

Montpelier Design Review Committee
October 17, 2006
Memorial Room, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Daniel Richardson; and Vicki Lane.
Staff: Stephanie Smith.

Call to Order:

The meeting was called to order by Chair Margot George at 5:30 p.m.

Comments from the Chair:

There were no comments from the chair.

- I. Design Review – CB-II/DCD**
28 East State Street
Applicant: Stephen Everett
- Replacement of windows

Mr. Everett said he is replacing the windows at 28 East State Street with Marvin windows, which he has used in the past. He said he had taken off the aluminum storm windows and screens and discarded them. He said the replacement windows are Marvin clad ultimate double hung, dark bronze color, two over two simulated divided light, matching the existing sill angles. Ms. George said in other words he is trimming the window to fit into the window. Mr. Everett said they take the sash out, and there is actually a framed unit with a very small outer frame which slides into place. The existing windows are all different sizes. There is a variation of 1 3/8" in width and a variation of about an inch in height.

Ms. George asked what the overall dimension of the window was. He said they were anywhere from 34 3/4 to 36" in width, and then the height is 60". All of the perimeter trim on the existing windows are different sizes. Some are cut down.

Ms. George asked if he had decided this house should have bronze windows. He said they went with the dark bronze, which is the darkest natural color. With reference to the hardware selection for the windows, Ms. George mentioned that most windows have two sash locks. She asked whether he was going to have two locks or one. Mr. Everett said he was only using one.

The DRC reviewed the evaluation criteria.

Evaluation Criteria:

- 1) *Preservation or reconstruction of the appropriate historic style if the proposed project is in the historic district or involves an historic structure; Preserving the style by maintaining the size of the window opening and the style and profile of the window.*
- 2) *Harmony of exterior design with other properties in the district; Acceptable. It is a two over two sash and replicates the existing windows.*
- 3) *Compatibility of proposed exterior materials with other properties in the district; Acceptable. This is a wood window. Aluminum clad on exterior surface.*
- 4) *Compatibility of the proposed landscaping with the district; Not applicable.*
- 5) *Prevention of the use of incompatible designs, buildings, color schemes, or exterior materials; Acceptable. Anodized bronze color is appropriate for a Victorian building. Windows are not only consistent with the building but also the tenor of the neighborhood and the district.*
- 6) *Location and appearance of all utilities; Not applicable.*

- 7) *Recognition of and respect for view corridors and significant vistas including gateway views of the city and State House.* Not applicable.

The application was accepted favorably by the Design Review Committee as submitted by the applicant.

Ms. George said Steve Everett will now rejoin the meeting as a member of the DRC.

Approval of Minutes:

The DRC reviewed the minutes of October 3, 2006. Ms. Lane said in the last paragraph of the minutes Mr. Zalinger's name was spelled wrong. Ms. George said there are a couple of typographical errors on page 4 and one on page 1. The minutes of the October 3, 2006 meeting was approved unanimous by the committee 4-0.

Other Business:

Ms. George said every group has a right to submit a budget item. If you have any project, please let her know. She said it would be nice to get the lighting study approved and done. We agreed there was light pollution at the drive-up bank at the Chittenden. Ms. Smith said the Planning Commission under the most recent revision of the zoning regulations actually changed the lighting standards.

Ms. George asked if it was time to work on the sign ordinance again. About three or four years ago the group met and actually rewrote the sign ordinance. George Seiffert said some of the things they came up with were going to be hard to enforce. We never finished the work on the sign ordinance. Ms. Smith said that the Planning Commission may have been amended, too; and that projecting signs appear to be permitted on State and Main Streets.

Ms. Smith updated the DRC on Verizon. They are going to plant their evergreen trees, but it won't happen until next spring because it is too late to plant them now. They are going to remove the green switching box that sits in front of the building which was part of the permit issued. They don't need the box any longer.

Mr. Richardson asked if the Administrative Officer had an opportunity to look at Joe Iluzzi's property on the corner of Liberty and St. Paul Streets. The parking space on his lawn has always been an illegal parking space. He has now paved it..

Adjournment:

The meeting of the DRC was adjourned by unanimous vote of 4-0.

Respectfully submitted,

Stephanie Smith
Administrative Officer

Transcribed & Prepared by:
Joan Clack
City Clerk & Treasurer's Office