

Sykesville Historic District Commission Minutes

May 29, 2019

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on May 29, 2019 in the Conference Room at the Sykesville Town House. Commissioner Fogg called the meeting to order at 7:04 P.M. The Pledge of Allegiance was recited.

PRESENT: Commissioners Norman Fogg, Melissa Clark and Michael Johnston. Council Member Anna Carter

ABSENT: Commissioner Richard McCullough

STAFF: Kerry Chaney, Town Clerk

REVIEW OF APPLICATIONS:

- Discussion of the Downtown Sykesville Connection Parklet
Council Member Stacy Link was present to discuss this item. She explained that the parklet will be placed on the parking spaces near the pocket park at the corner of Main Street and Sandosky Road. There will be no parking space next to the parklet once it is completed. It will be ADA accessible with the lower side of the sidewalk near the curb cutout. It will be set back from the road with a barrier to prevent entrance and exit onto Sandosky Road. The benches will be constructed on site, and the tables will be made from the wooden barrels used at Patapsco Distillery.

SHDC approval is not needed for this item, as it is a temporary structure.

- Formal Approval of Brick Soldier Course Placement on Warfield Townhomes
The interior units of the Warfield Townhomes need a sill under the windows to prevent water from getting in.

Commissioner Fogg motioned to accept modification of the soldier coursing version #1 for the first stick of townhomes with the sill brick under the window and a full line of soldier coursing under that. It is to be done on 1 stick only and then the SHDC will review and architectural drawings will be updated for a representative stick. It is to be a consistent detail on all levels. Commissioner Johnston seconded the motion. All voted in favor with Council Member Carter abstaining.

- Discussion of Warfield Townhome Construction and Compliance
Representatives from Lennar were present to discuss this item. They explained that the side elevations of the Townhomes have windows installed that do not match what was approved by the SHDC. The non-compliant windows will be removed and replaced with the style that was depicted on the plans.
The builders also asked the SHDC about metal roof colors, as one was not decided upon

during the initial approval. Each stick would have the same color of siding. The SHDC decided on flat black for the roofs and black flashing as well.

The builders are concerned about the possibility of leaks with the flat metal standing seam roof. They would like to put a rubber roofing on instead of a metal roof. The SHDC expressed concerns over the roof being visible because of the slope of Springfield Avenue, and the potential for the rubber to get sun bleached and appear ashy. The rubber cannot be placed beneath the metal roof due to the screws needed to hold the metal roof in place. The SHDC decided on flat black rubber roofing on lot 15 as a test. Pictures will be sent back to the SHDC for review once it is installed. The builders will look into alternatives similar to the metal over the rubber roofing.

The builders wanted to let the SHDC know that while the one unit is being used as a sales office, they are planning on leaving the parking wall down. Once the unit is turned back into a home for sale, the wall will be placed in the proper spot.

The builders also presented a new brand of window they would like to use. It is woodbased, simulated divided lights and a vinyl clad exterior. It has the same lights and grill pattern as the original window brand that was shown. The SHDC had no issues with the change of brand.

- Discussion of Warfield Historic Building Renovations and what is required to come before the Commission
Steve McCleaf was present to discuss this item. He explained that they are currently working on plans to be presented in June or July. So far, they have completed a slate roof repair on Building F (next to the Nexion Building). The repair did not change anything visible and was necessary for some structural fixes. Based on the language in the Easement with the Maryland Historical Trust, the SHDC would not need to approve that repair. The roof was originally asphalt and pea gravel with built in gutters. The repair is to the gutterline with liquid EPDM.

The SHDC did not see an issue with this particular repair but is concerned with whether or not direct replacement would always be the most appropriate. For example, a metal roof replacement may not be the most appropriate if the original roof had not been metal and was replaced at some point with a metal roof.

Commissioner Fogg suggested regular progress reports on repairs they are planning and have completed.

Mr. McCleaf explained that they are applying for a Strategic Demolition and Stabilization Grant. They are asking for \$2 million through the grant with a 25% match. Their priority will be getting Building F cleaned up and ready. After that, they will work

on making all of the roofing watertight, security for the area, and cleanup and asbestos abatement.

- #19-04 7332 Springfield Avenue
The applicant was not in attendance, and no new information was provided, so this item was not discussed.
- #19-05 7556 Main Street
The applicant was not in attendance, however she did provide ample information regarding her street furniture. There were no issues from a SHDC standpoint, however Commissioner Clark noted that the items would not be ADA compliant.

Commissioner Clark motioned to approve application #19-05 for 7556 Main Street for a 22 inch table and two chairs as it is compliant with page 53 and the additional street furniture guidelines but with no comments on the ADA compliancy. Commissioner Johnston seconded the motion. All voted in favor.

BUSINESS:

- Kerry Chaney, Town Clerk, explained a violation staff had noticed at 7611 Main Street. The SHDC had previously approved the business owner to place rocks in an old garden bed area with the stipulation that the bed will be dug down so the rocks would be level with the sidewalk and would not roll out of the garden bed area. The rocks are well above the sidewalk level and are on the sidewalk and road in addition to weeds being out of control in the garden bed area. Ms. Chaney will write a violation letter to the business owner and copy the property owner.
- Commissioner Fogg briefed the SHDC on a symposium he attended through the Maryland Association of Historic District Commissions.
- Commissioner Fogg asked for the SHDC's opinion on semi-gloss paint and allowing it in the Historic District. Commissioner Clark said she would like to see the paint in person before commenting.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Clark and seconded by Commissioner Johnston to adjourn at 8:54 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary