

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
May 18, 2015

Roll Call:

A meeting of the Laytonsville Historic District Commission (HDC) was called to order by Chair Sheree Wenger at 7:40 p.m.. Commission members Jill Ruspi, Charles Hendricks, and Michele Shortley were present. Member Lisa Simonetti and Alternate Member Joanne Howes were absent.

Attendance:

Kris Bradsher was present.

Minutes:

The minutes from the meeting of April 20, 2015 were presented and accepted.

Preliminary Statement by Chair:

The preliminary statement was not read.

New Business:

Chair Wenger opened the hearing for application HDC-01-15 submitted by Elizabeth Besteder of 21412 Laytonsville Road. Chair Wenger commented that the application was one of the most comprehensive that the HDC had received. The application requested replacement of the existing fence with a privacy fence around the backyard, a 3 foot high white picket fence around the front yard; a 4 foot high gate across the driveway; replacement of the roof on the garage; replacement of the decking and posts on the front porch; addition of bannisters and railings on the front porch; a new driveway apron and a gravel driveway; addition of a garage door on the garage; reconstruction of the stonework around the small pond and elimination of the big pond by filling it in; replacement of 2 front windows with vinyl windows; and replacement of the brick path in front and back.

Ms. Besteder presented a sample of the Presidential roof shingle that she and her fiancé had considered for the garage roof. She stated that the Presidential was the top of the line shingle. There is a Premier roof shingle that looks very similar but is less expensive, and Ms. Besteder asked for consideration of the Premier shingle. She also commented that the brick walkways were in terrible condition and had to be reconstructed. She asked for consideration of a flagstone walkway in bluestone dust as a replacement.

Chair Wenger commented that the exterior of the house had already been modified. She informed the HDC that she had reviewed the application, visited the property and also reviewed the inventory. She stated that she had no issue with the walkway or the fencing. She noted that the intent was to fix the

porch in kind and that the original windows had already been replaced with vinyl windows. The house was built in 1892 but many of the original materials had already been changed. Chair Wenger asked about the gutters, and Ms. Besteder indicated that the plan was to repair them. Chair Wenger stated that if fascia board needed to be replaced that it was considered maintenance and did not require HDC approval.

Ms. Besteder commented that the lower pond had no liner or filter. The request was to eliminate it and enlarge the upper pond. Member Hendricks asked which group in town oversees drainage issues. Chair Wenger responded that this is the role of the county. Chair Wenger advised Ms. Besteder that there are resources in town that could help advise her on how to re-construct the pond.

Ms. Besteder remarked that the gate on the driveway side of the property [the south side] would be a picket gate. The gate on the other side of the property would be a 'fence like' gate as it is today.

Kris Bradsher of 21408 Laytonsville Road stated concerns regarding the aesthetics and visibility issues with the requested privacy fence. She was concerned about the well near the fence line and was opposed to a six foot tall fence. Chair Wenger responded that six foot tall fences were not permitted in front of or adjacent to the house, only in or around the back yard. Member Hendricks remarked that today there is not fencing between properties and he expressed concern that the addition of such fences will change the look of the town. He felt that typically 6-foot fences only existed today around commercial properties. Chair Wenger indicated that today there are properties with fences between them and 6-foot fences do exist on non-commercial properties. She stated that the Commission could not change the guidelines that evening. Ms. Besteder stated that they planned to stain the fence a warm color. Member Shortley commented that it sounded like a nice plan. Chair Wenger remarked that she felt the application was sensitive to what was already there. Mrs. Bradsher requested that Ms. Besteder consider the aesthetics and plantings, stating that visibility to the road traffic was very important for safety. Chair Wenger responded that she felt comfortable that the plan presented would not impede with visibility along the road and that Ms. Besteder was very willing to work with her neighbor.

Member Hendricks moved to approve the application as submitted with the stipulation that the Presidential roof shingle could be replaced with a Premier roof shingle and the brick walkways may be replaced with flagstones and bluestone dust. Member Shortley seconded the motion. The motion passed unanimously.

Adjournment: There being no further business, Member Ruspi made the motion to adjourn the meeting which was seconded by Member Hendricks. Motion carried unanimously. The meeting adjourned at 9:20 p.m.

Respectfully submitted by,

Charlene Dillingham

Clerk, Town of Laytonsville