**LAYTONSVILLE HISTORIC DISTRICT COMMISSION**

**Meeting Minutes**

**June 19, 2017**

**DRAFT**

**Roll Call:** Chair Sheree Wenger called to order a meeting of the Laytonsville Historic District Commission at 7:43 p.m. Commission members Charles Hendricks, Jill Ruspi and Lisa Simonetti were present. Member Michele Shortley arrived during the hearing on the work permit application for 7110 Brink Road.

**Public Attendance:** Brian Dribben, Eva Ols, and John Ols were also present.

**Minutes:** Member Hendricks had prepared and provided to commission members minutes of the meeting of May 15, 2017, and of the work session of June 8, 2017. Member Ruspi moved to accept the minutes as presented. Member Hendricks seconded the motion, and it was approved without dissent.

**Work Permit Hearing:**

7110 Brink Road, Lot 14, Section C, Laytonsville Preserve (Ols residence): Chair Wenger reopened the public hearing on work permit application HDWP-03-17 submitted by John and Eva Ols. Mr. Ols presented to the commission a large plat of his lot showing a new location for his proposed detached garage. In this plan the garage doors would face east and the garage’s north wall would be six feet south of the south edge of his paved driveway. The west side of the garage would have a door for access on foot. Members of the commission recommended having one or two windows on the north side of the garage, and Mr. Ols agreed to install two windows there that would match the windows on the north side of his attached garage. Member Hendricks and Chair Wenger stated that they did not see a need for brick facing on the north side of the detached garage and were comfortable with having siding used on all sides of the new structure. Mr. Ols said that the siding would match the color of the siding on the house exactly.

Mr. Ols stated that the east side of the garage would be located 21 feet from the east edge of the extended driveway and that the driveway expansion would be covered with pavers. The west side of the proposed garage would abut an existing patio, and Mr. Ols explained that was why the garage could not be moved further west to provide a larger turning radius to enter the garage. In response to a question from Chair Wenger, Mr. Ols explained that the proposed garage would not interfere with his septic system. Mr. Ols proposed to lay the pavers in a herringbone pattern, to which Chair Wenger observed that other patterns would work well too.

Chair Wenger gave Mr. and Mrs. Ols a list of trees recommended for planting in Laytonsville prepared by the town’s Tree Committee. Chair Wenger recommended crepe myrtles, lilacs, and dawn redwoods as attractive and arborvitae for screening. Member Simonetti observed that her family had installed plantings after the commission approved the installation of her rear deck. Chair Wenger recommended plantings on both sides of the Ols property. She suggested no more than four plantings alongside of the garage. Mr. Ols thought he would ask Eric Wenger, chair of the Tree Committee, for specific advice about plantings. Member Shortley arrived at this point.

Mrs. Ols asked whether homeowners could install a flagpole on their house, and commission members answered affirmatively. Chair Wenger recapitulated the key conditions agreed upon: two windows on the north side, a door on the west side, pavers. Member Hendricks moved to approve work permit application HDWP 03-17 with the conditions that the garage be built at the location shown on the most recently submitted plat, that all sides of the garage be covered with siding matching the color of the house, that the two garage doors match the style of the garage doors on the existing attached garage, that a door for pedestrian access be placed on the west side of the garage, that a window be installed above the garage doors on the east side and two windows be installed on the north side wrapped with the same one-by-four trim as on the windows on the house, that landscaping be placed between the current driveway and garage and within the fifteen-foot strips adjoining the east and west edges of the lot in coordination with the town’s Tree Committee, and that the surfacing between the current driveway and the detached garage be constructed using permeable pavers and located as shown on the plat. Member Shortley seconded the motion. The motion was approved unanimously.

**Old Business**

21607 Laytonsville Road (Town Hall):Member Ruspi showed the commission one of the light fixtures that had recently been replaced on Mobley Farm Drive and sought comment on its suitability for use on the Town Hall property. Commission Chair Wenger and Members Hendricks and Shortley said they thought the fixture looked better on the table than those fixtures had appeared on poles. Member Shortley expressed concern about introducing another light style beyond those already in use in the town. Chair Wenger suggested that commission members look at the new light fixtures on Mobley Farm Drive and the fixtures in Rolling Ridge. Two members observed that the fixture Member Ruspi had displayed was made of plastic. Members discussed how much they thought fixtures of that type would cost, giving estimates ranging from $250 to roughly $1,000.

