SYKESVILLE HISTORIC DISTRICT
DESIGN GUIDELINES

TOWN OF SYKESVILLE, CARROLL COUNTY, MARYLAND
OCTOBER 2023

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ACKNOWLEDGEMENTS

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These guidelines were adopted by the Town of Sykesville on 02/26/2024.

For information about Sykesville's historic preservation programs, contact the Town of Sykesville's Historic District Commission:

Phone: 410-795-8959
Fax: 410-795-3818
Email: town@sykesville.net
Visit the Town's website: townofsykesville.org

The Historic District Commission meets the 4th Wednesday of each month in the Town House at 7:00pm.

The Town House is located at 7547 Main St, Sykesville, MD 21784

INTRODUCTION

a. *Purpose of the Sykesville Historic District Guidelines*

Design guidelines are created by communities concerned with the appearance of their buildings, as well as how that appearance contributes to the town's historic integrity, economic health, and civic pride. Over twenty-three hundred towns and cities across the country have adopted design guidelines as part of their historic preservation efforts. Most are designed to protect and enhance the integrity and quality of commercial and residential buildings, landscapes, and public spaces. All should be designed to provide a basis for objective decisions about the appropriateness of proposed changes to the environment.

The Sykesville Historic District Design Guidelines have been created to assist owners and tenants of historic buildings to maintain, preserve, and enhance the character of their property. The guidelines are also intended to assist architects, engineers, contractors, and others involved in maintaining and enhancing the stewardship efforts of buildings, public spaces, and landscapes within the historic district, to plan and implement projects that preserve and enhance the character of the district. In addition, the guidelines provide assistance when undertaking new construction, additions to existing buildings as well as entirely new buildings within the historic district. New development and/or adaptation of new building techniques is not discouraged within the historic district, but rather evaluated as to how it integrates and preserves the historic district context for the future.

For information on the Historic District Commission visit: https://www.townofsykesville.org/2149/Historic-District-Commission

For information on the Secretary of the Interior's Standards for the Treatment of Historic Properties visit:www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm

b. *The Secretary of the Interior's Standards for the Treatment of Historic Properties*

The Sykesville Historic District Commission has adopted the Secretary of the Interior's Standards for Treatment of Historic Properties as the basis for determining the appropriateness of proposed changes to buildings and landscapes within the historic district. Originally created in 1976 to determine the appropriateness of proposed changes to income-producing National Register buildings whose owners wished to take advantage of beneficial federal tax considerations and federal funding, the Standards have become the basis for judgment in many historic districts in the country. The Maryland Historical Trust (MHT) recognizes the Standards as the basis for design guidelines to be used in local historic preservation programs. The Standards for the Treatment of Historic Properties address four levels of treatment: preservation, rehabilitation, restoration, and reconstruction. These apply to each project differently, depending upon the historic significance, existing physical conditions and documentation available as well as the economic and technical feasibility of treatment.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The Secretary of the Interior's Standards for Rehabilitation as a Treatment of Historic Properties are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1. Sykesville Station circa 1970.

An example of rehabilitation as a treatment would be the Sykesville Station - a former train station transformed into a restaurant.

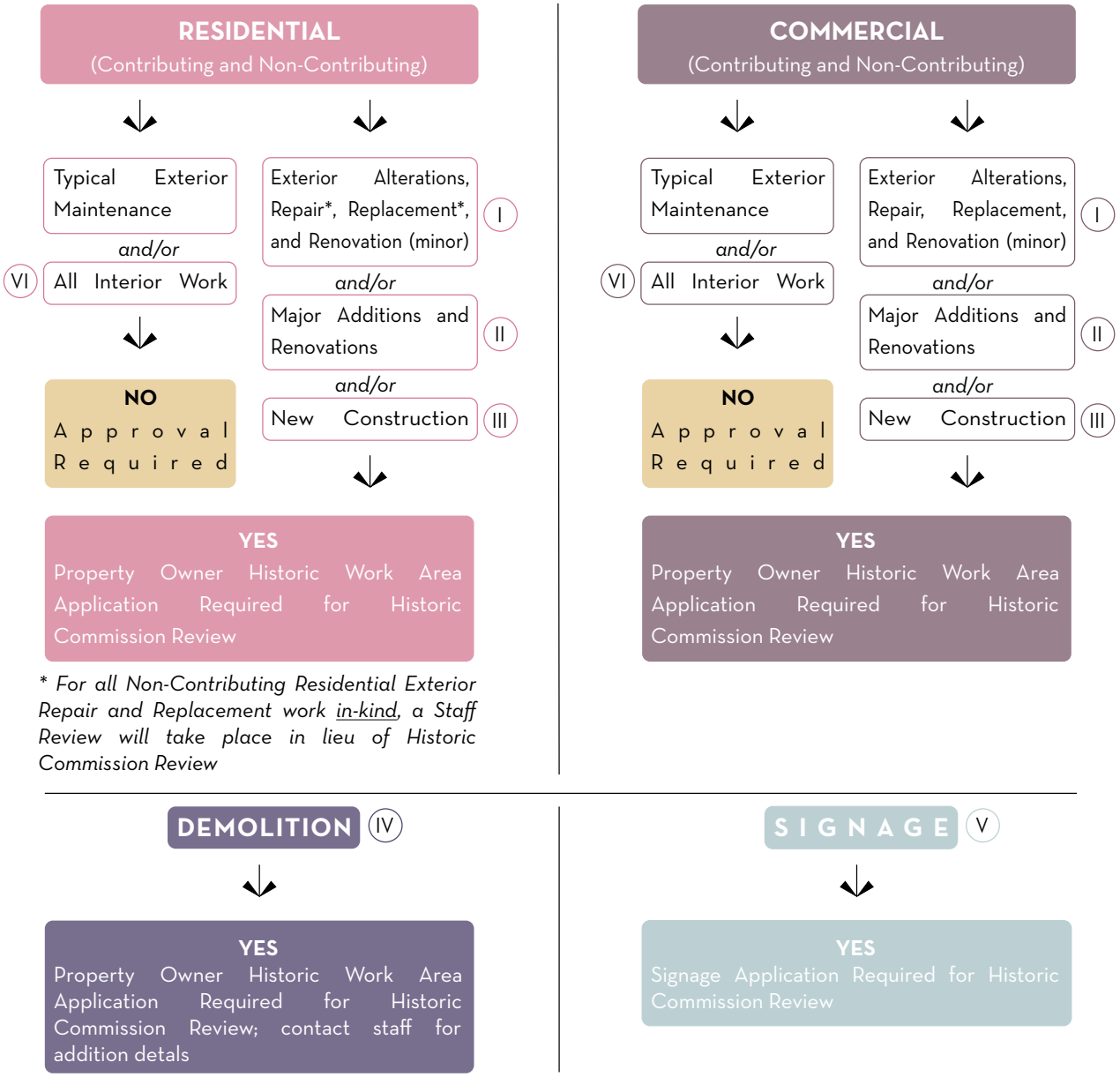
For the latest information on application requirements visit: https://www.townofsykesville.org/DocumentCenter/View/1863/Historic-District-Commission-Application

c. *Projects Governed by the Sykesville Historic District Guidelines: Maintenance, Alterations, Renovations, and New Construction*

Before a property owner begins work, the Historic District Commission must approve any exterior alterations, new construction, or changes to important landscape features prior to beginning the work. Examples of work requiring preliminary Historic District Commission approval include, but are not limited to: roofs, exterior doors and windows, siding and other material changes, porches, additions, new construction, fences and site walls, sidewalks, removal of 12" caliper trees, demolition, and change of zoning.

For all (**C) Contributing** and **(NC) Non-Contributing** buildings within the Sykesville Historic District and all individually listed county landmarks (see map p.15), use the graphic below to determine if your project needs Sykesville Historic District Approval. Buildings outside the historic district are exempt.

Do I need Sykesville Historic District Approval? *See next page for submission requirements*



** For all Non-Contributing Residential Exterior Repair and Replacement work in-kind, a Staff Review will take place in lieu of Historic Commission Review*

d. *Procedures for Reviewing Projects within the Sykesville Historic District*

The Sykesville Historic District Commission meets on the fourth Wednesday of each month to review applications for permit approval. The Town Zoning Administrator's Office must receive all application materials by 4 p.m. on the second Wednesday of the month in which the applicant wishes to have a review. It is strongly recommended that the applicant contact the staff liaison to the Historic District Commission or the chair of the Historic District Commission early in the design process to discuss these guidelines and how they apply to the proposed project.

CHECKLIST FOR HISTORIC REVIEW COMMISSION SUBMISSION REQUIREMENTS:

PROJECT TYPE - WHAT IS YOUR PROJECT?

I » Exterior Alterations (including Repair and Replacement of Exterior Materials) Submission Requirements:
- Completed "Application for Approval Form"
- Application Fee
- Building Permit Application(s)
- Location and Aerial Map showing the Property's Location
- Current Photograph(s) of the Building/Property, and Abutting Properties on either side, as seen from all Public Rights-of-Way
- Site Plan or Property Plat: Drawn to scale (ex. 1"=10' to 1"=40'), showing location of existing building, accessory structures and any trees over 4-inch caliper, as well as changes to be made to the existing site plan
- Product specs and information showing color, texture and details of major materials to be used

II » Additions and Renovations Submission Requirements
- All of the above.
- Scale Drawings indicating size, type, and extent of proposed work to be included.

III » New Construction Submission Requirements
- All of the above
- Scale Drawings including Floor Plans, all Exterior Elevations, not less than 1/2" = 1'-0" indicating size and type of all proposed work
- Rendering in color
- Scaled model (physical or BIM)

IV » Demolition Submission Requirements
- Contact Chair of Historic District Commission.

V » Signage Submission Requirements
- Completed "Sign Application"
- Application Fee
- All Information on the sign's size, shape, colors, lettering, materials, methods of illumination (if any), and location on building or lot
- Drawing to-scale of the sign is strongly encouraged

VI » Interior Rehabilitation Work
- See MHT website for details

e. *Historic Tax Credits: Federal, State and Local*

Local:

Historic Income Tax credits are available from the Town of Sykesville. They vary and are typically renewed periodically or on a rolling basis every fiscal year. Local historic tax credits are available from the Town of Sykesville as a property tax credit in the amount of 10% of the qualified expenses used for the restoration and preservation of an eligible property, and a Town of Sykesville property tax credit of 5% for the construction of an architecturally compatible new structure in the Sykesville Historic District. Additional smaller grants for eligible improvement work for owners and owner-occupied residential properties for whom the requirement to conform with the historic preservation standards represents a hardship, as determined by the commission, are available for eligible properties, not to exceed the sum of $1,200.

Additional property tax credits for historic properties within the registered local historic district are available through the Carroll County government. The credits are based on the increase in assessment difference for a period of 5-years following completion of work.

State:

Historic Income Tax credits are available from the state of Maryland. They vary and are typically renewed periodically or on a rolling basis every fiscal year. The Maryland Historical Trust offers three different types of tax credits depending on the needs of your project. For residential properties, the Homeowner Tax Credit is available and can equal up to 20% of Qualified Rehabilitation Expenditures. The Competitive Commercial Tax Credit is limited to income-producing properties whose eligible expenses are expected to exceed $25,000. As with the Homeowner Tax Credit, the Competitive Commercial Tax Credit covers up to 20% of eligible rehabilitation expenses. The Small Commercial Tax Credit is limited to small commercial rehabilitations whose total qualified rehabilitation expenses will not exceed $500,000. The credit is available for up to $50,000 over a 24-month period and requires a minimum of $5,000 in eligible expenses to qualify.

All of the state tax credits are able to be used in tandem with local and federal historic tax credits. *However, the applications and supporting documentation for these levels are separate.*

Federal:

Historic Income Tax credits are available from the federal government for income producing properties. They vary and are typically renewed periodically or on a rolling basis every fiscal year. The National Park Service income tax credit (up to 20% of Qualified Rehabilitation Expenses) is available for the rehabilitation of historic income-producing buildings determined by the Secretary of the Interior to be certified historic structures. The State Historic Preservation Office and the National Park Service review the scope of rehabilitation work to ensure that it is in compliance with the Secretary of the Interior's Standards for Rehabilitation. To qualify for this tax credit, the historic building must be listed individually in the National Register of Historic Places or be a contributing structure to a "registered historic district", such as the Sykesville Historic District.

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SYKESVILLE HISTORIC DISTRICT

a. *History of Sykesville*

William Patterson, a wealthy Baltimore merchant, established his country home on the 3000-acre Springfield Estate near present day Sykesville. In 1803, Patterson reluctantly consented to his daughter Elizabeth's marriage to Jerome Bonaparte, brother of Napoleon I. In 1804 Napoleon ordered Jerome to return to France, refused to let Elizabeth (Betsy) land, and declared the marriage illegal. Betsy returned to her father at Springfield, and in 1815, the State of Maryland granted her a divorce.

Upon the death of William in 1824, his son George became the owner of the Springfield Estate. In 1825, George Patterson sold about 1000 acres of the Springfield Estate to a business associate, James Sykes of Baltimore, the man for whom Sykesville is named. One tract of land on the Howard County side of the Patapsco River contained an old saw and gristmill. Sykes soon replaced it with a newer and stronger building. In 1836, he constructed a five-story, 47 room, stone hotel on the north side of the Patapsco River catering to railroad personnel and tourists from Baltimore.

With the arrival of the Baltimore and Ohio Railroad in 1831, other businesses joined Sykes's mill on the south side and hotel on the north side of the Patapsco River. The construction of two general merchandising stores, additional mills, churches, and a post office, made Sykesville a thriving commercial center and tourist resort. In 1835, Dr. Orrelana H. Owings built a large two-story stone store on Main Street for his son-in-law, Harry Miller. Today, the old stone store is St. Barnabas Episcopal Church's Parish House.

The Springfield Presbyterian Church was built in 1836 on land donated by George Patterson. The Springfield Institute, the first school in Sykesville, used the first floor. In 1845, Sykes enlarged his mill, renaming it the Howard Cotton Factory. He also built homes near the factory for his employees. It operated until the depression of 1857.

The Elba Furnace, located southeast of Sykesville, along the Patapsco River, was a steam and charcoal hot-blast iron furnace built in 1847. Owned by James W. Tyson, iron ore from the Springfield Mines and other local mines was smelted to make car wheels for the B & O Railroad until the early 1860s. St. Barnabas Episcopal Church was built in 1850-1851 as Chapel of Holy Trinity, Eldersburg, largely through the efforts of Susanna Warfield on land donated by James Sykes, a Vestryman.

During the Civil War, the town was divided and its young men fought on both sides of the conflict. On June 29th 1863, a detachment of Confederate cavalry under J.E.B. Stuart arrived in Sykesville. They tore up some railroad track, burned the bridge over the Patapsco, and destroyed telegraph lines.

2. Lower Main Street Looking North circa 1935.

3. Main Street Looking North circa 1900.

Most of the town was washed away during the flood of 1868. It was slowly rebuilt on the north (Carroll County) side the Patapsco River. The Springfield estate passed into the hands of Governor Frank Brown after the death of George Patterson. During his governorship, the Springfield State Hospital was established in Sykesville in 1896. James Sykes, who lived in Elysville, died in the spring of 1881 at the age of 90. He is buried in Greenmount Cemetery in Baltimore.

In 1883, the B & O Railroad Station, a brick Queen Anne structure designed by E. Francis Baldwin, was built on the west side of Main Street. In 1890, J. H. Fowble, architect and builder, came to Sykesville. He was responsible for designing most of downtown Sykesville: the McDonald block, two brick bank buildings, the Wade H. D. Warfield building, the Arcade, and John and Marie Kate McDonald's residence on Main Street, the present Sykesville Town House.

Sykesville was incorporated in 1904, with Edwin M. Mellor, Sr. as the first mayor. In 1913, the Sykesville Herald was established as the town's first newspaper. The depression of 1929 hit the town hard, and many family farms had to be sold. In 1937, a fire destroyed the town's main business block. While World War II briefly lifted Sykesville out of the depression, the town went into a steady decline and was nearly forgotten once the Rt. 32 bypass was built. This period of decay continued until about 1985 when people began to take an interest in the town as a place to live or conduct business.

4. Springfield Avenue circa 1915.

b. *Evolution of Historic Building Materials in Sykesville*

Beginning in 1800, most of the buildings were made of crude materials such as log and fieldstone, both found in abundance in the Patapsco River valley. In the 1830s, when the Baltimore and Ohio Railroad switched from using granite ties to wooden ones, it discarded thousands of stone ties in the area. Settlers used the old ties in foundations and walls of buildings in the area, some of which can still be seen today. Granite was also used to construct Sykes' new mill and hotel (1836), the Elba Furnace (1847), St. Barnabas Church (1850), and Miller's General Store (1864). St. Joseph's Catholic Church (1867) was constructed of fieldstone.

Wood was also a prevalent material used in Sykesville. Some of the more noteworthy wood buildings include the Presbyterian manse (1857) on Spout Hill Road, the McDonald Block (1878, burned 1937), 30 summer tourist cottages built by Governor Brown (1882), and the Norwood residence of the same year. The Sykesville Town House was designed and built in wood by J. Harvey Fowble for John & Marie Kate McDonald in 1883. In 1890, the town's original firehouse, jail, and stables were constructed of wood. In 1891, Wade H. D. Warfield opened a planing mill and lumberyard. In 1891, the Schultz Home, the most elegant wooden house in Sykesville, was constructed. In 1906, J. H. Fowble built his home of wood.

In addition, a number of historic buildings were constructed of brick, including the B & O Railroad Station (1883-1884) designed by E. Francis Baldwin and built of Baltimore pressed brick, the Springfield Avenue school (1893), and three commercial buildings on Main Street constructed of Roman brick. Other prominent brick buildings include the Warfield Building (1906) and "Warfield Cottage" at Springfield Hospital (1906).

5. Historic building materials in Sykesville include wood siding, brick, and stone.

c. *Contributing vs. Non-Contributing Properties*

Properties within the boundaries of the Sykesville Historic District including buildings, sites, and structures are identified as either (C) Contributing or (NC) Non-Contributing. Contributing properties are properties that consist of resources that retain the historical significance of the district, or have acquired it through time. Non-Contributing properties have lost their historic integrity, were altered beyond recognition, or were added after the historically significant timeframe of the district.

The historic guidelines for the maintenance, alteration, repair, or replacement of buildings are more restrictive for (C) Contributing buildings than (NC) Non-Contributing buildings within the Sykesville Historic District. Please refer to the Historic District Map for the designation of each building. All projects are reviewed by the Historic District Commission on a case-by-case basis, however, these overarching guidelines apply as follows:

- Facade Features and Elements (Contributing and Non-Contributing): .....maintain and repair-in-kind only
- Side Elevation Features and Elements (Contributing):.....maintain and repair-in-kind only
- Side Elevation Features and Elements (Non-Contributing) in Public Right-of-Way:..replacement-in-kind considered*
- Side Elevation Features and Elements (Non-C) not in Public Right-of-Way:.....replacement/covering considered*

** Refer to Section 8: Alternate Materials for additional replacement material information.*

6. A Contributing building retains the historical significance of the district by maintaining its character defining features such as windows, roofing, and porch details.

7. A Non-Contributing building has lost its historic integrity, has been altered beyond recognition, or was added after the historically significant timeline of the district.

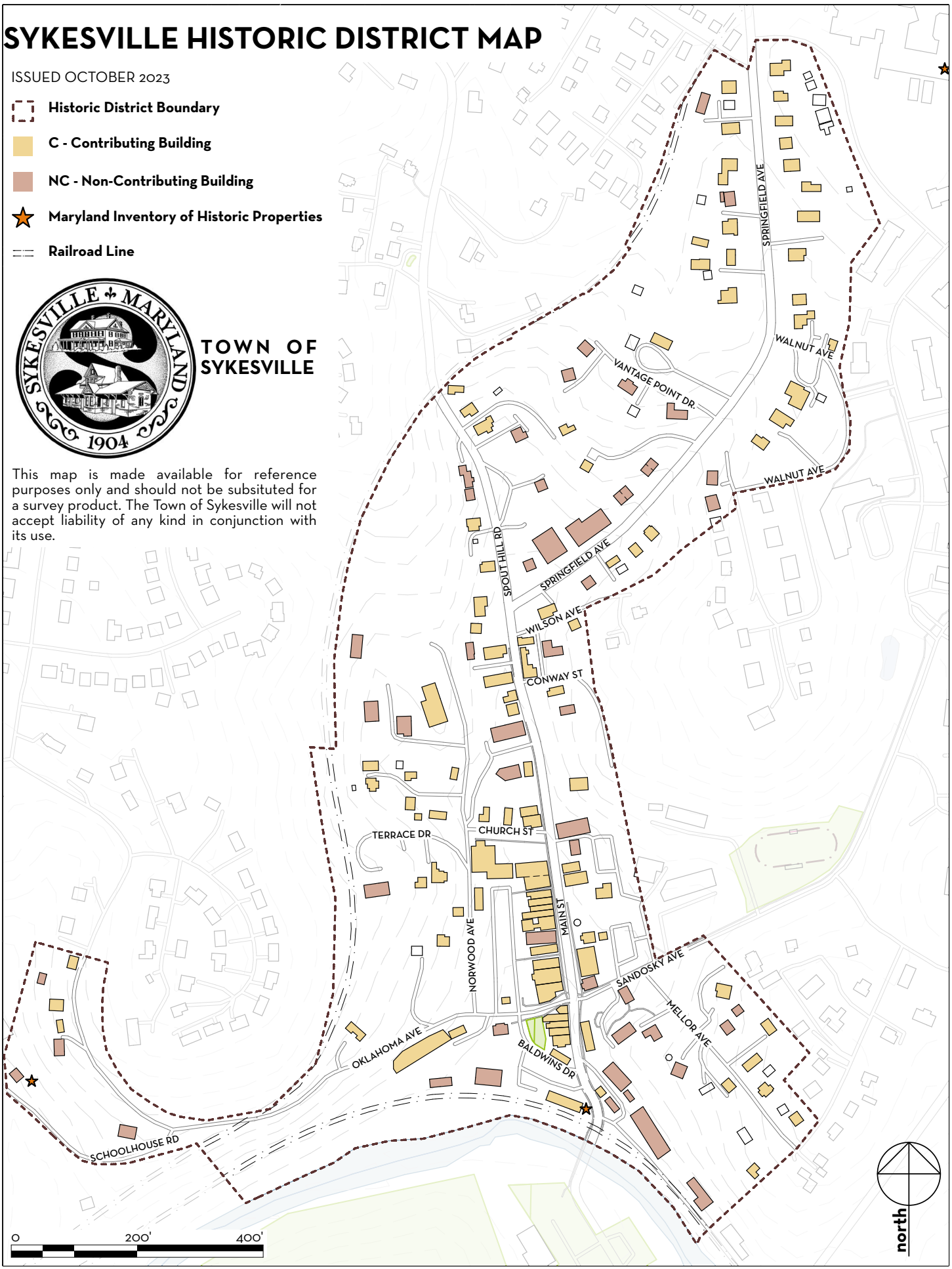
SYKESVILLE HISTORIC DISTRICT MAP

ISSUED OCTOBER 2023

- **Historic District Boundary**
- **C - Contributing Building**
- **NC - Non-Contributing Building**
- **Maryland Inventory of Historic Properties**
- **Railroad Line**

TOWN OF SYKESVILLE

This map is made available for reference purposes only and should not be subsituted for a survey product. The Town of Sykesville will not accept liability of any kind in conjunction with its use.



LIST OF HISTORIC DISTRICT PROPERTIES

Property Address		Circa Year Built	Bldg Status
6999	Cedar Ave.	1990	NC
7401	Cedar Ave.	1990	NC
702	Church St.	1892	C
706	Church St.	1895	C
7500	Main St.	1900	C
7503	Main St.	1852	C
7505	Main St.	1912	C
7506	Main St.	1902	C
7508	Main St.	1902	C
7509	Main St.	1950	NC
7511	Main St.	1895	C
7512	Main St.	1902	C
7516	Main St.	1902	C
7517	Main St.	1941	C
7518	Main St.	1900	C
7519	Main St.	1980	NC
7520	Main St.	2006	NC
7524	Main St.	2016	NC
7526	Main St.	1892	C
7527	Main St.	1912	C
7530	Main St.	1900	C
7532	Main St.	1900	C
7533	Main St.	1900	NC
7537	Main St.	1956	NC
7538	Main St.	1878/1889	C
7540	Main St.	1857	C
7541	Main St.	1900	C
7542	Main St.	1857	C
7543	Main St.	1940	C
7546	Main St.	1902	C
7547	Main St.	1883	C
7548	Main St.	1872	C
7550	Main St.	1852	C
7552	Main St.	1878	C
7554	Main St.	1878	C
7556	Main St.	1950	NC
7557	Main St.	1932	C
7560	Main St.	1912	C
7564	Main St.	1907	C
7565	Main St.	1926	C
7566	Main St.	1909	C
7567	Main St.	1900	NC
7568	Main St.	1892	C
7600	Main St.	1890	C
7602	Main St.	1878	C
7604	Main St.	1877	C
7606	Main St.	2003	C
7609	Main St.	1890	C
7610	Main St.	1900	C
7611	Main St.	1946	NC
7615	Main St.	1930	C
7618	Main St.	1883	C
7625	Main St.	1933	NC
7604	Mellor Ave.	1956	NC
7609	Mellor Ave	1900	C
7611	Mellor Ave	1995	NC
7614	Mellor Ave	1990	NC
7617	Mellor Ave.	1956	C
7620	Mellor Ave.	1910	C
7621	Mellor Ave.	1917	C
7632	Mellor Ave.	1900	C
7625	Mellor Ave.	1934	C
7500	Norwood Ave.	1892	C
7501	Norwood Ave.	1892	C
7509	Norwood Ave.	1892	C
7514	Norwood Ave.	1907	C
7515	Norwood Ave.	1892	C
7521	Norwood Ave.	1950	NC
7534	Norwood Ave.	1892	C

Property Address		Circa Year Built	Bldg Status
7539	Norwood Ave.	1902	C
7540	Norwood Ave.	1900	C
7546	Norwood Ave.	1892	C
635	Oklahoma Ave.	1895	C
637	Oklahoma Ave.	1957	NC
643	Oklahoma Ave.	1942	C
645	Oklahoma Ave.	1902	C
649	Oklahoma Ave.	2005	NC
665	Oklahoma Ave.	1964	NC
718	Oklahoma Ave.	1892	C
729	Oklahoma Ave.	1900	C
731	Oklahoma Ave.	2000	NC
732	Oklahoma Ave.	1900	C
703	Sandosky Rd.	1900	C
707	Sandoksy Rd.	1880	NC
518	Schoolhouse Rd.	1903	NC
7415	Spout Hill Rd.	1875	C
7419	Spout Hill Rd.	1875	C
7421	Spout Hill Rd.	1900	C
7423	Spout Hill Rd.	1870	C
7425	Spout Hill Rd.	1960	NC
7430	Spout Hill Rd.	1946	NC
7431	Spout Hill Rd.	1976	NC
7432	Spout Hill Rd.	1946	NC
7442	Spout Hill Rd.	1934	C
7536	Spout Hill Rd.	1895	C
7311	Springfield Ave.	1895	C
7312	Springfield Ave.	1905	C
7313	Springfield Ave.	1895	C
7314	Springfield Ave.	1970	NC
7318	Springfield Ave.	1907	C
7319	Springfield Ave.	1877	C
7321	Springfield Ave.	1912	C
7322	Springfield Ave.	1907	C
7323	Springfield Ave.	1890	C
7326	Springfield Ave.	1991	NC
7327	Springfield Ave.	1877	C
7331	Springfield Ave.	1887	C
7332	Springfield Ave.	1912	C
7336	Springfield Ave.	N/A	C
7337	Springfield Ave.	1924	C
7338	Springfield Ave.	1930	C
7340	Springfield Ave.	N/A	C
7344	Springfield Ave.	1902	C
7345	Springfield Ave.	1921	C
7349	Springfield Ave.	1907	C
7403	Springfield Ave.	1920	C
7406	Springfield Ave.	1892	C
7407	Springfield Ave.	1926	C
7411	Springfield Ave.	1919	C
7412	Springfield Ave.	1994	NC
7422	Springfield Ave.	1900	C
7426	Springfield Ave.	1987	NC
7428	Springfield Ave.	1987	NC
7432	Springfield Ave.	1987	NC
7434	Springfield Ave.	1987	NC
7435	Springfield Ave.	1921	C
7439	Springfield Ave.	1919	C
7443	Springfield Ave.	1916	C
7445	Springfield Ave.	1955	NC
7448	Springfield Ave.	1948	NC
7452	Springfield Ave.	1948	NC
7532	Terrace Dr.	1940	NC
800	Vantage Point Dr.	1998	NC
804	Vantage Point Dr.	1998	NC
815	Vantage Point Dr.	1995	NC
7405	Walnut Ave.	1900	C
707	Wilson Ave.	1892	C

GUIDELINES OVERVIEW

The sections that follow provide guidelines for the rehabilitation and maintenance of all existing buildings in the historic district. These guidelines also cover accessory structures, new construction, sustainability, accessibility, and equipment, as well as landscape and site design elements. In most cases, the guidelines should be followed regardless of their designation as (C) Contributing or (NC) Non-Contributing. However, in some cases, the guidelines specifically address one or the other.

9. Residential Scale.


10. Commercial Scale.

Commercial, residential, industrial, and other types of buildings contribute to Sykesville's Historic District, as do streets, sidewalks, parking areas, walls, fences, bridges, and landscapes. Collectively, they create the unique character of not only the district, but also to a large extent, the unique character of the town. All elements of buildings within the district contribute to their individual character, as well as to the overall historic character of the district, and sense of place.

Front facades are the most visible and typically will be of primary concern when changes are proposed. In the commercial zone, side and rear elevations, particularly those that can be seen from parking lots, streets, and other public rights-of-way are also important character defining elements for the historic district. The design, shape, materials, and direction of roofs are equally important. Additionally, doors and windows, their design, location, size, materials, and other characteristics are important character defining elements. For most residential and some commercial buildings, the appearance and location of front porches are critical components of the design of a facade. Commercial storefronts and business signs also contribute to the appearance of retail, office, and other types of commercial buildings. Details and ornamentation, from cornice brackets to belt-courses, are important character defining features on all types of buildings. Similarly, small accessory buildings such as garages, sheds, garden houses, and gazebos contribute to the overall character of the historic district through their scale, proportions, materials, and details.

In most cases, the buildings and structures have been altered over time. In all likelihood, they will continue to be changed to meet the evolving needs of owners and tenants. These guidelines and the Secretary of the Interior's Standards for Rehabilitation recognize this inevitability. They do not discourage change; rather they encourage appropriate changes that do not significantly alter the historic character of a building. Thus, before considering any change or addition to a building, it is first necessary to understand the materials, forms, features, details, and other aspects that are most important to defining the character of the building. While it is not possible to provide detailed discussion of the important features of all buildings in the historic district, the following illustrations show those features that typically contribute to the character of commercial and residential buildings found in Sykesville's Historic District.

GUIDELINES OVERVIEW

continued

Prior to making changes, a property owner or tenant should consult with the Sykesville Historic District Commission to understand the elements and features of their building that are significant to its character. This will help ensure that proposed changes are appropriate and are compatible with the guidelines as well as the Secretary of the Interior's Standards of Rehabilitation.

These guidelines are organized into sections (1-5) addressing rehabilitation and maintenance of building components from top to bottom, from generic to specific details. Sections (6) Accessory Buildings and (7) New Construction follow with separate sections. Sections (8) Alternate Materials, (9) Sustainability, Accessibility, and Equipment, and (10) Landscape and Site Design Elements have been added and updated to incorporate more recent modern changes to the Historic Guidelines. Please refer to each section for more detail on how these guidelines apply to specific features of (C) Contributing vs. (NC) Non-Contributing buildings.

11. Typical features of a commercial building.

12. Typical features of a residential building.

SECTION 1: ROOFS

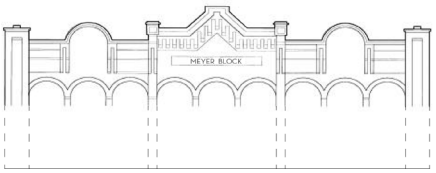
Overview

Roofs are some of the most important character defining elements of buildings in the historic district. Commercial buildings typically have flat roofs hidden from view by a cornice and parapet. Typical of residential buildings, sloped roofs are shaped to include gable, cross-gable, gambrel, mansard, hipped, and shed forms.

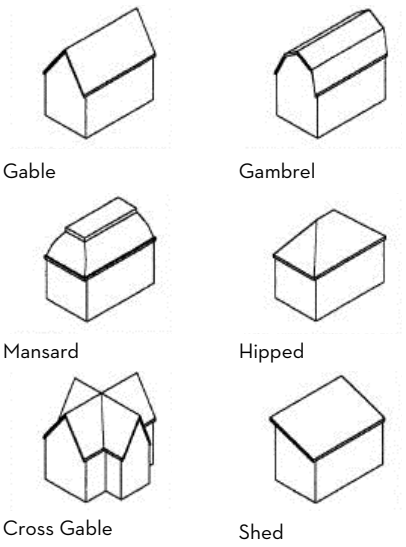
The roofs of a number of the residential buildings in the historic district also contain character defining features such as dormers, towers, chimneys, finials, and cresting. The shape, size, and materials of gutters and downspouts also contribute to the character of a roof. On sloped roofs, half-round gutters and round downspouts are typical features of buildings in Sykesville's Historic District. Additional styles of gutters include ogee (k-style) profile gutters with square (rectangular) downspouts, yankee, and box gutters. Aluminum or galvanized gutters and downspouts can be painted.

