

MINUTES

Design Review Committee Meeting

Hollin Meadows Elementary School

May 12, 2010 - 7:30 pm

DRC Committee members Noel Mazade, Derek Norton, and John Burns.
Jay Pascoe attended as CAHH Board Liaison

The DRC interviewed Jennifer Kirby, Barbara Ward, and Paige Bullard to fill two vacant positions on the DRC. In addition to discussing each candidate's background and interests, the committee used the following set of questions, among others, to guide the discussion:

1. What is your understanding of the purpose and function of the DRC?
2. How do you interpret the phrase, "conformity and harmony of exterior design," in the protective *Covenants*?
3. What is your opinion of the effectiveness of the DRC in protecting the unique character of Hollin Hills?
4. How can the DRC be improved?
5. What skills and/or expertise can you bring to the DRC?
6. Have you ever applied for DRC approval?
7. Did you respond to the last SDRC Survey?
8. Will you be able to offer constructive comments on proposed projects?
9. If warranted, will you be able to say, "no," to another Hollin Hills resident?

Following the interviews, the DRC reviewed the following projects.

Lowe-O'Brien Residence - 2206 Martha's Road Request - Seeking conceptual approval for addition. David Jameson, architect, and Kelly O'Brien, homeowner, presented a computer generated series of pictures of the plans for an addition to include a one story master bedroom suite at the rear of the home, with minor interior redesign. The presentation included interior and exterior plans and renderings. Proposed exterior siding will be primarily vertical tongue and groove cedar siding with burnt paraffin coated finish and several small metal accent panels. The slope and roofline of the addition will match the existing house but without overhangs. The window walls will mimic the existing windows. The committee found the scale, form, and detailing of the proposed addition to be in harmony and conformity with the existing house and neighborhood. The design is

an interesting interpretation of the original Goodman design while encompassing modern elements and blending with the existing landscape. Neighbor notification has been completed.

Motion: Norton moved to grant conceptual approval as presented. Burns seconded. Unanimously approved.

Ziegler Residence- 2401 Nordock Place - Follow-up from March DRC meeting to consider final plans for an addition. Robert Fina, contactor, represented the homeowners. Neighbor objections as to privacy as a result of the addition are noted for the record. Two separate issues were discussed: the design of the addition and the landscaping issue between the homeowners. Mazade read an email from the neighbor, Ms. Heide, outlining her concerns about the lack of a landscape screen between the new addition and her property. The neighbors have no objection to the design of the addition. Mr. Fina had discussed this issue with the homeowner prior to the meeting and represented that Mr. Ziegler will work with Ms. Heide to address her concerns. Mr. Fina presented a revised set of plans that incorporated the suggestions and revisions the committee made and requested at the March DRC when the project was originally presented.

Motion: Norton moved for final approval of the project based on the plans provided agreed upon plantings be placed. Seconded by Mazade. Burns amended the motion by stating that the design receives final approval with the understanding that the homeowner will work with the neighbors to satisfy their concerns. Passed unanimously.

Seikel-Roberts Residence- 7318 Rippon Road - Window Replacement. The homeowners plan to replace several the original casement windows with a combination of Andersen operable windows and fixed windows. The contractor indicated which windows are fixed and which are operable windows and how each would be replaced. The proposed fixed windows will be installed in 2x wood frames to match standard HH fixed windows. Burns questioned the width of the frame of the new operable windows compared to the existing. Cut sheets were providing showing a narrow frame profile. The contractor described the process for installing the new windows which is consistent with many other window replacements in HH. An existing door will also be replaced with a new custom sized full lite door. The door will match other standard HH doors.

Motion: Burns moved final approval with the Anderson windows as specified in the cut sheets provided to the DRC. Norton seconded. Passed unanimously
Kinzer Properties - 2105 Paul Spring Road and 2100 Pickwick Lane - Window Replacements – Due to a family emergency, Mr. Kinzer was unable to attend the meeting. Before leaving town, he provided Mazade with a new set of drawings and written response to items that the DRC had requested at the January DRC meeting when the project was originally discussed. The DRC had asked for: a plat of the property denoting current placement of residence, shed and fence; revised plans for the enclosed porch showing side and front elevations with

revisions noted by the committee; design and material of new fence; a list of all windows to be re-glazed and those that will be replaced; and a cut sheet of new awning windows and details of how they will be installed. The DRC noted that these materials served to provide all the necessary documentation to the committee. The drawings provided at the January meeting were accurate for the Pickwick residence and will be implemented at the Paul Spring residence as well. The homeowner will replace all operable windows in both residences with those provided in the cut sheets prior. Regarding the fence at 2105 Paul Spring, the homeowner and neighbors have decided to use existing design and will replace in-kind wood. More of the fence will be removed to achieve a minimal screening. If further modification to the design of the fence is determined the homeowner will come back to the committee.

Motion: Burns moved for final approval for proposed changes to 2105 Paul Spring Road and 2100 Pickwick. Mazade seconded. Unanimously approved.

Voskuil-Umemoto - 2402 Lisbon Lane – Patio and pond. Ms. Kristen Hampton, neighbor, was present to address her concerns over drainage. The two neighbors have verbally agreed to the revised plans for the patio. Ms. Hampton agreed that the privacy issue has been addressed and is currently only concerned about drainage caused by the patio. The DRC pointed out it has no purview to address drainage issue beyond the project. Mr. Voskuill and his contractor presented the final plans for approval. The homeowners and the neighbors have agreed to have the Fairfax County's Soil and Water Conversation Agency (SWCA) conduct a site visit on May 19th to render an opinion on whether the project can move forward. The homeowner in trying to be proactive may install a multi-tiered French drain to channel run-off to the street. The pond dimension is 19- 20 feet at maximum and narrowest is 8-10 feet with a depth of two feet. The neighbor and the homeowners will collaborate on landscaping. Ms. Hampton requested the DRC to postpone final approval until her husband has reviewed the drawings/plans and until the SWCA's review is complete. There was a change in the plans regarding the doors to the patio. The contractor presented drawings on the new proposed doors. The contractor's plan to install a pre-hung door which has extra width in the framing was of concern to the committee. The DRC asked that the homeowner not use a pre-hung door. The contractor will provide a drawing of the new door proposal before final approval is granted.