

Approved
Meeting Minutes
Hartford WRJ Design Review Committee
January 12, 2022

Members Present: Denise Welch-May (04-19-24) Jonathan Schechtman (03-07-25), Larson Burns (08-22-25), Anita Hamalainen (11-15-24), and Sara Ferguson (10-04-24)

Staff Present: Jo-Ann Ells, Zoning Administrator

Others Present: Helen Hong, Kevin Gercke, and Jay Meyers of COVER Home Repair

Denise opened the meeting, read the hybrid meeting script, and took a roll call.

Applications

1. Sketch plan review of conceptual plans by COVER Home Repair, Inc. for exterior changes to the building at 158 South Main Street, White River Junction, in CB and Design Review districts.

Helen Hong reviewed some historical photographs of the building. She explained that COVER is doing some interior renovations for a used bookstore and office space and would like to upgrade the front/street side of the building adjacent to the public access doors and emergency exit door. She reviewed the proposed changes to the façade.

The Committee questioned the thought process behind the different size of the windows on the three doors. Kevin noted that the intent is to make the bookstore and office door look more welcoming to the public.

Jonathan suggested that mullions be considered in the window above the emergency exit.

Helen reviewed plans for awnings and noted that they hoped to add signage to the awnings.

Denise suggested that to distinguish the public doors and emergency exit, the doors to the office and bookstore be ½ glass and that the emergency exit door be painted black to match the awnings to make the emergency exit recede into the façade. Sara and Anita agreed that the exit door should be deemphasized.

Helen noted that they are discussing adding a bench and shelf near the entrance to the bookstore.

Anita suggested the emergency door be painted a brick color to blend in with the façade.

Helen noted that she was trying to find the artist who painted the existing mural as the current plan is to cover it.

Larson suggested not adding the metal to the left side of the emergency exit.

It was noted that given the information presented, it was likely the Committee would recommend administrative approval to the Planning Commission.

It was agreed that the Committee would meet on January 26, 2023 to review changes to the project based on the feedback provided.

Administrative Matters

1. Minutes

Anita moved to approve the minutes of October 27, 2022 as presented. Sara seconded, and the motion passed 4-0-1 with Denise abstaining as she was not present at the meeting.