

Introduction

Purpose of the Guidelines

Design guidelines are created by communities concerned with the appearance of their buildings as well as how that appearance contributes the town's historic integrity, economic health and civic pride. Over twenty-two hundred towns and cities across the country have adopted design guidelines as part of their historic preservation efforts. Most are designed to protect and enhance the integrity and quality of buildings, landscapes and public spaces. All should be designed to provide a basis for objective decisions about the appropriateness of proposed changes to the environment.

The *Sykesville Historic District Design Guidelines* have been created to assist owners and tenants of historic buildings to maintain, preserve and enhance the character of their property. The guidelines are also intended to assist architects, engineers, contractors and others involved in maintaining and enhancing the buildings, public spaces and landscapes within the historic district to plan and implement projects that preserve and enhance the character of the district. In addition, the guidelines provide assistance when undertaking new construction – additions to existing buildings as well as entirely new buildings - within the historic district.

The Secretary of the Interior's Standards for Rehabilitation

The Sykesville Historic District Commission has adopted the *Secretary of the Interior's Standards for Rehabilitation* as the basis for determining the appropriateness of proposed changes to buildings and landscapes within the historic district. Originally created in 1976 to determine the appropriateness of proposed changes to income-producing National Register buildings whose owners wished to take advantage of beneficial federal tax considerations, the Standards have become the basis for judgment in many historic districts in the country. Revised in 1983 and 1992, the current *Secretary of the Interior's Standards for Rehabilitation* are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical

development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples or craftsmanship that characterize a historic building shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Projects Governed by the Guidelines

Before a property owner begins work, the Historic District Commission must approve any exterior alterations, new construction or changes to important landscape features prior to beginning the work. Examples of work requiring Commission approval include, but are not limited to: porches, sidewalks, exterior doors and windows, siding or other changes to wall materials, additions to buildings, new construction, fences and walls, removal of 6" caliber trees, demolition and change of zoning.

Procedures for Reviewing Projects

The Sykesville Historic District Commission meets on the fourth Tuesday of each month to review applications for permit approval. The Town Zoning Administrator's Office must receive all application materials by 4 p.m. on the third Tuesday of the month in which the applicant wishes to have a review. It is strongly recommended that the applicant contact the chair of the Historic District Commission early in the design process to discuss these guidelines and how they apply to the proposed project.

Applications for changes to existing buildings, new construction and infill must contain the following:

1. Completed "Application for Approval Form".
2. Application fee.
3. Building permit applications.
4. Location map showing the property's location.
5. Current photograph of the building/property.
6. Site plan of the property, drawn to scale, showing location of existing buildings and trees over 4-inch caliber, as well as changes to be made to the existing site plan.
7. Samples of manufacturer's literature showing color, texture and other important features of major materials to be used.
8. Manufacturer's literature regarding methods of installation, construction, stabilization, cleaning and the like to be used.

In addition, if a renovation or major addition is to be undertaken, scale drawings showing size type and extent of work in to be included. If new construction is to be undertaken, scale drawings of not less than 1/8" to a foot, showing plans, all elevations, and a colored rendering and/or scale model should be submitted.

If demolition is to be undertaken, it is very important that the applicant meet with the chair of the Historic District Commission early in the process.

Applications for a new business sign must contain the following:

1. Completed "Sign Application".
2. Application fee.
3. Information on the sign's size, shape, colors, lettering, materials, methods of illumination (if any) and location on building or lot.

A drawing of the sign is strongly recommended.

The Historic District Commission makes every effort to reach a prompt and reasonable decision. An application will be acted upon no later than forty-five days after it is filed, unless the applicant and the Commission mutually agree to an extension of up to forty-five days.

Illustration 3: Sykesville's Historic District showing contributing (A, B, C) and non-contributing (D, E) buildings.

Sykesville's Historic District

History of Sykesville

William Patterson, a wealthy Baltimore merchant, established his country home on the 3000-acre Springfield Estate near present day Sykesville. In 1803, Patterson reluctantly consented to his daughter Elizabeth's marriage to Jerome Bonaparte, brother of Napoleon I. In 1804 Napoleon ordered Jerome to return to France, refused to let Elizabeth (Betsy) land, and declared the marriage illegal. Betsy returned to her father at Springfield, and in 1815 the State of Maryland granted her a divorce.

Upon the death of William in 1824, his son George became the owner of the Springfield Estate. In 1825, George Patterson sold about 1000 acres of the Springfield Estate to a business associate, James Sykes of Baltimore, the man for whom Sykesville is named. One tract of land on the Howard County side of the Patapsco River contained an old saw and gristmill. Sykes soon replaced it with a newer and stronger building. In 1836 he constructed a five-story, 47 room, stone hotel on the north side of the Patapsco River catering to railroad personnel and tourists from Baltimore.

With the arrival of the Baltimore and Ohio Railroad in 1831 other businesses joined Sykes's mill on the south side and hotel on the north side of the Patapsco River. The construction of two general merchandising stores, additional mills, churches and a post office, made Sykesville a thriving commercial center and tourist resort. In 1835, Dr. Orrelana H. Owings built a large two story stone store on Main Street for his son-in-law, Harry Miller. Today the old stone store is St. Barnabas Episcopal Church's Parish House.

The Springfield Presbyterian Church was built in 1836 on land donated by George Patterson. The Springfield Institute, the first school in Sykesville, used the first floor. In 1845 Sykes enlarged his mill renaming it the Howard Cotton Factory. He also built homes near the factory for his employees. It operated until the depression of 1857.

The Elba Furnace, located southeast of Sykesville, along the Patapsco River, was a steam and charcoal hot-blast iron furnace built in 1847. Owned by James W. Tyson, iron ore from the Springfield Mines and other local mines was smelted to make car wheels for the B & O Railroad until the early 1860's. St. Barnabas Episcopal Church was built in 1850-1851 as Chapel of Holy Trinity, Eldersburg, largely through the efforts of Susanna Warfield on land donated by James Sykes, a Vestryman.

During the Civil War, the town was divided and its young men fought on both sides of the conflict. On June 29th 1863, a detachment of Confederate cavalry under J.E.B. Stuart arrived in Sykesville. They tore up some railroad track, burned the bridge over the Patapsco and destroyed telegraph lines.

Most of the town was washed away during the flood of 1868. It was slowly rebuilt on the north (Carroll County) side the Patapsco River. The Springfield estate passed into the hands of Governor Frank Brown after the death of George Patterson. During his governorship the Springfield State Hospital was established at Sykesville in 1896. James Sykes who lived in Elysville died in the spring of 1881 at the age of 90. He is buried in Greenmount Cemetery in Baltimore.

In 1883, the B & O Railroad Station, a brick Queen Anne structure designed by E. Francis Baldwin, was built on the west side of Main Street. In 1890, J. H. Fowble, architect and builder, came to Sykesville. He was responsible for designing most of downtown Sykesville: the McDonald block, two brick bank buildings, the Wade H. D. Warfield building, the Arcade, and John and Marie Kate McDonald's residence on Main Street, the present Sykesville Town House.

Sykesville was incorporated in 1904 with Edwin M. Mellor, Sr. as the first mayor. In 1913, the Sykesville Herald was established as the town's first newspaper. The depression of 1929 hit the town hard and many family farms had to be sold. In 1937 fire destroyed the town's main business block. While World War II briefly lifted Sykesville out of the depression, the town went into a steady decline and was nearly forgotten once the Rt. 32 bypass was built. This period of decay continued until about 1985 when people began to take an interest in the town as a place to live or conduct business.



Illustration 4: Springfield Avenue circa 1915.

Today, Sykesville is enjoying a renaissance, renovating its historic core and planning for the changes that the redevelopment of the old state hospital site will bring to the area. These guidelines have been developed as part of the effort to ensure that the history of the town prospers along with new development.

Evolution of Historic Building Materials in Sykesville

Beginning in 1800, most of the buildings were made of crude materials such as log and fieldstone, both found in abundance in the Patapsco River valley. In the 1830s, when the Baltimore and Ohio Railroad switched from using granite ties to wooden ones, it discarded thousands of stone ties in the area. Settlers used the old ties in foundations and walls of buildings in the area, some of which can still be seen today. Granite was also used to construct Sykes' new mill and hotel (1836), the Elba Furnace (1847), St. Barnabas Church (1850), and Miller's General Store (1864). St. Joseph's Catholic Church (1867) was constructed of fieldstone.

Wood was also a prevalent material used in Sykesville. Some of the more noteworthy wood buildings include the Presbyterian manse (1857) on Spout Hill Road, the McDonald Block (1878, burned 1937), 30 summer tourist cottages built by Governor Brown (1882), and the Norwood residence of the same year. The Sykesville Town House was designed and built in wood by J. Harvey Fowble for John & Marie Kate McDonald in 1883. In 1890 the town's original firehouse, jail and stables were constructed of wood. In 1891 Wade H. D. Warfield opened a planing mill and lumberyard. In 1891 the Schultz Home, the most elegant wooden house in Sykesville was constructed. In 1906, J. H. Fowble built his home of wood.

In addition, a number of historic buildings are constructed of brick, including the B & O Railroad Station (1883-1884) designed by E. Francis Baldwin and built of Baltimore pressed brick, the Springfield Avenue school (1893), and three commercial buildings on Main Street constructed of Roman brick. Other prominent brick buildings include the Warfield Building (1906) and "Warfield Cottage" at Springfield Hospital, also built in 1906.

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Rehabilitation and Maintenance of Existing Buildings

This section provides guidelines for the rehabilitation and maintenance of all existing buildings in the historic district. This includes buildings that *contribute* to the character of the district (listed as A, B, and C, Illustration 1) as well as those that are considered *non-contributing* (listed as D and E, Illustration 1). In most cases, the guidelines should be followed for all existing building regardless of their designation as contributing or non-contributing. However, in some cases, the guidelines specifically address contributing or non-contributing buildings.

Each of the following subsections contains Recommended and Not Recommended changes, methods and procedures. Neither is meant to be an exhaustive list, but rather illustrative of what is acceptable and unacceptable by the *Secretary of the Interior's Standards for Rehabilitation* and to the Historic District Commission. In addition, each subsection contains examples of Routine Maintenance that does not require approval by the Historic District Commission.

Commercial, residential, industrial, and other types of buildings contribute to Sykesville's historic district. So do streets, sidewalks, parking areas, walls, fences, bridges, and landscapes. Collectively, they create the unique character of not only the district, but also to a large extent, the unique character of the town.

Illustration 5: Their enframed storefronts, regularly spaced upper facade windows and prominent cornices usually distinguish commercial buildings.

All elements of buildings in the district contribute to their character, as well as to the character of the district. Front facades are the most visible and typically will be of primary concern when changes are proposed. In the commercial area, side and rear facades, particularly those that can be seen from parking lots, streets and other public right-of-way are also important to defining the character of the district. Doors and windows, their design, size, materials and other defining characteristics are equally as important, as are the design, shape, materials and direction of roofs. For most residential and some commercial buildings, the appearance and location of porches are critical components of the design of a facade. Commercial storefronts and business signs also contribute to the appearance of retail, office and other types of commercial buildings. Details and ornamentation, from cornice brackets to belt-courses, are important defining characteristics on all types of buildings. Similarly, small auxiliary buildings such as garages, sheds, garden houses and gazebos contribute to the overall character of the historic district.

In most cases, the buildings and structures have been altered over time. In all likelihood, they will continue to be changed to meet the needs of owners and tenants. These guidelines and the *Secretary of the Interior's Standards for Rehabilitation* recognize this inevitability. They do not discourage change; rather they encourage appropriate changes that do not significantly alter the historic character of a building. Thus before considering any change to a building, it is first necessary to understand the materials, forms, features, details, and other aspects that are most important to defining the character of the building. While it is not possible to provide detailed discussion of the important features of all buildings in the historic district, the following illustrations show those features that typically contribute to the character of commercial and residential buildings found in Sykesville's historic district.



Illustration 6: Their sloped roof, window types and placement, wall materials, porches, ornamentation and details usually distinguish residential buildings.

Prior to making changes a property owner or tenant should consult with the Historic District Commission to understand the elements and features of their building that are significant to its character. This will help insure that proposed changes are appropriate and are compatible with the guidelines as well as the *Secretary of the Interior's Standards of Rehabilitation*.

Front Facades

The front facades of buildings in the historic district are among the most important character-defining elements of buildings. The design and materials of the facade, the location, proportion and scale of windows and doors, massing and rhythm of features such as bays and porches, and the details and ornamentation used all contribute to that character. Alterations, repair or replacement of elements and features of front facades must be carefully considered so as not to detract from the building's and the district's character.

Masonry

Brick and stone are both common facade materials for buildings in Sykesville's historic district, particularly for commercial buildings. Local fieldstone and granite can be found in the foundations of some of the town's earliest buildings. With the opening of the railroad, brick became readily available. In a few cases stucco and cast concrete blocks are used for facades.

Inappropriate cleaning and waterproofing methods easily damage brick and stone. These materials can also be damaged when metal, vinyl or other types of coverings are installed over facades. All types of masonry are subject to spalling; and older mortar joints are often in need of repointing.

Recommended

- Maintain and repair character defining brick, stone, stucco, cast block and other type masonry used for front facades. If repair or replacement is necessary, use materials that match the original as closely as possible.
- If a masonry wall has historically been painted, it should continue to be painted.
- Remove modern covering materials such as metal and vinyl siding applied over original masonry. Repair or replace damaged or missing units using materials that match the original as closely as possible.

- If a masonry feature, such as a window hood or brick corbel is missing, it should be replaced based on documentary or photographic evidence. If no evidence of the design of the feature exists, a new design compatible with the overall character of the building should be used.
- Repointed mortar joints should match the original in size, depth, profile, color and composition. For buildings constructed prior to 1900, a very low Portland cement mortar mix should be used.

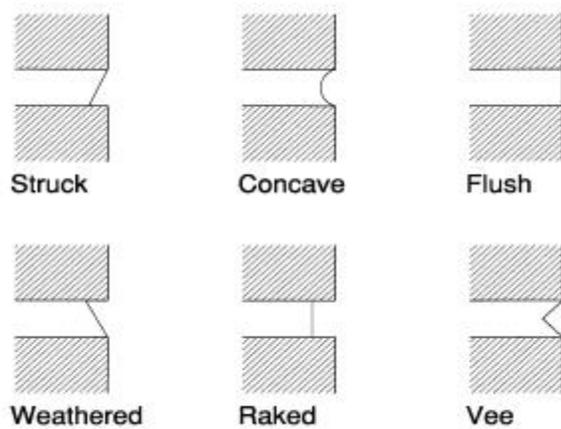


Illustration 7: The type of mortar joint used contributes to the character of a masonry wall.

Not Recommended

- Covering original masonry walls.
- Painting historically unpainted masonry walls.
- Sandblasting or using other inappropriate methods to clean masonry.
- Applying waterproof coatings to masonry walls that change their appearance. Applying waterproof coatings that cause moisture to be trapped inside a masonry cavity.

Routine Maintenance

Routine maintenance of masonry includes repointing mortar joints, replacing damaged or missing masonry units, applying appropriate consolidants to arrest deterioration and cleaning surfaces appropriately.

Wood

Wood is a very common facade material used for buildings in the historic district. Many of the earliest buildings in town were constructed of logs, a few of which remain. In 1891 W. D. Warfield opened a mill and lumberyard in Sykesville, providing German and lapped siding, wood details, as well as structural framing for many historic houses in the area.

Some historic wood facades have been covered with metal, vinyl and other inappropriate materials. They obscure the original material, often damage historic details and ornamentation, and can cause moisture to be trapped inside walls.

Recommended

- Maintain existing wood facades using appropriate paint or other protective coatings.
- Repair minor deterioration using an appropriate wood consolidant. If the deterioration is severe, replace only the affected areas with matching wood.
- Remove metal, vinyl, asbestos shingles and other inappropriate covering materials from facades, and repair damaged wood as necessary.

Illustration 8: The type of siding used contributes to the character of wood walls.

Not Recommended

- Applying metal and vinyl siding, artificial brick and stone or other inappropriate materials to facades of wood buildings.
- Replacing original wood siding with a different type of wood siding

Illustration 9: Replacing historic lapped siding with wood shingles inappropriately changes the character of the wall and is therefore not recommended.

Routine Maintenance

Routine maintenance of wood facades includes painting, repairing minor deterioration and replacing missing pieces.

Side and Rear Facades

The side and rear facades of buildings visible from the public right-of-way are important character defining elements in the historic district. The side and rear facades of most of the buildings in the historic district are made of the same material as their front facades.

Recommended

- The guidelines for side and rear masonry and wood facades visible from a public right-of-way of *contributing* buildings are the same as those for Front Facades.
- Masonry side and rear facades of *non-contributing* buildings, visible from a public right-of-way, may use appropriate replacement substitute masonry material that is compatible in design, scale, proportion, texture and other defining characteristics with the overall character of the facade and is approved by the Historic District Commission.
- Masonry side and rear facades of *non-contributing* buildings, not visible from a public right-of-way, may use, or be covered in, appropriate replacement material approved by the Historic District Commission. The material should be applied in such a manner so that other defining characteristics and features of the facade are preserved.
- Wood side and rear facades of *non-contributing* buildings, visible from a public right-of-way, may use replacement material that is similar in design, scale, proportion, texture and other characteristics of the original and is approved by the Historic District Commission. The material should be applied so that the other defining characteristics and features of the facade are preserved.
- Wood side and rear facades of *non-contributing* listed buildings, not visible from a public right-of-way may use replacement or covering material approved by the Historic District Commission. The material should be applied in such a manner so that other defining characteristics and features of the facade are preserved.

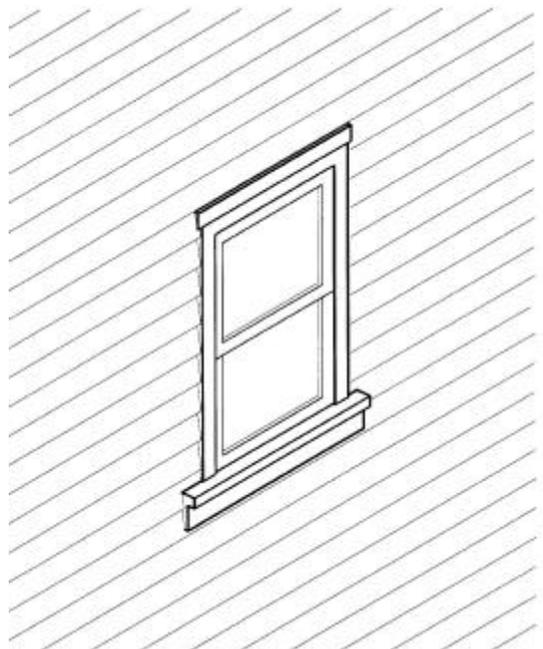


Illustration 10: Wood side and rear facades of non-contributing buildings, not visible from a public right-of-way, may use appropriate replacement material so long as it is applied in such a manner so that window and door reveals, cornice profiles and other defining characteristics of the facade are preserved.

Not Recommended

- Covering historic masonry or wood with a material that changes the essential character of a side or rear facade.
- Applying replacement material so that it damages or destroys other important character defining elements of a side or rear facade.
- Applying replacement material that will damage underlying materials, trap moisture within cavities or compromise the structural capacity of a side or rear facade.

Routine Maintenance

Routine maintenance for side and rear facades includes repointing mortar joints, replacing damaged or missing wood pieces and masonry units, applying appropriate consolidants to arrest deterioration, cleaning surfaces appropriately, and repainting.

Illustration 11: Covering historic facade details such as pilasters, window and door trim and cornices inappropriately alters the character of a building and is therefore not recommended.

Doors and Windows

The design, location and materials of doors and windows significantly contribute to the character of buildings in the historic district. Typically, they are formally arranged on the front facades of buildings. In many cases the arrangement is symmetrical. In some cases, such as Victorian residential buildings, doors and windows may be asymmetrically arranged. Windows and doors located on side or rear facades are often informally arranged. In addition, the design, details and ornamentation of doors and windows often differ due to their location. For example, those located on the front facade usually are more elaborate than those located on side or rear facades.

Doors

Main entry doors, typically located on the front facade, are usually designed to symbolically greet a customer, client, or visitor. Main entry doors of residential buildings usually have a warm, welcoming appearance, while those on commercial buildings may evoke the prominence of the business. On the other hand, side and rear doors are typically more utilitarian in design.

Historically, residential doors were made of wood with raised or recessed panels. Those located on front facades may incorporate plain, colored, stained, beveled or even etched glass panels. Fan- and sidelights may also be incorporated in entry doors. Wood screen doors on residential buildings constructed after World War I sometimes had screens that could be replaced with storm windows.

The main entries of most of Sykesville's commercial buildings were constructed of a large pane of glass surrounded by wood. A transom window, often operable, is typically located above the doors. Main entry doors designed as part of a storefront were often recessed to provide protection from the weather.

Recommended

- Maintain and repair original location, design, frames, sills, transom, and fan- and sidelights on doors located on front facades and side and rear facades visible from a public right-of-way of *contributing* buildings.
- If repair is not possible, replacement doors and surrounds on front, side and rear facades visible from the public right-of-way of *contributing* buildings, should be designed to duplicate the original as closely as possible. Replacement doors for *non-contributing* buildings should be compatible with the overall character of the facade in which they are located.
- An inappropriately designed, non-original door or surround should be replaced with an appropriately designed door or surround base on documentary or photographic evidence. If no such evidence exists, the design of the replacement door or surround should be compatible with the character of the facade in which it is located.
- Screen doors are usually appropriate on residential but not commercial buildings. On front facades, screen doors should be constructed of wood and designed to be compatible with the design of the door. On side and rear facades, painted metal screen/storm doors may be used. Existing original screen doors should be maintained.

Illustration 12: Doors on residential buildings contribute to their character.

Not Recommended

- Changing the location or size of doors, openings, transom windows or sidelights particularly those located on front facades.
- Using inappropriately detailed replacement doors, such as solid doors for the main entries to commercial buildings, or ones that are not in keeping with the character of a residential building.
- Adding details, surrounds, canopies and ornamentation that have no historical basis and are not in keeping with the character of the original door.

Illustration 13: Inappropriately designed replacement doors detract from the character of a historic residential building and are therefore not recommended.

Routine Maintenance

Routine maintenance of doors includes repainting, replacing broken glass or torn screening and installing appropriate weather-stripping.

Windows

A window is composed of a number of elements, each of which is important to their character. Until the late nineteenth century, window surrounds in residential buildings were almost always made of wood or brick. In the latter part of that century, elaborate surrounds of scrolled wood, pressed metal and patterned brick were found on many commercial buildings. In the nineteenth century, the upper floor windows of commercial buildings were normally double-hung with the sash sometimes subdivided into 2, 4 or even 6 lights (panes of glass) each. In residential buildings, sash with 9 or even 12 lights was also common.

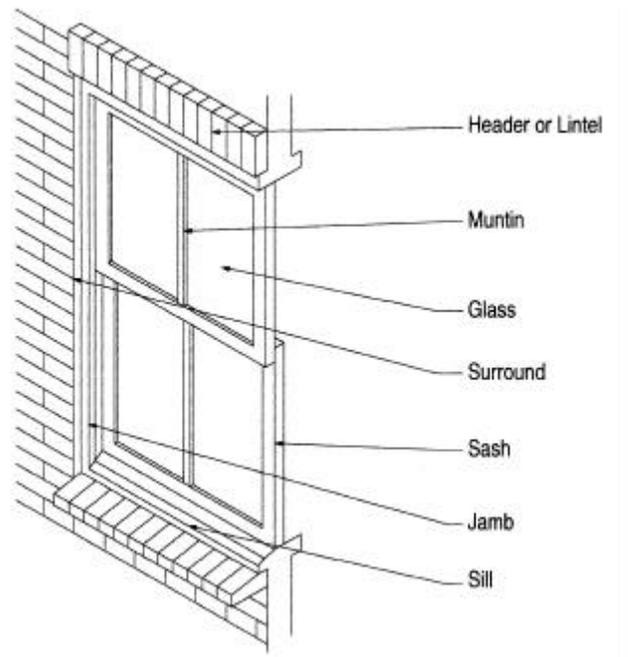


Illustration 14: A wood window is composed of a number of elements, each of which contributes to its character.

In the twentieth century, other types of windows were also used in residential buildings and in the upper facades of commercial buildings. Casement windows, re-introduced at the very end of the nineteenth century in residential buildings, are mounted on vertical hinges and open outward. They can be found individually, in pairs, or in rows. The sash may consist of a single pane, or be subdivided horizontally, vertically, or in a diamond pattern. Casement windows may be constructed of wood or metal.

In the mid-twentieth century, awning windows consisting of a single pane of glass in a metal or wood sash, hinged at the top, began to be popular in residential buildings. Decorative windows of various shapes were also popular in residential buildings. Bullseye windows, usually constructed of wood, are often located above a main entrance or at the top of a gable-end wall. Oval windows, usually divided into multiple lights are similarly located. Other popular shapes for residential buildings are half-circular, quarter-circular, and hexagonal.

Recommended

- Maintain and repair original location, design, sash, light-configuration and other important character defining elements of windows located on front, side and rear facades visible from a public right-of-way of *contributing* buildings.
- If repair is not possible due to advanced deterioration, replacement windows, on front, side and rear facades visible from a public right-of-way of *contributing* buildings, should duplicate the original in design, material, sash and light configuration as closely as possible. Replacement windows for *non-contributing* buildings should be compatible with the overall character of the facade in which they are located.
- Inappropriately designed, non-original, windows should be replaced with an appropriately designed ones based on documentary or photographic evidence. If no such evidence exists, the design of the replacement should be compatible with the character of the facade in which it is located.
- Shutters are appropriate for windows on residential buildings. If original shutters are missing or need to be replaced, their design and material should be based on documentary or photographic evidence. Even if the shutters are not operable, they should be sized to appear to cover the window if closed. Shutters are usually not appropriate on commercial buildings unless clear documentary or photographic evidence of their use exists.
- Canvas awnings are sometimes appropriate for upper floor windows on commercial buildings. If they are appropriate, they should be fitted to conform to the size and shape of the window head and upper surround.
- Detachable wood screens and storm windows were often used in residential and upper floor commercial windows through the first half of the twentieth century. New storm windows and screens should match as closely as possible the historic windows in size,

profiles of sash and frame, color and other character defining features. Clear glass only should be used.

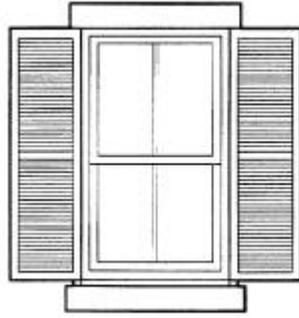


Illustration 15A: The design and materials of shutters should be appropriate to the character of windows and the facade. If operable, they should appear to cover the window if closed.

Illustration 15B: Inappropriate shutters include those that are not in character with the windows and facade, as well as those that do not cover, or appear to cover, the window if closed.

Not Recommended

- Changing the location or size of windows and window openings, particularly those located on front facades.
- Replacing original wood windows that can be repaired and thermally upgraded with appropriately designed storm windows.
- Using metal or vinyl-clad windows to replace wood windows on the front facade or side and rear facades visible from a public right-of-way. Appropriately designed and detailed metal or vinyl

replacement windows are permitted on side and rear facades of *non-contributing* buildings not visible from a public right-of-way.

- Adding replacement windows that do not completely fill original openings.
- Adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.
- Through-window air conditioning units are not appropriate on *contributing* buildings. If they must be used, they should only be located on side and rear facades, preferably ones that are not visible from a public right-of-way.

Illustration 16A: Appropriate replacement windows should completely fill the original opening and match existing windows in design, material, sash and light configuration.

Illustration 16B: Inappropriate replacement windows are those that do not completely fill the original opening or match existing windows in design, material, sash or light configuration.

Routine Maintenance

Routine maintenance of windows includes repainting, replacing broken glass or torn screening, and installing inappropriate weather-stripping.

Roofs

Roofs are one of the most important character defining elements of buildings in the historic district. Commercial buildings typically have flat roofs hidden from view by a cornice and parapet. Sloped roofs typical of residential buildings in the historic district include gable, cross-gable, gambrel, mansard, hipped and shed.

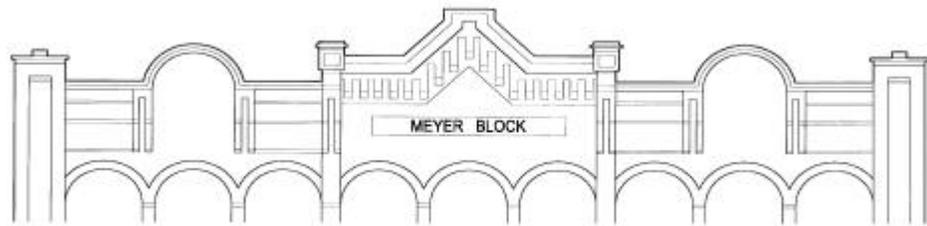


Illustration 17: Commercial buildings often have elaborate cornices and parapets that contribute to their character.

The roofs of a number of the residential buildings in the historic district also contain character defining features such as dormer windows, towers, chimneys, finials and cresting. The shape, size and materials of gutters and downspouts also contribute to the character of a roof. On sloped roofs, half-round galvanized gutters and round galvanized downspouts are typical features of buildings in Sykesville's historic district.

In addition to shape and features, the material used to cover sloping roofs also contributes to their character. Copper, lead and terne plate were common metal roof materials in the nineteenth century. In the early twentieth century, zinc and galvanized tin were also used to cover sloped roofs.

The character of a metal roof is derived from the type of metal used, how it is finished and the method by which sections are joined together and attached to the roof's substructure. Copper, which weathers to a green patina, and lead, which weathers to a warm gray, is usually left unpainted. All other types of metal roofs should be painted to protect them from corrosion.

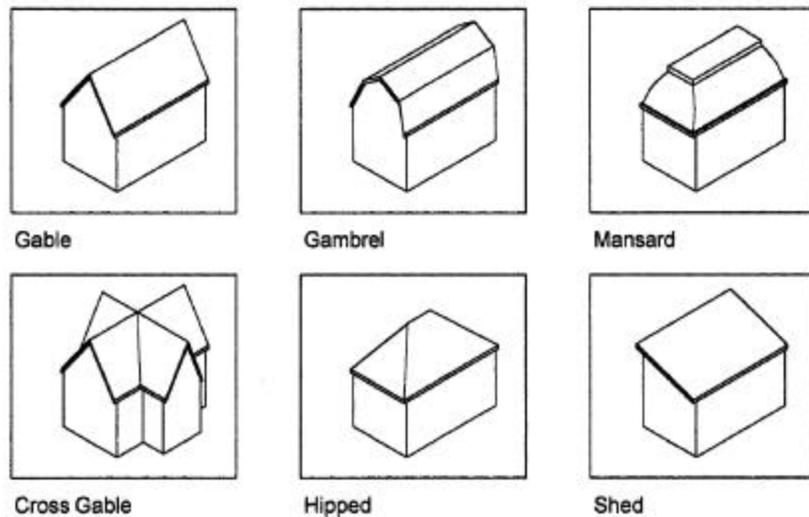


Illustration 18: Roofs are important character defining elements of buildings.

Slate was a common roof material for expensive residential buildings in the nineteenth and early twentieth centuries. It comes in many shapes, with rectangular, diamond, and hexagonal the most popular. Although predominantly gray in color, slate roofs may also be red or green.

In the late nineteenth century, asphalt was introduced as an inexpensive roofing material. By the mid-twentieth century, asphalt shingles had become the most common material for sloped roofs. Gray is the predominant color for asphalt shingles, although red, green, and black shingles were also used.

Less common roof materials include wood shakes and shingles. Wood shakes are hand split and have a rough appearance, while wood shingles are machine cut and have a smoother appearance. Typically left unpainted, they weather to silver-gray.

Recommended

- Original roof shape, details, ornamentation and other character defining elements should be maintained.
- Maintain and repair original materials on sloped roofs of *contributing* buildings. If the severity of deterioration requires that the material be replaced, the replacement material should match the existing in size, orientation, color, reflectivity and other defining characteristics. On roofs not visible from a public right-of-way, if using the same materials is not possible for technical or

economic reasons, than a replacement material that resembles the existing in size, orientation, color, reflectivity and other defining characteristics may be used.

- Maintain and repair original materials on sloped roofs of *non-contributing* buildings. If the severity of deterioration requires that the material be replaced, the replacement material should match the existing in size, orientation, color, reflectivity, and other defining characteristics. If using the same material is not possible for technical or economic reasons, than a replacement material that resembles the existing in size, orientation, color, reflectivity, and other defining characteristics may be used.
- Missing or severely damaged roof towers, dormers, finials, cresting, chimneys and other character defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.
- New skylights, vents, chimneys or other projections should be located so that they are not visible from a public right-of-way.
- Roof mounted air conditioning units should be located so they are not visible from a public right-of-way. If this is not possible, they should be screened from view. The design of the screen should be compatible with the character of the roof and building.

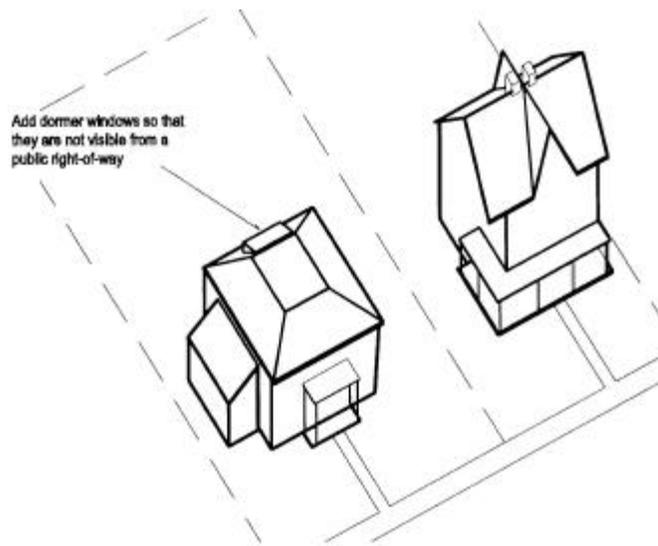


Illustration 19: If skylights, dormers, vents and other projections are added to existing roofs, they should be located so they are not visible from a public right-of-way.

Not Recommended

- Changing the shape or slope of a roof.
- Locating solar panels, satellite dishes or antenna on roofs so that they are visible from a public right-of-way.
- Adding roof decks to existing roofs.

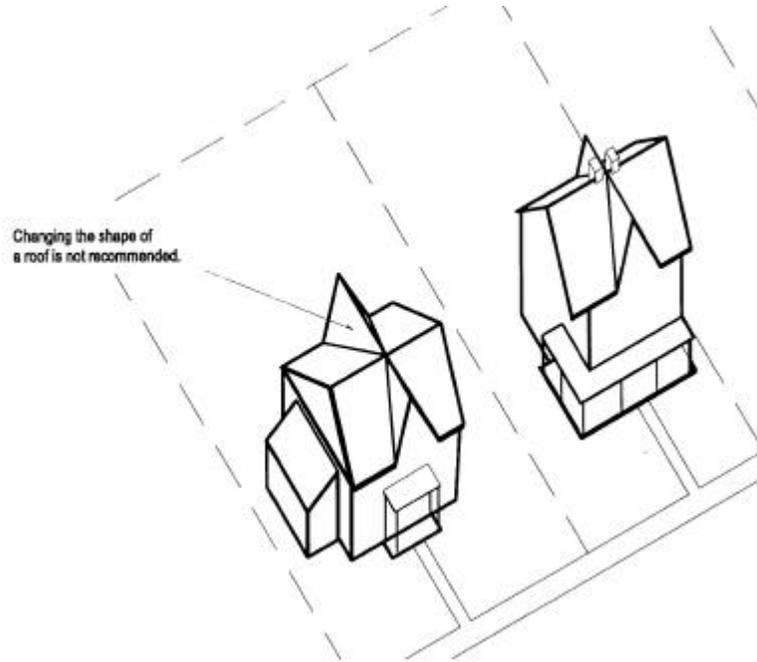


Illustration 20: Changing the shape of a sloped roof detracts from the character of the building and is therefore not recommended.

Routine Maintenance

Routine maintenance of roofs includes re-attaching gutters and downspouts, replacing flashing, and other minor repairs that do not change its character.

Porches

Historic photographs show that many of the commercial and residential buildings in Sykesville's historic district contained porches. Some have been removed, others enclosed, and still others have had their character defining elements such as railings and columns altered. In a few cases, the original unaltered porch still exists.

Recommended

- Maintain and repair original existing porches, including their character defining elements such as steps, flooring, ceiling, columns, roof, details and ornamentation.
- If materials or elements are too severely deteriorated to repair they should be replaced with new ones that closely resemble the original in material, size, shape, color and other distinguishing features.
- Missing features should be replaced based on documentary or photographic evidence. If none exists, the replacement feature should be designed to be compatible with the overall character of the facade on which the porch is located.

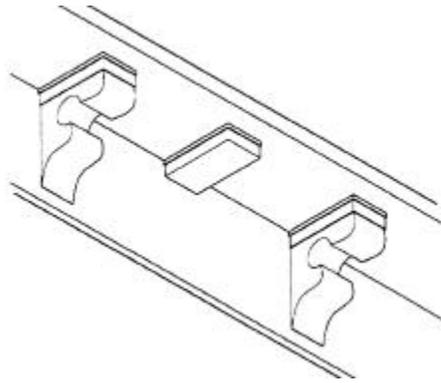


Illustration 21: The design of a missing porch feature should be based on documentary or photographic evidence.

Not Recommended

- Removing an original porch or any of its character defining elements such as steps, flooring, ceiling, columns, roof, details and ornamentation.
- Enclosing a porch on a *contributing* building located on the front facade or visible from a public right-of-way. If the porch is not visible from a public right-of-way, or is located on a *non-contributing* building, it may be enclosed if done in a manner that does not significantly alter the original character of the porch.
- Adding a new porch to an existing *contributing* building. If added to a *non-contributing* building, a new porch should be located on a side or rear facade, and be designed to be compatible with the overall character of the building.

Illustration 22A: Porches are important character defining features of many historic buildings in Sykesville.

Illustration 22B: Enclosing a porch of a contributing building visible from a public right-of-way detracts from its character and is therefore is not recommended.

Routine Maintenance

Routine maintenance of porches includes repainting and minor repairs to features and elements such as steps, flooring, ceilings, columns, roofs, details and ornamentation.

Commercial Storefronts

Storefronts are one of the most important elements of the front facades of commercial buildings. They help attract customers and clients to a business by providing an inviting appearance and allow views into the ground floor. Traditional storefronts are composed of a storefront cornice, signboard area, display windows, and enframing elements consisting of storefront piers, base and entry. In many cases, traditional storefronts were also designed to have transom windows and canvas awnings.

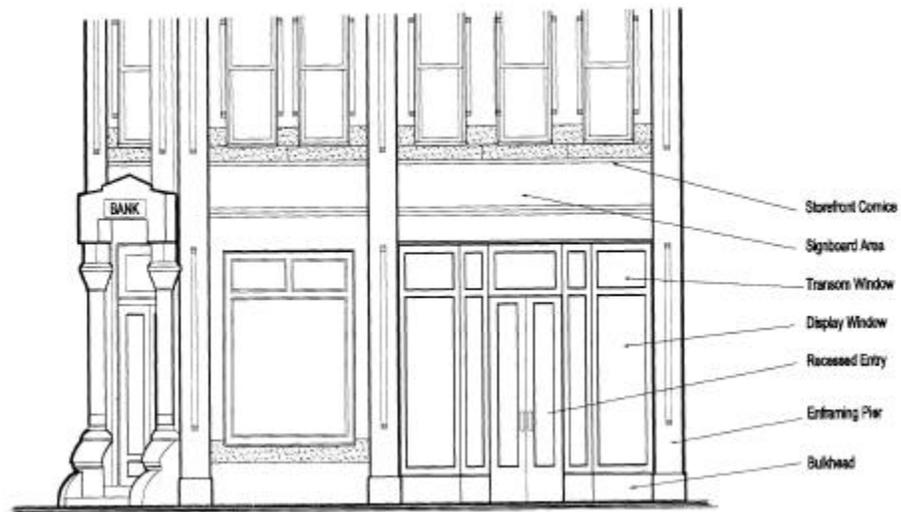


Illustration 23: Traditional commercial storefronts are composed of storefront cornice, signboard area, display windows, and enframing elements. Sometimes they also contain transom windows and canvas awnings.

The design of storefronts has evolved over the past 150 years reflecting changes in how retail businesses are operated and the evolution of construction materials and methods. In the mid-nineteenth century, cast iron, steel, plate glass and pressed metal were introduced as storefront materials. Mass produced cast iron elements for storefront cornices, piers and bases, produced in Baltimore and elsewhere, were available via the railroad. Display windows became larger as glass manufacturing improved. Transom windows, typically containing prism or colored glass, allowed diffused sunlight deep into the store. Often transom windows were operable to allow natural ventilation. Awnings were used to protect window displays from sunlight, as well as pedestrians from rain and light snow. Storefront entries were typically recessed to provide further protection from inclement weather as well as to allow window displays to be viewed from more than one side.

Recommended

- Maintain and repair original existing storefronts. If repair or replacement is necessary, use the same material designed to resemble the original element as closely as possible in size, shape, profile, color and other defining characteristics.
- If using the original material is not economically or technically feasible, a replacement material that resembles the original in size, shape, profile, color and other characteristics may be used.
- Missing storefront elements should be replaced. The design of the replacement should be based on documentary or photographic evidence. If none exists, the replacement element should be designed to be compatible in size, shape, profile, color and character of the storefront.
- New storefronts should be designed to fit within the enframing storefront piers and cornice line. It should be designed to be compatible in scale, proportion and details with the overall character of the front facade.
- If storefront security systems are to be added, preference is given to electronic systems that do not alter the appearance of the storefront.

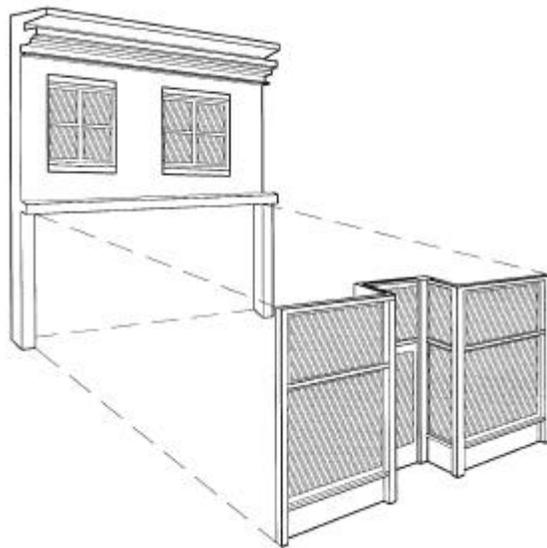


Illustration 24: A new storefront should be designed to be compatible with the facade of the building and fit within the enframing piers and cornice.

Not Recommended

- Removing or inappropriately altering an original existing storefront or its materials and elements.
- Blocking-down or covering over storefronts, storefront openings or display windows.
- Adding a new storefront that is not compatible with the overall character of the front facade.
- Adding details and ornamentation to existing storefronts that creates a false sense of history, or is incompatible with the overall design of the storefront.

Illustration 25: Blocking-down or covering over storefront windows detracts from the character of the storefront and is therefore not recommended.

Routine Maintenance

Routine maintenance of storefronts includes repainting, replacing broken glass and minor repairs to elements.

Awnings

Historically, awnings were found on storefronts and sometimes on the upper floor front facade windows of commercial buildings. They provided shelter from the sun, rain and snow, and helped to improve the thermal efficiency of windows exposed to direct sunlight in summer. Many historic awnings were operable so they could be retracted at night as well as allow sunlight to enter the building during the winter. The slope, returns and valance of storefront awnings were also often used for business signs.

Awnings were historically made of steel frames and canvas duck. Today the frames are made of aluminum, covered with a wide variety of materials, the most popular are vinyl as well as canvas duck. Almost all awning fabric is treated with a fire retardant.

Recommended

- Awning frames should fit within the storefront or window opening to which it is attached. The shape of the awning (round, sloped, square, bullnose, and the like) should complement the design of storefront or window to which it is attached.
- Storefront and other ground floor awnings should have a minimum clearance of 8' – 0" above the sidewalk. The valance should be a minimum of 1' – 0" behind the plane of the street curb.
- Awning colors should complement those of the facade to which the awning is attached. No more than two colors should be used. If a sign is included on the awning, no more than three colors should be used.
- Using canvas duck as the awning material.

Not Recommended

- Awnings and frames that do not fit within the storefront or window opening to which they are attached.
- Awning shapes that do not complement the design of the storefront or window to which the awnings are attached.
- Using metal, wood, fiberglass, plastic or other inappropriate materials for awnings.

Routine Maintenance

Routine maintenance of awnings includes cleaning, tightening, and re-attaching existing awning material to the frame.

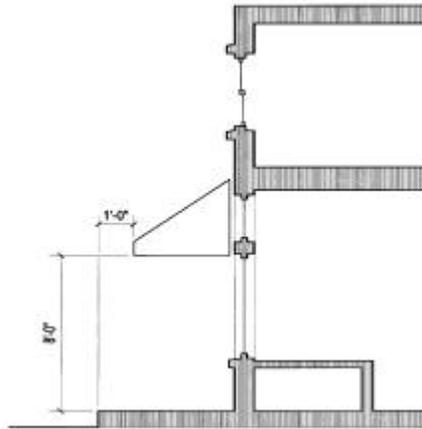


Illustration 26: Storefront awnings should have a minimum clearance of 8' - 0" above the sidewalk and be recessed a minimum of 1' - 0" behind the curb.

Illumination of Buildings

Illuminating historic commercial buildings can help to draw attention businesses as well as create a more inviting environment after dark. Historically lighting was confined to business signs, entries and sometimes architectural features such as cornices. Public buildings were often more fully illuminated, confirming their importance to the entire community. Exterior illumination on historic residential buildings was typically confined to porch lights, entry lights, and sometimes lighting at driveway and sidewalk entries.

Recommended

- External illumination of business signs in such a manner so that pedestrians and motorists are shielded from glare.
- Illuminating recessed entries of commercial buildings using recessed ceiling fixtures.
- If appropriate, illuminating significant features and details such as cornices on commercial buildings. Such illumination should enhance rather than obliterate features and details.
- If appropriate, illuminating public buildings in such a manner so that their facades and features are highlighted.

- Using only true color rendition luminaries for all external lighting.
- Locating external illumination on residential buildings at doors, on porch ceilings, and entries to driveways and sidewalks. The design, scale and material of fixtures should complement the design of the building.

Not Recommended

- Using internally lighted signs, or moving or flashing illumination.
- Using color luminaries or luminaries that do not give true color rendition.
- Illuminating the entire facades of residential or commercial buildings.
- Placing fixtures so that they obscure architectural details or damage character defining fabric.
- Using fixtures that are inappropriate to the design of the building.

Routine Maintenance

Routine maintenance of lighting includes replacing luminaries, repairing or replacing wiring and repainting fixtures.

Business Signs

Business signs are important elements of commercial buildings in Sykesville's historic district. Well-designed business signs contribute to the appearance of a building as well as attract customers and clients. Business signs that are poorly designed, on the other hand, detract from the appearance of a building as well as the image of a business. Common problems with poorly designed business signs include excessive size, illegible graphics and typeface, poor color selection and improper location. The most common types of business signs are wall signs, hanging signs, display window and entry signs, and awning signs.

Applied Wall Signs

Applied wall signs are located on the signboard area of a storefront or immediately above the signboard area. They may be painted, or constructed of wood, metal or other appropriate material. If illuminated, applied wall signs should be lighted from above.

Recommended

- Applied wall signs should be mounted flush on the signboard. If appropriate to the design of the storefront, an applied wall sign may be mounted flush immediately above the storefront cornice. They may be centered over the entry to the business, in the signboard area, or in the area immediately above the signboard.
- Applied wall signs should contain only the name of the business and its logo or symbol if appropriate
- No more than 65% of the signboard area (or the area immediately above the signboard) should be devoted to the sign. Lettering and logos should be a minimum of 8” and a maximum of 18” high, and fit within the signboard area.

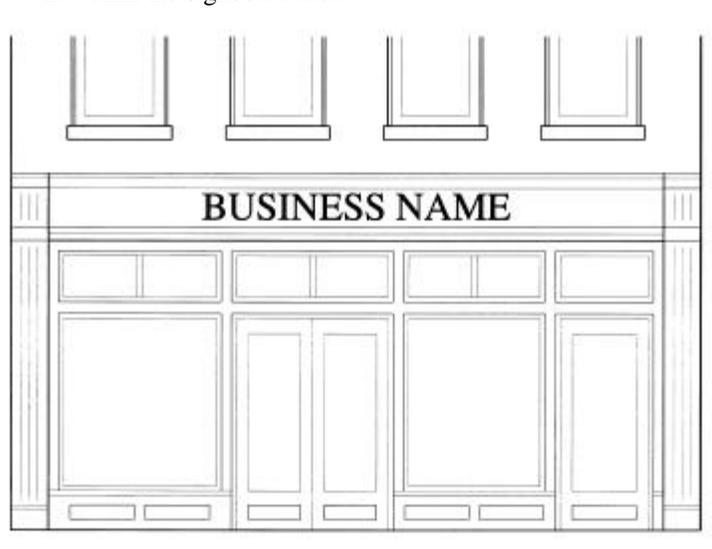


Illustration 27: Applied wall signs should be mounted flush on the signboard.

Not Recommended

- Applied wall signs that project more than 4” from the face of the signboard.
- Applied wall signs that extend outside the signboard area.
- National or regionally distributed signs or vacuum-formed signs, or internally lighted signs, or flashing or moving illumination should not be used.



Illustration 27: Applied wall signs should not extend beyond the signboard area.

Hanging Signs

Small hanging signs, located above the entry to ground or upper floor businesses, are an effective means of communicating to pedestrians. They may be constructed of wood, metal or other appropriate material. For legibility, hanging signs should be located at least 20 feet apart.

Recommended

- Hanging signs should be mounted perpendicular to the facade with a minimum clearance of 8' – 0" above the sidewalk. The sign should project no more than 42" from the front of the facade and be located at least 12" behind the plane of the curb.
- Hanging signs should be no more than 42" high and have a maximum area of 6.5 square feet per face.
- Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare.



Illustration 29: Hanging signs should have a minimum clearance of 8' – 0" above the sidewalk and be recessed a minimum of 1' – 0" behind the plane of the curb.

Not Recommended

- Nationally or regionally distributed signs, or vacuum-formed signs.
- Internally lighted signs, or those that use flashing or moving illumination.

Display Window and Entry Signs

Display windows and glass entry doors are often used as locations for permanent business signs. Display windows are also typically used for temporary signs announcing sales or other special events.

Recommended

- Signs on display windows and entry doors should be located and designed so they do not obscure visibility into the ground floor.
- Permanent signs on display windows should occupy no more than 15% of the total glass area to which they are displayed. Temporary signs on display windows should occupy no more than 10% of the glass area.

- Permanent business signs on glass entry doors should occupy no more than 10% of the total glass area to which they are displayed. Temporary signs should not be displayed in entry doors.
- Permanent display window and entry door signs may be painted, of gold leaf, or attached to Plexiglas, glass or other transparent material hung inside the display window.



Illustration 30: Display window signs may be painted on the glass or made of gold leaf.

Not Recommended

- Nationally or regionally distributed signs, or vacuum-formed signs.
- Internally lighted signs, or flashing or moving illumination.
- Vinyl letters applied to windows or on non-transparent material hung inside windows.

Awning Signs

Business names and logos may also be located on the slopes, returns and valances of awnings. To be legible, the sign or logo should be in a color contrasting to the background or be outlined in a contrasting color. Awning signs may be silk-screened or sewn onto the awning material.

Recommended

- Awning signs should occupy no more than 50% of the slope or 65% of the return or valance.
- Lettering and logos on returns and valance should be a minimum of 6" and a maximum of 10" high. Lettering and logos on slopes should be a minimum of 12" and a maximum of 18" high.

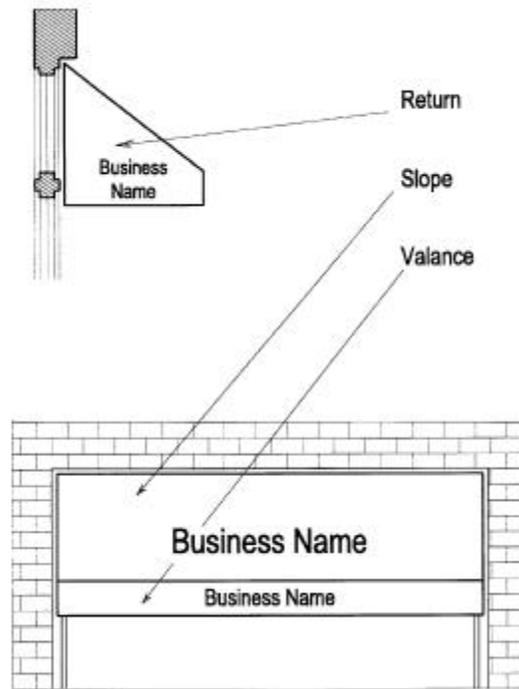


Illustration 31: Business signs may be located on the slope, return or valance of awnings.

Not Recommended

- Backlighting awning signs.

Small Auxiliary Buildings

Garden sheds, garages and other small auxiliary buildings exist in the Sykesville historic district. Primarily associated with residential buildings, appropriately designed and located small auxiliary buildings contribute to the overall character of a property and the district.

Recommended

- If possible, small auxiliary buildings should be located so they cannot be seen from a public right-of-way. If this is not possible, they should be located to be as unobtrusive as possible.
- Small auxiliary buildings should be designed to be compatible with the size, shape, design and materials of the principal building on the property.

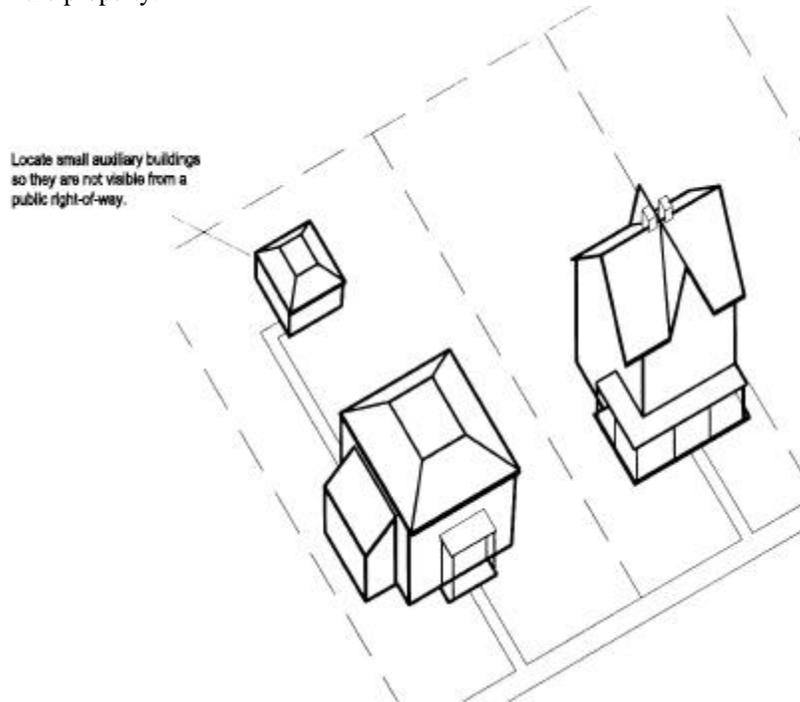


Illustration 32: If possible, small auxiliary buildings should be located so they are not visible from a public right-of-way.

Not Recommended

- Locating small auxiliary buildings so that they obscure the view of the principal building on the property.
- Small auxiliary buildings that compete with the design of the principal building on the property.

Routine Maintenance

Routine maintenance of small auxiliary buildings includes repainting and minor repairs to walls, roofs, doors, and windows.

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New Construction

The design of new buildings in the Sykesville historic district is critical to preserving and enhancing its character. New construction, whether additions to existing buildings or entirely new structures, should respect the location, design, materials and other character defining elements of the contributing buildings, as well as the character of the contributing landscape and public spaces.

The key to the design of a compatible building is careful attention to the design principles of setback, scale, proportion, rhythm, massing, height, roof shape, details, ornamentation and color. If the new building is free standing, attention should also be paid to landscape features.

Compatibility does not mean that a new building must duplicate an existing building. Rather it should relate to the existing buildings through careful use of the above design principles. If the new construction is an addition to an existing building, it should use the existing building as its principal point of reference. If the new construction is an entirely new building, the existing buildings in its immediate environment should form the point of reference.

Designing a new building that enhances the existing character of the historic district must begin with an understanding of that character, which is briefly described in the History of Sykesville section of the guidelines. They should also examine the site selected for the new construction and its environment to understand how the design principles discussed in this section were used in the design of existing buildings. In addition, they should discuss options for the design of the new building with members of the Historic District Commission early in the design process.

Setback

The Town of Sykesville's zoning code regulates the legal setback requirements for new construction. Within the historic district, buildings located in the General and Local Business zones may be built to the front and side property lines. In the Medium and Suburban Residential zones, front yard setbacks vary from 25 to 40 feet depending on the size of the lot.

In addition to the legal setback requirements, a new building should respect the existing setbacks established by the buildings on the street. For example, the front facade of a new building should not extend beyond the line created by the front facades of existing buildings even if allowed to do so by the code. Similarly, the front of a new building should not be setback from the line created by the existing buildings, particularly in those areas of continuous zero lot line structures.

Illustration 33: The front facade of a new building should respect the setbacks established by the existing buildings.

Scale

Scale is the relative or apparent size of a building in relation to its neighbors or some familiar object such as an automobile. Most buildings are designed to have a human scale; that is, they are designed to comfortably relate to humans. Some buildings may be designed to have a monumental scale, giving them prominence and importance. All of the existing buildings in the Sykesville historic district are designed to a human scale.

A building's scale is achieved in many ways. Windows, doors, cornices, porches and other elements can be designed to give a building a human or monumental scale. Facades can be heavily rusticated, contributing to a sense of monumentality, or relatively plain making them more of a human scale.

The scale of new construction should respect that of its neighbors. Only in very special cases should a monumentally scaled new building be constructed in the historic district.



Illustration 34: Scale is achieved through the design of a building's windows, doors, cornices, facades, porches and other elements.

Proportion

Proportion is the mathematical relationship of elements of a building's facade, such as doors and windows, to each other. Used throughout the Classical and Renaissance periods, many nineteenth and early twentieth century revival buildings were designed using careful proportions. The design of new construction should respect the proportional systems used in neighboring buildings.



Illustration 35: The facades of new construction should respect the proportional systems used in neighboring buildings.

Rhythm

The spacing of repetitive facade elements, such as projecting bays, storefronts, beltcourses and windows gives a facade its rhythm. Similarly, the space between free standing buildings, and the contiguousness of party wall buildings, establishes the rhythm of a block or street. The rhythm of new construction should respect that of the existing block or street.



Illustration 36: The rhythm of a facade is established by elements such as projecting bays, storefronts, beltcourses and windows.

Massing

The massing of a building is derived from the use of bays, towers, porches, dormers and other projections as well as its predominant shapes and volumes. A building's massing significantly contributes to its character as well as that of the block in which it is located. New construction should respect the massing of existing buildings in its immediate environment.



Illustration 37: The massing of a building is derived from the use of bays, towers, porches and other projections as well as shapes and volumes.

Height

The height of a building, as well as roof projections such as towers and chimneys, contributes to its existing character and that of its environment. While a new building does not necessarily need to match exactly the height of its neighbors, it should be designed to respect the heights of the existing buildings in its immediate environment. For example, a new building with three, four or even five stories constructed in the south end of Main Street would be compatible with the heights of the existing buildings in the area. However, constructing a new one-story or ten-story building in this portion of Main Street would not respect the average height of the existing buildings.

In general, new construction should not be more than one story shorter, nor two stories higher than the average height of buildings in a contiguous block. In blocks of freestanding buildings, greater variations of height may be appropriate.



Illustration 38: The height of new construction should respect that of existing buildings.

Materials

The materials used for walls, windows, sloping roofs, details and other prominent elements of new construction should respect those of the buildings in its immediate environment. In areas where most of the buildings in a block use similar materials, the new building should use the same type. In blocks where very diverse materials are prevalent, the new construction may choose from a much broader range of materials.

The size, texture, surface finish, weather patterns and other defining characteristics of materials are as important as the type of material itself. For example, in the 7600 block of Main Street, a new building that uses red-brown glazed brick for the facade would be incompatible, while one using a red-brown unglazed brick would use compatible material.

Roof Shape

The shape of the roof used on new construction should respect that of its immediate neighbors. For example, in the southern portion of the 7500 block of Main Street, flat roof new construction would be appropriate, while in the northern portion of the block a sloped roof similar in design to those the existing would be appropriate.

In addition to its shape, the orientation of a sloped roof is important. For example, in a block of houses with gable end roofs facing the street, using a gable end roof with the slope facing the street would not be compatible.

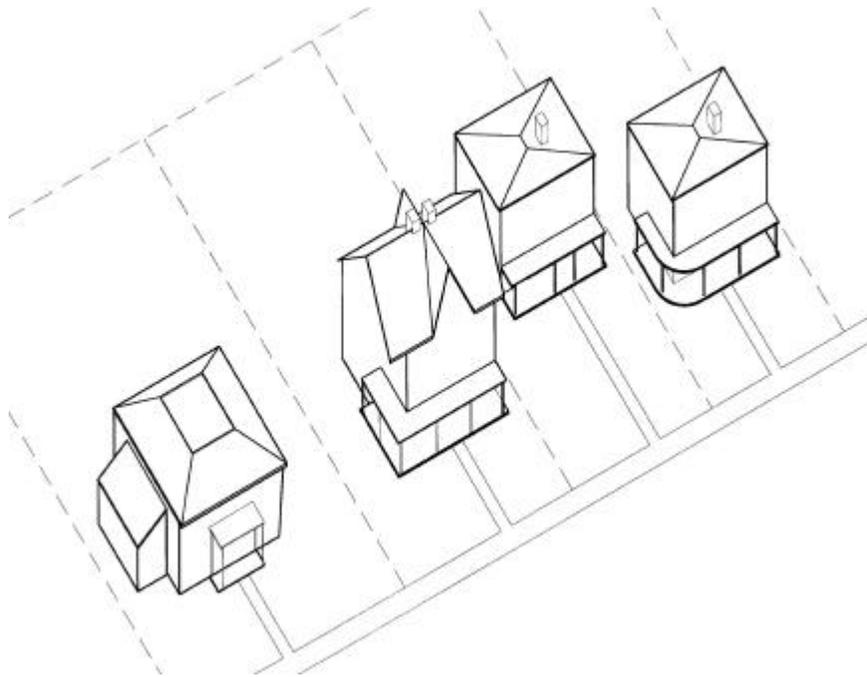


Illustration 39: The roof shapes of new construction should respect those of its neighbors.

Details and Ornamentation

Some of the contributing buildings in the historic district contain elaborate details and ornamentation while others are relatively plain. New construction should consider the amount, location, type and elaborateness of details and ornamentation on existing buildings in its immediate environment in its design. While existing details and ornamentation may be used for the basis of those on the new construction, they should not be copied exactly. A contemporary interpretation of an historic detail or ornament is a good way to differentiate new construction from an historic building.

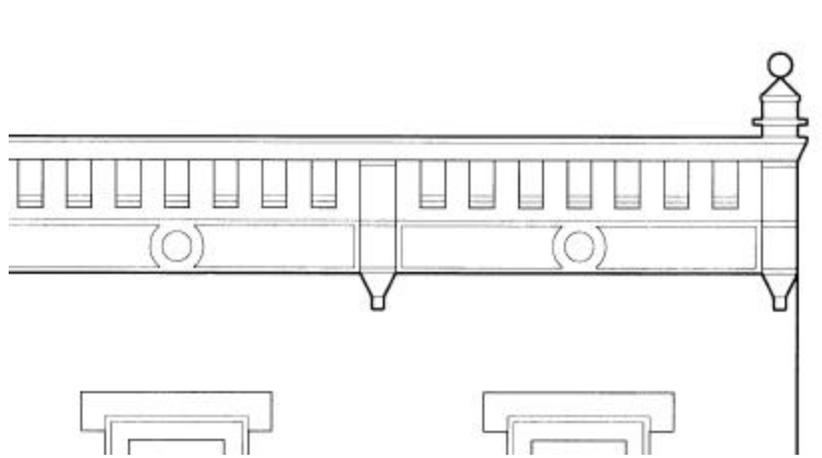


Illustration 40: Details and ornamentation of new construction may be based on details and ornamentation of existing buildings, but should not copy them exactly.

Color

A building's color is derived from the inherent color of the materials used in its construction such as brick, stone, copper, and the like, as well as from paint and stain. The colors of new construction should complement those of the existing buildings in its immediate environment. Typically no more than three colors should be used on the facades of new construction.

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Public Spaces and Landscape Features

Streets, sidewalks, parking lots, along with benches, trash receptacles, public signs, kiosks and other items of street furniture are important character defining elements in Sykesville's historic district. So too are trees, shrubs, major plantings, walls, fences and other landscape features. Equally important are the entries to the historic district. Collectively they provide the context for the buildings and other structures in the historic district.

The design of public space and landscapes in the historic district should reflect its past and provide direction for its future. Existing well-designed streets, sidewalks, parking lots and street furniture enhance the context for the buildings and should therefore be maintained. The design of new public spaces should reinforce the historic nature of the district. Similarly, existing well-designed landscapes enhance the appearance of the district and should be maintained. If new construction makes it necessary to disturb existing major landscape features, new compatible landscape should be design as part of the new construction.

The design of public spaces should be aesthetically pleasing as well as functional. In the southern portion of the 7500 block of Main Street they should reinforce the commercial nature of the area. In the rest of the district, the design of public space should reflect the residential nature of the area.

Streets and Sidewalks

Streets and sidewalks are the primary connective networks in the historic district. They allow pedestrians to flow through and around the area, providing access to businesses, institutions, and residences. Most of the sidewalks in the historic district are relatively narrow, but adequate to the volume of pedestrian traffic. Some sections are well maintained, while others need maintenance, and still others should be replaced. The streets in the historic district are relatively narrow, helping to give it a human scale.

Recommended

- Sidewalk surface material in the commercial core of the historic district should be uniform to help provide identity and unity. Distinctly scored concrete, possibly with limited accent material such as brick, should be used.
- Sidewalk surface material in the residential areas of the district should likewise be similar throughout, but distinct from that used in the commercial core. Consider scoring concrete differently and using different colored brick or other material to provide accents.

- Provide ribbed-concrete handicapped curb cuts at appropriate locations throughout the district.

Parking Lots

The public parking lots in the historic district provide space for both short- and long-term storage of vehicles. They are appropriately located near the commercial core of Main Street. However, they are very utilitarian in nature and do not contribute to the appearance of the historic district.

Recommended

- Provide a minimum 4-foot wide landscape street front edge for all parking lots. Landscaping should be high enough to screen automobiles from immediate view, but still allow visual access into the lots.
- Provide a 200 square foot interior landscape island for every 40 spaces in each parking lot.
- Clearly mark entries and exits to the parking lots, as well as provide directional signs at appropriate locations on Main Street.
- Provide adequate connections for hoses in all parking lots.
- Provide adequate lighting on all parking lots.

Street Furniture

Street furniture is the general term used to describe elements such as benches, trash receptacles, parking meters, telephone and electrical poles, street lights, bulletin boards, and the like found in the historic district. Along with the sidewalks, streets, parking lots, and landscape features, they contribute to the appearance of the area. Street furniture should be safe, convenient, well designed and as maintenance free as possible.

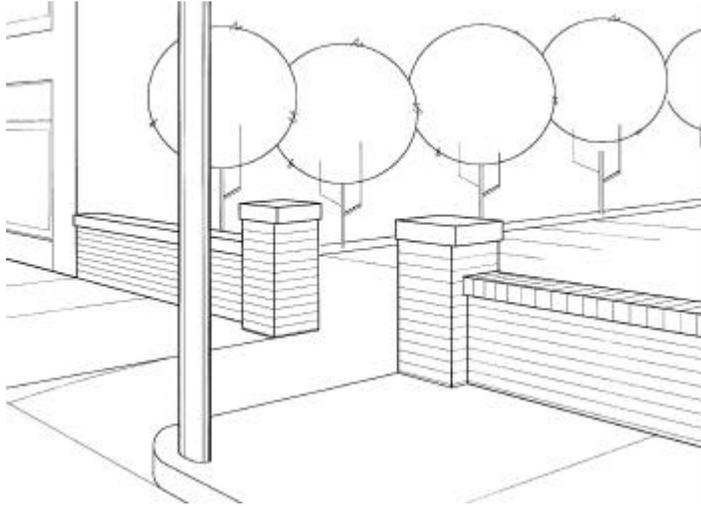


Illustration 41: Provide a landscape edge for all parking lots in the historic district.

Recommended

- The type, design and location of street furniture in the commercial core of the district should reinforce its commercial nature. The type, design, and location of the street furniture in the residential areas of the district should reinforce their residential nature.
- Street furniture located on sidewalks should not impede pedestrian traffic.
- Benches should be made of non-conducting material and have backs as well as seats.
- Trash receptacles should be located at pedestrian exits from parking lots and other areas where people are likely to congregate. They should have removable inner containers with the opening protected from rain and snow.
- Pedestrian scale lighting, based on historic examples, should be added throughout the historic districts where sidewalks exist. The same light standards should be used in the public parking lots.

Trees, Shrubs and Other Major Plantings

The design of landscape areas, particularly the front yards of residential buildings and major public landscape areas such as the Town House's front yard are important to defining the character of the historic district. So too is the

topography of the existing landscape that typically slopes up from the street and sidewalk to the buildings.

The existing landscapes in the historic district reflect popular residential designs of the late-nineteenth and early-twentieth centuries. During the second half of the nineteenth century, the Victorian Garden style of landscape was very popular. It emphasized natural forms and groupings of plant material. The front yard was typically separated from the sidewalk or street by a low brick or stone wall, wood or cast iron fence, or change in topography. Shrubs, hedges, trees and flower beds ran along side boundary lines separating a property from its neighbors. Cast stone, concrete, and cast iron lawn ornaments were popular features in yards. Foundation plantings, typically of flowers or shrubs, were used to hide a building's foundations. In contrast to the almost exclusive use of native plant material prior to 1850, the Victorian Garden style often contained exotic plant material imported from Europe, South American or Western United States.

