

Minutes of the St. Albans City Development Review Board
St. Albans City Hall
100 North Main Street St. Albans, VT
Meeting Date: April 7, 2014

Approved on May 5, 2014

Called To Order At: 6:30 p.m. by Vice Chair D. Degree

Members	Present	Absent	Recused	Observed
Megan Manahan, Chair		x		
Dustin Degree, V. Chair	x			
Michael Walsh	x			
Gerry Muehl	x			
Heather Fontaine		x		
Rebecca Pfeiffer		x		
Owen Manahan	x			

Staff Present:

Michelle Boudreau, Zoning Administrator
Chip Sawyer, Director of Planning & Development
Robin Morrill, Minute Taker

Public Present:

Michelle Monroe
Jason Bruley on behalf of JLD Properties of St. Albans, LLC

Pledge of Allegiance

A. DESIGN ADVISORY BOARD SEGMENT

1. JLD Properties of St. Albans, LLC - 54 North Main Street/Parcel #23,063,054 -
 Applicant is requesting a positive recommendation to the Zoning Administrator for changes to the façade. The applicant wishes to replace all existing double hung windows and replace the existing awning. This property is located in the DR1 - Traditional Downtown District.

J. Bruley on behalf of JLD Properties of St. Albans, LLC proposed upgrades to the building. He presented photos of before and after requested changes. Questions as to whether the replacement windows would be replacing historic windows and J. Bruley answered no that they were just vinyl double hung windows that someone had previously installed.

Motion by O. Manahan to approve the windows as presented and to replace the canvas on the existing awning, Second by G. Muehl with all in favor.

2. JLD Properties of St. Albans, LLC - 18-20 North Main Street / Parcel # 23,063,018 -

Applicant is requesting a positive recommendation to the Zoning Administrator for changes to the facade. The applicant wishes to replace all double hung windows and install an awning. This property is located in the DR1 Traditional Downtown District.

J. Bruley on behalf of JLD Properties of St. Albans, LLC presented the board with before and after pictures. He suggested fixed awnings because the neighboring units had fixed awnings. Considerable discussion on the placement of windows, historical information available and materials to be used.

JLD is proposing the 2 over 1 placement of the windows, and J. Bruley said that they thought that it was a more historic fit. J. Bruley said that all three floors were occupied by the dance studio.

C. Sawyer questioned where Electric Youth Sign would be put and J. Bruley stated that there was no sign now.

J. Bruley said that six over six placement of windows matches the windows in the adjacent building.

Motion by O. Manahan to approve with encouragement to fill in above the windows appropriately, second by M. Walsh with all in favor.

3. JLD Properties of St. Albans, LLC - 34 North Main Street / Parcel # 23,063,034 -

Applicant is requesting a positive recommendation to the Zoning Administrator for changes to the facade. The applicant wishes to replace all existing double hung windows on the 2nd, 3rd, and 4th floors. This property is located in the DR1 - Traditional Downtown District.

J. Bruley on behalf of JLD Properties of St. Albans, LLC, said there is no after photo of this proposed change as there is a challenging arch window that the architects are trying to come up with something that will look best and still have operating windows. O. Manahan asked if they had selected a trim color. J. Bruley said they would stay with the green trim because that was what exists now. He also stated that the wooden rails are the exact same rails that are on the Ralston building and they know that they can duplicate them. All the existing wood trim would stay wood and the windows would be either vinyl or metal.

C. Sawyer offered the following staff guidance and then city opinion; The applicant has followed the secretary standard, no one knows the original windows or the original colors, they have check what is in adjacent properties, and researched for proof of what was there before? City opinion would request that, unless the applicant can find evidence to the contrary the city would prefer that the amount of glazing in the archway be the same as what exists. J. Bruley said that they do intend to keep the arches. Considerable discussion between board members and J. Bruley regarding what they thought was originally there. C. Sawyer produced a picture of the building in 1979 for reference. Chip suggests that the applicant work with the zoning administrator and within specific DRB guidelines.

Motion by O. Manahan to approve with suggestions that the entire arch be somehow tied in, Second by M. Walsh with all in favor.

4. City of St. Albans - 100 North Main Street / Parcel # 23,063,100 - Applicant is requesting a positive recommendation to the Zoning Administrator for changes to the façade. The applicant wishes to replace all existing windows. This property is located in the DR1 - Traditional Downtown District.

C. Sawyer clarified that not all windows are to be replaced, and amended to total of 15 windows. The replacements will be Aluminum Clad Marvin windows with moldings that replicate the historic moldings currently there. The windows selected for replacement were chosen so that they would not be affected by the redesign project at a future date.

O. Manahan asked what color trim, C. Sawyer showed photos of the Wine Berry colored trim which highlights the brick.

O. Manahan asked about the plywood having a mural painted by the school art class, C. Sawyer responded that was a possibility.

Motion by O. Manahan to approve with recommendation that the City also explore painting or “freshening up” the remaining plywood window areas, Second by M. Walsh with all in favor.

B. OTHER BUSINESS

a. Annual Review of DRB Rules of Procedure - D&V

Motion to table the Annual Review of DRB Rules of Procedure by D. Degree, second by G. Muehl with all in favor

b. Meeting Minutes - March 3, 2014

Motion to approve the minutes of March 3, 2014 by D. Degree seconded by G. Muehl with all in favor.

C. PUBLIC COMMENT

No public comment

Motion by O. Manahan to adjourn, seconded by G. Muehl with all in favor.

Respectfully submitted,
Robin Morrill
Minute taker