

**Montpelier Design Review Committee Meeting
November 5, 2018**

This public meeting was recorded, and the video will be available for viewing at:
<http://www.montpelier-vt.org/416/City-Meeting-Videos>

Present: Steve Everett, Eric Gilbertson, Hannah Smith, Seth Mitchell, Martha Smyrski, Ben Cheney (alternate), Meredith Crandall - staff.

Call to order: The meeting was called to order by the Chair, Steve Everett.

Approval of the agenda: Eric made a motion to approve the agenda as printed, Ben seconded. The motion passed on a 5-0 vote.

Comments from the Chair: There were no comments from the Chair.

100 State Street (continued from October 30, 2018 hearing)

Owner: Capitol Plaza Corporation and Mary M. Heney Trust Applicant: City of Montpelier

Review new proposal for a parking garage.

Greg Rabideau and James Findley-Shirras were present. The last time this application was reviewed, the committee wanted to see more detail on the railings and wayfinding signs.

Steve mentioned that a request had also been made to see a gateway view from the street level. Greg said they ran out of time to do that.

Greg showed an overhead site plan showing where signs and seating might go, as well as details of the proposed sign locations. He wants to tie in the sign designs with the one being worked on by Montpelier Alive!.

Construction detail of the fencing was presented to the committee. The rendering was galvanized, the committee feels like galvanized against the landscaping and black with the building – so the latter would fade from view more - would be more striking.

The application was opened for public comments, but no one stepped forward.

Recommendations (some carried forward from the last meeting):

1. Option #1 preferred out of the large artwork panels, with a public contest for the actual artwork to be printed on the panels, provided that the artwork on the scrim be muted with black and gray tones in color – subtle, preferably echoing neighborhood themes.
2. Cornices may be made out of GFRC or polymer composite material that is colored to mimic the gray granite used on the rest of the building.

3. Decking for the boardwalk shall be preferably made from locally sourced black locust and, if that's not practicable, ipe or another tropical hardwood to withstand the anticipated heavy use and weathering of the surface.
4. Use a smooth, not rough, finish for the granite portions of the garage – rougher faces are more likely to catch and hold dirt, increasing maintenance costs.
5. Change landscaping around the access between the proposed hotel and garage to invite access rather than hide the access to the pathway, and make sure there's open curbing at this location for walkable access.
6. The fencing and railings at the rear of the garage may be galvanized metal or black color metal material. Black around the building, galvanized around the boardwalk area.
7. Clear marking and signage compatible with the wayfinding proposals by Montpelier Alive! to guide pedestrians and bicycles to the bike/walking paths above the river need to be included.

Options:

- a. Bike racks could be on the boardwalk as well as in the parking garage.
- b. Applicant can provide hardware for hanging special events banners over the artwork on the riverside section of the garage.

Eric is not pleased with the vagueness of the signs on the property and wants that relayed to the DRB. He wants people to be directed to the river by something other than signage – artwork, landscaping, and clear walkways.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote.

79-85 Barre Street

Owner: Steve Ribolini Applicant: Woodbelly Pizza

Review of new outdoor seating and service areas.

Greg Hesselton was present on behalf of the applicant and asked if the matter could be tabled until next time. The committee agreed.

(Martha joined the meeting at this time and the alternate – Ben – stepped aside).

50 State Street

Owner: Steve Everett Applicant: Salaam Boutique – Andrea Miksic

Review of a new sign.

Steve recused himself since he owns the building; Ben (alternate) stepped in for this permit. Sharon White, the manager of the boutique was present in the owner's absence.

They moved down the street to replace Vermont Trading Company's sign. Their branding is the oval with the eye. It will go within the sign band. It is a brushed aluminum. They will be using the existing lighting.

The applicable criteria were reviewed and determined to be acceptable, with the following recommendations and options:

- Recommendation – That the entire sign fit within the flat panel sign band on the building.
- Option – A thin black pinstripe can be painted around the sign border.

The application was approved on a 5-0 vote.

28 School Street

Owner: John Russell Applicant: Mariah Stoufer

Review replacement signage.

The applicant was present. The present sign is to be enlarged to be the same size as other signs on the ground sign.

Applicant has the option:

- a. For a rectangular sign to be located on the vertical casings on either side of the entry door using the same design components and colors currently proposed.
- b. To use darker colored pinstripe, lettering, and logo on the large ground sign in the same colors for improved readability.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote.

22 Main Street

Owner/Applicant: Milton and Joan Beard

Review demolition of rear fire escape and replacement of doors for windows.

The architect, Jay Ancel was present with the applicants. The fire escape is deteriorating.

Recommendation – The new windows to have clad wrapped sills.

Optional Change – The infill below the two new windows, replacing the existing door openings, may be brick or composite material.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote.

32 Main Street

**Owner: Aubuchon Realty Company, Inc. Applicant: Capitol Copy
Review replacement siding on front façade.**

Jay Ancel also represented this application. The replacement will match in look what is currently there, but replacing the rotting sills.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote.

58 State Street

**Owner/Applicant: Overlake Park, LLC
Review of roof replacement.**

Jesse Jacobs, from Overlake Park was present.

They have a new tenant for the garage. The roof is asphalt shingles and needs to be replaced. They want to replace it with a metal roof – standing seam with snow guard – which applicant indicates is more historically accurate. It will be charcoal gray.

The applicable criteria were reviewed and determined to be acceptable.

The application was approved on a 5-0 vote.

Review minutes from October 1 and October 15, 2018: Eric moved to table the minutes to the next meeting.

Other business:

Adjournment: Eric moved to adjourn, Seth seconded.

Respectfully submitted,

Tami Furry
Recording Secretary