

Montpelier Design Review Committee
October 26, 2010
Memorial Room, City Hall

Approved

Present: Stephen Everett, Chair; James Duggan, Vice Chair; Kate Coffey, Jay White and Muffie Conlon.
Staff: Clancy DeSmet, Planning and Zoning Administrator.

Call to Order:

Stephen Everett, Chair, called the meeting to order at 5:30 P.M.

I. 16-18 State Street

Owner/Applicant: Scott Fitzgerald
Replacement of 3 windows on third floor.

Mr. Fitzgerald brought in a sample window for the DRC to review. The muntins are on the outside of the window. The muntins are applied with an epoxy adhesive.

Ms. Coffey inquired if there was going to be a brick molding on this.

Mr. Fitzgerald replied that all of the molding is wood and painted white.

Mr. Duggan asked if there were jam liners that go with the sashes. How do the sashes operate? They have taken out the wooden sash.

Mr. Fitzgerald said previously it was a weighted system that didn't work any more. They cut the ropes and the weights stayed inside.

Mr. Duggan asked how much one of the window units cost.

Mr. Fitzgerald replied that each window installed was about \$850.

Mr. White said he thinks the sample window shows a simulated divided light which they have approved in other places. He would vote to approve the proposal.

Ms. Conlon said she liked the window as well.

The DRC reviewed the criteria. They found the style of the window to be acceptable with the criteria. The design is replicating the window sash that came out of the unit. Regarding the compatibility of proposed exterior materials with other properties in the district, Mr. Duggan and Ms. Coffey said they didn't believe it was. Mr. White said he believes it is.

Ms. Conlon asked if they were wood.

Mr. Fitzgerald replied they are.

Mr. Everett said the question is whether a vinyl window is compatible with other properties in the district. Is the vinyl any different in material from any previous product they made?

Mr. Fitzgerald said he didn't know.

Mr. Everett asked how close the material to fiberglass which they have approved in the past is.

Mr. White said he thinks it depends on how pure they want to be as a preservationist.

Mr. Duggan said his research says it is not as durable or does not respond to expansion and contraction ratios similarly to the fiberglass which is more stable.

Mr. White replied it is on the north side so it doesn't get the sun.

Mr. Duggan replied it is also on State Street. If he looks at the criteria that are offered in cityscape, which is the DRC's mandate for how they deal with these projects, he does not find this window a suitable replacement.

Ms. Coffey said she agrees with that.

Mr. Fitzgerald said he doesn't really think there is much of a difference between fiberglass and vinyl and he doesn't think a layman walking down the street looking up at his third floor windows is going to say is it vinyl, fiberglass or be able to be even close to telling the difference.

Mr. Duggan said he would disagree with that. When he is across the street and looks up at the windows he sees a set of windows on the second floor and a completely different design on the third floor. That is a change from a unified façade which is what was there prior to these windows in place. Frankly, if he had approached the committee prior to the installation of the windows they perhaps might be having a different conversation because they could have led him to a more appropriate replacement.

Mr. Fitzgerald replied he would have done.

Mr. White said earlier he intended to replace the second floor windows as well.

Mr. Fitzgerald replied that is correct.

Mr. White said eventually he will have a unified look. The economy says he can only do so much at a time. He is leaning more towards the other solutions to include fiberglass. His research indicates the newer vinyls are better than the earlier vinyl windows. They are a little thicker and there are a lot more air pockets to give it better insulation value. He gets concerned if preservation becomes so expensive that people don't do it. He would rather see a slight compromise on something that will last and not need to be painted until it completely falls apart and needs to be replaced again as opposed to a wood window that gets leaky and rotten. It is hard to keep the tenants there; it gets cold and the energy goes up. It is a debate that the energy conservation and preservation people have continuously trying to get a medium. The minute you add a storm window you have lost some of the integrity of the original look that you get with the modern technology of an engineered manufactured window that is not wood because it is more durable.

Ms. Coffey said for her the middle ground is really the fiberglass.

