

Hollin Hills Design Review Committee
August 5, 2009
6:00 p.m.
Sherwood Hall Regional Library

Attendance:

Burns, Mazade (Chair), Norton, Robinson, Sydow
CAHH Board Liaison: McNamara

The meeting of the Hollin Hills Design Review Committee (DRC) was held at the Sherwood Hall Regional Library and called to order at approximately 6:00 p.m.

PREVIOUS MEETING MINUTES

The DRC approved the July 1, 2009 meeting minutes via email and posted them on the Hollin Hills Website after the meeting.

DRC ACTIONS

The DRC reviewed projects for the following properties:

- **Pombo Residence, 7421 Saville Court** – Railing replacement. Provided a plat to the DRC and addressed issues.

Decision: Mazade moved to approve the project contingent on confirmation of neighbor notification. Norton seconded the motion. Unanimous approval (Sydow recused).

- **Ryburn Residence, 2204 Martha's Road** – Requested consultation via emails from DRC on replacing and painting existing T & G siding. DRC consulted with owner and is aware that the owner will keep the existing paneling and repair in paint (in kind).

Decision: No action required.

- **White Residence, 2405 Daphne Lane** – Proposed fence replacement with a new design, lower height. Neighbor responded to DRC questions and provided plat. Neighbor notification is completed.

Decision: Burns moved to approve. Sydow seconded the motion. Unanimous approval.

- **Bieschke Residence, 7206 Beechwood** – Owners presented photographs indicating where they wanted to remove existing siding and replace with top and

bottom windows to match the existing window wall. Owners also showed a photograph to indicate how they would replace an existing sliding glass door with a window section similar to one currently on the second floor. DRC requested that the owner provide a drawing or photograph showing window details and framing. The DRC also requested the owners provide a cut sheet for the door and a plat.

Decision: None. Consultation only.

- **Gibber Residence, 2203 Martha's Road** – The owner presented changes to a previously approved design for a teahouse. Wall screen will now be built with T-111 and have a vertical opening. Owner also proposed adding some operable windows on two sides and a fixed 24" round window on the north elevation. DRC cautioned owner about water collection as a problem on the screen and suggested considering changing the orientation to the same as the house or using a different material than T-111.

Decision: Burns moved to approve the revised plans as presented with the suggestion of the screen wall be made with a different material than T-111 or with T-111 oriented vertically. Robinson seconded the motion. Unanimous approval. Neighbor notification is required.

- **Larm/Vieta Residence, 7715 Elba Road** – Owner met with the DRC in March about roof replacement options. Low-pitched roof. Considered shingles, but wants to install a grey TPO membrane roof. DRC has some concern about the size of the insulation under the roof and use of the roofing material in general.

Decision: Burns moved to approve the use of the material and conceptual approval pending a detailed drawing of the roof edge (existing detail vs. the new detail) and that the owner explore the availability of a patterned membrane material. Sydow seconded the motion. Robinson and Norton opposed. Mazade, Sydow, Burns voted for. Vote contingent on completion of neighbor notification.

- **Paradine/Kimsey Residence, 1924 Martha's Road** – DRC previously approved use of shingle materials presented by the owner. A neighbor raised objection about use of the shingles and expressed concerns to the DRC. The neighbor presented his concerns about how much of the roof is visible and wants the DRC to only promote the use of the built-up roofs, with box gutters and matching downspouts. Neighbor believes that the existing roofing is not conforming and adding more shingles will make it even worse.

Decision: Burns moved to approve the previous motion to approve with the contingency that the owner will contact the neighbor who raised the timely objection and discuss/resolve the concern with him. Sydow seconded. Unanimous approval.

- **Mattox/Wexler Residence, 2117 Popkins Lane** – Owner is purchasing 7307 Stafford Road (currently renting a house on Popkins) presented conceptual drawings for a new entryway. DRC requested owner provide a cut sheet for the replacement window, and suggested using a metal clad window and moving the power meter.

Decision: Norton moved for conceptual approval of drawings as presented. Robinson seconded the motion. Unanimous approval. Neighbor notification.

- **Wilson Residence, 2314 Kimbro** – Owner presented photographs of the window wall she is proposing to replace. She also presented detailed drawings of placement of upper and lower awning windows on the North and South elevations; and beaded, flat 1” trim for the windows.

Decision: Burns moved to approve . Robinson seconded the motion. Unanimous approval.

INTER-MEETING APPROVALS

None.

OTHER BUSINESS

None.