

**LAYTONSVILLE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
July 8, 2013**

Roll Call:

The regular meeting of the Laytonsville Historic District Commission (HDC) was called to order by Chair Wenger at 7:35 p.m.. Commission Members Jill Ruspi and Charles Hendricks, Joann Howes, Michele Shortley, and Alternate Lisa Simonetti were present.

Attendance: Judith Schneider and two guests were present.

Minutes:

The minutes from the meeting of May 13, 2013 were presented and accepted as revised. The minutes from the meeting of June 17, 2013 were presented and accepted as revised.

Preliminary Statement by Chair:

The preliminary statement was not read.

Old Business:

Chair Wenger continued Hearing HDC #02-13. She stated that both Judith Schneider of 21601 Laytonsville Road and her installer, George King were present.

Ms. Schneider stated that she had presented the best case that she knows how and had no further information to present.

Member Hendricks asked about the windows that Ms. Schneider was requesting. She replied that the window brochure had been submitted with her application. Mr. King stated that the 15 current windows are hand-crafted wood windows with storm windows added over them. He added that they provide only about 10% of the protection that modern windows offer and many of them offered a safety hazard. Ms. Schneider added that the current windows have a lot of termite damage and are not repairable. Mr. King stated the requested windows are vinyl, double paned windows with the same grid pattern that currently exists. They would be trimmed with AZEK trim. He added that wooden windows were about twice the cost. Member Shortley noted that she had added wooden windows in her house and they were expensive. Member Ruspi asked whether AZEK was plastic or wood. Mr. King responded that it is a plastic material.

Chair Wenger asked for comments or questions from the audience. Jim Ruspi of 7111 Brink Road asked for clarification on the size of the windows. Mr. King responded that the windows would be replaced with new windows of the same size.

Member Hendricks made the motion to close the hearing. Member Ruspi second the motion. The vote was unanimous and the hearing was closed.

Chair Wenger stated that many of the HDC members had visited the homes in Brookeville that had installed Hardiplank. She noted that the house at 208 Market Street used Hardiplank on a new addition and used wood siding on the historic part of the house. The house at 200 Market Street which used Hardiplank was a modern structure built in 2004. Member Hendricks added that he had talked to Mich Booz, a member of the Brookeville Historic Advisory Committee and owner of the house at 208 Market Street. Mr. Booz informed Member Hendricks that the policy of Brookville and Montgomery County was not to approve Hardiplank on historic structures, only onto additions. The Secretary of the Interior standards also state that replacements be made with similar materials.

Member Hendricks noted that the issue is between aesthetics and authenticity, but he felt the HDC has to focus on authenticity. Chair Wenger read the HDC mission statement. Commission members discussed the pros and cons of approving versus disapproving the application. There was discussion about a compromise to allow Hardiplank and vinyl windows on the back extension of the house but not for the front. Ms. Schneider stated that she did not want to mix the Hardiplank and the wood. Her primary interest was to be warm in the winter by getting new windows.

Member Ruspi moved to close the record. Member Shortley seconded the motion. The vote was unanimous.

Member Hendricks made the motion to reject application HDC #02-13 with the exception of windows on any of the additions to the house with vinyl windows and smooth or wood grain white AZEK trim. This excludes 7 windows, 5 on the front of the house and 2 on the south side of the original house. Conditionally, those remaining 7 windows and trim can be replaced with like materials. Member Hendricks, Member Shortley, Member Ruspi and Chair Wenger voted in favor of the motion. Member Howes opposed the motion. Motion was approved.

Member Hendricks suggested that the HDC get more information about wooden windows. Chair Wenger replied that she would contact Robin Ziek of Rockville Historical Society to see about help with grants and tax credits.

New Business: Chair Wenger stated that the Larry and Michelle Halvorson of 21521 Laytonsville Road had submitted an application to add new windows to their home. A hearing will be scheduled for the August meeting.

Adjournment: There being no further business, Member Ruspi made the motion to adjourn the meeting which was seconded by Member Shortley. Motion carried unanimously. The meeting adjourned at 10:15 p.m.

Respectfully submitted by,

Charlene Dillingham

Clerk, Town of Laytonsville