

Sykesville Historic District Commission Minutes

June 26, 2018

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on June 26, 2018 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, Michael Johnston, and Richard McCullough.
Council Member Stacy Link

ABSENT: Commissioner Melissa Clark

STAFF: Aretha Adams, Town Manager
Kerry Chaney, Town Clerk

REVIEW OF APPLICATIONS:

- # 17-18 Siding
The applicant was in attendance. She would like to discuss the potential of placing vinyl on the sides of her business that cannot be seen from Main Street. She wants to use HardiPlank or a similar acceptable material for the front and south side of her building. Town staff will look into funding for required Historic District projects that cause financial hardships.

Council Member Link motioned to approve application #17-18 for 7533 Main Street for siding repair and replacement with cementitious material, such as HardiPlank, used on the front and south side (alley side) of the building and vinyl material on the north side and rear of the building, both in a board and batton style, as it is in conformance with the guidelines on pages 11 through 19. Commissioner Johnston seconded the motion. All voted in favor.

- #16-19 Warfield Complex
Richard Wagner, AIA, presented his comments on the submitted plans for the townhomes. He explained that he was looking at the plans for consistency with the *Warfield Commercial Center: New Construction Guidelines and Standards for Signs*. Certain aspects of the plans did not conform to the guidelines, such as the sizing of the doors and windows on the two-story townhomes compared to the three-story townhomes. Mr. Wagner also explained that there are ways to make windows still remain functional with the rooms while work better as an overall composition of the building.

The applicants and Mr. Wagner will sit down to discuss all of the issues and will take a walkthrough of the historic buildings for ideas. They will come back to the SHDC with more details, though they would like to work out all of the design issues during the preliminary submission so the final construction drawings can be more detailed.

Sean Davis, Morris and Ritchie Associates, also explained that the applicant would like the SHDC to consider the possibility of changing the siding on the sides of some of the townhome sticks. He explained that using brick all the way up to the top of the gable can cause leaks and other issues. He would like to have brick up to the return and then siding from the return to the top of the gable. Mr. Wagner gave him several other options that can allow for the same siding material for the entire elevation.

The builders presented windows and explained that they were interested in using a divided top pane and a single bottom pane for the windows. It was discussed that the historic buildings' windows are multipane for the top and bottom of the windows, so similar window design should be used in the townhomes. The SHDC did express that they are open to alternatives to wood and possibly differences on primary and non-primary facades.

BUSINESS:

- The next SHDC meeting will be held on July 31, 2018.
- Council Member Link reported that the Schoolhouse had their end of the year picnic and will be having multiple open houses over the summer.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Fogg and seconded by Council Member Link to adjourn at 9:02 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary