

MINUTES
HILTON VILLAGE ARCHITECTURAL REVIEW BOARD
WEDNESDAY, AUGUST 3, 2016
HILTON LIBRARY
110 MAIN STREET
7:00 P.M.

PRESENT: J. Roger Hamilton, III; Chairman; John Schmied; Ray Spencer; William C. Black; Constance Keator; Stephen Kadar

ABSENT:

STAFF: Johnnie E. Davis; Staff

- (1)** Mr. Hamilton called the meeting to order and welcomed the audience.
- (2)** Mr. Hamilton asked if there was a motion for the April 6, 2016 minutes. Mr. Schmied moved to approve the minutes as written. The motion was seconded by Mr. Spencer and approved with a 6:0 vote.

(A) Application No. CA-16-1708 - Shirley Diggs, 83 Main Street, Requests to install a heat pump in the side yard.

Mr. David Doherty, the contractor, represented the applicant. Mr. Hamilton asked about the covers of the lines that lead into the house. Mr. Doherty stated there will be a PVC cover used that is designed to cover the line sets. He stated his company does not use metal gutter covers since they do not give full protection to cover the lines. Mr. Doherty explained how the system will be installed and how it operates. Mr. Hamilton asked if there were any questions from the audience. There were none. Mr. Schmied moved that the application be approved as submitted. The motion was seconded by Mr. Spencer and approved with a 6:0 vote.

(B) Preliminary Design Review - Ken Huns, 10376 Warwick Boulevard, restore the front porch back to the original and install a large display window in the first-story on the facade of the building.

Mr. Ken Huns stated he was considering purchasing the building located at 10376 Warwick Boulevard so he can open a furniture store. He said the front porch has been enclosed and he would like to restore the porch back as it was originally. Mr. Huns said he would also like to install a large display window in the first story of the front wall so that his furniture can be seen from the street. He submitted a sketch to the board. Mr. Spencer stated that putting the porch back as it was

originally is to be applauded; however, installing a window gets away from the original design of the building. He said the issue before the board is whether or not they want to allow a compromise to the original design of the building to provide for the convenience of a commercial building. Mr. Davis stated that a furniture store is not allowed as a permitted use in the historic district. He said he believes the reason why furniture stores were excluded was that most of the commercial buildings in the historic district are too small to be conveniently used as a furniture store. Mr. Davis said in addition Mr. Huns also intends to make furniture on the premise which may possibly also change the use to manufacturing. Mr. Huns stated he would only be working on a few pieces at a time, and some of the work will be just restoring furniture. Mr. Davis stated that in order for this business to be allowed that it may possibly require an amendment to the historic overlay district and also possibly a conditional use permit. He said Mr. Huns first step is to meet with the zoning administrator to get an interpretation of the use, so that a determination can be made on how to proceed with the request. Mr. Davis said he would like to get a consensus from the board on how they view the request. Mr. Schmied stated he could not make a determination about the window until he could see a better drawing. He said the window on the drawing submitted looks like a garage door. Mr. Schmied said as far as the use is concern that he thinks that it should be the City's decision on whether it should be allowed. The board agreed with Mr. Schmied. Mr. Davis stated this type of decision goes against the whole purpose of why the board was established, and that it would be the first time that the board would have ever allowed an approval of this nature. He said even if the board found it to be suitable for this location that it would be difficult to say no to someone else who may want to do something similar at another location in the commercial district. Mr. Schmied said the board will evaluate each project on its own merits. Mr. Huns stated he will meet with the zoning administrator before coming back before the board.

(C) Preliminary Design Review- Neal & Barbara Rosenbaum, 88 Post Street, requests to install a window in the first-story of the front of the house.

Mr. Rosenbaum stated that he was making repairs to the front wall where there once was a window. He stated that since the window no longer exist that he thought that it was alright to patch over the area and not replace the window. He said he was not aware that he needed to get approval from the board until he was contacted by Codes Compliance. Mr. Hamilton stated that approval is necessary since the repair is an alteration to the exterior of the building. Mr. Rosenbaum submitted a drawing of the window he intends to use as a

replacement. He said if this is not the correct window that he would be willing to use whatever window that the board would suggest. The board informed Mr. Rosenbaum that it was not the correct window and suggested that he look around the Village to find a home with the same architectural style and used a window that matches the size and style of the window of the home. Mr. Rosenbaum stated he will submit an application for the next meeting.

(D) Application No. CA-16-1710 – Matthew & Loree Perez, 52 Main Street, requests to install a portion of the driveway apron and install new runners, also install a light pole in the front yard.

Mr. Perez stated he recently purchased his home and later started experiencing problems with his neighbors parking in his driveway. He stated his neighbors told him that he had a shared driveway and that they had a right to continue to park in the driveway. Mr. Perez stated that part of his runners appears to be on his neighbor's property and he wanted to discuss with the board how to go about moving the runners onto his property. Mr. Perez stated that Mr. Davis had informed him that he would need to discuss the apron with the Department of Engineering to determine if they would approve the work to the apron in the City's Right-of-Way. He said he intends to discuss the matter with the City; however, he wanted to know if the board would approve the runners. Mr. Schmied stated as long as he can meet the provisions of the guidelines that the board would not have a problem approving the driveway. He explained the driveway provisions of the guidelines, and suggested that he meet with the City. Mr. Perez stated he will meet with the Engineering Department and include their requirements when he submits his application.

(3) There being no further business, Ms. Keator moved that the meeting be adjourned. The motion was seconded by Mr. Spencer and approved with a 5:0 vote.

(4) The meeting was adjourned at 8:45 p.m.

Johnnie E. Davis
Staff; HVARB