

Sykesville Historic District Commission Minutes

November 9, 2016

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on November 9, 2016 in the Conference Room at the Sykesville Town House. Commissioner Olsen called the meeting to order at 6:05 P.M. The Pledge of Allegiance was recited.

PRESENT: Commissioners Matthew Olsen and Norman Fogg. Council Member Stacy Link

STAFF: Dawn Ashbacher, Town Manager
Kerry Chaney, Town Clerk

SHDC MINUTES: October 11, 2016 – Council Member Link motioned and Commissioner Fogg seconded to accept the minutes as written. Commissioner Olsen abstained.

Business:

#16-19 Discussion of Warfield Preliminary Development Plan and Pattern Book (Version 2.1)

Richard Wagner, David H. Gleason Associates, Inc., was present to discuss the Development Plan and Pattern Book. He has been working with both the SHDC and the developers to edit and revise the Pattern Book to meet the guidelines in the Warfield Commercial Center: New Construction Design Guidelines and Standards for Energy Efficiency. There were questions for Mr. Wagner based on the changes from Pattern Book (Version 2.0) to Pattern Book (Version 2.1).

On page 18 of version 2.1, Mr. Wagner added “The New Construction Design Guidelines follow the Secretary of the Interior’s Guidelines and are applicable to all building types and uses.” This was added because the original New Construction Design Guidelines were written for commercial buildings, however, even though the use of the proposed buildings have changed, the New Construction Design Guidelines and the Secretary of the Interior’s Guidelines are still applicable.

On page 18 of version 2.1, the fifth bullet point refers to Parcel C. Springfield Avenue did not exist at the time these Guidelines were written. It is consistent except for one little building in Parcel C near Parcel H, which is insignificant. Mr. Wagner will have to think about how this guideline will be applied in the residential section.

Page 22 of version 2.1 will need to be cleaned up and figured out by both Mr. Wagner and the developers.

On page 24 of version 2.1, more definition of what will be included in the open space of Parcel C should be included. Mr. Wagner agreed that landscaping and benches will fall under the SHDC’s purview and that too much would not be keeping in the original character of the area.

On page 32 of version 2.1, the correct spelling, according to Mr. Wagner, is HardiPlank®. This will need to be corrected in the next version.

On page 40 of version 2.1, Mr. Wagner removed brick from the “Loading and Service Areas” section because the walls should be compatible with the buildings to which they are attached. A wood sided building, for example, should not have a brick wall extending off of it.

On page 41 of version 2.1, Mr. Wagner clarified that brick is permitted, for wall facings in residential areas, however, brick veneers are prohibited.

On page 44 of version 2.1, Mr. Wagner explained that the Warfield Development Corporation should be replaced with the SHDC and the Warfield Development Standards should be replaced with the Sykesville Historic District Guidelines and the Sykesville Planning Commission.

On page 45 of version 2.1, Mr. Wagner has tried to remove the yellow highlighted areas numerous times. Disagreements to the guidelines do not belong in pattern books. The U.S. flag and the Maryland flag cannot be regulated by law. This guideline will have to be discussed by the SHDC, who are open to the idea of temporary banners and flags.

On page 46 of version 2.1, Mr. Wagner explained that “building mounted sign illumination can be building mounted down lighting or by permitted internal illumination such as channel letters for commercial tenants only” does not conflict with page 44 of 2.1 which says “vacuum formed signs or other forms of overall internal illumination are not permitted.” Channel letters are not overall internally illuminated.

On page 50 of version 2.1, Mr. Wagner explained that he added wording to the last paragraph to include the SHDC to the process. It makes the language of the Town Code more restrictive.

Mr. Wagner explained that the Energy Efficiency Standards that start on page 51 of version 2.1 were written when energy efficiency was something not as research and discussed. Maryland has its own energy efficiency standards that all new construction must meet, so replacing the current Energy Efficiency Standards with the Maryland standards is an acceptable option. Mr. Wagner will provide an analysis between the Maryland standards and the current Energy Efficiency Standards for the SHDC.

Page 54 of version 2.1 should be removed because it is a section that does not belong in a pattern book.

Mr. Wagner also explained primary facades on primary rights-of-way. He requested that on the map on page 34, of version 2.1, the primary facades be highlighted in a different

color. These primary facades may not be the front of the buildings, but are the sections of the buildings that face the primary rights-of-way. The primary facades need more details and more traditional materials used in construction than secondary facades. Secondary facades usually have guidelines that say a material “should be” used; primary facades usually have guidelines that say a material “shall be” used for construction.

The goal of the detailed pattern book discussions is to have a set of general principles that are agreed upon. These principles would be the basis for future SHDC discussions about the property and buildings.

The residential section of the pattern book was pulled for further discussion. A PowerPoint was presented to the SHDC to show different examples of how the residential buildings could look. One picture showed a row of townhomes without a two foot offset from each other. Mr. Wagner explained that the differences in the design of the facades of each individual were enough to distinguish separation. Another photo was explained to show unacceptable shutters, as they were not large enough to cover the entire window if closed.

The development review process will be added to the next version of the pattern book.

REVIEW OF APPLICATIONS:

- #16-24 7610 Main Street Minor alterations and renovations

The applicants were in attendance to discuss the proposal. They are invested in renovating the building to the historic standards. According to the structural engineer hired by the applicants, the main building is structurally unsound. The applicants proposed hand dismantling the existing front part of the building, salvaging and reusing any material possible, and then rebuilding in the same footprint. They would replace what was needed using materials that are similar in style and look as what is currently on the building. The current drawings of the building show the old studs being left in the walls, so new drawings will have to be made.

The hand dismantling would allow for the building to be properly waterproofed with a proper foundation, plywood, Tyvek wrapping, and wood siding. This will prevent future water issues. The foundation would be mostly covered by the siding. The few uncovered inches would look either like brick or stone, cohesive with the other buildings of the time period.

Wooden steps and a wooden railing will be added to the outside for access to the second floor. The proposed lattice siding for the stairs is not congruent with the time period, so it was changed to be a fence that will shield the HVAC equipment from view.

In order to be eligible for the Town tax credits, the applicants must submit a scope of work that is eligible for the tax credits. The SHDC will then certify that both the property and work are eligible for the tax credits. After the work is completed, the tax credits application will go before the Mayor and Town Council for approval.

A motion was made by Commissioner Olsen and seconded by Council Member Link to approve the application with the addition of hand disassembly and reassembly and replacement in kind and with the change from lattice siding on the entire wall of the stairs to a fence shielding the HVAC equipment for 7610 Main Street per the guidelines pages 12 and 18. All voted in favor.

- #16-25 7611 Main Street Hanging Sign

The applicant was not in attendance. His proposed sign would have been larger than 6.5 square feet, had it been a rectangle. The sign is an oval with some added rectangular areas on the top and bottom. Because of its shape, the sign is less than 6.5 square feet.

A motion was made by Commissioner Fogg and seconded by Commissioner Olsen to approve the application for 7611 Main Street per the guidelines pages 48-49. All voted in favor.

Sandwich Board Sign Guidelines Public Comments

It was decided by the Commission to include in the “Not Recommended” section “Constructing or using a sign that is deemed excessive in size”. It was also decided to add to the first bullet point of the “Recommended” section wording to include consideration to the size and materials of the sign.

These proposed guidelines will now have to be approved by the Mayor and Town Council.

Street Furniture Guidelines Discussion

The Commissioners were in agreement that the guidelines from Frederick and Easton were closer to what the SHDC was looking for in guidelines. These guidelines could be a starting point to clarifying the language that is already used for the Sykesville Historic District Guidelines. They are brief, yet encompassing enough to be used for any street furniture the SHDC may come across.

COMMITTEE REPORTS:

Gate House Museum – There was no update from the Gate House Curator since the last

meeting.

Schoolhouse – There was no update from the Schoolhouse since the last meeting.

BUSINESS:

- Open positions on the Commission: Another person has expressed interest in joining the SHDC. She was able to explain her background to the Commissioners and was told the next steps in the process.
- Observation of violations within the Historic District: No violations were observed.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Olsen and seconded by Commissioner Fogg to adjourn at 8:20 P.M. The motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary