

Hollin Hills Design Review Committee
June 3, 2009
7:30 p.m.
Hollin Meadows Elementary School Library

Attendance:

Burns, Mazade (Chair), Robinson, Sydow
CAHH Board Liaison: Not Present

The meeting of the Hollin Hills Design Review Committee (DRC) was held at the Hollin Meadows Elementary School Library and called to order at approximately 7:40 p.m.

PREVIOUS MEETING MINUTES

The DRC approved the May 6, 2009 meeting minutes via email and posted them on the Hollin Hills Website prior to the meeting.

DRC ACTIONS

The DRC reviewed projects for the following properties:

- **Goldberg Residence, 2219 Martha's Road** – The owner proposed adding a new furnace enclosure and compressor unit to the southern addition of their house. The proposal also includes a replacement of a lower fixed unit window with siding along the front elevation. After DRC discussion, the owner agreed to delete the proposed fence around the compressor unit and use landscaping for screening. Neighbor notification has been completed.

Decision: Robinson moved to grant final approval of the proposal with the stipulation that the access door to the furnace room not have any exterior frame, and that the siding and roof eave detail match the existing house. Burns seconded the motion. Unanimous approval (Derek Norton gave proxy to Noel Mazade).

- **Kinzer Residence, 2100 Pickwick Lane** – The owner proposed via email to change the Ogee gutters on his house to box gutters.

Decision: Robinson moved to grant final approval of the proposal. Burns seconded the motion. Unanimous approval (Derek Norton gave proxy to Noel Mazade).

- **White Residence, 2405 Daphne Lane** – The owner proposed creating a family room addition, extending an existing brick screen wall along a patio, converting an existing two-car garage into a carport, and adding a water feature. Box gutters and a built-up roof are proposed for the family room addition. The siding and

roof eave details are proposed to match the existing house. The rear wall of the carport that would be visible to the street is proposed to be parged concrete block. Neighbor notification has not been completed.

Decision: Robinson moved to grant conceptual approval of the proposal. Burns seconded the motion. Unanimous approval (Derek Norton gave proxy to Noel Mazade).

- **Sydow Residence, 7322 Rebecca** – The owner (and DRC member) requested a consultation regarding renovation work that they are considering, including siding replacement, operable window replacement, and roof venting. No DRC action required.

- **Wilber/White Residence, 7523 Elba Road** – The owner, who could not attend the meeting, was seeking final approval for an addition/renovation discussed previously with the DRC. The DRC discussed inconsistencies between the submitted drawings, the email correspondence from the owner prior to the meeting, and the previous conceptual approval. In particular the discussion focused on two items: roofing material and siding material. The roofing material depicted on the submission indicated shingle roofs on the family room addition and monitor roof. An email from applicant indicated that they were proposing to change the family room roof to a built up roof, and that they might want to consider changing the monitor roof as well. Regarding the siding material, the previous approvals specifically did not approve horizontal siding but approved the use of T-111 siding. The applicant had discussed coming back to the DRC in the future with more detail and mock up of the horizontal siding. The horizontal siding as depicted on the submission does not provide enough detail for approval and due the thickness of the sheathing and siding, there is concern about the loss of the reveal at the 2x6 framing. Inadequate information was provided for the reveal at the ship lap joint and finish for the siding was not specified.

After this discussion, the DRC agreed that these issues prevented the committee from taking action and would request the owner come to the next meeting to discuss the project further.

- **Angeles Residence, 7507 Elba Road** – The owner notified the DRC of an in-kind replacement of a garage door.

INTER-MEETING APPROVALS

None.

OTHER BUSINESS

Architect Rebecca Bostick contacted the DRC via email to get the committee's opinion of using HardiPanel for siding in lieu of T-111. The DRC is not opposed to alternate

siding materials, but believes that the 8” spacing and relatively shallow depth of the grooves render the product not in harmony and conformity. It was suggested that alternate materials such as HardiPanel be investigated by the architect.

The DRC reviewed and approved the use of a new project approval form.