

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
Meeting Minutes
Monday, May 20, 2019

Present:

Lisa Simonetti, Chair
Andy Drouliskos
Charles Hendricks
Susan Phillips
Jill Ruspi

Absent:

Michele Shortley, Alternate

Attendees:

Jennifer Sizemore, Secretary
Jim Ruspi, Mayor
Samantha and Steve Marstaller

Opening:

Chair Simonetti called the meeting to order at 7:02 p.m. She noted that a quorum was present.

Minutes:

Member Phillips made a motion to approve the April 2019 meeting minutes as amended, Member Ruspi seconded, all approved.

New Business:

21517 Laytonsville Rd. (Samantha and Steve Marstaller): Samantha Marstaller had prepared a historic district work permit application, and the Marstallers appeared before the commission prior to the scheduling of a public hearing on it. As a neighbor to the Marstallers, Member Phillips recused herself from the discussion as a member of the Historic District Commission (HDC). Mr. Marstaller said there are three red wood buildings in the back of the property that appear to have been built in the 1970s and are rotting and infested with groundhogs. The Marstallers are seeking permission to tear down and remove the buildings. Member Hendricks asked about the floors; Mr. Marstaller said they were made of plywood but the groundhogs had destroyed them. Chair Simonetti clarified that the intention is to not replace the buildings, and Mr. Marstaller confirmed. The HDC members reviewed the Marstaller's application, asked questions about the buildings, and requested that photos be submitted. Ms. Phillips mentioned that the structures cannot be seen from 108 or from Howard Street. Member Hendricks said the Marstallers would need to post a sign announcing the application and public hearing and asked about the second part of the application to move the driveway. Mr. Marstaller said they wanted to shift the driveway 8 feet to the right, so it is no longer on the root ball of an oak tree. The current configuration is difficult to navigate. Member Hendricks suggested the driveway would be subject to county code rather than HDC approval. Chair Simonetti asked whether the same material would be used for the driveway, and Mr. Marstaller said they may use cement block rather than asphalt but haven't investigated it further. Member Ruspi said the official application

would need a sample of whatever material they decide to use. The HDC will review the application from an aesthetic/historical perspective, then it would go to the zoning commission for measurements and ordinance for compliance. Chair Simonetti suggested the apron may have to be moved and noted that the sidewalk belongs to the state. Member Hendricks said that the town clerk, Charlene Dillingham, had informed him that the approval order should be the HDC, then the town, followed by the county or state. The application must include a drawing of exactly where the driveway will be placed and how far it is from the neighbor's property line. Chair Simonetti asked about whether any trees or shrubs would need to be removed, and Mr. Marstaller said the boxwood bushes that line right side would have to come out. Member Ruspi suggested possibly splitting the application into two separate pieces. Chair Simonetti said the Marstallers would need to get a notice sign from the town hall and post it 7 days before the June HDC meeting; she will add it to the agenda. Member Drouliskos recommended contacting the county to begin the process for moving the apron, as they may decline the request or requiring grading if the driveway move might impact drainage.

6924 Sundown Rd. (Dustin Green): Member Ruspi suggested that Mr. Green should have gotten permission for carving a bear figure out of the remnants of the tree that fell on his house. The HDC members discussed whether a sculpture or decoration falls within the scope of the HDC or perhaps the town council. Member Ruspi thought the bear drastically changes the outside appearance of a home within the historic district and an application to create the sculpture should have been submitted. Member Hendricks agreed, though the other members thought it was out of the HDC's jurisdiction. Member Ruspi suggested the revised guidelines be more clear on this type of project.

Old Business:

21412 Laytonsville Rd. (Michael and Elizabeth Besteder): Member Drouliskos said he thought he had let the Besteders know they could remove the shingles as needed to develop their renovation plan; he would confirm and, if not, would reach out.

Guideline Revision: Member Phillips talked to Tyler Smith, a possible consultant for the guideline revision project who works for the Maryland–National Capital Park and Planning Commission, and he would be interested in the project. He has a master's degree in historic preservation. The HDC members decided to have a conversation with the consultant to determine the scope of the revision and where to start, including looking for possible sources of funding.

Member Ruspi moved to adjourn the meeting at 7:53 p.m., Member Hendricks seconded, all approved.

Respectfully submitted,

Jennifer Sizemore