

MINUTES
HILTON VILLAGE ARCHITECTURAL REVIEW BOARD
WEDNESDAY, APRIL 3, 2019
HILTON MAIN STREET LIBRARY
110 MAIN STREET
7:00 P.M.

PRESENT: Ray Spencer, Chairman; Roger J. Hamilton, III; William C. Black; Jeremy Sommer

ABSENT: Michele Smith; Constance Keator; John Schmied; John Scruggs

STAFF: Johnnie E. Davis; Staff

(1) Mr. Spencer called the meeting to order and welcomed the audience. He asked if there were any changes or corrections to the March 6, 2019 minutes. Mr. Hamilton stated he was present at the meeting. Mr. Hamilton moved that the minutes be approved as corrected. The motion was seconded by Mr. Black and approved with a unanimous vote.

(1) **COAHV-2019-0003 -- Theresa Cansler - 224 Piez Avenue, request to construct a 15'- 0" x 14'- 0" addition on the rear of the house with a side porch.**

Mr. Davis asked Ms. Cansler if she had her window brochure. Ms. Cansler stated she has been contacting the window manufacturer on a daily basis and they have not responded back to her. Mr. Davis stated he would like to clarify a few points to the board concerning the request. He submitted information from the Department of Interiors Guidelines. Mr. Davis stated he thinks that the applicant is misconstruing the guidelines in reference to her request. He stated the whole purpose of the guidelines is so you do not duplicate the addition to look like the original structure. Mr. Davis stated you should be able to distinguish the addition from the original structure. He stated the board accomplishes that by off-setting the addition from the original structure. Mr. Davis stated what it does not mean is that you do everything totally different from the original structure. He stated there still should be some symmetry of the architecture. Mr. Davis stated there still should be some integrity of the architecture that is reflected in the addition which is the whole purpose in having a board and guidelines. He quoted the Department of Interiors Guidelines which does not recommend "Designing an addition that is significantly different and thus incompatible with the historic building." Mr. Davis stated this is primarily what is being done with the applicant's proposed addition. He said there are no details that relate to the integrity of the Hilton architecture. Mr. Davis stated

there is no need to have a board or guidelines if your purpose is to do something that is totally different. He stated there is a distinction between different and indifference. Mr. Davis stated we are very fortunate to have an historic district that is primarily intact with the original architecture. He said what makes us fortunate is that prior to the establishment of the review board the homeowners did not take it upon themselves to do things that are totally different from what was originally done. Mr. Davis stated he thinks that the applicant should take the proper interpretation of the guidelines under consideration. He said he did not think that the applicant was thinking that she was not following the guidelines. He pointed out the proposed siding does not match any of the original siding in the Village except on the outbuildings which are not original to the Village. Mr. Davis stated the color of the shingles resembles Buckingham slate, instead of Vermont slate. He stated the board has always tried to match the color of the shingles closely to the color of the original slate. Mr. Davis said although the addition cannot be easily seen from the street that from a staff point of view if the board were to approve the addition it would be very difficult to say no to someone else who may want to do something very similar. Mr. Davis stated he wanted the board to be cognizant of his concerns and they can decide on what they think is best. Mr. Spencer stated the guidelines lump outbuildings and additions requirements together. He stated it does not separate the requirements. Mr. Spencer stated exterior grade plywood with 1 ½" battens equally spaced apart are part of the guidelines. Mr. Hamilton stated he understands what Mr. Davis is saying. He stated perhaps it would look better if there was some type of horizontal siding. Mr. Spencer stated if clapboard was used on the addition and it did not match the reveal of the house then it would look very strange to him. Mr. Davis stated that is the reason for the requirements to offset the addition from the original structure. He said everything in the guidelines have some relationship to the original Hilton architecture. He mentioned some of the details of the guidelines. Mr. Davis stated the guidelines are aimed at making the additions symmetrical with the original architecture. He said the purpose is not to make it the same, however, it should be symmetrical. Mr. Davis said there should be some relationship to the architecture. Ms. Cansler stated she thought that her addition is period appropriate. She stated it would look like an addition that would be constructed according to the time period. Ms. Cansler stated although the shingles may appear black on the example they have a greenish cast to them. Mr. Black stated it is his understanding that whatever the exterior finish is on the original house it should have an exterior finish on the addition that is sympathetic to that finish on the original house. He stated he thought that the requirement for the offset for additions accomplishes the differences between the structures. Mr. Sommers stated he has a lot

of difficulty with the submitted drawing. He stated he would like to see a more detailed drawing. Mr. Sommer stated for him it would be hard to evaluate the request without seeing more details in the drawing. Ms. Cansler stated she would like to know what details the board would like to see so that those details are included on her construction drawings. Mr. Sommer read the submission requirements for additions. The Board agreed that the elevation drawings needed more details, such as, rake boards, soffit details, corner boards, window trim, and a window specification sheet. The board discussed the siding. Mr. Spencer stated it appears that the board is leaning towards using some type of horizontal siding. He stated he would be willing to approve either some type of Hardie Plank siding or clapboard. Ms. Cansler stated the board agrees that the siding should be clapboard, however, it does not have to be clapboard with an 8 inch reveal. She stated she was not certain how that will look on the addition. Mr. Hamilton stated painting the addition will probably help. Ms. Cansler stated she did not know if she can get her cad program to add the type of details that the board would like to see on the drawings. Mr. Black offered to assist Ms. Cansler with her drawings on her cad to get more details. The board discussed the color of the addition. Mr. Hamilton moved to postpone the request to allow the applicant an opportunity to provide more details for the addition. The motion was seconded by Mr. Sommer and approved with a unanimous vote.

There being no further business, the meeting was adjourned at 8:52 P.M.

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