

Montpelier Design Review Committee
July 2, 2007
Memorial Room, City Hall

Approved July 17, 2007

Present: Eric Gilbertson, Guy Tapper, Daniel Richardson, and Vicki Lane. Eric Gilbertson served as Acting chair. Margot George arrived late.
Staff: Leslie Ratley-Beach, Zoning Administrator.

Call to Order:

Eric Gilbertson, Acting Chair, called the meeting to order at 5:30 p.m. Mr. Gilbertson explained that the Design Review Committee is advisory to the Development Review Board. The DRC hears the case, discusses it with the applicant, and makes recommendations to the DRB.

I. Design Review – CB-II/DCD

148 Main Street

Applicant: Vermont Association of Hospitals and Health Systems

Replace exterior siding on rear of building and 38 windows

Interested Party: Carol Milne, Vermont Hospital Association

Carol Milne of the Vermont Hospital Association appeared before the DRC to explain the application at 148 Main Street, which is located across The Inn at Montpelier. There was a set of stairs on the second floor that were falling down. When the applicant called City Hall before they told us to go to the Fire Department and get them to inspect the building and make decisions about whether to replace or not. Because no one lives there or sleeps there, and because there are other means of egress besides the outside back stairs, the Fire Department told them they did not need to replace the stairs. You don't see it from the front of the building. It is looking out at the river side. They tore down the stairs, and they left the door which is boarded up so there is no way to open the door. Their plan is to remove the door and replace it with matching siding to the rest of the house. The door, which is just nailed shut, will be gone. The applicant would just be filling in the door space with clapboards that matched the rest of the building.

Mr. Gilbertson said in their proposal you request to remove the door and the frame. Ms. Milne said they would take the whole thing out, fill in the wall and just make it look like siding so it would never look like there had been stairs and a door up there.

Ms. Milne said there are two windows and a door on the back side. They thought they wouldn't replace the windows. All they want to do is remove the door which is now nailed shut, fill it in and put siding on it.

Mr. Richardson said the door is on the second floor on the back side of the building.

Ms. Milne said the other part of the application is to upgrade their windows around the whole building. They don't plan on changing any windows but to replace the single windows with thermal windows. They are Harvey vinyl windows. They are not true divided light windows. The rails are inside the glass. They are vinyl clad wood.

Ms. Lane said these appear to be the original windows in the house and are obviously true divided because that is the way the windows were manufactured then. This being a prominent house on Main Street she feels it is necessary to maintain that look. She inquired if they had looked into having the existing windows refurbished. Ms. Milne asked how they would refurbish them. Ms. Lane said the clothes pin factory has been doing that. Mr. Richardson said Marvin windows have a rehabilitation kit that will upgrade an existing wood window.

Ms. Milne asked if there were other options for buying other replacement windows by another manufacturer that would be more to the committee's liking. Mr. Richardson said there are a number of different companies, such as Marvin, Andersen, and Pella that make windows to maintain the original character. What the committee has generally approved for the neighborhood is a true divided light or simulated divided light, so you can have the

simulated divided light but it has to be an affixed muntin on the exterior of the glass as opposed to the interior. Mr. Richardson said what the committee has held as a standard, for properties within the district, especially prominent ones, is that the muntins themselves are an important architectural feature with the raised visual appearance. Marvin windows also have simulated divided light windows with interior dividers inside. The DRC has approved both those as well as the ones without the interior as long as it is outside because it is the raised profile appearance that is important. Rehabilitation kits are cheaper than installing all new windows.

Ms. Milne asked if the rehabilitation of the windows didn't work for them and they would have to buy another type of window to replace the existing windows, could they consider exchanging the 6 over 6 windows. Most of their neighbors have 2 over 2. It would be less expensive if they didn't have to do the 6 over 6.

Ms. Lane said the original windows were 6 over 6, and the committee generally likes to keep the same. They fit the type of architecture.

Mr. Gilbertson said he would be in touch with the applicant and provide her with some names of people who might do this type of rehabilitation for windows.

Ms. Milne was concerned that this project wasn't going to be completed this summer. Mr. Richardson said it shouldn't take any more time than it would to replace the windows.

The Design Review Committee approved the application for Design Review at 148 Main Street for the Vermont Association of Hospitals and Health Systems.

II. Design Review – CB-I/DCD

27 State Street

Applicant: Bob Watson for Capitol Grounds

Installation of kitchen hood ventilation system through 1st floor roof rear of building

Interested Party: Bob Watson (via phone)

Ms. George told Mr. Watson on the phone that she believed the Design Review Committee could go ahead with his application via conference call. The ventilation fans he showed the committee are the ones that are at Julio's to give the committee of what the fans he proposed would like. Mr. Watson said his fans would be smaller than the ones at Julio's. The kitchen hood is stainless steel, and they will paint it black. It is a heat fan.

The Design Review Committee reviewed the criteria. The only adjustment to the scope is that the stainless steel will be painted matte black. The Design Review Committee approved the application as submitted.

Minutes:

The minutes of the June 19, 2007 were approved unanimously.

Adjournment:

Design Review Committee adjourned.

Respectfully submitted,

Leslie Ratley-Beach
Planning and Zoning Administrator

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