

Sykesville Historic District Commission Minutes

May 25, 2021

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on May 25, 2021 virtually via Zoom.us teleconference. Commissioner Fogg called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited.

PRESENT: Commissioners Norman Fogg, Jeannie Nichols, and Michael Johnston. Council Member Anna Carter

ABSENT: Commissioner Richard McCullough and Chad Bederka

STAFF: Kerry Chaney, Town Clerk
Joe Cosentini, Town Manager

MINUTES: A motion was made by Commissioner Fogg and seconded by Commissioner Nichols to approve the minutes from April 27.

REVIEW OF APPLICATIONS:

- # 2021-04 7337 Springfield Avenue
Glenn Cook was in attendance for the applicant. The holly tree is large and blocks the front of the house. Mr. Cook explained that he is not sure when the tree was planted, however the tree was not in an old photograph that he had seen of the house. Low shrubs will be placed at the foundation of the house, but they will not impact the view of the front porch. A second dogwood tree may be added closer to the center of the front yard in the future.

The gravel driveway is to be replaced with asphalt to help prevent erosion. A curb will be put on the house side of the driveway to help direct stormwater away from the foundation of the house and into the front yard and street instead.

A motion was made by Commissioner Fogg to approve application #2021-04 for 7337 Springfield Avenue as written as it is in compliance with the guidelines on page 55. Commissioner Johnston seconded the motion. All voted in favor.

- #2021-05 7564 Main Street
The applicant, Brett Meyers, was in attendance to discuss this application. He explained that the new business, Enlighten, is going into the second floor of the Warfield building and would like to place a hanging business sign in the alley and a frosted glass sign on the Main Street facing windows.

The SHDC discussed the size of the frosted glass window signs. If the SHDC uses the individual panes of the window for the requirement, the sign would not be below the

maximum allowable area. However, if the SHDC uses the entirety of each window, it would be below the maximum allowable area. The SHDC determined to use entirety of the window, not each individual pane.

The hanging sign is within the guidelines, and there was no discussion regarding it.

A motion was made by Commissioner Nichols to approve application #2021-05 as written for 7564 Main Street as it is in compliance with the guidelines on pages 37-39. Commissioner Johnston seconded the motion. All voted in favor.

- #2021-06 7448 Springfield Avenue
The applicants were in attendance to discuss this application. They explained there will be cosmetic alterations such as cleaning and minor repairs to the exterior surfaces. A new obscure glass and black metal frame, roll-up garage door would be installed to replace the existing door. The aluminum wrapping will be matte. A mural will be added with a different application, at a later date.

A motion was made by Commissioner Fogg to approve application #2021-06 for 7448 Springfield Avenue as written as it is in compliance with the guidelines on page 18. Commissioner Johnston seconded the motion. All voted in favor.

- #2021-07 7452 Springfield Avenue
The applicants were in attendance. They explained they want to renovate the existing brick front warehouse space and add a new partial third floor. The first floor would be renovated to include four commercial spaces, one ADA residential space, and the first floor to three two-story residential spaces. The second and new third floors would be all residential. The front façade will look more symmetrical with modified window locations and a central entry door. Windows will be added to the second level and new partial third level.

There was discussion about the addition of windows on a building that historically did not have windows. The applicants explained they took the warehouse look of the original building and tried to replicate it in the new façade while making it more aesthetically pleasing and able to be used for a use other than manufacturing.

The plans have not yet gone through the Planning Commission. If the Planning Commission does not approve the partial third floor, the plans would have to come back to the SHDC.

Commissioner Fogg motioned to approve the concept of application #2021-07 with respect to the submitted facades and elevations, however before final approval will be

given, the applicant will submit for review by the Planning Commission. The applicant will return to the SHDC after they receive Planning Commission approval, and they will include details on materials to be used. Council Member Carter seconded the motion. All voted in favor.

BUSINESS:

- Commissioner Fogg announced there is a Greenway Trail comment period.
- There was further discussion regarding the window dimensions for signs and adding further definitions to the guidelines. Staff will add chapters of the guidelines for review with recommendations to the agendas that have one or no applications.
- There was discussion regarding the potential for training through the Maryland Association of Historic District Commissions.
- There is still a neon sign at the Pottery Shop.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Nichols and seconded by Council Member Carter to adjourn at 8:12 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary