

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
March 21, 2016

Roll Call:

A meeting of the Laytonsville Historic District Commission (HDC) was called to order by Chair Sheree Wenger at 7:05 p.m. Commission Members Charles Hendricks and Lisa Simonetti were present. Members Jill Ruspi and Michele Shortley were absent.

Attendance:

Matt Honacki of NV Homes was present.

Minutes:

The minutes from the work session of January 13, 2016 were presented with minor edits from Member Hendricks. Member Hendricks moved that the minutes be approved as amended. Member Simonetti seconded the motion. The vote was unanimous. The minutes from the meeting of January 18, 2016 were presented. Member Hendricks moved that the minutes be approved. Member Simonetti seconded the motion. The vote was unanimous.

Preliminary Statement by Chair:

The preliminary statement was not read.

New Business:

Chair Wenger stated that the Commission would continue to consider application WP 02-15 from NV Homes. After reviewing the prior discussions regarding the shingle overlap, the Commission members agreed that they had no issue with the gable as it was originally presented. Member Hendricks made a motion to approve the Beaconsfield Elevation A with the overlapped shingle and to approve the Dartmouth Elevation B using a single material. Member Simonetti seconded the motion. **Motion carried unanimously.**

Commission members discussed the proposed extensions. Chair Wenger reiterated that the morning room extension has a porch feature on the second level that is similar to the sleeping porches that exist in town today. A chart showing the maximum width and depth of the models including all of the extensions was reviewed. Mr. Honacki stated that the extensions do not affect the width of the homes. There was concern about the massing effect that multiple extensions on a home would create. Chair Wenger stated that she was conflicted because extensions were not permitted on the Rolling Ridge homes. Commission members noted that as the Dartmouth is the largest model, they would not want to see it on Lot 2 or next to the Layton House on Lot 1. Member Hendricks stated that he thought the morning room extension and the family room extension balanced each other. Member Hendricks

made a motion to approve the Abingshire and Beaconsfield models with no rear extensions for lots 1 and 2. For lots 13, 14, 15 and 16, approve the Abingshire, Beaconsfield and Dartmouth models with the restriction that there can be no rear extensions for the Dartmouth. Extensions permitted on the Abingshire and Beaconsfield are the morning room extension, family room extension, and sitting room area. Member Simonetti seconded the motion. **Motion carried unanimously.**

Member Hendricks made a motion to approve the side elevations as presented with the option of a side bonus room with 2 windows. All other windows shown in yellow on the chart presented are mandatory and there must be 1 full size window on each side of the house. Member Simonetti seconded the motion. **Motion carried unanimously.**

Member Hendricks made a motion that lots 1, 2 and 13 be all siding. On lots 14-16, there may be brick but not on two homes next to each other. Member Simonetti seconded the motion. **Motion carried unanimously.**

Member Hendricks made a motion that for lots 1 and 13, the windows on the sides away from White House Lane will have shutters if there are shutters on the front. The side windows will have sym board detail if there are not shutters on the front. Member Simonetti seconded the motion. **Motion carried unanimously.**

Discussion about Lot 2 will be continued at the April 18, 2016 meeting.

Member Hendricks made a motion to continue the hearing at the next meeting. Member Simonetti seconded the motion. **Motion carried unanimously.**

Adjournment: There being no further business, Member Hendricks made the motion to adjourn the meeting which was seconded by Member Simonetti. **Motion carried unanimously.** The meeting adjourned at 9:55pm.

Respectfully submitted by,

Charlene Dillingham

Clerk, Town of Laytonsville