

**Montpelier Design Review Committee**  
**November 10, 2009**  
**City Council Chambers, City Hall**

*Subject to Review and Approval*

**Present:** Stephen Everett, Chair; James Duggan, Vice Chair; Nancy Mears, Jay White, Steve Burkholder and Muffie Conlon.  
Staff: Clancy DeSmet, Planning and Zoning Administrator.

**Call to Order:**

The November 10, 2009 meeting of the Montpelier Design Review Committee was called to order by James Duggan, Vice Chair.

**Comments from the Chair:**

Vice Chair James Duggan explained the advisory role of the Design Review Committee to the Montpelier Development Review Board.

**I. 108 Main Street – CB-I/DCD**

Applicant: Hyzer Industries, Inc. (Three Penny Taproom)

Owner: David Miller

Sign

Interested Parties: Matt McCarthy and Scott Kerner

Scott Kerner said they opened May 1<sup>st</sup> and have been looking at several different designs for a sign and most recently with John Miller from Sign Design and came up with what would be the perfect fit for the space and façade of the building. It is going to be black foam. The backboard of the sign has already been painted antique white. They will paint the red trim after everything is up. The letters are raised letters. The existing businesses next to them all have wooden letters. The letters will be glued to the sign. The sign is within the existing sign band.

Mr. White said he likes the sign very much and thinks it is a nice addition. The business is a very nice establishment in downtown Montpelier and it has been very popular.

Mr. DeSmet said if the applicant changes their mind and want to put lights up the DRC could put it in as an option. They are typically black gooseneck lights. Mr. Everett said it is usually up to three lamps with 60 wattage bulbs. The permit for this would be good for up to two years.

The Design Review Committee reviewed the sign criteria and found the application acceptable on a vote of 5 to 0.

**II. 22 State Street – CB-I/DCD**

Applicant/Owner: Carlo Rovetto – Positive Pie  
Display Case.

Ms. Mears asked if this was an extra menu sign.

Mr. Duggan replied there are three total.

Mr. Rovetto said the third one was in front. Their menus are posted on the sides so as people are going around and looking at the menu boards while people are trying to exit and entering the building and it is creating a road block.

Ms. Mears asked if he was moving it to the front.

Mr. Rovetto replied he was adding another sign so he is seeking a permit for that addition.

Mr. Duggan said it was previously approved for two and the DRC needs to approve the third sign in the front.

Mr. White asked if they could see it at night.

Mr. Rovetto explained there is a light inside the ceiling so you can read the menu. It is basically a little smaller to make it fit on the front. It is centered on the brick.

Mr. Everett asked if he was able to make the attachments in the mortar joints.

Mr. Rovetto replied yes.

Ms. Mears said the only question she has is why to continue to have three menu boards up there.

Mr. Rovetto replied the two are for the people passing by the sidewalk from either direction so he can post bills for the entertainment on each side. They serve different purposes.

Mr. White said it is a better concept to have it in a case like this as opposed to pasting papers to the window.

The DRC reviewed the criteria of the application and found it acceptable on a vote of 5 to 0. There are no options or adjustments.

### **III. 150 Main Street – CB-II/DCD**

Applicant/Owner: Carol Vassar

Replace three Garage Doors.

Ms. Vassar said she has three garage doors which have been rotting in part because the snowplow being unable to get the snow away from the doors. The pipes going in above the garage apartment froze last year so she is trying to get better insulation through the doors.

Ms. Conlon asked how the windows differ from the existing doors. They look horizontal.

Ms. Vassar said they look like they are smaller. Two years ago she went around trying to find the doors and couldn't find any she liked. Her husband said they needed to replace the doors and finish the project. He called three different door places that came and looked at the building. She wanted to replicate the doors she had as much as possible. The selection was made this summer.

Mr. Duggan asked if there was any chance she could get a few more windows in the doors.

Ms. Vassar said the brochure had a couple of options, but she didn't think the windows were any better.

Mr. White inquired if the doors fit into the opening you have.

Ms. Vassar said they came and measured the doors.

Mr. Everett asked if the existing doors they have are 8' x 7' or 9' x 7'.

Ms. Vassar replied she hadn't measured them, but the people who gave the estimates came and measured them and they aren't changing the opening.

Mr. Everett said if you look at it in terms of the scale it looks wider than tall.

Ms. Vassar said they said the opening will not be changed. The doors are aluminum and insulated. The existing doors are wooden.

Mr. White said the doors also look like they weren't original to the house. He thinks it makes sense to put insulated metal doors in because they will hold up longer and not put a wood or fiberboard back in again. He thinks it is good they are matching the scale and character that is appropriate to the style of the house. It is also towards the back of the lot so it is really not very visible to other people.

Ms. Vassar said it is on the side and the back. She is going to paint them the same color pattern. It's a grey/white. There are several shades of grey on the house and she would maintain it as it is. They are factory finished white and she wants to paint them.

Mr. White said it is just a matter of getting the right kind of primer to go on the aluminum.

The DRC reviewed the criteria relating to the application and found it acceptable on a vote of 5 to 0.

Mr. Everett asked if there was any lighting around the garage doors out back.

Ms. Vassar said there isn't a lot. There is one light just to the right. The light is high so you can see enough to put your key in the lock.

Mr. Everett said perhaps she would like an option to add a fixture or two. It would give those two years to decide.

Ms. Vassar said she would take the option.

Mr. Duggan asked if they are talking about a wall mounted lantern. Mr. White said it would be a mounted shielded fixture with 60 watt maximum bulbs. She could put a maximum of three lights.

Mr. Duggan said they have the application as proposed with an option of installing a maximum of three wall mounted shielded fixtures with 60 watt bulbs. The application was approved on a vote of 5 to 0 with the added optional changes.

#### **IV. Memorial Drive – GB/DCD**

Applicant: David Simendinger

Owner: WESCO Realty, LLC.

Signage.

Mr. Simendinger said the building is complicated and short of hiring an architect to design the whole thing he needed to get rid of EXXON before he gets sued by them and Shell. This is a very clean building to convert. Paint the building white, put on their colors and wrap the canopy. He has to ask for all of the components of a typical Shell building. The components of what they are presenting are not a lot of money and it is very clean. Paint the building white and the metal fascia is somewhat inexpensive and just goes over the building now. It will be a yellow fascia. What you see over the red is an LED light bar. It used to be fluorescent light bulbs and they don't allow that any longer because they just burn out too often. The LED lights last 50,000 hours and seven years. Efficiency Vermont loves them because they don't pull a lot of voltage. They go from about 120 volts down to about 12 volts. They are low voltage and stay illuminated.

Ms. Conlon inquired about the canopy there now.

Mr. Simendinger said the canopy there now is three feet high and has the old EXXON grey to it. The material is like a fender metal so it comes with a baked on gloss finish, just like a fender on your car.

Mr. Duggan said he will be replacing the inserts with new inserts, or are they painting over the metal that is there?

Mr. Simendinger said they will go right over the metal that is already there. You can score the back and in the middle is rubber so it makes a nice edge top and bottom. That is one they did in South Burlington. You have to set the saw so it doesn't go any more than 1/16<sup>th</sup> of an inch. That will be just the red line and everything else is yellow. The band just attaches on the outside edge and has a profile to it. The building will be white; the windows will stay the way they are. Where they have the EXXON in red and white on the building, that part will go yellow and red. All of the grey on the building will be painted white. There is 12 inches of grey on the bottom.

Mr. Everett inquired if the white was a stark white like the picture.

Mr. Simendinger replied it is white. Shell really wants him to use their paint from Jones Blair Company out of Houston, Texas. The freight too ship that up is more than the paint. It has to be white unless you condition it to be a different color. If you look at the existing EXXON building that is not EXXON's look. Their buildings were more of a tan color.

Mr. Everett said it sort of a subtle color now. When you paint that white, red and bright yellow it's going to stand out significantly more than it does now.

Ms. Mears said she doesn't want to argue with the Shell image. She would argue about the lighting.

Mr. Duggan said he didn't think that was allowed in the General Business District anyway.

Mr. Simendinger said it is about \$10,000 to \$12,000 to do the LED lights. If nobody else in town has it, he wouldn't argue for it.

Mr. DeSmet said the prohibition is in the Design Control District for internally lit signs.

Mr. Simendinger said they have a Shell sign if they allow that. That can be a decal as well.

Mr. Duggan asked if it would be possible to truncate it at little and have on either side of the word Shell the image and perhaps keep the rest of the other 200 feet around a more neutral color. It would have the logo but not necessarily all of the excessive banding. Could we have Shell on the corner and not have it necessarily go the entire 40 to 50 feet.

Mr. Simendinger said they could condition anything they want. They could say they don't want the canopy yellow but want it white. In Stowe they did that. In Stowe there is a Shell station and the canopy is white.

Mr. Duggan said he agrees with Steve's comment about changing the visibility. That is a pretty stark contrast from what is there now.

Mr. White said he wouldn't have a problem making the whole canopy white with a Shell sign on the corner without the lit up red stripe. It would be cheaper to build and would look better.

Mr. Everett said the most attractive thing about the existing is the subtleness of it. That is a gateway into the city, and if you look at how the existing one blends in with its backdrop and the rest of the buildings around it everything is fairly soft. If Barre or anywhere else wants to have a building that looks like a circus that is up to them. Another thing about white is you are on the main road coming into town and they will be hosing that thing off every two weeks. That was one of the advantages of a softer color. The white on the building is going to show dirt like crazy.

Mr. Simendinger said he agrees. He has had those conversations with the Shell people and they say to clean them.

Mr. White said the canopy and the building could both be an off white.

Mr. Burkholder said those are the colors of the pumps regardless of what we decide.

Mr. Duggan said the DRC has actually approved that.

Mr. Burkholder said whatever they talk about should coordinate with the pumps.

Mr. Simendinger said he has to make sure he has all the new compliant pumps there to go with the register systems. The blue has got to go.

Mr. White said the pumps could be the yellow and red that is on the Shell signage and a black background pump. The canopy and building could be off white with a grey stripe on the bottom.

Ms. Mears and Mr. Duggan said they felt comfortable with an off white.

The adjustments are that the canopy will be off white in color with no red illumination band or decal/signage. The building will also be off white to match the canopy with a 12 inch exterior grey base band. The entire building sign band found above the windows to be painted sand dollar or similar beige/yellow color. The wood sign will be moved to a location in the center panel between the two entrance doors. Recessed cans located in the soffit are acceptable. The maximum wattage is 60 watt equivalent. The fascia will be wrapped with the same off white material as the canopy. The lower building panels to be painted with matching color and no red on the building.

Mr. Duggan said in his earlier appearance before the DRC he had proposed to use the color sand dollar, or similar color to exhibit provided the committee. It's a nice combination in that particular spot and it fits in with the sign he is proposing to put in the band anyway.

Mr. Simendinger said Shell just launched a brand new image. One of the changes is the sign will go over the door and get rid of the red. If the DRC can condition no red on the building and do the sand dollar yellow on the whole band, the red will be gone, the sign needs to be over the door and then some of the components he won't even have to come back for. There are no more Shell letters going on canopies, either. That is going to be replaced with the pectin like they have on the ID sign.

The DRC reviewed the criteria as amended in the application and found it acceptable with adjustments on a vote of 5 to 0.

- V. **42 Main Street – CB-I/DCD/FP**  
Applicant/Owner: Aubuchon Co., Inc.  
Front and Rear Entry Alterations and Signage  
Interested Party: Jay White

Jay White recused himself from the project. Both alternate members of the DRC will vote on the project.

Mr. White said this project has the change of both store fronts on the former Somers building. He started with the Main Street sign. It was plywooded over because the granite base was damaged on the Somers side, 42 Main Street. In the process of trying to straighten that while they were remodeling the interior of the store they broke the window so it was safer just to take the windows out and put plywood in. The intent is to replace all of the storefront with a new bronze aluminum storefront that would match the existing aluminum storefront of the adjacent Aubuchon Hardware Store.

Mr. Duggan inquired if the granite was being removed.

Mr. White said no, the granite is staying. What the chrome metal was before is now going to be dark bronze which is on the Aubuchon store now. The door that was the single door is going to be restored to a pair of doors.

The pair of doors will match the existing door you see on the Aubuchon side. They are a little bit less than 34 inches, which is what you would need for handicapped access because they have handicapped access inside the building. They were able to just let the width of the door be dictated by the width of the original doors that were there. The solid transom that has been blocked in is now going to become glass so there will be a clear glass transom and clear glass doors surrounded by the wood trim in a natural finish. The intent is to have the architectural materials match the Aubuchon site.

Regarding the signage, the original intent is to match the Aubuchon signage. Dennis Bouchet who is their construction manager noted that the plywood panels of the letters of the sign are worn out. They talked about replacing those letters and keeping the orange sign band, and he noticed the sign band is worn out and it was also a plastic material as opposed to a painted wood they thought it was. Rather than paint that over he suggested if they wanted to update to their new corporate image of Aubuchon Hardware they are getting away from the orange background and instead they would be doing their corporate color orange letters on just the Aubuchon sign. One side would say Hardware and the other side would say Paint Center, which would be the dark green color. All of that would be on a matte white aluminum sign base and the perimeter would still be the same with about a 3 inch wooden dark green border. Both signs would be built new and would match.

On the Aubuchon Hardware sign, which is much longer, they would add the word electrical where it now says paint and leave plumbing where it says plumbing. The Aubuchon paint center side would not have anything else. The orange background would be gone. The word Aubuchon on both sides would be orange and all the other letters would be dark green. These are their corporate colors. They are getting rid of the big stripe of orange that is there now. The sign is not going to have any additional lighting. There is a street light nearby which adequately lights what they need to light.

The little ramp in front of the Somers side is currently a broken tile. That will be removed and replaced with the same kind of pressed color concrete that the city just put in for the handicapped ramps adjacent to that. That would be the same red colored concrete that looks like brick pavers. They have already straightened the granite bases which will remain. In the spring they would like the permit to include replacing both awnings so they would match and they would be a solid green color. The awning edge would be straight instead of scalloped because it weathers better that way. On the edge they would still be able to put since 1908 on one side and the street number. There won't be any paint on the awning face on the Somers side. If it is a slow period and they don't want to staff that side they may keep those doors locked and just use the main front doors to come and go.

Mr. Duggan said the awning that is currently on the Somers side will just be plain green.

Mr. White replied that is correct. The concept is to let it read as one store in visual reference but still have it reference there is a new paint center. They bought the Blouin Paint Company and are going to be selling California paint.

Ms. Conlon asked if the Barre store had orange letters.

Mr. White replied it does. It is the same general concept. The difference here is that on the Barre store it is all just painted or vinyl letters on the white background. In this case they are going to use raised letters on the sign foam material. The current 12 inch letters are about 15 inches high so the height of the letter will be different which allows them to get the words paint center where it said Somers before.

Mr. Duggan asked if Aubuchon on both signs will be the same size.

Mr. White replied yes, the letters will be the same. They were getting prices originally from their normal sign person in Massachusetts. He asked they bid the signs only locally, which they agreed to do. The low bid was Wood & Wood and John Miller was the other bid. They haven't issued the contract yet pending approval, but they should be doing that shortly.

Mr. White went over the back side of the building. He showed photographs of what is presently there in the back. The intent here was to remove the iron bars there. Part of the iron bars were already loose so they took those off so they could see what the window condition was. Behind the iron bars was a wood framed hardware cloth security screen; behind that was a wood frame; and behind that was the window and behind that was a new sheetrock wall that the Fire Chief wanted put in before they put a sprinkler system in. Behind that was a bathroom that was built. The recommendation in the permit proposal is to remove all of those things to the original window, restore the original windows and put on a new storm window which has quarter inch laminated glass that will give them the security they were getting with the iron bars before. To the left of that where there are three little windows, which are also not original windows to the building, they would be cutting the brick down to put in a new aluminum framed opening. This would be a green color. This is a framing system from another store they didn't use. It would be a 6 foot wide aluminum door opening. It has a glass transom above it, and above that they are still getting to the original height of where the windows were. They would be taking those off and filling in that portion with a plywood piece that would be covered with a green awning. The awning would be a fixed awning. He wanted to have the arched shape of the other windows so that detail is reinforced just a bit. It screens a 4 foot long single tube fluorescent light which will light the entrance back there. Right now there is no lighting on that entrance, which is a bit unsafe. It is a fire exit so it needs to be lit by code. The bottom of the awning has a black egg crate grill on it so you can't see the light itself unless you look straight up so it will basically screen the light and wash the wall entrance. The signage on the back would be vinyl letters applied to the inside of the glass on the transom. The word Aubuchon again would be the orange color they have on the front, but the hardware and paint center would be white letters because the dark green would not show up well on the glass. The door frames instead of being wood on this side would be the same dark green aluminum.

There is an existing meter and conduit that are applied to the brick wall. They would paint those simply to match the brick. The masonry would be filled in on the side of the door. It is now an 8 foot opening. They would be using bricks from the removed portion of the wall to fill in the masonry where they would be taking out the windows, and they would also use those same bricks to fill in the opening where there was an old louver fan through the door over the original entrance to the back. He included some photographs to show the condition of the original entrance to the back. It's a pretty sad looking door. When he first looked at it he thought it was wood, but on careful inspection they could see it was a wood door clad in metal. It has completely rotted out. The style is broken so the vertical style doesn't connect to the base. It has a metal border on one part and a wood border on another, and you can see where it has rusted away. They would like to remove this door and its frame and put in a new insulated flush metal door the same color that would be an unmarked door to the basement and to the second floor. It would not be a public entrance any longer. The new public entrance would be the pair of glass doors and not tucked in the corner. Mr. White said this is out to bid and they don't have the contracts back.

Mr. Duggan said the frame is inset so we won't have a similar situation to the other end of the block at 64 Main Street. It says cut masonry but it is more removing.

Mr. White said it is removing the bricks. They will have to use the existing bricks and knock off the concrete and make a corner because the depth has to match the depth of the existing window which is about 3 inches. The frames are recessed back so they want the brick to be the dominant feature there. They have also specified that they need to match the color and texture of the mortar that is there. It is a fairly sloppy masonry job right now and doesn't really line up well. Currently, there is asphalt in front of that space and they are proposing that the asphalt be removed to the point where the steps start. The steps are the ones that go up to The Black Door. All of that asphalt would be removed including the concrete landing that is at the original door and they would put in a new concrete walk that would be broom finished with scored joints like the sidewalks have on the front of the building. It provides a level landing at the entrance. There is a curb to step down. Or, if you are handicapped you can go towards the south where there would be a slight pitch down and get to the asphalt level that is there now.

Mr. Duggan asked if they anticipated having any problems with this sloping down into the other section of the building, or will it also be pitched?

Mr. White said it pitches back the other way. This is a high point so it drains well. This will be a handicapped accessible entrance.

Mr. Duggan asked if there were going to be any other changes to the other existing entrance in Aubuchon's on the south side.

Mr. White replied there weren't any in this application. They are putting a new handicapped bathroom inside. This concrete walk is on Jeff Jacobs' property which the city has a lease for parking. Jeff sent a letter of support for this project. He would like to have that included in the record. (Mr. White read the letter for the DRC which is attached hereto and made a permanent part of this record.)

The Design Review Committee reviewed the criteria for the front and rear entry alterations and found it acceptable. The design restores the original front. There are no optional changes or adjustments. The application as proposed was voted favorably on a 4 to 0 vote.

The Design Review Committee reviewed the sign criteria for the application for Aubuchon Hardware and found it acceptable on a vote of 4 to 0. The sign conforms to the standards of Cityscape guidelines and is within the existing sign band. There are no options or adjustments. The application was approved as proposed.

**VI. 24 North Street – HDR/DCD**

Applicant/Owner: Steven & Bonnie Burkholder  
Multiple Exterior Renovations.

Steve Burkholder recused himself from the application.

Mr. Burkholder said what they are proposing on 24 North Street is to put a deck on the back of the building. They will be applying for a variance because he owns the adjacent property and the property lines are quite close.

Mr. DeSmet said the Design Review Committee only considers the design review aspects of the application. The variance will be reviewed by the Development Review Board.

Mr. Burkholder said they are adding a window. On the back page of the photograph you are looking at is from the North Street side of the driveway and the kitchen of this building. What they would like to do is to move the entry to the rear of the building.

Mr. Duggan said on the site plan there is a square 4 feet by 10 feet.

Mr. DeSmet said that is actually the distance from the property line. These are setback numbers. The actual size of the deck is 7 feet by 24 feet.

Mr. Burkholder said the first photograph is the kitchen door off the driveway. The issue here is that the kitchen door will encroach on the appliances they would like to install. He hopes to have a permit to move the kitchen sink to the exterior wall and put a window in place of the door. He wants to construct a deck across the back and put the entry on the back of the building.

Ms. Mears said she is having a hard time having enough information to figure out what is going on.

Mr. Burkholder said on the lower photograph there are two propane tanks on the left and a small window. The door will go where the small window is and he wants to run the deck along the back wall.

Ms. Conlon inquired if the door would open out onto the deck.

Mr. Burkholder replied yes. There is a small closet space in there now that they want to convert to a mudroom entry.

Ms. Mears said they are moving the door to the back.

Mr. Burkholder said he is moving the door and putting in a kitchen window which will be centered to the center of the wall. There is a kitchen vent and a lamp which will be the general area of the kitchen window.

Mr. Duggan said his experience last week at the Development Review Board was quite enlightening. He has a concern that they may have to table this application because there is not enough here. Even if the DRC approves they will have an issue with that.

Mr. Burkholder said he agrees. This has taken him a bit by surprise. He was unprepared to be on this agenda.

Ms. Mears said she thinks he needs to show the elevation with the window in it and have a cut sheet of what the window is.

Mr. Duggan said he would like to have a reference as to where this falls in. He would like to see a full lay out.

Ms. Conlon asked if the deck would run the full length of the back.

Mr. Burkholder replied no. It would stop in the vicinity of the chimney. There will be an additional 4 feet beyond the deck to the property line.

Mr. Duggan said the variance is needed because 4 feet is not enough setback.

Mr. DeSmet replied it is a preexisting conforming structure.

Mr. White said he thinks they need better details of how the lattice and the rail on the deck all work together so they know what the top of the rail looks like. It is 42 inches high. He said they also need to know what brand of Andersen windows he is talking about. There is a wide range of products. They need to know whether it is wood, vinyl or whatever he is proposing.

Mr. Burkholder said he is primarily going to try to match the 176 Main Street. The house itself is vinyl with some open wood clapboard front and back. This house is a diamond in the rough. He said he is also proposing to move the propane tanks off the driveway down onto the lower area and put up a visual shield. This is a parking lot in the lower area so the trucks can get in there. The driveway is barely wide enough for a vehicle. Somebody put the propane tanks at the very edge.

Mr. Duggan said he would have to reflect that in the plan as well because that is one of the criteria. Mr. Duggan said he proposes to table the application. Mr. White seconded the motion. The project was tabled on a vote of 4 to 0.

**Approval of October 27, 2009 Minutes:**

Upon motion by Jay White and Nancy Mears the minutes of the October 27, 2009 Design Review Committee were approved with minor changes on a vote of 4 to 0.

**Adjournment:**

Upon motion by Nancy Mears and Jay White the Design Review Committee adjourned on a vote of 5 to 0.

Respectfully submitted,

Clancy DeSmet  
Planning & Zoning Administrator

Transcribed by: Joan Clack