

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
November 18, 2013

Roll Call:

The regular meeting of the Laytonsville Historic District Commission (HDC) was called to order by Chair Sheree Wenger at 7:36 p.m. Commission Members Jill Ruspi, Charles Hendricks, Joann Howes and Alternate Lisa Simonetti were present. Member Michele Shortley was absent.

Attendance:

Mr. Courtney Treuth and Mr. David Pastva of Craftmark Homes were present. Jim Ruspi and Steve Lohmeier were present.

Minutes:

The minutes from the meeting of October 21, 2013 were presented and accepted as amended.

Preliminary Statement by Chair:

The preliminary statement was read.

New Business: Chair Wenger opened the hearing for application HDC #05-13 submitted by Steve and Jennifer Lohmeier of 21710 Rolling Ridge Lane. Chair Wenger stated that hearing notices had been mailed and posted. The applicant provided the plat, a rendering and photos along with the application. The application requests permission to install a 12' x 24' shed from Amish Customs in the back of their lot. Member Ruspi read the recommendation from the Rolling Ridge Home Owner's Association regarding this request. The recommendation states that the shed shall be at least 8 feet from the property line; at least 3 trees shall be planted on the property line; and the applicant requires Historic District Commission approval.

Mr. Lohmeier stated that the requested shed would be built of pressure-treated wood and vinyl to match his house. It would sit on a ¾-inch base of pea gravel. The entrance to the shed would be on the front side. There would be one window on each side of the shed. Member Hendricks questioned whether the neighbors at 7321 Brink Road had signed off on the application and Chair Wenger indicated that they had. Chair Wenger offered that the Tree Committee could provide guidance to the Lohmeiers on appropriate plantings to go on the property line. Chair Wenger also stated that she went to see a model of the shed and found it to be acceptable. Resident Jim Ruspi of 7111 Brink asked Mr. Lohmeier if his intent was to use the shed as a garage. Mr. Lohmeier stated that he would not use it as a garage but for storage of items such as lawn equipment and bicycles.

The record was closed. Member Hendricks made a motion to approve application HDC #05-13 with the stipulations that the shed be located at least 50 feet back from the swing set; at least 8 feet from any adjacent property; and that three trees which meet approval of the Tree Committee be planted on the property line on the north side of the shed between the Lohmeiers' property and the Malghans' property at 21714 Rolling Ridge Lane. Member Ruspi seconded the motion. Motion carried

unanimously.

Chair Wenger introduced Mr. Courtney Treuth and Mr. David Pastva of Craftmark Homes. Mr. Treuth stated that Craftmark Homes was an upscale single-family home builder who would be building the remaining 5 lots in the Rolling Ridge community. Mr. Pastva stated that Craftmark Homes was very flexible to make any changes necessary to make their homes compatible with the historic district. A Craftmark Homes brochure was distributed. Mr. Treuth described the standard features for the homes which include brick stoops, vinyl windows, lamp posts, shingles, twelve inch overhangs and brick-to-grade fronts. He stated that they planned to build a model home on lot 10 or 11.

Chair Wenger stated that the remaining lots are 5, 7, 9, 10 and 11. The Historic District Commission (HDC) will provide a recommendation to the Town Council for lot 5. As lots 10 and 11 back to homes in the historic district, the HDC will also provide a recommendation for homes appropriate to these lots. The HDC provides no recommendation on lots 7 or 9. Homes in the historic district can have no extensions, breakfast rooms, bay windows, conservatories, sunrooms or detached garages. Lot 5 would need to comply with these requirements.

Member Ruspi showed photos of some Craftmark Homes built in a nearby subdivision. She pointed out that one side of the home has only one small window and stated that this is not aesthetically pleasing. Mr. Treuth agreed and suggested that the homes to be built in Rolling Ridge have a minimum of four windows on the sides.

Mr. Pastva stated that materials used on the front of the homes were full brick, siding, stone and synthetic shakes. They do offer homes built with a combination of these materials but HDC members agreed that they do not feel that the brick and stone combination on the front of the home was appropriate in Laytonsville. Each of the models and their corresponding elevations were reviewed. HDC members asked questions about the footprint of the models, specifically the width of the homes. There was discussion about converting curved bay windows to boxed bay windows and replacement of architectural elements with vertical elements. There were also questions and discussion about the placement and orientation of the house on Lot 5. It was noted that the house was to face the street.

As the meeting was running long, Chair Wenger stated that she would see if it was feasible to have another HDC meeting relating to the Craftmark Homes models prior to the Public Hearing before the Mayor and Council on the subject scheduled for December 3, 2013. Other commission members expressed support for such a special HDC meeting.

Chair Wenger commented that residents and business owners were being contacted by the State Highway Administration regarding replacement of the sidewalks on Route 108. At the gas station at the corner of Route 108 and Brink Rd./Sundown Rd., the widening of the sidewalk makes the lane between the sidewalk and the gas pumps more narrow. The gas station owners, the McNaughtons, have indicated that they would like to relocate the pumps. Chair Wenger told HDC members that she felt they should support the owners in pursuing this objective. She also stated that she thought that the pumps could not move to the side of the lot due to well and septic restrictions.

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 10:15 p.m.

Respectfully submitted by,

Charlene Dillingham

Clerk, Town of Laytonsville