In addition to shape and features, the material used to cover sloping roofs contributes to their character. Copper, lead, and terne plate were common metal roof materials in the nineteenth century. In the early twentieth century, zinc and galvanized tin were also used to cover sloped roofs.

The character of a metal roof is derived from the type of metal used, its finish, and the method by which sections are joined together and attached to the roof's substructure.



13. Commercial building roof lines often have elaborate cornices and parapets that contribute to their historic character.



14. Roof types are important character defining features of buildings.

Materials

Slate was a common roof material for expensive residential buildings in the nineteenth and early twentieth centuries. It comes in many shapes, with rectangular, diamond, and hexagonal as the most popular. Although predominantly gray in color, slate roofs may also be red or green.

In the late nineteenth century, asphalt was introduced as an inexpensive roofing material. By the mid-twentieth century, asphalt shingles had become the most common material for sloped roofs. Gray is the predominant color for asphalt shingles, although red, green, and black shingles were also used.

Less common roof materials include wood shakes and shingles. Wood shakes are hand split and have a rough appearance, while wood shingles are machine cut and have a smoother appearance. Typically left unpainted, they weather to silver-gray. Historically, they were ventilated to dry out.

15. This historic metal roof is made up of hand-crimped metal pans.

Copper, which weathers to a brown, then green patina, and terne coated steel, which weathers to a warm gray, is usually left unpainted. Other metal roofs should be painted to protect them from corrosion.

Maintenance/Repair-in-Kind (20% or less)

Routine maintenance of roofs includes re-attaching gutters and downspouts, replacing flashing, and other minor repairs that do not change its character. Original roof shape, details, ornamentation, and other character defining elements should be preserved in place, maintained, and repaired as needed.

Maintain and repair original materials on sloped roofs of buildings. If the severity of deterioration requires that the material be replaced, the replacement material should match the existing in material type, size, orientation, color, reflectivity, and other defining characteristics.

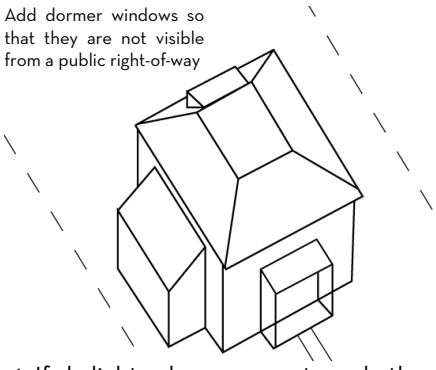
Replacement flashing should match the existing material, unless there has been a proven deficiency. Galvanic corrosion, differing thermal expansion, and contraction rates of dissimilar metals can have a negative impact on the roof finishes.

Refurbishment/Replacement/Alternate Materials

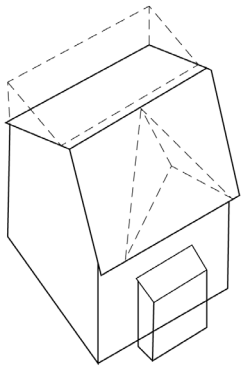
When severely deteriorated or repair-in-kind is not feasible for technical or economic reasons, then a replacement material that resembles the existing in size, orientation, color, reflectivity, and other defining characteristics may be used. Do not remove or alter historic chimneys as they are character defining features of historic buildings. Do not cover with stucco or other treatments, but rather consider repairing and maintaining regularly the original materials.

Missing or severely damaged roof towers, dormers, finials, cresting, chimneys, and other character defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new historically appropriate element should be proposed to be compatible with the overall character of the building.

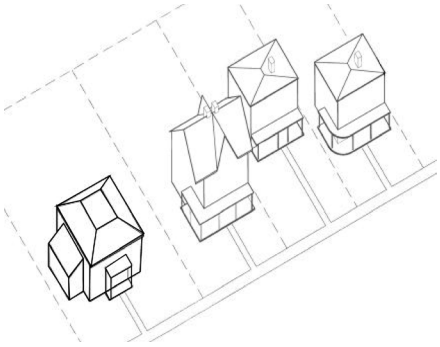
Refer to Section 8: Alternate Materials for additional replacement material information.



16. If skylights, dormers, vents and other projections are added to existing roofs, they should be located so they are not visible from a public right-of-way.



17. Changing the shape of a sloped roof detracts from the character of the building and is not recommended.



18. The roof shape, size, and slope of new construction should respect those of its neighbors and be historically appropriate.

New Roof Details

New details such as dormers, chimneys, skylights, vents, or other projections should be located so that they are not visible from a public right-of-way. Their size and location should relate to the overall building and surrounding context. Often chimneys and dormers have specific county and building code compliance restrictions, including but not limited to height, size, sight lines, fire safety, materials, etc.

For (C) Contributing buildings, new dormers should be appropriately sized and located only to rear or side elevations not visible from the public rights-of-way. For (NC) Non-Contributing buildings, the Historic District Commission will consider rear and side elevation dormers that are visible from the public rights-of-way on a case-by-case basis.

The design of the new dormer should align with the historic style and shape of the building. They are secondary to the main roof shape, and, as such, are subordinate to scale, detail, width, height, and massing. Dormer windows, often smaller and narrower than the main house, are to relate appropriately in style, scale, proportion, material, and detail to the existing house windows. Alternate materials for dormers and dormer windows shall be reviewed on a case-by-case basis by the Historic District Commission.

Design, size, and location of new dormer(s) as they affect the roof profile (a character defining feature), should be considered in detail. Dormers should be minimum 3'-6" from the gable walls, minimum 1'-0 from the ridge (always lower than the main roof ridge), and set back from the main wall to allow the original roof eave line to be preserved. The number and size of dormers is to be reviewed by the Historic District Commission.

New gutters, downspouts, and splash blocks appropriate to the historic character and age of building, matching the profile of existing, are acceptable.

New chimney caps in clay, slate, stone, or low-profile metal (copper or painted to match the original chimney material) are acceptable, provided that they relate appropriately to the historic character of the building.

Roof mounted mechanical equipment, communications, or solar installations should be located so they are not visible from a public right-of-way. If this is not possible, they should be screened from view. The design of the screen should be compatible with the character of the roof and building.

Refer to Section 8: Alternate Materials for additional replacement material information.

Not-Recommended:

- Changing the shape or slope of a roof.
- Locating solar panels, satellite dishes or antenna on roofs visible from a public right-of-way or hindering historic character defining features.
- Adding roof decks to existing roofs.

19. Dormers and chimneys are character defining features of the historic district.

20. Gutters and downspouts contribute to the historic character of the district.

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SECTION 2: EXTERIOR WALLS AND FOUNDATIONS

Overview

The building facade, the principal front of a building that overlooks onto the public street or open space, is among the most important character-defining elements of buildings. In the historic district, the design and materials of the facade, the location, proportion and scale of windows and doors, massing, and rhythm of features such as bays and porches, and the details and ornamentation employed, contribute to that character. Alterations, repair, or replacement of elements and features of facades must be carefully considered so as not to detract from the building and historic district's character, or impact the viewsheds to and from the building.

21. Residential property at corner lot. Front facade and side elevation are visible from public right-of-way.

The side and rear elevations of buildings, especially those visible from the public right-of-way, are also important character defining elements in the historic district. The side and rear elevations of most of the buildings in the historic district are made of the same material as the front facades, although some have been covered and/or altered over time.

22. Front facade elements include foundation base and main walls with prominent front entry and steps.

The historic guidelines for the maintenance, alteration, repair, or replacement of materials for facades and side and rear elevations are more restrictive for (C) Contributing buildings than (NC) Non-Contributing buildings within the Sykesville Historic District. Please refer to the Historic District Map for the designation of each building. All projects are reviewed by the Historic District Commission on a case-by-case basis, however, these overarching guidelines apply as follows:

- Facades (Contributing and Non-Contributing): .....maintain and repair-in-kind only
- Side and Rear Elevations (Contributing):.....maintain and repair-in-kind only
- Side and Rear Elevations (Non-Contributing) in Public Right of Way:.....replacement-in-kind considered*
- Side and Rear Elevations (Non-Contributing) not in Public Right of Way:.....replacement/covering considered*

** Refer to Section 8: Alternate Materials for additional replacement material information.*

23. Masonry and wood exterior walls along Main Street.

Materials

» Masonry

Brick and stone are both common wall and foundation materials for buildings in the Sykesville Historic District, particularly for commercial buildings. Local fieldstone and granite can be found in the foundations of some of the town's earliest buildings. With the opening of the railroad, brick became readily available. In a few cases, stucco and cast concrete blocks have also been adopted.

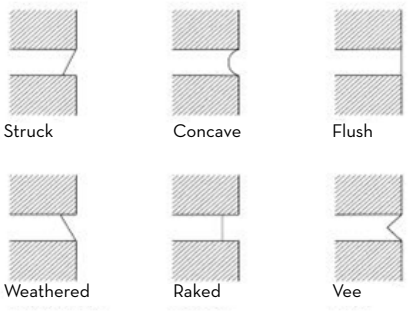
24. Masonry stone wall detail.

25. Masonry brick wall detail.

Maintenance / Repair-in-Kind (20% or less)

Routine maintenance of masonry includes cleaning surfaces appropriately, repointing mortar joints, replacing damaged or missing masonry units, and applying appropriate consolidants to arrest deterioration. Repointed mortar joints should match the original in size, depth, profile, texture, color*, and composition. For buildings constructed prior to 1900, a very low Portland cement mortar mix should be used.

Inappropriate cleaning and waterproofing methods easily damage brick and stone. These materials can also be damaged when metal, vinyl, or other types of coverings are installed over existing stone walls or when inappropriate spray insulation or paint coverings are applied. All types of masonry are subject to spalling, and older mortar joints are often in need of repointing.



26. The type of mortar joint used contributes to the character of the masonry wall.

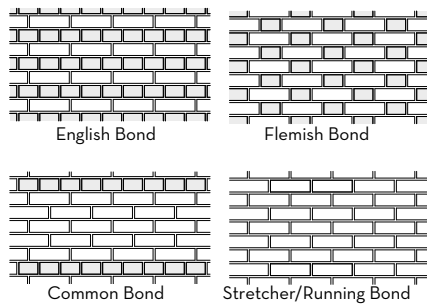
Refurbishment / Replacement-in-Kind

For deterioration and repair beyond 20%, refurbish character defining brick, stone, stucco, cast block, and other type of masonry. If repair or replacement is necessary, use materials that match the original in size, depth, profile, texture, color, and composition.

If a masonry wall has historically been painted, it should continue to be painted.

Remove modern covering materials such as metal and vinyl siding applied over original masonry. Repair or replace damaged or missing units using materials that match the original as noted above.

If a masonry feature, such as a window hood or brick corbel, is missing, it should be replaced based on documentary or photographic evidence. If no evidence of the design of the feature exists, a new historically appropriate design compatible with the overall character of the building should be used.

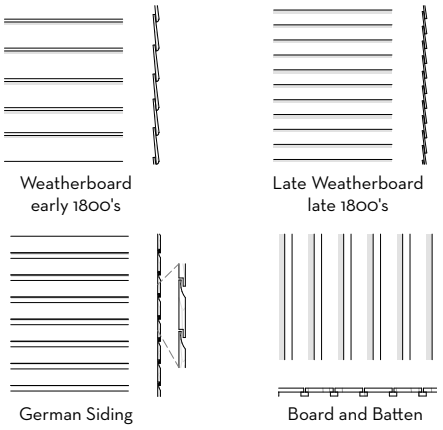


27. Typical brick bond patterns.

» *Wood*

Wood is another common wall structure (i.e., logs and framing) and finish (i.e., siding and shakes) for buildings in the historic district. Many of the earliest buildings in town were constructed of logs, a few of which remain. In 1891, W. D. Warfield opened a mill and lumber yard in Sykesville, providing German and lapped siding, wood details, as well as structural framing for many historic houses in the area.

Some historic wood wall finishes and details (including siding, trim, brackets, fascia boards, etc.) have been covered with metal, vinyl, and other inappropriate materials. They obscure the original material, often damage historic details and ornamentation, and can cause moisture to be trapped inside walls.



28. Wood siding details.

29. Wood siding detail.

Maintenance/Repair-in-Kind (20% or less)

Routine maintenance of woodwork includes cleaning surfaces appropriately by gentlest means possible (no abrasive cleaners or tools that affect details and texture of historic fabric), backpriming, and repainting (or staining and varnishing) using appropriate paint or other protective coatings.

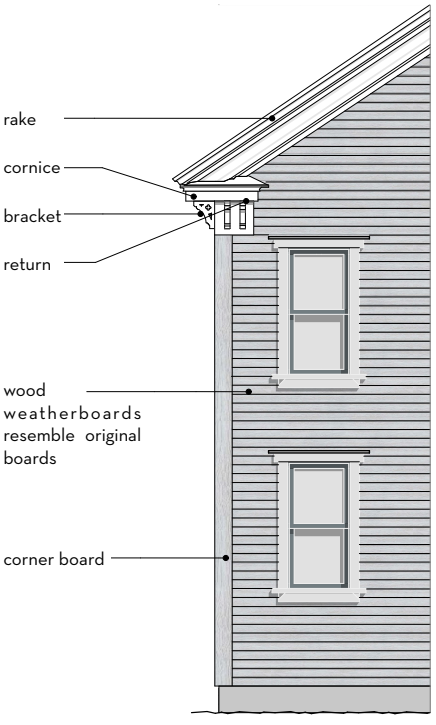
Where necessary, repair minor deteriorated (rot, water penetration, etc.) or missing woodwork elements with in-kind replacement, that involves patching and piecing-in (dutchman-repair method) new material to match original in size, depth, profile, texture, color*, and material composition, according to recognized preservation methods.

Refurbishment/Replacement of Finishes-in-Kind

Refurbish existing wood siding and trim using appropriate paint or other protective coatings. Repair minor deterioration using an appropriate wood consolidant. If the deterioration is severe, replace only the affected areas with matching wood. Remove metal, vinyl, asbestos shingles, and other inappropriate covering materials, and repair damaged wood as necessary.

» *Replacement / Alternate Materials*

In certain instances, original materials are either lost, deteriorated beyond repair, non-applicable for current conditions, unavailable, or cost-prohibitive. Replacement and/or alternate materials for masonry and woodwork of side and rear elevations of non-contributing buildings, visible or not from public right-of-way, are evaluated on a case-by-case basis.



30. Exterior woodwork.

Appropriate replacement substitutes for exterior materials that are compatible in design, scale, proportion, texture, and other defining characteristics with the overall character of the building and nearby context of other buildings will be considered by the Historic District Commission. The material should be applied in such manner so that other defining characteristics and features of the elevations are preserved.

Refer to Section 8: Alternate Materials for product alternates and additional information.

» *Flashing, drip edges, and perimeter site drainage*

Effective site drainage is critical in the maintenance and preservation of exterior walls and foundations of historic buildings. Issues of ground-related moisture and rain-runoff are interconnected with building perimeter slope as well as proper roof, gutter, and downspout maintenance, cleaning, and repair. Rainwater and ground water accumulation at the base of the buildings allows for the water to penetrate through the foundation walls, undermining the structural stability of the walls, as well as wicking up through the upper parts of the exterior walls, undermining the exterior and interior finishes.

Poor maintenance of roof and site drainage systems often results in wet stains, eroding surfaces, and efflorescence on interior and exterior surfaces. Additional problems include rust and corrosion stains on metal elements, such as an anchorage system, cupped, warped, cracked, rotted wood, or spalled and cracked masonry, or eroded mortar joints in stone and brick walls.

Adequate site drainage includes positive slope away from foundation walls. Subsurface drainage pipes securely attached to downspouts, area drains, or window wells should be inspected and be cleared of any debris materials to allow for water to flow unencumbered away from the perimeter walls of the building.

Preservation maintenance and mitigation are the first step to addressing moisture problems of the exterior walls and foundations. Treatment should not involve removal of historic materials that can be preserved. Extensive excavation, unless there is a documented need to do so, should be avoided. Synthetic coatings and waterproofing sealers can exacerbate an existing problem if not evaluated in the larger context of breathability of wall, historic performance of the existing wall components or the water table and interior or exterior perimeter drainage.

