

DRC Meeting Hollin Meadows Elementary School, April 10, 2010 - 7:30 pm

Attendees: Noel Mazade, Derek Norton, John Burns, Sharon Sydow, Jay Pascoe.

The Hollin Hills Design Review Committee (DRC) met on Wednesday, April 10, 2010. The DRC offered advice on/approved the following projects during the meeting:

O'Rourke Residence - 7405 Ricard Lane- Request to add carport door and smooth over existing cinder block wall. Neighbor notification has been completed. Barbara Wickham, neighbor to the homeowner was present, and indicated she represented five neighbors who had been notified. Dave Hoskins, contractor, presented plans to the committee. The door would be an access door replacing a single typical Hollin Hills window on the right side of the house under the current carport. The door is being added to the home to make it compliant with ADA requirements. A ramp would be required as part of the access door. No handrail will be placed on the ramp. Original concern is about the trim on the door and how would the door be visible from the street and neighbor. Ms. Wickham had no objection to the door, but was present to see the proposed door as part of the notification. The door would be a wood door with a full light glass panel. The homeowner requested no transom, but for conformity with the overall design it is preferred. Mr. Hoskins suggested an eight foot door with the cross bar to match the lines of a typical HH window, but this would be a customized door. Derek suggested using the existing window frame and placing a slab door in the frame. The concern is the overall width needing to be compliant with ADA, however, since the original window and frame have already been removed, the suggestion was tabled. Dave drew out for the committee the plans for the framing and trim of the replacement door. The issue is again to whether a transom should be required. Dave agreed to make the transom match the existing windows.

Motion: Norton moved to approve the door as presented in the details presented. Burns seconded. Ms. Wickham indicated she had no objection. Passed unanimously.

The second proposal is to cover the existing cinder block on the side of the house. Dave suggested a product called Sto. The finish would be smooth and without pattern. John pointed out that he cannot recall another house in Hollin Hills with stucco. The prior approved new siding abuts the cinder block and it was considered to just extend the siding, but there would be some issues with the plane. John asked if the homeowner had considered using brick. Derek pointed out that the solution that would be most ideal would be brick, but the stucco would be preferred over the cinder block. Because of the color of the

siding (light blue) the option of brick in a natural state would be a problem, Dave asked about painting the brick to match. It was agreed the brick could be painted since it was more the contrast of the textures that is consistent with the conformity and harmony of the other houses in HH.

Mr. Hoskins will discuss options with the homeowner and will come back to the committee with their preferences before final approval is granted.

Voskuil-Umemoto Residence- 2402 Lisbon Lane – These new homeowners, were seeking consultation and potential conceptual approval for adding a patio door to the rear of the house, a patio, and pond. Homeowner is proposing to have more access to the backyard of the house - currently there is none. The door would be a stock 8 foot patio door. The area under consideration is of concern because it may be a stabilizing wall. The option would be to place the patio door into the existing abutting window wall. The homeowners are open to moving the placement as a result of potential problems. The issue of the trim on the door was discussed. The final decision was to move the placement to the existing window wall. The homeowners are aware that the patio cannot exceed more than 50% home square footage.

Motion: Sydow moved to grant conceptual approval of the plans once the homeowners provides details showing specifics on the door, with jam, trim etc..., an updated plan of the patio based on the orientation of the door showing the smaller dimensions and pending neighbor notification. Seconded by Mazade. Unanimously approved.

Avrit Residence- 7314 Rippon Road - Replace an existing rear yard bluestone patio with a deck. Sydow recused herself from the discussion as a friend of the homeowner. Homeowner presented plans and pictures of the existing patio and sights from neighbors. The current patio is set about two feet lower than the house. There is a set of stairs from the house to a level and then two steps up to the patio. The homeowner would like to build the deck to the level of the house to eliminate these steps. The material being proposed for the decking is Epay. There is also a proposal to build a storage shed of less than 120 sq ft. Neighbor notification has been completed.

Motion: Derek moved to approve the design of the deck and storage shed as presented. Burns seconded. Unanimously approved.

Other business. In the last issue, Mr. David Armstrong posted a letter in the *Hollin Hills Bulletin* where it was stated that the DRC would be providing a response in a future bulletin. The DRC discussed the letter and unanimously determined it would not respond.

Since this meeting was her last, the DRC thanked Sharon Sydow for her service

to the committee. The DRC then discussed options for recruiting a new committee member. Sharon is willing to participate in interviews for her replacement. The DRC expressed interest in selecting two women, one of whom is an architect.

In preparation of the public meeting on the proposed revised guidelines, Noel has contacted the grandson of Robert Davenport who was planning on making a film of HH and will make available hours of interviews of residence as a vantage point to make the introduction of the review. There are still sections and introductions that need to be reviewed and drafted before the proposed guidelines can be prepared for the community's input. Noel then discussed the legal opinions of questions asked of an outside lawyer in 2006 pertaining to the guidelines and the covenants. The board has approved 3 hours of time for the lawyer to once again review based on any new Virginia laws or statutes.

Interim Approvals - Kinzer Residence, 2105 Paul Spring Road – Immediately prior to this meeting, the homeowner provided Mazade with the plat of the property, revised plans for the enclosed porch showing side and front elevations with revision noted by committee, cut sheet of new awning windows and details of how they will be installed. The homeowner did not submit the presentation design and material of new fence or list of all windows to be replaced as requested at the prior meeting. The committee questioned the door frame details and noted the window details do not match the drawings submitted for installation and therefore makes it unclear to the committee for approval. The homeowner will be notified that additional information and plans are needed before approval can be granted.