

Montpelier Design Review Committee
January 12, 2010
City Council Chambers, City Hall

Subject to Review and Approval

Present: Stephen Everett, Chair; James Duggan, Vice Chair; Eric Gilbertson, Jay White, Steven Burkholder and Muffie Conlon.
Staff: Clancy DeSmet, Planning and Zoning Administrator

Call to Order:

Stephen Everett, Chair, called the meeting of the January 12, 2010 Design Review Committee to order at 5:30 P.M.

I. 8 Langdon Street – CB-I/DCD
Applicant/Owner: Andrew Brewer
Addition of Storm Windows.

Mr. Brewer said when they last met he was applying for a permit for aluminum vertical sliding storm windows and Jay suggested looking into an awning style storm. He didn't change his application after into looking into it. One was the cost. He called Allied Storm Windows in Ohio and they quoted a price identical to what Allen Lumber quoted him. A Marvin window from Allen Lumber was \$219 per window not including the hardware to install them, which is \$100 more than the Kas-Kel windows per window. The second reason is he disagrees with Jay about the look of them. He did a lot of research. The folks at Allied Windows were able to forward him pictures of buildings that had them installed and he found them out of character with the rest of Montpelier and Langdon Street in particular. He just prefers the look of the aluminum storm windows. He was incorrect of where they are going to be mounted. They are going to be mounted on the furthest in molding. All of the storm windows he saw around town were not sticking out and recessed in quite further.

Mr. White asked what color he decided to go with. Mr. Brewer said he prefers the brown.

Mr. Everett asked what color sash he had. Mr. Brewer replied it is dark green.

Mr. Duggan inquired if he was going to paint the moldings in the brown to match. Mr. Brewer replied yes. He is going to paint the existing trim green. Mr. White said he thinks it would be good to make them both brown.

Mr. Gilbertson said he was surprised he didn't like the Allied windows because it is the standard good quality.

Mr. Brewer replied it isn't the brand but the style of window.

Mr. White said the reason a lot of preservation people like the Allied window is because it has a thinner sash.

Mr. Gilbertson inquired if he was going to do some re-caulking. Mr. Brewer replied he had a crew up there doing some scraping trying to get the caulking around the windows sealed up and tight. He will do all of that before putting the storms up. Some of the sills are so rotten they are replacing some of them.

Mr. Gilbertson said epoxy works well on sills as well.

Mr. Everett said some of the sills that have minor deterioration there is a urethane sealer and works like an epoxy. In some places where there is some minor deterioration you don't need to replace the whole thing there is urethane filler he could use that works very well. He inquired how many windows there were.

Mr. Brewer said there are close to 80. They are going to start on the second floor. Actually, the worst windows are the ones on the Langdon Street side. They face south and the sun bakes them.

Mr. Duggan asked if he was eventually going to paint the cornice.

Mr. Brewer said that has been painted a cream color.

Mr. Duggan said somewhere down the road when he has finished all of the work it would be nice to have a uniformed color scheme.

Mr. Everett said the DRC could give him the option to paint the trim around where the storm window sets in either a brown or off-white.

Mr. Gilbertson added that it would frame the windows nicely to have it white.

Mr. Everett said particularly where there is some detail in the trim work that shows in the photographs around it a lighter color sometimes will give better shadowing so he can see the detail.

Mr. Gilbertson said paint the trim outside where the storm goes on white again because it draws the line around the window.

Mr. White said if he made the existing window sash to match the brown color of the aluminum storm that would be consistent. It would be good to have the outer wood part molding the cream color so he gets the shadow and depth.

Mr. Duggan said while he does know they are owned by other people than Mr. Brewer those other buildings were built as the Langdon block and it would nice to retain some of that if possible.

Mr. Brewer said he was in agreement with this.

Mr. Everett said he noted on the application that the storm windows will be a brown color and all of the wood trim outside of the storm windows will be either an off-white or cream color to match the exterior horizontal band above the first floor.

Mr. White said he would vote to approve this proposal.

The DRC reviewed the criteria and found the application acceptable on a vote of 4 to 0.

II. 89 Main Street – CB-I/DCD

Applicant: John Miller

Owner: City Center Associates

Sign.

Mr. Miller said back years ago when they put the sign band on City Center they were going to have all of the signs be the same. In its infinite wisdom the various boards ruled that all of the signs should be different. This is the same size.

Mr. White said it seems like most of the other signs have a painted frame around them.

Mr. Miller said this one has a three dimensional trim. It frames it and protects it. It can be cleaned. It is a white on white look which sets it off a little more. The sign has a semi-gloss whereas the trim is matte and a little bit textured.

Mr. Gilbertson asked if this was replacing another USDA sign.

Mr. Miller replied no, they never had a sign. They wanted an interior sign and decided to put an exterior sign out as well. That is their logo. Their logo fits beautifully on the panels.

The DRC reviewed the sign criteria and found it acceptable on a vote of 4 to 0.

III. 32 Main Street – CB-I/DCD

Capital Copy

Façade Change Options.

Interested Persons: Glen Sturgis & John Miller.

Mr. Sturgis told the DRC that his business is moving to the space on Main Street where Lizzari's was. He recently moved out. There is a little overhang right now in the front which is shingled and is different from any of the other spaces there. His plan would be to remove that back to the sign band and put a sign up there.

Ms. Conlon asked if the blue color was different.

Mr. Sturgis said he is still working on his interior colors. He is probably changing his logo colors. Grey is a possible choice. There is wood over the brick in the front, and it is brown right now. In Petals and Things it is purple to match the purple in her sign. He would likely want to paint that wood to match whatever sign he puts up rather than leaving the brown as it is right now.

Mr. Gilbertson suggested he shorten it so the brick pillars continue to show.

Mr. Everett said the other thing he may want to think about is the building is brick, which is a yellow based color. He may want to do some sampling before he comes in for his final approval to see what looks better with the bricks. Since you are going to leave the brick pillars there you want something compatible with the brick and don't clash with it.

Mr. Sturgis said on the inside he is keeping a brick wall.

Mr. White said he has been working with Aubuchon on their shop and signs. They did research behind what is behind the sign there, and it is just the brick recessed back in. If you take off the trim on the sides of the brick he thinks the brick behind the sign band is actually recessed enough so he can set his whole sign within that recess and be completely covered with the brick. It will be consistent with the other signs with the brick exposed. If he takes off the wood covering that is there now the brick should be in pretty good shape.

Mr. Sturgis said his main concern, and one of the main reasons for moving, is financial. In this economy and with the way business has been he has found a location that makes it more likely that he will succeed over the next five years. He is willing to put money into it. When he starts an exterior restoration project without knowing what it is he hates to commit to doing it without caring about what it costs because he can't do that. He is willing to take one side of the wood and look at it.

Mr. White said he doesn't think they want to invest money in a new sign and new storefront and have the sub material being rotten. If he would look at what is under the wood on the brick before he does the proposal and then he can make his proposal based on what he finds.

Mr. Everett said that would be maintaining the rest of the façade of the building.

Mr. White said Aubuchon Realty owns the building and Aubuchon leases from Aubuchon Realty. It is really two separate companies.

Mr. Sturgis said the city wants him to put a handrail out front. Since it is going to be exterior he thought he would mention it. It's a fairly steep ramp, but a handrail would have to land somewhere in there. They are putting one on the rear as well. It is going to be placed at the edge of the walkway.

Mr. White suggested he might just attach that to the side of the window sash and not get into the concrete walk. It would be better because otherwise it will be a snow and ice catcher harder to keep clean. It could be put on just the latch side of the door because it would be the one that would help people get in if they are concerned it is too steep. He doesn't know that it is a building code requirement for a short ramp.

Mr. Sturgis said if it helps people to get in and be safe he is fine with it, but it will be visible as you walk past the front.

Mr. White said there is a ramp going into all of those stores. On the new part of Aubuchons their ramp was actually fairly slippery broken tile and they replaced it with concrete pavers to match the pavers the city has been using on their ramps. The new change gives a little bit of texture they didn't have with the tile ramp that was there.

Mr. DeSmet said Glen Sturgis mentioned changing the door so it would swing differently for security.

Mr. Sturgis said he would like to change the door but it's not going to swing out. Because of the ramp the door can't swing out unless it has a flat surface. The door will still swing in.

Mr. DeSmet said he could find a door he liked and bring that specification sheet in so the DRC could review it.

Mr. Sturgis said the door he is thinking about has a crash bar. He needs something that will have two ways of locking, one being if they forget to turn the key it will still lock behind them. But during the day he can have it so it doesn't do that when people leave.

Mr. Gilbertson said he shouldn't put a crash bar on the inside if the door opens in. People will have a key to get in and can use the key to lock it after themselves but many of them forget. He doesn't like the space unlocked.

Mr. Everett said he can get a very reasonably priced very thick fir door of super quality through Allen Lumber with a full glass center.

Approval of December 15th and 29th DRC Minutes:

Mr. Gilbertson said the December 29th minutes have a little problem. They didn't quite get finished. Mr. DeSmet said that was because the battery died. Mr. Gilbertson asked if there was some way to include that in the minutes and the general discussion was that it wasn't being followed and he needs to come back with a proposal for what he is going to do. It ended up being tabled.

Mr. Gilbertson said when someone doesn't show up it should be taken out of the minutes.

Mr. Gilbertson said the DRC shouldn't approve the 29th minutes until Mr. DeSmet adds the decisions made about it and the general comments.

Mr. White said for the December 15th minutes it might make sense that since the applicant didn't show up for the Northfield application the comments shouldn't be part of the minutes. The comments were made off the record in his mind because he wasn't present to discuss them.

Mr. White moved the December 15th DRC minutes can be approved with the condition that they strike the paragraphs after the applicant didn't show up for the 110 Northfield Street application. Mr. Duggan seconded the motion. The minutes of the December 15, 2010 meeting of the DRC was approved on a vote of 5 to 0.

New Business:

Mr. Duggan said he couldn't help but notice that the marble base around the doors of the front of City Hall needs some attention.

Adjournment:

Upon motion by Mr. Duggan and Mr. Everett, the DRC adjourned.

Respectfully submitted,

Clancy DeSmet
Planning & Zoning Administrator