Not-Recommended:

» *Front Facades: Masonry*

- Covering original masonry walls.
- Painting historically unpainted masonry walls.
- Sandblasting or using other inappropriate methods to clean masonry.
- Applying waterproof coatings to masonry walls that change their appearance. Applying waterproof coatings that cause moisture to be trapped inside a masonry cavity.

» *Front Facades: Wood*

- Applying metal and vinyl siding, artificial brick and stone or other inappropriate materials to facades of wood buildings.
- Replacing original wood siding with a different type of wood siding that alters the original historic character of the building.

» *Side and Rear Elevations of Contributing Buildings*

- Covering historic masonry or wood with a newer, non-historic, alternate material that changes the essential character of a side or rear elevation.
- Applying replacement material so that it damages or destroys other important character defining elements of a side or rear facade.
- Applying replacement material that will damage underlying materials, trap moisture within cavities or compromise the structural integrity of the entire wall assembly, including interior finishes.

31. Recommended: Direct rainwater to underground piping.

32. Not Recommended: Poor mortar and infill.

» *Site Drainage/ Moisture Consideration Checklist*

- Eliminate low spots around building foundations; clean downspouts/ add extension leaders to carry moisture away from foundation as required.
- Eliminate chlorides to melt ice which can increase freeze/thaw spalling in masonry.
- Check operation of irrigation systems, hose bib leaks and clearance ac condensate lines.
- Keep foliage and vines off buildings; trim overhanging tree branches to keep debris from clogging up gutters; remove moisture retaining elements such as firewood away from foundation walls.
- Check and repair or replace flashing at roofs, window and door openings and wall to foundation transition to direct water away from the wall cavity. Replacement flashing should match the existing material unless there has been a proven deficiency.
- Moisture penetration, UV degradation, differing thermal expansion and contraction rates of dissimilar materials, galvanic corrosion, as well as chemical composition (i.e., presence of acids, alkalines, salts and metals) can all have a negative impact on exterior materials and replacement. Non-ferrous flashing metal or painted metal can be an alternate as needed.

33. Gutters and downspouts should direct water away from the building to prevent rainwater accumulation and penetration at the building's base.

END SECTION 2: EXTERIOR WALLS AND FOUNDATIONS

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SECTION 3: DOORS, WINDOWS, AND STOREFRONTS

Overview

The design, location, and materials of doors and windows significantly contribute to the character of buildings in the historic district. Typically, they are formally arranged on the front facades of buildings. In many cases, the arrangement is symmetrical. In some cases, such as Victorian residential buildings, doors and windows may be asymmetrically arranged. Windows and doors located on side or rear elevations are often informally arranged. Additionally, the design, details, and ornamentation of doors and windows often differ due to their location. For example, those located on the front facade usually are more elaborate as the formal entry of the building than those located on side or rear elevations, as the secondary informal and garden-like entry.

34. Front door of Town House.

The historic guidelines for the maintenance, alteration, repair, or replacement of materials for doors, windows, and storefronts are more restrictive for (C) Contributing buildings than (NC) Non-Contributing buildings within the Sykesville Historic District. Please refer to the Historic District Map for the designation of each building. All projects are reviewed by the Historic District Commission on a case-by-case basis, however, these overarching guidelines apply as follows:

- Doors and Windows (Contributing and Non-Contributing):.....maintain and repair-in-kind only
- Commercial Storefronts (Contributing):.....maintain and repair-in-kind only
- Doors and Windows (Non-Contributing) in Public Right of Way:.....replacement-in-kind considered*
- Doors and Windows (Non-Contributing) not in Public Right of Way:.....replacement/covering considered*

** Refer to Section 8: Alternate Materials for additional replacement material information.*

35,36, & 37. Doors, windows, and storefronts contribute to the historic character of the district.

» Doors

Main entry doors, typically located on the front facade, are usually designed to symbolically greet a customer, client, or visitor. On the other hand, side and rear doors are typically more utilitarian in design. On side and rear facades, painted metal screen/storm doors may be used.

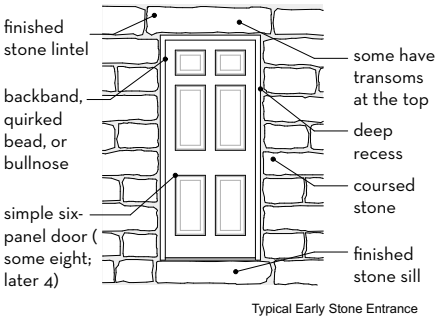
Residential

Historically, residential doors were made of wood with raised or recessed panels. Those located on front facades may incorporate plain, colored, stained, beveled, or even etched glass panels. Fan and sidelights may also be incorporated in entry doors. Wood screen doors on residential buildings constructed after World War I sometimes had screens that could be replaced with storm windows. Main entry doors of residential buildings usually have a warm, welcoming appearance.

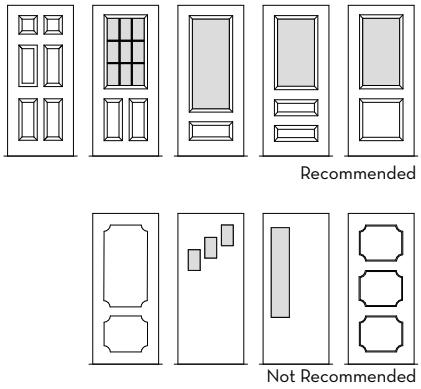
Screen doors are usually appropriate on residential buildings. On front facades, screen doors should be constructed of wood and designed to be compatible with the design of the door. On side and rear elevations, painted metal screen/storm doors may be used.

Commercial

The main entries of most of Sykesville's commercial buildings were constructed of a large pane of glass surrounded by wood. A transom window, often operable, is typically located above the doors. Main entry doors designed as part of a storefront were often recessed to provide protection from the weather. Main entry doors on commercial buildings may evoke the prominence of the business. Screen doors are usually inappropriate on commercial buildings.



38. Typical early stone entrance, showing a wood door in a masonry stone wall.



39. Doors that include rectangular wooden and glass panels are recommended, while those with other patterns are not.

40 & 41. Commercial storefronts were constructed of wood and glass with the entrances recessed to protect patrons from the weather.

Maintenance/Repair-in-Kind (20% or less)

Routine maintenance of doors includes repainting, replacing broken glass or torn screening, and installing appropriate weather-stripping.

Maintain and repair original location, design, frames, sills, transom, and fan and sidelights on doors of (C) Contributing buildings, see overview note above.

Existing original screen doors should be maintained.

Refurbishment/Replacement of Finishes-in-Kind

If deteriorated beyond repair, replacement doors and surrounds of (C) Contributing buildings, should be designed to duplicate the original as closely as possible. Replacement doors for (NC) Non-Contributing buildings should be compatible with the overall character of the facade in which they are located.

An inappropriately designed, non-original door or surround should be replaced with an appropriately designed door or surround based on documentary or photographic evidence. If no such evidence exists, the design of the replacement door or surround should be compatible with the character of the front facade or side and rear elevation in which it is located.

42. Main entry of a commercial storefront.

Not-Recommended: Doors

- Changing the location or size of doors, openings, transom windows or sidelights particularly those located on front facades.
- Using inappropriately detailed replacement doors, such as solid doors for the main entries to commercial buildings, or ones that are not in keeping with the character of a residential building.
- Adding details, surrounds, canopies, and ornamentation that have no historical basis and are not in keeping with the character of the original door.

Not Recommended: Windows

- Changing the location or size of windows and window openings, particularly those located on front facades.
- Replacing original wood windows that can be repaired and thermally upgraded with appropriately designed storm windows.
- Using metal or vinyl-clad windows to replace wood windows on the front facade or side and rear facades visible from a public right-of-way.
- Adding replacement windows that do not completely fill original openings.
- Adding details, surrounds, shutters, ornamentation, and other features that have no historical basis and are not in keeping with the character of the original window.
- Through-window air conditioning units are not appropriate on contributing buildings. If they must be used, they should only be located on side and rear facades, preferably ones that are not visible from a public right-of-way.

» Windows

Windows are character-defining elements for buildings within the historic district. It is important to evaluate their architectural, historical, and functional significance as a first step in planning for treatment. As a basic understanding of function, they allow light to interior spaces, provide fresh air and ventilation when operable, a visual connection to the exterior (public street or private yard), and enhance the overall appearance of a building (i.e., consider a windowless, solid box warehouse storage building versus a commercial or residential building full of storefront bays and windows). A window is composed of a number of elements, each of which is important to their character.

Bullseye windows, usually constructed of wood, are often located above a main entrance or at the top of a gable-end wall. Oval windows, usually divided into multiple lights are similarly located. Other popular shapes for residential buildings are half-circular, quarter-circular, and hexagonal.

Residential

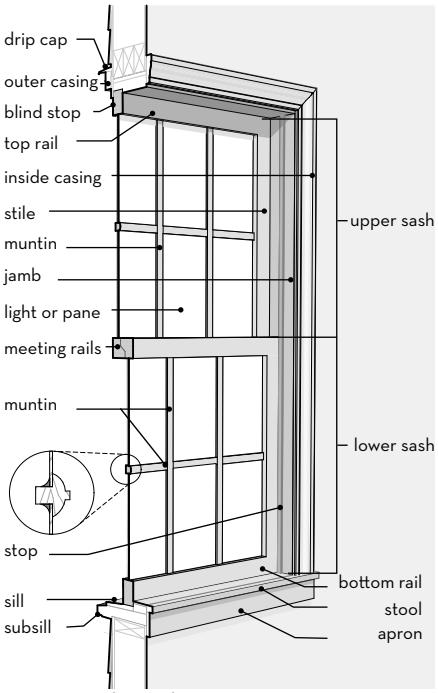
Until the late nineteenth century, window surrounds in residential buildings were almost always made of wood or brick. In residential buildings, sash with 9 or even 12 lights was also common.

In the twentieth century, other types of windows were also used in residential buildings. Casement windows, re-introduced at the very end of the nineteenth century in residential buildings, are mounted on vertical hinges and open outward. They can be found individually, in pairs, or in rows. The sash may consist of a single pane, or be subdivided horizontally, vertically, or in a diamond pattern. Casement windows may be constructed of wood or metal.

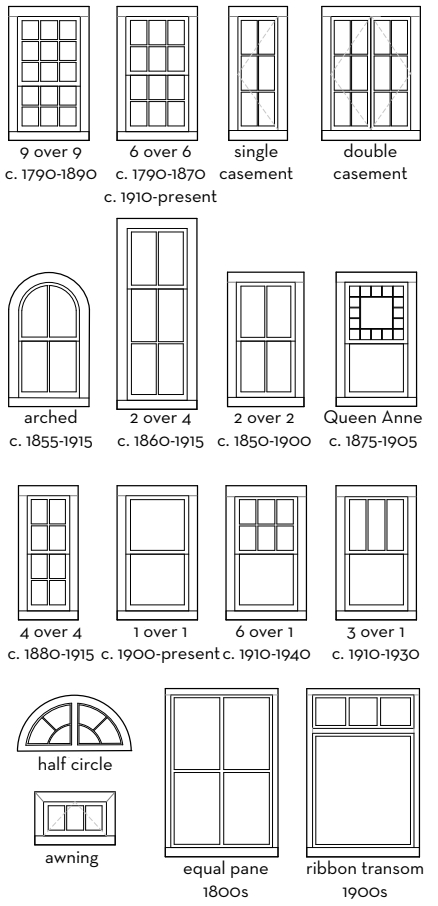
In the mid-twentieth century, awning windows consisting of a single pane of glass in a metal or wood sash, hinged at the top, began to be popular in residential buildings. Decorative windows of various shapes were also popular in residential buildings.

Commercial

In the latter part of that century, elaborate surrounds of scrolled wood, pressed metal, and patterned brick were found on many commercial buildings. In the nineteenth century, the upper floor windows of commercial buildings were normally double-hung with the sash sometimes subdivided into 2, 4 or even 6 lights (panes of glass) each. In the twentieth century, other types of windows were used in the upper facades of commercial buildings.



43. Typical window components.



44. Historic window types.

Maintenance/Repair-in-Kind (20% or less)

Routine maintenance of windows includes repainting, replacing broken glass or torn screening, and installing appropriate weather-stripping.

Maintain and repair original location, design, sash, light-configuration, and other important character defining elements of windows of (C) Contributing buildings.

Refurbishment/Replacement of Finishes-in-Kind

If repair is not possible due to advanced deterioration, replacement windows of (C) Contributing buildings should match the original in design, material, sash, and light configuration as closely as possible. Replacement windows for (NC) Non-Contributing buildings should be compatible with the overall character of the front facade or elevation in which they are located.

Inappropriately designed, non-original, windows should be replaced with appropriately designed ones based on documentary or photographic evidence. If no such evidence exists, the design of the replacement should be compatible with the character of the elevation in which it is located.

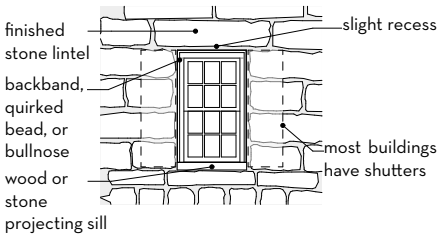
» *Window Details*

Shutters are appropriate for windows on residential buildings. Follow window and woodwork guidelines for refurbishment-in-kind of original shutters: match-in-kind repair or replacement in size, depth, profile, texture, color*, and material composition.

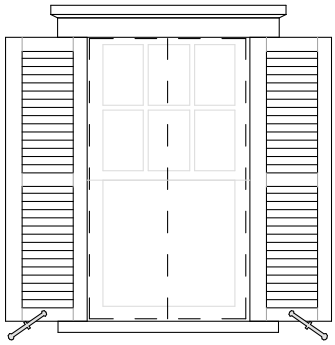
If original shutters are missing or need to be replaced, their design and material should be based on documentary or photographic evidence. Even if shutters are not operable, they should be sized to cover the window if closed. Shutters are usually not appropriate on commercial buildings unless clear documentary or photographic evidence of their use exists.

Canvas awnings are sometimes appropriate for upper floor windows on commercial buildings. If they are appropriate, they should be fitted to conform to the size and shape of the window head and upper surround.

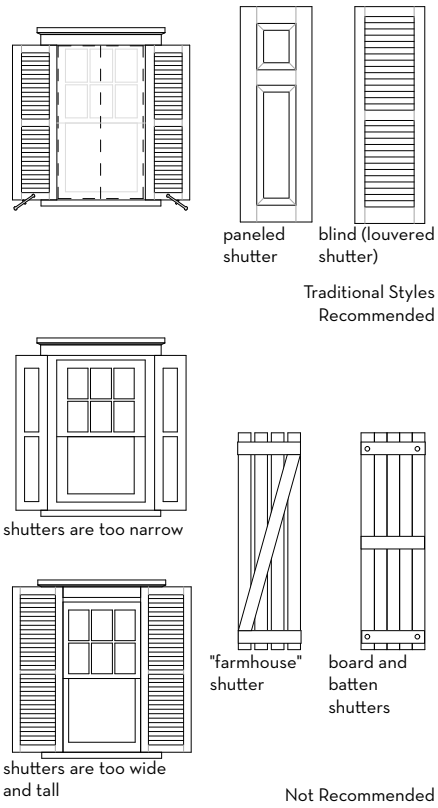
Detachable wood screens and storm windows were often used in residential and upper floor commercial windows in the first half of the twentieth century offering protection from the elements and insects. New wood or aluminum exterior storm windows and screens should match as closely as possible the historic windows in size, profiles of sash and frame, color, and other character defining features. Only clear glass should be used.



45. Typical stone window opening, c. early 1800s.



46. Typical double-hung window with wood shutters.



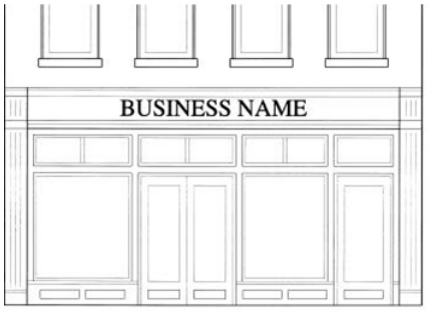
47. Recommended vs. Not Recommended shutters.

» Commercial Storefronts

Storefronts are one of the most important elements of the front facades of commercial buildings. They help attract customers and clients to a business by providing an inviting appearance and allow views into the ground floor. Traditional storefronts are composed of a storefront cornice, signboard area, display windows, and enframing elements consisting of storefront piers, base, and entry. In many cases, traditional storefronts were also designed to have transom windows and canvas awnings.

