

Laytonsville Historic District Commission Meeting Minutes, July 20,2020

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
Videoconference Meeting Minutes
Monday July 20, 2020

Present:

Charles Hendricks, Chair
Andy Drouliskos
Michele Halvorson
Susan Phillips
Jill Ruspi

Absent:

Michele Shortley, Alternate

Attendees:

Mary Burke, Secretary
Jim Ruspi, Mayor
Lemery and Gregory Rollinscott

Opening:

Chair Hendricks called the meeting to order at 7:30. He noted that a quorum was present.

New Business:

The first order of business was the swearing in of new members Michele Halvorson, Commission Member, and Mary Burke, Secretary. Mayor Ruspi led the swearing in for both members at the same time. Both members shared that they would sign the Oath of Office and mail it to Town Hall.

Before leaving the meeting, Mayor Ruspi asked the commission to consider alternating the chair for a year. He asked members to consider taking a more active part this year based on availability. At this point Mayor Ruspi left the meeting.

The next order of business was to approve the minutes from the June 15 meeting. All changes that had been suggested were incorporated. Member Ruspi made a motion to approve the June minutes, Member Drouliskos seconded, and all approved.

7119 Brink Road: Monica Solomon, mother of Lemery Rollinscott, contacted Town Hall to inquire about the possibility of putting on a second story addition. Ms. Rollinscott and her husband Gregory have a conditional contract on the house with closing scheduled for August 14. To prepare for this meeting, Chair Hendricks reached out to Anne Wolf regarding the history of the property. It is the oldest home on the north side of Brink Road dating back to 1882. The question at hand is how would the Commission feel about an addition on that house. The Rollinscotts stated they would not change the front of the house at all because they love it. They would like to add an additional bedroom and increase the master bedroom space. Most of this would be at the back of the house above the kitchen. They learned the roof of the kitchen was not insulated, so they are faced with doing some work anyway. Member Ruspi clarified that this was not a hearing and that no decision would be made. The Rollinscotts understand that the home is in the Laytonsville Historic District. Member Drouliskos walked the property prior to the

meeting and agreed that the best place for the addition is above the kitchen where it will improve the look of the back of the house by squaring it off.

Chair Hendricks stated that the materials and design of the addition will have to be approved. He also wanted to be sure that the Rollinscotts read the following item emailed to Ms. Solomon:

From the "Guidelines for Rehabilitation and Maintenance of Residential Structures" adopted by the Laytonsville Mayor and Town Council in October 2004 for application by the Historic District Commission. That section regarding additions reads as follows:

"Because a new exterior addition to a historic building can damage or destroy materials and change the buildings character, it should be constructed in a manner which preserves significant materials, features, and historic character.

"Avoid constructing an addition on a primary or other character-defining elevation to ensure preservation of significant materials and features. Make sure that the size, scale, massing, and proportions of the new addition are compatible with the historic building to ensure that its form is not expanded or changed to an unacceptable degree.

"Place the new addition on an inconspicuous side or rear elevation so that the new work does not result in a radical change to the form and character of the historic building. Consider setting an addition back from the historic building's wall plane so that the form of the historic building can be distinguished from the new work. Plan the new addition in a manner that provides some differentiation in material, color, and detailing so that the new work does not appear to be part of the historic building."

Chair Hendricks stated that if they buy they house they will need to provide a set of plans to begin the process. Member Ruspi wanted to make sure they understood that there would be a hearing and that it is possible that they could be declined. The Commission does not make a decision until the public has an opportunity to comment.

Member Halvorson asked if they had an engineer look at the property, and they stated that they had not. They will once they own the property. Member Phillips shared that the personality of an older home may grow on them over time.

The Rollinscotts had one last question regarding the removal of an older shed. It was noted that they would need to request a permit to do so.

Lot 2, Area C, Laytonsville Preserve (21620 Laytonsville Road): Town Hall received an inquiry from a developer (Greg Phillips) working with the new owner of the property. Charlene Dillingham directed him to HDC minutes from 2016 that discussed the authorization of 2 of 3 home models from NVHomes. Plots are laid out by the developer and approved by the county. The town approved a site plan of where the house is supposed to go, which was also approved by the county. The HDC can't change the site plan, but could approve a new home model. Member Phillips stated that more research needs to be done. It was noted that HOAs have a role to play and Mr. Phillips will go to the Laytonsville Preserve HOA to discuss.

Open Forum:

- Member Ruspi shared that someone is interested in one or the other of the two undeveloped lots in Rolling Ridge and had general questions about building in the town. While neither of these two undeveloped lots is in the Historic District, the Town Council has determined to consider the

recommendations of the Historic District Commission prior to approving building permits for one of the lots, due to its proximity to the historic Rolling Ridge House.

- Member Phillips asked “Is the HDC really preserving the historic integrity of the town, and how can we, as a commission, support the community?”
- Chair Hendricks offered information regarding tax credits that are available for renovation.

Election of Chair and Vice Chair for July 2020 to July 2021: Member Ruspi nominated Charles Hendricks as Chair. All members were in favor and the nomination was approved. Member Phillips nominated Jill Ruspi as Vice Chair. All members were in favor and the nomination was approved.

Miscellaneous: Chair Hendricks stated that the next HDC Meeting is August 17, 2020.

Member Drouliskos moved to adjourn the meeting at 8:52. Member Ruspi seconded and all approved.

Respectfully submitted,

Mary Burke