

Montpelier Design Review Committee
September 6, 2005
Memorial Room, City Hall

Subject to Review and Approval

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

I. Continuation of Design Review - Sign Permit Application

Property Address: 70 Main Street
Applicant: Jeffrey Jacobs
Zone: CB-I/DCD

- Canvas awning with a 3.54 square foot sign on the awning

Ms. George recused herself from participation in this application. David Slay represented the applicant. Ms. Smith said that additional information had been provided by the applicant. Mr. Slay said that the applicant no longer proposed any text on the awning. Mr. Slay provided a photograph showing the proposed changes to the building sign. He said that the text was to be relocated because the awning would obscure portions of the sign. Mr. Pfeffer said that he wanted to make sure that the sign will not be crowded by the relocation of the letters and text. Mr. Slay said that the applicant is also concerned that the sign looks good. Mr. Slay said that the phrases “since the war between the states” and “good drinks and bad company” were actually small signs within the sign. He said that those smaller signs will be moved up and “world famous” would be moved up and the lettering spacing adjusted so that the sign looked balanced. The committee discussed concerns about the sign appearing to be overcrowded. Mr. Gilbertson said that it might be better to create an entirely new sign.

Mr. Pfeffer said that he could not tell the actual spacing of the sign components from the photo representation. Mr. Gilbertson agreed, saying that the illustration did not give an accurate enough view of the proposal. Mr. Slay said that, from the last meeting, he understood that the committee had two issues. He said that those issues were that the text on the awning was redundant and that the sign should be balanced. He said that, if the committee had asked for dimensions, he would have brought them more details. Mr. Tapper said that the committee had also discussed the issue of the crowding of the sign. Ms. Lane said that the text on the awning was not an issue. She said that issue was that, when the awning was closed, the awning and sign would repeat the same wording.

Mr. Gilbertson said that there were two options. He said that the application could be tabled or the committee could vote on the application as submitted. Mr. Pfeffer suggested that Mr. Slay measure the dimensions of the sign and the sign components and bring the information back to the committee. Ms. Lane said that the DRB would also want that information. She said that she thought that the DRC should have a good mock-up with dimensions. Mr. Tapper agreed. Mr. Gilbertson said that he would be more comfortable with a scaled drawing with dimensions. He said that the drawing would not have to be prepared by a professional. He said that it would help to have the actual location of the awning.

Mr. Slay requested that the application be tabled to allow the applicant to provide dimensions. Ms. Lane made a motion that the application be tabled. Mr. Tapper seconded the motion. The motion was approved by a vote of 4-0 (Ms. George recused).

II. Design Review

Property Address: 4 Baird Street
Applicant: Richard Rizza

- Zone: CB-II/DCD
- Replacement of six Garage doors

Mr. Rizza said that the proposed doors will be wood frame construction with a composite covering that is painted. He said that the doors will be painted white and new black hardware will be installed. Ms. George noted that the new doors will open by swinging up rather than swinging out like the existing doors. Mr. Rizza said that was correct. Mr. Gilbertson asked about the condition of the existing doors. Mr. Rizza said that they were in bad shape. He said that they are split near the hinges and some do not open. Mr. Gilbertson said that was probably because the building had shifted. Mr. Rizza said that the building had shifted and that it would be straightened. Mr. Gilbertson asked Mr. Rizza whether he had spoken to anyone who restores garage doors. Mr. Rizza said that two contractors told him that the doors were not worth the cost of repairs. He added that there was also a problem with the doors opening out when there is snow or ice on the ground. He said that he felt that replacement with the overhead door that looked close to the original would be the best solution. Ms. George said that she understood Mr. Gilbertson's concern, but did not feel that this was a huge issue.

Ms. George asked whether there was room to store a set of doors. Mr. Rizza said that another person had contacted him to express interest in using the doors in a garage restoration at another location in Montpelier. Ms. George said that she still would like for one of the doors to be stored with a note saying that it was the original door in case someone wanted to restore the original look in the future. Mr. Rizza said that he could do that.

The Committee reviewed the evaluation criteria. The DRC voted 5-0 to recommend approval of the application with the adjustment that one door be retained on the premises with a permanent note explaining its original use, to be uses for future restoration work if needed.

II. Design Review

Property Address: 146 Main Street
Applicant: Linda Butsch
Zone: CB-II/DCD

- Partial replacement of roof - with intent to replace the entire roof at a later date

Ms. George asked whether the previously approved replacement of a small section of the back roof had been completed. Ms. Butsch said that it had been completed. Ms. Butsch said that the existing roof is slate and that she proposed to replace the slate with asphalt shingles. She said that she was told that slate was too heavy for the roof. She said that there were some leaks. Mr. Gilbertson asked whether anyone had identified any structural problems with the roof. Ms. Butsch said that she had not been told of structural problems, but a contractor had previously been advised that it should be replaced. Mr. Gilbertson said that people who were not familiar with slate roofs often say that asphalt is preferable. He said that, in fact, it is sometimes less expensive to repair a slate roof. Ms. Butsch said that she had the roof inspected once a year by Red Dragon Slating and that she has put money into it on a regular basis. She said that tenants are complaining about the leaks. Ms. George said that the committee's concern was that the slate roof remain if it is structurally sound and feasible. She asked whether there was an estimate from Red Dragon. Ms. Butsch said that she did not have one.

The committee discussed replacement alternatives. Mr. Gilbertson said that a standing seam metal roof would be a better option if the slate had to be replaced. He asked Ms. Butsch to call Red Dragon and ask if the slate is deteriorating, if the hangers are damaged and if there are wood shingles underneath the slate. He said that someone should also look at the attic roof to see if there are gaps between the sheathing because that will significantly affect the cost of the asphalt shingle replacement. He offered to take a look at it. Mr.

Gilbertson added that he would like to see a cost estimate for the standing seam roof and an opinion of the life of the slate roof. The other committee members agreed.

The applicant requested that the application be tabled. The committee agreed to table the application.

II. Design Review

Property Address: 144 Main Street
Applicant: Paul and Eleanor Baril
Zone: CB-II/DCD

- Exterior Painting

The Committee discussed the proposed colors and considered the evaluation criteria. The committee voted to recommend approval of the application as submitted.

Minutes

The committee voted 4-0 (Mr. Gilbertson abstained) to approve the minutes of the August 16, 2005 meeting.

Adjournment

The Committee unanimously agreed to adjourn the meeting.

Respectfully submitted,

Stephanie 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.