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# ***Capitol Complex Commission Meeting***

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**Date/Time:** February 20, 2018                      11:30 PM – 12:30 PM

**Location:**    BGS 4<sup>th</sup> Floor Boardroom, #410, 133 State Street, Montpelier

## **Meeting Agenda**

### **1. Approve Minutes from February 6, 2018 Meeting**

#### Capitol Complex Commission – Minutes

- Date: February 6, 2018

#### Opening:

- The meeting of the Capitol Complex Commission was called to order by Chair Shouldice at 11:13 AM on February 6, 2018 in the BGS Boardroom #410, at 133 State Street in Montpelier.

#### Present:

- **Members:** Heather Shouldice, Chair; Susan Hayward, Rachel Feldman, Paul Carnahan and Christopher Cole, Executive Secretary to the Capitol Complex Commission
- **Also Present:** David Schutz, Jack Zeilenga, Eric Rajendra, Anne Watson, Joseph Aja, Sherilyn Lafley, Laura Trieschmann and James Duggan
- **Minutes transcriber:** Judy Bruneau, Department of Building and General Services

#### Prior minutes approval:

- Item #1 – Paul Carnahan made a motion to accept the December 8, 2017 meeting minutes and Susan Hayward seconded the motion. The minutes were approved by all.

#### Motion:

- Item #2 – Eric Rajendra, homeowner of 1 Hopkins Street, Montpelier
- (A) Removal of Mudroom and Back Entrance

- Paul Carnahan made a motion to approve the removal of the mudroom and back entrance and Rachel Feldman seconded the motion. It was approved by all.
- (B) Roof Replacement
- There was much discussion on the various materials that could be used and the longevity of the various materials for the roof replacement.
- Paul Carnahan made a motion for Eric to meet with Historic Preservation employees Laura Trieschmann and James Duggan to see if they could come up with an agreeable, alternate plan of materials to be used for the replacement of the roof.

Eric asked the commission members a question. He asked the members if he could replace the current roof with the exact same asphalt shingles as it currently has, if this proposal would be acceptable? They said ‘yes’. After this meeting, the expectation is Eric will appear before the Capitol Complex Commission with a proposal for their consideration.

### Motion:

- Item #3 – Anne Watson – Guertin Pocket Park
- Paul Carnahan made a motion to approve the sitting structure, tresses, bike rack, water jug and the bench. It was also noted, the varnish on the bench will be toned down. Anne and Commissioner Cole will be working on a draft MOU between the City of Montpelier and Buildings and General Services and will report back to the Commission. Susan Hayward seconded the motion. It was approved by all.
- Commissioner Cole requested that the City of Montpelier staff make periodic visits to the pocket park to maintain the cleanliness of the park and also requested Montpelier Police Department visit the pocket park regularly.

### DISCUSSION:

- Item #4 – Joseph Aja and Sherilyn Lafley – 133 State Street Door Entrance Replacement
- There are many items that factor into the door replacements. The door length and width, color, materials, security and aesthetics.
- Heather Shouldice suggested we go on a site visit to examine the front entrance of 133 State Street. Joe and Sherilyn in consultation with Historic Preservation will come back to the commission with material samples, colors etc. and a complete proposal.

### Adjournment:

- Chair Shouldice made a motion to adjourn the meeting and Susan Hayward seconded the motion. The meeting was adjourned at 12:47 PM.

Minutes submitted by: Judy Bruneau, on behalf of Commissioner Cole

## 2. Eric Rajendra –Homeowner of 1 Hopkins Street

- Seeking approval for Roof Repair/Replacement Project

Dear Colleagues,

Our proposal in my earlier email to all of you concerns putting standing seams only on the very upper roofs but wood shingles on gambrels and everywhere else (which has Jamie + David's full support).

Jamie has promised to guide me to Roofing Companies he knows who might be able to execute well on hybrid metal and **WOOD SHINGLES**.

But in case I do not feel a 100% trust that the actual Roofing Team can do the wood shingles well then, we would switch back to using good old **ASPHALT SHINGLES** for where we would have used wood shingles per this proposal. I prefer wood to asphalt but if I can't find anyone to do it perfectly to last for 30 years etc., then asphalt it shall be.

There are many more companies who can install asphalt shingles but putting cedar shakes/old fashion wood for roof part of a house is trickier (the house sides are easier). The preparation work as David and Jamie both know only too well, for wood shingles is very critical!!

So, rest assured that Michael and I would focus on GETTING THE BEST FIRM IN ALL OF VERMONT TO PUT WOOD SHINGLES AS PROPOSED HERE ***BUT IN CASE I FAIL TO FIND COMFORT WITH ANYONE TO DO IT, THEN WE WILL PUT DARK COLORED ASPHALT SHINGLES WHICH IS WHAT EXISTS NOW IN SHREDS.***

In other words, the proposal I submitted yesterday is exactly the SAME **but with the caveat that the word "WOOD SHINGLES" may be replaced with the words "ASPHALT SHINGLES"**.

Sorry for this minor clarification but wanted to not waste your time again with yet another revised-revised proposal in 1-2 months of interviewing another 7 roofers.

Many thanks again. We urgently await your green light, so we can start dialing away on Jamie's list of contacts.

Eric

On Sun, Feb 11, 2018 at 4:50 PM, Eric Rajendra <[ejrajendra@gmail.com](mailto:ejrajendra@gmail.com)> wrote:

**PROPOSED REVISED ROOF REPLACEMENT PLAN AS DISCUSSED WITH JAMIE DUGGAN AND DAVID SCHUTZ DURING THEIR VISIT ON FEBRUARY 9, 2018 TO 1 HOPKINS STREET:**

Dear Chairperson & Members of the Capital Complex Commission,

As requested by your Commission of, me, Eric Rajendra during our February 6th 11 am meeting, I requested the kind visit of Jamie Duggan to advise us on how best to proceed on our roof project.

He fully understood our concerns, as we begin to approach 80 and 90 years of age, for durability of materials and difficulty of finding skilled labor for historic roof work and on our side, we fully heard and understood his concerns for doing our best to maintain the look & feel of our historic home and the style the original Architects had in mind.

Attached please find the revised proposal that we developed AFTER the visit of Jamie and David Schutz to our home on the morning of Friday, February 9th.

During this morning visit we did the following:

- Jamie and David were able to do a leisurely walk-around the property and take-in the architectural context of our house from all angles;
- My spouse and I sat down at our dining table and then we all went over all the options possible and discussed the various proposals we had received over the past 6 months (ranging from slate to wood to asphalt to copper touches). Jamie gave us excellent advice on the look and feel that he felt was appropriate for the house;
- ***After considerable discussion we all then came to a consensus that Jamie and David felt were appropriate and acceptable to them for us to re-propose to your Commission for final approval.***

In this proposal, we have given up on nearly all of our original ideas: we will not put the touches of copper on the roofs of the Eyebrows or the Bay Windows (East and West sides of the house), we will not put copper gutters since they would not catch the water anyway, and we will not put standing seams on the lower and visible gambrels.

Instead, we have agreed (with Jamie's help and expertise in this field) to find competent and skilled experts in Vermont to put classic high-quality **cedar wood shingles stained in the same manner as the rest of the house** on both the gambrels and the roofs & sides of the south dormers as well as on the roofs of the Eyebrows and Bay Windows. Only the upper most roofs and the continued linked slopes of two north dormers will have **high quality standing seam of a dark tone** that totally blends into the totality of the house look. Jamie and David have seen the metal sample (see photo again) we selected and are in agreement that it is appropriate. The wood shingles will be of the highest quality possible.

Many thanks for your kindness in reconsidering this proposal at your earliest convenience so we can begin the difficult process of getting new bids from experts who can execute this work properly (and we will now drop all our old 7 bids and start over with new bids).

Sincerely yours,

Eric and Michael

**FOLLOW UP / REVISED PROPOSAL TO  
CAPITAL COMPLEX COMMISSION MEMBERS**

**FEBRUARY 12, 2018**

**Eric Rajendra - Homeowner of 1 Hopkins Street  
Roof Repair/Replacement**

**PROJECT 2: ROOF REPAIR & REPLACEMENT PROJECT**

**CURRENT SITUATION:**

- The roof is leaking and needs to be replaced.
- At present the entire roof is clad in asphalt shingles that were put 20+ years ago and started deteriorating and leaking 10 years ago.

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Eric and Michael



STAINING  
& SEAM

Exhibit 6

BEST QUALITY WOOD ON GABLES, ROOF, SIDES & PORCH

BEST QUALITY WOOD ON GABLES, ROOF, SIDES & PORCH

EYE GLASS

NO COPPER!

BEST QUALITY WOOD ON ALL WINDOWS  
EYE GLASS

# Exhibit 5



PERMITS  
QUALITY  
STANDING  
SHEATH

PERMITS  
QUALITY  
WOOD  
SYMBOLS  
ON PERMITS  
GAMING  
MAY 17  
2017

~~REMOVED! APPROVED  
(PROJECT APPROVED  
(M.W. ROOM))~~

1/28/2018

IMG\_0288.JPG



Exhibit 7

3. State House Lighting – Christopher Cole

4. Adjourn