The design of storefronts has evolved over the past 150 years reflecting changes in how retail businesses are operated and the evolution of construction materials and methods. In the mid-nineteenth century, cast iron, steel, plate glass and pressed metal were introduced as storefront materials. Mass produced, cast iron elements for storefront cornices, piers, and bases, produced in Baltimore and elsewhere, were available via the railroad. Display windows became larger as glass manufacturing improved. Transom windows, typically containing prism or colored glass, allowed diffused sunlight deep into the store. Often transom windows were operable to allow natural ventilation. Awnings were used to protect window displays from sunlight, as well as pedestrians from rain and light snow. Storefront entries were typically recessed to provide further protection from inclement weather as well as to allow window displays to be viewed from more than one side.

48. Traditional commercial storefront cornice, signboard area, display windows, and enframing elements. Sometimes they contain transom windows and canvas awnings.



49. Applied wall signs should be mounted flush on the signboard.

Maintenance/Repair-in-Kind (20% or less)

Routine maintenance of storefronts includes repainting, replacing broken glass, and minor repairs to elements.

Maintain and repair original existing storefronts. If repair or replacement is necessary, use the same material designed to resemble the original element as closely as possible in size, shape, profile, color*, and other defining characteristics. These guidelines apply to all storefront details, including wood or metal frame, trim, stone or wood base, glazing, brackets, etc.

Not Recommended: Storefronts

- Removing or inappropriately altering an original existing storefront or its materials and elements.
- Blocking-down or covering over storefronts, storefront openings or display windows.
- Adding a new storefront that is not compatible with the overall character of the front facade.
- Adding details and ornamentation to existing storefronts that creates a false sense of history, or is incompatible with the overall design of the storefront.

Refurbishment/Replacement of Finishes

When deteriorated beyond repair, storefronts of (C) Contributing buildings should be replaced to match original in size, configuration, depth, profile, detail, and material composition.

For (NC) Non-Contributing buildings, if using the original material is not economically or technically feasible, a replacement material that resembles the original in size, shape, profile, color*, and other characteristics may be used.

Missing storefront elements should be replaced. The design of the replacement should be based on documentary or photographic evidence. If none exists, the replacement element should be designed to be compatible in size, shape, profile, color, and character of the storefront.

New storefronts should be designed to fit within the enframing storefront piers and cornice line. It should be designed to be compatible in scale, proportion, and details with the overall character of the front facade.

If storefront security systems are to be added, preference is given to electronic systems that do not alter the appearance of the storefront.

END SECTION 3: DOORS, WINDOWS, AND STOREFRONTS

50. Commercial storefront with awning.

51. Commercial storefront with transom windows and awning.

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SECTION 4: AWNINGS, EXTERIOR LIGHTING, AND SIGNS

» *Awnings*

Historically, awnings were found on storefronts and sometimes on the upper floor front facade windows of commercial buildings. They provided shelter from the sun, rain, and snow, and helped to improve the thermal efficiency of windows exposed to direct sunlight in summer. Many historic awnings were operable so they could be retracted at night as well as allow sunlight to enter the building during the winter. The slope, returns and valance of storefront awnings were also often used for business signs.

Awnings were historically made of steel frames and canvas duck. Today, the frames are made of aluminum and covered with a wide variety of materials. The most popular of these are vinyl and canvas duck. Almost all awning fabric is treated with a fire retardant.

Maintenance/Repair-in-Kind (20% or less)

Routine maintenance of awnings includes cleaning, tightening, and re-attaching existing awning material to the frame.

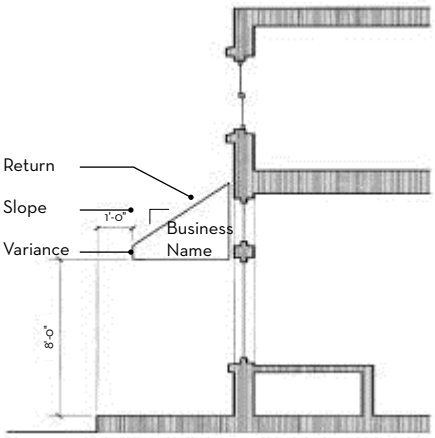
Refurbishment/Replacement of Finishes-in-Kind

Awning frames should fit within the storefront or window opening to which they are attached. The shape of the awning (round, sloped, square, bullnose, etc.) should complement the design of the storefront or window to which they are attached.

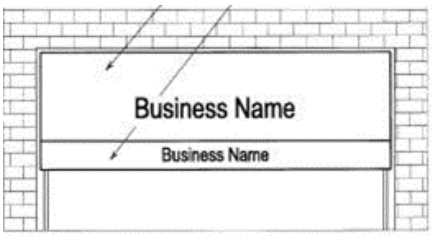
Storefront and other ground floor awnings should have a minimum clearance of 8' – 0" above the sidewalk. The valance should be a minimum of 1' – 0" behind the plane of the street curb.

Awning colors should complement those of the facade to which the awning is attached. No more than two colors should be used. If a sign is included on the awning, no more than three colors should be used.

Awning hardware selection and mounting to be reviewed by the Historic District Commission. Direct attachment to exterior wall is preferred rather than requiring column or pole support.



52. Storefront awnings should have a minimum clearance of 8' - 0" above the sidewalk and be recessed a minimum of 1' - 0" behind the curb.



53. Business signs may be located on the slope, return or valance of awnings.

54. Awnings provide shelter from the elements.

Not Recommended: Awnings

- Awnings and frames that do not fit within the storefront or cover completely the window opening to which they are attached.
- Awning shapes that add unnecessary historic detail or do not complement the design of the storefront or window to which the awnings are attached.
- Using metal, wood, fiberglass, plastic, or other inappropriate materials for awnings.

» Lighting

Lighting historic commercial buildings can help to draw attention to businesses as well as create a more inviting environment after dark. Historically, lighting was confined to business signs, entries, and sometimes architectural features such as cornices. Public buildings were often more fully illuminated, confirming their importance to the entire community. Exterior lighting on historic residential buildings was typically confined to porch lights, entry lights, and sometimes lighting at driveway and sidewalk entries.

55. Historically appropriate lighting fixtures contribute to the character of the Sykesville Historic District.

Exterior lighting guidelines apply to all fixtures attached to exterior walls, soffits, eaves of buildings, those freestanding on poles, as well as site lighting mounted on the ground or low site walls. The guidelines apply to both commercial and residential properties, on public or private property of (C) Contributing and (NC) Non-Contributing buildings.

Maintenance/Repair-in-Kind (20% or less)

Original historic light fixtures shall be preserved and maintained. Routine maintenance of lighting includes replacing luminaries, repairing or replacing wiring, and repainting fixtures. For repair and replacement of parts, historic fixtures can be refurbished by a reputable lighting repair, rewiring, and restoration specialist with expertise in historic fixtures and restoration, including refinishing and reglazing. Replacement of luminaries should follow guidelines for replacement below - with illumination/light output, color, and glare to align with Zoning Ordinance requirements.

Exterior decorative seasonal lighting to be limited to November, December, and January.

Replacement of Finishes-in-Kind

Replace missing light fixtures relying on historic documentation and as appropriate to the style of the building. New electrical fixtures added to existing historic ones (in an effort to add illumination to the building or provide a new entry or pathway) shall be secondary to the original ones, in scale, detail simplicity, and illumination.

Not Recommended: Lighting

- Using internally lighted signs, or moving or flashing illumination.
- Using color luminaries or luminaries that do not give true color rendition.
- Illuminating the entire facades of residential or commercial buildings.
- Placing fixtures so that they obscure architectural details or damage character defining fabric.
- Using fixtures that are inappropriate to the design of the building.
- Using fluorescent lighting.

» Commercial

- Provide external illumination of business signs in such a manner so that pedestrians and motorists are shielded from glare.
- Illuminate recessed entries of commercial buildings using recessed ceiling fixtures.
- If appropriate, illuminate public buildings in such a manner so that their facades and features are highlighted.

» Residential

- Locate external illumination on residential buildings at doors, on porch ceilings, and entries to driveways and sidewalks. The design, scale, and material of fixtures should complement the design of the building.

- Free standing pole lights on residential properties to light a walk or doorway shall be considered. As stated above, the size and light intensity of the fixture shall reflect its limited use.

» Exterior Lighting New and Replacement Checklist

- New light fixture design and installation to be compatible with the original historic building lights (if present or historically documented), building details, scale, proportional, and of compatible materials.

- New light fixtures to be historically appropriate and secondary to the building and surrounding context (buildings, site, street, and other site features)

- Provide indirect/concealed lighting fixtures that are appropriate with the historic fabric of the building and surroundings, compatible in scale, detail, placement, materiality and light output and color. Concealed fixtures at cornices and parapets help minimize visual impact on the exterior elevations. The overall goal is to enhance and adequately illuminate without distracting from the historic character of the building, or negatively affecting its context and streetscape with glare.

- Provide historically appropriate lighting fixtures that relate to the period of significance of the building and context, so as not to create a false sense of history.

- Minimize and conceal all electrical boxes, conduits, and wiring. Preference to be given to installation on secondary (side and rear) elevations, not front facades.

- Use only true color rendition luminaries for all external lighting. Provide appropriate illumination quality (color) and output (intensity). Light fixtures with permanent or replaceable bulbs must have a color temperature not exceeding 4500K. Any fixtures with higher color temperature project blue, cooler tones and distort the building materials and finishes. Appropriate output (intensity) lighting is defined as adequate lighting for illumination, without overpowering or negatively affecting streetscape and context with glare.

- Provide wall mounted fixtures are generally small in size, ranging from 8" to 20" in size. Larger fixtures will be considered by the Historic District Commission, provided that they relate in scale to the building details and features.

- Security lights are allowed in the Historic District. They can be wall/eave mounted, on the ground, or free standing on a pole. Minimize and conceal their installation by selecting adequate size, glare-guard, motion sensored fixtures. Material finish to match eave colors without distracting from historic features is preferred.

» Commercial Signs

Business signs are important elements of commercial buildings in Sykesville's Historic District. Well-designed business signs contribute to the appearance of a building as well as attract customers and clients. Business signs that are poorly designed detract from the historic character of a building as well as the image of a business. Common problems with poorly designed business signs include large size, illegible graphics and typeface, poor color selection, and improper location. The most common types of business signs are wall signs, hanging signs, display window and entry signs, and awning signs. Exterior signage must follow Zoning Ordinance regulations.

56. Applied wall signs contribute to the historic character of the district.

Applied Wall Signs

Applied wall signs are located on the signboard area of a storefront or immediately above the signboard area. They may be painted, or constructed of wood, metal, or other appropriate material. If illuminated, applied wall signs should be lighted from above.

Applied wall signs should be mounted flush on the signboard. If appropriate to the design of the storefront, an applied wall sign may be mounted flush immediately above the storefront cornice. They may be centered over the entry to the business, in the signboard area, or in the area immediately above the signboard.

57. Applied wall signs should not extend beyond the signboard area.

Applied wall signs should contain only the name of the business and its logo or symbol if appropriate.

No more than 65% of the signboard area (or the area immediately above the signboard) should be devoted to the sign. Lettering and logos should be a minimum of 8" and a maximum of 18" high and fit within the signboard area.

Hanging Signs

Small hanging signs, located above the entry to ground or upper floor businesses, are sized to the human scale and are an effective means of communicating to pedestrians. They may be constructed of wood, metal, or other appropriate material. For legibility, hanging signs should be located at least 20 feet apart.

Hanging signs should be mounted perpendicular to the facade with a minimum clearance of 8' – 0" above the sidewalk. The sign should project no more than 42" from the front of the facade and be located at least 12" behind the plane of the curb.

58. Hanging signs are typically located 20 feet apart.

Awning Signs

Business names and logos may also be located on the slopes, returns, and valances of awnings. To be legible, the sign or logo should be in a color contrasting to the background or be outlined in a contrasting color. Awning signs may be silk-screened or sewn onto the awning material.

Awning signs should occupy no more than 50% of the slope or 65% of the return or valance.

Lettering and logos on returns and valance should be a minimum of 6" and a maximum of 10" high. Lettering and logos on slopes should be a minimum of 12" and a maximum of 18" high.

Display Window and Entry Signs

Display windows and glass entry doors are often used as locations for permanent business signs. Display windows are also typically used for temporary signs announcing sales or other special events.

Signs on display windows and entry doors should be located and designed so they do not obscure visibility into the ground floor.

Permanent signs on display windows should occupy no more than 15% of the total glass area to which they are displayed. Temporary signs on display windows should occupy no more than 10% of the glass area.

Permanent business signs on glass entry doors should occupy no more than 10% of the total glass area to which they are displayed. Temporary signs should not be displayed in entry doors.

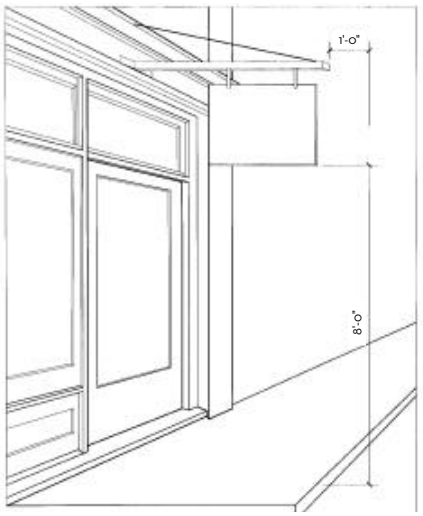
Permanent display window and entry door signs may be painted, of gold leaf, or attached to Plexiglas, glass, or other transparent material hung inside the display window.

Freestanding Signs

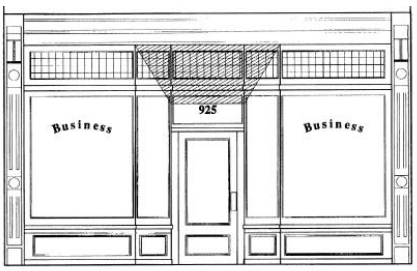
For freestanding signs, consult the Town of Sykesville Zoning Code Sign Ordinance. Historic districts typically do not allow room for freestanding signs. Freestanding signs will be reviewed on a case-by-case basis.

Temporary Signs

For temporary signs, refer to the Town of Sykesville Zoning Code Sign Ordinance.



59. Hanging signs should have a minimum clearance of 8' – 0" above the sidewalk and be recessed a minimum of 1' – 0" behind the plane of the curb.



60. Display window signs may be painted on the glass or made of gold leaf.

Not Recommended: Signs

- Nationally or regionally distributed signs, or vacuum-formed signs.
- Internally lighted signs, or those that use flashing or moving illumination.
- Backlighting awning signs.
- Applied wall signs that project more than 4" from the face of the signboard.
- Applied wall signs that extend outside the signboard area.
- Vinyl letters applied to windows or on non-transparent material

Temporary Painted Window Displays

Coordinated temporary painted window displays to celebrate and/or bring awareness to certain causes or events, as organized by the Downtown Sykesville Connection, and spread across multiple storefronts is allowed following administrative review by Town Staff.

Temporary painted window displays by an individual merchant or property owner not coordibated through the Downtown Sykesville Connection must recieve approval through the Historic District Commission.

All displays must maintain a cohesive look, may not detract from the historic nature of the district, and allow a minimum of 50% of the total window area of each window to remain transparent.

This type of painted display will be considered a temporary sign as defined in the Town of Sykesville Sign Ordinance.

END SECTION 4: AWNINGS, LIGHTING, AND SIGNS

SECTION 5: PORCHES AND DECKS

Overview

Single and double-story porches often characterize the front entry to residential and commercial buildings within the Sykesville Historic District. They provide a covered, celebratory approach to an entrance or doorway, usually consisting of one, two, or more bays in the front elevation of the building, sometimes wrapping around to the side elevation. Some historic porches have been removed, others enclosed, or may have had their character defining elements such as railings and columns altered. In a few cases, the original, unaltered porch still exists. Exterior porches are character defining elements of the historic buildings as they are comprised of many historic details and materials, including but not limited to masonry piers and steps; wood siding, columns, and trim; wood or wrought iron railing (see Section 10 landscape), as well as other wood lattice and bracket details. Rear porches and decks, whether original or added at a later date, are also elements found in the district. They tend to be simpler, more utilitarian, as a secondary covered rear entrance, garden-like and more private.