Mr. White said had they started with the permits from the beginning that would have been an option, but from where they are trying to keep the economy of Montpelier healthy he doesn't find this a totally negative thing to do. He would if it didn't have the divided lights that give it the importance of the integrity of the original proportions. Even when this window was first built it was probably considered odd that it had such huge panes of glass because the traditional ones had smaller panes of glass. He thinks he will get a mixed vote on it but he would support it.

Mr. Fitzgerald said right now when you are looking at the front of the building it is different because the other thing that was removed from the upper floors was the aluminum clad storms that are over the front of the windows. They are off so it should be a cleaner, better line also.

Mr. White said wooden windows with aluminum storms don't look as good as vinyls.

Mr. Fitzgerald said he just inherited this building and had to do something about the windows. He said he could take the storm windows off because they aren't that functional anyway. That might help with the outside façade slightly.

Ms. Conlon said she concurs with Jay on many levels, the affordability and it won't be that much more glaring. She likes this window for many of the same reasons that Jay mentioned.

Mr. Everett said he understands it is a compromise and understands why he did what he did. This is an improvement and is tending to agree with Jay. The qualities of the materials are getting closer to fiberglass and in this particular case it is so close in terms of material quality. In 20 or 25 years it will have to be replaced. He said he is going to note that they find three committee members that find it acceptable and two that find it unacceptable. This is a compromise.

With regard to the compatibility of proposed landscaping it isn't applicable. Prevention on the use of incompatible designs, buildings, color schemes or exterior materials. He is assuming that would follow the same line of acceptability and unacceptability. Location and appearance of all utilities is not applicable. Recognition of and respect for view corridors and significant vistas including gateway views of the city and State House isn't applicable.

Based on the criteria the vote was 3 in favor and 2 opposed. Kate Coffey and James Duggan voted no.

II. 89 State Street – CB-I/DCD

Owner/Applicant: Vermont Mutual Insurance Company

Design review for two roof top mechanical rooms

Interested party: Greg Lord, E.F. Wall & Associates, and Diane Norwood from Vermont Mutual.

Mr. Lord said there are two air handlers that are being required to improve the energy efficiency and the moisture of the interior. From 2005 to 2007 Vermont Mutual spent close to \$5 million to upgrade the heating and cooling system for the entire 39,000 square feet at the address. At the time the task, especially for the older two story structure, was to cool it in a different way than basically using ducted air conditioning systems. It utilizes the technology that was the second application in the United States. It was developed in Switzerland. It is because using ceiling panels as cooling. The vertical space is constricted so they wanted to move it up. The heating is baseboard radiant to heat the building. They would like to utilize and introduce moisture into the system. One of these two units is placed on the lower two story building area and the other one is placed on the four story building area. These units are not the kind that can be exposed. They have to be covered. It's not like what is there now. What is there now are outside. They are chillers and other HVAC units that don't need a cover, but these particular systems do required to be covered. There are a lot of factors in locating them. Obviously, they want to be fairly accessible to the existing ducting they are going to be utilizing and there are also some structural considerations. The one on the second floor from a visual standpoint is pretty well isolated. It really couldn't be located any better from a visual standpoint. The one on the four story structure is located over a stair well and that puts it in a corner. Obviously, you are going to see it from Court Street and also from the Pavilion Building. Given that there are units that are already there hopefully it won't be perceived as being overwhelming or obtrusive.

Mr. White asked what color the addition is going to be.

Mr. Lord said they are going to be painted to match the existing units that are on the roof so it will be a battleship green.

Mr. Duggan asked how tall these units will be.

Mr. Lord said the one on the two story building is 9 foot wide and 23 feet long and 8.5 feet high; the one on the four story building the footprint is 10' x 10'. The construction is a stud construction with a flat rubber roof on top so they can put uninsulated walls on the exterior to protect it from the elements and put a rubber roof on top.

Mr. White asked if it was a metal siding.

Mr. Lord replied it is.

