

**Montpelier Design Review Committee**  
**February 7, 2006**  
**Memorial Room, City Hall**

*Subject to Review and Approval*

**Present:** Margot George, Chair; Soren Pfeffer, Guy Tapper; Eric Gilbertson, Steve Everett  
Staff: Stephanie Smith

**Call to Order**

The meeting was called to order by Mr. Everett

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

Property Address: 10 State Street  
Applicant: Jon Cunningham  
Zone: CB-I/DCD

Mr. Cunningham said that the proposed wall sign is taller than existing sign. The letters are copper leaf over wood and they will darken over time. It is similar to the Conescenti sign with floating letters attached to a brushed aluminum sign board. The other letters are proposed to be applied green vinyl. The lights fixtures are proposed to be gooseneck similar to what is installed on Mr. Everett's buildings. When the lights are installed, no electrical boxes would be visible, all the electrical conduit will be located behind the sign board. The lights will have 60 watt bulbs and the proposed sign will be hung in line with Nini's Wraps.

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

**II. Continuation of Design Review**

Property Address: 155 State Street  
Applicant: Vermont State Employee Association  
Zone: CB-II/DCD

- o Installation of a 5.9 square foot single-sided ground sign

Interested Parties: Katie Boyd

Ms. Boyd described the application for a ground sign. The proposed sign will be located in the same location as the existing, It is carved sign foam letters anchored to a sign foam board and then painted the proposed colors.

The Committee reviewed the criteria. The committee voted 5/0 to approve the application as submitted.

**III. Continuation of Design Review**

Property Address: 155 State Street  
Applicant: Vermont State Employees Association

Zone: CB-II/DCD

- o Construction of a roof structure over previously approved ADA compliant ramp at back of building.

Interested Persons: Katie Boyd

Ms. Boyd described the application. The proposed roof will extend 1' beyond the ramp on the sides. The slope of the proposed roof appeared steep to several committee members. The committee recommended a number of alterations to include using chamfered posts, and attaching the roof at the same height as the existing fascia on the building. The committee recommended they use either a membrane or metal roof. Metal would allow the snow to slide more easily. The Committee requested additional information (better illustrations of connection, actual pitch or slope of roof, attachment method to building, etc...). They continued the application to provide the applicant time to produce additional information as requested.

#### **IV. Design Review Pre-Application meeting**

Property Address: 1-3 Cliff Street

Interested Persons: Peter Hack

Mr. Hack spoke with the committee about his plans to purchase and renovate the existing 2 family residence at 1-3 Cliff Street. The property is located in the HDR/DCD. It is currently covered with either asphalt or asbestos shingle. He wasn't necessary going to remove the shingle. Ms. Smith stated that the removal of this shingle to reveal clapboards underneath would not require a permit and would be considered maintenance/repair. The committee commented that the form of the building was interesting. Ms. Smith said that it was located on the National Register. Mr. Hack commented that he will probably need to remove the porch but an element worth retaining were the turned posts.

Mr. Gilberston commented that this might be eligible for federal tax credits and Mr. Hack should get in touch with Chris Cochran at the Division for Historic Preservation.

#### **V. Continuation of Design Review**

Property Address: Langdon Street Bridge

Applicant: City of Montpelier

Zone: CB-II/DCD

- o Replacement of existing bridge

Interested Persons: Tom McArdle, City of Montpelier

Mr. McArdle explained the application. The existing bridge is a 1927 truss bridge similar to the School Street bridge. The City consulted with the Division for Historic Preservation about what elements should be preserved, rehabilitated, and reused. The existing trusses will be removed and rehab-ed off-site then used to support the sidewalk and railings. The railing would also be rehabilitated. The existing abutments will be restored and used for the proposed Inverset bridge. In general, the proposed bridge would be appear the same as the existing bridge.

As the bridge is being worked on, a pedestrian bridge is proposed behind the Green Mountain Herbals/Yankee Paperback (Leeds Brewer, property owner) to the Court house parking lot on other side of North Branch.

The Committee reviewed the criteria, and voted to approve the application as submitted 5/0

**Minutes**

October 4, 2005 meeting minutes were approved 3/0 of those members present who participated.

November 22, 2005 meeting minutes were approved 3/0 of those members present who participated.

December 20, 2005 meeting minutes were approved 5/0 of those members present who participated.

**Adjournment**

The Committee unanimously agreed to adjourn the meeting at 8:00 pm

Respectfully submitted,

Stephanie Smith  
Administrative Officer