

Montpelier Design Review Committee
Minutes of March 2, 2004
Planning & Community Development Office

Members Present: Steve Everett, Chair; Eric Gilbertson, Vicki Lane, Soren Pfeffer, Margot George, William Russell.

Others Present: Stephanie A. Smith, Planner, Gail Lawson, Administrative Officer.

The meeting was brought to order by Margot George, Chair at 5:55 p.m.
There were no comments from the Chair.

Design Review for Window Replacement - CB-I/DCD

107 State Street

Applicant: Margot George and John Russell

Ms. George, as the applicant in this matter, recused herself from participating as a Committee member. Vice-Chair Steve Everett assumed the role of the Acting Chair.

Ms. George described to the Committee her plans to renovate the second floor of the building at 107 State Street known as the Thrush Tavern. The current application is for the replacement of 4 windows on the first floor front of the building and the 16 windows on all sides on the second floor. However, Ms. George explained that this is a long-term project and the intent is to replace these 20 windows within a two-year period and the balance of windows within the five-year tax credit period.

Ms. George presented manufacturers' cut sheets for the two types of windows under consideration by the applicants, Marvin simulated divided light thermopane wood windows and Green Mountain Window Co. She described the building as brick, noting that historical photographs show the original windows to be 6 over 6 sashes; photographs were reviewed by the Committee. The existing windows are 20th century replacements, 1 over 1 sash. She confirmed that just the sashes are being replaced and window openings will not be changed. The exterior of windows will be painted white. The current exterior aluminum storm/screen combinations will be removed.

Ms. George noted that there is one window not shown in the photographs. The building has a 10' x 5' extension, which has two windows containing bathrooms for Thrush Tavern on first floor and second-floor storage closet. The top (closet) window is boarded up and the interior finished with sheet-rock. Ms. George believes it was not originally a 6 over 6 window, so she is not proposing to replace it. The Board agreed that there was no purpose in installing a new 6 over 6 window and then boarding it up. The first-floor window in the building back extension will not be replaced at this time; only replacement of the four first floor windows on the front are proposed now. Details of the design were described. Muntins and mullions will be applied on the interior and exterior with 5/8ths muntins. Ms. George said that they are favoring the Green

Mountain windows. No frame around windows; double hung jamb liners. It was noted that the Marvin windows meet opening for fire codes.

Committee members reviewed the criteria.

(Please refer to the recommendation form signed by the Vice-Chair approved 5-0).

The Design Review Committee voted unanimously (Margot recused herself) to approve the application as presented with the option that additional window in the building may be replaced at the applicant's discretion with the same 6 over 6 simulated divided light double hung window sashes with jam liners within the five-year tax credit period from time of approval. This application is scheduled for review by the Development Review Board on March 15, 2004.

Approval of Minutes:

(a) The minutes of December 16, 2003 were reviewed approved by Margot George, Vicki Lane and Eric Gilbertson with one wording change with regard to the application of Vt. Mutual Insurance Co. In paragraph 4, line 3 substitute the word 'larger' for '*worse*'.

(b) The minutes of December 2, 2003, were reviewed and approved by Margot George, Vicki Lane, Eric Gilbertson, William Russell and Soren Pfeffer with the following changes:

* **108 State St. (Wesco, Inc.):** parag. 2, line 3 substitute 'to' for '*the*' (...*change in logo.*); parag. 4, line 8 - "...*have already been changed, to include the identification for Shell.*;" Add to committee recommendations - "the ground sign shall be 15'feet tall as proposed, but no larger than existing ground sign.;"

* **221 Barre St. (River Station Properties III, LLC):** parag. 7, line 3 'could' rather than '*should be steeper to break up.....*;' line - 4 strike '*they should be the same*;' line 6 - substitute 'while' for '*where*' and drop 's' from '*elements*'.

(c) The minutes of February 3, 2004, were approved by Margot George, Steve Everett, Vicki Lane, Eric Gilbertson and Soren Pfeffer with the following corrections:

28 Barre St. (Rick and Pat Powell): parag. 3, line 5 - add 'green' after '*spruce*;' parag. 4, line 3 delete the word '*what*;'

70 Main St. (Charlie O's): parag. 4 - substitute the words 'structural timbers' for '*board or boards*' within paragraph; parag. 5 add to last sentence (beginning '*Mr. Colburn said....*') 'and he would not speak for Mr. Jacobs.'

Comments from the Chair: parag. 1, line 3 - '*...DRC meeting had been distributed prior to the DRB meeting...*'.

The minutes of October 21, 2003, January 6, 2004 and January 20, 2004 were not available for review. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Design Review Committee
March 2, 2004 Minutes

Subject to Review and Approval
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Gail M. Lawson, Administrative Officer