61. Front porch with masonry piers and steps.

62. A two-story porch comprised of turned wood posts and balusters.

The historic guidelines for the maintenance, alteration, repair, or replacement of materials for porches and decks are more restrictive for (C) Contributing buildings than (NC) Non-Contributing buildings within the Sykesville Historic District. Please refer to the Historic District Map for the designation of each building. All projects are reviewed by the Historic District Commission on a case-by-case basis. Generally, these guidelines apply as follows:

- Porches and Decks (Contributing):.....maintain and repair-in-kind only
- Porches and Decks (Non-Contributing) in Public Right of Way:.....replacement-in-kind considered*
- Porches and Decks (Non-Contributing) not in Public Right of Way:.....replacement/covering considered*

** Refer to Section 8: Alternate Materials for additional replacement material information.*

» Porches and stoops

The openness quality is one of the key features of historic porches. Many contributing features including overall size, roof shape, bay configuration with column details, foundation type, style and size of columns, and balustrade are all character defining elements, corresponding with the design, detailing, and history of the building. The simplicity or detailed richness of the features and materials help define the overall character of the porch. Porches and stoops (smaller porches - covered entryways, usually on the side or rear elevations) may have been original, or have been added at a later date, and acquired importance in their own right. Due to the diversity in detail, significance, and historic origin, porches are often reviewed on a case-by-case basis as they maintain, add, or diminish the historic integrity and quality of the main building and how well they integrate with the surrounding site, buildings, and street.

63. Porches can help to contribute to the historic character of a property.

Maintenance/Repair-in-Kind (20% or less)

Routine maintenance of porches includes repainting and minor repairs to features and elements such as steps, flooring, ceilings, columns, roofs, details, and ornamentation.

For masonry, routine maintenance of porch details includes cleaning surfaces appropriately, repointing mortar joints, replacing damaged or missing masonry units, and applying appropriate consolidants to arrest deterioration. Repointed mortar joints should match the original in size, depth, profile, texture, color*, and composition. For masonry details such as steps, piers, or foundations constructed prior to 1900, a very low Portland cement mortar mix should be used. Inappropriate cleaning and waterproofing methods easily damage brick and stone. These materials can also be damaged when metal, vinyl, or other types of coverings are installed over existing masonry, or when inappropriate spray insulation or paint coverings are applied. All types of masonry are subject to spalling, and older mortar joints are often in need of repointing. If masonry porch details have historically been painted, they should continue to be painted.

64. Porch with turned wood posts and balusters.

For woodwork, routine maintenance of porch details includes cleaning surfaces appropriately by gentlest means possible (no abrasive cleaners or tools that affect details and texture of historic fabric), backpriming, and repainting (or staining and varnishing) using appropriate paint or other protective coatings. Where necessary, repair minor deteriorated (rot, water penetration, etc.) or missing woodwork elements with in-kind replacement, that involves patching and piecing-in (dutchman-repair method) new material to match original in size, depth, profile, texture, color, and material composition, according to recognized preservation methods.

65. Porch with wood columns and iron railing.

Refurbishment/Replacement of Finishes-in-Kind

If materials or elements are too severely deteriorated to repair, they should be replaced with new ones that closely resemble the original in material, size, shape, color*, and other distinguishing features. Missing features should be replaced based on documentary or photographic evidence. If none exists, the replacement feature should be designed to be compatible with the overall character of the facade or side/rear elevation on which the porch or stoop is located.

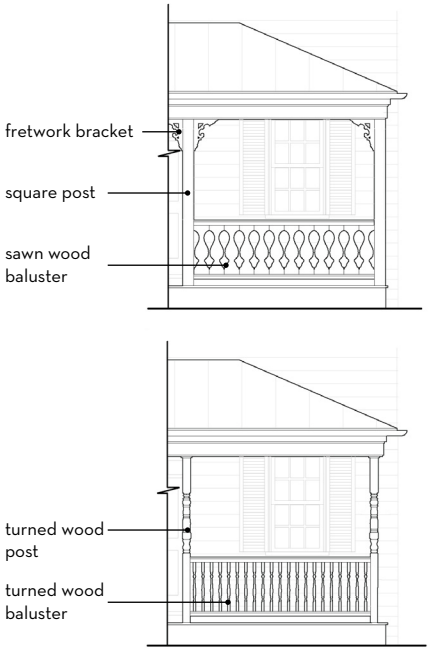
Remove modern covering materials, such as metal and vinyl, applied over original masonry or wood. Repair or replace damaged or missing elements as required, using materials that match the original as noted above. Especially for historic porches on (C) Contributing buildings, original stone or brick should not be replaced with parged concrete masonry units; neither should original wood be covered or substituted with synthetic or composite materials for simple convenience.

» *Replacement / Alternate Materials*

In certain instances, original materials are either lost, deteriorated beyond repair, non-applicable for current conditions, unavailable, or cost-prohibitive. Replacement and/or alternate materials for masonry and woodwork of side and rear porches of non-contributing buildings, visible or not from public rights-of-way, are evaluated on a case-by-case basis.

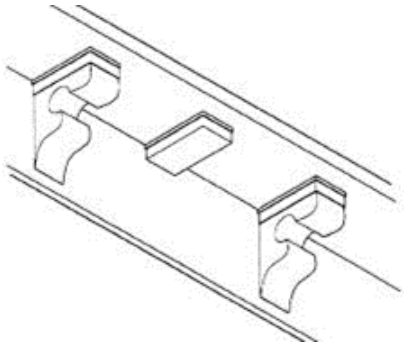
Appropriate replacement substitutes for exterior materials that are compatible in design, scale, proportion, texture, and other defining characteristics with the overall character of the building and nearby context of other buildings will be considered by the Historic District Commission. The material should be applied in such manner so that other defining characteristics and features of the elevations are preserved.

Refer to Section 8: Alternate Materials for product alternates and additional information.



66. Typical porch details.

67. Brick and wood porch.



68. Cornice detail.

» *Open Porches and Decks*

Some residential and commercial buildings have been altered at the side, or rear elevations to include open porches and decks, more often in wood or synthetic materials, consisting of an open, unroofed porch or raised platform. They typically extend farther from buildings than a traditional four to eight foot deep historic porch. They may extend the width of the rear elevation, or wrap along the side, and include a stair to the back yard.

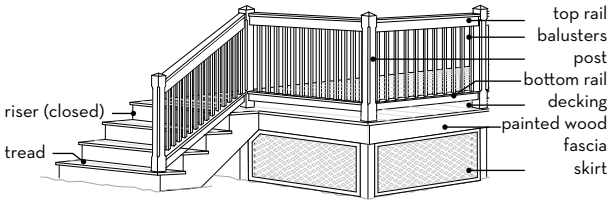
Deck railing design is more informal and garden like, mainly consisting of square or rectangular vertical pickets and posts. The horizontal surface, decking, often consists of exterior weather resistant hardwood such as ipe and cedar, pressure-treated lumber, or synthetic composites such as trex. As open decks became popular in the 1950s, as informal, outdoor places of gathering with outdoor seating and dining, they are associated with American suburban development.

Although they are neither original, nor contributing to the historic character of the district, existing decks have been grandfathered-in and approved new on a case-by-case basis, as long as they do not take away from the original historic character of the building and are located at the rear or on a side elevation, not visible from a public right-of-way. Historically appropriate materials and details that align with the historic character of the building, including wood, natural materials, and colors are preferred.

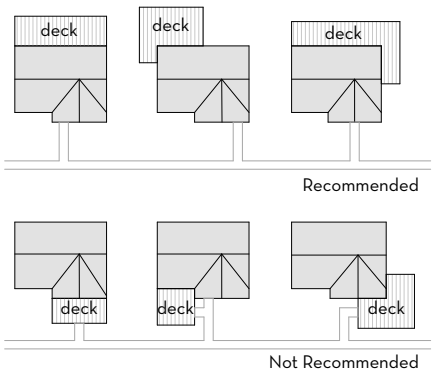
Additionally, please refer to Town and County Zoning and Building Code Requirements for all decks and open porches setbacks, height restrictions, structural requirements, steps and railing height requirements.

Appropriate replacement substitutes for exterior materials that are compatible in design, scale, proportion, texture, and other defining characteristics with the overall character of the building and nearby context of other buildings will be considered by the Historic District Commission. The material should be applied in such manner so that other defining characteristics and features of the elevations are preserved.

Refer to Section 8: Alternate Materials for product alternates and additional information.



70. A deck is made up of multiple components.



69. Open porch or deck placement.

Not Recommended: Porches

- Removing an original porch or any of its character defining elements such as steps, flooring, ceiling, columns, roof, details, and ornamentation.
- Enclosing a porch on a contributing building located on the front facade or visible from a public right-of-way. If the porch is not visible from a public right-of-way, or is located on a Non-Contributing building, it may be enclosed if done in a manner that does not significantly alter the original character of the porch.
- Adding a new porch to an existing contributing building. If added to a Non-Contributing building, a new porch should be located on a side or rear facade, and be designed to be compatible with the overall character of the building.

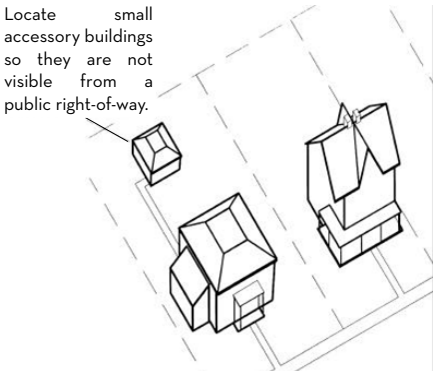
END SECTION 5: PORCHES AND DECKS

SECTION 6: ACCESSORY BUILDINGS

Overview

Garden sheds, garages, and other small accessory buildings exist in the Sykesville Historic District. Primarily associated with residential buildings, carefully designed and appropriately located small accessory buildings contribute to the overall character of a property and the Historic District as a whole.

The historic guidelines for the maintenance, alteration, repair, or replacement of materials for accessory buildings are more restrictive for (C) Contributing buildings than (NC) Non-Contributing buildings within the Sykesville Historic District. Please refer to the Historic District Map for the designation of each building. All projects are reviewed by the Historic District Commission on a case-by-case basis. Generally, these guidelines apply as follows:



71. If possible, small accessory buildings should be located so they are not visible from a public right-of-way.

- Accessory Buildings (Contributing):.....maintain and repair-in-kind only
- Accessory Buildings (Non-Contributing) in Public Right of Way:.....replacement-in-kind considered*
- Accessory Buildings (Non-Contributing) not in Public Right of Way:.....replacement/covering considered*

** Refer to Section 8: Alternate Materials for additional replacement material information.*

SECTION 6: ACCESSORY BUILDINGS continued

Existing historic accessory building character and features must be repaired or replaced-in-kind.

New accessory buildings should be located so they cannot be seen from a public right-of-way or located to be as unobtrusive as possible.

New accessory buildings should be designed to be compatible with the size, shape, design, and materials of the principal building on the property.

Maintenance/Repair-in-Kind (20% or less)

Routine maintenance of small accessory buildings includes repainting and minor repairs to walls, roofs, doors, and windows.

END SECTION 6: ACCESSORY BUILDINGS

Not Recommended: Accessory Buildings

- Locating small accessory buildings so that they obscure the view of the principal building on the property.
- Small accessory buildings that compete with the design of the principal building on the property.

72. Accessory building (garage) on a residential property.

SECTION 7: NEW CONSTRUCTION

Overview

The design of new buildings in the Sykesville Historic District is critical to preserving and enhancing its character. New construction, whether an addition to an existing building or an entirely new structure, should respect the location, design, materials, and other character defining elements of the contributing buildings, as well as the character of the contributing landscape and public spaces.

The key to the design of a compatible building is the careful attention to the design principles of setback, scale, proportion, rhythm, massing, height, roof shape, details, ornamentation, and color. If the new building is free standing, additional attention should also be given to landscape features.

Compatibility does not mean that a new building must duplicate an existing building. Rather, it should relate to the existing buildings through careful use of the above design principles. If the new construction is an addition to an existing building, it should use the existing building as its principal point of reference. If the new construction is an entirely new building, the existing buildings in its immediate environment should form the point of reference.

Designing a new building that enhances the existing character of the historic district must begin with an understanding of that character, which is briefly described in the History of Sykesville section of the guidelines. The designer should also examine the site selected for the new construction and its environment to understand how the design principles discussed in this section were used in the design of existing buildings. Consult the Historic District Commission early in the design process.

Zoning Setbacks

The Town of Sykesville's Zoning Code regulates the legal setback requirements for new construction. Within the historic district, buildings located in the General and Local Business zones may be built to the front and side property lines. In the Medium and Suburban Residential zones, front yard setbacks vary from 25 to 40 feet depending on the size of the lot. Consult the Zoning Code for your specific property.

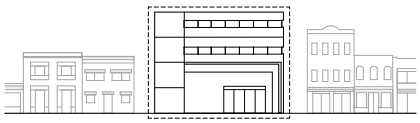
In addition to the legal setback requirements, a new building should respect the implied existing setbacks established by the buildings on the street. For example, the front facade of a new building should not extend beyond the line created by the front facades of existing buildings, even if allowed to do so by the code. Similarly, the front of a new building should not be setback from the line created by the existing buildings, particularly in those areas of continuous zero lot line structures.

Recommended: height, width, roof pitch, and details compatible with neighboring houses.

Not Recommended: Too tall and flat

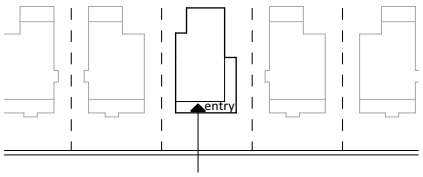
73. Residential infill.

Recommended: new building steps down in height and breaks up in width to reflect scale of street.



Not Recommended: new building's height and width are out of scale with the rest of street.

74. Commercial infill.



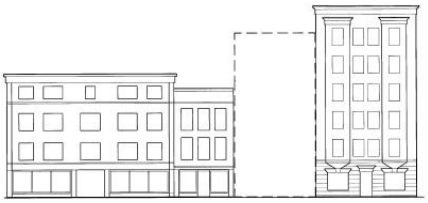
Recommended: building is oriented to street, site coverage, is similar in proportion to neighboring buildings.

75. Setback.

NEW CONSTRUCTION continued

Height

The height of a building, as well as roof projections such as towers and chimneys, contributes to its existing character and that of its environment. While a new building does not necessarily need to match exactly the height of its neighbors, it should be designed to respect the heights of the existing buildings in its immediate environment. For example, a new building with three or four stories constructed in the south end of Main Street would be compatible with the heights of the existing buildings in the area. However, constructing a new one-story or six-story building in this portion of Main Street would not be compatible with the height of the existing buildings. Consult the Zoning Code for your specific property.



76. The height of new construction should respect that of existing buildings.

In general, new construction should not be more than one story shorter, nor two stories higher than the average height of buildings in a contiguous block. In blocks of freestanding buildings, greater variations of height may be appropriate.

Massing

The massing of a building is derived from the building footprint, number of floors, and use of bays, towers, porches, dormers, cornices, and other projections as well as its predominant shapes and volumes. A building's massing significantly contributes to its character as well as that of the block in which it is located. New construction should respect the massing of existing buildings in its immediate environment and sensitively incorporate its design elements.

77. The massing of a building is derived from the use of bays, towers, porches and other projections as well as shapes and volumes.

Scale

Scale is the relative size of a building in relation to its adjacent structures or some familiar object, usually the human body. Most buildings are designed to comfortably relate to the human body. Some buildings may be designed to have a more monumental scale, giving them prominence and importance associated with their intended use.

A building's scale is created in many ways. Windows, doors, cornices, porches, and other elements can be designed to give a building its scale. Facades can be proportionally taller and wider, contributing to a sense of monumentality or monumental scale, or lower and narrower making them proportional to the user or residential in scale.

The scale of new construction should respect that of its neighbors and its use. Only in exceptional cases would a monumentally scaled new building be approved in the historic district.

78. Scale is achieved through the design of a building's windows, doors, cornices, facades, porches and other elements.

Proportion

Proportion is the mathematical relationship of the elements of a building's facade. Used throughout the Classical and Renaissance periods, many nineteenth and early twentieth century revival buildings were designed with refined proportions of solid to void. The design of new construction should respect the proportional systems used in adjacent buildings.

79. The facades of new construction should respect the proportional systems used in neighboring buildings.

Rhythm

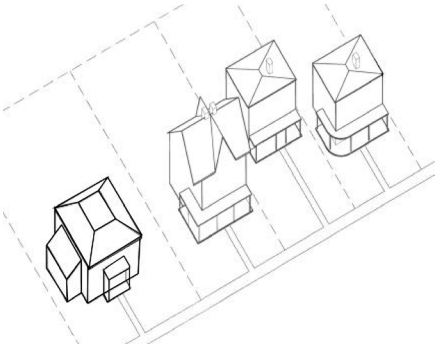
The spacing of repetitive facade elements, such as projecting bays, storefronts, belt courses, and windows gives a facade its rhythm. Similarly, the space between free standing buildings, and contiguous buildings, establishes the rhythm of a block or street. The rhythm of new construction should respect that of the existing block and street.

