

Montpelier Design Review Committee
August 25, 2009
City Council Chambers, City Hall

Subject to Review and Approval

Present: Stephen Everett, Chair; Eric Gilbertson, Nancy Mears and Jay White.
Staff: Clancy DeSmet, Planning and Zoning Administrator

Call to Order:

Stephen Everett, Chair, called to order the Tuesday, August 25, 2009, meeting of the Montpelier Design Review Committee. Mr. Everett explained that the Design Review Committee is an advisory committee to the Development Review Board of the City of Montpelier. They will review the applications and based on the committee's vote they will go on to the Development Review Board for final approval. There is a set of criteria they use to judge each project.

I. 149 State Street – CB-II/DCD

Applicant: Maxham Ferrari Investment
Owner: Joseph & Judith Ferrari
Replace Roof.

Mr. Ferrari said presently 149 State Street, and for a number of years prior to their purchase of it in the early 1980's, had a metal roof. It is a silver metal roof, and it is functioning fine and they don't have problems with it, but they just feel it is unattractive and they are trying to maintain the building and are also concerned with ice and snow as a result of the metal roofing. They have been thinking for some time to replace it with a shingled roof, something that would be more similar to the original design which was slate. That is why they have chosen a type of shingle that is called Harvard slate. It is the closest thing they can come to slate. They plan to replace the roof if they receive the appropriate approvals.

Mr. Everett asked if they had any samples of the Harvard slate.

Mr. Ferrari said that is the membrane and a small piece of shingle. It is an asphalt shingle. He showed the committee a sample of the pattern as well. The committee had photographs of the building. There are two smaller sections that have very low pitches where shingles would not appropriate and that are where the membrane is going to be used. It is right over the two window sections of the first floor and second floor. Other than that, everything would be with the asphalt shingle.

Mr. White asked if they would be putting asphalt shingles over the top of the membrane, or the membrane by itself.

Mr. Ferrari said the membrane would be by itself because of the problems of ice build up and possible ice back up.

Ms. Mears inquired if there was metal roof on there now.

Mr. Ferrari said the top section is a piece of metal roof and the bottom section it looks like there have been three applications. They have never touched it other than to repair it, but it is basically just tar over something.

Mr. Everett asked if they were using water and ice shield under the entire roof.

Mr. Ferrari said water and ice shield is going to be under every square foot.

Ms. Mears asked if he was going to keep the snow guards up there.

Mr. Ferrari replied the snow guards are not going to be needed. He is told they won't be needed once they take the metal off. Whenever there is any snow build up they have the snow removed from the roofs. The roof is in decent shape, but because of it being metal everything slides to the snow guards and there is very heavy build up that even with the snow guards it can become problematic and just continue to build. People have to go up and chip the ice and break it up. They just want to alleviate those problems. Once in awhile they will have a little bit of a back up in the overlapping seams because of the ice.

Mr. Everett asked if this was a standing seam roof.

Mr. Ferrari replied yes.

Mr. White asked if it was a painted roof or a natural galvanized roof.

Mr. Ferrari said it probably was a natural galvanized roof. It is silver now. It has been painted about five or eight years ago. About eight years ago it was sanded and repainted because some areas were starting to rust off.

Mr. White said he didn't have any problem with going to the architecturally asphalt shingles because this is a proper scale of the shingles that were there. If the metal roof is giving them problems and rusting, and when you have to start beginning to paint, it becomes a long term maintenance issue. With the steepness of the roof and the entrance that is directly underneath it he thinks they need some snow guard protection over at least the entrances. From a safety point of view it's a pretty steep roof to have the chance of snow in the spring let loose and hurt somebody going in the entrances. It looks more like a flat seamed roof. He doesn't think flat seamed roofs look as good as an historic standing seam roof.

Mr. Everett said with a standing seam roof the initial sheet that goes up has a vertical piece on it and they put a retaining clip on it and then that is screwed down. The other piece goes over the top of that and then there is a double fold, and they never come loose.

The DRC reviewed the criteria and found the application acceptable. The Chair asked the applicant if there was anything else he might like to do within the next two years to the exterior of the building that is in conjunction with the roofing, add any exterior lighting, etc., because they can review that at the same time.

Mr. Ferrari said the exterior lighting is appropriate; that's in place. The only thing they will be doing after the roofing, which will be next year, will be repainting the entire building which will be painted the same color.

The proposal as submitted was found favorable on a vote of 4 to 0.

II. 5 Memorial Drive – GB/DCD

Applicant: David Simendinger
Owner: WESCO Realty, LLC
Re-image Building and Canopy.

Mr. DeSmet said since he couldn't get a part of the project together he just wanted to do the signage so he could get it away from EXXON. The applicant wasn't present at this time.

III. 18 State Street – CB-I/DCD

Applicant: Capital Kitchen
Owner: Scott Fitzgerald & Jessica Turner
Projecting Sign.

Jessica Turner said she wants to install a projecting sign that will come out from the side of the building, the shape which mimics their logo of the frying pan.

Mr. White asked what the sign was made of.

Ms. Turner said there are a few different materials. It will be bracketed to the building with a steel plate and steel rivets, and then steel reinforcements will go through the handle of the skillet where it is mounted. The sign itself is aluminum that is sandwiched between layers of sign foam. It's going to be held up by the handle.

Mr. White said he knows she is working with Wood & Wood Sign Company and they are particularly good at building them so they stay stable and it should stay like that without any bracket.

Ms. Turner said they designed the sign, but the idea originally was going to be prongs coming out. He could talk to the landlord about maybe putting a snow guard up there.

Mr. Gilbertson said the other thing that is fairly commonly put on as an adjustment to overhanging signs, especially when they are mounted to brick, is to make sure that all of the holes that are drilled through the steel mounting plate line up with the mortar joints so they don't have to drill through the brick but only through the mortar joints.

Ms. Turner said that was an issue with looking at one side versus the other side when they reviewed the site.

Mr. Everett said the condition of the application would be the mounting holes would be drilled into the mortar to preserve the original brick.

Ms. Mears said it is a little unfortunate if the sign doesn't actually happen at your doorway but happens at the doorway next to you.

Mr. White asked if it was a two sided sign with graphics on both sides.

Ms. Turner replied yes. The actual logo will project a little bit.

Mr. Gilbertson inquired if there was going to be any lighting.

Ms. Turner replied no.

Mr. Everett said the adjustment would be any holes to be drilled into the sign banner are going to be made in the mortar joints and not drilled into any brick.

The DRC reviewed the criteria and found the application acceptable. Hanging signs are traditional in downtown. The application was approved on a vote of 4 to 0.

Other Business:

Suzanne Hechmer Eikenberry said that Montpelier Alive is working on a temporary project, something that will only be up for a couple of months. They are planning on do a self-guided historical walking tour of downtown focusing on the social history of downtown and not the architectural history. There is already a walking tour that focuses on the architectural history. The plan is to create up to 14 signs that will be 13.5 "wide x 24" long. She showed a sample of a sign so the members could see something that integrates historic photos with some text. Each sign will have "Did you know _____?" and with some facts of the history underneath. The signs are a metal core. Some will be placed inside and some outside. She has 3/4's of the property owners' approval so far. The signs will go up for a couple of months and take them down. They may want to use them some time in the future for another short term period.

Mr. White asked how they would be attached to buildings.

Ms. Hechmer said it depends on the different locations. The Blanchard Block already has a lot of screws so they are using the existing screws that are to the left of the door. At Rivendale Books they will put the sign inside the windows. On Langdon Street Bridge they use u-bolts with vandal proof washers.

Mr. White inquired what the color of the sign was going to be.

Ms. Hechmer said they will be white signs with some colors on it. The Montpelier Alive group has finished designing the sign.

Mr. Gilbertson said the signs will be up on a temporary basis, from when to when?

Ms. Hechmer said the goal is to have them up by September 20th. It would be from late September through the beginning of "Art of Action," which is an art project run through the Vermont Arts Council. It is coming to Montpelier November 5th, and it focuses on the future of Vermont so they want to do the history project just before that. At the bottom of the sign it will have the sponsor, which is Caldwell Banker Classic Properties. It will have recognition of the Vermont Historical Society who is getting all the photos and of Paul Carnahan's and Bill Fisher's books which they took the text from.

Mr. DeSmet said he had a similar request from Story Walk which was very short and he didn't think it was necessary to get a permit.

Mr. Everett inquired if there was a guide book showing where to go.

Ms. Hechmer said the walk is designed in a circle so each one will tell you where the next stop is. They felt that a brochure was both an additional expense and an additional thing for people to find, that if you designed your signs right you wouldn't need a brochure.

Mr. White asked where the funding was coming from to support the project.

Ms. Hechmer said Caldwell Banker Classic Properties are funding the whole project. They have a company who is doing the printing very cheaply for them. It isn't a very expensive project. There is a \$300 sponsorship to print the 14 signs.

Approval of August 11, 2009 Minutes:

Upon motion by Eric Gilbertson and Nancy Mears, the August 11, 2009 Design Review Committee were approved unanimously on a vote of 3 to 0.

Adjournment:

The Design Review Committee adjourned.

Respectfully submitted,

Clancy DeSmet
Planning and Zoning Administrator

Transcribed by Joan Clack