

MINUTES
HILTON VILLAGE ARCHITECTURAL REVIEW BOARD
WEDNESDAY, MARCH 2, 2011
HILTON LIBRARY
7:00 P.M.

PRESENT: J. Roger Hamilton, III; Chairman; Douglas Nunnally; Vice-Chairman; Allison Hund; Ray Spencer

ABSENT: David Chappell; Connie Keator; Ryan J. Frantz

STAFF: Johnnie E. Davis; Executive Secretary

- (1) Mr. Hamilton called the meeting to order and welcomed the audience.
- (2) Mr. Hamilton asked if there was a motion on the minutes. Ms. Hund moved that the minutes of February 2, 2011 be approved as written. The motion was seconded by Mr. Nunnally and approved with a 4:0 vote.
 - (A) **Application No. CA-11-1590 – Gina Dixon, 213 Palen Avenue, requests to install half-round gutters on the front of the duplex and on the sides of the front porch.**

Mr. Davis projected photographs of the house where the gutters will be installed. Ms. Gina Dixon; the applicant, stated the existing gutters are k-style gutters and she will be replacing them with half-round gutters. She stated she was having some difficulty finding a contractor to install the gutters at a reasonable price. Ms. Dixon stated she knows the board cannot make any recommendations; however, she said it would be nice if there was a list of recommended contractors that the homeowners could use. Mr. Hamilton stated it was his understanding that at some point Historic Hilton Village Inc. had put together a list of contractors that homeowners had used and were satisfied with their work, so that other homeowners could use it as a reference. He said he was not sure of the status of the list. Mr. Hamilton asked if there were any questions from the audience. Ms. Rebecca Schoenfeld, a member of the audience, stated she may know a contractor that Ms. Dixon would be interested in getting a quote from. She said she would give Ms. Dixon the information. Ms. Dixon thanked Ms. Schoenfeld. Ms. Hund moved that the application be approved as submitted. The motion was seconded by Mr. Nunnally and approved with a 4:0 vote.

- (B) Application No. CA-11-1591 – John and Rebecca Schoenfeld, 200 River Road, requests to remove asbestos siding from the lower half of the exterior walls and install new siding, remove the hipped roof over the addition at the rear of the house and replace the damaged rafters and reconstruct the roof and install shingles, install half-round gutters and shutters, and paint the exterior walls, door, shutters and trim on the house.**

Mr. Davis projected photographs of the house, and explained the details of the request. He stated there were a number of items that the applicant had on the application that were not submitted in time to meet the submission requirements. Mr. Davis suggested that the board review those items as a preliminary design review. Mr. Nunnally asked if the new roof on the rear addition will be constructed the same as the old roof. Ms. Rebecca Schoenfeld; the applicant, stated the rafter on the addition is damaged and it is starting to pull apart. She said the roof is starting to sag, and the entire roof will have to be replaced to repair it, and new shingles installed. Ms. Schoenfeld stated the new roof will be constructed exactly the same as the old roof, and she would like to use architectural shingles. She said when she purchased the house it had asbestos siding, and she was thinking of replacing it with HardiPlank siding. Mr. Hamilton stated the guidelines only allow HardiPlank siding on additions and outbuildings. He said originally he thinks the house had stucco on the first-story and wood clapboard on the second-story. Ms. Schoenfeld stated Mr. Hamilton is correct that the house did originally have stucco on the first-story. Mr. Spencer stated the house would look better with the stucco on the first-story, since it has wood clapboard on the second-story. Mr. Hamilton asked Ms. Schoenfeld if she would like the board to approve stucco siding so that she could get started on replacing the siding if she chose to do so. Ms. Schoenfeld stated she would like the board to approve the stucco. She showed the board a sample of the colors of the paint that she intends to use. Mr. Nunnally asked Ms. Schoenfeld about the repairs to the sunroom. Ms. Schoenfeld stated the roof on the sunroom is flat with a Chippendale railing around it that is falling off. She said she will be replacing the roof with a rubber membrane roof, and the railing will not be replaced. Ms. Schoenfeld asked if the skylight in the rear addition could be approved. Mr. Davis stated the board did not have anything that shows the specification of the skylight. Mr. Nunnally stated the framing drawing shows the location on the roof. He asked the applicant if it will look like the picture of the skylight in the submitted drawing. Ms. Schoenfeld replied yes. Mr. Hamilton said without a catalog or a model number, the board could only approve the skylight as shown on the submitted drawing with the

exception that the skylight shown is 2' x 4' instead of the requested 2' x 2'. Ms. Schoenfeld stated the skylight will be the same except it will be 2' x 2'. Mr. Nunnally asked about the shutters. Ms. Schoenfeld stated she would like to install shutters on the front and the side of the house, and that she will be replacing the half-round gutters on the rear of the house. Mr. Nunnally stated all of the stoops and walkways would still have to be approved. Since the board does not have drawings. Mr. Hamilton stated the guidelines do not allow brick sidewalks in the front yard. He said only Buff concrete is allowed for sidewalk replacement in the front yard. Mr. Nunnally asked the applicant why was she replacing the front stoop. Ms. Schoenfeld stated the stoop had started to crack and fall apart. The board discussed the type of stoop that should be replaced. Mr. Davis suggested that the applicant might want to look around the village and find the style of the stoop that was originally on the house. Mrs. Schoenfeld said the front porch was originally stucco and the porch was enclosed. She said originally the entrance was on the side of the house. She said she would like to demolish the front stoop and rebuild it with bricks. Mr. Nunnally asked her why not just repair the steps. Ms. Schoenfeld stated the stoop sags and there are too many cracks in it, so she would rather replace it than repair it. Mr. Hamilton stated the stoop is not an original stoop. He stated brick stoops were not original to the village. Ms. Hund asked what could the board approve at present? Mr. Hamilton stated the board could approve the repairs to the roof on the rear addition, repairs to the sunroom, and the installation of the gutters and shutters. He stated drawings with dimensions will be necessary for the board to approve the front and rear stoops, and the sidewalks. Mr. Hamilton said the drawings would also be necessary in order for Codes Compliance to issue a building permit. Mr. Nunnally moved that the application be approved with the following stipulations: (1) that the asbestos siding shall be removed from the first-story of the exterior walls, and Traditional Hilton Stucco shall be installed, (2) that the hipped roof over the addition at the rear of the house shall be removed to repair the damaged rafters, and it shall be reconstructed as it originally existed, (3) that the shingles on the rear addition shall be Timber Tech Pewter Gray, (4) that the 2' x 2' Velux skylight shall be installed in the roof of the rear addition according to the location and exact style as shown on the submitted drawing, (5) that the rotted wood on the sunroom on the side of the house shall be repaired and the flat roof shall be replaced with a EPDM rubber roof system, (6) that the Chippendale railing on the roof of the sunroom shall be removed, (7) that shutters shall be installed according to the submitted louver-style and according to the guidelines, (8) that half-round gutters shall be installed, and (9) that the exterior walls

of the house shall be painted (Sherwin Williams Coast Point) according to the submitted sample, that the trim shall be painted White, and that the front door and shutters shall be painted Black. The motion was seconded by Ms. Hund and approved with a 4:0 vote.

- (3) There not being any further business, Mr. Nunnally moved that the meeting be adjourned. The motion was seconded by Ms. Hund and approved with a 4:0 vote.
- (6) The meeting was adjourned at 8:35 P.M.

Johnnie E. Davis
Staff, HVARB

JED/
HvarbminMar02.