Roof Shape

The shape and slope of the roof used on new construction should be sensitive to the roofs of its immediate neighbors. For example, in the southern portion of the 7500 block of Main Street, flat roof new construction would be appropriate, while in the northern portion of the block a sloped roof similar in design to those the existing would be appropriate.

In addition to its shape, the orientation of a sloped roof is important. For example, in a block of houses with gable end roofs facing the street, altering the orientation and using a gable end roof with the slope facing the street would not be compatible.

80. The rhythm of a facade is established by elements such as projecting bays, storefronts, belt courses, and windows.



81. The roof shapes of new construction should respect those of its neighbors.

Materials

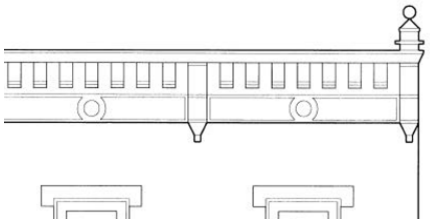
The materials used for walls, windows, sloping roofs, details, and other prominent elements of new construction should maintain those of the buildings in its immediate environment. In areas where most of the buildings in a block use similar materials, the new building should use the same type. In blocks where very diverse materials are prevalent, the new construction may choose from a much broader range of materials.

The size, texture, surface finish, weather patterns, and other defining characteristics of materials are as important as the type of material itself. For example, in the 7500 block of Main Street, a new building that uses a red-brown unglazed brick for the facade would be compatible, while one using a red-brown glazed brick would be incompatible. More is not better.

82. Materials used for new construction should respect those already existing in the Sykesville Historic District.

Details and Ornament

Some of the contributing buildings in the historic district contain elaborate details and ornamentation while others are relatively plain. New construction should consider the number, location, type, and detail on the existing adjacent buildings. While existing details and ornamentation may be used for the basis of those on the new construction, they should not be copied exactly. A contemporary interpretation of a historic detail or ornament is a good way to differentiate new construction from an historic building. More is not better.



83. Details and ornamentation of new construction may be based on details and ornamentation of existing buildings, but should not copy them exactly.

Colors

A building's color is derived from the inherent color of the authentic materials used in its construction such as brick, stone, or copper, as well as from the applied paint and stain. The colors of new construction should complement those of the existing buildings in its immediate environment. Typically, no more than three colors should be used on the facades of new construction. Refer to paint manufacturers' historic color palettes.

Links:
https://www.benjaminmoore.com/en-us/paint-colors/historical-collection
https://www.sherwin-williams.com/en-us/color/color-collections/historic-paint-colors

84. The colors of a building should compliment those in its immediate environment.

END SECTION 7: NEW CONSTRUCTION

SECTION 8: ALTERNATE MATERIALS

Overview

It is now accepted knowledge that the most sustainable and economic construction approach is the adaptive reuse of older buildings. The greenest building is the one that is already built. Overlay that with historic tax credits that incentivize the repurposing of existing structures, and the result is the preservation and revitalization of place.

The preservation community and historic review commissions that approve these renovations and additions are realizing that one interpretation of The Secretary of the Interior's Standards should not fit all projects. For certain projects, commissions are now considering alternate materials and systems that recognize sustainability, resiliency, equity, and economic viability.

The Town of Sykesville will consider the submission and review of the following materials and equipment on (C) Contributing and (NC) Non-Contributing structures in the historic district on a case-by-case basis. Applicants should note that local historic approval of some submission items may not be approved at the State level by the Maryland Historical Trust or at the Federal level, for commercial projects, by the National Park Service should they also be seeking those historic tax credits.

Alternate materials specifications must accompany each submission.

Windows and Doors

Existing historic windows and doors that can be refurbished must remain. Should replacement be deemed necessary, metal-clad or fiberglass windows and doors with simulated divided lite (SDL) will be reviewed as a replacement product. Vinyl windows are not accepted as they have a physically shorter life cycle and do not weather well.

Skylights

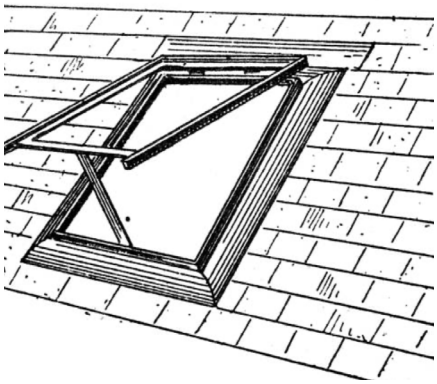
Roof skylights are accepted if they are not visible from the primary street.

Roofing, Flashing, Gutters, and Downspouts

Slate, wood shake, metal, fiberglass shingles, and flat roofing products are typical in the historic district. Replacement in-kind is accepted, but a return to the original historic material is encouraged. Substitutions will be considered on a case-by-case basis.

Flat roofing can be a rubber membrane roof, if not visible. A white rubber membrane roof (a.k.a a cool roof) may be an option for energy use reduction.

85. Simulated Divided Lite (SDL) windows are typically appropriate replacement windows.



86. Skylights are permitted if they are not visible from the public right-of-way.

87. Alternate materials for windows, roofing, gutters, and downspouts

ALTERNATE MATERIALS

continued

Metal accessories to a roofing project include step and edge flashing, roof protrusions such as vent pipes, vent fans, parapet and ridge caps, and gutters and downspouts. The metal must be visually compatible with the roof installation. Tin, copper, and aluminium are the usual options. White aluminum is not accepted.

Siding

Where repair or replacement-in-kind is not feasible, siding alternates will be reviewed on a case-by-case basis. Substitute siding products may include fly ash cementitious clapboard or shingle products to match historic dimensions. These products will require inside and outside corner boards as they cannot be mitered as with wood. The 5/4" thick corner boards may be no more than 1-3/4" wide. Aluminum siding will be considered on a case-by-case basis. Vinyl siding is not accepted.

Trim

Where repair or replacement in kind is not feasible, trim alternates will be reviewed on a case-by-case basis. Substitute trim products may include fly ash or cementitious board products to match historic dimensions. Vinyl products may be considered in wet locations, such as ground and roof gutter contact.

Synthetic or Veneer Stone and Brick

These products generally do not approach the authenticity of the real material. The simplicity of parging or stucco is perhaps the better choice.

Interior Storm Windows

The thermal efficiency of the historic wood windows that remains or is refurbished to be operational can be improved by the use of interior storm windows similar to the Indow products.

END SECTION 8: ALTERNATE MATERIALS

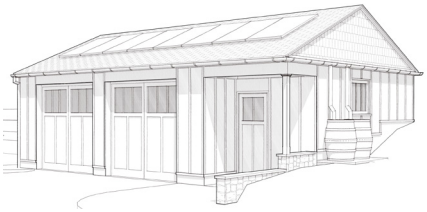
88. Where repair or replacement in kind is not feasible, siding alternates will be reviewed on a case-by-case basis.

89. Hardie Board is generally an acceptable alternate material for siding.

SECTION 9: SUSTAINABILITY, ACCESSIBILITY, AND EQUIPMENT

Overview

Our seasonal weather changes are becoming more erratic and wildly variable as global climate change accelerates. A responsible community must recognize that an increasing effort is required to address our long-term climatic well-being and our ability to absorb and adapt to these conditions. The Historic District Commission encourages the use of sustainable materials and resilient design where appropriate in the historic district.



90. Solar panels are approved on a case-by-case basis and must not be visible from the public right-of-way

Sustainable Material Use

Consideration will be given to salvaged, recycled, and repurposed materials appropriate to the historic period of the building. Divert landfill waste.

Consideration will be given to sustainably sourced and manufactured products that can be incorporated into the refurbishment and reconstruction of the building.

Resilient Building and Site Design

Refurbished and adaptively reused buildings must recognize the realities of energy use and water runoff.

Energy retrofits are encouraged. Additional insulation is a mandatory requirement for energy efficiency, and the use of a healthy and sustainable insulation product, such as rockwool, is recommended. Historic buildings require building science research to follow best practices when insulating, sealing, and conditioning.

Appropriate accommodations for water conveyance from the building to the site are recommended to protect the historic structure. Stormwater retention is encouraged through the use of rain gardens and rain barrels.

91. Rain barrels help retain stormwater for re-use.

92. EV charging stations, such as those at the Town House, encourage sustainability initiatives.

SUSTAINABILITY, ACCESSIBILITY, AND EQUIPMENT continued

Accessibility

The Americans with Disabilities Act of 1990 requires that historic buildings be as accessible as non-historic buildings to the greatest extent possible. These readily achievable modifications must not threaten or destroy the historic significance of the structure.

The National Park Service Preservation Brief 32 recommends the following three-step approach to "identify and implement accessibility modifications that will protect the integrity and historic character of historic properties."

1. Review the historical significance of the property and identify character defining features.

2. Assess the property's existing and required level of accessibility.

3. Evaluate accessibility options within a preservation context.

93. Modifications to historic buildings to incorporate accessibility should be done without altering the integrity and historic character of the property.

Equipment

a. Solar Panels

   Panels are approved on a case-by-case basis and must not be visible from the primary street.

b. Geothermal Heating and Cooling

   Wells and equipment are to be located to the rear of the property and not visible from the primary street.

c. Condensers and Condensate Lines

   Equipment must not be visible from the primary street, or screened. Condensate lines must be concealed within the building or covered with a cap and painted the building color, or by dummy downspout material.

d. Generators

   Equipment must not be visible from the primary street, or screened.

e. Satellite Dish Locations

   Equipment must not be visible from the primary street.

END SECTION 9: SUSTAINABILITY AND RESILIENCE

SECTION 10: LANDSCAPE AND SITE DESIGN ELEMENTS

Overview

Streets, sidewalks, parking lots, walls, fences, along with benches, trash receptacles, public signs, kiosks, and other items of street furniture are important character defining elements in the Sykesville Historic District. Trees, shrubs, major plantings, and other landscape features are equally important. Collectively they provide the setting for the buildings and other structures in the historic district.

94. The landscaping of the Sykesville Historic District is an important component to its historic character.

The design of public space and landscapes in the historic district reflects its past and directs its future. Existing well-designed streets, sidewalks, parking lots, and street furniture enhance the context for the buildings and must be properly maintained. The design of new public spaces should reinforce the historic nature of the district. If new construction makes it necessary to disturb existing major landscape features, new compatible landscapes must be incorporated as part of the new construction.

The design of public spaces should be aesthetically pleasing, as well as functional. In the southern portion of the 7500 block of Main Street, they should reinforce the commercial nature of the area. In the rest of the district, the design of public space should reflect the residential nature of the area.

Routine maintenance of public spaces and landscape features includes trimming shrubs, pruning trees, cutting grass, shrubs, and trees, repairing and painting wood and metal fences. Repoint brick and stone walls, repair driveways, parking lots and sidewalks by matching the existing.

» Public Streets and Sidewalks

Public streets and sidewalks are the primary connective networks in the historic district. They allow pedestrians to flow through and around the area, providing access to businesses, institutions, and residences. Most of the sidewalks in the historic district are relatively narrow, but adequate for the volume of pedestrian traffic. Some sections are well maintained, while others need maintenance, and still others should be replaced. The streets in the historic district are relatively narrow, helping to give it a human scale.

95. Public streets and sidewalks provide access to businesses, institutions, and residences.

Design Intent

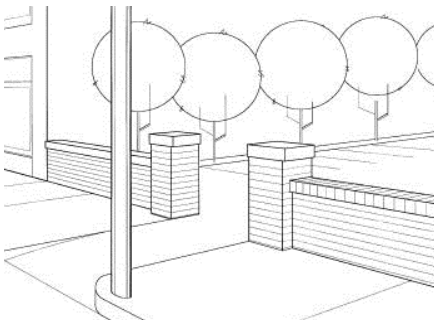
- Public sidewalk surface material in the commercial core of the historic district to be uniform to help provide identity and unity. Distinctly scored concrete, possibly with limited accent material such as brick, should be used.
- Public sidewalk surface material in the residential areas of the district to be similar throughout, but distinct from that used in the commercial core. Consider scoring concrete differently and using different colored brick or other material to provide edging.
- Pedestrian scale lighting, based on historic examples, to be added throughout the historic districts where sidewalks exist. The same light standards are to be used in the public parking lots.
- Providing ribbed-concrete handicapped curb cuts at appropriate locations throughout the district.

» Walkways and Paths

Walkways and paths connect residences to public sidewalks and streets, driveways, and accessory buildings. They are made of a variety of appropriate materials, including scored concrete, brick, and flagstone.

Design Intent

- Maintain existing walkways and paths constructed of scored concrete, brick, flagstone, and other material appropriate to the architectural character of the principal buildings on the property and the character of the historic district.
- Design and locate new walkways and paths appropriate to the architectural character of the principal building on the property and the character of the historic district.
- New walkways to use materials, such as scored concrete, brick, or flagstones, that are appropriate to the architectural character of the principal buildings on the property and the character of the historic district.



96. Provide a landscape edge for all parking lots in the historic district.

97. Walkways and paths connect residences and businesses to public sidewalks and streets, driveways, and accessory buildings.

» Public Parking Lots

The public parking lots in the historic district provide space for both short- and long-term parking. They are appropriately located near the commercial core of Main Street. However, they are currently utilitarian in nature and do not contribute to the appearance of the historic district.

Design Intent

- Provide a minimum 4-foot wide landscape street front edge for all parking lots. Landscaping to be high enough to screen automobiles from immediate view, but still allow visual access into the lots.
- Provide a 200 square foot interior landscape island for every 40 spaces in each parking lot.
- Clearly mark entries and exits to the parking lots, as well as provide directional signs at appropriate locations on Main Street.
- Provide hosebibs in all parking lots.
- Provide approved lighting on all parking lots.

Not Recommended: Walkways/Paths

- Allowing existing walkways and paths constructed of appropriate materials to deteriorate.
- Designing or locating new walkways of paths that are inappropriate to the architectural character of the principal buildings on the property and the character of the historic district.
- Using materials such as bitumen, wood, stamped concrete, interlocking blocks, or other materials for new walkways and paths that are inappropriate to the architectural character of the principal buildings on the property and the character of the historic district.

» Driveways

Driveways visually and physically connect many of the residential buildings in the historic district to the street. They often provide access to garages and other accessory buildings.

Design Intent

- Maintain existing driveways using materials, such as gravel or bitumen, that are appropriate to the architectural character of the principal buildings on the property and the character of the historic district.
- Design and locate new driveways appropriate to the architectural character of the principal buildings on the property and the character of the historic district.
- Use or maintain the gravel for residential driveways, or asphalt if the slope and drainage conditions prevent using gravel.
- Use bituminous pavement for new non-residential driveways.

98. Driveways visually and physically connect many of the residential buildings in the historic district to the street.

Not Recommended: Driveways

- Designing and locating new driveways that are inappropriate to the architectural character of the principal buildings on the property and the character of the historic district.
- Using inappropriate materials such as large gauge or white gravel, concrete, cobblestones, or Belgian block.
- Using colored aggregate on bituminous pavement
- Locating large parking areas so they are visible from the public right-of-way.

» Site Walls, Fences, Gates, and Trash Enclosures

Brick and stone site walls are visible throughout the historic district. Typically located at the front property line, they help to define the public from private space, as well as significantly contribute to the character of the district.

Wood and metal fences and gates exist in the historic district, typically in the side or rear yards, not front yards.

Design Intent

- Maintain and repair existing brick and stone site walls as necessary using the same type, size, and shape of brick or stone laid in the existing manner.
- New brick and stone site walls to match the existing ones in the historic district in coursing, stone face, mortar joint profile, and other distinguishing characteristics.
- Maintain and repair existing appropriately designed wood or metal fences and gates using the same material and manner as existing.
- New fences and gates to be wood or metal to height, style, and pattern similar to those that exist in the district.
- Designing new fences to be between two and one-half and three and one-half feet high, with gates sized proportionally.
- Designing privacy fences and trash can enclosures to be a maximum of six feet high, and located so they are not seen from a public right-of-way.
- Using split rail, chain link, or other fence styles that are not appropriate to the architectural character of the principal buildings and the character of the historic district is not approvable.
- Using vinyl, recycled plastic, or other fence materials that are not appropriate to the architectural character of the principal buildings on the property and the character of the historic district is not approvable.

99. Maintain and repair existing site walls.

Not Recommended: Site Walls

- Using concrete masonry units (CMU) except as approved by the Historic District Commission.
- Using wood, rip-rap, gunite, or other non-historic materials for retaining walls.

100. Metal gate and fence.

101. Screen trash enclosure.

» *Trees, Shrubs, and other Major Plantings*

Mature trees, particularly those that can be seen from a public right-of-way are important to defining the character of the historic district. Well maintained mature trees also contribute to the economic value of a property.

