

Sykesville Historic District Commission Minutes

October 25, 2022

The Sykesville Historic District Commission (SHDC) meeting was held on October 25, 2022 in the Conference Room at the Sykesville Town House. Commissioner Johnston called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited.

PRESENT: Commissioners Michael Johnston, Richard McCullough, and Jeannie Nichols.
Council Member Anna Carter

ABSENT: Commissioner Chad Bederka

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

MINUTES: September 27, 2022

Commissioner McCullough motioned to approve the minutes from September 27, 2022. Commissioner Nichols seconded the motion. All voted in favor.

REVIEW OF APPLICATIONS:

- # 2022-19 Sandwich board signs
Town Clerk Kerry Kavaloski explained that due to the numerous signs that have been placed without approval, the pending zoning text amendment regarding signs that is working through Planning Commission, and the upcoming update to the Commission Guidelines, staff is recommending temporary approval of all sandwich board signs. Once the Guideline update is underway, outreach will occur with the merchants to make them aware of the regulations. They will be invited to give input during public hearings as well. After that date, staff will reach out to any remaining non-compliant sign owners and will work with them on coming into compliance.

Commissioner McCullough motioned to grant temporary approval to sandwich board signs until the above conditions are met. Commissioner Nichols seconded the motion. All voted in favor.

- #2022-21 Awning
A representative of the applicant was in attendance. She explained that the awning will not go over the steps but would extend on either side. It will be retractable, and it automatically retracts if it senses strong winds.

There was a discussion regarding the material to be used. The application lists “acrylic fabric” which the Commission has not seen before. The representative stated that a sample of the material can be brought in for the Commission to see in person. Commissioner Nichols motioned to table application #2022-21 until a sample of the

acrylic fabric is brought to the Commission. Commissioner McCullough seconded the motion. All voted in favor.

- #2022-22 Windows, Siding, Porch, Shutters
The applicant was in attendance. He explained that he would like to replace all the windows with 2 over 2, treated wood windows. There was a discussion of the historic locations of the windows on the front of his house. No pictures were found showing the original locations; however, the two on the left of the house as you are facing it are not original.

The current siding on the house is aluminum. Underneath the aluminum siding, the applicant found lap siding with shake siding in the gables. He is looking to replace the siding with Hardie Plank in Dutch lap everywhere except the gables, which will have Hardie Board shake siding. The corners and trim will be Azek material. There will be no vinyl used for the siding.

The applicant explained that the current shutters are plastic and are very thin and flimsy. He looked into various specialty companies, and a PVC material is the best option for shutters at the current time. He explained that it will paint like wood and look like wood, and it will hold up better over time. The Commission discussed the utilization of new replacement materials such as PVC as the technology improves. Currently, how the Guidelines are written, PVC is not an allowable alternative.

The applicant explained that the existing porch is not in the best shape. He has wood composite porch railings that the previous owner of the house had purchased but never installed. The Commission was interested in seeing the posts in person. The applicant will bring one to the next meeting.

Commissioner Nichols motioned to approve application #2022-22 for the replacement of windows and the new locations of two windows to the right and one window to the left of the door with all windows being the same size and 2 over 2 lights made of wood. Commissioner McCullough seconded the motion. All voted in favor.

Commissioner Nichols motioned to approve application #2022-22 for the use of Hardie Plank siding on the house and shake on the three gables. Commissioner McCullough seconded the motion. All voted in favor.

Commissioner McCullough motioned to approve application #2022-22 for the use of flagstone on the front and side porch. Commissioner Nichols seconded the motion. All voted in favor.

The shutters, porch posts, and soffit will be tabled until the next meeting. The SHDC

will review alternative materials for shutters, and the applicant will bring in samples of the porch materials.

BUSINESS:

- Commissioner Nichols announced that this is her last meeting as a Commissioner. She was thanked for all of her hard work and dedication. She stressed that clarity in the new guidelines is important, especially for alternative materials.
- Kerry Kavaloski, Town Clerk, announced that there are openings on the Commission. If anyone is interested in volunteering, they should email town@sykesville.net.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Nichols and seconded by Commissioner McCullough to adjourn at 8:50 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Kavaloski, Recording Secretary