**LAYTONSVILLE HISTORIC DISTRICT COMMISSION**

 **WORK SESSION MINUTES**

**February 11, 2016**

**Roll Call:**

A work session of the Laytonsville Historic District Commission (HDC) was called to order by Chair Sheree Wenger at 7:08 p.m. Commission Members Jill Ruspi, Lisa Simonetti, and Michele Shortley were present. Member Charles Hendricks was absent.

**Attendance:**

Matt Honacki of NV Homes was present.

**Discussion:**

Mr. Honacki presented a new rendering of the proposed Beaconsfield model as requested by the Commission. He noted that he had found pictures in the history book and existing architecture in town with the same type of gable using the overlapped shingle. Commission members commented that they had seen the gable at the historic district house at 21710 Laytonsville Road. There was agreement that the gable was acceptable. As the front elevation approval was subject to a decision of this, it will be discussed and voted on at the February meeting.

Mr. Honacki presented an agenda outlining the remaining topics needed for approval. He noted that the next most important topics are the side and rear elevations and the extensions (i.e. morning room, family room extension). Discussion on landscape, mailboxes, and color schemes are finer details and will come later.

 Mr. Honacki presented a sheet with drawings showing all of the options for side elevations, rear elevations and extension options for each of the three models. Those that he felt were inappropriate for the historic district based on previous meeting discussions had been crossed out. Members were asked to review these for further discussion at the regular February meeting.

Member Shortley commented that she would like to see shutter details on the houses with exposed sides at the corner of Brink Road and White House Lane. Chair Wenger stated that although the loft option had been eliminated she liked the look of the window in the attic and that element was present in many of the historic homes.

Chair Wenger asked about the landscaping in the areas between some of the lots. Mr. Honacki responded that the community landscaping was the responsibility of the developer. He suggested that perhaps a meeting with Bob Legierri of Natelli Communities, NV Homes, the HDC and the tree committee would be appropriate for that discussion. In regards to questions about specific varieties of trees (i.e. maple, oak), Mr. Honacki suggested that if there was a specific variety desired, to let him know.

**Adjournment:** There being no further business, Member Ruspi made the motion to adjourn the meeting which was seconded by Member Simonetti. Motion carried unanimously. The meeting adjourned at 8:15 p.m.

Respectfully submitted by,

Charlene Dillingham

Clerk, Town of Laytonsville