**LAYTONSVILLE HISTORIC DISTRICT COMMISSION**

**Meeting Minutes**

**April 17, 2017**

**Roll Call:** Chair Sheree Wenger called to order a meeting of the Laytonsville Historic District Commission at 7:36 p.m. Commission members Charles Hendricks, Jill Ruspi, Michele Shortley, and Lisa Simonetti were present.

**Public Attendance:** Jim Ruspi, mayor of Laytonsville, was also present.

**Minutes:** Member Hendricks had prepared and provided to commission members minutes of the meeting of March 20, 2017. Member Ruspi moved to accept the minutes as presented. Member Hendricks seconded, and the motion was approved without dissent.

**Preliminary Statement:** Chair Wenger read the preliminary statement.

**Work Permit Hearing:**

7011 Brink Road (Hendricks residence): Chair Wenger opened a public hearing on historic district work permit application HDWP-01-17 submitted by Member Charles Hendricks, proposing to replace the existing metal roofs over the first floor porches and other extensions of his residence and over his garage, country kitchen, and chicken coop with metal one-inch standing-seam, flat roof panels, 16 inches wide, 24 gauge, and brick red in color manufactured by Marco Metals LLC, and to replace the storm door to the family room on the east side of his residence with a with a white, Emco (an Anderson company) 400 series, colonial, traditional-style, self-storing storm door with a brass, keyed, deadbolt-lock handle.

Member Hendricks moved from his commission seat to the public side of the room. He presented photos of the roofs involved and a sample of the proposed new roofing material, describing it as having a relatively thick gauge. The garage presently has a corrugated metal roof, he explained. He provided an estimate for the work received from a contractor, John Abbott. Hendricks said that the brick red color selected was close to the color of the roof on the upper part of the residence. He observed that the color on the upper roof had been required to qualify for a state tax credit when he had earlier replaced the metal shingles on that part of the roof. The 16-inch panels he proposed to use were, he said, slightly narrower than the 18-inch wide panels presently on the lower residence roofs but wider than the 12-inch wide panels presently covering the country kitchen and chicken coop. Member Shortley approved being consistent in the use of roofing panels on the roofs involved in this application and said she liked the color.

Hendricks said that the storm door he wanted to replace has not been functional for a couple of years because it is coming off its hinge. He mentioned that he also wants to replace in kind the iron fence and railing outside that door, but that was not part of this application. Member Shortley recommended a wrought-iron provider in Urbana. Hendricks said that he had recently been led to doubt whether the life-expectancy of the door he had selected from the Anderson catalog was adequate and asked whether he could bring another door idea to the commission later if he wanted to switch. The door he proposed has a retractable screen, which he prefers. Commissioners discussed the pros and cons of retractable-screen doors, and the commissioners concluded that they were amenable to the various storm doors in the Anderson catalog, so long as the one selected was white.

Member Simonetti moved that the application be approved as submitted. Member Ruspi seconded the motion. It was approved unanimously with Member Hendricks not participating. At the conclusion of this hearing, Member Hendricks returned to his seat on the commission.

**Other Business**

21513 Laytonsville Road (Bataller/Phillips residence): Chair Wenger reported that she had not received further information about roof repair or replacement plans from the owners of this property. She had stated at the commission’s February 20, 2017, meeting that she anticipated receiving such information. Member Hendricks saw similarities between the roof repair needs at the Bataller/Phillips property and the situation at his and outbuildings. He added that he intended to apply for a state tax credit for the work approved at his property. Some discussion of the state tax credit application process followed. Chair Wenger stated that those applying for such credits for exterior work should submit Laytonsville permit applications first.

Property Sales: Chair Wenger reported that new residents with grandchildren in Laytonsville would be moving into 7115 Brink Road from Illinois at the end of April. She added that she would be meeting soon with new owner Samantha Bokelman relative to improvements that that homeowner was planning at her residential property at 21517 Laytonsville Road. Chair Wenger also observed that Commission Alternate Joanne Howes was marketing her house at 21720 Laytonsville Road and, if successful in selling the property, would be moving out of the town. This will create a vacancy in her position on the commission. Wenger suggested Andy Drouliskos, whom she said works on historic homes, as a possible replacement for Howes as commission alternate. Member Simonetti reported that the houses at 7200 Brink Road and 7329 Brink Road, which had been advertised for sale, were both under contract. All of these houses are in the Historic District.

Laytonsville Grove: Member Shortley asked about plans for the development of Laytonsville Grove on land formerly used by Stadler Nursery. Chair Wenger said that 36 houses would be built there on 110 acres and that they would be smaller than those in Laytonsville Preserve. None of the Laytonsville Grove houses will be in the Historic District.

21611 Laytonsville Road (St. Bartholomew’s Episcopal Church): Member Ruspi stated that she understood that St. Bartholomew’s Episcopal Church, which is in the Historic District, wanted to begin ringing bells publically. Chair Wenger said that, years ago, that church and St. Paul’s Methodist Church rang bells. She said that ringing church bells would be subject to Montgomery County’s noise ordinance but would not fall under the purview of Laytonsville’s Historic District Commission. Mayor Ruspi commented that, if the commission cannot oversee the operation of the proposed church bells, he would want the town to hold a community meeting so that residents could express their views on the subject.

21607 Laytonsville Road (Town Hall): Mayor Ruspi stated that the town has staked out tentative locations for seven light poles for the Town Hall parking lot and fire pit. He anticipated submitting a historic district work permit application for this work once he receives some further information. The mayor also announced that he had arranged a contract with Andy Drouliskos for the maintenance work at Town Hall that the commission had approved on February 20. Finally, he reminded commission members about the April 25 community meeting on the roundabout to be built at the intersection of Laytonsville Road, Warfield Road, and Higgins Road.

Member Hendricks reported that the District 14 delegation in the General Assembly had obtained a $5,000 grant to assist the Laytonsville Lions Club with the reconstruction of the shed behind the Town Hall, a project that the commission had approved in October 2016. Chair Wenger added that State Senator Craig Zucker had arranged for the approval of this appropriation. In response to a question from Member Hendricks, Mayor Ruspi stated that the town has authorized the Lions Club to operate the shed for thirty years. Member Hendricks and Chair Wenger expressed satisfaction with the progress of the Lions’ work on this project.

**Adjournment:** Member Shortley made a motion to adjourn, which was seconded by Member Hendricks. The motion was adopted unanimously, and the commission adjourned at 8:43 p.m.

Respectfully submitted,

Charles Hendricks