

Sykesville Historic District Commission Minutes

June 23, 2020

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on June 23, 2020 via Zoom.us teleconference. Commissioner Fogg called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited.

PRESENT: Commissioners Norman Fogg, Chad Bederka, Richard McCullough, and Michael Johnston. Council Member Anna Carter

STAFF: Joe Cosentini, Town Manager
Kerry Chaney, Town Clerk

MINUTES:

Commissioner Fogg motioned to approve the minutes from February 25. Council Member Carter seconded the motion.

Commissioner Fogg motioned to approve the minutes from May 27. Council Member Carter seconded the motion. All voted in favor with Commissioner Johnston abstaining.

REVIEW OF APPLICATIONS:

- #20-04 New Construction at 7518 Main Street
The applicants were in attendance to discuss this application. The building demolish was approved at the May meeting. During the May meeting, the architecture was discussed and was tabled for changes to be made. Melissa Clark, the architect for the applicant explained that since the May meeting, on the alley side of the building, the corner piece has been brought down, proportions with the doors have been fixed. The stone water table was used to anchor and fix the windows. The siding has been made all horizontal.

On the Main Street side of the building, the cornice is consistent which helps anchor and pull down the height of the building. The siding has been made all horizontal. The handicapped ramp and stairs will have a railing that matches the balcony railings. The first-floor windows have also been simplified.

The building site plan will go to Planning Commission on July 6.

Commissioner Fogg motioned to approve the architecture for application 2020-04 for 7518 Main Street with the facades and massing of the three views presented tonight as it meets the guidelines for New Construction. Council Member Carter seconded the motion. All voted in favor.

- #20-05 Roof Replacement
The applicant was in attendance to discuss the application. There was storm damage to the roof, so they want to replace the shingles down to the wood with gray or black 40-year architectural shingles.

Commissioner Fogg motioned to approve application #2020-05 for a roof replacement at 7604 Mellor Avenue using gray or black architectural shingles as it is in compliance with the guidelines. Commissioner Bederka seconded the motion. All voted in favor.

- Warfield Townhome Colors
Representatives from Lennar builders were present to discuss new colors for the townhomes in the Warfield Complex. They suggested three additional colors to allow for more variety and to take away from the institutional feel. The trim would be the same for all the buildings.

The Commissioners did not approve the colors presented by Lennar. They are concerned about the fading of the dark colors and the contrast with the trim. Also, the Evening Blue and Iron Gray contrasted greatly with the historic buildings. It was decided that Commissioner Bederka will review the siding samples in person at the Town House and will choose colors that will work with the historic nature and the previously approved colors. Those colors will be discussed at the next meeting.

BUSINESS:

- Commissioner Fogg announced there was a Master Plan introduction meeting to allow the steering committee to give guidance to the consultants.
- Joe Cosentini, Town Manager, announced there are renovations happening at the building that used to be Baldwin's and is now Sykesville Station. They are repairing and replacing the decking and railings and are planning on some landscaping.
- Commissioner McCullough asked if there was a disclosure of historic property status during the sale of a historic house. He is concerned about the sale of 7323 Springfield Avenue being misrepresented as a non-historic property. There are disclosures that happen during the sale of historic properties.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Fogg and seconded by Council Member Carter to adjourn at 7:53 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary