

Burlington Design Advisory Board
645 Pine Street
Burlington, VT 05401
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Phone: (802) 865-7188

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Design Advisory Board

Tuesday, September 10, 2024, 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09>

Webinar ID: 871 5565 5137

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1. Agenda

1.1.

Session I – 3:00 PM – 3:30 PM

**ZP-24-59; 44 Wright Avenue (RM, Ward 5) 44 Wright, LLC / Arthur Chukhman
Planned Unit Development (PUD), with construction of an additional principal structure at 44
Wright Avenue. (Project Manager, Mary O’Neil)**

1.2.

Session II – 3:30 PM – 4:00 PM

Other Business

Discussion of slate standards.

2. Informational and Non-Discrimination Statements

2.1.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Permitting & Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188.

Non-Discrimination

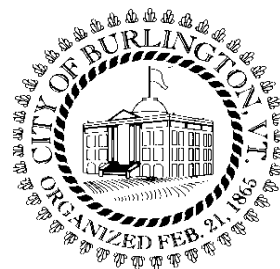
The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

3. Adjournment

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator
Steven Cormier, Zoning Compliance Officer



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-24-59
Location: 44 Wright Avenue
Date: September 10, 2024

File: ZP-24-59

Location: 44 Wright Avenue

Zone: RM **Ward:** 5

Date application accepted: February 21, 2024; project description amended June 12, 2024.

Applicant/ Owner: Arthur Chukhman, Duncan Wisniewski Architects / Andrew McNealus, 44 Wright LLC

Request: Planned Unit Development; convert existing triplex to a quadplex, construct second principal structure with three residential units. Site modifications.

Background:

- **Zoning Permit 23-207;** seeking determination classifying property as a three-unit dwelling. Affirmative determination May 2023.
- **Zoning Permit 03-453;** install vinyl siding over existing asphalt siding. Vinyl cornerboards. Aluminum window trim and soffits. [Conditioned that existing wood cornerboard, window trim, soffits, and gable ends be maintained as wood is defining features of the building.] Property identified as a **duplex**. April 2003.
- **Zoning Permit 85-162;** Construct open deck to the rear of #46. Property identified as a duplex. May 1985.
- **Zoning Permit (82-illegible);** add an 8' x 14' open deck to the upstairs rear of the house. Changing present window to a door. No additional lot coverage. Property identified as 3 units. June 1982.

Overview: 44-46 Wright Avenue is an existing triplex within the Lakeside Historic District. As part of the Neighborhood Code, this neighborhood has been up-zoned to Residential-Medium from the previous Waterfront Low-Density zoning district. There is no minimum lot size for a PUD in the RM zoning district. This application proposes four units in the Principal building (with a full structural gut of the existing home), and a new, detached building with three additional residential units for a total of 7 on-site.

Plans have been revised since the March 12, 2024 DAB review.

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

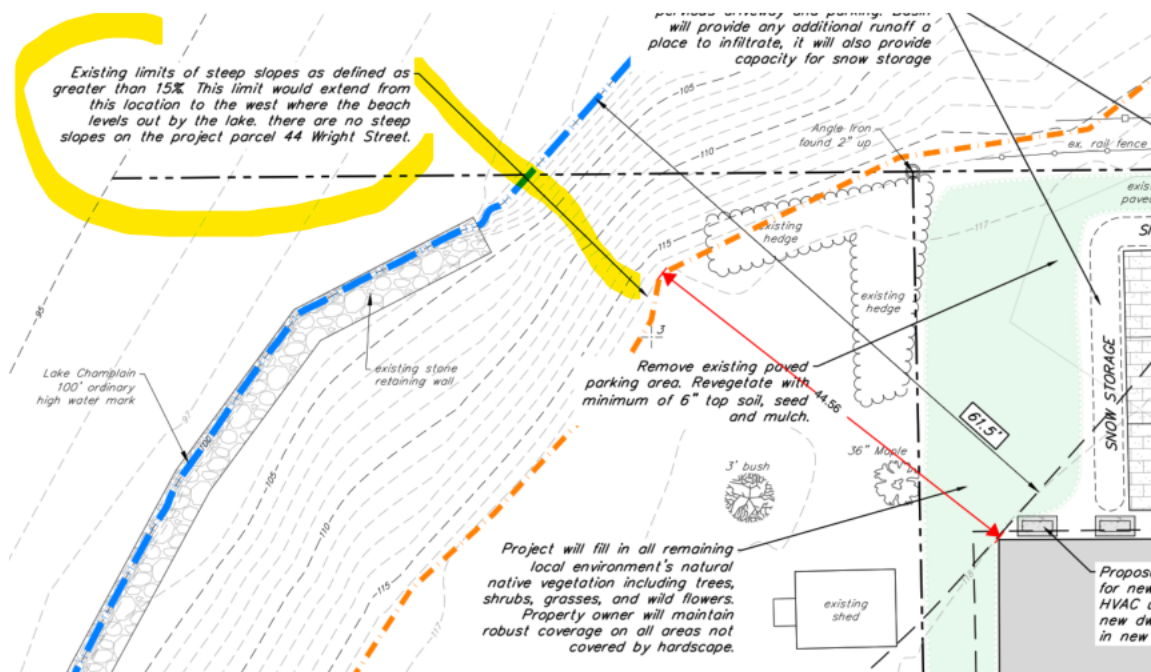
These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

The site appears relatively flat, but falls away at the northwest corner. This is likely the basis for the lot being included within the Steep Slopes overlay district, which includes "adjacent lands within 50' of the top of the slopes." The burden of proving the correct boundary has been on the applicant, supported by engineering and/or surveying data or mapping.



The revised application materials provided by Krebs and Lansing defines the limit of slopes of 15% or greater, which falls outside of the 44 Wright Avenue parcel. The proposed development area, however falls within the scope of “*adjacent lands within 50’ of the top of the slope*” (see red measurement) and will be subject to the Steep Slopes Review Standards unless the plan is revised to eliminate redevelopment within that 50’ measurement.

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

The project intends to provide a shallow basin around the pervious driveway and parking area to provide additional area for stormwater infiltration.

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

There are no protected public views from or through this property. Views from exclusively private property are not protected.

(d) Protection of Important Cultural Resources:

Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city’s or the region’s pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

Any new construction after January 1, 2024 triggers compliance requirements with the City's new Thermal Energy Systems ordinance. The applicant is encouraged to connect with Chris Burns (cburns@burlingtonelectric.com) to begin a conversation towards compliance.

(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

The property is not listed on the Department of Environmental Conservation's Brownfield indicator map. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The site plan includes a proposal for a shallow basin to direct stormwater away from the parking and drive area. The Stormwater engineer will review the EPSC and Stormwater as a condition of approval.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The existing multi-unit structure will retain the front covered porch, and provide shelter at rear entry. The proposed triplex includes a southerly entry under a modified canopy.

Snow storage is located at the north/rear of the parking area.



(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing “street-edge,” or where necessary, located in such a way that complements existing natural features and landscapes.

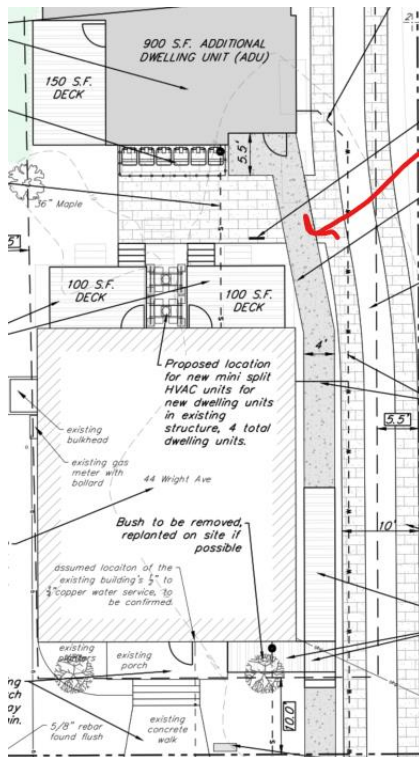
Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer regarding the adequacy of sight distances along the approaches to the intersection.

44 Wright will retain the same orientation as existing; gable front to the street. The proposed new triplex will be placed behind the existing building at the center of the lot. The main entrance is facing and clearly identifiable from the public street.

(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.



Vehicular access will remain as existing, with a single access driveway off Wright Avenue. Standards allow for driveway encroachment into a required setback if it accesses parking in the rear of the lot. (Section 5.2.5 (b) 7.)

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

The existing concrete walk to the front building will be retained for access to those units.

A secondwalk, with an accessible ramp, will run parallel to the driveway and connect to the building in the rear.

(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

Building Code typically requires the creation of one accessible unit when the new unit count $\geq$ 4. The building official will provide guidance on requirements for providing any accessible units. A ramp has been included on the principal building. See plans A 2-1 and C-1.00. All other ADA compliance is under the jurisdiction of the building official.

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways. Any off-street parking occupying street level frontage in a Downtown Mixed Use District shall be setback from the edge of the front property line in order to provide space for active pedestrian-oriented uses. Where street-level parking is provided within an existing structure, the cars shall be screened from the sidewalk and the area shall be activated with landscaping, public art, or other design amenities. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

There is an existing extended driveway in place since 2000 leading to a parking area in the rear. This application proposes retention of existing conditions, with removal of the gravel and installation of 1,890 of pervious pavers.

Three parking spaces are illustrated behind the new triplex. Parking spaces are compliant to Table 8.1.11-1. The parking area meets the minimum 5' property line setback requirement. The project is not large enough to require a Transportation Demand Management Plan per Table 8.1.16-1.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas.

Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

Bicycle parking requirements for household living is 1 per 2 bedrooms (long term) and 1/10 units (short term.) The overall bicycle parking requirement, for 10 bedrooms is **5 long term bike parking spaces**. The plan provides on “u” shaped bike parking rack between the buildings. The remainder of bike parking will be provided in the basement of the new building.

(m) Landscaping, Fences and Retaining Walls:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

*The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult *Planting Sustainable Landscapes: A Guide for Plan Reviewers* prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.*

Reference is made to Plan L1.1. A robust planting plan has been provided, and follows the recommendations from the Conservation Board for native plantings along the westerly boundary.

This permit will not allow the removal of any landscaping from abutting properties, although noted on the plans.

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including

fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

While no public plazas are required, there is a small “plaza” between buildings where residents may gather, or smaller areas on the west side of the lot that can provide an area for recreation, gathering, gardening, or other common outdoor enjoyment. As both structures feature significant porches/decks, there is ample area for residents to enjoy the outdoors.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

A lighting plan and photometric have been provided (page 3 of the permit set), and are acceptable to the standards of Section 5.5.2.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Condensing units have been relocated to the north (rear) of the existing building and placed between the residential decks. Compressors for HVAC for the rear building have been added to the north elevation of that structure. A concrete pad is shown on plans next to the entry walkway, as a base for a mailbox location.

A gas meter and telecom box is currently on the west elevation of the existing building, with another gas meter on the east elevation.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

Refuse, recycling and composting bins are provided on the south side of the second principle structure. Condensing units have been relocated to the area between the rear porches, which should be effective in limiting auditory and visual impact to the street and neighboring structures.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development should maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

*In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of additions and infill development; however, **no modifications by the DRB shall be made to projects which otherwise limit the allowable Principal Structure footprint, height, and number of units per building otherwise permitted by Tables 4.4.5-1 and 4.4.5-2.** Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures*

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and

should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

The rear building is consistent with **Table 4.4.5-2, Principal & Secondary Structures Massing and Placement Standards in Residential Districts**. At a 900 sf footprint, it is substantially less than the 1,800 sq. ft. allowance for principal structure footprint in the RM zoning district. With a proposed building height of the second principal structure at 35', it is commensurate with other buildings within the district (specifically 14 Central Avenue, 29 Conger Avenue, 23-33 Conger Avenue and the newly built 15 Conger Avenue) and compliant with the ordinance.



2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

Dormers shall not exceed the height of the ridgeline of the roof to which they are attached, and shall be set back a minimum of 1-foot from the edges of the underlying roofline. Individual dog house dormers shall be limited to 33% of the horizontal eave length of the principal roofline.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to

add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

The existing structure will retain its gable roof with a dormer in the wall plane, while the second principal structure features a gable-front orientation. Both buildings will have decorative shingles within the gable-ends, with matching gable-end windows.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Replacement windows are proposed for the existing structure, with some variation in window arrangement on the north (rear) and west 2nd story. Several of the duplex-style homes within the Lakeside Historic District have been modified to include small windows under the eave-line; the proposal here springs from that pattern; introducing a ribbon of smaller windows under the eave line on the east and west elevations.



The new triplex is generously glazed, with a clear arrangement both horizontally and vertically. There is increased attention to the westerly elevation to maximize resident lake views. A main entry is provided on the south/1st floor elevation, with additional doors at unit decks. Doors are full light.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.

(c) Protection of Important Public Views:

Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.

There are no protected public views from public places or through this site. Not applicable.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged.

The existing triplex (to be converted to a quadplex) will receive new windows, siding, and a handicap access ramp. The front porch, a welcome amenity, will be retained.

The Secondary building will have limited visibility from the street; however the principal entrance will face Wright Avenue. The structure is clearly articulated in a more modern vocabulary, yet references the historic building in artful gestures as matching the clapboard reveal pattern on the first two floors; duplicating siding and trim colors, gable shingle treatment, and continuing the rhythm of building openings. Decks at the first and second floors match the height of the proposed new balconies at the secondary structure.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Windows are proposed to be fiberglass; siding for the both structures is an engineered wood product (“Smart Side”) with a proprietary combination of zinc borate, resins, and waxes. A similar shingle product is proposed for the gable dormers and principal gable of the original structure.



(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

The new construction will be required to meet the new Thermal Energy Ordinance, in effect since January 1, 2024. The illustrated compressor units suggest the compliance path.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

Exterior machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory features shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

All building and life safety code as defined by the building official and the fire marshal will be applicable.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

44 Wright Avenue is a contributing resource to the Lakeside Historic District, listed on the National Register April 12, 1982. These standards apply ONLY to the existing structure at 44 Wright Avenue.

(13)
44-46 Wright Avenue. Dwelling Type D. Same as bldg. No. 5, 57-59 Lakeside Avenue. Variations: the entrance porch has a gable roof. Alterations: asphalt shingle siding (wood shingle siding in front gable and dormer peaks not covered.)

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

44 Wright Avenue was constructed as a residential duplex structure as company built housing to support the Queen City Cotton Mill. As a multi-unit building it will continue the residential use of the property.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

When 44 Wright Avenue was listed on the National Register, the narrative described asphalt shingle siding, although the gable and dormers were shingled. A zoning permit in 2003 required the retention of cornerboards and shingle siding due to the historic listing of the property. This application proposes engineered wood siding, with a similar shingle style material in the dormers and at the principal gable end of the historic structure.

The removal and replacement of rear porches does not alter historic building features.

Window replacement will revert to the fenestration pattern visible in the historic district photograph: 6/6 visible in historic photos and the Assessor's reval image of 1985. There are



no permits on file for window replacement, other than replacement of a rear window with a door in 1982.

The DAB may opine on the insertion of smaller windows under the eaveline; although on the east and west elevations are less or invisible from the streetfront.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features are proposed; however there is physical evidence to inform the original conditions of the building prior to earlier alteration, with or without zoning permits. Windows were historically 6/6 (probably as the construction date overlaps with the last building phase of the district, when Colonial Revival treatment was included) and the gable ends were shingled.

As noted, smaller windows under the eaveline have been a common alteration to the Lakeside duplex models. The DAB may opine on their inclusion here.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

44 Wright Avenue retains its relationship within the historic district due to its identical style and size to those other dwellings constructed by the Queen City Cotton Mill, however one of a handful that were oriented at right angles to the street rather than parallel. This massing and orientation, with dormer features follows the characteristic pattern of the neighborhood. Here is an opportunity to strengthen the the commonalities with similar structures within the district.

Siding reveal should seek to match the historic dimension, and materials to follow suit. Fenestration patterns will reclaim the historic pattern rather than continue the unpermitted replacement design.



Assessor Reval photo 1984-85.
Window pattern 6/6 evident in upper floors.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

See comments above re: replacement windows.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical treatments are proposed. Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archaeological resources have been identified with this site. Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

See comments above re: replacement siding and windows.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

While unlikely, it is possible to consider removal of new siding, roofing and windows that would allow for the easy identification of the essential form and merit of the property.

