

Sykesville Historic District Commission Minutes

April 4, 2017

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on April 4, 2017 in the Conference Room at the Sykesville Town House. Commissioner Fogg called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited.

PRESENT: Commissioners Norman Fogg, Melissa Clark and Michael Johnston. Council Member Stacy Link

STAFF: Dawn Ashbacher, Town Manager
Kerry Chaney, Town Clerk

SHDC MINUTES: February 28 – all motioned to accept the minutes as written.

REVIEW OF APPLICATIONS:

- #17-03 7548 Main Street Minor Alterations
The architect for this application was in attendance for the applicant. They would like to remove the current roofing, create positive drainage, and replace the roofing with the same style of roof. They would also like to redo the front façade of the building. The current façade is brick, added in the 1960s or 19070s, and is not historic. Wood siding would either be rehabilitated or resided. All historic windows will be maintained as true divided lights with two over one windows. There will only be two doors, instead of the three current doors, and there will be three windows. Ideally, there would be two separate roof materials to distinguish the two sides of the buildings. There will be a downward facing light over the left door and two sconces on either side of the right door. The fascia line will be kept the same, and the brick trim will be replaced with wood trim, similar to the Mueller building and the Firehouse Creamery.
A motion was made by Council Member Link and seconded by Commissioner Fogg to approve the application for 7548 Main Street as it is in conformance with the guidelines pages 11, 17-24, and 35. All voted in favor with Commissioner Clark abstaining.
- #17-04 7566 Main Street Business Sign
The applicant was in attendance. She would like to place a hanging sign in front of her store, but would like to place it lower than the recommended eight foot clearance. The store next to her has a clearance of seven feet and two inches with their hanging sign. Council Member Link explained that because of the roof line of the building, the slope of the sidewalk, and the necessity of legible font size, the sign was allowed to be below the recommended height. Richard Wagner, AIA, PhD, David H. Gleason Associates, informed the SHDC that the standard font size for signs to be visible from 400 feet is 4 inches.
A motion was made by Council Member Link and seconded by Commissioner Johnston to approve the application for 7566 Main Street with the condition that the applicant

report back with the final dimensions and the clearance be no less than seven feet, ten inches, as this will make it legible and still in conformance with the guidelines pages 38 and 39. All voted in favor.

- #17-05 7610 Main Street Minor Repair
The applicants were in attendance. They presented a window option for use in the Creamery. It is made of wood but has a composite outside lining. The sample they showed the SHDC was a simulated divided light window, but they assured the SHDC that they would use true divided light windows. Mr. Wagner gave the applicants the names of window companies that he uses for historic properties. One, Norwood Windows, has a baked on finish that will last longer than other windows.

The applicants are also requesting to use HardiPlank on the block building portion of the structure. They will possibly use shake on the older structure and siding on the new structure to provide some differentiation. It would allow for a more water tight finish, as wood siding can cause water to be trapped between it and the cinder blocks, but composite material does not cause this.

Commissioner Johnston motioned to approve application number 17-05 for 7610 Main Street as it is in conformance with the guidelines on pages 11 through 16 pertaining to façades, with the original wood siding, and in kind materials, are still being used on the original wood structure and HardiPlank on the newer portions of the building, and pages 20 and 21 pertaining to windows, as long as the applicants use true divided lights. All voted in favor with Commissioner Clark abstaining.

- #16-17 7547 Main Street Wayside Exhibit
The applicant was in attendance. This was previously brought before the SHDC for approval. Since then, Mark Onheiser, Special Projects Coordinator for the Town of Sykesville, has met with Julie Della-Maria and David Guiney. Mr. Guiney suggested different locations than what was previously approved. Council Member Link with talk with Stewart Dearie of Baldwin's Station Restaurant regarding the location of the sign to be placed in front of the Station.

The Town House sign is now proposed to be moved to the west side of the Town House in the garden bed next to the stairs leading up to the front porch. This location would not be blocked by cars and would still be accessible. Mr. Guiney also suggested the removal of the two overgrown boxwoods that would block the sign.

