

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
WORK SESSION MINUTES
March 10, 2016

Roll Call:

A work session of the Laytonsville Historic District Commission (HDC) was called to order by Chair Sheree Wenger at 7:10 p.m. Commission Members Jill Ruspi, Charles Hendricks, and Michele Shortley were present. Member Lisa Simonetti was absent.

Attendance:

Matt Honacki of NV Homes was present.

Discussion:

Chair Wenger remarked that the gable using the overlapped shingle on the Beaconsfield model was acceptable and would be approved formally at the March 21, 2016 meeting.

There was discussion about the proposal to install shutters on the houses with exposed sides on the corner of Brink Rd. and White House Lane which are on Lots 1 and 13. It was determined that shutters should be added only on those elevations that had shutters on the front of the house. For those elevations without shutters, additional trim detail would be added to the side windows to mimic the trim on the front of the house.

The Commission members revisited the discussion about brick versus siding on the house. Member Hendricks stated that he would like to see a single material on all sides of the house. He stated that his understanding is that the goal of the HDC is to make the homes consistent with the Historic District. There was discussion about whether all of the existing homes in the Historic District used a single material on all sides of the house. Member Ruspi thought it was not reasonable to impose all brick side on a house as the cost would be very high. It was proposed that lots 1 and 13 be required to have siding so that a single material would be seen on four sides.

Mr. Honacki noted that the next step is to approve the side and rear elevations and referenced the chart that he had presented at the February 11 work session. Member Ruspi commented that she likes the extensions presented. Chair Wenger asked members to take the material home and review. They were asked to contact Mr. Honacki with questions.

In summary, Mr. Honacki reviewed the determinations that had been discussed and would need to be voted on at a regular meeting.

- No brick on lots 1 or 13
- On lots 1 and 13 – side windows would have shutters if there are shutters on front
- Side windows will have sym board detail if no shutters on the front
- Beaconsfield A rendering will show overlapped shingle on gable
- Dartmouth B rendering will be corrected to show single material

- Color schemes will vary between almond and white
- Side and rear elevations are next to be decided
- Lot 2 determination

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 8:21 p.m.

Respectfully submitted by,

Charlene Dillingham

Clerk, Town of Laytonsville