

**LAYTONSVILLE HISTORIC DISTRICT COMMISSION**  
**MEETING MINUTES**  
**November 16, 2015**

**Roll Call:**

A meeting of the Laytonsville Historic District Commission (HDC) was called to order by Chair Sheree Wenger at 7:39 p.m. Commission Members Charles Hendricks, Michele Shortley and Alternate Joanne Howes were present. Member Jill Ruspi and Member Lisa Simonetti were absent.

Matt Honacki of NV Homes was present. Bill Fitts was also present.

**Minutes:** The minutes from the October 19, 2015 meeting were presented. Commission Member Hendricks made a motion to defer approval of the minutes. Commission Member Shortley seconded the motion. Motion carried. The minutes from the November 5, 2015 work session were presented. Member Hendricks made a motion to approve the minutes as modified. Member Shortley seconded the motion. Motion carried.

**Preliminary Statement by Chair:**

The preliminary statement was not read.

**New Business:**

Bill Fitts, a member of St. Bartholomew's Episcopal Church, addressed the Commission regarding the church's desire to replace the brick steps at the front entrance of the church. The existing steps have become a safety hazard as the left side of the foundation is sinking. The church would like to remove the current steps, secure the foundation and replace the steps with the same material and footprint of the existing steps. The same profile brick would be used and the existing railings would be renovated and reinstalled. Chair Wenger stated that she saw no issues and a consent docket could be issued as approval of this project.

**Old Business:**

The Commission resumed the November 5 work session discussion regarding the Laytonsville Preserve model homes that abut the Historic District. Member Hendricks asked about the rear elevations of those homes, specifically about the number of windows. Mr. Honacki, of NV Homes, noted that he did not have the rear elevations with him but that the number of windows depended on options chosen by the buyer. He noted that most models have lots of windows on the back of the home. Member Shortley noted that she prefers the smaller models. Chair Wenger commented that as these are modern homes they will have some impact on the older homes.

HDC members agreed that the morning room extension is acceptable. As it is constructed, it is very similar to the sleeping porch that already exists in some of the historic district homes. Members also agreed that the Monticello II and Clifton Park II models should not be allowed on any lot as the massing of these models is inappropriate.

Mr. Honacki stated that NV Homes had a buyer who wanted a Regents Park II model, Elevation C, home on Lot 4 of Area C and that NV Homes would move the site of that home further from the historic district and adjust its orientation to reduce the home's impact on the district if that model could

be approved.

Member Hendricks made the motion to make the following recommendation to the Mayor and Council for their approval:

Recommendation for lots 3, 8 & 12: Models Cavanaugh, Empress II, Remington Place, Remington Place II, Chapel Hill, and Chapel Hill II are allowed with restrictions described below.

Recommendation for lots 5, 6 & 7: Models Cavanaugh, Empress II, Remington Place, Remington Place II, Chapel Hill, and Chapel Hill II, Pinehurst and Regents Park II are allowed with restrictions described below.

Recommendation for lot 4 – Models Cavanaugh, Empress II, Remington Place, Remington Place II, Chapel Hill, and Chapel Hill II are allowed with restrictions below. Approve Model Regents Park II, Elevation C, with design and location presented at this meeting with a 3 car side load garage and morning room as well as restrictions described below.

Restrictions for all lots: Conservatories, suites, or detached garages are not allowed. Garages must be side-load and not exceed 3 cars. Side attached garages are not allowed.

Member Shortley seconded the motion. Motion carried.

The commission set a special meeting to be held on December 9, 2015 at 7:30 pm to continue discussion on the NV Homes models for Laytonsville Preserve.

Member Hendricks made a motion to leave the record open for comment on application HDWP-02-15 until the next monthly meeting. Application HDWP-02-15 was submitted by NV Homes to approve models for Laytonsville Preserve that fall within the Historic District. Member Howes seconded the motion. Motion carried.

**Adjournment:** Commission Member Hendricks made the motion to adjourn the meeting, which was seconded by Commission Member Shortley. The meeting adjourned at 9:24 p.m.

Respectfully submitted by,

Charlene K. Dillingham  
Clerk, Town of Laytonsville