

Sykesville Historic District Commission Minutes

November 22, 2016

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on November 22, 2016 in the Conference Room at the Sykesville Town House. Commissioner Olsen called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

PRESENT: Commissioners Matthew Olsen and Norman Fogg. Council Member Stacy Link

STAFF: Dawn Ashbacher, Town Manager
Kerry Chaney, Town Clerk

SHDC MINUTES: November 9, 2016 – all motioned to accept the minutes as written.

REVIEW OF APPLICATIONS:

#16-19 Discussion of Warfield Preliminary Development Plan and Pattern Book (Version 3.0)

Richard Wagner, David H. Gleason Associates, Inc., was present to discuss the Development Plan and Pattern Book. He has been working with both the SHDC and the developers to edit and revise the Pattern Book to meet the guidelines in the *Warfield Commercial Center: New Construction Design Guidelines and Standards for Energy Efficiency*. There were questions for Mr. Wagner based on the changes made to the pattern book. In order to make the necessary changes to the pattern book, changes need to be made to the Guidelines. The Guidelines should be updated every five years, so this should be acceptable to the Maryland Historic Trust (MHT).

On page 5 of version 3.0, at the bottom of the first column, Mr. Wagner asked for clarification from the developers as to if a Phase 1 archeological study had been completed. If the statement in the pattern book is correct, then a Phase 1 study would have been completed, and wording to that matter should be added.

On page 15 of version 3.0, the fourth and fifth bullet points were added because Springfield Avenue did not exist at the time these Guidelines were originally written. It was brought up that Parcels D and F should be added to the third bullet. Parcel D should be added for clarification if any new additions are brought before the SHDC and Parcel F because it is the same as Parcel E. The phrase “than the average setback of historic buildings” should be added to the fourth bullet point before “Warfield Avenue, Buttercup Road, and Springfield Avenue.” The second to last bullet point should be removed as it is now redundant to the previous two bullet points.

On page 18 of version 3.0, Mr. Wagner explained that View 8 was from the Lane Building, which is no longer in existence. This view should be removed. The numbering

should remain the same for referencing.

On page 19 of version 3.0, Mr. Wagner was concerned with the first bullet, which states “the proposed buildings in Parcels A/B have been sited with the front elevations facing each other.” Sean Davis, Morris and Ritchie Associates, explained that the two buildings do face each other; the long side of the proposed grocery store building would not be the front. If this building becomes a multi-tenant building, then there will be entrances on the long side of the building.

Starting on page 27 of version 3.0, Mr. Wagner explained that the General Architectural Guidelines are separate for non-residential and residential buildings. In the description under General Architectural Guidelines, the word “new” should be added before “non-residential buildings”. The phrase “or as approved by the PC and HDC” was added in many places throughout these guidelines. This phrase allows for more possibilities in materials used. It was explained to the SHDC that they can request a time study from the builders before approving a material. This will show what the materials look like after a certain number of years, which will be helpful in approving materials for use.

It was brought to Mr. Wagner’s attention that, on page 30 of version 3.0, there is a word missing in the sixth bullet point. Mr. Wagner explained that the correct wording should be “Porches and steps on primary façades may be of masonry stone, or smooth concrete designed to be in keeping with the overall design of the townhome to which they are attached.”

Mr. Wagner explained that, on page 31 of version 3.0, the roofs, even when described as flat, are not perfectly flat. There will always be a slight slope to help with rain and snow. Mr. Wagner also explained that, in the second bullet point, the correct wording should be “Door surrounds shall be designed and scaled to the door, façade, and entry porch of landing”, the second sentence in the third bullet point should read “Pitches shall be no less than 6 to 12, nor greater than 9 to 12 for roofs facing primary façades”, and in the eighth bullet point, “PC and” should be removed.

On page 32 of version 3.0, in the third sentence of the fifth bullet point, the sizing should be switched so it reads “their size shall be the full height of the window opening and one half the width of the window opening to which they are associated.” In the sixth bullet point, the last sentence should read “door surrounds shall be designed and scaled to the door, façade, and entry porch or landing.” In the ninth bullet point, the first sentence should be “Porches and steps on non-primary façades may be of masonry, stone, smooth concrete, or wood designed to be in keeping with the overall design of the townhome to which they are attached.”

On page 33 of version 3.0, in the second bullet, the second sentence should read “they may be constructed of concrete, brick, stone or other material as approved by the HDC.”

On page 35 of version 3.0, the pink façade outline around building F should be removed. The outline should be fully around the proposed hotel building, including the porte cochere. The first block of townhomes on Springfield Avenue should have a pink outline on the Route 32 side of the building. These outlines denote the primary façades of the buildings.

On page 39 of version 3.0, Mr. Wagner expressed concerns over the first sentence and the picture. They conflict with each other. The SHDC would prefer a naturalistic landscape design, as stated in the first sentence, as opposed to a traditional design, as seen in the picture. The picture should be changed to reflect this.