During the second half of the nineteenth century, the design of rear yards was usually more utilitarian than the design of front yards. They served as location for carriage houses, sheds, and other auxiliary buildings. Sometimes a small kitchen garden was located there. Often a large portion covered with grass, serving as an area to dry clothes as well as an open lawn.

Early twentieth century residential landscapes typically consisted of isolated trees and foundation plantings of flowers and shrubs. Shrubs, wood fences and stone or brick walls were used to separate the property from the sidewalk or street. Rear and side yards contained garages, sheds and other auxiliary buildings.

Recommended

- In general, the landscaping in front yards should be designed to reflect the period of the building.
- Small auxiliary buildings should be located, if possible, so they are not visible from the public right-of-way.
- Parking areas, decks, patios and other non-landscape features should be located so they are not visible from the public right-of-way.
- Conservation of trees 6" caliber or more.

Walls and Fences

Stone retaining walls are prevalent throughout the historic district. Typically located at the front property line, they help to define the public from private space, as well as significantly contribute to the character of the district.

Recommended

- Stone walls should be primarily used to separate the front yard from the sidewalk or street. Fences should be used, if appropriate, to separate neighboring properties.
- Existing stone walls should be maintained and repaired as necessary.
- Where appropriate, new stone walls designed to resemble the existing in coursing, stone face, mortar joint profile, and other characteristics should be constructed.

Not Recommended

- Chain link or plastic fencing for front yards.

Entries

The two primary entries to Sykesville's historic district are the bridge of the Patapsco River and the abandoned railroad trestle near the intersection of Main Street and Kalorama Avenue. While both provide dramatic physical entry statements, both could be improved to enhance the appearance of the historic district.

Recommended

- Enhance the character of the Patapsco River bridge by adding the same pedestrian light fixtures recommended for the historic district. Screen the open parking area on the east side of Main Street from view using low plantings as recommended for the public parking areas.
- Enhance the character of the rail trestle by keeping it painted. Trim overhanging trees so that it is clearly visible when descending into the historic district.

Routine Maintenance of Public Spaces and Landscape Features

Routine maintenance of public spaces and landscape features includes trimming shrubs, pruning trees, replanting gardens, grass, shrubs and trees, repairing and painting wood and metal fences, repointing brick and stone walls, and repairing driveways, parking lots and sidewalks using the same type of material as existing.

Appendices

Checklist for Application to the Historic District Commission

The Town Zoning Administrator's Office must receive applications by 4 p.m. on the third Tuesday of the month in which applicants wish to receive a review.

Applications for changes to existing buildings, new construction or infill construction must include:

- Completed application form
- Application fee
- Building permit application
- Location map
- Current photograph
- Site plan
- Sample of manufacturer's literature
- Method of installation and/or construction

Applications for renovations and major additions must also include:

- Scale drawings

Applications for new construction must also include:

- 1/8" plans and elevations
- Colored rendering or scale model

Applications for new business signs must include:

- Completed sign application
- Application fee
- Information on the sign's size, color, lettering, materials, method of illumination (if any), and location

Important Addresses, Telephone and Fax Numbers

Sykesville Town House	7547 Main Street Sykesville, Maryland 21784 (410) 795-8959 (410) 795-3818 (Fax)
Matthew Candland	Town Manager/Zoning Administrator 7547 Main Street Sykesville, Maryland 21784 (410) 795-6390
	Sykesville Historic District Commission 7547 Main Street Sykesville, Maryland 21784 (410) 759-8959
Maryland Historical Trust	100 Community Place Crownsville, Maryland 21032 (410) 514-7600
Historical Society of Carroll County	210 East Main Street Westminster, Maryland 21157 (410) 848-6494

Financial Incentives

The Town of Sykesville's Ordinance Number 216 establishes a 10% property tax credit for qualified rehabilitation expenditures for certain historic buildings, and a 5% property tax credit for qualified expenditures for architecturally compatible new construction, located in the historic district. In addition, grants of up to \$750.00 for owner-occupied residential property is available to assist residents to meet these guidelines if financial hardship is demonstrated. For further information, contact the Historic District Commission.

Glossary

Character defining element	Any part of a building that if removed or inappropriately altered would compromise its architectural character.
Corbel	A projecting block, usually of stone or brick, used to support a horizontal member.
Documentary evidence	Written or graphic information about the history and appearance of a building or landscape.

Fanlight	A window, often semicircular, over a door with radiating glazing bars suggesting a fan.
Luminaire	Light bulb or other light source.
Public right-of-way	Public streets, sidewalks, alleys, parking lots, and easements.
Repointing	To replace missing and loose mortar in brick and stone walls. Also known as tuckpointing.
Rustication	Masonry cut in massive blocks separated from each other by deep mortar joints to give a wall bold, rich texture.
Sidelight	A vertical window located on the side of a door.
Spalling	The breaking off of the exterior layer of stone or brick, often caused by water freezing just under the surface.
Terne plate	Iron plate dipped in an alloy of lead and tin. A popular metal roofing material in the 19th and early 20th centuries.
Transom	A horizontal bar above a window.
Transom window	A horizontal window located above display windows and entries in commercial storefronts.
Vacuum-formed sign	Plastic sign formed in a vacuum mold, usually lighted internally.
Window light	A pane of glass.



Illustration 42: Lower main Street Looking North circa 1935.

DAVID H. GLEASON ASSOCIATES INC. ARCHITECTS

April 18, 2005

Phil Singleton, Chair
Sykesville Historic District Commission
7547 Main Street
Sykesville, MD 21784

RE: Revisions to Historic District Design Guidelines

Dear Phil:

Enclosed, please find the final version of the revised "Public Spaces and Landscape Features" section of Sykesville's Historic District Design Guidelines, along with the new Appendix, in hard copy and on disk in Word. I have left both unpaginated so they can be easily incorporated into the current guidelines once approved.

I have incorporated Phil Brubaker's recommendations as appropriate (please see attached).

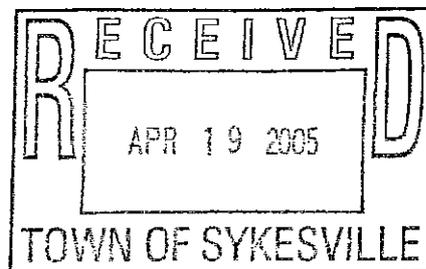
I have enjoyed working on this project and continue to be impressed with how well and thoughtfully the Commission functions. Please let me know if I can do anything else for Sykesville.

Sincerely,
DAVID H. GLEASON ASSOCIATES, INC.



Richard Wagner, AIA
Principal

Enclosure



Public Spaces and Landscape Features

Streets, sidewalks, parking lots, paths and driveways, along with benches, trash receptacles, public signs, kiosks and other items of street furniture are important character defining elements in Sykesville's historic district. So too are trees, major plantings, walls, fences and other site features. Collectively they provide the context for the buildings and other structures in the historic district.

The design of public spaces and private yards in the historic district should reflect its past and provide direction for its future. Existing well-designed streets, sidewalks, parking lots and street furniture enhance the context for the buildings and should therefore be maintained. The design of new public spaces should reinforce the historic nature of the district. Similarly, existing well-designed private yards, driveways, patios and walkways enhance the appearance of the district and should be maintained. If new construction makes it necessary to disturb existing major landscape features, new compatible landscape should be design as part of the new construction.

The design of public spaces and private yards should be aesthetically pleasing as well as functional. In the southern portion of the 7500 block of Main Street they should reinforce the commercial nature of the area. In the rest of the historic district, the design of public space should reflect the residential nature of the area.

Public Streets and Sidewalks

Public streets and sidewalks are the primary connective networks within the historic district. In the commercial core, sidewalks allow pedestrians to flow through and around the area, providing access to businesses, institutions, and some residences. Most of the sidewalks in the historic district are relatively narrow, but adequate for the volume of pedestrian traffic. Some sections are well maintained, while others need maintenance, and still others should be replaced. Outside of the commercial area, streets and sidewalks are relatively narrow, helping to give it a human scale.

Recommended

- Public sidewalk surface material in the commercial core of the historic district should be uniform to help provide identity and unity. Distinctly scored concrete, possibly with limited accent material such as brick, should be used.
- Public sidewalk surface material in the residential areas of the district should likewise be similar throughout, but distinct from that used in the commercial core. Consider scoring concrete differently and using different colored brick or other material to provide accents.
- Providing ribbed-concrete handicapped curb cuts at appropriate locations throughout the district.

Public Parking Lots

Public parking lots in the historic district provide space for both short- and long-term storage of vehicles. They are appropriately located near the commercial core of Main Street. However, they are very utilitarian in nature and do not contribute to the appearance of the historic district.

Recommended

- Providing a minimum 4-foot wide landscape street front edge for all parking lots. Landscaping should be high enough to screen automobiles from immediate view, but still allow visual access into the lots.
- Providing 200 square foot interior landscape island for every 40 spaces in each parking lot.
- Clearly marking entries and exits to the parking lots, as well as providing directional signs at appropriate locations on Main Street.
- Providing adequate water for landscaping in all parking lots.
- Providing adequate lighting on all parking lots.

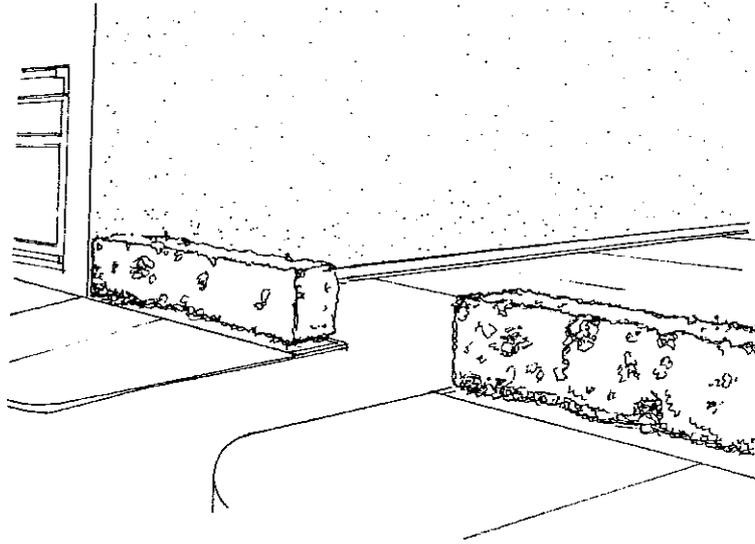


Illustration 41: Provide a landscape edge for all parking lots.

Walkways and Paths

Walkways and paths connect residences to public sidewalks and streets, driveways, and auxiliary buildings. They are made of a variety of appropriate materials, including scored concrete, brick and flagstone.

Recommended

- Maintaining existing walkways and paths constructed of scored concrete, brick, flagstone and other material appropriate to the architectural character of the principal buildings on the property and the character of the historic district.
- Designing and locating new walkways and paths appropriate to the architectural character of the principal buildings on the property and the character of the historic district.
- Using materials, such as scored concrete, brick or flagstones for new walkways and paths that are appropriate to the architectural character of the principal buildings on the property and the character of the historic district.

Not Recommended

- Allowing existing walkways and paths constructed of appropriate materials to deteriorate.
- Designing or locating new walkways or paths that are inappropriate to the architectural character of the principal buildings on the property or the character of the historic district.
- Using materials such as bitumen, wood, stamped concrete, interlocking blocks or other materials for new walkways and paths that are inappropriate to the architectural character of the principal buildings on the property or the character of the historic district.

Driveways

Driveways visually and physically connect many of the residential buildings in the historic district to the street. They also often provide access to garages and other auxiliary buildings.

Recommended

- Maintaining existing driveways using materials such as gravel or bitumen that are appropriate to the architectural character of the principal buildings on the property and the character of the historic district.
- Designing and locating new driveways appropriate to the architectural character of the principal buildings on the property and the character of the historic district.
- Using gravel for new residential driveways if possible, or asphalt if slope and drainage conditions prevent using gravel.
- Using bituminous pavement for new non-residential driveways.