Items for the Board's consideration:

- Plan C1.00 should be revised to remove the "Additional Dwelling Unit ADU" label on the rear building. ADUs are only permissible when associated with a single family dwelling.
- Similarly, Maximum Lot coverage should be amended to 55% under the "Setbacks and Coverage" table on C1.00.

Burlington, Vermont



44 Wright LLC
688 Pine Street, Unit 2D
Burlington, Vermont 05401

Address: 44 Wright Avenue, Burlington Vermont
Parcel ID:052-4-003.000
SPAN: 114-035-18307
Area: 0.19 Acres (±8,430 s.f.)
Zoning: Residential - Medium Intensity (RM)

FRONT YARD SETBACK: 10.0'

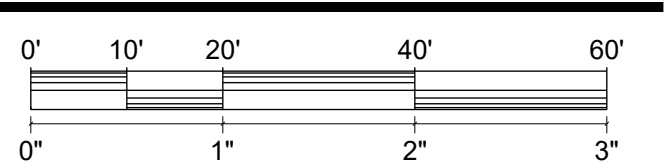
SIDE YARD SETBACK: 5.5'

REAR YARD SETBACK: 15'

LAKE SHORE SETBACK: 61.5'

MAX LOT COVERAGE: 60%

STAMP:



REV. NO.	REVISIONS/COMMENTS	DATE
1.	Add steep slopes to the plans	02/23/24
2.	Update coverage calculations and add additional revisions requested by City	02/29/24
3.	Update coverage calculations and add additional revisions requested by City	03/12/24

DRAWING TITLE:

OVERALL PROPERTY PLAN EXISTING CONDITIONS

DATE ISSUED: 02/21/24

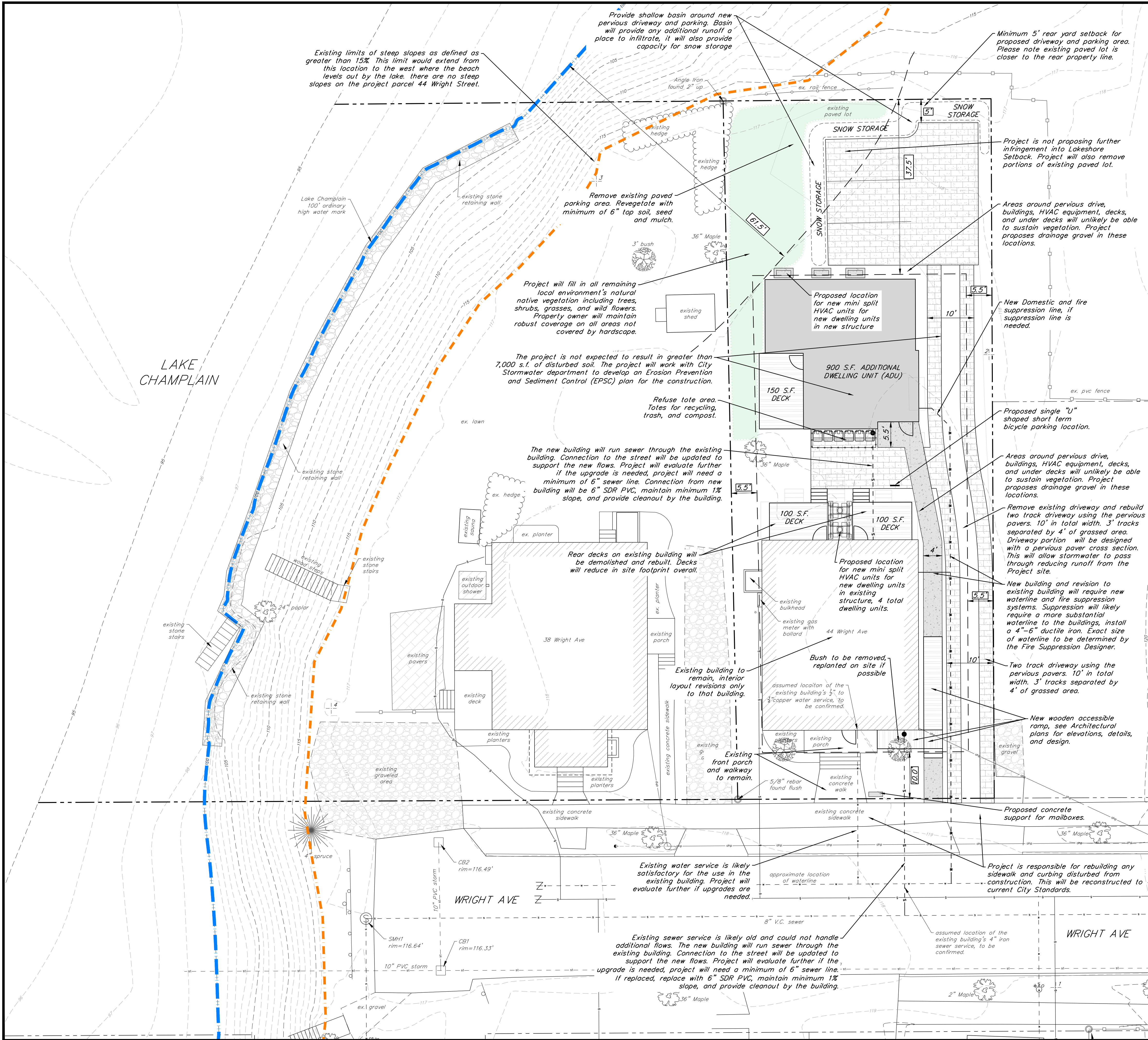
DRAWN BY: CPG/JBC CHECKED BY: GTD

PROJECT NO.: 23236 SCALE: 1" = 20'

