

Sykesville Historic District Commission Minutes July 2, 2019

The Sykesville Historic District Commission (SHDC) meeting was held on July 2, 2019 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, Richard McCullough and Michael Johnston.
Council Member Anna Carter

ABSENT: Commissioner Melissa Clark

STAFF: Kerry Chaney, Town Clerk
Mark Onheiser, Projects Coordinator

MINUTES: **April 23, 2019** – all voted to approve the minutes with Council Member Carter abstaining.

May 29, 2019 - All voted to approve the minutes with Commissioner McCullough abstaining.

REVIEW OF APPLICATIONS:

- #16-19.BH Patio and Parking
Sean Davis, Morris Ritchie Associates, and Steve McCleaf, The Warfield Companies, were in attendance to discuss this application. The contract purchaser for Building H wants a patio added to the building. Mr. Davis and Mr. McCleaf presented the plans for the patio. They proposed to be placed slightly away from the building to allow for some plantings. It is proposed to be at ground level with very minor grade changes made to the current landscape. The material is proposed to be a concrete pervious paver. The applicant explained that they didn't try to match the brick of the building and instead went with something that was compatible. There is a current handicapped parking space and access ramp that will provide ADA access to the patio. The handicapped space will be repainted to allow for walking.

MOTION: **Commissioner Fogg motioned to approve the plans on page SP-1 for Building H in the Warfield Complex to install gray, porous, concrete pavers that will not be elevated and won't be visible from the ground level with minor grade changes and the existing ADA ramp already in place. Commissioner McCullough seconded the motion. All voted in favor.**

Mr. Davis and Mr. McCleaf also presented parking options for Building F. They explained that they received input from the Maryland Historical Trust (MHT) previously about the distance from the approved parking spaces to the buildings. They reconfigured

with angled parking which allowed for 24 feet between the building and the parking lot. The will also add angled parking along Warfield Avenue which will bring them above the 3 spaces per 1,000 square feet requirement.

Mr. Davis and Mr. McCleaf presented two options for the handicapped accessible ramp into Building F from the new parking lot. The first option placed the ramp along the front of the building, and the second placed the ramp along the East side of the building. The SHDC agreed that they preferred the ramp along the East side of the building which minimized the profile of the ramp and did not take away from the front of the building. Commissioner Fogg explained that he wants the MHT's input on the distance between the parking and the building with this new parking plan.

MOTION: Commissioner Fogg motioned to approve the pre-preliminary plans for Building F parking lot with the ADA ramp on the East side of the building. Council Member Carter seconded the motion. All voted in favor.

BUSINESS:

- The SHDC discussed the lighting in the historic campus of Warfield and if a plan has been submitted for it yet. Mark Onheiser, Projects Coordinator, has not yet seen a lighting plan for the historic campus. It was explained that the SHDC would have approval authority over the type and design of any lampposts installed.
- The SHDC discussed the use of asphalt sidewalks in places in the Warfield Complex rather than cement sidewalks and if they were temporary sidewalks or not. There is also a crosswalk over one of the speedbumps in the Complex. Mr. Onheiser will look into the sidewalks.
- The SHDC has not yet received the pictures of the soldier coursing or the flat metal roofing on the first set of townhomes yet. There is no known date for receipt of those pictures.
- Commissioner Fogg explained that he would like to vote in a Vice Chair in case there is a meeting he is unable to attend. Commissioner McCullough agreed to be the Vice Chair.

MOTION: Commissioner Fogg motioned to appoint Commissioner McCullough as Vice Chair of the Sykesville Historic District Commission. Council Member Carter seconded the motion. All voted in favor.

- Commissioner Fogg announced that he was discussing with the Warfield owners what the SHDC would like to see in terms of interior remodeling plans. The Historic Preservation Easement on the property allows for interior approval of the Auditorium of the Women's Dining Room and Amusement Hall and East portico of Building A. He explained to the SHDC that, during a meeting at the MHT offices with the owners of the property and MHT historical preservation staff, it was recommended to him to have the interior plans

submitted to the SHDC to ensure that any interior work will not change anything on the exterior of the buildings such as window placement.

- Commissioner McCullough asked about parking requirements for houses in the Historic District. A property on Springfield Avenue has been turned into apartments, and the renters have been parking their cars on the street. Kerry Chaney, Town Clerk, explained that the parking would fall under the Town's Zoning Code. She and Mr. Onheiser will discuss with Jana Antrobus, Executive Assistant, regarding the parking on Springfield Avenue.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Fogg and seconded by Commissioner McCullough to adjourn at 8:08 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary