Laytonsville Historic District Commission Meeting Minutes, February 15, 2021

**LAYTONSVILLE HISTORIC DISTRICT COMMISSION**

**Videoconference Meeting Minutes**

**Monday February 15, 2021**

**Present:**

Charles Hendricks, Chair

Andy Drouliskos

Michele Halvorson

Susan Phillips

Jill Ruspi

**Absent:**

Michele Shortley, Alternate

**Attendees:**

Mary Burke, Secretary

Jim Ruspi, Mayor

Amy Koval, Town Council Member

Joy Jackson

Dan Turetchi

Greg Phillips

Sheree and Eric Wenger

**Opening:**

Chair Hendricks called the meeting to order at 7:31. He noted that a quorum was present.

**New Business:**

The first order of business was to approve the minutes from the January 4, 2021 meeting. Member Ruspi made a motion to approve the minutes as amended, Member Drouliskos seconded, and all approved.

21720 Rolling Ridge Lane (Lot 5, Rolling Ridge Subdivision)

Chair Hendricks began the discussion by reviewing the historic significance of the Rolling Ridge house at 21728 Rolling Ridge Lane and by presenting Town of Laytonsville Resolution R-08-09, adopted by the Town Council on August 4, 2009. This resolution states that the Town Council would consider the recommendation of the Historic District Commission before approving building permits for this lot (and two other lots in that subdivision). It cited the commission’s experience in evaluating the effects on the historic Rolling Ridge house of the environmental settings of adjacent properties. Lot 5 is the third and last lot west of Rolling Ridge Lane, and it is not far from the lot on which that historic house sits.

Relative to that house, Chair Hendricks read the following:

*“The Rolling Ridge house was built around 1790 by Robert Ober, a Georgetown merchant. Robert Warfield of Howard County bought the house and the adjoining farm of some 250 acres in 1836, and these remained in the Warfield family for almost 70 years. Lena Warfield (1872–1940), who grew up in the house, became the wife of Laytonsville physician Dr. Vernon Dyson. She and the doctor lived in the home at 7201 Brink Road now owned by the Olive family. The Rolling Ridge house and farm were held by the Christopher family from 1903 to 1933, the Small family from 1933 to 1951, and then by the family of Fred W. Jones. The farmland surrounding it is now known as the Jones Farm. Rolling Ridge is probably the oldest house in the Town of Laytonsville, and it has been restored in recent years.”*

Dan Turetchi, son of the owners of Lot 5, presented plans for residential construction there. Discussion began regarding the look of the front of the house.

* + - Member Ruspi expressed concern about the Palladian windows and the mixed materials on the facade.
    - Chair Hendricks observed that the proposed house would not block the view of the Rolling Ridge house.
    - Member Phillips said that if existing homes in the area have non-historic accents that the windows on the front of the house should not be a problem.
    - Member Ruspi stated that all houses in the development were considered with the Rolling Ridge house in mind in order to have continuity.
    - Member Drouliskos pointed out the various construction materials that would be used—stone, brick, Hardie board and cement—and verified that the basement windows would be egress windows.
    - Mr. Turetchi shared that his family had worked with the architect to design the house with the rest of the neighborhood in mind and wanted to let us know they were open to suggestions from the Historic District Commission. He will ask the architect about squaring off the windows, while retaining the concrete decor above the windows.
    - Member Drouliskos discussed the fact that the quoins on the corners of the house stand out, as does the style of the columns. Chair Hendricks asked if the columns could be redesigned to be less of a Roman style.
    - Member Halvorson shared her concern that the house is much grander than anything else in Rolling Ridge.
    - Member Ruspi stated she was in favor of all of the alterations as discussed by the group. She also wanted the landowner to know that these are suggestions, and that he could still submit the plans as is.
    - Chair Hendricks thanked Mr. Turetchi for his willingness to addressthe concerns that have been raised and was confident that he would still produce a beautiful house.
    - Eric Wenger noted that the lot the Turetchis have purchased is not in the historic district. The Historic District Commission can comment, but they don’t approve the plan. The Mayor and Town Council will be approving the plan. He also noted that the home at 7110 Brink Road in the historic district is very similar to the Turetchis’ house plan.
    - Mr. Turetchi promised to meet with his architect and have updated plans for the Historic District Commission to review at a special meeting on February 25, 2021, in order to allow time for the Historic District Commission to provide comments to the Town Council prior to the public hearing on March 2, 2021.
    - The discussion then moved to the landscape plan. It was noted that the item labeled as “Bonfire” needed to meet county requirements. Mr. Turetchi stated that this would be a fire pit.

21521 Laytonsville Road (Halvorson residence)

* + - Bricks on the front steps are deteriorating. Due to the age of the brick, the contractor is unable to find an exact match, but they have found something that is very close. The Halvorsons did find 10 bricks in the barn that matched. The commission concluded that no permit will be needed as this is a replacement in kind. Member Phillips said that she and her husband have some old bricks that might match that they would be wiling to contribute to the project.
    - A new HVAC system has been installed at the home.

Board of Appeals update:

A house on Cracklin Court needed a variance due to setback issues with a deck and expansion to the house. The HOA had not approved this before the applicant came to the Board of Appeals. The town’s legal counsel said that it was appropriate for the Board of Appeals to act before the HOA approved. The lawyer did not say that this applied to the Historic District Commission. Chair Hendricks expressed the view that people have the right to apply to the Historic District Commission prior to their HOA.

**Old Business:** There was no old business.

**Open Forum:**

**21524 Laytonsville Road:** For sale again after having been “contract pending” for quite some time.

**21728 Rolling Ridge Lane:** Someone is currently living in the Rolling Ridge house.

**Private drive in Rolling Ridge subdivision:** Mayor Ruspi shared that the subdivision developer has not finished to county specifications the private drive that leads to the Jones Farm pond path and several homes. The developer’s representative has assured the mayor that once Lot 9 is sold and the construction of a house there has been completed, they will rebuild the private drive. It was noted that someone has submitted a contract on Lot 9.

**Miscellaneous:** Chair Hendricks stated that a special HDC Meeting will be held February 25, 2021, and the next regular HDC Meeting is scheduled for March 15, 2021.

Member Phillips moved to adjourn the meeting at 9:39. Member Halvorson seconded, and all approved.

Respectfully submitted,

Mary Burke