Not Recommended

- Designing or locating driveways that are inappropriate to the architectural character of the principal buildings on the property and the character of the historic district.
- Using inappropriate materials such as brick, colored gravel or bituminous pavement, concrete, cobblestones, Belgium block and the like for driveways.
- Locating large parking areas so they are visible from the public right-of-way.

Street Furniture

Street furniture is the general term used to describe elements such as benches, trash receptacles, parking meters, telephone and electrical poles, street lights, bulletin boards, and the like found in the historic district. Along with the sidewalks, streets, parking lots, and landscape features, they contribute to the appearance of the area. Street furniture should be safe, convenient, well designed and as maintenance free as possible.

Recommended

- The type, design and location of street furniture in the southern portion of the 7500 block of Main Street should reinforce its commercial nature. The type, design, and location of the street furniture in the residential areas of the district should reinforce its nature.
- Street furniture located on sidewalks should not impede pedestrian traffic.
- Benches should be made of non-conducting material and have backs as well as seats.
- Trash receptacles should be located at pedestrian exits from parking lots and other areas where people are likely to congregate. They should have removable inner containers with the opening protected from rain and snow.
- Pedestrian scale lighting, based on historic examples, should be added throughout the historic districts where sidewalks exist. The same light standards should be used in the public parking lots.

Retaining Walls

Brick and stone retaining walls are prevalent throughout the historic district. Typically located at the front property line, they help to define the public from private space, as well as significantly contribute to the character of the district.

Recommended

- Maintaining and repairing existing brick and stone retaining walls as necessary using the same type, size and shape of brick or stone laid in the existing manner.
- Where appropriate, designing new brick and stone retaining walls to resemble existing ones in the historic district in coursing, stone face, mortar joint profile, and other distinguishing characteristics.

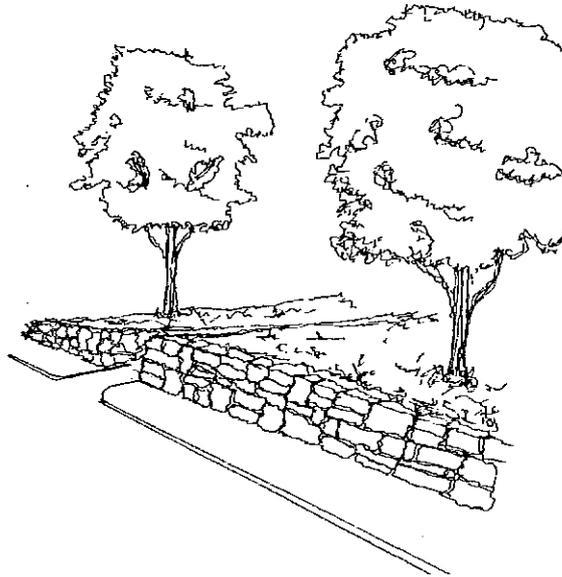


Illustration 42: Maintain and repair existing retaining walls.

Not Recommended

- Using concrete masonry units except as approved by the Historic District Commission.
- Using wood, rip-rap, gunite, or other non-historic materials for retaining walls.

Fences and Gates

Wood and metal fences and gates exist in the historic district, typically in the side or rear yards, not front yards.

Recommended

- Maintaining and repairing existing appropriately designed wood or metal fences and gates using the same material and manner as existing.
- Designing new fences and gates in a style and height appropriate to the style of the primary buildings on the property and the character of the historic district.
- Using wood, cast iron, painted metal or other appropriate material for new fences and gates.
- Designing new fences to be between two and one-half and three and one half feet high, with gates sized proportionally.
- Designing privacy fences to be a maximum of six feet high, and located so they are not seen from a public right-of-way.

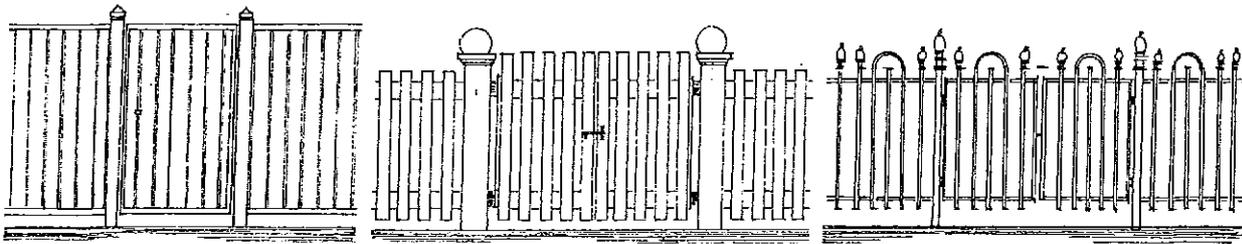


Illustration 43: Design new fences in appropriate styles and heights.

Not Recommended

- Using split rail, chain link, or other fence styles that are not appropriate to the architectural character of the principal buildings and the character of the historic district.
- Using vinyl, recycled plastic, or other fence materials that are not appropriate to the architectural character of the principal buildings on the property and the character of the historic district.

Patios, Decks, and Other Site Features

Patios, decks, and other new features such as swimming pools, television dishes, fuel tanks, and central air conditioning units are sometimes added to historic properties. While making the building more functional or comfortable, inappropriate design and location of patios, decks and other new site features will detract from the historic character of the property.

Recommended

- Designing new patios, above grade decks, and other new site features to be compatible with the form, scale, proportions, materials, and details of the principal buildings on the property and the character of the historic district.
- Locating new patios, above grade decks, and other new site features so that the existing significant visual and spatial characteristics of the property are maintained.
- If new patios, above grade decks, and other new site features must be located so they can be seen from a public right-of-way, they should be screened with appropriate plantings.

Not Recommended

- Adding new patios, decks and other new site features that are incompatible in design with the principal buildings on the property and the character of the historic district.
- Locating new patios, decks, or other new site features so that they detract from the significant visual and spatial characteristics of the property.

Trees

Mature trees, particularly those that can be seen from a public right-of-way are important to defining the character of the historic district. Well-maintained mature trees also contribute to the economic value of a property.

No existing tree over 16 calipers (16" in diameter) may be removed without approval from the Historic District Commission.

Recommended

- Maintaining existing trees properly.
- Locating new trees to enhance views to and from the principal buildings on the property.
- Selecting species for new trees that are appropriate for the climate and soil conditions of the historic district.

Not Recommended

- Locating new trees that block views to and from the principal buildings on the property.
- Planting trees that are not hardy or well-suited to the climate and soil conditions of the historic district such as:

ACER Negundo (American Box Elder)

ACER Saccarium (Silver Maple)

BETULA Pendula (European White Birch)

MACLURA Pomifera (Osage Orange)

MORUS Rubra (Red Mulberry)

PINUS Viginiana (Virginia Pine)

PRINUS Serotina (Black Cherry)

ROBINIA Psuedoacaia (Black Locust)

ULMUS Pumila (Siberian Elm)

PYRUS Calleryana (Bradford Pear)

Plantings

Existing landscapes in the historic district reflect popular residential designs of the late-nineteenth and early-twentieth centuries. During the second half of the nineteenth century, the Victorian Garden style of landscape was very popular. It emphasized informal, natural, forms and groupings of plant material. The front yard was typically separated from the sidewalk or street by low a brick or stone wall, or change in topography. Shrubs, trees and flowerbeds ran along side boundary lines separating a property from its neighbors. Cast stone, concrete, and cast iron lawn ornaments were popular features in yards. Foundation plantings, typically of flowers or shrubs, were used to hide a building's foundations.

During the second half of the nineteenth century, the design of rear yards was usually more utilitarian than the design of front yards. They served as location for carriage houses, sheds, and other auxiliary buildings.

Sometimes a small kitchen garden was located there. Often a large portion covered with grass, serving as an area to dry clothes as well as an open lawn.

Early twentieth century residential landscapes typically consisted of isolated trees and foundation plantings of flowers and shrubs. Shrubs, wood fences and stone or brick walls were used to separate the property from the sidewalk or street. Rear and side yards contained garages, sheds and other auxiliary buildings.

Recommended

- Maintaining existing plantings that are designed to complement the architectural character of the principal buildings on the property.
- Selecting and locating new plantings that complement the architectural character of the principal buildings on the property.

Not Recommended

- Selecting and locating new plantings whose design or materials do not complement the architectural character of the principal buildings on the property.

Routine Maintenance of Public Spaces and Landscape Features

Routine maintenance of public spaces and landscape features includes trimming shrubs, pruning trees, replanting gardens, grass, shrubs and trees, repairing and painting wood and metal fences, repointing brick and stone walls, and repairing driveways, parking lots and sidewalks using the same type of material as existing.

Town of Sykesville Historic District Design Guidelines

Appendix on Historic Landscape Design

The following bibliography is intended to assist property owners, landscape designers, landscape contractors and others to select plantings and design landscapes appropriate to the design of the principal buildings on a property.

Banks, Elizabeth. *Creating Period Gardens*. Washington, DC: The Preservation Press, 1991.

Berg, Donald J., ed. *Country Patterns 1841 – 1883: A Sampler of American Country Home and Landscape Design from Original 19th Century Sources*. Pittstown, NJ: Main Street Press, 1986.

Carpenter, Phillip L., and Theodore D. Walker. *Plants in the Landscape*. New York: W. H. Freeman and Company, 1990.

Favretti, Rudy J., and Joy Putnam Favretti. *Landscapes and Gardens for Historic Buildings*. Nashville, TN: American Association for State and Local History, 1978. Reprinted as *For Every House a Garden*. Hanover, NH: University Press of New England, 1990.

Fogle, David P. *et.al. Clues to American Garden Styles*. Washington, DC Starrhill Press, 1988.

Harrison, Peter Joel. *Brick Pavements and Fence-Walls: Authentic Details for Design and Restoration*. New York: John Wiley & Sons, 1999.

_____. *Fences: Authentic Details for Design and Restoration*. New York: John Wiley & Sons, 1999.

_____. *Gazebos and Trellises: Authentic Details for Design and Restoration*. New York: John Wiley & Sons, 1999

Highstone, John. *Victorian Gardens: How to Plan, Plant and Enjoy Them*. New York: Harper and Row, 1982.

McGuire, Diane Kostial. *Gardens of America: Three Centuries of Design*. Charlottesville, VA: Thomasson-Grant, 1989.

In addition, the following organizations and associations can provide information on historic and period gardens.

Alliance for Historic Landscape Preservation, 82 Wall Street, Suite 1105, New York, NY 10005. www.ahlp.org

American Association for State and Local History, 1717 Church Street, Nashville, TN 37201. www.aaslh.org

American Horticultural Society, 7931 East Boulevard Drive, Alexandria, VA 22308. www.ahs.org

American Society of Landscape Architects, 636 Eye Street, NW Washington, DC 20008. www.asla.org

National Agricultural Library, U. S. Department of Agriculture, 10301 Baltimore Boulevard, Beltsville, MD 20705. www.nal.usda.org

Sykesville Public Spaces and Landscape Features Guidelines

Response to Phil Brubaker's comments of 4/11/05

1. Signs are addressed elsewhere in the guidelines
- 2/3. It is better to have the Commission approve sidewalk patterns when presented rather than be prescriptive, thus being consistent with the tone of the rest of the guidelines.
4. Changed "hose bib" to "adequate water for landscape".
5. See 2/3 above.
6. Changed "poured" to "scored".
7. I think it is up to the Commission to allow or not wood nosing on a case-by-case basis rather than specify in the guidelines. The same would be true I think of wood edging. Wood retaining walls are not allowed (see section on Retaining Walls).
8. Change "asphalt" to "bituminous paving" or "bitumen" as appropriate.
9. Belgium block or rectangular paving blocks commonly called cobblestones, which are more oval. Belgium block is common in this area while cobblestones are typically found in New England.
10. Typo corrected.
11. Reference publications are found in the new Appendix, none of which are referenced in the body of the Guidelines.
12. Corrected.