DRAWING NO.:	REV. NO.:
--------------	-----------

C-0.00

3



LEGEND

IRON PIPE / CONCRETE MONUMENT FOUND

EXISTING TREELINE

EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)

EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)

APPROXIMATE PROPERTY LINES

EXISTING STOCKADE FENCE

EXISTING RAIL FENCE

EXISTING SEWER LINE/MANHOLE

EXISTING STORM LINE/MANHOLE/BASIN

EXISTING OVERHEAD ELECTRIC LINE/ POWER POLE

EXISTING UNDERGROUND POWER

EXISTING WATER LINE/HYDRANT/VALVE /SHUTOFF

EXISTING UNDERGROUND GAS SYSTEMS

ELEVATION 100' THE ORDINARY HIGH WATER MARK OF LAKE CHAMPLAIN AS DEFINED BY THE CITY OF BURLINGTON

LIMIT OF STEEP SLOPES EXCEEDING 15%

PROPOSED PERVIOUS PAVERS DRIVES AND WALKWAYS

PROPOSED CONCRETE WALKWAYS AND UTILITY SUPPORTS

PROPOSED DECKING AND STAIRS FOR DECKS - NON-CONCRETE

CALCULATIONS:

EXISTING CONDITIONS:

- PARCEL AREA FOR 44 WRIGHT AVE. = ±8,430 S.F.
- BUILDING COVERAGE: ±1,388 S.F. (17.4%)
- NON-CONCRETE DECKS AND STAIRS: ±392 S.F.
- CONCRETE STAIRS: ±30 S.F.
- CONCRETE SIDEWALK: ±64 S.F.
- PAVED DRIVEWAY: ±2,222 S.F.
- OVERALL IMPERVIOUS: ±4,096 S.F.
- PERCENT COVERAGE: 48.8%

PROPOSED CONDITIONS:

- PARCEL AREA FOR 44 WRIGHT AVE. = ±8,430 S.F.
- (A) BUILDING COVERAGE: ±2,288 S.F. (29.9%)
- (B) NON-CONCRETE DECKS AND STAIRS: ±598 S.F.
- (C) CONCRETE STAIRS: ±30 S.F.
- (D) CONCRETE SIDEWALK: ±314 S.F.
- (E) CONCRETE UTILITY & MAILBOX SUPPORTS: ±37 S.F.
- (F) PERVIOUS DRIVEWAY: ±1,890 S.F.

PROPOSED COVERAGE:

- OVERALL IMPERVIOUS (A+C+D+E): ±2,669 S.F.
- PERCENT IMPERVIOUS COVERAGE: 31.7%
- TOTAL LOT COVERAGE (A+B+C+D+E+F): ±5,157 S.F.
- PERCENT TOTAL LOT COVERAGE: 61.2%

CALCULATION OF BONUS FEATURES: ALLOWABLE 10% (843 S.F.)

- (A) PROPOSED DECKS (THREE): ±356 S.F.
- (B) EXISTING FRONT PORCH: ±77 S.F.
- (C) EXISTING FRONT CONCRETE WALK: ±64 S.F.
- (D) PROPOSED CONCRETE WALK: ±250 S.F.
- (E) REMAINDER TAKEN UP BY PERVIOUS PAVERS: 96 S.F.

PROPOSED COVERAGE PER CITY OF BURLINGTON REGULATIONS:

- TOTAL LOT COVERAGE - BONUS FEATURES
- 5,157 S.F. - 843 S.F. = 4,314 S.F.
- PERCENTAGE = 51.2%

NOTES:

- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
- THIS PLAN IS NOT INTENDED TO BE A BOUNDARY SURVEY. PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON EXISTING EVIDENCE LOCATED IN THE FIELD AND TAX MAP INFORMATION FROM THE CITY OF BURLINGTON.
- THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON NAVD88 (US SURVEY FEET).
- EXISTING CONDITIONS ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY KREBS & LANSING ON AUGUST 17, 2023.
- UTILITIES ARE BASED ON VISIBLE STRUCTURES LOCATED DURING THE TOPOGRAPHIC SURVEY AND ARE NOT WARRANTED TO EXACT OR COMPLETE. CONTRACTOR SHALL CONTACT DIG SAFE AND OTHER NON-MEMBER UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.
- SETBACKS SHOWN ARE BASED ON CITY OF BURLINGTON ZONING REGULATIONS, PG. 4-34.
- THE 100' LAKE CHAMPLAIN ORDINARY HIGH WATER MARK SHOWN WITHIN THE PROPERTY LINES OF 38 WRIGHT AVENUE IS BASED ON A TOPOGRAPHIC SURVEY BY KREBS & LANSING CONSULTING ENGINEERS ON AUGUST 17, 2023. THE 100' HIGH WATER MARK SHOWN BEYOND THE PROPERTY LINES IS BASED ON LIDAR DATA FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION (VCGI).

44 WRIGHT AVENUE

Burlington, Vermont

KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

**ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

OWNER/APPLICANT:
44 Wright LLC
688 Pine Street, Unit 2D
Burlington, Vermont 05401

PROPERTY INFORMATION:
Address: 44 Wright Avenue, Burlington Vermont
Parcel ID: 052-4-003.000
SPAN: 114-035-18307
Area: 0.19 Acres (±8,430 s.f.)
Zoning: Residential - Medium Intensity (RM)

SETBACKS & COVERAGE:
FRONT YARD SETBACK: 10.0'
SIDE YARD SETBACK: 5.5'
REAR YARD SETBACK: 15'
LAKESHORE SETBACK: 61.5'
MAX LOT COVERAGE: 60%

STAMP:

0' 5' 10' 20' 30'
0" 1" 2" 3"

STANDARD GRAPHIC SCALE (1" = 10')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

REV. NO.	REVISIONS/COMMENTS	DATE
1.	Add steep slopes to the plans	02/23/24
2.	Update coverage calculations and add additional revisions requested by City	02/29/24
3.	Update coverage calculations and add additional revisions requested by City	03/12/24
3.	Update coverage calculations for the two track driveway revision	06/27/24

DRAWING TITLE:
PROPOSED SITE PLAN

DATE ISSUED: 02/21/24
DRAWN BY: CPG/JBC
PROJECT NO.: 23236
DRAWING NO.:
CHECKED BY: GTD
SCALE: 1" = 10'
REV. NO.:
C-1.00
3

DRG NAME: VFB-Post-Apartments-Base_Construction.dwg

Page 21 of 39



WRIGHT AVE

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EXISTING BUILDING STREET VIEW



EXISTING BUILDING WEST ELEVATION (RIGHT) • STREET VIEW.



EXISTING BUILDING EAST ELEVATION



EXISTING BUILDING NORTH ELEVATION

44-46 WRIGHT AVE.
BURLINGTON, VERMONT

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DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

PERMIT SET

Duncan
Wisniewski
ARCHITECTURE



255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 08.13.2024
DRAWN: ABC

A0-0





EXISTING BUILDING VIEW FROM SOUTH EAST

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PROPOSED RETROFIT AND SECOND PRIMARY STRUCTURE BEHIND. VIEW FROM SOUTH EAST

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BURLINGTON, VERMONT

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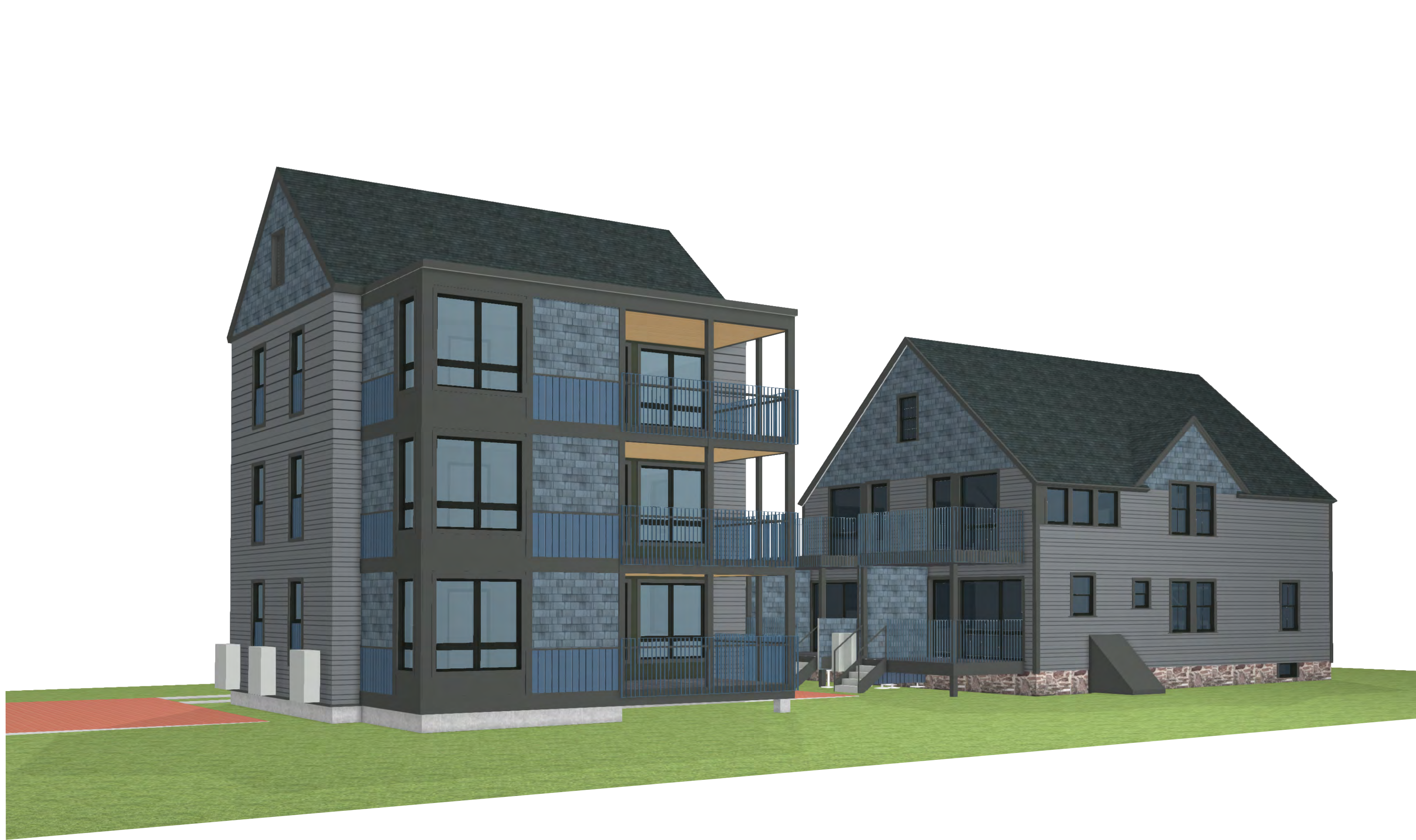
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DATE: 08.13.2024
DRAWN: ABC

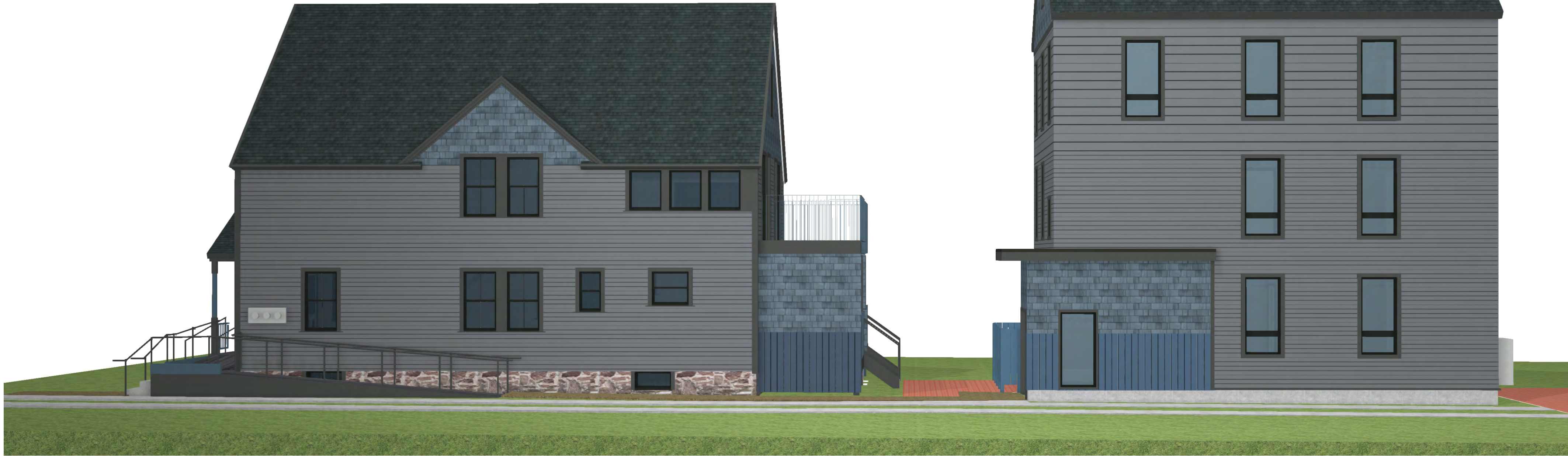
A0-2



VIEW FROM NORTH WEST



VIEW FROM NORTH EAST



VIEW FROM EAST

VIEW FROM SOUTH EAST (STREET VIEW)

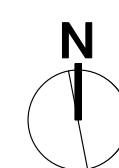
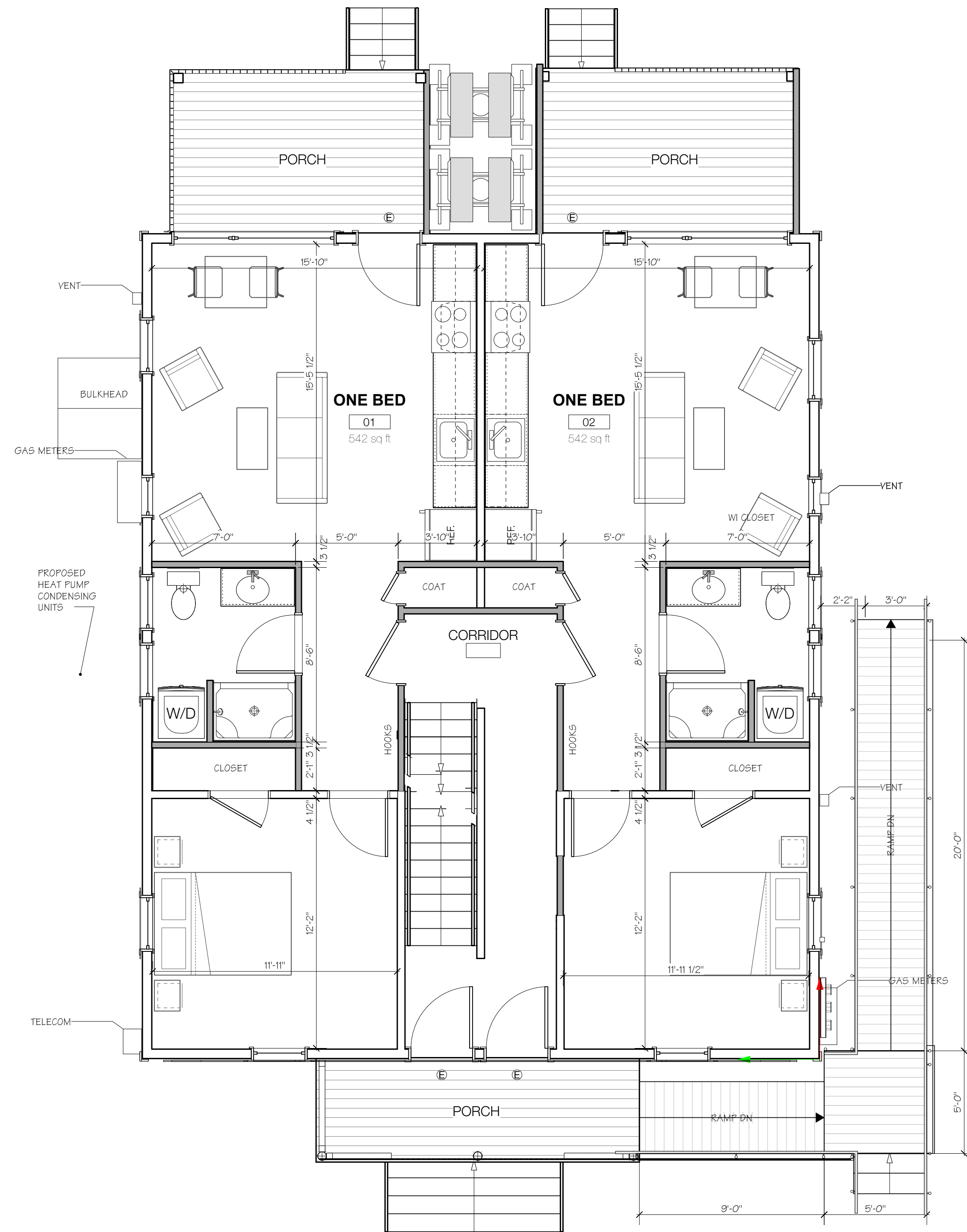
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BURLINGTON, VERMONT

