

**LAYTONSVILLE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
December 2, 2013**

Roll Call:

A special 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 Michele Shortley were present. Alternate Member Lisa Simonetti was absent.

Attendance:

Council Member Josh Pomeroy was present.

Preliminary Statement by Chair:

The preliminary statement was not read.

Old Business: .

Chair Wenger stated that the purpose of the meeting was to arrive at a recommendation for the Mayor and Council regarding appropriate Craftmark Homes models for Lot 5 of the Rolling Ridge subdivision. It was restated that the idea was that a home built on this lot not take away from the historic Rolling Ridge house. Chair Wenger stated that the same restrictions that were adopted in 2006 (amended version) should be set. There was general discussion about the desire for continuity with the existing homes. There was also discussion about limiting the elevations such that the same elevation is not built next door or directly across the street. It was stated the model would be built on lot 10 and would likely be the Oakton model.

The HDC members reviewed each of the models and corresponding elevations. Member Hendricks made a motion that the HDC make the following recommendation to the Mayor and Council for lot 5 of the Rolling Ridge subdivision:

- Chevy Chase – Elevation 3, 4, 7, 8 approved
- Elevation 9 – remove transoms
- Elevation 10 excluded
- Hamilton – Elevation 1, 3, 4, 6 approved
- Elevation 5 excluded
- Oakton – Elevation 1, 2, 3, 4, 6, 7 approved
- Elevation 8 excluded
- Clifton – Elevation 1, 3, 4, 5, 6 approved
- Elevation 2 – eliminate Palladian windows
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- Edgemoor – Elevation 2, 4 approved
- Elevation 3 – bay window to be redesigned

- Elevation 1 – no window over door and garage
- Elevation 7 – remove transoms
- Oakdale - Elevation 1, 2, 5 approved
- Elevation 4 – approved with modified windows and no bump out
- Elevation 3 – excluded

Restrictions:

- No second story decks
- No extensions – morning rooms, breakfast rooms, conservatories
- No 3 car garages, detached garages or front load garages
- No Palladian, windows
- No curved bay windows – may be replaced with a boxed bay window
- No mixed materials on façade
- No stone façades

Member Shortley seconded the motion. **Motion carried unanimously.**

Member Hendricks moved that the HDC recommend to the Mayor and Council that the Craftmark Homes models for Rolling Ridge Lots 10 and 11 be the same models as recommended for Lot 5 with the addition of the Oakmont and without the restrictions imposed on Lot 5. Member Shortley seconded the motion. **Motion carried unanimously.**

Chair Wenger stated that there were no items on the agenda for the regular December meeting of the HDC scheduled for December 16. She proposed to cancel that meeting, and this was approved without objection.

Adjournment: There being no further business, Chair Wenger made the motion to adjourn the meeting which was seconded by Member Hendricks. Motion carried unanimously. The meeting adjourned at 8:40 p.m.

Respectfully submitted by,

Charlene Dillingham

Clerk, Town of Laytonsville