

Montpelier Design Review Committee
April 17, 2007
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Stephen Everett, Vice Chair; Vicki Lane; Guy Tapper; and Daniel Richardson.
Staff: Kathy Swigon

Call to Order:

Ms. George called the meeting to order at 5:30 p.m. and explained the Development Review Committee's advisory role to the Development Review Board and the design review process to applicants.

I. Design Review – CB-I/DCD

2 Cliff Street, Unit 2

Applicant: David Diamantis

- Dormer addition on front of building, skylights on rear, new window and balcony/fire escape on gable end; replace asphalt roof with standing seam metal.

Interested Party: Keri Cole, owner

Ms. George recused herself from participating on this agenda item. Vicki Lane chaired the portion of the meeting involving the application at 2 Cliff Street.

Mr. Diamantis reviewed photographs of 2 Cliff Street with members of the Committee. He said the applicant is proposing to use the same galvanized aluminum metal roof which exists on the back of the building. The standing seam will replace part of the asphalt roof. The window replacement will be on the south elevation, and will be metal clad thermal pane awning trimmed to match. This will be either a Pella, Marvin, or Gel.

The four windows on the face of the building are all single glazed windows, two over two. The applicant said due to budgetary issues the rest of the windows aren't going to be replaced at this point in the project.

Ms. Lane noted that the existing windows will not be changed at this time. The new windows will be in the dormers. She noted the committee didn't have cut sheets for the dormers or skylights. She noted it was a substantial alteration to the building. There is no paint colors noted. Mr. Diamantis said the building would be the same color and match the existing. The corner boards would match the corner boards of the house. The windows are a clad white to match the existing white cladding.

Mr. Everett suggested the Committee make notes of what cut sheets were missing to provide the necessary details. The windows and skylights are missing. What is proposed is a flat rectangular skylight that would be embedded into the roof. Mr. Diamantis said they are proposing a deck mount skylight and stick off the roof about 4 inches. That would be the typical charcoal extrusion which would be on the north side facing the back of the hill. Mr. Everett said there should be some alternative sizes, and it should be specific.

Mr. Richardson said the criteria demands that the Committee have something more specific, including detailed information on the product. Ms. Swigon said it must be clear enough so if she went out to do an inspection she could say it wasn't the window which was approved. Ms. Swigon suggested the committee work through the application and identify any issues and then come back at a future meeting with details. Tonight they could give a concept review and then a final recommendation at another meeting.

Mr. Everett said the same thing is true with the entry door. The Committee needs to know whether it is a wooden or fiberglass or metal door, and whether it is a flushed door, paneled glass. Again, a cut sheet is needed because there is a variety of finishes on exterior doors depending upon the material used.

Ms. Lane asked if the whole balcony is going to be steel. Mr. Diamantis replied yes. Mr. Everett said the Committee would need some specifics on that as well, in terms of the height of the railing, whether it is a round or rectangular railing, what the balusters are the space and size of the balusters. Mr. Tapper reminded the applicant that the height of the railing has to meet code.

Mr. Richardson inquired if the purpose of the balcony was for a fire escape. Mr. Diamantis said it is a fire escape as well as a way out from the second floor. There is a spiral staircase to the right of the entry door which leads to the next level. Ms. Lane noted there is no way to the ground from the balcony. Mr. Diamantis said he spoke to the Building Inspector and he didn't want to see a ladder. Mr. Diamantis said the whole building is old. Glenn Moore did like the balcony.

The Committee inquired why he chose steel over wood. Mr. Diamantis said they chose steel for the longevity, looks, and it is a sturdier connection.

Mr. Everett said when he comes back to review the steel balcony he should bring pictures of the material. He asked if the applicant's insurance company was giving any request about remote means of egress. The owner said she hadn't heard anything.

Ms. Lane pointed out there was a reference to insulation of casement egress window. Mr. Diamantis said that was right above the door above the balcony. There presently is no window there. Instead of a double hung window it will be a casement window, which will make it an egress window.

Mr. Everett said he would like to see a photograph of a north elevation view to see how the skylights match.

Ms. Lane said she felt the Committee should table the application at this time to get additional information.

Mr. Tapper said he had a question about the color of the paint on the dormer. Mr. Diamantis said it is fairly newly painted so it won't be hard to get a color match.

The Design Review Committee discussed the galvanized aluminum roof proposal. The rear roof is old. The current roof has wooden asphalt shingles. The proposal calls for a new roof for unit 2.

Mr. Diamantis said his feel for the building is that regardless of what the main portion of the house is the gavalum is a typical material to blend that it will be a tasteful look.

Mr. Tapper said he was concerned about the look of the windows in the dormer. He suggested there be some space between the windows. Both Mr. Richardson and Ms. Lane said they were okay with the windows.

Ms. Swigon reviewed what was missing from the applications. There needs to be cut sheets for the windows in the dormer, the cut sheets for the skylight and also an elevation on the north side showing what the skylights would look like in the building. They need the specifications for the type of material in the door, as well as the cut sheet on the door. Balcony details – spacing on the balusters and the other components of what the balcony will look like. The floor of the balcony will be an open steel grate so the snow will fall through.

