

SYKESVILLE HISTORIC DISTRICT COMMISSION

MINUTES OF STATED MEETING

April 25, 2006

COMMISSIONERS

PRESENT:

Jonathan Caplan, Commission Chair
Pat Greenwald, Vice Chair
Russ Vreeland, Council Liaison
Adam Hall
Paul Esposito, Jr.

ABSENT:

Pam Graham
Phil Brubaker

GUESTS:

Kari Greenwalt, Museum Director
Sandra Woods, Carroll County Dance Owner
Jon G. Fisher, Kann and Assoc. Inc
Matthew Brayn, 7407 Springfield Avenue
C. Brian Yaeger, 7407 Springfield Avenue
Patrick Boline, 7621 Mellor Avenue
Gretchen Mobberley, 7550 Main Street
Gardiner Fraker, The French Company/Warfield Site
Paul & Rachael Mason, 815 Vantage Point Drive

The regular meeting called to order by Chair Jonathan Caplan at 7:07 p.m. in the Conference Room at the Sykesville Town House. The Pledge of Allegiance recited.

REVIEW OF APPLICATIONS

06-07 Charles Yaeger 7407 Springfield Avenue renovations

Mr. Yaeger was in attendance to explain this application. This is Mr. Yaeger's second trip before the HDC. He brought back some additional siding products. Some discussion about this product. Extensive discussion in regard to window issues. Paul Esposito made a motion to accept this application as amended with the understanding that LP smart siding and windows be used as discussed. Motion was seconded. All in favor.

06-09 Town of Sykesville Warfield Complex (Lane) Demolition

Matthew Candland was in attendance to discuss this application. The commission asked for the documentation from MHT that established that the Lane Building is not historical. That documentation was submitted and a motion was made to accept application as submitted. Motion was seconded and all were in favor.

06-10 Gretchen Mobberley 7550 Main Street Doors

Ms. Mobberley stated that she did not realize that she had to get an approval to replace the doors on her building. The doors were not safe and she was concerned that the articles inside were at risk for theft. She had the doors replaced by a friend of her partner. Paul Esposito made a motion that the application be accepted as submitted. The motion was seconded and all were in favor.

06-11 Warfield Development “H” Building Warfield Complex Door

Mr. Fisher, Ms Woods, and Mr. Fraker were in attendance to discuss this application. Some discussion on door. Maryland Historical Trust is requesting that a window be replaced with a door. This door will match the doors on the front of the building. Paul Esposito made a motion that the application be approved with the changes brought to the table at this meeting. The motion was seconded and all were in favor.

06-12 Patrick Boline 7621 Mellor Avenue Addition

Mr. Boline was in attendance to explain the application. His family is growing and they need more room. The sliding glass door will be changed to “French doors”. The size of the windows will remain the same as the original windows on the house. Some discussion concerning vinyl siding. The addition will be clapboard and he is hoping that at some time in the future he would like to restore the entire house as close to original as possible. More discussion concerning the windows. Paul Esposito made a motion that this application be approved as submitted as long as the siding is clapboard and stated sliding door is a French door, and that windows be compatible with design of the existing windows on the rest of the house. Motion was seconded and all were in favor.

06-13 Paul Mason 815 Vantage Point Detached Garage

Mr. & Mrs. Mason were in attendance to explain the application. Some discussion concerning the front yard vs. side yard. This is for zoning and not a concern of the HDC. There were some questions about the placement of the garage and why they could not place it on the side of the house that the existing deck is located. The easements are a concern of the Mason’s. There was some discussion about attaching the garage to the house. There was also a suggestion to push the garage further back into the forestation easement. Motion on the table to declare this application as an incomplete application. Matthew Candland will meet with applicants to discuss alternatives. Motion was seconded and all were in favor.

06-14 Warfield Development “I” Building Warfield Complex Parking Lot

Matthew Candland was in attendance to discuss this application. This parking lot is the first parking lot that is going to be done. HDC members need a copy of the master plan. Some discussion on where parking lot is to be placed. He stated that landscaping would stay consistent with the Warfield complex. Paul Esposito made a motion that this application be approved as submitted. Motion was seconded and all were in favor.

REVIEW OF TAX CREDIT APPLICATIONS

No applications submitted for approval

WARFIELD PROJECT UPDATE

Things are still moving along as scheduled. Buildings H & I are planning on being complete by Aug 06.

SHDC MINUTES

Minutes March 28, 2006 were accepted as part of public record as submitted.

FINANCIAL REPORTS

TOWN BUDGET ACCOUNTS

Reports were accepted as submitted.

COMMITTEE REPORT:

Gate House:

Things are moving along as scheduled on the exhibit. Strawberry Festival is scheduled for June 10 at MCP along with the Art Festival. Talked about the possibility of having pictures reproduced for purchase.

School House:

Renovations are still going. Opening can be scheduled for this fall. Trees have been planted.

BUSINESS

1. **Review of Historic District Guidelines:**

Landscaping: Guidelines are ready to be distributed. Jonathan Caplan will write a letter from the Chair to add to the packages that will be mailed out to all the homeowner's and businesses in the Historic District.

Demolition By Neglect: nothing new to report

2. **Certified Local Government:** Nothing new to report.

3. **Continuing/Community Education:** Tax credit rules have changed and Pat would like to get some more information on the changes. She is planning on doing that at the Preservation Conference in Annapolis in May.

OLD BUSINESS-

NEW BUSINESS- Motion was made to split the cost 50/50 between the HDC and the Town to cover the fees for the Preservation Conference in May. Motion was seconded and all were in favor.

Gate House Museum would like to renew the magazine to include it in their resources that are available to the visitors to the museum.

Adjourn Session: There being no further business, Paul Esposito made a **Motion** to adjourn. The **Motion** carried unanimously. Meeting adjourned at 9:10 pm.

Respectfully Submitted,
Lorie A. Sanders, Recording Secretary