Existing landscapes in the historic district reflect popular residential designs of the late-nineteenth and early-twentieth centuries. During the second half of the nineteenth century, the Victorian Garden style of landscape was very popular. It emphasized informal, natural, forms and groupings of plant material. The front yard was typically separated from the sidewalk or street by low a brick or stone wall, or change in topography. Shrubs, trees, and flowerbeds ran along side boundary lines separating a property from its neighbors. Cast stone, concrete, and cast iron lawn ornaments were popular features in yards. Foundation plantings, typically of flowers or shrubs, were used to hide a building's foundations.

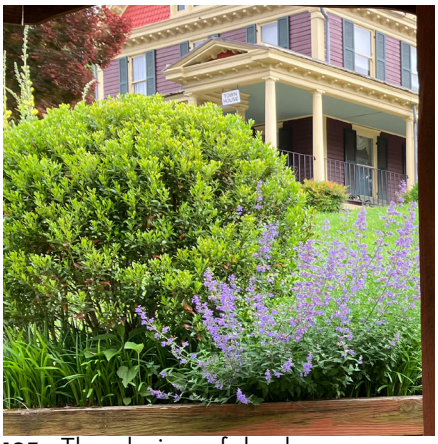
The design of landscape areas is important to defining the character of the historic district. The topography of the district should be recognized and designed for. Major regrading is not approvable.

During the second half of the nineteenth century, the use of rear yards was more utilitarian. They served as locations for carriage houses, sheds, and other accessory buildings. Sometimes a small kitchen garden was located there. Often a large portion was covered with grass, serving as an area to dry clothes. Wells and outhouses were also present.

Early twentieth century residential landscapes typically consisted of isolated trees and foundation plantings of flowers and shrubs. Shrubs, wood fences, and stone or brick walls were used to separate the property from the sidewalk or street. Rear and side yards contained garages, sheds, and other accessory buildings.

No existing tree over 12" in diameter may be removed without approval from the Historic District Commission.

102. Trees provide shade, mark place, and provide an edge.



103. The design of landscape areas, particularly the front yards of residential buildings and major public landscape areas, such as the Town House's front yard, are important to defining the character of the historic district.

Trees that are **not** hardy or well-suited to the climate and soil conditions of the historic district include:

ACER Negundo (American Box Elder)
ACER Saccarium (Silver Maple)
BETULA Pendula (European White Birch)
MACLURA Pomifera (Osage Orange)
MORUS Rubra (Red Mulberry)
PINUS Viginiana (Virginia Pine)
PRINUS Serotina (Black Cherry)
ROBINIA Psuedoacaia (Black Locust)
ULMUS Pumila (Siberian Elm)
PYRUS Calleryana (Bradford Pear)

Design Intent

- Maintain existing trees properly.
- Locate new trees to enhance views to and from the principal buildings on the property.
- Select species for new trees that are appropriate to the climate and soil conditions of the historic district.
- Maintain existing plantings that are designed to compliment the architectural character of the principal buildings on the property.
- Select and locate new plantings that compliment the architectural character of the principal buildings on the property.

Not Recommended: Trees and Plantings

- Locating new trees that block views to and from the principal buildings on the property.
- Planting trees that are not hardy or well-suited to the climate and soil conditions of the historic district
- Selecting and locating new plantings whose design or materials do not complement the architectural character of the principal buildings on the property.

» Street Furniture

Street furniture is the general term used to describe elements such as benches, trash receptacles, parking meters, telephone and electrical poles, street lights, and bulletin boards found in the historic district. Along with the sidewalks, streets, parking lots, and landscape features, they contribute to the appearance of the area. Street furniture should be safe, convenient, well designed, and as maintenance free as possible.

The type, design, and location of street furniture in the commercial core of the district should reinforce its commercial nature. The type, design, and location of the street furniture in the residential areas of the district should reinforce their residential nature.

104. Street furniture should be safe, convenient, well designed, and as maintenance free as possible.

Design Intent

- Street furniture located on sidewalks should not impede pedestrian traffic.
- Benches to be made of non-conductive material and have backs as well as seats.
- Trash receptacles are to be located at pedestrian exits from parking lots and other areas where people are likely to congregate. They should have removable inner containers with the opening protected from rain and snow.
- Pedestrian scale lighting, based on historic examples, to be added throughout the historic district where sidewalks exist. The same light standards should be used in the public parking lots.


105. Pedestrian scale lighting, based on historic examples, should be added throughout the historic district where sidewalks exist.

Sandwich Board Signs

Freestanding sandwich board signs can be an effective means of communicating to customers and potential customers. They may be made of wood or metal and contain both permanent information such as the name of a business, and changeable information, such as the daily menu of a restaurant.


106. Trash receptacles should be located at pedestrian exits from parking lots and other areas where people are likely to congregate.

Design Intent

- Sandwich board signs should be designed to be compatible with the design of the storefront and front facade of the building, with consideration to materials and size of the sign.
- Sandwich board signs should be designed to withstand light wind but should be easily portable so they can be removed at night.
- Sandwich board signs should be constructed so they are not more than 8 square feet per face.
- Sandwich board signs should be located so as not to impede pedestrian traffic or become a traffic hazard.
- If a sign contains changeable information, the changeable portion of the sign should be securely attached to the sandwich board and be protected from the weather.

Not Recommended:

- Using a material such as plastic or PVC
- Using a dry erase surface and markers, or something similar in shine and glare.
- Thumb-tacking, taping or otherwise temporarily attaching changeable information to a sandwich board sign.
- Illuminating sandwich board signs.

» Patios, Decks, and Other Site Features

Patios, decks, and other new features such as swimming pools, television dishes, fuel tanks, and central air conditioning units are sometimes added to historic properties. While making the building more functional or comfortable, inappropriate design and location of patios, decks, and other new site features will detract from the historic character of the property.

Design Intent

- Design new patios, above grade decks, and other new site features to be compatible with the form, scale, proportions, materials, and details of the principal buildings on the property and the character of the historic district.
- Locate new patios, above grade decks, and other new site features so that the existing significant visual and spatial characteristics of the property are maintained.
- If new patios, above grade decks, and other new site features must be located so they can be seen from a public-right-of-way, they should be screened with the appropriate plantings.

Not Recommended:

- Adding new patios, decks, and other new site features that are incompatible in design with the principal buildings on the property and the character of the historic district.
- Locating new patios, decks, and other new site features so that they detract from the significant visual and spatial characteristics of the property.

END SECTION 10: LANDSCAPE AND SITE DESIGN PATTERNS

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APPENDICES

Important Addresses and Numbers

Sykesville Town House
7547 Main Street Sykesville, Maryland 21784
(410) 795-8959
(410) 795-3818 (Fax)

Joe Cosentini: Town Manager
7547 Main Street, Sykesville, Maryland 21784
(410) 795-8959

Sykesville Historic District Commission
7547 Main Street, Sykesville, Maryland 21784
(410) 759-8959

Maryland Historical Trust
100 Community Place, Crownsville, Maryland 21032
(410) 697-9591

Historical Society of Carroll County
210 East Main Street, Westminster, Maryland 21157
(410) 848-6494

Historic Tax Credit Links

Local: N/A

State: https://mht.maryland.gov/Pages/funding/tax-credits.aspx

Federal: https://www.nps.gov/subjects/taxincentives/index.htm

Glossary

Character defining element
Any part of a building that if removed or inappropriately altered would compromise its architectural character.

*Color**
When considering color of materials such as masonry brick or stone, the color should match the existing material. For painted surfaces such as siding and/or woodwork, colors should match the existing or be selected from a historical palette available from most paint retailers. As a general rule, no more than 3-5 colors should be used, and the colors should be earthy and/or historically appropriate to the time period.

Corbel
A projecting block, usually of stone or brick, used to support a horizontal member.

Documentary Evidence
Written or graphic information about the history and appearance of a building or landscape.

Fanlight
A window, often semicircular, over a door with radiating glazing bars suggesting a fan.

Luminaire
Light bulb or other light source.

Public Right-of-Way
Public streets, sidewalks, alleys, parking lots, and easements.

Repointing
To replace missing and loose mortar in brick and stone walls. Also known as tuckpointing.

Rustication
Masonry cut in massive blocks separated from each other by deep mortar joints to give a wall bold, rich texture.

Sidelight
A vertical window located on the side of a door.

Spalling
The flaking off of the exterior layer of stone or brick, often caused by water freezing just under the surface.

Terne plate
Iron plate dipped in an alloy of lead and tin. A popular metal roofing material in the 19th and early 20th centuries.

Transom
A narrow, horizontal window located above a larger window or door. Typical in commercial storefronts.

Vacuum-formed sign
Plastic sign formed in a vacuum mold, usually lighted internally.

Window light
A pane of glass.

List of Illustrations:

1. Sykesville Station circa 1970.
2. Lower Main Street Looking North circa 1935.
3. Main Street Looking North circa 1900.
4. Springfield Avenue circa 1915.
5. Historic building materials in Sykesville include wood siding, brick, and stone.
6. A Contributing building retains the historical significance of the district by maintaining its character defining features such as windows, roofing, and porch details.
7. A Non-Contributing building has lost its historic integrity, has been altered beyond recognition, or was added after the historically significant timeline of the district.
8. Sykesville Historic District Map
9. Residential Scale.
10. Commercial Scale.
11. Typical features of a commercial building.
12. Typical features of a residential building
13. Commercial building roof lines often have elaborate cornices and parapets that contribute to their historic character.
14. Roof types are important character defining features of buildings.
15. This historic metal roof is made up of hand-crimped metal pans.
16. If skylights, dormers, and other projections are added to existing roofs, they should be located so they are not visible from a public right-of-way
17. Changing the shape of a sloped roof detracts from the character of the building and is not recommended.
18. The roof shape, size, and slope of new construction should respect those of its neighbors and be historically appropriate.
19. Dormers and chimneys are character defining features of the historic district.
20. Gutters and downspouts contribute to the historic character of the district.
21. Residential property at corner lot. Front facade and side elevation are visible from public right-of-way.
22. Front facade elements include foundation base and main walls with prominent front entry and steps.
23. Masonry and wood exterior walls along Main Street.
24. Masonry stone wall detail.
25. Masonry brick wall detail.
26. The type of mortar joint used contributes to the character of the masonry wall.
27. Typical brick bond patterns.
28. Wood siding details.
29. Wood siding detail.
30. Exterior woodwork.
31. Recommended: Direct rainwater to underground piping.
32. Not Recommended: Poor mortar and infill.
33. Gutters and downspouts should direct water away from the building to prevent rainwater accumulation and penetration at the building's base.
34. Front door of Town House.
35. Doors, windows, and storefronts contribute to the historic character of the district.
36. Doors, windows, and storefronts contribute to the historic character of the district.
37. Doors, windows, and storefronts contribute to the historic character of the district.
38. Typical early stone entrance, showing a wood door in a masonry stone wall.
39. Doors that include rectangular wooden and glass panels are recommended, while those with other patterns are not.
40. Commercial storefronts were constructed of wood and glass with the entrances recessed to protect patrons from the weather.
41. Commercial storefronts were constructed of wood and glass with the entrances recessed to protect patrons from the weather.
42. Main entry of a commercial storefront.
43. Typical window components.
44. Historic window types.
45. Typical stone window opening, c. early 1800s.
46. Typical double-hung window with wood shutters.
47. Recommended vs. Not Recommended shutters.
48. Traditional commercial storefront cornice, signboard area, display windows, and enframing elements. Sometimes they contain transom windows.
49. Applied wall signs should be mounted flush to the signboard.
50. Commercial storefront with awning.
51. Commercial storefront with transom windows and awning.
52. Storefront awnings should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the curb.

List of Illustrations continued:

53. Business signs may be located on the slope, return, or valance of awnings.
54. Awnings provide shelter from the elements.
55. Historically appropriate lighting fixtures contribute to the character of the Sykesville Historic District.
56. Applied wall signs contribute to the historic character of the district.
57. Applied wall signs should not extend beyond the signboard area.
58. Hanging signs are typically located 20 feet apart.
59. Hanging signs should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.
60. Display window signs may be painted on the glass or made of gold leaf.
61. Front porch with masonry piers and steps.
62. A two-story porch comprised of turned wood posts and balusters.
63. Porches can help to contribute to the historic character of a property.
64. Porch with turned wood posts and balusters.
65. Porch with wood columns and iron railing.
66. Typical porch details.
67. Brick and wood porch.
68. Cornice detail.
69. Open porch or deck placement.
70. A deck is made up of multiple components.
71. If possible, small accessory buildings should be located so they are not visible from a public right-of-way.
72. Accessory building (garage) on a residential property.
73. Residential infill.
74. Commercial infill.
75. Setback.
76. The height of new construction should respect that of existing buildings.
77. The massing of a building is derived from the use of bays, towers, porches, and other projections as well as shapes and volumes.
78. Scale is achieved through the design of a building's windows, doors, cornices, facades, porches, and other elements.
79. The facades of new construction should respect the proportional systems used in neighboring buildings.
80. The rhythm of a facade is established by elements such as projecting bays, storefronts, belt courses, and windows.
81. The roof shapes of new construction should respect those of its neighbors.
82. Materials used for new construction should respect those already existing in the Sykesville Historic District.
83. Details and ornamentation of new construction may be based on details and ornamentation of existing buildings, but should not copy them.
84. The colors of a building should compliment those in its immediate environment.
85. Simulated Divided Light (SDL) windows are typically appropriate replacement windows.
86. Skylights are permitted if they are not visible from the public right-of-way.
87. Alternate materials for windows, roofing, gutters, and downspouts.
88. Where repair of replacement in-kind is not feasible, siding alternatives will be reviewed on a case-by-case basis.
89. Hardie Board is generally an acceptable alternate material for siding.
90. Solar panels are approved on a case-by-case basis and must not be visible from the public right-of-way.
91. Rain barrels help retain stormwater runoff for re-use.
92. EV charging stations, such as those at the Town House, encourage sustainability initiatives.
93. Modifications to historic buildings to incorporate accessibility should be done without altering the integrity and historic character of the property.
94. The landscaping of the Sykesville Historic District is an important component to its historic character.
95. Public streets and sidewalks provide access to businesses, institutions, and residences.
96. Provide a landscape edge for all parking lots in the historic district.
97. Walkways and paths connect residences and businesses to public sidewalks and streets, driveways, and accessory buildings.
98. Driveways visually and physically connect many of the buildings in the historic district to the street.
99. Maintain and repair existing site walls.
100. Metal gate and fence.
101. Screen trash enclosure.
102. Trees provide shade, mark place, and provide an edge.
103. The design of landscape areas, particularly the front yards of residential buildings and major public landscape areas, such as Town House's front yard, are important to defining the character of the historic district.
104. Street furniture should be safe, convenient, well designed, and as maintenance free as possible.
105. Pedestrian scale lighting, based on historic examples, should be added throughout the historic district where sidewalks exist.
106. Trash receptacles should be located at pedestrian exits from parking lots and other areas where people are likely to congregate.

Additional Resources

NPS Preservation Briefs: https://www.nps.gov/orgs/1739/preservation-briefs.htm

Maryland Historical Trust: https://mht.maryland.gov/

The Historical Society of Carroll County: https://hsccmd.org/

The Original Old-House Journal Compendium, Carolyn Flaherty, 1983.

Preservation Sourcebook Mid-Atlantic Edition, Julie Taylor, 1997.

A Field Guide to American Houses, Virginia and Lee McAlester, 1984.

Creating Period Gardens, Elizabeth Banks, 1991.

Country Patterns 1841 - 1883: A Sampler of American Country Home and Landscape Design from Original 19th Century Sources, Donald J. Berg, 1986.

Plants in the Landscape, Philip L. Carpenter and Theodore D. Walker, 1990.

Landscapes and Gardens for Historic Buildings, Joy Putnam Favretti and Rudy J. Favretti, 1990.

Clues to American Garden Styles, David P. Fogle, 1988.

Brick Pavements and Fence-Walls: Authentic Details for Design and Restoration, Peter Joel Harrison, 1999.

Fences: Authentic Details for Design and Restoration, Peter Harrison, 1999.

Gazebos and Trellises: Authentic Details for Design and Restoration, Peter Harrison, 1999.

Victorian Gardens: How to Plan, Plant and Enjoy Them, John Hillstone, 1982.

Gardens of America: 17,ree Centuries of Design, Diane Kostial McGuire, 1989.

In addition, the following organizations and associations can provide information on historic and period gardens.

Alliance for Historic Landscape Preservation: www.ahlp.org

American Association for State and Local History: www.aaslh.org

American Horticultural Society: https://ahsgardening.org

American Society of Landscape Architects: www.asla.org

National Agricultural Library, U. S. Department of Agriculture: https://www.nal.usda.gov


TOWN
HOUSE
ENTRANCE