

DESIGN REVIEW BOARD

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DORSET DESIGN REVIEW BOARD

March 15, 2021

Members present: Kit Wallace, Chair; Arnie Gottlieb, Jim Clubb, Lindy Bowden, and Michelle Pagán with Ruth Tanenhaus as an alternate.

Also present: Tyler Yandow, Zoning Administrator; Rob Giaotti, Town Manager; Henry Chandler for the church (applicant); Andy Longacre, Treasurer of the church, Kim Levins from Naylor and Breen Builders and Casey Gecha of NBF Architects of Rutland.

Minutes: R. Nawrath

Chair K. Wallace opened the meeting at 5:32 PM via Zoom

Applicant: Dorset Church: add a second floor to the existing addition at the rear of the church 143 Church Street

K. Wallace asked Henry Chandler to give us an overview of the project (focusing on the exterior since that is what the DRB has jurisdiction over) :

H. Chandler for the applicant:

- H. Chandler: introduced Andy Longacre, Treasurer of the church who is working with Henry.
- We have been working on this expansion for over 5 years. Under Jim Gray's leadership, the church has doubled in size in the last 20 years. Our resources are strained. We have doubled our office space and had to use the nursery and a classroom to get enough space. We are a vibrant church and play a big part in the Southwestern Vermont community.
- **Access to the sanctuary is very difficult. There are 2 60 ft walks and 2 elevators to get in.**
- We will now have one elevator ride that will directly access the sanctuary.
- There will be a new stairway as well.
- We believe we have a low impact design to house the multitude of programs we present and will improve the access to the church.
- Casey: Architect:
The noticeable change of the exterior of the church will be as follows:
 - The **east** side of the old 1974 addition on the back of the church building will extend 1' – 5" +/- beyond the existing masonry on the current "back door" entrance. We will salvage the existing marble block.
 - The last arched window in the church that is closest to the new section will be removed and salvaged so that the building can go up a story to accommodate the elevator, etc.
 - We will create a second floor directly over the back section of the building, and extend the building 5' – 6" to the south to accommodate a new stair.
 - The **south** side will show the second floor addition with the salvaged leaded window in its center that was taken from the east side of the church.
 - The rose window on the main part of the back of the church will be visible.

- The **south** side will have stone veneer at the first floor to match the existing veneer. The second floor will have wood clapboards, and wood shingles above the 2nd floor windows.
 - There will be an entrance on the ground floor that will access the interior staircase. It will have concrete steps, and a ramp which may not have metal railings if the slope can be 1:20 or less. However, the church may want them anyway for safety.
 - The **west** side of the building will have wood trim, wood siding and wood clapboards at the second floor. The west side of the stair addition at the first floor will be clad in either stone or clapboards, depending on how pricing comes back. The roof will be slate to match the existing roof. There will be new windows that will match as close as possible that are from Marvin Signature Series. We will match all sizes and grill patterns.
 - All areas of the new addition will be painted white where appropriate.
 - We are trying to minimize the impact of the addition so as not to distract from the church.
 - The marble veneer on the west side of the first floor stair addition is at the neighbor's request (Raspé).
 - K. Levins suggested replacing the existing circa 1974 first floor windows with new, better performing units. That way, they will be an exact match in style with the second floor windows. The existing masonry openings on the first floor are smaller than the openings for the proposed second floor windows so the size would remain slightly smaller. The church has not yet decided whether to replace these windows.
- Questions:
 - We would like to see pictures of the heat pumps. Architect: The proposed heating and cooling system requires heating and cooling pumps inside which have exterior components. .
 - If possible, the builder will move the existing condensers to the rear/south elevation. It was noted that the condensers were supposed to be screened earlier.
 - If the existing cannot be moved, they will be screened. New condensers will be on the south side.
 - How much will the existing footprint change?
 - Extends approximately 5' – 6" to the south and 1' – 5" to the east.

M. Pagán:

She likes the scale, it blends very nicely, the materials are very sympathetic, and the slate roof is a nice touch too. Other comments: this addition does not diminish the historic character of the building. We are dealing with a 1974 addition which isn't necessarily historic.

Arnie Gottlieb:

My only reservation is taking out one window, but since it's being recycled, that is very nice. You wouldn't even know the window was missing.

J. Clubb:

Please keep the birch tree in front of the addition. It makes a huge difference in the scale.

- Criteria:
 - 9.4.4.2 Alterations and Additions.
 - Primary question is about scale. Sections 11 and 12 are relevant.

11. New additions may be added on non-character-defining elevations in such a manner as not to visually overpower the historic structure or diminish, conceal or detract from the character of the historic structure and the structure's historic setting. New additions must be consistent with the historic building and constructed where possible to be structurally self-supporting so that they may be removed in the future with minimal damage to the historic structure.
12. New additions must be compatible with the historic building in massing, height, form, scale, proportions, roof shape, and relationship of solids to voids in exterior walls. New additions must also be compatible with the historic structure in terms of the placement, spacing, proportion, orientation, scale, and size of window and door openings. Windows and doors should be the same in configuration, material, and detail with the windows and doors of the historic building and the materials and finishes characteristic of the historic building with regard to scale, composition, module, texture, pattern, detail, color, and surface finish.

Arnie Gottlieb moved we approve the application as submitted.

J. Clubb 2nd

Comment:

If the new mechanicals on put on the south side, that's ok. Otherwise, please come back to the board.

Approved unanimously.

NOTE:

We need one liaison from the church who will ensure that the project is built as presented.

Any changes need to be run by us. Discussion: Naylor and Breen project manager will be the point person.

J. Clubb moved we adjourn at 6:47 PM

L. Bowden second.

Approved.

Respectfully submitted,

Kit Wallace, Chair