

**Montpelier Design Review Committee
September 20, 2004
Memorial Room, City Hall**

Subject to Review and Approval

Present: Stephen Everett, Vice Chair; Soren Pfeffer; and Vicki Lane

Absent: Margot George; and Eric Gilbertson

Call to Order

The meeting was called to order by Mr. Everett at 5:35 p.m.

Sign Permit Application - CB-I/DCD

107 State Street

Applicant: Legus and Bisson

- **7.5 square foot wall sign**

Neither the applicant nor the sign maker (Tom Quinlan) was present. The board moved onto the next application.

Design Review & Amendment to Planned Residential Development - CB-

II/DCD

221 Barre Street

Applicant: Central Vermont Community Land Trust (CVCLT)

- **Revisions to previously approved PRD consisting of changes to building footprint, relocation of entryways, and other minor landscape changes**

Interested Parties: Greg Rabideau, Rabideau Architects; and Will Giblin, CVCLT

The representative for the applicant had been through the process before so Mr. Rabideau, the architect, began with an explanation of the changes to the project since it was last reviewed. Mr. Rabideau stated there are changes to the landscaping, and to the footprint of the large apartment building. The common entrances on the large apartment building are proposed to be set back further than the individual unit entrances. These common entrances also have less detail. The siding color on these setback portions of the building are proposed to be darker. The purpose of the undulating facade was done in an attempt to make the larger building read like separate smaller buildings. The handicap access is now through the main entrance on Barre Street. Due to cost constraints CVCLT is interested in removing the decorative concrete detail previously approved as a surface treatment on the foundation. Mr. Rabideau said that the plantings will most likely screen the foundation and it would not have been visible.

Mr. Everett asked if there were any proposed changes in the light fixtures. Mr. Rabideau said no, but there are some adjustments in the location of fixtures to accommodate building changes and landscaping. The minor changes in the landscaping were done to address staff comments with regard to salt tolerance, and species size and locations.

Mr. Pfeffer asked about the changes between the sidewalk and the front of the building. Mr. Rabideau said again the changes were done due to staff comments, to allow for winter green and as a privacy buffer. Ms.

Lane asked if there would be space for bird baths and other types of outdoor furniture. Mr. Rabideau stated that there would be some room for the tenants to personalize their own outdoor spaces. He also saw the proposed stoop areas as a social gathering space.

Ms. Everett went through the design review recommendation criteria (please see recommendation sheet). The following optional change was recommended:

1. Elevator penthouse may be sided and trimmed to match building facade to improve overall appearance to neighbors.

The Committee voted 3/0 to recommend approval of the application with the optional change that elevator penthouse may be sided and trimmed to match building facade to improve overall appearance to neighbors.

Design Review - CB-II/DCD

154 Main Street

Applicant: Robert Hitzig

Exterior alterations to the building including expansion of existing porch on north side of building, installation of light fixtures, granite benches, and a dumpster with associated landscaping.

Interested Parties: Mary Jo Krolewski and Robert Hitzig

Mr. Hitzig explained the application, which included the following items

- a. Extend the existing porch to connect with the handicap access ramp;
- b. Widen a side entrance to comply with the American's with Disabilities Act requirements;
- c. Install two compressor units and one fuel tank on the west side of the house, and one fuel tank on the west side of the accessory building;
- d. Install four outdoor light fixtures; three are nickel plated lantern style fixtures (max. 75 watts), and one motion sensor security light on the accessory structure (max. 120 watts);
- e. Install four granite benches along the river
- f. Install a wooden fence at the top of the retaining wall adjacent to the river;
- g. Site a two cubic yard dumpster surrounded by a yew hedge, approx. 4 feet in height; and
- h. Install a window in the side opening using etched glass with same design as the side door panels.
- i. Paint porch floors and fire escape either "Navajo Red" or "Terra Cotta."

Ms. Smith asked a clarifying question of whether the proposed porch extension would be covered. Mr. Hitzig said no. The spindles would be plain and similar to the existing spindles on the handicap ramp. The horizontal piece of the porch was proposed to be painted "Adobe," and the vertical is proposed to be painted "Peach."

Mr. Everett asked if the doorway proposed to be widened, if the door itself would be replaced. Mr. Hitzig stated that he would not replace the existing door. He proposed to widen the door with a strip of wood. Ms. Krolewski added that they would probably remove the existing storm door.

Ms. Smith mentioned that the air conditioner compressors should meet the noise ordinance. Mr. Hitzig clarified that the air conditioner units and the fuel tanks would not be visible from the road way and are

tucked behind a bump out of the building.

The committee discussed the proposed wall lanterns and the security light proposed on the accessory building. The applicant proposes three wall lanterns to be installed at two doors and an extra on the porch. The maximum wattage in these fixtures is proposed to be 75. The maximum wattage in the security light mounted on the accessory artisan studio is proposed to be 120. The applicant stated that this fixture will be pointed down and the bulbs were not visible from the public roadway. Ms. Smith stated that if a problem arises with the light fixtures a solution may need to be reached to remedy any problems. The proposed granite benches and dumpster are located near the retaining wall and river. The dumpster will be screened with a yew hedge. The applicant proposes to install 4' tall yews. The applicant proposes to install a 4' tall wooden fence along the retaining wall. An area that is currently gravel is proposed to be paved. Snow is proposed to be stored in the area near the benches.

The applicant also proposes to repair existing lattice on the access ramp. They propose to use a vertical style of lattice rather than the existing diagonal lattice.

The applicant added that they were interested in installing storm windows. The storms could be either a single pane or one over one exterior wood storm windows that are hung on the outside of the windows on hooks. Some hooks still exist on the building.

Mr. Everett reviewed the design review criteria (please see recommendation form).

The DRC recommended approval of the application as submitted, 3/0, with the following adjustments that the applicants can pursue at their discretion:

- 1) single pane or one over one exterior wood storm windows may be installed as needed to replace missing storm windows.
- 2) Flood lamps may be shielded with metal cans to prevent extraneous glare.

Design Review & Site Plan Review - HDR/DCD

106 East State Street

Applicant: Gary Schy

Installation of fire escape on north side of building.

Interested parties: Gary Schy

Mr. Schy stated that he would like to install a fire escape on the rear, or north elevation of 106 E. State Street. He stated that he is going through the development review process for a change of use from a single-family dwelling unit, as determined by the city, to a four-unit apartment house. The proposed structure on the rear would also be the main entrance to the fourth unit. He proposes a dormer to accommodate a door.

Mr. Everett asked what is the proposed width of the door. Mr. Schy stated it would be a 32" door. Mr. Everett suggested that a 36" wide door with an interior hallway dimension of 48" would be more suitable to be used as an entrance. The other is too narrow to carry some groceries comfortably through. Mr. Schy agreed, he adjusted his permit to accommodate a 36" door with a dormer width of 5'.

A committee member observed that the "fire escape" appears to be a deck. Mr. Schy agreed that the structure could be used as a deck. A member asked how occupants on the second floor would access the proposed deck? Mr. Schy said that in the future he would come through the process for a casement window. Ms. Smith pointed out that the drawing does not illustrate the necessary material dimensions, and that Mr. Schy

may want to building the deck in a manner that would allow for future installation of a casement window that swings out.

Mr. Pfeffer commented that the illustration does not provide him with a sense of what the deck will look like. Mr. Schy reviewed the application materials and said that he plans on using 4" x 4" deck corner posts, 2" x 2" balustrades, shaped hand rails, pyramidal post caps, and post skirts. Did the applicant propose to paint the decks? Mr. Schy said yes, the same colors as the house; he would also stain the decking. The proposed door is a solid wood, three panel door with a single pane of glass.

A member of the committee asked how the exterior of the dormer is proposed to be sided. Mr. Schy stated that it would be sheathed in clapboard similar to the existing exterior of the building on the same level. The committee reviewed the photos further with Mr. Schy, and it was determined that the exterior treatment on the third floor was not horizontal clapboard. Mr. Schy agreed with the committee, and stated that he would use the exterior treatment (shingle with trim pieces) that exists on the third floor of the existing structure.

Mr. Everett asked if the stairway would be framed? Mr. Schy said yes, with 2" x 12" wood treads. Mr. Everett suggested metal treads, because it cuts down on maintenance, snow removal in particular. Mr. Schy agreed this was a good idea.

The proposed lighting for the project included a couple of brass with glass fixtures, or wall sconces. There would be four (4) total. Mr. Everett sketched the proposed locations in on a plan of Mr. Schy's. Mr. Schy agreed with the locations. The maximum proposed wattage is 60 watts for each fixture.

The Vice-Chair reviewed the criteria (please see recommendation sheet).

The Design Review Committee recommended approval of the application as submitted and clarified at the meeting, 3/0, with the following adjustments:

- 1) Outside width dimension of exit dormer is 5' finished.
- 2) Exit door will be 36" x 80" door - solid wood door with single pane glass.
- 3) All exterior wood material will be painted with colors matching the dwelling.

The following option could be pursued at the applicant's discretion:

- 1) Option to use galvanized steel stair treads on all stairs.

Approval of Minutes of the August 24, and September 7, 2004 meeting

There was not present a quorum of members who participated in the 8/24/04 or 9/7/04 meetings and therefore the minutes were not approved.

Other

There was not other business.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Stephanie A. Smith, Planner

These minutes are subject to approval by the Design Review Committee. Changes, if any, will be recorded in the minutes of the meeting at which they are acted upon.