Mr. White said his preference would be that he use a factory finish that is powder coated bonded on because it is meant to weather more. If they paint it in the field to match what is there over a few years it will peel off and won't get maintained.

Mr. Lord said if they paint it, and they have done it before, it will be a warranted finish that will be at least the factory warranty. It's not a standard process. You are roughing it up a little bit and applying a coat of primer on top of what is there and it will be a warranted finish of what will come with the panel.

Ms. Conlon asked how much higher will the new system be than what exists now.

Mr. Lord said if you look at the elevation drawing if you are on street level you are sort of looking up at. This one would be very innocuous from Court Street. The other one will visually be there but from the Pavilion side you are only looking at a little of it.

Mr. Duggan asked what the detail will look like from wall to roof. It's a flat roof.

Mr. Lord said it will be sort of a standard application for a rubber roof. There will be a metal fascia piece they will put the rubber on.

Mr. Everett asked how this would allow them to introduce moisture into the building. He is curious about how the process works.

Mr. Lord said he doesn't know. HVAC engineering is not something he is familiar with.

Mr. Everett asked if the construction price is including the new rooftop units.

Mr. Lord replied it is everything.

Mr. White asked what the purpose for changing this was was.

Mr. Lord said it really is to augment the heating system by using some of the ducting while introducing moisture and to elevate the moisture inside.

Mr. White said if they get a little more relative humidity inside which will make it more comfortable and dry in the winter.

The DRC reviewed the criteria for the project and found it acceptable for rooftop heating and air conditioning equipment that is pretty standard on most of the large buildings in town. The application was approved on a vote of 5 to 0.

III. 106 East State Street – HDR/DCD

Owner/Applicant: Gay & Allison Schy

Design review for multiple exterior renovations

Mr. Schy said he would like to make the building into apartments. He isn't adding very much. On the west side of the building there is an existing window and barn doors and what he is proposing to do with the barn doors is just build wall on the other side of them and not to have them usable as barn doors. They are historic barn doors and he wants to leave them as barn doors and fix them. The window over it is sideways because the structure on the inside has big beams that run through and windows couldn't go straight up and down so they put windows sideways. Then, there is an existing big hay loft so he is proposing to leave that as is and just getting a fixed window to fill in that space and leave it as the hay loft to keep the existing framing and the size. On that side there is an existing window that is also a vertical window. There is a door and he would like to cut off that and make it a window rather than a door. The way he is doing the inside it would work better as a window than a door. If he has to keep it a door he could put a French door in because he wants light. A door would be coming outside of someone's bedroom but he would prefer a window.

Mr. Everett asked what the proposed division of the building is. Is it going to be a duplex side by side?

Mr. Schy replied it is going to be three units. The downstairs will be cut in half and each unit will have a downstairs and upstairs. The third floor will be a separate unit. On the side he is proposing very little. In the front he would like to match the window on the side. Over the barn doors there is a horizontal window and he wants to add two more horizontal windows.

Mr. Everett said the units he is proposing for the East State Street side he sees the multiple assembly here of two wide units.

Mr. Schy said he would like to match the window over the barn doors.

Mr. Duggan asked if he could describe his intent of placement of those.

Mr. Schy said he doesn't want to do symmetry because the barn is not symmetrical. There are windows placed randomly.

Mr. Duggan said it seems like the placement is sort of haphazard. If you have the element here of three doors he wonders if those two windows could relate to what is going on below it.

Mr. Schy said there is a lot of latitude because there is this long space and the window can be moved around in that space.

Mr. White said trying to get three apartments there will be three teeny apartments which mean they would rent for a low rent. He doesn't typically find a barn really suitable to be converted to residential uses without a huge amount of rebuilding. It is exceptionally poor in that particular neighborhood to have the barn maintained with the character of being a barn. What would be great if it were garages.

Mr. Schy said he isn't doing that. There's no chance of that. The barn is going to rot and fall into the gutter unless he can make money on it.

