

Montpelier Design Review Committee
January 2, 2007
Planning Department, City Hall

Subject to Review and Approval

Present: Margot George, Chair; Vicki Lane and Guy Tapper.
Staff: Kathleen Swigon

Call to Order:

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

I. Continuation of Design Review – CD-I/DCD

32 School Street

Applicant: Dorothy Walka

- Replacement of windows with vinyl replacement windows

Ms. George contacted DRC member, Eric Gilbertson, by phone. Mr. Gilbertson said, since the replacement windows exist, the most reasonable remedy is to take the dividers out. Ms. George said she thought they were sealed. Mr. Gilbertson said that they are hardly visible since they are flat rather than three dimensional. Ms. George said that the committee would note Mr. Gilbertson's comments by phone, although he is not present and voting at the meeting.

Ms. Walka said most of the windows were 2 over 2 and she wanted to be consistent throughout the house. Ms. George said the most appropriate best window would be with a true divided light with separate panes of glass. The second is a simulated divided light where there is a core and the two thermal panes come up to a center core. This is what Eric was talking about, which has been done in a couple of instances. A third option is an applied grid.

Ms. George said that the committee needs to be consistent in its review of window replacements and the current windows are not consistent with the types of replacements that have been approved in the past.

Ms. Lane said the windows didn't really fit with the house. The existing dividers have no profile and there is no sense of depth. The committee discussed the possibility of adjusting the application to include grid-like muntins that would be applied to the exterior of the window in order to create a profile that would have dimension.

Ms. Walka said she believed an amended application stands a better chance. It seems like the muntins stand a better chance of meeting the criteria. She assumes she will have no problem getting the muntins.

The DRC reviewed the design review criteria.

Ms. George said the applied muntin will replicate the original single divided light windows of two over two on the exterior. The applied exterior muntin will show a true three-dimensional profile appropriate to a historic building. The DRC voted 3-0 in favor of recommending approval of the application with the adjustment that muntins will be applied to the exterior of the windows.

II. Continuation of Design Review – CB-II/DCD

169 Barre Street

Applicant: Michael McCarty

- Construction (partly completed) of a new roof and installation of vinyl siding on rear and sides of building.

Mr. McCarty is proposing to remove the new roof and repairing the mansard and hoods over the windows. He wants to retain the new roof over the porch. That will continue the line of the roof so that the water does not back up near the mansard.

The DRC reviewed the new drawings that Mr. McCarty attached to his revised application.

Ms. George same the project has come a long way. She said she would like to have the other members of the committee review the application before acting on it. The DRC tabled the application until February 6th meeting.

Adjournment:

The Design Review Committee adjourned.

Respectfully submitted,

Kathleen Swigon,
Administrative Officer

Transcribed and Prepared by:

Joan Clack,
City Clerk & Treasurer's Office

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.