

**Montpelier Design Review Committee**  
**November 16, 2004**  
**Community Room, Police Department**

*Subject to Review and Approval*

**Present:** Margot George(5:35 pm), Chair; Steve Everett, Vicki Lane; Eric Gilbertson; Soren Pfeffer (5:45 pm)

Staff: Stephanie Smith

**Call to Order**

The meeting was called to order by Mr. Everett, Vice chair at 5:30 p.m.

**3. Design and Site Plan Review**

Property Address: 66 Main Street

Applicant: William Shouldice/Duane Wells, Wells Construction

Zone: CB-I/DCD

- Side west wall, patch in siding to match existing on south side
- Addition of metal door on south wall

Interested Parties: William Shouldice and Duane Wells

Mr. Shouldice explained that they are again before the DRC and the DRB for design review approval for proposed exterior alterations that include siding of the western walls with vinyl siding same color existing building color, side the southern wall with wood siding, and addition of a metal door to access building. The property owners currently have an access easement through Charlie O's up a stairway to access the second floor. The proposal does not include windows on the south side. There are no proposed changes to the facade of the building. They will be repairing the building and doing some interior stuff that does not need to be reviewed in the coming months.

Mr. Everett reviewed the design review criteria (as contained in the DRC recommendation form). The members voted to recommend approval with optional changes the applicant may pursue at his/her discretion install an appropriate light fixture over or beside rear access door; and applicant's option to install two double hung, 12 over 12, wood windows at rear of building on second floor to match existing windows on second floor at front of building. The motion was approved 5/0, with all members participating.

**4. Design Review-Sign Application**

Property: 144 Main Street

Applicant: Central Vermont Board of Realtors

- 24" x 21" wall sign

The applicant was not yet present. The Chair moved the review to the end of the meeting and took the next application.

**5. Design Review-Sign Application**

Property Address: 4 Langdon Street

Applicant: Black Sheep Books and Langdon Street Cafe

Zone: CB-I/ DCD

- 2' x 2' 5" and 3" x 2.5" projecting signs
- 2' x 3' and 1'9"x 2'9" projecting signs

**Interested Parties:** Meg Hammond, Tara Jensen, and Arthur Foelshe

**Participating members:** Soren Pfeffer, Eric Gilbertson, Vicki Lane, Steve Everett

The representatives presented the sign application. They proposed to light the sign with something similar to what is used at Mountain Herbal on Langdon Street. Light fixtures for both sign locations will be double goosenecks, black color, with maximum 60 watt bulbs and with as small size shade as possible not to exceed 6" in diameter.

A discussion ensued about the hanging of the signs and their relationship to each other on the Langdon Street side. It was discussed that the signs could be anchored at the bottom and the top with a bracket with the proposed signs in between.

The DRC reviewed the criteria. The committee voted to recommend approval of the signs with the following adjustments to the scope of the proposal: 1) Mounting brackets for the Langdon Street signs are to be located above and below with both signs located between the two brackets. Reasonable adjustments in sign spacing may be made to achieve separation of the signs and maintain minimal required height above sidewalk; and the optional changes applicant may pursue at his/her discretion: 1) the applicant may pursue the option to use metal material for the stars on Cafe sign to minimize sign depth and weight.

The motion passes 4/0. Margot George recuse herself.

## **6. 144 Main Street**

All members participated in the discussion of 144 Main Street.

The committee picked up the item that was earlier deferred to the end of the meeting. Ms. George disclosed that she is a member of the Central Vermont Board of Realtors. The committee reviewed what was proposed in the absence of the applicant, as they thought they could provide insight so when the applicant returned, they could take the committee recommendations under advisement. Mr. Gilbertson commented that the proposed location of the sign impacted the architectural details of the structure, by changing the balance of the front entryway. The committee discussed the application further and recommended that staff forward their comments to the applicant. The committee voted to table the application to the next meeting 5/0.

## **Approval of Minutes**

The minutes of October 19, 2004 were tabled to the next meeting.

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Stephanie A. Smith  
Administrative Officer

*These minutes are subject to approval by the Design Review Committee. Changes, if any, will be recorded in the minutes of the meeting at which they are acted upon.*