Commissioner Clark motioned to approve the change to the location of the Town House sign from the east side garden to the west side garden and the removal of the shrubs with a different type of evergreen shrub looked into for replacement based on the guidelines on pages 54 and 57 pertaining to shrubs and routine maintenance of public spaces and

landscapes. All voted in favor

A resident was in attendance to ask for guidance in his chimney replacement. The top of his chimney had collapsed and was rebuilt part of the way up. The mortar used was different from the original mortar. He will eventually be submitting an application to the SHDC for replacement, but he wanted to make sure the ornamentation is correct and the chimney repaired in a similar fashion to the original. Council Member Link suggested a proper crown to prevent moisture from entering the chimney, which caused the current cracking. The resident will contact the Gate House Museum of History for information about an original picture of his house.

- #16-19 Warfield Complex Development Plan
Sean Davis, Morris and Ritchie Associates, Inc., presented a letter to Chairman Fogg outlining why he and others think the plans and pattern book as they currently stand should be approved as meeting the guidelines without the changes that were proposed in December 2016. He explained that they believed all of the current guidelines were being followed in all of the parcels.

Mr. Davis explained that the distances between buildings in the historic campus vary, and the buildings in Parcel E/F are similar in nature. The average distance between buildings in the historic campus is 94 feet; the average distance between the proposed townhomes is 75 feet. The smallest distance between townhomes is 20 feet and the biggest distance is 215 feet. Because of this, Mr. Davis believes the plans for Parcel E/F respect the distances and set backs of the historic campus.

Mr. Davis also explained that the Disposition Agreement of 2002, which enabled the creation of the easement, contained Smart Neighborhood Protocols in Exhibit B, and the Disposition Agreement was not taken into consideration in 2010 when the guidelines were written.

He also introduced Donald Kann, president of Kann Partners. Mr. Davis asked Mr. Kann to review the plans and pattern book in relation to the current guidelines.

Mr. Kann suggested a few minor changes to the plans but overall believed the plans and pattern book met the current guidelines. One was to split the townhome blocks along the edge of the mews to open a view shed into the historic campus. Mr. Kann explained that usually views will terminate on architecture. In this situation, the views will still terminate on architecture, but it will be further away in the historic campus instead of a set of townhomes. Another change is to plant the trees in a way that does not appear manmade. The trees will look more like a natural forest rather than a straight line.

Richard Wagner, David H. Gleason Associates, Inc., also presented a letter to the SHDC

in response to the Kann Partners letter and explained that the historic campus of Warfield was one of the first mental institutions in the country to use a Campus Plan. The Campus Plan stems from the Morrill Act of 1862 and is classified by its open spaces, separated buildings, and naturalistic disposition. Mr. Wagner explained that the current layout of Parcel E/F is closer to the Civitas Plan from Rome which has buildings set in a grid-like pattern. This plan has closely spaced buildings and is often focused on a central square or area.

Mr. Wagner provided the SHDC with the National Register of Historic Places listing for the Warfield Complex. Parcel E/F is not included on the listing. He explained that Parcel E/F is still included in the historic district even though it is not on the National Register listing. It is still subject to review and approval by the SHDC. Typically, guidelines are written within the National Register listing for a location. This may allow the Maryland Historical Trust (MHT) to approve the guideline changes, as many of them pertained to the density of the residential area.

The applicant requested the SHDC to consider approving the plans with the suggested changes by Mr. Kann as meeting the current guidelines. Mr. Wagner stated that he does not support the current plan with the changes suggested as meeting the current guidelines.

Jonathan Herman, a former Mayor of Sykesville and a member of The Warfield Collaborative, suggested asking the MHT to revisit the guideline revisions in light of everything that was discussed tonight, including the Disposition Agreement and the National Register listing.

A bulleted letter will be sent to Elizabeth Hughes detailing the new information, including, the awareness of the Disposition Agreement, particularly Exhibit B which has Smart Neighborhood Protocols and lists residential as a possible use, the National Register of Historic Places listing which boundaries exclude Parcel E/F, the numerous public meetings the SHDC has held to discuss the guideline revisions and the Warfield Plan, and the various changes made to the plans to allow them to conform better with the guidelines.

It was decided to ask for a response from Elizabeth Hughes within 72 hours of a phone call with one of the members of the SHDC.

Council Member Link motioned to have herself contact Elizabeth Hughes, Director of the Maryland Historical Trust, on April 5 to ask her to respectfully reconsider her formal decision to deny the guideline changes based on all of the new information presented. All voted in favor.

There being no further business, Motion was made by Council Member Link and seconded by Commissioner Clark to adjourn at 10:05. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary