

Montpelier Design Review Committee
July 5, 2006
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Vicki Lane; Eric Gilbertson; Soren Pfeffer; Guy Tapper; and Daniel Richardson. Stephen Everett, Vice Chair, arrived late.
Staff: Kathy Swigon

Call to Order:

The meeting was called to order by Margot George, Chair.

I. Design Review – HDR/DCD

4 Witt Place

Applicant: Jon Anderson

- Raise porch railing from 25” to 42”
- Installation of standing seam metal roof over main part of building

Interested Party: Jon Anderson (appeared late)

The applicant was not present at the start of the meeting. Margot George noted the applicant needs to raise the porch railings, because of insurance reasons, from 25.5” to 42” and also proposes to change the roof. Ms. George said that she thought the committee should recommend that the applicant just put in a railing at 42.” Soren Pfeffer said the supports should line up with the existing supports. Eric Gilbertson said he thought the proposal was fine as submitted. Margot said she thought, aesthetically, it would be unattractive.

Vicki Lane said she didn’t think it would look bad. Eric said that the applicant could just use a black pipe. Soren said he could put a new bottom rail right onto the existing top rail. Eric reminded the group that this was reversible if he wanted to change at a later date.

The committee listed their concerns:

Concerns:

1. Thinner balustrades are preferred.
2. A better detail of the top rail is needed. Eric suggested they could use chamfered edges. It would look better.
3. There could be less space between the existing top rail and the bottom of the new one.
4. It would be helpful to know what the exact insurance requirements are.
5. What happens to the stairs?

Jon Anderson arrived and the committee reviewed its concerns with him. Jon Anderson said they were going to do a post and rail add-on, and they would keep what is there. Mr. Anderson said the insurance company isn't giving him a choice. Jon said his insurance is with Vermont Mutual.

Steve Everett said individual companies require different measures. He said he has seen where some people have just drilled through the post and put a cable around, which has no profile of any sort. Steve said spindles that duplicate the look of the existing spindles could be used. If the insurance company is willing to live with the spacing on the lower spindles he might be able to duplicate the spacing up above. Steve said he had seen several applications with a raised railing where they had a round post, and they made the rail narrow enough so they just cut the arc to match the post. That served as the upper railing.

Jon said he felt he could match the top rail easily. He said that it would cost more to do turned spindles because they would have to be cut to fit the space between the rails because they are so much smaller. Steve Everett suggested it is acceptable to use the square spindles but they should be chamfered.

Margot asked about the staircase. Jon said the issue on the staircase was the distance of the potential fall. There would not be a problem because of the slope. The street slopes so the fall would not be a large one.

Jon said he understood that the Design Review Committee wants him to do is to ask the insurance company if a solid rail or cable across the top is okay. Margot said she thought the committee wanted him to do the research and come back with the information.

The committee next discussed the roof, which was proposed to be a standing seamed galvanized roof. The DRC discussed a dark bronze or a dark grey colored roof. Jon said his initial plan was to go with a galvanized standing seamed roof. Jon said he likes very simple and traditional materials. He said he would use a color that would match.

The committee agreed to table his application to allow Mr. Anderson to look into the insurance requirements and clarify the design of the railing.

II. Design Review – CB-I/DCD

79-83 Main Street

Applicant: Timothy Heney

- Installation of fire escape stairs from second to third floor roofs.

Tim Heney said this application was previously approved in 1999. The difference from last time is that there will not be a stairway going down the back to the parking lot, because it is more of a hazard having people walking up the stairs from the ground. There are two sets of stairs. One is existing and the other is new. The existing one is a rotten old metal one and will be replaced.

Margot noted that Steve Everett had recommended snow shedding treads for your stairs, such as galvanized steel treads and pressure treated stringers.

The DRC reviewed the criteria. The application with the options was approved unanimously 6-0 with the option for snow shedding treads.

III. Design & Site Plan Review – HDR/DCD

9-11 West Street

Applicant: Willey Construction, Inc.

- Replacement of collapsing retaining wall with pre-cast concrete block.

The applicant was not present. The committee tabled the application to allow the applicant to be present for the review.

Adjournment

The committee agreed to adjourn.

Respectfully submitted,

Kathleen Swigon
Administrative Officer

Prepared by Joan Clack

These minutes are subject to approval by the Development Review Board. Changes, if any, will be recorded in the minutes of the meeting at which they are acted upon.