

Sykesville Historic District Commission Minutes

November 27, 2017

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on November 27, 2017 in the Conference Room at the Sykesville Town House. Commissioner Fogg called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited.

PRESENT: Commissioners Norman Fogg, Melissa Clark and Michael Johnston. Council Member Stacy Link

STAFF: Kerry Chaney, Town Clerk

REVIEW OF APPLICATIONS:

- # 17-20 Rear Addition
The applicant was in attendance along with her architect for the project from Bluehouse Architecture. She would like to add an addition to the back of her building at 732 Oklahoma Avenue. The addition will take up the six parking spaces directly behind the building. It will be higher than the existing fascia because a third floor apartment was included. It will have the same window structure as the existing building, and will have Hardiplank siding to differentiate it from the existing building.

Council Member Link expressed her concern over the extra height the proposed third story adds to the building and the imposing side view of the building. The building is out in the open with no neighboring buildings to help block the view of the side of the building. The architect for the applicant explained that details were added to try to minimize the appearance of the side of the building and the increased height.

Richard Wagner, AIA, David H. Gleason Associates, suggested treating the addition as a separate building rather than an extension of the existing building. He suggested a Dutch Gable Roof so it would appear separated from the existing roof.

The applicant and architect thanked the SHDC and Mr. Wagner for their suggestions. They will be back at a later time with updated drawings.

- #16-19 Warfield Complex
Mr. Wagner explained to the SHDC and the applicant that his provided comments were regarding Pattern Book 6.0. The applicant will incorporate the changes once they are prepared to print another version of the Pattern Book. Mr. Wagner explained that for any comments the applicant has regarding the guidelines presented in the Pattern Book should be separated from the guidelines by a different colored background.

A motion was made by Council Member Link and seconded by Commissioner Johnston to approve Pattern Book version 6.0 with the text corrections noted in Richard Wagner's

memo dated November 21, 2017 to be added at a later date. All voted in favor.

The applicant presented their wayfinding plan, which was a condition of approval. They explained that although they prepared the plan, it is the Town's responsibility to implement it. Their plan included changing the monument sign at the entrance to Warfield off of MD Route 32 to read "Warfield Complex at Historic Sykesville". There were also proposed wayfinding signs along the walking route extending from Main Street, up Springfield Avenue, through the tunnel under MD Route 32, and through Warfield that could be marketed to businesses. The signs are red on the way to Warfield and blue on the way to Main Street. There was discussion about the signs not overhanging the sidewalk, as they are proposed to be less than eight feet off the ground, and the difference between a monument sign and a directional sign.

The applicant also presented elevations of townhomes in Parcels E/F with the two center units having the same elevations as requested previously.

The floodplains and necessary retaining walls had the applicants looking for other options for trail locations. They found two connections that meet up with the current trail and maintained ADA accessibility. These two connections least affect the historic landscape. There is still no current trail connection to the playground.

The County staff is reviewing the landscaping in accordance with the County Code. They will verify conformance. The playground will include a bus shelter designed to look like a gazebo. The floor is a concrete slab that will be flush with the ground. There will not be sides, but the supports will be Hardiplank or Azek material. Lighting was not included on the playground to discourage children from using it after dark. All the plantings are native.

BUSINESS:

- The next SHDC meeting will be held on January 10, 2018. A December meeting is not needed at this point.

ADJOURNMENT:

There being no further business, a motion was made by Council Member Link and seconded by Commissioner Clark to adjourn at 8:41 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary