

Montpelier Design Review Committee
September 15, 2009
City Council Chambers, City Hall

Subject to Review and Approval

Present: Stephen Everett, Chair; James Duggan, Vice Chair; Eric Gilbertson, Nancy Mears and Jay White.
Staff: Clancy DeSmet, Planning and Zoning Administrator.

Call to Order:
Steve Everett, Chair, called the September 15, 2009 meeting of the Design Review Committee at 5:30 P.M.

- I. 5 Memorial Drive – GB/DCD**
Applicant: David Simendinger
Owner: WESCO Realty, LLC
Re-image building and canopy.
Appearance by: Bill Simendinger

Bill Simendinger said they need to change the grey canopy and the red band on the building because they are EXXON colors and they are now a Shell station. It will end them in a trademark problem. David briefed him that the Committee didn't want the Shell canopy so he was proposing just a white canopy instead. He also has a cement board that is similar to this.

Mr. Everett said the canopy itself is white solid color instead of the yellow.

Mr. Simendinger said David was willing to do that.

Mr. White asked if they were talking about the canopy over the islands or the canopy around the building.

Mr. Simendinger said it is the canopy over the gas pumps. The sign was approved.

Mr. DeSmet said the ground sign is approved, but the application was for a sign.

Mr. Everett said the application shows Shell.

Mr. Simendinger said if it was possible he would like to have it look like that with the yellow with the red stripe and shell on it.

Mr. White said he wouldn't have a problem with the white canopy with red letters and the shell sign.

Mr. Simendinger said that would be a plan B alternative they would accept. They have to get rid of the grey. The red band on the building they want to go with yellow and the building would be painted white.

Mr. Everett said it says Food Mart. Would Champlain Farms still be there?

Mr. Simendinger said they would want to keep the Champlain Farms.

Mr. Everett said it shows currently over to the right of the doorway as you are looking at the building.

Mr. Simendinger said they would like to keep that. That would be a yellow band. That is their only sign ID and how people know them.

Mr. Everett said to the left of the door would be Food Mart and to the right of the door would be Champlain Farms.

Mr. Simendinger replied yes, the same red and same lettering.

Mr. Everett said Champlain Farms currently is in a white lettering. Currently, that band is red with a white border around it.

Mr. Gilbertson moved the DRC table the application because we need an accurate application. We change color, change the sign and change the words. He really has a hard time walking through something. Unless it is an accurate application – minor corrections, fine, but you are talking about changing the lettering, changing the sign they are representing. Just for the record of the city administering these things they need to have a reasonably accurate presentation of what the applicant proposes. He feels that way about all applications.

Mr. Simendinger said they would like to move forward with changing their image to Shell and not have the EXXON image there.

Mr. White asked if they are proposing a change of the roof over the building.

Mr. Simendinger said that is not part of the proposal.

Mr. Everett said that is ultimately planned but they said in the minutes there are still some design issues and they are still working on that.

Mr. White said his feeling is that the canopy and the building should be presented as a package so there is a consistency between what happens on the building and what happens on the canopy over the gas pumps. The other issue of whether it be the yellow or white, and if it is yellow what happens to the Champlain Farms white letters which don't read so well on yellow. He agrees with Eric. He thinks there needs to be a comprehensive plan for both the canopy and the building itself. It seems they wouldn't need the words Food Mart because everybody knows that Champlain Farms has food in it. It's like saying grocery store next to Shaw's.

Mr. Simendinger said Shell requires them to apply for their image because they give them money to have their image. They have to propose the Shell image.

Mr. DeSmet said the difficult part is that you proposed it in a certain way and then show up at the meeting with a completely different plan. Dave didn't tell him he was going to change the plans.

Mr. Simendinger said they don't have to go forward with Champlain Farms on there. They can come back with another application with that. They obviously want their store name.

Mr. White said he thinks it should say Champlain Farms on the building, but it also needs to be a comprehensive one-time proposal. This is very time consuming for the DRC to review piece by piece

on the same project. This is the third time and they don't have a comprehensive plan yet. This is one of the most important sites when you come into Montpelier so he thinks it should be a little more incorporated with what else happens around that gateway to Montpelier. He thinks it can make his store have a stronger image. He isn't necessarily against the yellow and the corporate colors of Shell. It should be a comprehensive plan between what happens on the building and what happens on the canopy because they need to be consistent.

Mr. Simendinger said he agrees. He would like to see the yellow on both.

Mr. Everett said he was also talking about going with the possibility of white. When he comes back it might not be a bad idea to have something between the two that is slightly softer than but still gives the same impression of the yellow background.

Mr. DeSmet said Mr. Simendinger is saying the only way they will let you do another design is if a municipal panel denies the Shell image.

Mr. Simendinger said he needs that plan voted on because that is the Shell image.

Mr. Everett said it is even more important that we have a comprehensive plan in front of us.

Mr. White said McDonald's is very well known around the country for adapting their golden arches to be copper arches and bronze arches that still identifies them as McDonald's consistent with the historic center if they happen to be in a historic building. It happens all over Europe that way. You never see the bright gold and yellow arches anywhere, but everybody knows it is McDonald's. He would propose they table the application and ask them to come back with a comprehensive plan with a softer yellow.

Mr. Simendinger said the canopy is not going to be illuminated. He doesn't know what other yellow he could propose. It's a Shell color. He asked if he could go to the next board for the denial because this is the Shell image.

Mr. DeSmet said he could go to the next board.

Mr. Everett said what they have here seems incomplete so they could go through the criteria, deny it and they are advisory to the Development Review Board. They can forward the DRC opinion to them and he could go before them next Monday.

Mr. Gilbertson said he would prefer to table it on the principal that this isn't complete information. He can still go to the Development Review Board.

Mr. White said he thinks they are shirking their responsibility if they don't review a plan that is comprehensive so he thinks it needs to be tabled and have them come back with a comprehensive plan. It could be the corporate yellow if that is what they want to propose. Then, he could take that to the Development Review Board.

Mr. DeSmet said he spent a lot of time with David on the application so it is kind of frustrating to have an application completely changed when it comes to the meeting compared to what it was when he sat down with David and requested the information.

Mr. Simendinger said the yellow blinking lights are what make the process hard. It would be easier to have a denial or an approval because this is the Shell image.

Mr. DeSmet said he is just telling him that from a process standpoint he isn't helping the application. Technically, the whole thing is a sign so all they need are the dimensions.

Mr. Duggan inquired if this was a metal or vinyl sign.

Mr. Simendinger said it is the preferred material. It is an appolic.

Mr. Everett said it says clapboard siding so it didn't get changed. That should have been eliminated.

Mr. Duggan said that was one of the reasons they tabled the application the last time. The roof line was the largest issue.

Mr. White said the one around the Shell is showing a white border and a yellow on the end, and there is no border on the long side. They should be the same. It needs to have an updated corrected drawing and application so the Committee can review it.

Mr. Gilbertson said these go into the city's files and if somebody raises an issue they go back to see what was permitted. It probably wouldn't happen with this application, but that's the kind of record the DRC has to have because 10 years from now somebody might come back and have an issue. If it is changed in some way, they need to have a record of what was actually permitted.

Mr. Everett said it should be clarified as to whether there is a border or not. This should be either amended or scratched out because it is saying there are clapboards.

Mr. Duggan said it is still a confusing application to him.

Mr. DeSmet said they could propose it according to Shell's corporate logo and then have an alternate that is acceptable to the applicant that is not a Shell logo.

Mr. Everett said they could probably deal with an alternate color in the application so they don't have to write it down for Shell. Bring in the color chips. A color discussion is pretty easy to have.

Mr. DeSmet said the application he has is the one he discussed with Dave, and it's different now.

Mr. Simendinger said in his opinion there should be a Champlain Farms sign. He doesn't know why David didn't include that.

Mr. Gilbertson moved to table the application, with Mr. White seconding the motion. The motion to table the application passed on a vote of 5 to 0.

II. 185 Main Street – HDR/DCD

Applicant/Owner: James and Janet Burke

Amend Permit No. 5518 with a Window Change

James Burke said as they were building and working the basement they realized the window size they had specified was not going to give them much light and hoped to put larger ones in to really open that area up. The photograph the DRC has shows the roof openings for the size they would like to install. They are awning windows.

Ms. Mears said it looked like in their construction that they are actually centered a little more than it is on this drawing. That would look nice if they could align with the windows above.

Mr. Gilbertson said they are two double awnings on either side.

Mr. Burke replied that was correct.

Mr. White asked if each one was a separate awning window so there are four windows.

Mr. Burke replied yes, there are four awning windows. They are the same clad. They are Integrity fiberglass clad. They match the rest of the windows in the house.

Mr. White said he thinks it would look better if they were four individual windows, but it is also on the back side of the house.

Mr. Gilbertson said they could put that in as an option if he chose to do.

Mr. White said it would be the same sized awning windows equally spaced that could be installed as an alternative to the two double awning units at the proposed location.

The Design Review Committee reviewed the evaluation criteria and found the application acceptable. The revised plan uses the same materials as originally proposed. The application was approved on a vote of 5 to 0.

III. 101 Northfield Street – CB-II/DCD

Applicant/Owner: COPS, Inc.

EconoLodge Sign.

Interested Party: Vijay

Mr. DeSmet said the applicant is basically changing the old Economy Inn sign to the new EconoLodge logo. Everything is the same materials except for the sign. It's the same location. It has existing lighting and is not internally lit. It is just a different name.

Mr. Duggan inquired if it had fluorescent tubes across the top. How is it lit?

Mr. DeSmet said it is lit from the ground.

Mr. Everett asked if there were lights on the ground that shine up on the sign as well.

Mr. Vijay replied no. It is just lit from above.

Mr. Everett asked what the sign material was.

Mr. Vijay said it is coming from the franchise.

Mr. DeSmet said he assumes it is plastic.

Mr. Everett asked if that was a good replication of the colors to be used.

Mr. Gilbertson said he assumes it is a glossy plastic.

Mr. Everett said they should put in their comments that this is just a replacement sign of an existing sign with a new logo. It's not clear from the drawings because it looks bigger. The new sign is a replacement of an existing sign of the same overall size with the inclusion of a 3 inch retainer or border on the perimeter of the sign. The Design Review Committee reviewed the sign criteria and found the application acceptable. The sign was approved on a vote of 5 to 0.

IV. 14 State Street – CB-I/DCD

Applicant: Pinky's on State

Owner: Candice Moot

Exterior Painting of Store Front

Interested Parties: Nancy Martel and Kathryn Berry

They would like to paint the wooden parts, not the brick, where the sign part is up above that used to say Minuteman Press. Where they want the colors is on the wooden parts of the building. There is no brick being painted. There is a little piece of trim around the window that you don't see in the picture, and then inside the doorway there is a panel of wood that butts up against the door. The two colors they would like to use are shown on the sample.

Ms. Mears asked if there was going to be a sign there.

Ms. Martel said eventually, yes. It's the price they are looking at now. They want to put something like what they have in the window up above in that space.

Ms. Mears said she noticed that something was gone but she didn't remember what was there. Was it advertising another business?

Ms. Martel said it was Minuteman Press which was before us.

Mr. DeSmet asked them if they wanted a sign when they came in and they picked up the application.

Mr. White asked if they would have their sign on the window if they had a sign above the window.

Ms. Martel said they probably wouldn't. That is just vinyl letters on the inside of the window.

Ms. Mears said it seems to be a little premature to be painting these colors if you don't know what the sign is going to look like.

Ms. Martel said they know what the sign is. It's a money issue right now.

Ms. Mears asked if the colors matched their sign which might come later.

Ms. Martel said it is pink with purple and green around the sign. That is why they chose these colors because all three colors would tie together, which are the three colors used on the inside.

Mr. Everett asked how it looked against the brick.

Ms. Martel said it looks nice.

Mr. White said he is a firm believer in companies being able to choose their colors as they like them as long as they don't paint the brick.

Ms. Mears said she likes the colors.

The Design Review Committee reviewed the sign evaluation criteria and found it acceptable. Mr. Everett told the applicants if they decide to do any lighting when they propose their sign to be sure to include any lighting proposed for the sign at the same time. The application was approved on a vote of 5 to 0.

V. 6 Cliff Street – HDR/DCD
Applicant/Owner: Robert Sheil
Replace Siding and Windows.

He is proposing to reside his house and replace the windows. He didn't know he would be a part of this process when the project began. The project has already started. He wasn't aware his home was in the Design Control District when he began the project. He said he would like to give the DRC some background.

He bought the house back in 1987 from a couple who was moving back to England. They purchased it five years before him and done it through an FHA loan, and as part of that process they were told that there wasn't sufficient insulation. They had holes drilled into the wall and had insulation blown in. There was some peeling when he bought the house. He spent the first couple of years doing other projects, like putting in a new furnace, refinishing the floors downstairs, etc. About five or six years after he had the house he had it repainted and then within a few years it started peeling. Then, he started speaking to different people who were house painters and they told him they believed the reason that it was peeling and would continue to peel was that by blowing in the insulation it affected the vapor barrier. The clapboards as a result of that would dry out and not hold the paint. For a number of years he didn't know anything. He was told the most viable solution was to put up vinyl siding. To be honest he isn't a big fan of vinyl siding so he kept putting it off. The house is peeling pretty badly over the past few years.

About two years ago there was a confluence of events. There was a house at the bottom of his hill that had been in badly disrepair and the windows were boarded up. That was totally rehabilitated and the house next to it was repainted, and then his house was the shabbiest looking house on the block. That in conjunction with the fact that he is planning on retiring in a few years if he was going to take out a home equity loan he should do it now and take care of it now so he could pay it back while he was working. He talked to contractors and was sent a contract

for this. This past year the fact he needed to do something about the house tied in with the energy credits because of the insulation put up in conjunction with the vinyl and the windows would be more efficient. The weights on the windows have been gone since he moved into the house. He holds them up with sticks and it gets pretty drafty.

The windows weren't something he originally wanted to do. Over the summer after speaking with his father he said if you are going to do windows it is best to do them now when you do the other work. He originally signed the contract for the siding in October of last year and the contractor couldn't do the work until August of this year. In July he signed another contract to have the windows replaced.

The contractor started the work on the house in August. Late in the morning he received a phone call from Clancy DeSmet who told him he was in the Design Control District and he needed to go through the review process and meet with the Development Review Board before he could undertake the project. He had a conversation with the contractor and told him he had to stop work immediately. At the present the house has vinyl siding that has been applied on one wall. There is also siding about three quarters of the way up the rear wall of the house. The remainder of the house, although siding has not been put up, is covered in ¾ inch insulation. Since this has occurred he has tried to research what this process entails and educate himself of the process and historic preservation.

He has reviewed the 2006 draft of the Montpelier Downtown Historic District amendment and the Design Control District map. He showed a visual aid to show the DRC where he stands. He was trying to figure out what might realistically be considered his neighborhood. He lives on Cliff Street. The neighborhood would probably entail Court Street, Witt Place, Hillside, Cliff Street and the very first part of Corse Street as you are heading up into the park. He looked at the Downtown Historic District amendment and looked at all of the properties and concentrated on these properties in this section of the Design Control District. There are 44 buildings in this particular neighborhood. 11 of those buildings at present either have vinyl, aluminum or asphalt exteriors. There is one on Corse Street, 2 on Witt Place, 4 on Court and 3 on Cliff Street. He isn't a big fan of vinyl and very reluctantly came to this conclusion. He thought it was the best reasoned and prudent response he could have to his situation. His plan has been to change the exterior of the house as little as possible. He consulted with his neighbors and decided the best option would be to have the color remain the same. He wanted it to still have the appearance of wood clapboards and was attempting not to modify the physical character of the house as little as he could.

He came to the conclusion he did because he was told it wouldn't hold paint. Clapboards were peeling badly. There had been holes in the side where they had drilled to blow in the insulation. He was aware at the time there were other houses above him that had vinyl or aluminum siding a number of years ago. One of them was owned by Scudder Parker and Susan Sussman.

It was a week ago today he walked around Court Street to take some pictures, and as he was coming home he was stopped by the police saying they had a report there was a suspicious person going around taking pictures of the neighborhood.

He has tried to educate himself and consulted with a friend who is the acting State Historic Preservation Officer asking her what she thought he might be able to do. He asked her about possible referrals if he could restore the windows as opposed to installing new windows. The contractor asked to run a cost estimate of what it would be to do the windows all wood which ended up being \$11,700 excluding tax or installation. The original estimate only had one of the upstairs windows and there actually are 7 of them.

Mr. Sheil showed pictures of the current condition of the house. From the living and dining rooms there are two sets of French doors that go out to the porch and he doesn't want to modify them at all.

Mr. White asked if he had already purchased the windows.

Mr. Sheil said he signed a contract. He spoke with the builder and if Allen Lumber hadn't already made the windows they would put them on hold.

Mr. White asked if they were Marvin windows.

Ms. Mears said they are vinyl windows.

Mr. Sheil said he was thinking they would be more energy efficient, and he has found out since that probably isn't the case and he isn't wedded to going that way. He would like to be able to do whatever he needs to do now. He's in a hole here. He thinks he has made a good faith effort to try to do what he could do once he figured out what was going on.

Mr. Everett said one of the things that struck him right from the beginning is the use of vinyl siding to cover up a paint problem. Twenty years ago he looked at a house that belonged to a legislator. He said the siding is folding. He had a really nice old house from 1790 and insulated it and had paint peeling problems and put siding on it to cure the paint problems. The reason his siding was folding up is because the house was rotten. It had exposed corner posts and there was nothing left to the house; it was done. He is just afraid he is going to create exactly the same situation here by putting the vinyl siding on. He is treating the symptom without treating the issue. The issue is moisture coming through the wall and finding out where the moisture is coming from may be useful. Most houses of that period probably have a dry laid stone foundation.

Mr. White said his experience has been that when you have peeling paint after you insulate without a vapor barrier the house has a lot of moisture just from showers, cooking, bathrooms, etc. Most likely a better solution would be put a vapor barrier inside the house either with vinyl wall coverings. If you put the vinyl siding over the existing clapboards and insulation without solving the water problem you will create more of a problem than what he has now because the water will get trapped.

Mr. Sheil said there has never been any mold.

Mr. Everett asked if his bathroom has an exhaust fan so when you are taking a shower that is a big generator of moisture in a house. If you put an exhaust fan that will help a lot. The same thing is true with the kitchen. You can have a hood with an exhaust fan installed. That will all eliminate moisture from the house. He suspects with a house on a hillside he is getting a lot of moisture in from just seepage into the basement.

Mr. Sheil said half of the basement is rock. It is part of the cliff.

Mr. Everett said the water runs down the surface. He doesn't know if the basement ever gets water in it.

Mr. Sheil said in one corner it is still a dirt floor.

Mr. Everett said that is a big source of moisture. Just for protecting the house putting the siding on it is the wrong thing to do. That is sort of setting aside the design review issues of vinyl siding. The DRC doesn't approve it except in very special circumstances.

Mr. Sheil said he knows there was a similar circumstance about two years ago. It was relatively simple to his problem. It was a situation with a house on Hubbard Street.

Mr. DeSmet said the biggest difference was that building wasn't listed on the Historic Register. What the Design Review Committee did was to require them to use real materials on some of the features.

Mr. Everett replied that all of the trim work was wood.

Mr. Sheil said he wouldn't have a problem with that. That makes sense to him.

Mr. Everett said he didn't remember that having a paint peeling issue. Part of the DRC's job is to protect historic buildings and this has a fairly high potential of damaging the building over time to the point where it would be non-repairable. There is no insurance that will happen but it is a fairly substantial risk.

Mr. Sheil said he believes in the other instance the woman actually had a moisture test run.

Mr. Gilbertson said there was some moisture issues accumulated over time. Again in that particular location she did all wood trim around everything and she did the vinyl siding. That house is not on the Historic Register and at the very edge of a district.

Mr. White said the main problem with the vinyl siding is the way it is trimmed out. He would recommend doing the vapor barrier approach so he can stop the moisture from going through the wall in the interior, and if he were to do the vinyl siding to trim it with either wood or composite board that will not channel the moisture.

Mr. Sheil said he wouldn't have any problem doing the trim with wood. He is trying to do whatever he can to make the best of a bad situation.

Mr. Everett said it is tough for the DRC, and for the applicant, and they understand that when he comes in after he has already contracted for the work and done some of it. They can make some allowances for that but that doesn't take away the DRC's responsibility to do a review of it and make recommendations.

Mr. Sheil asked if it made sense for him to try the moisture test.

Mr. Duggan said he thinks that would be the first step he would want to investigate and to identify the source of the problem because that would allow him to then approach it with the ability to solve it. He agrees with everything that has been said. He thinks he is going to compound the problem.

Ms. Mears asked if it was negligent of the vinyl siding people to come and suggest doing this without really giving him the full picture.

Mr. Duggan said that is something for the Better Business Bureau to respond to.

Mr. Everett said they frequently consider that as part of their proposal.

Mr. Duggan said their criteria for evaluating a project and one of their goals is to prevent the use of incompatible materials. From a personal standpoint he thinks vinyl is not a viable option for his structure. He said he has owned the house for 22 years and the fact he hasn't realized or been informed

that it is within the Design Control District is a little troubling. With regards to the windows he would strongly encourage him to look to repair them first and add storm windows and weather stripping. He personally won't vote for vinyl windows or vinyl siding. It is the DRC's duty at this moment to make sure we don't allow incompatible materials within the district.

Mr. Everett asked if the windows were in bad condition or rotten.

Mr. Sheil said the sills aren't rotted out.

Mr. Everett asked about the window itself.

Mr. Sheil said he thinks the sashes are fine.

Mr. White said he would save a significant cost by repairing the windows and adding storm windows.

Mr. Duggan said he would never recoup the cost of the windows back in energy savings over the lifetime of the replacement windows whereas the wooden windows he has now he can continue to repair in perpetuity.

Mr. White said the wood itself is an insulating feature you don't get with vinyl. The bulk of the preservation organizations around the country are trying to educate people that you don't need to replace windows to make them energy efficient. In fact, you can make them less energy efficient by doing that.

Mr. Gilbertson said the Preservation Trust and Efficiency Vermont did a joint letter about how to make a house energy efficient. Windows is way down on the list. Basically, Efficiency Vermont which is really focused on energy efficiency, not necessarily on historic preservation, said unless the windows need replacing anyway there are spring loaded kits, weather stripping, insulation in the weight channels, and that will cost a lot less than the replacement windows. The windows in the picture look to be in good shape. They may be loose but that is a pretty easy fix.

Mr. Duggan said if it got to a point where they would vote for a replacement window they would require them to match the muntin profiles.

Mr. Everett said for energy efficiency the top two things on the list are eliminating air infiltration. One of the things he would advise him to do is to call Efficiency Vermont and get an energy audit. That ¾ "of insulation they put under the siding is not going to help him.

Ms. Means asked if he said he would receive energy reimbursement credits for doing it this way.

Mr. Sheil replied yes.

Ms. Mears asked if the vinyl people told him that.

Mr. Sheil said he looked into it and was told if it involved putting in insulation as well as the vinyl then it would qualify. He asked the vinyl installer about that and he said they had done that in the past.

Ms. Mears said Efficiency Vermont definitely has people that are registered energy auditors. He can also get a rebate from Green Mountain Power if you are doing a certain amount of insulation work. She hasn't heard anything about doing anything with vinyl or replacing windows.

Mr. Everett said the second thing they put on their list of energy efficiency is moisture control because moisture carries heat wherever it goes and it is condensing. Some point there is a dew point in his wall that condenses and there is no way for the moisture to get out so it goes out through the wood and breaks the bond between the paint and the siding. He wouldn't be too surprised to find that it is causing some damage in the interior of the wall with the studs because it is getting wet. A lot of people went to the blown in insulation because it was going to improve their energy efficiency. The old blown in insulation usually settles so all of a sudden there is a gap at the top. Now they use a dense packed cellulose that is a little different.

Mr. White said if he does in fact have the old cellulose insulation and it has settled it is also very wet because of that. The moisture problem is because he is losing paint on the siding. One solution would be to remove the existing insulation and blow in the dense packed cellulose insulation which does not require a vapor barrier and it will stop the moisture from going through the wall. That would avoid changing any interior finishes in the house and solve the moisture problem. It would require re-insulating the house and then he could paint the clapboards.

Mr. Sheil said he doesn't know what kind of money they are talking about here.

Mr. White said he has gotten a fair amount of money in the wrong solution, but the vinyl is causing more problems. He thinks simpler could be better and less expensive and solves more problems. In concept if you can

keep your existing windows and storm windows you have saved the cost of all of the new windows and window trim.

Mr. Sheil said if he could get out of the contract.

Mr. White said he could put wood trim on the windows and then go back to the clapboard and simply repaint them once you solve the moisture problem and the paint should stay on the wood.

Ms. Mears said if he is in a position to be able to get a loan they do have weatherization low interest loans. If there is an energy auditor that comes to the house and does a complete audit and gives recommendations of things he could do they could sign a piece of paper you are going to go through these steps. There are 2 percent loans for up to \$5,000 from TD Bank. She did that on her own house. Money is a reality to this project and she doesn't know what his situation is going to be able to get out of the contract.

Mr. Gilbertson said he doesn't think they should need a building permit to paint a building, but to reside it that's different. Even if it is not in the Design Review District this is a fairly major construction project.

Ms. Mears said she feels he has received bad advice.

Mr. Everett affirmed both in terms of solving a problem with the peeling paint.

Mr. Sheil said he called him initially because he had conversations with people at work who knew him and knew his business in Williamstown. He didn't recruit him.

Mr. Everett said part of the issue with the house on Hubbard Street was that the contractor told the person they didn't need any permits.

Mr. Sheil said he never had a discussion with him about whether he needed permits. He would expect that contractors who work regularly in Montpelier would know that.

Mr. Gilbertson said another comment that is superfluous to make the grainy wood look makes the vinyl a step worse because wood siding doesn't look like that. It's a fake imitation of wood siding. It also holds dirt because of the grooves. You couldn't buy clapboards at Allen Lumber that are this rough.

Mr. Sheil said he can get an energy audit. He said he doesn't know what to do.

Mr. Everett said would it be worth suggesting tabling the application to give him a chance to call Efficiency Vermont and have someone look at some of the issues involved, including the moisture issue, particularly if you are spending a lot of money to make an existing problem worse. He would want to avoid that because if he does structural damage to the house it will cost a whole lot more than a siding job.

Mr. Sheil said that sounds reasonable.

Ms. Mears inquired if they had stopped working on the house.

Mr. Sheil said after Clancy called he told them to stop.

Mr. Everett said he would have a really hard time approving the vinyl siding in any case without the moisture problem and the replacement windows because these windows are in decent condition. It appears they are not rotten and the interior finish on the windows indicates they are in pretty good shape. He said he is very unlikely to approve this application.

Mr. Gilbertson said he would be okay with the vinyl siding in the back left on the house. We need to be very careful that we don't compost his house. That actually happened to a house in Williamstown.

Mr. White moved they table the application and if the applicant wants to do some more research and come back with another proposal. He thinks that none of the committee would approve what he is proposing because it isn't a good thing to do for the city of Montpelier or for the house. He should come back with another option. It could be less expensive than what is proposed here and get a better fix.

Mr. Gilbertson said there are quite a few people who refit windows and repair windows. There was a study done that said it was just as efficient energy wise to have weather stripped repaired wooden windows and a storm window as it is to put thermal pane in. Over time it is more efficient because the thermal pane windows deteriorate and that seal breaks that keeps them weather tight as well. If you keep the wooden windows up minor repairs can be done. The life on vinyl windows is 20 to 30 years and that is shorter than the pay back you get on insulation. They have approved some aluminum clad windows which are a higher quality window. If the windows are in reasonable condition in a residential structure he would not approve replacing them. They are a character defining feature in a historic building.

Mr. DeSmet said Mr. Sheil could ask the DRC members to vote and if they vote no he could go to the Development Review Board.

Mr. Sheil said at this point he would like to table the application.

Mr. Everett said to call somebody from Efficiency Vermont and have someone come in and take a look at what he has. They will give you some expert opinions and recommendations that might be in the long run to his advantage. It might help him in his contract negotiations to say that there was a clear indication from them about the rebate.

VI. 17 Baldwin Street – MDR/DCD

Applicant/Owner: Steven and Bonnie Everett

Multiple exterior renovations on main building and Carriage house.

Chair, Steve Everett recused himself from acting as chair since this is his application.

James Duggan, Vice Chair, assumed duties as Chair.

Mr. Everett said he will start with the existing house which is being painted. On the first page of the pictures it shows the corner windows to be replaced. The windows that are there now are definitely not original. Those were replaced 20 to 30 years ago and they just tacked in place some pine trim. It has a fixed piece of glass on the inside and then there is a fixed storm window on the outside. There is no way to even get in there to wash between them. Down below there is a tiny storm with a screen that can be popped in or out as well as a storm, and then on the inside they built a little pine frame and put a piece of glass in it. It's a little hopper that you can open and close. You get zero ventilation and it is impossible to wash, and it doesn't match anything else on the building. Their proposal is to replace those. There is no window to match those openings to replace. He has no idea where the original sash. He has to replace them with something and he is trying to replace them with something that matches the rest of the building. He is back to his Marvin clad double hung two over twos to match everything else in the building. All of the rest of the windows in the house were saved. If you look at the front of the house from the top, that third story around the mansard roof, those were all replaced through a previous application because they had been a collection of mismatch sashes that were in terrible shape. They are arched windows. They put in a piece of pine filler at the top and stuck a square storm on it. The storms were in bad shape. All of the hardware was gone on the storms. They actually replaced them with a Marvin window. They came and measured and replicated the arch so they could restore the arch that was there when the house was built in 1874.

The building in front is a house and there are currently five rental units in it. It's a little over 7,000 square feet.

Mr. Gilbertson asked if that was all he was doing to the house.

Mr. Everett said the other stuff they are doing is just repairs. The second part of the application is the Carriage house. That is an original Carriage house and still has the horse stalls in it. It has been an un-insulated barn/carriage house since it was originally built. There is a garage with an overhead garage door they inherited.

Mr. Gilbertson inquired about the shed.

Mr. Everett said it is going to be taken off. It is a shed. The little door on the side is for storage of garden tools and supplies, which is no longer being used. Then, there is another door on the back of it which opens to reveal garbage bins.

Ms. Mears inquired what was on the second floor. Is that an apartment?

Mr. Everett said no. There is nothing in there now. It is just an unfinished space. The three prior owners of the building added the dormer. The windows were salvaged from some place. There is a door there on the right hand side under the little gable. What they are also proposing to do for a second means of egress from the second floor is a door that goes out to a deck. That deck probably wouldn't be visible from the street because if you look at the pictures from the street there is sizeable landscaping. It would be visible closest to the building. They would do some kind of either retractable stairs. There is not going to be a stairway visible. What they are trying to do with this building is restore it to the way it might have looked more originally when it was first built, but it needs a fair amount of work. There is some foundation work that needs to be done. They need to paint it. They need to replace the roof. Their proposal is to convert that to some small office space.

Mr. Gilbertson said the foundation is cracked. Isn't part of it stone foundation?

Mr. Everett said there is some dry laid stone, some mortared stone; it is a mixed foundation.

Mr. Gilbertson said sometimes they poured concrete over the stone which would create a shelf on the outside. Are they going to put a new foundation?

Mr. Everett said they are going to explore that. That is a possibility. There were some repairs done to it. On the side facing the house the stones have moved in about 12 to 18 inches up near the sill. They need to address that either with repairs or replacing it with concrete. Part of the reason he is doing the application is because initially they want to do repairs to the siding and paint it. Ultimately, within a year to two years they will tackle the rest of the building. Again, the proposal to change it to office is just to make it economically feasible.

Mr. Gilbertson asked if the foundation was still pretty level.

Mr. Everett said there are minor sags now. There is nothing that can't be straightened completely.

Mr. Gilbertson said he wondered about doing the siding before he straightened it.

Mr. Everett said they aren't going to replace the siding, just some repairs on it. The sag is in the middle. The perimeter of the building is still pretty level.

Mr. Duggan asked if he was only converting the second floor to office.

Mr. Everett replied no, it would be both floors.

Mr. White asked if he was going to retain any of the original carriage house details.

Mr. Everett replied absolutely, yes. The stalls would remain and they are all bea board with curly wrought iron above them. They actually have their original hay shoots coming down that are semi-circular. There are also the

iron baskets that caught the hay and they are worn smooth. They are rough wrought iron but the bottoms that come down are actually worn smooth from the horses' noses pushing in to get the hay.

Ms. Mears asked if they were supposed to approve just the change over or every piece he wants to do to make it.

Mr. DeSmet said they are just approving the design review. The Development Review Board will approve the change of use.

Ms. Mears asked if he was going to replace all of the windows or take the dormer out.

Mr. Everett said he will replace all of the windows. They face due south and it adds a lot of light to the upstairs and with the right paint job and right windows it will make finishing the inside worthwhile. The two small windows are just into the garage space, and there is just a piece of fixed glass in there now. The other window you see is shuttered like these. The shutters are open. The horse stall is actually in the corner of the building where the two windows are. They brought the carriage in here, unhitched the horses and brought them straight into their stalls.

Mr. Gilbertson asked if the furnace was going into the basement.

Mr. Everett replied yes. To add heat to the building they would use that space to put a boiler or furnace in there. There is already electricity into the building. There is a main panel inside the building which has been run underground to the building. There are water lines that are shut off and a sewer line which comes out of the building. If you go into the space next to the horse stalls, about 8 feet from the stalls between the two windows is a toilet.

They researched to see what the original colors might have been and they didn't come up with anything except for a dark reddish brown color. They sanded through every layer and all they found was off-white. The color proposed for the carriage house is a dark reddish brown color.

The Design Review Committee reviewed the criteria and found the application acceptable. The application was approved on a vote of 4 to 0. The only adjustment is that the porch will duplicate the details and materials matching the existing dwelling. Mr. Gilbertson said they should include an option to repair or replace the foundation. That really wouldn't change the exterior. Any parts exposed they would face it with the stone to match what is there now.

Mr. Everett said on the application it clarifies that the open deck on the second story of the carriage house is to match the dwelling. The roof replacement is a shingle replacement. There are three different colors as well. There is a moss color on the Terrace Street side and a grey on the house side and black. It's a wooden shingle roof.

Approval of August 25, 2009 Minutes:

Upon motion by Eric Gilbertson and Nancy Mears the August 25, 2009 Design Review Committee minutes were approved on a vote of 4 to 0.

Adjournment:

Upon motion by Mr. Gilbertson and Mr. Duggan the Design Review Committee adjourned.

Respectfully submitted,

Clancy DeSmet
Planning and Zoning Administrator

Transcribed by: Joan Clack