Mr. Richardson said the question he would come back to with regard to the porch is the width if it is for the sole purpose of a fire escape. Mr. Diamantis and Ms. Cole said it was a balcony as well. As far as a metal porch is concerned what he is proposing seems a little too intrusive because they are radically altering this side of the house. Any time there is a balcony proposed it is serving a function of expanding the outdoor space but on a public façade, then he wants it to blend as much as possible. There are metal balconies on the apartments on St. Paul Street, but they are fire escapes and not balconies. If they are talking about a balcony for pleasure, the design standards are pretty consistent of making it as little obtrusive as possible so the eye isn't drawn to the balcony.

Mr. Diamantis said the wood components to achieve the strength of this balcony would look something like the building behind Hunger Mountain Coop, which are clunky. A black wrought iron might be less obtrusive. Mr. Diamantis said he would bring a picture to the next meeting.

Ms. Lane inquired about lighting. There is no lighting proposed. The Committee could give you that option. Mr. Richardson said it would have to fit cityscape standards.

The Design Review Committee tabled the application until the May 8th meeting.

Margot George rejoined the meeting as Chair. She recused herself from discussion on the application at 2 Cliff Street.

II. Design Review – HDR/DCD

2 Liberty Street

Applicant: Daniel Richardson

- Landscaping, side yard deck and porch modifications, window replacement, other exterior building renovations

Interested parties: Daniel and Britt Richardson, owners

Mr. Richardson sent a detailed project description to the Committee.

Sub-project 1 is the Main Street Re-Landscaping Projects, which is basically taking down a Maple tree which is all but dead. He is taking out the lilac trees. Drawing L1B shows what they will replace the Maple Tree and lilacs with, which is a new perennial and shrub bed and proposed ornamental trees. An ornamental tree would be planted at the corner. He is thinking about a weeping flowering cherry with a maximum height of 10 to 15 feet.

Sub-project 2 is the Side-Yard Deck & Porch. Mr. Richardson said they are tearing out a green marble and concrete stone patio which is in dire need of repair. What they will replace it with, which is denoted on drawing L3, is putting in a deck. There would be two levels of deck; one would be from the driveway. The deck would go around the existing Maple tree, and to the edge of where the tree line area is. You wouldn't see the deck from the street because it would be beneath the stone walls they are proposing. This would all be garden space. What they would be doing with the doors on the garage would be replacing them with exterior doors from the house. Drawing A6 shows the plans for the façade, which is starting to get into sub-project 3. They are going to build a porch across the width of the house, put in matching French doors, and there will be a new gate. There are fluted columns on the front and side porch of the house. There are four round columns on the front. The roof is a standing seam metal of dark bronze color. The rest of the roof is asphalt shingles of a charcoal color. The roof on the garage is a galvanized metal.

Sub-project 3 is the most involved, which is the house renovations. They are going to be renovating a fair amount of the back side of the house facing the driveway and the portion of the house that faces Liberty Street. That has the main kitchen and main bedroom. Some of the windows are going to be changed. Drawing A5 gives an idea of what is going to be changed. On the left side they are going to be adding windows where there are none presently. The windows will be Marvin windows with simulated divided light, aluminum clad to match the rest of the house.

Mr. Richardson said the door is a fir wooden door, which will be kept a natural finish. There will be sun tube skylights in the rear entry way. Drawing A7, which is the front of the house from the Liberty Street side, shows they are proposing to replace both of the windows. There are two half windows there because it is a bathroom.

Mr. Richardson said what they are proposing with the lighting is over the new back entry one light over the door. That is for the new entry on the driveway side. The pergola would be pressure treated wood and would remain a natural finish.

Ms. George said she was concerned with the introduction of all of the little windows. Mr. Richardson said that portion of the house was a three-season porch. There was a conservatory and flower garden. That is why there are the granite stairs which lead down to the garden. Someone turned the property into apartment buildings. Right now it is fairly dark and no light into that portion of the house. The windows on the far left would be in the master bedroom. The third window from the left is at the bottom of a staircase.

Ms. Lane said it looks odd to have window glass in line with the windows. She thought they would receive more light with a 9-light window. Ms. Richardson said they chose a 6-light window because all of the windows are 6 over 6. Mr. Richardson said they could drop them a little bit, like a half a pane, so they are not at the same level. Britt Richardson said they could make the windows three inches larger might work. The Committee agreed that would work. Mr. Everett said they could be the same size as the 3 over 3's to the left.

The DRC reviewed the criteria and agreed the design features are all compatible with other designs in the neighborhood. All architectural features are common and compatible. The light fixtures are over or beside doorways. The Committee and applicant agreed that one tubular skylight would be installed on the south side instead of two and could be an option. Ms. Richardson said the skylights will be over the counter top in the kitchen. The goal in putting in the tube lights was to have some light in the middle of the kitchen over a cooking area.

The DRC made an adjustment regarding the tubular skylights. The skylight will be 14 inches on the south side of the gable or two 10 inches on the shed roof. Ms. Richardson said it would be a cathedral ceiling over the center of the kitchen. That might give light to the appropriate space in the kitchen, too.

An option for the door would be with 6 over 6 windows, or 12 over 12.

Mr. Richardson said the pitch roof and shed roof will be the same standing seam, which would be a dark bronze color.

The Design Review Committee approved the application on a unanimous vote.

Adjournment:

The Design Review Committee adjourned at 7:00 p.m.

Respectfully submitted,

Kathleen Swigon
Administrative Officer

Transcribed and Prepared by:

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City Clerk & Treasurer's Office*