On page 44 of version 3.0, “and HDC” should be added to the last sentence of the first paragraph. Commissioner Fogg asked if the American Dogwood could be considered. The Milky Way Kousa Dogwood is listed in the plants list, but they have lower quality fruit. They are good for small front yards, but the American Dogwood should be considered for the parks.

On page 46 of version 3.0, in the third bullet point, “High Density Urethane” should be added before “HDU.” Commissioner Olsen asked how 45 days was decided upon in the sixth bullet point. The developers and Mr. Wagner couldn’t decide on 30 or 60 days, so they split the difference and settled on 45 days for a temporary flag or banner.

On page 52 of version 3.0, Mr. Wagner explained that the 2015 International Energy Conservation Code (IECC) was adopted by Carroll County. The IECC is comparable to the Energy Efficiency Standards in the *Warfield Commercial Center: New Construction Design Guidelines and Standards for Signs and Energy Efficiency* and will need to be followed regardless of its inclusion, which is why the Energy Efficiency Standards should be replaced with the latest version of the IECC that has been adopted by Carroll County.

Throughout the entire Pattern Book, whenever there is a white box with excerpts from the *Warfield Commercial Center: New Construction Design Guidelines and Standards for Signs and Energy Efficiency*, it should be noted at the top of the box. This will allow for clarity when reading the Pattern Book.

There are also five proposed retaining walls. There was originally one large retaining wall proposed, but the slope of the hill can be changed to create a swale to catch the rain water. The proposed retaining walls will not be higher than seven feet, and only one will be slightly visible from around the curve on the main residential road. The walls will be made out of an approved material. The Guidelines currently have a clause against retaining walls, so they will have to be changed in order for this to be approved. A cross section of the residential area will be created and will include a seven foot retaining wall to show that it will not be visible.

Mr. Wagner showed the SHDC a 3D sketch of view shed #6, which is from the Gate House looking towards Route 32 and the Warfield property. The trees will block the proposed buildings in Parcel A/B, so there is no concern over a blocked view shed.

Dawn Ashbacher, Town Manager, explained that she met with the Maryland Historical Trust (MHT) to discuss the process for their review of the Preliminary Plan and Pattern Book. The MHT expressed concerns over the layout of the residential section. The MHT does not believe that the grid-like layout of the residential buildings meet guideline 1.a on page 25 which recommends “locating new construction so that it reinforces the historic campus plan and provides visual and physical connections between and among the historic campus and new development parcels.”

Mr. Wagner said the topography will change the layout, and the Guidelines were written without a residential section in mind. There are also other small changes that could possibly be made to the layout of the residential section, such as changing the spacing of the townhome blocks or slightly curving the main road through the residential section.

The MHT has offered to meet with the applicant and review what is currently proposed to give them guidance and options for the proposal. In Mr. Wagner’s opinion, the meeting is necessary in order to move ahead with the proposal.

In order to be considered at the next MHT Easement Committee meeting on January 3, the necessary documents will have to be provided to them by December 27.

- #16-26 7610 Main Street Major Addition
The applicant was in attendance to discuss this application. They would like to build a 10’X8’ wood-framed addition on the back of the current block portion of the building. It will match the width of the current building and will have two windows and one door. It will have wood siding to separate it from the current block portion of the building. It would not be on the old railroad tracks, but does require Planning Commission and Board of Zoning Appeals approval as well.
A motion was made by Council Member Link and seconded by Commissioner Olsen to approve the application for 7610 Main Street per the guidelines pages 44-50. All voted in favor.
- Tax Credit Application for 7610 Main Street
A motion was made by Commissioner Olsen and seconded by Council Member Link to consider the scope of work provided for the tax credit application eligible. Final decision on the tax credits will take place after the work has been completed. All voted in favor.

COMMITTEE REPORTS:

Gate House Museum – Council Member Link announced that Jack White, the curator, has scanned thousands of pictures and compiled a list explaining what is in each picture. There is still more work to be done on that project. A small volunteer group has been formed to help at the Gate House and they meet with Jack regularly. The Gate House Newsletter will be sent out shortly. Jack hopes to start on a new Sykesville History Timeline to display in the entryway. It will be made of two panels instead of things stuck to the wall. The nursing exhibit still has a lot of work to be done; Jack hopes to have it ready by February. He has collected oral histories from two former nurses, and Fred from Springfield has been helping to locate some more interesting items for display. Jack hopes to turn the other room into an exhibit of Sykesville 100 years ago, with an emphasis on WWI because of the 100 year anniversary of American involvement. The Spanish Flu was also prevalent during this time, so there might be a link to show how it affected Springfield. Jack would like to try to get rudimentary displays up and open the Gate House on a limited basis in January.

BUSINESS:

- Observation of violations within the Historic District: none were observed.

ADJOURNMENT:

There being no further business, a motion was made by Olsen and seconded by Council Member Link to adjourn at 8:52 P.M. The motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary