

**Montpelier Design Review Committee**  
**May 3, 2005**  
**Memorial Room, City Hall**

*Subject to Review and Approval*

**Present:** Margot George, Chair; Stephen Everett; Guy Tapper  
Staff: Stephanie Smith

**Call to Order**

The meeting was called to order by Ms. George.

**I. Continuation of Design Review and Site Plan**

Property Address: 493-535 Stone Cutters Way  
Applicant: John Osgood, River Station Properties II, LLC  
Zone: RIV /DCD

- Exterior alterations on east side enclosure of HVAC units
- Parking lot layout
- Landscaping

The Committee discussed the application for changes to the existing parking lot, landscaping and screening for the existing HVAC units. The proposal would add three parking spaces (resulting in a total of 35 spaces) from what was originally approved and one more than is shown on the site today. The proposed expansion reduces the size of a grass strip located on the Jeffords building (493 Stone Cutters Way) side of the lot by 20".

The Board discussed the landscaping and had concerns that a maple tree which was originally proposed in an grass island, but is located in the green strip, is being battered by cars. The committee thought that curbing would prevent cars from hitting the tree. Another comment was that the increase in parking spaces will impact the view from Berlin Street. They suggested that trees with small root systems, so it doesn't impact the granite wall be planted to screen the vehicles.

The committee went on to discuss the screening constructed to hide the HVAC units on the east side of the building. The committee reviewed the criteria and concluded it appropriate and compatible with the existing screening method used on the remainder of the building. The change in the landscaping on the north side of the building (including cedars, hostas, other evergreen materials, in a bed of washed stone) was appropriate as well, because of the amount of snow that accumulates in this area.

The concerns with the proposal include the following:

- The survival of the trees on the site.
- The increase of the area of asphalt on the site
- The reduction of the green area around the bench at Jeffords building
- The possible elimination of the grass island.

The Committee voted to continue the application to the May 17, 1995 meeting in order to gather more information.

**II. Design Review for Sign Permit Application**

Property Address: 28 Barre Street  
Applicant: Michael Tragner, Fountains Real Estate  
Zone: CB-I/DCD

- Two square foot wall sign adjacent to doorway

Interested Party: Michael Tragner

Mr. Tragner described the proposal for a painted wood wall sign with blue lettering on a white background. The wall sign will be attached with screws through the wood. The Committee discussed the proposal and noted that the sign will be placed at a discreet location on the building. There was no proposed lighting outside of an existing fixture already on the site. The proposed sign is very similar to an existing sign across Downing Street, on the rear of the Blouin Paint building.

The Committee reviewed the evaluation criteria. The Committee voted to approve the sign 3/0 as submitted.

### **III. Design Review**

Property Address: 1 Terrace Street  
Applicant: Karen Schonberg and Michael LaPera  
Zone: HDR/DCD

- Installation of porch railing and a gate
- Replacement of two exterior doors
- Repainting of exterior trim

The Committee discussed the application for the installation of a porch railing and gate, the replacement of two exterior doors and painting exterior trim. The applicants proposed to replace the two existing doors with wood doors that will have true divided lights to match another existing door. The trim will be painted red to match the existing color on the residence. The window sashes are proposed to be painted black. Ms. George stated that the applicant might be upset once the painting is finished because the windows will look like black holes in a sea of red. The committee discussed paint color options for the trim if the applicant found out she didn't like what she had chosen.

The Committee considered the evaluation criteria. The Committee voted 3-0 to recommend approval of the application with the option that white, black or red may be placed on the trim at the discretion of the applicant.

### **IV. Design Review**

Property Address: 162 Main Street  
Applicant: Franklin Square Homeowners Association  
Zone: HDR/DCD

- Exterior foundation insulation to an existing building on two sides

Interested Parties: Gail Barrows, Amy Driscoll, Christine Smith, Padraic Smith, Spencer Smith

The applicant described the project which involved the installation of exterior insulation to the basement of an existing multi-family residential building. The insulation was installed in order to prevent the freezing of water pipes in the basement and reduce the reliance on electric fans and heaters. The insulation is pink rigid foam insulation with a tar paper moisture resistant layer and galvanized sheet metal wrapped over the top. The existing foundation is laid up stone. The applicant said that the project was the best solution considering the limited resources that are available to maintain the building.

The Committee discussed the project and raised concerns about its compatibility with the historic style and

the location of the building on Main Street. The Committee considered the evaluation and identified the following concerns:

1. The extension of the foundation cover beyond the profile of the wall above changes the appearance of the building in a manner that is not consistent with the appropriate historic style.
2. The metal skirting over a laid up stone foundation is not a proper design element.
3. The metal appearance as a foundation material is not historic and does not appear anywhere in the historic district.

The Committee's opinion was that the exterior insulation would not be forwarded to the DRB with a recommendation for approval. The Committee gave the applicant the option of going forward with a recommended denial of the application as presented or to be tabled to allow for further research of options. The Committee voted the application be tabled until at least July, to allow the condo association to research their options prior to rendering a decision.

#### **V. Design Review - PRD Amendment - Conditional Use Review**

Property Address: 119-221 Barre Street

Applicant: Central Vermont Community Land Trust

Zone: CB-II/DCD

- Request for four additional units
- Alterations to parking layout, landscaping, building design, location of buildings and location of common use areas

The Committee discussed the application for changes to a previously approved PRD. The changes involve a proposed increase in the number of condominium units from 14 to 18 units in order to allow for four additional "flats". The Committee discussed aspects of the project including the "hardy plank" siding product, wood decking, concrete foundation, brick stoops, the color scheme and the proposed flat roof. They found that the streetscape presence will be generally compatible with the neighborhood.

The Committee voted 3-0 to recommend approval of the application with the optional change that the brackets supporting the overhanging bays on the buildings may be more ornate or decorative in detail.

#### **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.*