Mr. White said the concept of putting horizontal windows anywhere in an historic barn is completely foreign to a barn. Just because it might have been added in the past doesn't mean that we want to continue what was added from a poor design point. He thinks the horizontal windows have always been a problem. This is in the Design Control District. It is probably one of the most important historic districts in Montpelier. He cannot vote for any apartment in this building, especially with horizontal windows in it. His vote will be no across the board.

Mr. Schy said he is just doing what the city is telling him to do. The city has been designated as a Growth District and you want downtown housing. That building was falling into the gutter. He can raise it because it is structurally going to fall down into the gully behind it so he will just tear it down. He isn't going to spend money to have a garage.

Mr. DeSmet said he needs approval to do that.

Mr. Schy said he can just let it go and condemn it. He can't spend \$100,000 to save the building and then just let it sit there for people to put a lawn mower in. There are conversions all through Montpelier; everything has been converted into everything else. There are no more barns left in Montpelier.

Mr. DeSmet said this committee doesn't have jurisdiction over this.

Mr. White said he happens to live in the barn at 55 College Street that was converted into one condominium unit for years. It worked out very successfully and architecturally all of the openings were away from the street so it still had the character of a carriage house. The issue here is he could perhaps create residential housing there but it would be better if it was one or two units. He could put some windows across the front mostly matching the rhythm

of the smaller windows that are already across the front that could be awning windows as opposed to the wider sliding units. They would also want to look at sections of the building to see how the space work and where the eaves fall.

Mr. Schy said Union Institute was already planning to do this. There are already floors, 1st floor, 2nd floor and 3rd floor, stairways. Union Institute never got a permit and then they discovered all of the rot and quit. He inherited this building. It is 4,000 square feet and could easily be three apartments. The Union Institute put those ugly garage doors in there and the building was 18 inches down on its side and falling in. He has already spent considerable money just saving the building, jacking it up and putting in a new foundation and putting the historic barn doors back on the front.

Mr. White asked what will happen to the barn doors. Will they stay or come off?

Mr. Schy replied they are going to stay the way they are.

Mr. White asked how the light will come in for people on the first floor.

Mr. Schy said he proposed one doorway with a window in it. There is enough light on the sides and the back because there will be two working garages. The front of the building is going to be a lot of garage space.

Mr. Duggan said he doesn't believe Mr. Schy's application is sufficient enough for him to get a good understanding. He would love to see some clearer drawings in scale. He would like to see what a door he is proposing actually looks like in this elevation. Will the door be with glass? Will it be a door inside the barn door so it all looks the same? He doesn't have enough information himself to adequately judge what the aesthetic quality would be with these alterations. He does agree that there should be some care and consideration in the design of the primary façade as it does face the College Green. There are a couple of ways he could come up with a suitable design. What he has provided for information at the moment he is unable to gauge that.

Mr. Schy said he is going to do apartments in there. He has read the codes. If he has to leave it without windows he will just build them.

Mr. Duggan said he thinks how he treats the front façade would be his first place of judgment of trying to figure out if the design is really compatible with the surrounding buildings. This is an accessory building. It is a barn. Not that it can't become something else but he thinks they don't want this to look like a condominium.

Mr. Schy said he watch the city allow NECI to take that beautiful historic house and the carriage house and destroy it.

Mr. Duggan said he would disagree.

Mr. Schy said no one looks at it from the back except him. He has a house with decks and he looks at the back. He can't see the historic carriage house or the building any more. It is this big wall of new windows.

Mr. Duggan said it is the back of the building.

Mr. Schy said it isn't the back from the house he invested in. He owns that house and has tenants and since he wasn't abutting he didn't get a word in. If he took pictures of that there is no way he can't put a couple of windows in.

Mr. Duggan said he would give him free reign on the back. If he wanted to put a whole wall of windows there he would probably vote for that. He would like to see a design that he can support. He thinks there are a number of ways he could achieve what he is looking for by allowing natural light into the building in certain places without disrupting the façade which he does think holds an important place within that realm. It's quite visible from a lot of places. This barn was in rough shape but they have already removed the slate roof recently and repaired that with asphalt shingles. He would prefer not to see more of an erosion of what was there to begin with.

Mr. Schy said the slate roof was put on cedar shakes.

Mr. White said it could be residential. The façade could work if the windows on the main front façade were a series of square windows across the front.

Mr. Schy said he is happy to make the front how they would like it.

Mr. White said he agrees with Jamie that it needs to be a more thorough application. The back side they are usually agreeable to have more leniency because the public doesn't see it. He would recommend they might table the application until he comes back with more information and not vote on it.

Mr. Schy said he could come up with a couple of suggestions for the front. He wouldn't mind some smaller different windows. He can see he isn't ready.

Mr. Everett said if he is going to do three units where does he do the doors and stairs for the first and second floor units, and where is the stair and the second means of egress for the third floor?

Mr. Schy said there is a deck. This one door will go into a common laundry room. There are stairs that go up to the third floor and it will go straight into the one unit. The other unit

will enter from the side off the back deck. There is actually three very big units and it works very well. There are three floors. The upper would be a loft but it is huge. It is actually a very big building. The first and second floors would be split in half and the two units will have a first and second floor. The building will be sprinklered so he won't have to have the secondary means of egress. He is trying to make the front asymmetrical and that is why he wants to save that cute little window. It is an original barn window.

Mr. Duggan asked if there was anything structural going above the doors. How big is that?

Mr. Schy said it is 8' x 8'. Then there is a 3 1/2 foot space and another 8' x 8'.

Mr. White said he thinks it makes sense to come back with plans and elevations and sections.

Mr. Everett said he could also do a couple of pictures of options that he would like to do with each side.

Mr. Schy said he researched the doors to make them back the way they were trying to make it look like a barn.

Mr. White said he thought it was a good improvement to the property to have the garage units.

Mr. Schy said Union Institute since it was just a storage building didn't maintain it. He spent two years trying to put the roof on and it was rotting. If they just keep it as a barn nobody will take care of it, but if someone is living in it they take care of it. If it looks like a barn and people are living in it, then it will be viable. He also thinks it is creating more units where people are going to walk downtown and shop. It is going to cost a lot of money and he needs to make payments on it.

Mr. White said if he makes them nicer units they will rent for more money, and he will find there is a larger market for that rental level at the middle/upper income level of rental. Those are few and far between in Montpelier.

Mr. Schy said on the third floor he is going to put in an emergency door. It could actually join with the other units.

Mr. Everett said he said there would be actual garages.

Mr. Schy replied yes.

Mr. Everett told him to come back with a couple of options.

Mr. White moved the DRC table the application. Mr. Duggan seconded the motion.

Mr. Schy said that would be good for him.

The motion passed on a vote of 5 to 0.

IV. 107 State Street – CB-I/DCD

Owner/Applicant: John Russell

Design review for multiple exterior changes.

Mr. White recused himself because he is representing the applicant.

Jay White said he is representing the project for John Russell who is the owner of 107 State Street, better known in town as the Thrush Tavern. The proposal is exterior repairs to the rear of the building and also a handicapped access ramp to the rear. Currently, the first floor is being used for the U-32/Montpelier Neighborhood Apartment Program. That is a program where people with some disabilities have the ability to learn how to live in an apartment and help with living needs. They are trained at this facility. They don't stay all night there. It is for day use only. Because some of the applicants are somewhat physically disabled it is important to have a handicapped access to the building which it has never had. John has done a lot of work to improve and repair the interiors by replacing rotted floors and taking up all of the carpets that were there and restoring the wood floors and taking up the asbestos floor that was underneath the carpet and moving all of the kitchen equipment out. It has been pretty nicely restored to the original interior detailing of the original Thrush Tavern when it was basically a four room tavern.

