

Sykesville Historic District Commission Minutes

July 31, 2018

The Sykesville Historic District Commission (SHDC) meeting was held on July 31, 2018 in the Conference Room at the Sykesville Town House. Commissioner Fogg called the meeting to order at 7:20 P.M. The Pledge of Allegiance was recited.

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

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

APPROVAL OF MINUTES: All voted in favor, with Commissioner Clark abstaining, to approve the minutes from June 26, 2018.

REVIEW OF APPLICATIONS:

- # 18-07 Replacement of Siding
The building owner was in attendance. He explained that they believe German lap siding was the original siding on the building. They also will be returning the windows to their original placement and using non-light wooden doors. The shutters will be scrapped and kept, and the front of the building will be flush, not set back.

Council Member Link motioned to approve application #18-07 for 7552 Main Street for the front façade replacement and the moved windows. Commissioner Clark seconded. All voted in favor.

- #18-08 Re-approval
Application #17-07 was approved on April 25, 2017. The owner of the property is asking for a re-approval of the exact same application.

Commissioner Clark motioned to approve application #18-08 for 7540 Main Street as it was previously approved and contingent upon a Carroll County building inspection. Council Member Link seconded. All voted in favor.

- #16-19 Warfield Complex
Josh Bundy, Lennar Corporation, presented the updated plans to the SHDC. He explained that they incorporated the comments from last meeting, ideas from a site visit, and meetings with Richard Wagner, AIA, in these new plans.

For the front of the Cambridge townhomes that will be used as interior units, Mr. Bundy explained there were some trim issues with overhang that were resolved, the placement of just the soldier course, and the first floor windows were increased in height to six feet tall to better match the scale of the door (Mangan sheet 2.1), and the frieze was increased to

10 inches (Magnan sheet 2.3).

On the rear of the Cambridge townhomes, Mr. Bundy explained that there was the option to add a loft space to the top floor and a deck above the garage. These plans show an expanded window panel to the right of the door that will help match the scale. The plans also have the garage door as one that would better match the historic nature (Magnan sheet 2.4).

On the front façades of the Ellicott style townhomes, Mr. Bundy explained that they incorporated the Flemish brick bond pattern as was requested. They also increased the height of the first floor windows to match the scale of the door, and increased the size of the frieze to 10 inches. The trim on the porches was reduced as suggested by Mr. Wagner (Lennar sheet 2.1). Mr. Bundy also explained that the porches with flat roofs do have a slight pitch to allow for water runoff. There was some discussion of adding gutters to the porches (Lennar sheet 2.2).

On the rear façades of the Ellicott style townhomes, Mr. Bundy explained that they also increased the size of the window panel to the right of the door (Lennar sheet 2.3).

On the side façades of the Ellicott style townhomes, Mr. Bundy explained that the windows on the top right were increased in size to match the scale of the others. The windows were also stacked above each other instead of being at different positions (Lennar sheet 2.4).

On the front façades of the Ellicott style townhomes that have a gable, Mr. Bundy explained that they changed the window to a circular window in the gable (Lennar sheet 2.5).

Mr. Wagner noted that the submissions are heading in the right direction with the window placement and brick work. He suggests the SHDC do a detailed review of window and door samples, as well as siding materials. He also notes that the Mangan sheet 2.5 has reverse gables projections that should not be clad in shingles. He suggests using a different material or reducing the depth to allow for a more traditional return detail. He also notes that the gable end entry porches are awkwardly proportioned with the door or columns on Mangan sheets 2.1 and 2.1 and Lennar sheet 2.1; the sloped end entry porches are awkwardly proportioned with the door or columns on Mangan sheet 2.3 and Lennar sheets 2.1, 2.2, 2.5, and 2.6.

Mr. Wagner further explained that the simulated divided panels noted on the plans for windows are actually simulated divided lights and are acceptable by guidelines. He also explained that the applicant increased the cornices from eight inches to 12 inches. They are now too thick and should be reduced to about 10 inches for proper scale. The pediment entry gable is too heavy for the rest of the facades, particularly when it is on

two adjoining townhomes. He suggested working with the trim and surrounds.

There was discussion regarding decks and post placements on the driving surfaces. The posts were placed at six feet off the buildings so as to not interfere with doors on cars parked on the driveways.

There was discussion regarding the thickness of trim around windows and on the gable. Around the windows, the trim should be uniform and thicker rather than the thinner trim that is occasionally used on the plans. The trim on the gables should be the same size as the fascia.

There was discussion regarding the entry door on the townhomes. Council Member Link explained that the nine light over single panel door is busy and would think the glass should be either single light or no light and the panels should be two panel. She explained that there is no evidence of a nine light over single panel door historically. The applicant will bring in a sample for the SHDC to view next meeting.

There was discussion of swapping the door out with a window if the deck was not chosen on a high visibility rear building. The applicant explained they would rather force a deck than swap out the door for a window on the 12 high visibility rear facades. These facades will also have predetermined lofts to avoid an irregular amount and placements of lofts.

There was discussion of how to make a stick of townhomes look more like a consistent set of townhomes rather than three separate buildings. The placement of gables and the siding on the townhomes caused the first three story front elevation look more like three individual buildings rather than a single, large building. Several ideas were discussed to address this issue, and the applicant determined removing the center gables would be the best path forward.

Materials were discussed. Vinyl soffit and aluminum wrapped fascia were listed on the plans submitted. Using a higher grade material on the primary facades and lower grade materials on the secondary facades was a possibility for the SHDC. A list of materials for the applicant to bring to the next meeting will be created by the SHDC and Richard Wagner and distributed to the applicant by the end of the week.

The door placement was discussed. The placement was to place the stairs along the party wall for the end units. The interior units can have the door placed on either side.

BUSINESS:

- The next SHDC meeting will be held on September 5, 2018 at 6:30 P.M.
- There is a Porch Talk at the Gate House Museum on August 10, beginning at 2 P.M.
- Observations of Violations: Council Member Link explained that the outside of the Dunn Rite property has deteriorated with boxes and broken furniture. The Town zoning department will send a letter. Commissioner McCullough asked about the wall on Main Street by Conoway Street. It had been backed in to at one point and the stones are cracked. Mark Onheiser, Special Projects Coordinator, explained that it was a trash truck that hit it, and it will be replaced exactly as it was.

ADJOURNMENT:

There being no further business, a motion was made by Council Member Link and seconded by Commissioner Clark to adjourn at 9:23 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary