

ST. ALBANS CITY DESIGN ADVISORY BOARD
REGULAR MEETING
6:30 PM MONDAY October 09, 2018
ST. ALBANS CITY HALL, 100 NO. MAIN STREET

MEETING MINUTES

Board Members Present: KarenMarie Peltier, Chair; Evan Champagne, Vice-Chair; John Morrie; Elizabeth Reed; Katy Collin

Board Members Absent: Stephen Poston

Staff Members Present: David Southwick, Wendy Coy

1. **Call to Order** – Meeting called to order at 6:30 pm
 - a. **Consider any additions or deletions to the agenda** – None

2. **Design Review – Consideration of the following applications:**
 - a. **Case DAB 2018-017 / 10 Best Court / Parcel # 22010008** – The applicant seeks a favorable recommendation for a fence. Ashley Martell was present as the applicant. Member Morrie asked if it would be right on the property line. She stated that it would be right on the property line on the left side and the right side it would be about six inches from the line. The neighbors have been informed and don't seem to have a problem with it. Vice-Chair Champagne stated that, if they were going to use pine, it would need to be stained. Ms. Martell stated that they would be using pressure treated wood for the posts but pine to make it look nicer. Member Collin made a motion to accept the application as presented. Vice-Chair Champagne seconded. It passed unanimously.

 - b. **Case DAB 2018-018 / 11 Church Street / Parcel # 14021011** - The applicant seeks a favorable recommendation for a second freestanding sign. Karen Gold was present as a trustee of St. Pauls' United Methodist Church who was the applicant. Chair Peltier stated that her understanding was that the posts would be painted black to mirror the other sign. Ms. Gold stated that was the plan. Chair Peltier asked about the height of the sign. Ms. Gold stated that it would be lower than the church sign to make it more pleasing to the eye. Member Collin asked if it would have lighting. Ms. Gold stated that it wouldn't. Member Collin made a motion to accept the application as presented. Member Reed seconded the motion. It passed unanimously.

 - c. **Case DAB 2018-019 / 86 North Main Street / Parcel # 23063086** – The applicant seeks a favorable recommendation for a façade renovation. Ms. Gamache was present as the applicant. John Godin was present as the painter. Chair Peltier asked if these were the original colors. Ms. Gamache stated that the building was over one hundred years old so she wasn't sure what the original colors were. Mr. Godin stated that they decided on gray to reduce the sight of the road dirt. Member Morrie asked if they were changing the materials. Mr. Godin stated that they weren't. They were simply going to fix the

parts that are damaged. Member Collin asked if the half-moon detail would be removed. Ms. Gamache stated that they were going to keep them if they were sound which it looks like they are. The building is a combination of cement and wood. This is to refresh the look of the building only. Member Collin asked if the colors presented to the Board were the actual paint colors. Mr. Godin stated that they were. Member Morrie asked if the half-round part above the door was still intact. Ms. Gamache stated that they were. He stated that he would like to see more of an accent on that part. Vice-Chair Champagne asked about the shutters. Ms. Gamache stated that the shutters would not be staying. Vice-Chair Champagne made a motion to approve the application with the stipulation that the edging on the half-moon accent, the trim on the second floor, and the coping over the windows would be painted burgundy and that the shutters would be removed. Member Collin seconded the motion. It passed unanimously.

- d. **Case DAB 2018-020 / 255 North Main Street / Parcel # 11063255** – The applicant seeks a favorable recommendation for new siding, new roofing and trim painting. Matthew Parisi and Anthony Parisi were present as the applicants. This was bought as a partnership. Vice-Chair asked about the condition of the existing siding. Mr. M. Parisi stated that it is extremely poor with rot around the sills. Chair Peltier asked if they had a sample of the siding. Mr. Parisi gave the Board a color sample of the red color of the siding. Vice-Chair Champagne asked about the color of the trim. Mr. M. Parisi stated that it would be white with black shutters. Member Morrie asked how many apartments were in the building. Mr. Parisi responded that there were four units that have been empty for the last two years since the property was foreclosed on. Vice-Chair Champagne asked about doing the original clapboards. Mr. M. Parisi stated that it was not financially feasible if that was required. Vice-Chair Champagne asked if the entire building would be re-clad. Mr. M. Parisi stated that it would. He would be re-cladding the original colonial, the addition with the garage and the apartment over the garage as well as the last section that was built on the North side of the building. The idea is to make it as close as possible to the original house with the intention of making this as safe as possible for the tenants. There will be all new windows as the current windows are rotted. Vice-Chair Champagne asked about the trim around the windows. Mr. M. Parisi stated that the trim would be used if the shutters were not going to be put on the house. Member Morrie asked if the windows would be replacement style windows or new construction. Mr. M. Parisi stated that they would be vinyl replacements. Member Reed stated that she liked the shutters on the building. Member Morrie asked about the style of the windows. Mr. M. Parisi stated that they would be keeping them the same style. Member Morrie asked if they would be going with a double four. Mr. M. Parisi stated that the building is close to five thousand square feet. There are many soft spots on the siding and he believes that none of it can be saved. Vice-Chair Champagne asked how the portico would be painted. Mr. M. Parisi stated that it would be kept the same as it is represented in the photo. Vice-Chair asked about the corner boards and if they would be vinyl or wood trim. Mr. M. Parisi stated that it would be white vinyl. Member Morrie asked if the corner boards would be

four inch or six inch. Mr. M. Parisi stated that they would stay with six inch. Mr. M. Parisi stated that they would go with what looked best. He stated that the picture shows a black roof but that they would stay with the metal roof if it could be salvaged. Vice-Chair Champagne made a motion to approve with the stipulation that the roof will be repainted gray or silver or replaced if it can't be salvaged; the columns, the dentals, the roof coping and window trim would be repaired or replaced and repainted white; the electrical service would be consolidated and reinstalled cleanly; the corner trim would be six inch; the siding would be russet red, windows would be double four with black shutters on the original colonial; replacement windows on the entire building with the six over six on the original colonial. Member Morrie seconded the motion. It passed unanimously.

- e. **Case DAB 2018-021 / 85 North Main Street / Parcel # 14063085; 89 No. Main Street / 140663089; 99 No. Main Street / 11063099; 8 Congress Street / 11022008; and 8-10-12-14 Maiden Lane / 14056008** – The applicant seeks a favorable recommendation for a major site plan. Grant Butterfield, Developer; David White, consultant; Miccal McMullen, Designer; Bill Niquette, Consultant and Chip Sawyer, Director City Planning and Development represented the applicant. Mr. White stated that they were looking for a favorable recommendation. He stated that they listened to the Board last time that it was a little too modern and that it was broken up too much. They have done a redesign that incorporates the feedback that they received and they believe the Board will like the new design. Mr. White reviewed the original schemes and compared it to the design that they were now presenting to the Board. He reviewed the current plan stating that the balconies on the southern end of the building were optional. He also reviewed and compared the residential buildings. Vice-Chair Champagne asked them to run through the materials. Mr. McMullen stated that the corner building would be a core ten with the other building being red brick with a combination of rough and smooth stone. The stairwell would be in black panels along with the windows and store fronts. Vice-Chair Champagne asked about the panels on the windows between the brick on the south building. A pre-cast lintel would be at the top of each column. The upper floor windows have a lintel and the lower course panels repeat. Rain screen panels that will be directly applied with overlapping panels. Will it show a shadow line? No. Visors are powder coated metal. It will not be a shingle pattern. It has a geometric pattern. Member Collin stated that she was not happy with the scale of the building. It made Ace Hardware look very small. Mr. White stated that he felt the overall scale and size has already been approved but now they were working on the details of the buildings. Chair Peltier stated that she liked the changes that were made with the lower portion. Mr. David Barber – He was representing his opinion. Mr. Barber felt that the use of the metal panels on the upper portion of the corner building would not be what the public had in mind. It has a very industrial feel that doesn't fit in with the feel of Downtown. He presented a picture of a building on Battery Street in Burlington. He advocated the detail work and the materials that were used on that building. He was hoping, on some smaller scale, something like that on this corner. Chair Peltier stated

that she agreed with Mr. Barber. She felt that the corner building was too boxy with not enough of a design element for such a prominent corner. Member Morrie stated that he agreed with Chair Peltier that there was not enough design elements and detail on the building. Chair Peltier stated that it is not a historic enough looking building for the Downtown Historic District. Mr. Sawyer stated that the core ten allowed the City to maintain the historic feel with a more modern feel. Mr. Barber – He stated that the new Hotel Vermont on Cherry Street in Burlington had wonderful glazed tiles that made it look more historic and would wear well. He believes that they would be fairly easy to install. Member Reed asked if they played around with other materials after they met with the Board last time. Mr. Niquette stated that they looked at many different materials. This material is not used on industrial buildings. Chair Peltier stated that it looks like a box. Member Reed stated that the corner building was portioned out as a box. Chair Peltier would like to see more detail along the top of the building. It would be nice if it could be more attractive. Mr. White asked if they had different material would that address the issue. Member Morrie stated that it was more than that. There needed to be details on the windows and lintels. Mr. Butterfield asked if the windows were broken up more or different material or was it the corner building as a whole. Chair Peltier stated that it was the corner building as a whole. Mr. Niquette stated that the Board seems to want three buildings that looked historical. Member Collin stated that the Board had guidelines to follow. Mr. Niquette stated that they had reviewed the guidelines and that they felt this followed the guidelines. Chair Peltier wanted something that was forward thinking and fits in with the general feel of Downtown. Mr. Niquette felt that the Board and the developers were at an impasse, offering that it should not be a prohibition of metal per se but prohibition of cheap materials. Vice-Chair Champagne observed that there was the more detailed on the wings and as you come to the corner, there is less detail. It doesn't tie back to the other pieces. It sets as its own geometric piece. Masonry has a lot of inherent detail that would be more cohesive. It would have less of a sheer coating of metal that makes it feel boxy. Mr. Niquette stated that the challenge of masonry was making it not look like one monolithic brick building. Mr. Sawyer stated that the lintels; the little columnar things from the top. It is windows and core ten. Mr. Barber stated that he had mentioned enamel panels, tiles and brick. He felt that the industrial metal panels looked very dated and that this building will set the standard for other buildings built Downtown in the future. Chair Peltier stated that she and the Board understood that. Mr. Butterfield stated that he is surprised that the Board doesn't like the design as he has gotten a lot of positive feedback on the building. Vice-Chair Champagne asked them to run through the materials on the residential building. Mr. McMullen stated that it would be a metal paneling, cementitious panel and black metal paneling. Vice-Chair asked if it would be an open rain screen. Mr. McMullen stated that it would be a combination of lap and reveal panels. Member Reed asked if there was an outside staircase. Mr. White stated that it was an exterior heated staircase. Member Reed stated that she liked the design of the residential housing but wasn't sure about the wood paneling on the tower. Vice-Chair Champagne asked about the balconies on the building. Mr. Niquette stated that there were balconies on the market units. Vice-Chair Champagne stated that he liked

the articulation of the entrances and the design of the green spaces near the entry. Mr. White stated that they eliminated a couple of parking spaces to include green bump outs. Chair Peltier stated that it was definitely an improvement over what they saw last time. Vice-Chair Champagne made a motion for a favorable recommendation the residential building as presented stipulating that the Congress tower will be red Aliva paneling color 01. Favorable recommendation for the commercial building with an exception of the corten portion of the building. The use of the coreten siding in the current design is not recommended. Re-design that portion of the building to be more cohesive with the remainder of the building is required including the exploration of different materials such as brick and stone; the inclusion of details used on other portions on the building including window sills, lintels, keystone and changes in material to be representative of a prominent corner location on Main Street. Member Morrie seconded the motion. It passed unanimously.

Other Business –

- f. **Approval of Minutes** – Member Reed made a motion to approve the minutes as amended. Member Morrie seconded the motion. It passed with one abstention by Member Collin.
- g. **Other** –
 - i. **Sign Updates** – Green Mountain Hemp is changing their sign as they are moving out to Highgate Mall. Beverage Mart will be changing their sign on the west side. Vice-Chair asked about the Grind. Mr. Southwick stated that he had been down there a couple of times but hadn't been in touch with them yet.
 - ii. **Enforcement Updates** – None
- h. Confirm next meeting date: **October 22, 2018 6:30 p.m.**

3. Public Comment – None

- 4. Adjourn** – Chair Peltier made a motion to adjourn. Member Morrie seconded the motion. It passed unanimously at 9:06 p.m.

On November 26, 2018, the minutes were approved with changes. Motion by Member Reed, seconded by Member Collin, passed with a vote of 3-0-1.

St Albans Design Advisory Board - Regular Meeting

Monday, September 24, 2018

Tue 9:30 AM, Oct 9, 2018

Thank you for attending. Please sign in

NAME	ADDRESS	EMAIL	PHONE
John Godin	S.A 15 HOWARD		309-7042
Lili Gamache	98 Fairfield	City	309 9993
Chip Sayer	City	City	
Bon Noyette	41 WINSLET	WILSON VT	238-9719
Michael Skelton	200 MAIN ST SUITE 202D	Montpelier, VT	793-6862
Grant Buttrfield	BLUFF LANE,	ST. ALBANS VT	310-5718
Matthew Paris	98 Jones Mill Road	Richmond, VT	922-0660
Antony Paris	302 ROBBIUS MTN RD	Lemmon, VT	258 2792
Karen Gold	11 Church St	St Albans VT	309-4973
Rev. Megan Stone	84 Congress St	St Albans VT	528-1022
Osney Marten	10 Best Ct	St Albans VT	881-5842
David Barber	12 Sawyer Street	St Albans, VT	527-8227

