

Montpelier Design Review Committee
December 23, 2008
City Council Chambers, City Hall

Subject to Review and Approval

Present: Stephen Everett, Vice Chair; Eric Gilbertson, James Duggan, and Nancy Mears.
Staff: Audra Brown, Planning and Zoning Assistant

Call to Order:

The meeting for December 23, 2008 of the Design Review Committee was called to order by Stephen Everett, Vice Chair, acting as Chair.

Comments from the Chair:

Mr. Everett said he wanted to make a brief comment about their former Chair of the Committee, Margot George who passed away suddenly last week that they did talk to her by speaker phone at the end of the last meeting and miss her greatly. She was a valuable resource and a great asset to the Committee and to the City of Montpelier.

I. 144 Main Street – HDR/DCD

Applicant: Momiji, LLC

Owner: Gerald Tarrant

Construct small architectural portico over south west porch steps

Mr. Tarrant said it wasn't until this fall that a fellow that does maintenance work told him he had an issue with the steps and he was concerned that people would get hurt because of ice hanging down from the roof. There had been complaints about it. He thought the best thing to do on a permanent basis would be to build a portico and have it designed to fit in with the porch. That is the reason they are doing it. A footnote to that is that it got him to do an energy audit because he figured there was heat escaping to build up the ice. In the meantime this should work. There are only three or four steps there. The steps and the railings will come out and they will replace the railings. The railings right now are just like a 2 x 4, and they will try to make them a little more aesthetically pleasing and simulate the support beam posts to match the porch. He attached a picture to show the porticos they have next door, and he believes theirs will be a little smaller than those. He believes they had the same issues.

Mr. Gilbertson asked if there was any chance of bringing the roof down a little. The porch is fairly high. You can't really tell how high it is from the porch deck to the portico.

Ms. Mears said she likes the idea of keeping it under the panels. It's how he makes the transition here in the side beams from the top of the column there.

Mr. Duggan said one of the issues is that by having it in the drawing is they are going to obscure the paneling on the porch which on this Gothic revival cottage there is a bit of design to it. The other issue he is thinking about is the posts

Mr. Gilbertson said they are recreating a piece of that lattice that now comes out on the side here and the posts which is much taller because you have gained the height of the porch floor down to the ground level.

Mr. Duggan said there is just one thought he has with the post.

Mr. Everett said he is explaining that the columns would be the same height.

Ms. Mears said they would eventually have a piece that goes across like that. What happens to the top of the column?

Mr. Duggan said the roof on the second level of the porch is rather flat at the moment.

Mr. Tarrant said the higher the peak looks nicer to him. He understands wanting to move it down below the details.

Mr. Duggan said there is also the dormer, the bay window.

Mr. Everett said if they center it on the columns the columns are not lined up with any of the panels up above. It would probably be better to avoid intersecting the panels. If you come right up to the bottom of the panels, but if you put a roof in there the panels are going to be smaller on one side than the other.

Mr. Gilbertson said the perspective of the photo is that there is a slight angle.

Mr. Duggan said the panels are in line with the windows up above.

Mr. Tarrant said he was trying to simulate the pitch on the roof above. It comes up pretty high and brings it into conformity with that. It was added in 1900, and you are talking about the whole back added in 1900. Historically, it is accurate at that period in time. The question is, does the portico conform to the pitch or whether that is irrelevant? He thought it would be nice to have the pitch conform, understanding that it was intruding into the panel. He wants it to look nice and not overly bulky and flat.

Ms. Mears said she thinks it looks a little squat, but she thinks it would be a good idea not to cover those panels.

Mr. Everett said this is a fairly tall porch itself. He guesses it is 7 or 8 feet from the deck.

Mr. Duggan inquired where the ice was coming from.

Mr. Tarrant replied the ice is coming off the porch.

Mr. Duggan said it looks like it was detailed with clapboards. He doesn't know how that would look in the midst of that. Maybe if it were just trimmed out with flat stock pine would be better.

Mr. Everett said they could build basically a plate coming off the post on the sides and ties that in with just a single bar going across and put the rafters on top of that for the roof. He could just finish that off on the façade with a fascia board, and underneath so it would be opened. Instead of a panel on the end he could just leave that open so the detail inside would show through.

Ms. Mears said she didn't think bringing it down is a good solution. It is important to carry through that bottom line. There was a suggestion to pull it down and keep that same peak, but it is important to keep this line at this level.

Mr. Tarrant told the Design Review Committee to tell him what they want and he shall do it.

Mr. Everett said they would give him some options. He could do a solid face on it and keep it flat so it goes below the panel, or just do an open design in a light material so you can see through it and see the existing architectural details.

Mr. Tarrant said he likes the higher peak. Mr. Everett said they could achieve the higher peak by making it a very light roof so you can see underneath. It's a side door.

Mr. Duggan said the examples he showed aren't as tall.

Mr. Tarrant said they are kind of flat and look like they were put up in the 50's.

Mr. Everett said he wrote on the application that the portico roof on the steps may be constructed in a closed design with the peak below the existing horizontal panels below the windows on the second story level, or with a lighter frame open design with the peak reaching to as high as the second story window sills. Mr. Duggan said

there is a piece of molding that is below the sills. The open design would allow visibility of the existing architectural design. He could tie that together with a dark rod or piece of trim.

Mr. Tarrant said there are not only two options, but anywhere in between.

Mr. Everett said if he goes up into the panel there should be an open design so he can maintain the visibility of the detail.

The DRC reviewed the criteria and found the application acceptable.

Mr. Everett asked the applicant if he would like the opportunity to add any lighting for the stairs.

Mr. Tarrant said there are two lights on the porch and another light near the parking lot. It gives enough illumination for the stairs.

Mr. Everett said the only recommendation would be that the lattice and trim detail will be extended to the sides of the stairs to maintain the same scale as the existing porch.

Mr. Duggan said without some sort of base to the posts it will look awkward. It will be out of scale with the rest of the porch.

Mr. Tarrant said his idea was to put 10 or 12 inch granite pieces and keep it simple by having the posts on top of the granite.

Mr. Everett said they could just give the option of the lattice and trim detail can be extended to the sides of the stairs to maintain the same scale of design as the existing lattice on the porch. Mr. Duggan said he thinks the posts are just kind of floating out in space. Mr. Everett said the portico roof over the steps may be constructed in a closed design with a peak below the existing horizontal panels below the windows on the second story level, or a lighter framed open design with a peak reaching to as high as the base of the second story window sills with the open design to allow visibility of the existing architectural details.

The application was passed on a unanimous vote of 4 to 0.

II. 152 Main Street – CB-I/DCD

Applicant: Cassandra Lansky

Owner: John R. Lansky, DDS Family Dentistry

Replace existing storm door on front of building and replace existing sign.

Ms. Lansky said the storm doors are in really bad shape and need to be replaced. The door has a bottom panel which will be a little more durable, but she will change the color to a bronze shade. She thought the handle would be better in a brass level handle so it will make it easier for folks who are arthritic to get in and out. Lever handles work better.

Mr. Duggan said the door looks like it has a muntin bar in the middle so there are two sashes. In the summer, for instance, is there a screen that goes in there.

Ms. Lansky replied no.

Mr. Duggan asked if there was a possibility to have the glazing is one panel. He is looking at the original doors behind it and they would also be able to restore the original glazing.

Ms. Lansky said the doors are 7 feet tall, so they will be custom anyways. She is limited in that respect. She agrees that she would like to have something that shows off the doors inside.

The DRC reviewed the criteria of the application and found it acceptable. The application as proposed was approved unanimously on a 4 to 0 vote.

Mr. Everett said the next part of the application is regarding the sign.

Ms. Lansky said she is changing the name of the business and need to get a new sign, and she wanted to change the color scheme as well. Right now it's a green sign with a gold color around the outside and the blue toothbrush in the middle with gold letters. The new sign will be a rust color with gold letters. It's the same shape and same size. There is a small difference in that the 152 will be a bump out at the top, but the sign will hang exactly the same way.

The DRC reviewed the sign criteria and found it acceptable and voted for it unanimously on a vote of 4 to 0.

Approval of December 9, 2008 Minutes:

Mr. Duggan moved approval of the December 9, 2008 Minutes of the Design Review Committee, with Mr. Gilbertson seconding the motion. The minutes were approved unanimously on a vote of 4 to 0.

Adjournment:

The Design Review Committee adjourned.

Respectfully submitted,

Audra Brown
Planning & Zoning Assistant

Transcribed by: Joan Clack