

## **Draft Excerpt of Minutes**

**City of Montpelier  
Design Review Committee  
January 6, 2004  
Memorial Room, City Hall  
Subject to Review and Approval**

### **DRAFT EXCERPT**

**Members Present:** Margot George (Chair), Stephen Everett (Vice Chair), Soren Pfeffer, Vicki Lane, and Andrea Stander.

**Others Present:** Representative from Saxton Signs, Fred Connor, Tim Heney

Ms. George brought the meeting to order at 5:55p.m. She with held comments to the end of the meeting

#### **156 Main Street**

#### **Design, Site Plan and Conditional Use Review**

**Applicant: Connor Brothers-Montpelier One, LLC, Fred Connor**

Mr. Connor explained the application to the Committee. They are interested in finishing the approximately 2,728 sq. ft. of the second floor of the building. As part of finishing the space they would like to install windows similar to the existing where there is currently T-111 siding on the north and south elevations of the building. The applicant is also proposing to introduce windows to the west elevation or front of the building. Mr. Connor pointed out that the windows on the first floor have transoms, this is not proposed for the second floor.

They also propose to put an addition onto an existing covered entryway. The addition is 6' x 8', and includes stairs and a concrete walkway that connects to the sidewalk in front of the building. The cornice detail and the materials are proposed to be the same as the existing including the proposed color.

Ms. George, Mr. Pfeffer, and Ms. Lane expressed concern about the scale, and the type of windows proposed for the facade of the building. The widows do not relate to the architecture of the building. Mr. Connor felt that the windows complemented the existing landscaping. Mr. Connor also commented that the rear of the building (east elevation) had windows. The Committee commented that this elevation had a more interesting treatment of windows than what was being proposed on the front. Mr. Connor did not want to replicate what was on the back as that would call for the removal of the granite. He felt that the windows which flank the granite tie into the horizontal windows on the north and south elevation.

The committee felt that the proposed windows on the north and south elevations were acceptable because they are on the low slung primarily horizontally oriented sides of the building. The facade of the building is vertically oriented, and the introduction of the proposed windows would detract from this facade.

A member of the committee asked if there were any proposed changes in the lights. Mr. Connor responded, no.

The Committee took a straw pole on the application as presented. They concluded that the proposal is unacceptable as presented. It was then established that the introduction of the windows on the primary facade (west elevation) as presented was the only issue. The chair asked Mr. Connor if he was willing to adjust the application to remove the alterations from the west elevation. Mr. Connor said no, and that this was his application. The committee took a vote on the application as submitted. The DRC recommended denial of the application as submitted, 5/0.