21720 Rolling Ridge Lane (Lot 5, Rolling Ridge subdivision): Although not in the historic district, this is a lot over which the Mayor and Council has given advisory authority to the commission. Brian Dribben, who has a contract to purchase this lot, presented the commission with new drawings prepared for by JB Home Design, LLC, of the front, side, and rear elevations of the house he wants to build on this lot. Chair Wenger stated that the commission wants this lot to have a house that compliments the historic Rolling Ridge house but does not overtake it. She criticized the mixture of materials used to cover the façade but remarked favorably on the porch that extends beyond the left side of the house.

Chair Wenger asked about the height of the house above the original grade and expressed concern that the number of peaks on the house was at variance from other houses in the historic district. She recommended eliminating the peak over the door from the porch, the higher peak over the porch, and one of the two peaks in the center of the house. Member Ruspi commented that she found the peaks and mixed materials on the upper portions of the house to be excessive. Member Shortley feared the house would appear inappropriate in its location. Chair Wenger observed that the nearby historic Rolling Ridge house was a quite simple structure.

Mr. Dribben observed that his new house would have the same orientation as its neighbor to the south despite the fact that his driveway would enter the col de sac. He indicated that changes were still being contemplated to the plans for the house. The garage he proposes will be about 30 feet deep, which he anticipates could accommodate his lawn maintenance equipment as well as his cars and perhaps provide storage space as well.

Mr. Dribben stated that the house would be 54 feet wide and 56 feet deep, but it would have only 3800 square feet of floor space. The porch would extend the width by five more feet, for a total of 59 feet of street frontage. Member Hendricks expressed concern about the relative size of this house compared to its neighbors. Mr. Dribben observed that some other houses in the neighborhood had more than 4200 square feet of floor space. Member Shortley asked Mr. Dribben to find out whether the garage is included in the square footage figures he has provided for his proposed house.

In summary, Chair Wenger observed that Mr. Dribben is prepared to mitigate the use of peaks in the design, that whether the house’s height meets the town’s requirements must be determined, and that the plans of the neighboring houses should be checked to determine their dimensions. She assured Mr. Dribben that the commission would work with him to come up with an acceptable plan. Mr. Dribben promised to provide an updated rendering promptly. Chair Wenger asked him also to prepare a landscaping plan. Mr. Dribben observed that his lot was just over 2.5 acres area.

In answer to a question from Member Ruspi about the rear elevation drawing, Mr. Dribben stated that he would like to reduce the number of windows on the rear side of the house. He observed that the house would have a two-story great room. Member Hendricks observed that the floor plan shows a two-story high great room that is 18 feet 4 inches by 16 feet 6 inches in size. This, he said, reduces the floor space of the house while not reducing its dimensions. Chair Wenger agreed that the dimensions of the house were more important to the commission than floor space.

In answer to a question from Mr. Dribben, Chair Wenger and Member Hendricks expressed a willingness to approve the use of stone or brick on the portion of the house underneath the porch even if the rest of the exterior is faced with siding. Mr. Dribben said that he and his wife hoped to close on the house at the end of the month. Member Hendricks observed that closing on the house would not guarantee approval of what he wants. Mr. Dribben responded that he did not want to lose the price he had been offered for the lot.

21532 Laytonsville Road (former Howes residence): Chair Wenger observed that she had been talking just before the start of the meeting with Moises Figueroa, whom she understands has recently purchased this property from Joann Howes. She informed him about the need to submit a historic district work permit application for the construction he wants to undertake at this property. He wants to install a fence at the rear of the property, she understands. Member Shortley stated that he had begun installing fence posts on her adjoining property, not understanding the location of the property line, but had promptly removed them when her husband complained. Chair Wenger clarified that the style of the new fence would have to be approved by the commission. She also stated that she had informed the new owner that he would have to seek a special exception to operate a business on this property.

New Appointees: Members discussed the fact that Chair Wenger had not been reappointed to a new term on the commission and expressed concerns about the loss of her expertise. They also discussed the lack of clarity about who had been appointed to the commission in her place and who had been appointed alternate to succeed Joann Howes. They talked about how to proceed with the election of a new chairperson in these circumstances. Chair Wenger left the meeting early in this discussion.

**Adjournment:** Member Hendricks made a motion to adjourn, which was seconded by Member Shortley. The meeting ended at 9:53 p.m.

Respectfully submitted,

Charles Hendricks