

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
Meeting Minutes
March 20, 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 and Jill Ruspi were present. Members Lisa Simonetti and Michele Shortley were absent.

Public Attendance: Also present were Jim Ruspi, mayor of Laytonsville; John Pawulak, senior warden of St. Bartholomew's Episcopal Church; Bill Fitts, junior warden of St. Bartholomew's Episcopal Church; Samantha Bokelman, owner of 21517 Laytonsville Road; and Steve Marstaller of Frederick, Maryland.

Minutes: Member Hendricks had prepared and provided to commission members minutes of the meeting of February 20, 2017. The commission approved the minutes as presented.

Hearing:

21611 Laytonsville Road (St. Bartholomew's Episcopal Church): Chair Wenger reopened the public hearing on the portion of application HDWP-03-16, proposing repaving and expanding the parking areas and driveways of St. Bartholomew's Church, that the commission had continued at its meetings of October 17, 2016; November 28, 2016; January 16, 2017; and February 20, 2017. The unresolved issues involved the driveway and parking spaces between the church and the Town Hall.

Bill Fitts reported that the Board of Appeals had approved the church's application for a variance, but that he had not yet received written approval from the board's chairman. The Board of Appeals had approved permitting the church's driveway and two parking spaces to reach a line two feet from the boundary between the properties of the church and the Town Hall, Bill Fitts and John Pawulak stated. Fitts and Pawulak presented a drawing showing the arrangement of the driveway and parking spaces that the Board of Appeals had approved. Only two parking spaces will be provided on the south side of the church, and they will each provide the 180 square feet of space required by the town's zoning code. Pawulak remarked that the driveway south of the church would be marked for one-way traffic.

Member Hendricks asked whether the paved area south of the church could form a single plane, eliminating the seam at which the slope away from the church now levels off. Pawulak agreed that the church planned to have a continuous single slope away from the church and said that he and Fitts would have the paver grind down some of the existing pavement next to the church to avoid having the pavement climb higher up the side of the building. Pawulak added that a van-accessible space would be created directly behind the church. He assured Chair Wenger that the work would not interfere with the church's septic system.

Fitts presented a plan showing the proposed location of additional lighting for the church's expanded parking lot and for the path connecting that lot to the church office

building. The plan envisions installing at the edge of the parking lot new metal poles about twenty feet tall on concrete bases, but these poles have not yet been selected. It also includes placing six eighteen-inch-tall mushroom-style guide lights along the path from the parking lot toward the church office building and the north side of the church. In response to a query, Chair Wenger stated that the Historic District Commission could probably approve the design of the new poles, once that design is selected, without an advertised public hearing. Member Hendricks observed that some of the poles would not even be located in the historic district. Fitts stated that the church now wanted approval for the location of the lights and for the plan to connect them to each other and to the church with underground wires. Chair Wenger and Member Ruspi cautioned that some residents have complained of excessively bright lights in the town. Fitts and Pawulak said that the new lighting configuration would move the light that is currently closest to the nearest residential property further away from that property. Fitts assured the commission that the new lights would be no brighter than the current ones.

Member Hendricks made a motion to approve the layout of the driveway and parking spaces between the church and the Town Hall as approved by the Board of Appeals and as shown in the drawing that had just been submitted by the church to the commission, to approve the installation of underground wiring through the historic district to the locations of the new light poles adjacent to the rear parking lot shown on a second submitted drawing, and to approve the layout of new pathway lights between the church's main parking lot and the church office building, as also shown on that second drawing. Member Ruspi seconded the motion. The motion passed unanimously.

New Business

21619 Laytonsville Road (Office, St. Bartholomew's Episcopal Church): Bill Fitts asked the commission to approve the church's replacement of the current asphalt shingles on the church office building with new Landmark charcoal black asphalt shingles, the color of which he stated would better coordinate with the color of the slate shingles on the roof of the church, to which this building is adjacent. Chair Wenger asked Fitts to submit a permit application for this work but thought the simple change in color could be approved now on the consent docket. Member Hendricks moved that the commission approve the church's replacement of the roofing on this building with new CertainTeed Landmark shingles, charcoal black color. Member Ruspi seconded. The motion passed unanimously.

21607 Laytonsville Road (Town Hall): Mayor Ruspi presented photos of two town welcome signs located along Route 108 at the north end of the town, north of the historic district. The signs, he said, are about one hundred feet apart. The Mayor and Council have considered moving the older of those signs, possibly to the Town Hall property, and the mayor wanted to know whether the commission would look favorably on placing this sign there. Chair Wenger suggested asking the president of the Laytonsville Historical Center about the significance of that sign, observing that the late Dottie Tessier had been insistent that the sign should remain at its current location. The mayor, Member Ruspi, and Chair Wenger observed that the area immediately around the sign in question was not being properly maintained.

Member Hendricks said that the sign seemed to him to have a classic park service look, which he liked, but added that its letters needed to be repainted. He thought the sign

belonged at an entrance to the town. Chair Wenger observed that consideration had been given about a decade ago to moving the sign to the town's south entrance on Route 108 but that a new sign had been installed there instead. Mayor Ruspi said that he would look into the history of the sign and might decide to remove it. Chair Wenger said that the town should submit a work permit application if it ultimately decided it wanted to move the sign to the Town Hall grounds.

21517 Laytonsville Road (Pollock House): Samantha Bokelman, the home's new owner, and Steve Marstaller of Frederick, Maryland, asked the commission about the home improvement regulations that govern this residence, which is in the historic district. Chair Wenger explained the permit requirements involved in making modifications to the exterior of a building in the historic district. Marstaller said that Bokelman might consider raising the roof line over the kitchen area at the back of the house, and Wenger said that such a plan must be brought to the commission, which could approve it. Bokelman said that she had begun work inside. Member Hendricks provided information about the historical structure rehabilitation tax credits offered by the State of Maryland and Montgomery County.

7400 White House Lane (Lot 1, Area C, Laytonsville Preserve): Member Ruspi presented a photo showing that the builders at Laytonsville Preserve are installing a Palladian window on the east side of this house. Chair Wenger said that she would inform the representative of NV Homes that the commission had not authorized Palladian windows for new homes in the portion of Laytonsville Preserve that is in the historic district.

Adjournment: Member Hendricks made a motion to adjourn, which was seconded by Member Ruspi. The motion was adopted unanimously, and the commission adjourned at 8:58 p.m.

Respectfully submitted,
Charles Hendricks