They will be putting in a handicapped ramp which is on the larger drawing and this will be essentially a concrete curb on both sides and an asphalt ramp between the two concrete curbs. They might want an option to do a concrete ramp in between the two curbs. The ramp is pulled away from the building for two reasons. One, they don't want the roof to drip on it. Also, they are creating a planter between the building and the ramp where it has just been the junky back area. The existing fire escape that is there would just be repaired in its original form. Some ice fell off the roof and damaged the railing. John wants to repair that fire escape to replace the railing. To prevent that from happening again they would just be adding some bars along the roofs as snow guards to keep the snow on the metal roof that is there now so it doesn't slide off where the new entrance would be.

The building will be painted. The intent is to match the original red color of the building as opposed to the purple color which was painted more recently. John wants to get it back to the original red brick color. The intent would be to paint the whole building that same red color. He has done some masonry repairs on the little wing that was added to the side. That would also be painted the same color.

The windows you see on the second floor are not original windows. They are custom made to match the original ones by Green Mountain Window Company and he would be doing

the same thing on the lower windows that have been blocked with sheetrock and insulation. He wants to open them up to let natural light back into those spaces. What John wants a permit to do is to change all of the windows to the original 6 over 6. The people at the Thrush Tavern had blocked the window on the end because they didn't want to use the window, and as John and Margot were restoring and replacing the windows with Green Mountain Window insulated glass true divided light windows. That is what John is to continue with on the rest of the building. What he wanted to propose is for the application is to restore the windows to the 6 over 6 with duplicate wood windows authentic divided light made by Green Mountain Window Company. Included in the two year permit he wants to do that. It won't happen instantly. He would like to do the painting now if the weather holds. The windows that are blocked on the lower floor he wants to do now because the school is renting that space. The door will be replaced with a new door which is an insulated glass fir door. The intent here is that it would be a natural finish door stained and urethaned so it is easy to maintain.

He didn't specifically list it in the application but he knows they want permission to repair or paint the little roof that is over the entrance on the back. It's a metal and rusting through. He was having a roofing guy come this week and look at putting the bars across the top of the roof and talk to him about doing the little roof at the bottom as well.

John is pretty sensitive to the historic nature of this project. At the same time he is sensitive to how much money he can spend on it. All of the rent he is making on it he is putting back into the building and trying to restore it and trying to do it without going into a huge amount of debt. He wants a permit to be able to do these things over time.

The details on the ramp are just a simple 1 1/2 inch diameter steel welded pipe rail that will be set inside the concrete curb. It doesn't have to have any balusters or anything because it is less than 3 feet. It is only a 14 inch rise there. They want to put a handrail on both sides because it is not against the building and some of their students have difficulty on just one side so having a ramp on both sides helps with that.

Also not listed in the application because John just mentioned it to him over the weekend, he also wants to replace the handrail on the front of the building. That rail is damaged. It is a kind of a cheap lightweight residential rail and it doesn't meet code and doesn't go far enough forward. He wants to do a two pipe rail that would be another 1 1/2 inch welded diameter railing on both sides of the steps. Right now there is only a rail on one side. They will come just forward of the first step so it meets code. John wants to anchor them into the existing sleeves that are in the steps there. He doesn't know if you need a permit for it because it is really a maintenance issue.

Mr. DeSmet said it is probably a nonsubstantial alteration.

Mr. White said there is hardly no light back there. There are no street lights and the parking lot is very dark at night so they wanted to add a light over the door. He didn't want to put underneath the door because if it is recessed under the little roof it doesn't put enough light out on to the ramp itself. It needs more of a horizontal spread. If it hangs underneath the ceiling it is too low. Putting it on the face of the façade is a very good place for the light to do the function it needs to do. The lantern style selected for there is pretty consistent with the period of the building and pretty consistent with the existing lights that are on the other side of the Thrush at the main entrance.

Ms. Coffey asked how they are going to attach the snow guards.

Mr. White said it is a standing seam metal roof and they will just clip them to the vertical fins. They usually ask the manufacturer determine how many he needs to keep the snow on and how substantial it needs to be. He has had a huge problem with ice falling off and that is dangerous if it is the main entrance. You can see the damage it does to the fire escape.

