

Sykesville Historic District Commission Minutes

October 22, 2019

The Sykesville Historic District Commission (SHDC) meeting was held on October 22, 2019 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, Richard McCullough and Michael Johnston.
Council Member Anna Carter

ABSENT: Commissioner Melissa Clark

STAFF: Kerry Chaney, Town Clerk

REVIEW OF APPLICATIONS:

- # 19-07 Hanging Sign
The applicant was in attendance. He is a new business owner and would like to put up a sign for his business. He provided the requested clearances to the SHDC. He explained that he will be using the same hanging point for the sign as the previous business, but the bracket will be straight instead of curved.

Commissioner Fogg motioned to approve application #19-07 for 7606 Main Street as it is in compliance with the guidelines on pages 38 and 39. Council Member Carter seconded the motion. All voted in favor.
- Discussion of Replacement Windows for 7557 Main Street
The owner of the property was in attendance. She explained that the windows currently on the building are not energy efficient and would potentially fail a lead test. She would like to replace the windows and wanted to discuss with the SHDC about what to look in to what type of replacement windows to use. The SHDC explained that she should try to find something that was as similar as possible to the original windows. They should not be vinyl and should have the same number of lights as the original windows. The size of the windows should not change either.
- #16-19.BF Warfield Complex: Building F
Steve McCleaf and Sean Davis were present to discuss this item. Mr. McCleaf explained that he, Commissioner Fogg, and Town Attorney Dennis Hoover, had a discussion regarding the purview of the SHDC regarding the interiors of the buildings. The SHDC was review and approval authority over the interior of the auditorium and the A Building portico only. The rest of the buildings are exterior approval only. The interior of Building F does not need to be reviewed or approved by the SHDC.

Mr. Davis and Mr. McCleaf presented the site plan for Building F to the SHDC. They

explained that it has been submitted to Carroll County and the Town Planning Commission for review. They are waiting to hear from Carroll County regarding the stormwater management for the site.

They explained that they have managed to use the grading and pull the parking away from the building. A sidewalk with stairs and ADA accessibility is proposed leading from the parking area to Building F. A three foot retaining wall is needed due to the grading. There is no dead end section of the parking lot; all areas have an entrance and egress.

There are no plantings planned for around the foundations of the historic buildings. Some trees and shrubs are by the parking. The existing trees in the front are not in good condition and will be taken down. Commissioner Fogg asked if it was possible to screen the retaining wall with landscaping. Due to how close the wall is to the sidewalk and parking area, there is no room for plantings along it.

Commissioner McCullough asked if the drainage in the area would be changed to fix the “pit” that has formed down from Building F. Mr. Davis explained that the sidewalk would be curbed to direct the water to a storm drain inlet instead of washing out the area.

The front porch of Building F was enclosed sometime in the 1940s or 1950s. The windows are falling apart in that section and will need to be replaced. The SHDC asked for photos of the current conditions of the windows to be replaced. They would also like to see a sample of the window choice to replace the current windows. They intend to preserve what is in place for the rest of the building. The storm windows that are proposed are interior storms and will not change the reflectivity of the exterior of the windows. They are also considering placing a film on the windows that will appear clear but will help with the heat transfer. The film will not be visible once it is applied.

The interior ceilings will be drop ceilings. Even though they are lowered slightly, they will not be visible through the windows.

The exterior fire ramps will be removed as they are not up to code. The fire escapes will look like the ones on the Nexion Building and the Zeteo Tech building (Building G).

The SHDC was satisfied with the answers to the window and reflectivity questions. The developer will modify the plans based on what the County says regarding the stormwater management and will return to the SHDC for approval.

- Warfield Townhome Color Combinations
Jason Van Kirk, Elm Street Development, was in attendance to discuss this item. He explained that with the current color palette, the townhomes were appearing very

monotone. He tried to find additional colors that would take inspiration from the institution but would appear residential. The SHDC agreed that they liked the Timber Bark siding color which is much darker than the previously approved siding colors.

BUSINESS:

- The SHDC asked for an update on the flat roof portions of the townhome porches. They cannot be seen from any spot, and tin cannot be placed over the rubber seal without introducing water leaks.
- Council Member Carter asked Town Clerk Kerry Chaney to find the application for the MTS Financial building on Main Street. They recently completed their work, and the HDC would like to make sure they did what was approved.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Fogg and seconded by Council Member Carter to adjourn at 8:13 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary