



Approved

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, January 14, 2025

Due to the nature of the zoom calls, the Committee met an hour prior to meeting to view the applications and exhibits in person.

I. 7:05 PM - Continued preliminary review – 1346 and 1356 Misawa court – custom home.

Marilyn Crenshaw, the architect for the two homes, presented updates requested at the previous preliminary review in September. The Committee was concerned about the prominence of the garage doors. To comply with the guidelines for ADUs in custom homes, each residence was required to include a covered garage. Ms. Crenshaw listened to our comments and moved both houses further onto the lots, creating circular driveways around a landscaped circle and adding iron gates. The Committee discussed the possibility of wrought iron fencing abutting the gate pillars, not the wood fence.

She provided photos of the proposed elaborate garage doors, which complement the architecture of a Mediterranean-style house. The Committee was in favor of the new design.

She also presented freestanding gazebos that will include solar panels. The Committee had several questions about the position of the panels, specifically if they would lay flat or be installed at an angle. She will have more details at the next review.

Some other changes included off-setting the pillars under the second-floor patio at 1356 and increasing the total square footage of 1346 without adding bedrooms.

The meeting was very productive. HARC will draft a letter outlining items discussed at both preliminary reviews. The goal is to complete the design plans, the landscaping and irrigation plans, the solar installation, etc., for a final in-person review in March. At that time, samples of the material or photos of all the elements will be presented.

II. 7:30 PM Regular Meeting

- 1. Call to order:** 7:35 PM
- 2. HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Gil Solorio, Ken Bowers, Brian Nakamoto. Chris Brittle, alt/abs.
- 3. HPOA Board/ CC&R Manager:** HPOA Board liaison: Marco Moyoroqui
- 4. Guests:** Bennie Valle and Donnie McCleskey (7:51pm)
- 5. Minutes:** The November 13, 2024, minutes were previously approved and posted. HARC did not meet in December.
- 6. Items reviewed by the HARC Committee in November and applicants were notified:**
 - a. 1336 McCleskey – garage door change, pool and landscaping (need more info)
 - b. 1839 Landmark/Feemster – remove mature tree (denied 5-0)
 - c. 1655 Landmark/Brinkman – requested a variance to allow a nonconforming fence and gate (denied 5-0)
 - d. 1821 Landmark/Bergeron – stain fence an unapproved shade (approved 5-0)
- 7. New Projects of Issues to review:**

Old Business:

- a. **7068 Alder Creek/ Valle- replaced shed (approved with conditions 5-0).**

The Valles initially submitted an application to build a replacement shed in their backyard. However, the provided diagrams were unclear, prompting HARC to request additional information. It appeared that the proposed shed was new and did not meet the required setbacks. In the interim, the applicants

withdrew their application, clarifying that they were only replacing the existing shed. HARC again requested a diagram of the backyard showing the precise location of the shed. While a diagram of the shed was submitted, a full site plan was not. After reviewing the site via Google Earth, the Committee determined that, due to the small size of the backyard, the shed would not meet the setbacks and that an exception would be necessary. The Committee then voted to approve the replacement shed in the same location as the original, with the condition that it be painted to match the house.

b. 1336 Misawa/ McCleskey – garage door design.

Several months ago, Donnie McCleskey, the owner of this custom home, changed the style of the garage doors without prior approval from HARC, citing that the originally approved doors were no longer available. The new doors, however, are quite generic and detract from the overall design of the home. In November, HARC requested that the owner provide additional architectural elements to improve the appearance of the garage and consider alternatives to the white color. While the owner submitted two color options, no additional design enhancements were proposed. The Committee approved the shade of Great Graphite but did not approve the new door design. The owner is required to submit samples of architectural hardware, including handles and hinges, for final approval. Additionally, HARC still requires the approved rock trim and rock driveway pillars, which were intended as an additional enhancement to reduce the dominance of the garage doors. With the simplified garage doors, this is even more necessary.

c. 1336 Misawa/ McCleskey - pool, gazebo, pool equipment enclosure, landscaping (approved 5-0).

The Committee approved the design of the pool, gazebo, and equipment screen as submitted.

The Committee extensively discussed the sparse landscaping during the pre-meeting. However, the applicant addressed these concerns by clarifying that the plan did not accurately reflect the number of plants along the back fence. Instead of the

10 plants shown, over 30 Acacia 'Cousin Itt' shrubs will be planted every four feet along the 125-foot fence. Additionally, the applicant confirmed that Kentucky blue sod would be used for ground cover. The Committee also raised questions about the applicant's decision to replace the trees with fruitless olives, advising caution in their care. Nonetheless, the Committee approved the change, as fruitless olives are listed on the approved tree list.

New Business: none

8. Upcoming Projects and Issues:

- a. **1884 Landmark/Parinas – cover eaves to satisfy insurance company requirement.** The applicant requested an expedited review, and the Committee agreed to proceed with the review upon receipt of the application.

9. Projects approved by Chair:

- a. 6682 Chalk Hill/ Soto – solar
- b. 2630 Marshfield/Quilatan – solar
- c. 1531 Landmark/Nandkeolyar – repair, replace and stain fence
- d. 1877 Landmark/Rapada – repair and replace foundation
- e. 2520 Marshfield/Schwarb – add ADA threshold ramp
- f. 2347 Lansdowne/Salgado – replace roof/same
- g. 2557 Shade Tree/ Paedon – stain fence
- h. 7060 Alder Creek/Well – replace rear sliding door

10. HPOA Board report – Marco

- a. The HPOA Board will be initiating an abandoned vehicle blast.
- b. The new social committee chairman resigned.

11. Items for discussion:

- a. The Chair clarified the matter concerning the ADA threshold ramp. Since the ramp did not require any construction and was simply a rubber mat, she determined it qualified as a minor project and approved it accordingly.
- b. The Committee agreed that tree trimming could be considered a minor project or pruning as indicated in the new guideline

12. Future Meetings:

The next meeting is scheduled for Wednesday, February 12, 2025

13. Adjourned: 8:42 PM