

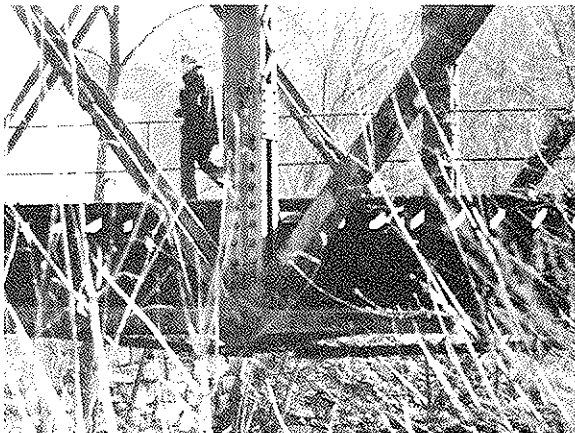


INTRODUCTION

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The Montpelier Cityscape Workbook was initiated by the Design Review Board of the Montpelier City Planning Commission, in conjunction with the State of Vermont Division for Historic Preservation, the Eva Gebhard-Gaurgoud Foundation, the City of Montpelier, and the Montpelier Rotary Club, and was prepared by Robert Burley Associates of Waitsfield, Vermont. The book was realized through the diligent efforts of the Mayor's Cityscape Committee consisting of the following individuals:

Dr. Arthur R. Wright, Planning Commission
and Design Review Board Member
Mr. William H. Bigglestone, Planning Commission
Member
Mr. Robert Cody, Property Owner



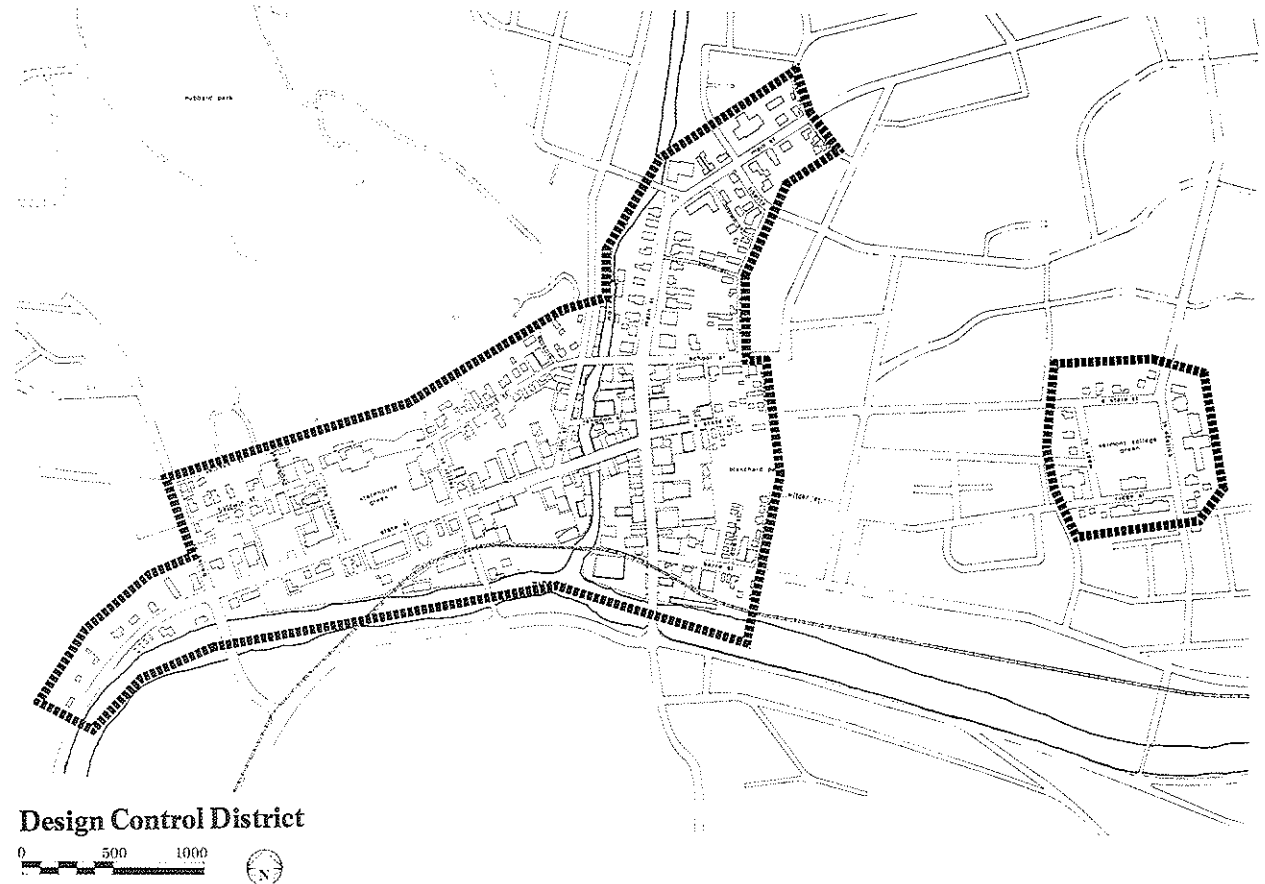
Purpose:

The prime purpose of the workbook is to serve as a guide for the Design Review Board of the Planning Commission in carrying out its responsibilities in the Design Control District, as established under Vermont Statutes Annotated, Title 24, Chapter 4407, Sub-Section 6. The intent is to preserve and enhance the architectural character of Montpelier while providing a framework for economic revitalization. The workbook will serve as a guide for individuals who are considering projects in the

District and will also serve as an information source on Montpelier, giving school children and interested citizens alike some insight into their City. A knowledgeable citizenry, that understands Montpelier's potential and takes pride in an attractive City, is the best means of achieving future improvements.

Process

The process of preparing the workbook was one of first collecting inventory data, analyzing the data and the physical factors present in the



City, and making recommendations. The inventory data consisted of researching the historical basis for the City form and development, surveying existing building conditions, conducting meetings with various public-interest groups, conducting a public opinion survey, and conducting interviews of downtown merchants. The recommendations begin with suggestions for solutions to problems in Montpelier on a City-wide basis, narrow down to solutions to design questions on particular buildings — old and new, and conclude with techniques for restoring specific materials.

The inventory task that was not included in the scope of the workbook was an economic study of the Montpelier region that would have uncovered the economic forces at work in the area. It is strongly urged that this study be done at once in order to determine the economic viability of proposals, and aid in developing strategies for implementation.

Conclusions

The work on the workbook has resulted in the following major recommendations:

1. Many of the original buildings in Montpelier are still available as architectural resources. They should be restored and adapted to new uses where necessary. Such restoration work should be as faithful as possible to the original design intent.
2. While preference should be given to preserving sound, or restorable, existing buildings, there are also situations where new construction will be required.

Such construction must be compatible with the surrounding historical context in terms of scale, material and proportions, while expressing its own time in terms of construction methods and design detail.

Organization

The workbook is organized into three sections. The first section deals with goals for the future, design concepts for future development, and specific design recommendations. It is in this section that one would look for graphic suggestions when considering a project.

The second section outlines standards for new construction, restoration, and streetscape elements. This section suggests basic rules to be followed in development of the Design Control District.

The last section describes techniques and methods for restoring materials found in buildings in Montpelier.

The Design Review Board uses this workbook as a guideline in reviewing proposed projects within the Design Control District. The Board



assumes the attitude that reasonable variances or deviations from these guidelines may be favorably viewed when literal application of the standards results in hardship, or where innovative or new solutions warrant such a variance. Variances, however, must be in conformity with the general intent and purposes of the workbook, and must be in keeping with the long term goals established for the City.

DESIGN REVIEW SUBMISSION

It is recommended that two sets of plans shall be submitted to the Design Review Board for proposed construction or improvements. Plans shall include the following:

1. SITE PLAN

Indicating surrounding natural features and construction as well as the new or proposed project site, including parking, walks, planting, lighting and street furniture elements. The site plan should also show building entrances and exits, and floor plan detail as necessary to make the building relationship to the site understandable.

2. ELEVATIONS

Indicating all major elevations of the project subject to public view as well as surrounding buildings.

3. SECTIONS

Indicating the profile of the wall facing the street(s), carried out to the curb line showing all streetscape elements.

4. MATERIALS

Description of exterior materials and colors with samples of colors and finishes.

Other information may be required by the Board as indicated by individual projects.