketch completed for each view, showing the existing and proposed trees and sidewalks, in order to give the Commission a complete picture.

Richard Wagner has commented on it in a memo dated August 22, 2017.

The Planning Commission has asked for comments from the HDC regarding grading and elevations.

8:30 P.M. Committee Reports:

- Gate House Museum Report
- Schoolhouse Report

8:40 P.M. Business:

- Open positions on the Commission
- Observation of Violations

ADJOURNMENT: