
Capitol Complex Commission Meeting

Date/Time: February 6, 2018 11:00 PM – 1:00 PM

Location: BGS 4th Floor Boardroom, #410, 133 State Street, Montpelier

Meeting Agenda

1. Approve Minutes from December 8, 2017 Meeting



CAPITOL COMPLEX COMMISSION – MINUTES

- **Date:** December 8, 2017

OPENING:

- The meeting of the Capitol Complex Commission was called to order by Chair Shouldice at 1:00 PM on December 8, 2017 in the BGS Basement Conference Room #021, at 133 State Street in Montpelier.

PRESENT:

- **Members:** Heather Shouldice, Chair; Jireh Billings, Susan Hayward, Rachel Feldman, Paul Carnahan and Christopher Cole, Executive Secretary to the Capitol Complex Commission
- **Also Present:** David Schutz, Jack Zeilenga, Erik Filkorn, Susan Allen and Nate Hausman.
- **Minutes transcriber:** Judy Bruneau, Department of Building and General Services

PRIOR MINUTES APPROVAL:

- **Item #1 –** Jireh Billings made a motion to accept the November 8, 2017 meeting minutes and Susan Hayward seconded the motion. The minutes were approved by all.

MOTION:

- **Item #2 – Ice Rink at the State House Pilot Project –** Susan Allen and Nate Hausman
Jireh Billings made a motion to approve a second pilot year with the following conditions:
 - The rink will be the same size and located in the same location as last year.
 - The fence and signage will be the same as last year.
 - The lighting will be as presented in the new proposal.
 - Garland and wreaths will be hung on the street side of the fence.
 - At the June Capitol Complex Commission meeting in June 2018, a plan will be submitted to the Commission which will include design, engineering and funding for a more permanent ice rink. The plan will resolve the challenges of the ice rink on a sloped lawn and be in keeping with the historic nature of the Capital Complex District.Susan Hayward seconded the motion and it was approved by all.

NEXT MEETING:

- The next Capitol Complex Commission meeting is scheduled for February 6, 2018 at 11:00 AM in the BGS 4th Floor Boardroom #410, at 133 State Street in Montpelier.

2. Eric Rajendra –Homeowner of 1 Hopkins Street

- Seeking approval for Back Entrance Restoration and Roof Repair/Replacement Projects

CAPITAL COMPLEX COMMISSION MEETING

FEBRUARY 6, 2018

BGS Boardroom #410 on the 4th floor at 11:00

Eric Rajendra - Homeowner of 1 Hopkins Street

Request for Approval for Two Home Improvement Projects:

Back Entrance Restoration & Roof Repair/Replacement

PROJECT 1: BACK ENTRANCE RESTORATION PROJECT

CURRENT SITUATION:

Our home on Hopkins Street was built in 1903 and was designed by Montpelier Architects (F.A. Walker). We are fortunate to have the original full blueprints which were handed over to us from the England-Huse Family.

About 20 years the Owners decided to add an extension to the original back entrance or mini-mudroom. This entrance has not worked technically and has created water flow issues causing the original back side of the house to be affected with rain intrusions.

In addition, as you can see from Exhibit 1, the extension is crammed very near against our property line (which we share with the City of Montpelier) and renders difficult the important infrastructural work (on the current weakening wooden rampart wall) which we plan to do under DeWolfe Engineering guidance in the summer of 2018 working with the City of Montpelier.

[See Exhibit 1 for what the Mudroom Extension current “heavy” positioning looks like]

Lastly, the mudroom extension sits on a few iron posts and the design and the “chopped up” half-fake columns is not aesthetically pleasing when compared to the 1903 design that the F.A. Walker Architects had in mind.

[See Exhibit 2 for how the Mudroom Extension detracts from the smooth lines of the original design of the house]

PROPOSED RESTORATION:

We would like your permission to revert back to the 1903 design for the placement of the door & the granite stone steps which is attached to this document.

[See Exhibit 3 – REAR ELEVATION - for a copy from our 1903 Blueprints – I will bring the original blueprint to the meeting on February 6th]

We have commissioned a high quality solid wood door and designed to the same style with exact same number of raised panels as F.A. Walker Architects had in mind. Furthermore, we will also be restoring the cedar shingles on the walls around the door and the solid granite stone steps that once came down from the back door.

[See Exhibit 4 for the Simpson-designed door we plan to reinstall in the exact location from 1903]

PROJECT 2: ROOF REPAIR & REPLACEMENT PROJECT

CURRENT SITUATION:

Our roof has been replaced countless times in inexpensive asphalt shingles. Only less than 20 years ago the then-owner did another replacement in asphalt shingles which is now shredded in the south side and totally worn off in many parts.

The roof is leaking and as a concerned owner wishing to protect this historic structure, I do what I have come to call the “Eric bucket dance” whereby I run around the Attic space during rainy days and move 10-15 buckets around the floor as the rain Gods torture me by hourly changing the spot of the leaks!

In the summer of 2017, I engaged a local Montpelier roofer to go square foot by square foot and do a band-aid caulking job which has minimized the use of my bucket dance skills. I also put a giant blue tarp on the floor for further protection until I finalize the selection of a top Vermont roofing company to undertake the repair and replacement.

OUR RESEARCH AND STUDIES CONDUCTED:

After 6 months of intensive consultation on the roof project with 7 (yes, seven) Vermont Roofing companies, we also engaged a structural engineering study by DeWolfe Engineering on the roof rafters and ability to bear the weight of different materials; they also did a close analysis of the roof pitches (both upper and gambrels) and studied the structure of all aspects of the entire roof cladding.

The homeowners (one of whom is an Art Historian and Artist by training) also looked at many houses in our neighborhood and spoke with their owners for how their roof evolved over the last 50 years. A big consideration for us is to use materials that will be aesthetically pleasing to the eye and keeping with the simple nature and lines of the Dutch Colonial structure and yet keeping in mind the “playfulness” the Architects had in mind with all the different fanciful-shaped dormers on both the north and south side of the house.

I also had the good fortune to brainstorm with John Ostrom (State of Vermont) on the conclusions of my serious research and we discussed with ideal materials to use that will be both durable and yet in keeping with the historical feel of the structure. John gave me excellent input into the different materials one could use and the pros/cons of each – pending a structural engineering review which I then subsequently conducted.

Three basic roof replacement materials are theoretically possible: a) wood shakes/asphalt shingles, b) black slate, or c) dark toned standing seams. In all cases, we would use colors/tones that blend in with the “burgundy/brownish” tone of our house outside walls.

The homeowners also agreed that the use of copper should be limited to *enhancing* the roofs of the dormers and the roofs of two “eyebrows” at the Attic level and the two “bay windows” at the 1st floor level.

As confirmed by DeWolfe Engineering, the structure of the roof and gambrels do NOT lend themselves to the use of slate regardless of the thinness of the slate to be used (even 1/4” or 5/16”).

So, we are left using expensive but very durable standing seam metal roof OR with using the same rather drab asphalt shingles which will need to be replaced every 20 to 25 years. Wood shingles last even less regardless of the double sided priming or even the use of highest quality Red Cedar no. 1.

Please kindly bear in mind that one of our goals as homeowners was to NOT have to do roof work at age 80 and then age 100 (our upcoming two remaining life tranches if we make to that long). We want a durable outcome – even if expensive and yet aesthetically pleasing and keeping with the spirit of the original Architect’s sensibility.

So, after considerable and complex discussion we came to the conclusions which we indicate in the following and last section of this proposal.

PROPOSED REPAIR & REPLACEMENT:

[Please refer to Exhibit 5 and 6 for the three relevant views of our cottage. Exhibit 7 provides a photo of the type of color for the standing seam that was deemed by all thoughtful Roofers to be the most appropriate for our house]

- Upper roof and gambrels to be clad in highest quality standing seams (24-gauge thickness). Seams will be double locked. Material we have preliminarily specified will be in a dark bronze in the matte sheen in keeping with the overall design of the house.
- The two chimneys and the crickets above them will receive proper flashing details. The two plumbing vents will also receive proper flashing boot details.
- On the East and West sides, the small roofs of the two “Eyebrows” on the Attic level as well as the two “Bay Windows” on the 1st floor level shall receive a 16 oz copper cladding for a touch that shows some nuance and aesthetic variation and yet blends in beautifully with the selected dark toned standing seams on the major roof areas. All clips and fasteners shall be of high quality copper.
- The flashing and valleys of the dormers shall be of copper, but our finalist roofer and I have agreed to maintain the existing wooden shingles on the sides of the 2 dormers on the North side and 3 dormers on the South side.
- Lastly, we have requested our finalist selected Roofing company to examine the roof deck for any restoration and strengthening as required for longevity of our roof.



1 Hopkins Street -
Mudroom Project.pc



1 Hopkins Street -
Roof RepairReplace

3. Anne Watson and Ward Joyce – Guertin Pocket Park





4. Joe Aja and Sherilyn Lafley – 133 State Street Door Entrance Replacement



5. Adjourn