

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
August 19, 2013

Roll Call:

The regular meeting of the Laytonsville Historic District Commission (HDC) was called to order by Chair Wenger at 7:32 p.m. Commission Members Jill Ruspi, Charles Hendricks, Joann Howes, and Alternate Lisa Simonetti were present. Member Michele Shortley was absent.

Attendance: Michele and Larry Halvorson were present.

Minutes:

The minutes from the meeting of July 8, 2013 were presented and accepted as revised.

Preliminary Statement by Chair:

The preliminary statement was read.

New Business: Chair Wenger opened the hearing for application HDC #03-13 submitted by Larry and Michele Halvorson of 21521 Laytonsville Road. Chair Wenger stated that hearing notices had been mailed and posted. The application requests replacement of thirty windows with Thompson Creek double pane vinyl windows, with the same grid pattern that exists in the current windows. The current windows are original to the 1940s home and are wood with storm windows on the outside and brick sills. The Halvorsons stated that they wished to replace the windows for energy efficiency and to minimize noise and filter fumes from Laytonsville Road. They indicated that they would like to replace the windows in phases over a two year period. They would begin with three on the front and two on the sides. Phase 2 would complete the remaining windows on the front. The window sills would remain brick and the four attic windows would be similar to the other windows but possibly a lesser grade. Details on the attic windows will be submitted to the HDC when a selection is made.

Member Hendricks stated that in July, the HDC was asked to consider an application for vinyl windows for the Schneider residence at 21601 Laytonsville Road. In that case the HDC had determined that historical integrity required retention of wooden windows on the original structure but had agreed to vinyl windows on the addition to the house. Member Hendricks questioned whether the HDC could require Ms. Schneider to replace with wood and not require wood with this application. Chair Wenger responded that the two houses are significantly different in age and history. She added that the current Halvorson house had replaced an older house. She also noted that she had talked to prior occupants of the home, the Windhams, who remembered adding windows and storm windows in the 1960s. She added that not all homes in the historical district have the same historical value.

Mr. Halvorson stated that although their project would be in phases due to budget, their desire was to replace all of the windows. Chair Wenger stated that other homes in the historic district had phased their projects for financial reasons. Mr. Halvorson emphasized that their goal was to maintain the look and feel off the house. Member Ruspi stated that she felt Thompson Creek did a nice finishing job. She added that each application is looked at individually and the HDC makes the best decision at that

time.

The record was closed.

Member Ruspi made a motion to approve 22 double-hung windows having the current grid pattern with the stipulation that the sills will remain as today and the applicant will contact the HDC prior to each phase. Member Howes seconded the motion. Chair Wenger, Member Howes, Member Ruspi and Alternate Simonetti voted in favor of the motion. Member Hendricks abstained. The motion passed.

New Business:

Chair Wenger stated that she had a discussion with Matt Hornacki of NV Homes who will build the main part of the Fulks South subdivision. The builder for the homes in the historic district has not been determined yet. Mr. Hornacki requested permission to put a sales trailer in the lot across from the White residence at 7101 Brink Road for the remainder of the year. The lot is in the historic district. A second trailer will reside off of Warfield Road. Member Hendricks made a motion to approve the location of the sales trailer in the lot on Brink Road, as submitted, until December 31, 2013. Member Howes seconded the motion. The vote was unanimous.

Chair Wenger shared that the Lions Club was purchasing a bench to place on the grounds of the Town Hall in honor of Charles White. No hearing is required.

A request has come into the Town Hall regarding installation of solar panels at the Pallithanam residence at 21736 Rolling Ridge Lane. This lot is in the HDC consideration area due to its proximity to the historic Rolling Ridge home. Chair Wenger has requested additional information from contractors. The HDC will make a recommendation to the Town Council.

Member Ruspi noted that HDC packets need to be distributed to new historic district residents.

Adjournment: There being no further business, Member Hendricks made the motion to adjourn the meeting which was seconded by Member Ruspi. Motion carried unanimously. The meeting adjourned at 9:15 p.m.

Respectfully submitted by,

Charlene Dillingham

Clerk, Town of Laytonsville