Mr. Everett said he had a problem with bars in that the snow piles up against the bars, and as it melts from the early sun in the morning, as that melts it creates ice which forms below the bars and eventually drops off. He had a building with a standing seam roof like that and he had a problem because there was parking there and snow would fall off with such force that it landed on the hood of a person's car and put a huge dent in it. They went with the angel wings instead. They came up about 24 inches off the eave and clipped them on each.

Mr. White said for the application they would like the option of doing either one. There used to be a built in gutter on this roof and you could see evidence of a down spout that used to drain the water off, but the new roof was put on over that and they had discussed whether they wanted to reintroduce the gutter and he came to the conclusion that the cost of doing that with an existing roof probably wasn't worth it and it could have its own problems with gutters. They came to the conclusion that it was probably to just move the ramp completely away from the whole drip edge and create a planter there.

Mr. Duggan asked if there was going to be anything done to the cornice at the top of the fire escape.

Mr. White said he is painting it. If it is rotted he will repair that as well. The intent is to clean up the exterior of the building. It just has been neglected for a long, long time and this client wants to use this as a main entrance. It really is a very visible entrance. People probably see more of this side than the other side.

Mr. DeSmet said it will be nice because it will make it accessible.

Mr. White said inside he is also putting in a fully handicapped accessible bathroom and a handicapped accessible kitchen so it is like a training kitchen. He is trying to do it so the

school would leave that it would be suitable for some other purpose without a huge amount of cost. It could actually work pretty well as a residence back there with a bathroom and kitchen in it.

Ms. Conlon asked what was going on for the second floor.

Mr. White said John doesn't have any tenants on the second or third floor at this point. He would like to lease the whole building. Eventually he would like to lease the whole building to one tenant as an office building, but for right now he has a one year lease with the school to do the first floor. He would still like to find tenants for the second and third floor, but he has also recognized that he probably needs to put some visual maintenance on the exterior because it really isn't very attractive anywhere around the building because it just needs to be maintained.

Mr. Duggan asked in the repair of the fire escape will that get painted.

Mr. White replied yes. It will be painted black. It is a wrought iron staircase. It is just the railing that is damaged. You can see where the railing got smashed with a big chunk of ice and never got repaired. He doesn't really need the fire escape from any code point of view at this point, but they both feel it is safer to have it there as a second exit from the third floor for an emergency exit. The little window underneath the fire escape currently is a 6 over 1, and that is also not an original window. John's goal is to make them all 6 over 6. None of these are original windows and that was the one that was the size that fits. As he restores the exterior he wants permission to replace that window with a new wood window, true divided light 6 over 6.

Mr. Everett said it almost looks like there is a lentil over the window that has been painted. He asked Mr. White if he wanted an option to change the windows within the next two years if he needed a larger window for egress.

Mr. White replied yes.

Mr. DeSmet said he thinks it is a good project.

Mr. White said he thinks Margot would be proud of John for doing this project.

Mr. Everett said he indicated as options that the snow guard protection on the roof on the north side may be through the use of either the horizontal snow bar system or by application of what is often referred to as angel wing style of guards attached to the standing seams on the roof. The other option is that the windows on the north side dormer may be replaced with a larger size wood window to match the remainder building windows to achieve an egress size opening if required.

The adjustment to the proposal was that any of the existing 1 over 1 windows may be replaced with 6 over 6 double hung windows to match the newer 6 over 6 windows which were previously replaced.

The DRC reviewed the criteria and found the application acceptable on a vote of 4 to 0.

Approval of October 12, 2010 Minutes:

Upon motion by James Duggan and Kate Coffey the minutes of the October 12, 2010 meeting were approved on a vote of 4 to 0.

Adjournment:

Upon motion by Jay White and Kate Coffey the meeting adjourned.

Respectfully submitted,

Clancy DeSmet
Planning & Zoning Administrator

Transcribed by: Joan Clack