

Sykesville Historic District Commission Minutes September 5, 2018

The Sykesville Historic District Commission (SHDC) meeting was held on September 5, 2018 in the Conference Room at the Sykesville Town House. Commissioner Fogg called the meeting to order at 6:30 P.M. The Pledge of Allegiance was recited.

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

ABSENT: Commissioner Michael Johnston

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

MINUTES: All voted in favor to approve the minutes from July 31, 2018 with a correction to the page number of the plans.

REVIEW OF APPLICATIONS:

- #16-19 Warfield Complex
Richard Wagner, AIA, recommends approval of the scale, proportions, rhythm, massing, height, and roof of the plans. He explained that the cornice should have flat metal roof rather than standing seam.

Josh Bundy and Ashley Schaeffer, Lennar Associates, explained changes that were made to the plans from the previous submission. The covered porch massing was reduced on both the Cambridge and Ellicott, the frieze was reduced from 12 inches to 10 inches, they will be putting in the flat metal rather than the standing seam as suggested by Mr. Wagner, the windows were moved in on the Cambridge houses to match the Ellicott houses and the fypon trim was widened, and the transoms were added on the buried front townhouses to help pull the windows up.

Council Member Link motioned to approve application #16-19 architectural drawings based on the memo from Richard Wagner dated August 30, with the conditions that the lamps next to the front door are hidden behind columns of the porch rather than omitted entirely, the high-visibility rear townhomes must have a deck, there is no vinyl soffit used, the stone sill on the buried front Cambridge townhomes with brick siding will be removed, the soldier course on the three-story front Cambridge townhomes with brick siding will be evenly spaced, there will be flat metal roofs instead of standing seam on reverse gables, and the door heads with and without transoms will align. Commissioner McCullough seconded. All voted in favor.

The applicant will make the revisions, and they will be sent with the 3D drawings of the viewsheds to the Maryland Historical Trust.

Mr. Bundy and Ms. Schaeffer presented sample materials for the SHDC to view. They brought three shingle samples. The SHDC determined they should come back with architectural shingles in nickel gray and charcoal for further review.

The trim will be Azek material with a wood grain look in white. The soffit will be Hardie Plank material. The SHDC was aggregable to these materials.

The applicant brought four brick samples and four siding samples. They supplied pictures of the brick and siding next to the brick on the Nexion building and Building F for comparison. The SHDC decided on Monterey Taupe and Cobblestone colored siding and Potomac and Camden brick with lime/cement blend mortar number G4O3.

The gutters in the existing buildings are internal and cause leaks. Mr. Wagner explained that half round gutters are not an appropriate style for the buildings. They would not have been used during the time period that the historical buildings were built. K-gutters are a closer match, but the finish should be matte. The SHDC did not come to an agreement on the gutters. It was suggested to bring the K-gutters back in a darker, metal finish or black. Council Member Link was strongly opposed to the K-gutters and would prefer half round instead. Mr. Wagner agreed that either shape of gutter would meet the guidelines.

The windows will be the same style throughout but with different sizes. The trim will be thicker than what was shown as a sample and will match what has been depicted in the drawings.

The front door will be the same style but in different colors. The applicant will return with brighter colors to show the SHDC. The SHDC was in agreement on door colors to be used with siding but will wait until they see the brighter door colors to be used for the brick sided buildings to make a final decision.

The loft railings and rear deck railings will be black with a powder coat to make them matte. The SHDC agreed to these railings. The SHDC decided on the deck material in Cottage composite.

There was discussion regarding the non-high visibility sticks, and if they could still be all siding potentially. There are 11 non-high visibility sticks throughout the complex. The SHDC agreed that it would look much better, particularly down the mews, to have some brick interspersed. They agreed that it does not have to be half of the stick, as it does on the high visibility sticks, and it does not need to be symmetrical from stick to stick. Commissioner Clark motioned to approve application #16-19 exterior materials with siding colors of Monterey Taupe and Cobblestone, brick colors of Potomac and Camden, mortar of lime and cement blend number G4O3, white garage doors, Cottage composite

decking material, Eggshell paint sheen, white trim, and black with a powder finish for the deck and loft rails. Council Member Link seconded the motion. All voted in favor.

The applicant will return with samples of the gutters in darker and metal colors, architectural shingles in nickel gray and charcoal, and brighter front door colors.

- Discussion of Violations
Council Member Link said there was a huge improvement at Dunn Rite furniture. Staff will look in to the Dunn Rite truck, the PVC furniture, and the tires that are stacked up outside.

A building along Main Street has put up siding around their door without SHDC approval. The violations process was started, and they are required to submit an application or remove the siding within 30 days of the letter being sent.

Commissioner Fogg noticed that there was work being done at Building F in Warfield. He offered to take a proactive approach and draft a letter to send to the owners letting them know that they need to have work approved by the SHDC.

ADJOURNMENT:

There being no further business, a motion was made by Council Member Link and seconded by Commissioner Clark to adjourn at 9:19 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary