

**LAYTONSVILLE HISTORIC DISTRICT COMMISSION  
MEETING MINUTES  
January 16, 2012**

**Roll Call:**

The regular meeting of the Laytonsville Historic District Commission (HDC) was called to order by Chair Sheree Wenger at 7:38 p.m. Commission Members Joann Howes, Charley Hendricks and Jill Ruspi were present. Members Michele Shortley and Alternate Lisa Simonetti were absent.

**Attendance:** Guests Doug Boyland, Carole Boyland, and Eric Mason were present.

**Minutes:**

The minutes from the meeting of November 21, 2011, were presented and approved.

**Preliminary Statement by Chair:**

The preliminary statement was read.

**Hearing for Application # HDC WP-01-12:**

Boyland Electric, Inc. of 7513 Hawkins Creamery Road, Laytonsville, MD, requests a work permit for improvements to the building at 21516 Laytonsville Road, which includes the following:

- Fence
- Lighting for back and sides of building and property
- Roll-up back door
- Generator installation
- Resurfacing of parking lot
- Planters
- Front Façade
- Front door
- Front lights
- Front Windows
- Signage

The Board of Appeals granted Boyland Electric, Inc. a Special Exception in December, 2011 with stipulation that lighting and fencing be installed within 6 months.

**Fence** – the application requests an 8 foot stockade fence that starts near the midpoint of the building and goes first to the sides of the property and then along the property line to and around the back of the property, with front gates on each side of the building. Chair Wenger stated that the maximum fence height permitted by the HDC Guidelines is 6 feet. Both Member Hendricks and Chair Wenger stated

that they did not have issue in bringing the fence to the midpoint of the building. Member Ruspi stated that she was not in favor of the 8 foot fence and that to allow it would set a unfavorable precedent. There was discussion about the pros and cons of a stockade fence versus a board-on-board fence. Mr. Boyland stated that he felt a stockade fence was best for privacy and sound. Member Hendricks stated that as the property had residences on both sides, the fencing would be a benefit.

**Lighting for back and sides of building and property** – the application requests both pole lights and building lights for the sides and back of the property. The lights will turn on at dusk and off at dawn. The 20 foot pole lights will only shine light in front of the pole so they should not disturb the neighbors. The building lights will be mounted approximately 8-10 feet high and shine straight down. Mr. Boyland stated that the lights could be adjusted if necessary.

**Roll-up back door** – the application requests replacement of the existing back doors with an 8 foot wide by 9 ft. tall roll-up door.

**Generator installation** – the application requests permission to install a generator in the rear of the building next to where the existing air conditioning unit sits. The generator is approximately 40”x40”x20”. Mr. Boyland stated that the noise produced by the generator was well within the County noise ordinance.

**Resurfacing of parking lot** – the application calls for resurfacing the entire parking lot with new asphalt.

**Planters** – the application requests brick planters to be installed at the front of the building. The brick would match the proposed brick façade. Drawings were provided.

**Front Façade** – the application requests installation of a brick façade across the front of the building and down the sides to the point where the fence begins. The cement block on the remainder of the building would be painted tan to match the color of the brick.

**Front door** – the application requests replacement of the front door with a full glass door with an aluminum frame, similar to the doors used at All-Stage and Sound.

**Front lights** – the application requests coach lights on either side of the front door. Photos of the lights were provided. Member Ruspi commented that in keeping with the original lights, the replacement should be black.

**Front Windows** – the application requests the replacement of the existing front windows with new fixed-pane windows.

**Signage** – the application requests a new sign on the front of building. While the application did not include drawings of the proposed signage, Mr. Boyland stated that he hoped to have a sign with the name of the business on which the letters would be backlit, along with a red bolt as part of the signage. The Commission members stated that they were not familiar with backlit lighting. Mr. Boyland stated that he chose this type of lighting as it is a subtle style of lighting. Chair Wenger stated that it would be very helpful to see some examples of backlit signs. Mr. & Mrs. Boyland responded that they would provide some more information.

Mr. Eric Mason was present to testify for Ms. Olga Danchenko, owner of 21520 Laytonsville Road, which is next door to the Boyland Electric, Inc. property. He stated that Ms. Danchenko is not opposed to the business occupying the building. Ms. Danchenko would like the fence to come to the front of the building and she would be happy with a 6 or 8 foot fence. Mr. Mason asked about the use of the gates. Mr. Boyland responded that the gates would be closed at night and most of the time during the day. Mr. Mason asked whether the Boylands would be willing to plant shrubbery on Ms. Danchenko's side of the fence. Mr. Boyland responded that he would be happy to talk with her on this topic.

Chair Wenger stated that she had spoken to the other next door neighbor at 21510 Laytonsville Road and he had no objections to the proposed changes to the building.

Mrs. Boyland asked whether repaving was permitted if it did not involve previously unpaved areas. Chair Wenger stated that this was considered maintenance and was permitted if it did not involve previously unpaved areas. She emphasized that in order to remove the existing pavement and put in new pavement, it is necessary to get permission from the Town, outside of the Historic District Commission.

Chair Wenger requested that the Boylands get a concept drawing of the building façade and further information and examples on the signage so that the HDC could make an informed decision on those elements.

Member Ruspi moved to accept a portion of application #HDC WP-01-12 for Boyland Electric, Inc. to state that the fence is approved to follow the plan as presented with the height being 6 foot tall on all sides. The fence may be either stockade or board-on-board design. The applicant may install lights for the back of the property as specified on the application. The roll-up door is approved as on the application and may be as large as 9x8. The generator is approved to be located on the back side of the building on the same side where the air conditioning unit is currently located. The security lighting on the side is approved as presented. The currently paved parking area may be resurfaced. In reference to the front of the building, action is deferred on the façade, signage, front door, planters and lighting pending a concept drawing and further information on the lighting style of the sign. The motion was seconded by Joann Howes. It passed unanimously.

Member Hendricks then moved to continue the hearing of Application #HDC WP-01-12 at the February 20, 2012 meeting, which was seconded by Member Howes. Motion carried unanimously.

**New Business**

None

**Old Business:**

None

**Adjournment:**

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

Respectfully submitted by,

Charlene Dillingham

Clerk, Town of Laytonsville