

DESIGN REVIEW BOARD

OFFICES OF PLANNING COMMISSION
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DORSET DESIGN REVIEW BOARD

May 17, 2021

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

Also present: Tyler Yandow, Zoning Administrator; Rob Gaiotti, Town Manager; Harry Tunkel from Home Depot; homeowner of 108 Church Street, Mr. Trent Philipp; Rick Jackson: Dorset Theater Festival; Janno Gay, Flowerbrook Pottery; Ellen Kirby, 281/283 Church Street; Jonathan Ams came into the meeting at a later time.

Minutes: R. Nawrath

Chair K. Wallace opened the meeting at 6:00 PM via Zoom

Applicant: Dorset Theater Festival: sign application
3390 VT Route 30

K. Wallace asked for an overview of the sign application :

Rick Jackson spoke for the applicant:

- The Theatre is simply painting their logo over the existing sign for Northshire Performing Arts.
- Existing sign is approximately 6 square feet.

Sign ordinance maximum size in Village Commercial district: 15 sq ft. (Section 6)

For the Design District, relevant criteria are:

5.B.1: Shall not conceal architectural detail ... clutter the image ... distract from unity of façade ...

5.B.2: Wood, metal and fabric signs are encouraged.

5.B.3: Shall be proportional and sized to the scale of the structure ...

Arnie Gottlieb moved we approve the application as presented.

L. Bowden 2nd

Approved: unanimously.

Applicant: Flowerbrook Pottery: sign application
3210 VT Route 30

K. Wallace asked for an overview of the sign application :

Janno Gay, business owner, spoke for the project:

- This sign is the exact dimension of the previous sign and is in the exact location.
- The paint color is Essex green.
- The size is 10 sq feet; smaller than what is allowed.

See above for relevant criteria and sign ordinance requirements. This sign conforms.

Arnie Gottlieb moved we approved the application for Flowerbrook Pottery as presented.

J. Clubb 2nd

Approved unanimously.

Applicant: Jonathan Ams: stone wall application
3299 VT Route 30

No one attended for the applicant, (he signed in later) so Kit provided a summary of the project:

- Build a stone wall on the east side of properties 3301 and 3299 VT Route 30. Dry wall construction measuring roughly 60' x 2' x 2', or 240 cubic feet (similar to the wall in front of the Cornucopia across the street).
- There is nothing mentioned in the Criteria about fences and walls except on Church Street.
- 9.4.3 Criteria: stone wall same category as landscaping and should be “appropriate for the historic district”. This conforms to the criteria.
- Stone walls have been approved in other parts of the district as appropriate for a historic district.

Arnie Gottlieb moved we approved the application as presented. J. Clubb 2nd
Approved unanimously.

Applicant: Trent Philipp Residence: replace 41 windows
108 Church Street

This is a continuation of the original application from April 26, 2021.

K. Wallace began by describing the new window proposed.

The window is Fiber X, the next step up from the vinyl clad window that was originally proposed.

At the last meeting we asked for the sample windows. Those samples were brought to the Town Offices and members of the board reviewed them. We also asked for a window-by-window comparison of existing vs proposed which we did not receive. Each new window was described, but with no comparison to existing.

The response to the above from Mr. Tunkel of Home Depot

- He and his associate measured each window and Anderson will custom-make each of those windows to be identical to the existing in both overall and individual pane size.
- Existing storm windows will be removed so more of the windows will be seen.
- The arch windows will not be replaced.

Question: Did Mr. Tunkel speak to Andersen about the yellowing issue?

- Mr. Tunkel: Asked Andersen for statement but have not yet received one. He has had zero complaints about yellowing and unlike vinyl or aluminum, the color on these goes all the way through (so no visible scratching).
- Jim found out independently that these windows will not yellow.

M. Pagán:

- In 1985, the Secretary of the Interior gave Dorset the National Register designation. “We are supposed to uphold the Secretary of the Interior’s standards since Dorset has an Historical Designation.” These are from the National Register’s recommendations for windows:
 - Retain and repair historic windows when they are deteriorated
 - Weather stripping and caulking historic windows make them weather tight.
 - Install interior or exterior storm windows compatible with existing historic windows.
 - It is NOT recommended to replace repairable historic windows with new insulated windows.
- DRB Section 9 states: 9.4.4.1: “Maintenance and repairs: replace in kind to match the original”. ...”where possible, replace only the damaged portion or detail rather than the entire feature”.
 - T. Yandow: The by-law and the designation of the Secretary of the Interior is independent of our bylaw.
 - M. Pagan: If we are just a design district and not a historic district, then why do we have road signs in the design district, which say “Dorset Historic District”.
 - Discussion ensued about the differences between several agencies, designations.

- A. Gottlieb: What Michelle read is a recommendation, not a requirement. We have approved non-original windows before. How do we maintain energy efficiency without new windows? These windows are going to be manufactured identically, which is better than other applications.
- More discussion on windows and the fact that you can order custom wood storm windows.
 - Mr. Philipp: “Energy efficiency is important! Over 15 of the glass window panes are broken. I called 5 different companies to fix the windows, but no one would come. We even looked at inside window inserts”.
 - K. Wallace: Given your interest in the historic district, would you wait a bit longer to do the repairs until we get more information about historic homes and energy efficiency?
 - Mr. Philip: “ I would like to be able to go forward. I would like to replace the damaged windows.”

The applicant Mr. Philipp is invited to participate in an educational energy sustainability presentation in cooperation with the Dorset Energy Committee and the Vermont Preservation Trust that Kit has asked Michele Pagán to coordinate for the DRB. That phone call is happening this Friday, May 21. Date for the presentation TBD.

Arnie: Motion to approve application as presented. L. Bowden 2nd

Vote: Abstention: M. Pagán

Yes: J. Clubb, A. Gottlieb, K. Wallace, and L. Bowden

Approved

Applicant: Ellen Kirby: 281/283 Church Street: Replace siding and windows.
281/283 Church Street

K. Wallace asked for an overview of the application from owner Ellen Kirby:

- The project has many components but she is focusing on the front of the house.
- She had several trees cut down in the front which really opened up the look of the house.
- She visited the Historical Society and tried to figure out what happened to the house over the years – could not find photos but discovered that lots of changes were done in the 60s.
- The house is a “non-contributing house in the historic district.”
- She would like to bring the front entrance and porch forward 6 feet so that it is flush across the front of the house. This will expose some of the historic detail of the original entry.
- She will add a porch with wooden railing and extend it to the left around the house.
- She wants to replace the casement windows both upstairs and down with more historically appropriate, double hung windows.
- New porch roof would be standing seam and asphalt roof on left of house will be replaced with slate to match right side.
- Wooden shutters will be added as appropriate.

All agreed that the proposed changes will make this non-contributing house look more in keeping with the other historic properties in the district.

M. Pagán moved to approved as presented.

J. Clubb 2nd

Approved unanimously.

Arnie moved we adjourn at 7:20 PM; Jim seconded the motion. Approved unanimously.

Respectfully submitted.

Kit Wallace