Sykesville Historic District Commission Minutes November 28, 2018

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on November 28, 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, Richard McCullough, and Michael Johnston. Council Member Stacy Link

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

REVIEW OF APPLICATIONS:

• # 18-09 7564 Main Street

The applicant's architect was present to discuss the application. She explained the opening that was covered by the shingles was actually a window instead of a door. The plan is to keep the door in the current location, remove all of the shingles, and fill back the wall with brick as close to the plane of the wall as possible and look as consistent as possible. The window area would be filled in with brick as well but not be toothed in so it is clearly delineated as what was a window. A stone sill will be put in to match the existing. The trim around the door would be minimized as much as possible with any reflective quality of the trim being painted to make it matte.

Council Member Link motioned to approve application #18-09 for 7564 Main Street as submitted as it meets the guidelines on pages 31-33. Commissioner Johnson seconded. All voted in favor with Commissioner Clark abstaining.

• #18-15 7508 Main Street

The applicant was in attendance. He explained that the roof was leaking and needed to be replaced. He is proposing to replace the current metal roof with a new metal roof in kind in a flat or matte color. He also explained that the snow stops on the roof can be removed, but it is safer if they remain in place.

Commissioner Clark motioned to approve application #18-15 for 7508 Main Street as submitted for a new metal roof using a not shiny material as it meets the guidelines on pages 24 -26. Council Member Link seconded. All voted in favor.

#16-19 Warfield Complex
Richard Wagner, AIA, David H. Gleason Associates, explained to the SHDC that he
review the plans that were submitted, and overall they were consistent with the guidelines
but there were some exceptions that he detailed on his memo dated November 21, 2018
and noted below.

Every single center unit on the plans is the Arcadia style unit (previously called the Cambridge style units). The extra window added does meet the guidelines, however the SHDC may want to consider grouping the center windows together to provide a better balance to the two and three story 6-unit elevations.

The developers explained tried to take the existing approved elevations and match them as best as possible without causing issues with the internal rooms and walls. Commissioner Clark explained that the center unit with four windows on the upper two stories caused the bottom story with two windows and the front door appear to be missing a window. The two windows can be shifted over to align better between the end of the unit and the door. There was discussion of using a blind window, however it would not be possible to do a blind window on a façade with siding.

The "door buddies" gable end front doors surrounds/porches are not in proportion and should be reconsidered on lots 01-06, 7-12, 25-29, 30-33, 34-37, 43-47, 61-66, 72-76, 80-84, 105-110, and 122-125. Similarly, the flat head/porch "buddies" shown on lots 38-42 and 53-56 are not in proportion. The four unit Arcadia style drawings, strip elevations for lots 57-60, and the six unit Arcadia style drawings do not show the "door buddies", however the strip drawings for lots 80-84 do show them. The drawings should be consistent.

For the six unit buildings, the options were to buddy all the doors or to be symmetric with the door placement. For example, if the door on the end unit on the left was on the left side of the unit, then the door on the end unit on the right should be on the right side of the unit.

The porch gable next to a flat gable were out of scale from each other. The porch will not line up with the flat area in 3D because of how it protrudes out. It was decided that the porches that abut one another (door buddies), then they will not both be pediments. This change was a difference from what had been approved on the construction drawings. This change will be shown on the strip drawings. There is a 25% of each stick requirement for porches, however the elevations with porches will be predetermined by the builders and will not be an option that is changeable based on consumer want.

Mr. Wagner explained that one of the 3D drawings provided, View 2, should have been a view looking down the South Mews from the approximate location of the front door of the Lane Buildings towards the Nexion Building. This is one of the drawings that is to be provided to the Maryland Historical Trust (MHT) for their review. The additional view will be provided to the SHDC for distribution to the MHT

The light fixture was decided to be flat black even with the bronze downspouts.

The landscaping heights if they were allowed to grow out of control are:

Flowering Tree – 15-18 feet Accent Shrub – 2-4 feet Upright Evergreen – 10-12 feet Flowering Shrub – 3-5 feet Medium Evergreen Shrub – 3-5 feet

The Home Owners' Association would manage the growth of the plants. The window well would have a grate over it, and the shrubs would be planted around it.

Commissioner Fogg motioned to conditionally approve the submitted drawings with the changes discussed contingent upon their receipt and review by both the Historic District Commission and the consultant, Richard Wagner. The landscaping plan and the light in flat black were approved as submitted. All changes are subject to review and approval. Council Member Link seconded the motion. All voted in favor.

BUSINESS:

• There was a violation observed at the new Whistle Stop. They have a neon sign in their window. A letter will be sent giving them the same amount of time as other businesses to remove their neon sign.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Clark and seconded by Commissioner Johnston to adjourn at 8:15 P.M. The Motion carried unanimously.

Respectfully Submitted, Kerry Chaney, Recording Secretary