

Montpelier Design Review Committee
December 19, 2006
Planning Department, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Stephen Everett, Vice Chair; Vicki Lane; Eric Gilberton; and Guy Tapper.
Staff: Kathy Swigon.

Call to Order:

Ms. George called the meeting to order at 5:30 p.m.

I. Design Review for Sign Permit – CB-I/DCD

75 Main Street – No. 9 Boutique

Applicant: Alyson McHugh

- 2.3' x 17.5' wall sign within sign band area

Alyson McHugh appeared before the Design Review Committee to explain her application for a permit to install a sign at 75 Main Street. The DRC discussed the size of the sign. Mr. Gilbertson said the DRC recommendation would be based on the understanding that the sign will fit within the sign band. The letters will be blue and green on a cream colored background. The cream colored background is on the existing sign from the Homer Fitts with the new numbers on top. The letters are going to be a baked enamel metal.

Ms. George said it looks like there is a border around the whole sign. Ms. McHugh said that is actually Homer Fitts green. The background on that wooden sign was a teal green. She would like to paint the trim blue, but will wait until summer.

Ms. Swigon asked Ms. McHugh to clarify the size of the sign before meeting with the Development Review Board. She doesn't want the permit to go out with the wrong numbers.

Ms. George said the background will be the existing cream color and the border around the sign will be blue.

The DRC reviewed the sign criteria for the application and found the application acceptable. The committee voted 5-0 to recommend approval of the application with the adjustment that the existing border will be painted the blue coloring of the lettering.

II. Design Review for Sign Permit – CB-I/DCD

104 East State Street

Applicant: Andrew and Elizabeth Boutin

- Replacement of storm windows and door in existing porch.

Andrew Boutin said they want to pull off the combination storm windows on the side porch and replacing them windows indicative with the rest of the house. It will be a divided light window over a single pane all wood construction window. They propose to replace the aluminum storm door as well with a wooden door like the one on the front of the house. This will be a Simpson all wood fir door. It is a custom door with nine divided lights and a raised wood panel down below. He plans on painting the door the same trim color as the front door of the house. The DRC suggested that the applicant could also use a natural finish.

Mr. Boutin said he is proposing a wooden Marvin window. It is not a clad window. The proposed windows will be all wood construction and will be painted. It is a custom build window. The windows will be a little smaller than what is shown on the house presently because the windows will go into the existing rough openings and trims will be installed round them.

Ms. George said they want to take out four trees. One of them is in the public right-of-way. Mr. Boutin said it right up next to the road. They are all 100 year old trees. Ms. Lane said she thought the Tree Board has to approve that. Ms. Swigon said that she believed that the Department of Public Works has jurisdiction and that they would confer with the Tree Board on this.

Mr. Boutin said they have a limited amount of funds to remove some trees. He said they are big beautiful trees and really define the property, but they are dropping large branches on the house. One hit the house this past fall and damaged the roofing and siding on the house. One of the tops of the trees has snapped off at the top. Some foresters have said the trees are at their life expectancy and will die off soon, and other say they are going to last another 100 years.

Ms. George said the house is going to feel exposed without the trees. Ms. Lane said the Tree Board will advise him what to do with the trees. Mr. Boutin said that he would eventually want to do some landscaping and replace the trees. He said that the trees will be incredibly expensive to have removed. Tree Works gave him a \$6,800 quote for removing four trees. The power lines run right through them as well so he will have to have the power company come and disrupt the power from the house.

The DRC reviewed the criteria and found the application met all applicable criteria. The Committee agreed that the trees should be replaced with future trees. They also agreed that the door could be painted or left natural wood.

The DRC recommended approval of the application by a vote of 5-0 with the option that the door may be left with a natural finish.

III. Design Review for Sign Permit – CB-I/DCD

32 School Street

Applicant: Dorothy Walka

- Replacement of windows with vinyl replacement windows

Ms. Walka said she is replacing all of the windows. She has replaced 36 windows. They were all replaced with two over two windows. The frames of the windows weren't altered; they are exactly the same. The only thing altered was taking off the ugly pitted aluminum storm windows. The new sashes were set into the existing frames.

Ms. George said she hadn't looked really closely at the windows because she originally thought one of the issues was with the new condominium there some window swap-outs. She thought it was just the newer part of the building and not the whole building.

Ms. Walka said she started this project three years ago. The windows have all been replaced. Mr. Everett asked if this was an ex-post facto review. Ms. George said yes. Ms. George said it is important for people who are in the Design Review District to know they can't make any exterior changes to the building without seeing the Design Review Committee first.

Ms. Walka said she had the building inspector over to her building last summer. That was one of the preliminary things she did. Ms. Walka said that she had not changed the windows on the condo at that point. She said the building inspector thought things were in pretty good order. He looked at her

plan and things went nicely. Then, the state inspector came and seemed comfortable with everything. So, she continued her project.

Mr. Everett said since the work has already been done, and obviously any decision could have serious consequences, he would like to table the application so they can all look at the building and the windows. Ms. Walka said she had asked Stephanie to have everyone drive by or walk by and look at her building. Ms. George said she didn't realize it was all of the windows. She thought it was only the ones in the condominium.

Ms. Walka said since she has done the windows everyone has remarked on how beautiful the building looks. She got rid of the ugly aluminum storm windows.

Ms. George said they would vote to table the application. The windows are up so they aren't stopping any project in place. It's just a matter of visiting the house prior to approval. The DRC unanimously voted to table Ms. Walka's application until January 2, 2007 with a 5-0 vote.

Other Business:

Ms. George told the Committee there is a seminar on the 19th, "Writing Defensible Decisions", on local planning uses. She encouraged all of the committee members to go. She would really like to see some members of the Development Review Board attend.

Adjournment:

The Design Review Committee adjourned at 6:45 p.m.

Respectfully submitted,

Kathleen Swigon,
Administrative Officer

Transcribed and Prepared by:

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City Clerk & Treasurer's Office