

Sykesville Historic District Commission
Tuesday, May 23, 2017
Staff Report

7:00P.M. Call to Order – Pledge of Allegiance

Minutes: April 4, 2017

7:05 P.M. BUSINESS:

- **Review of Business Use of Sidewalks Permit applications**

Permit applications were requested last year after numerous discussions about sidewalk clearance and outdoor seating areas. 16 applications were received from various businesses for anything placed on the sidewalks. In August of 2016, some of these permits were preliminarily reviewed by staff, HDC representatives, Norm and Stacy, Design Committee members, and merchants. This review was not based on the new guidelines, but was mostly for the sidewalk clearance. Since then, a resolution was passed setting the mandatory minimum sidewalk clearance at three feet, and the new HDC guidelines for street furniture and sandwich boards were passed. This is to review the permit applications and decide how to proceed with them.

- **#16-19 Warfield Complex Development Plan**

To determine this case, the HDC should read and consider page 9 of the New Construction Guidelines. Bullet point two reads “Preliminary elevations of all proposed buildings and structures indicating massing, heights, fenestration, materials, and relationship between buildings and structures within the project”

The applicant proposes they submit the following elevations as they do not want to provide elevations of all 145 townhomes.

- The front view of a stick of 5 townhomes
- The front view of a stick of 6 townhomes
- The side view of a 2 floor front, 3 floor rear townhome
- The side view of a 3 floor townhome
- The rear view of a stick of 4 townhomes
- The rear view of a stick of 6 townhomes

Mr. Wagner suggests that, because there is considerable topography changes across the site, where different conditions occur each be shown. For example a stick of 6 townhomes with the ground floors all at the same elevation can be shown once and coded to the Preliminary site Plan. But if the stick of 6 townhomes has two first floor elevation, that also needs to be shown, etc. And so on with the sticks of four and five and the rears of the sticks. In addition, preliminary elevations of the retaining walls should be included.

A map of the proposed elevations has been requested from the applicant. It has not been provided yet.

Mr. Wagner strongly suggests making it clear that any contractor or development company will either need to adhere to what is submitted by the applicant and approved by the SHDC or resubmit their own elevations. The more detailed preliminary designs could be submitted once there is a development company or builder of the townhomes.

For the three-dimensional representations between buildings and site features, the third bullet point on page 9, Mr. Wagner suggests including:

- o A view from the residential complex's "public green" toward the historic buildings (similar to the old View 8)
- o A view from the Nexion Building to the residential area
- o A view from the entry at the traffic circle into the residential area
- o A view of the units along the road between the traffic circle and the entry to Warfield from Route 32
- o A view along the principal road inside the residential area (Road A) from the curve near Parcel F looking back towards the Public Green and the entry

Elevations will not be submitted until the June HDC meeting. The HDC should indicate whether this scope of elevations is sufficient for their review.

8:30 P.M. Committee Reports:

- Gate House Museum Report
- Schoolhouse Report

8:40 P.M. Business:

- June Meeting Date – Dawn and Kerry will both be at the Maryland Municipal League Conference on June 27, the next scheduled meeting date. A new meeting date is requested.
- Open positions on the Commission
- Observation of Violations

8:55 P.M. Closed Session

The meeting is proposed to be closed pursuant to the General Provisions of the Annotated Code of Maryland, Section 3-305(b): (2) To protect the privacy or reputation of individuals with respect to a matter that is not related to public business.

- **Personnel** – Professional Services – Confidential Personal Information

ADJOURNMENT: