

Montpelier Design Review Committee
June 21, 2005
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Guy Tapper, Vicki Lane, Eric Gilbertson
Staff: Stephanie Smith

Call to Order

The meeting was called to order by Ms. George at 5:35 p.m..

I. Design Review and Site Plan Review

Property Address: 8 & 20 Langdon Street
Applicant: Andrew Brewer
Property Owner: Warren Kitzmiller
Zone: CB-I/DCD

- Installation of two awnings

Ms. Smith said that the application was for two awnings. One would be at the entrance to the Shoe Horn and one at the rear deck at Onion River Sports. Mr. Brewer said that the color of the front awning will be the same as the awning color on Onion River Sports. He said that an awning saved from the old Shoe Horn store in Barre will be used on the rear of the building and is a different but similar color. Ms. Smith said that the structure for the awning will mount in the window frame and as she understands it is the same mounting system as the other awnings on Langdon Street. Mr. Brewer said the awning placement necessitates the relocation of the existing projecting sign, and that he will mount a strut, similar in finish to the door frame at the doorway and attach the existing sign to the strut. The Committee discussed the possibility of relocating the existing light fixture. Ms. George said that the attachment of any of the brackets on the brick facade over the rear deck should be into the mortar joints.

The Committee reviewed the evaluation criteria. The Committee voted 4-0 to recommend approval of the application with the following adjustment that the strut be mounted above the door frame within the transom window, and with the following optional change:

1. The light fixture for the sign may be moved up to 1' to effectively light the sign.

II. Design Review

Property Address: 22 State Street
Applicant: Carlo Rovetto
Zone: CB-I/DCD

- 24 s.f. wall sign with lighting
- 10.6 s.f. awning sign

Interested party: Thomas Quinlan

Mr. Quinlan described the proposed mandala supported by a tree created of sign foam. He said that the sign lettering would be carved into the tree trunk and the tree will be coated with a hard epoxy resin finish. He said that the awning lettering will be 4" high, white letters. He said that four gooseneck lights are also proposed. Ms. Lane said that it might be more appropriate to use a more modern fixture with a low profile. Mr. Quinlan said that the lights need to extend out 6". Ms. Smith suggested a fixture like the one that was used at the NECI location.

Mr. Gilbertson said that the design was an innovative one. Ms. George read from the City Streetscape

document. She said that a portion of the guidance on signs said that modern signs, if thoughtfully designed, can provide attractive contemporary ornamentation. She noted that there did not seem to be a provision to allow signs along side of doors. Ms. Smith said that the City Deli had a side sign. Ms. George said that this particular building was built in 1940 with a large store front. She said that the sign will give some interest to the building front. Mr. Quinlan said that the sign will not block the architectural features. Mr. Gilbert said that well thought out modern designs can add character to the streetscape. Ms. Lane said that the sign is reflective of Montpelier's artistic culture.

The DRC reviewed the evaluation criteria. The Committee voted unanimously to recommend approval of the application with the following adjustment:

- Spot lights for the lower portion will be minimal in appearance and wattage will be limited to a maximum 60 watts per fixture.

Discussion of DRB review of 22 Court Street

Ms. George said that she thought that there should be a procedure to inform the public of the DRC'S recommendation on this application and other applications where there is public interest. Ms. Lane expressed concern that, if the application is denied, the property owner will allow the building to continue to deteriorate. Mr. Gilbertson said that other cities have some very strong preservation ordinances that would allow the City to take action to prevent that type of deterioration of a historic structure, but that type of ordinance might not be accepted in Montpelier. He asked Ms. Smith to send the DRC members an e-mail when the DRB reaches a decision on the demolition.

Thomas Waterman Wood House

Ms. George said that the house has been for sale and there will be a closing soon. She said that she noticed that the front door was a modern glass door and she did not recall the approval of the door replacement by the DRC. Ms. Smith said that she reviewed the file which was for work on the back of the building. She said that she did not find any approval for changes to the front door. She said that she would send a letter asking when the door was replaced and whether any permits had been obtained.

Minutes

The Committee approved the minutes of the March 22, April 5 and April 19 meetings with some typographical corrections. The minutes of the May 3 meeting were deferred to the next meeting.

Adjournment

The Committee voted to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Stephanie Smith
Administrative Officer