

Montpelier Design Review Committee
April 5, 2005
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Stephen Everett; Vicki Lane; Guy Tapper, Soren Pfeffer (arrived during item I)
Staff: Stephanie Smith

Call to Order

The meeting was called to order by Ms. George. Ms. George explained the design review process and the DRC's advisory role in the development review process.

I. Design Review - Sign Permit

Property Address: 89 Main Street, City Center
Applicant: Eric Sokolowski, Knowledge Wave
Zone: CB-I/DCD

- Installation of two 10 s.f. wall signs within the sign band.

Interested Parties: Eric Sokolowski

Ms. Smith said that the sign criteria allow for a 2' x 6' sign, but the sign that was removed was 2' x 5' and the proposed sign has the same dimension. Mr. Sokolowski provided a sample of the plywood sign with an aluminum skin. He said that the sign background will be white and the lettering will be black, red and white.

The Committee reviewed the evaluation criteria and voted to recommend approval of the application by a vote of 5-0

II. Design Review - Sign Permit

Property Address: 100 State Street
Applicant: Alan Lendway
Zone: CB-I/DCD

- Installation of two wall signs, 12.18 s.f. on the rear elevation of the building and 18.69 s.f. on the facade with two smaller signs within the sign band.

Ms. Smith described the proposed signs that are to be located on the front and back of the building. She said that the lettering is to be applied to the white building. She said that the letters will be the same size as the other signs on the building. Ms. George noted that the lettering on the front of the building will be gold and the lettering on the rear will be blue. Ms. Lane said that the other lettering on the front is also gold.

The Committee reviewed the evaluation criteria and voted 5-0 to recommend approval of the application as presented.

III. Design Review

Property Address: 3 Corse Street
Applicant: Jody Peterson and Paul Donovan
Zone: HDR/DCD

- A 280 s.f., two-story addition at the rear of an existing residential structure.
- A 20 s.f. deck addition on the south side for a new entry into a lower level (including a stone

stair system built into the landscape).

Interested Parties: Jody Peterson and Paul Donovan

Mr. Donovan described the project. He said that the major feature is a shingled rectangular area on the front of the building. He said that the shingles will match existing shingles on the building. Ms. Peterson described the proposed windows and said that the proposed addition will not be very visible. Ms. George reviewed the materials to be used. She said that the proposed windows are modern casement and fixed glass windows, there will be a hipped membrane roof and trim will be painted to match the existing trim.

Ms. George said that she had some concerns with the proposal. She said that the addition should be sympathetic to the original house, but should not be a design that could be confused with the original house. She said that she was concerned with the mass of the proposed shingled area. She suggested the use of clapboard or some other material to break up the mass of the shingled area. Ms. Lane agreed that some other material should be used to break up the mass. Mr. Pfeffer suggested that a horizontal band could be continued across the shingled area to provide a break. He also raised a concern about the pitch of the roof.

The Committee considered the evaluation criteria. The Committee voted 5-0 to recommend approval of the application with an optional change and an adjustment to the scope of the project. The optional change is that the roof material may be standing seam in a dark color and the pitch may be increased to satisfy the requirements of a standing seam roof. The adjustment to the scope of the project is that the horizontal floor band on the south and north sides under the second floor be continued across the length and painted the trim color.

IV. Design Review

Property Address: 41-45 Court Street
Applicant: James Blouin
Property Owner: James Blouin
Zone: CB-II/DCD

- Installation of roof over previously approved deck at the rear of an existing office building.

Mr. Blouin said that the deck was constructed with a membrane underneath. He said that it was supposed to be water tight and to direct water away from the building, but, did not function as intended and is causing water damage to the building. Mr. Blouin said that the deck is a necessary part of the building and that a massive effort was made to keep water from getting into the building. He said that the roof was needed to prevent further water damage.

Ms. Lane said that the proposed roof was a fairly intense structure. Ms. George noted that the back of the building is visible to quite a few people because of the parking area behind the building. The Committee members discussed the proposal and raised several questions about the details of the design. Ms. George said that the Committee members believed that they did not have enough information to make a decision on the proposal. She said that a site visit might be needed.

Ms. Smith summarized the information that was needed, including the following:

- A plan showing the inset for the roof overhangs
- A plan for the deck including the stairs and showing dimensions including the setbacks
- The dimensions of all lumber including the posts and rails
- An illustration of the beam under the joist above the post on all levels
- Design changes to lighten the visual impact of the roof and deck
- A narrative describing the existing, approved and proposed elements.

The Committee voted 5-0 to table the application to May 3, 2005 to allow for the submission of clarifying

materials.

Adjournment

The Committee voted to adjourn the meeting.

Respectfully submitted,

Stephanie Smith
Administrative Officer

Transcribed by Kathleen Swigon

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.