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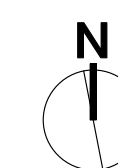
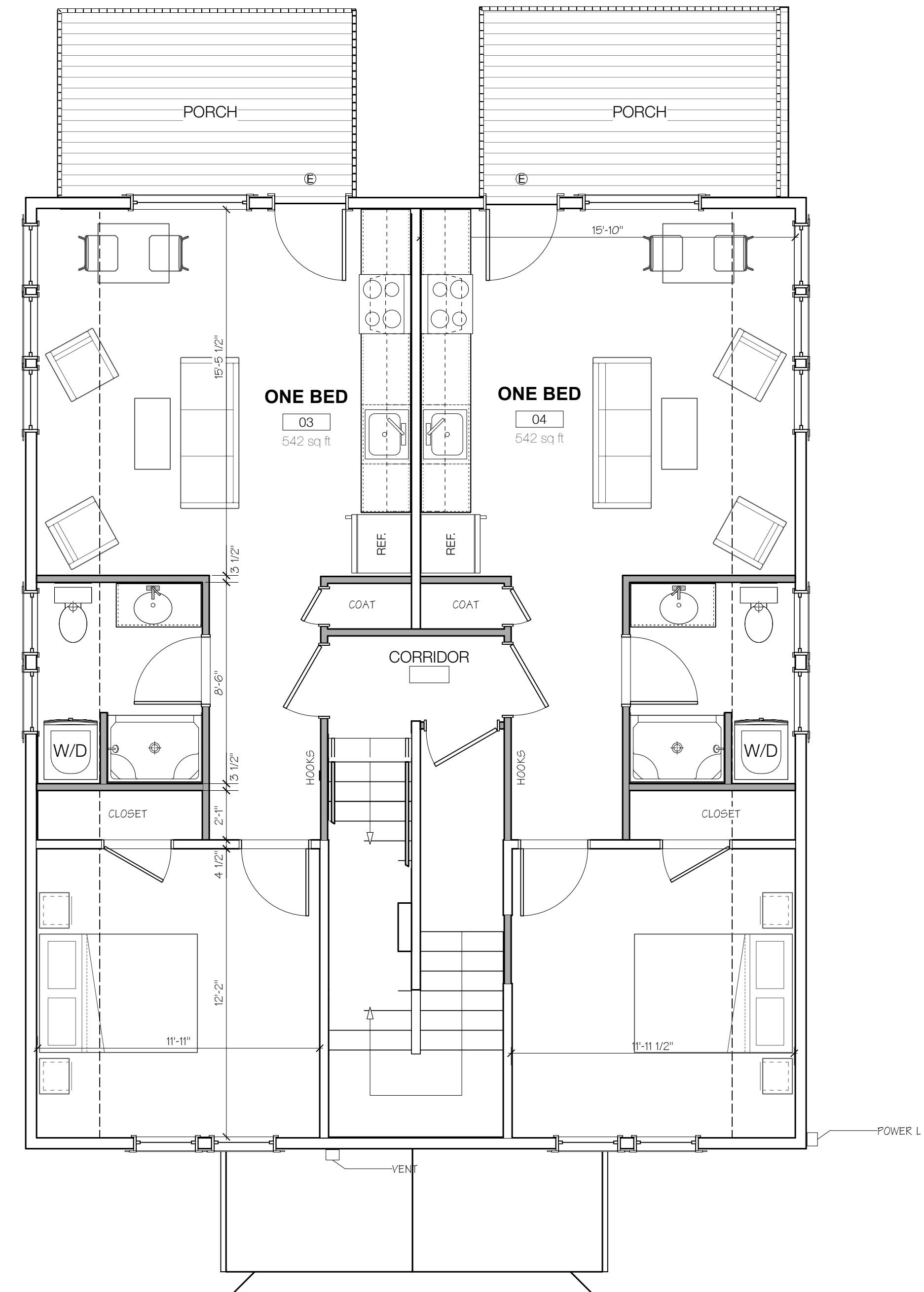
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	A0-3



FIRST FLOOR PLAN • EXISTING BUILDING
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN • EXISTING BUILDING
Scale: 1/4" = 1'-0"



44-46 WRIGHT AVE.

BURLINGTON, VERMONT

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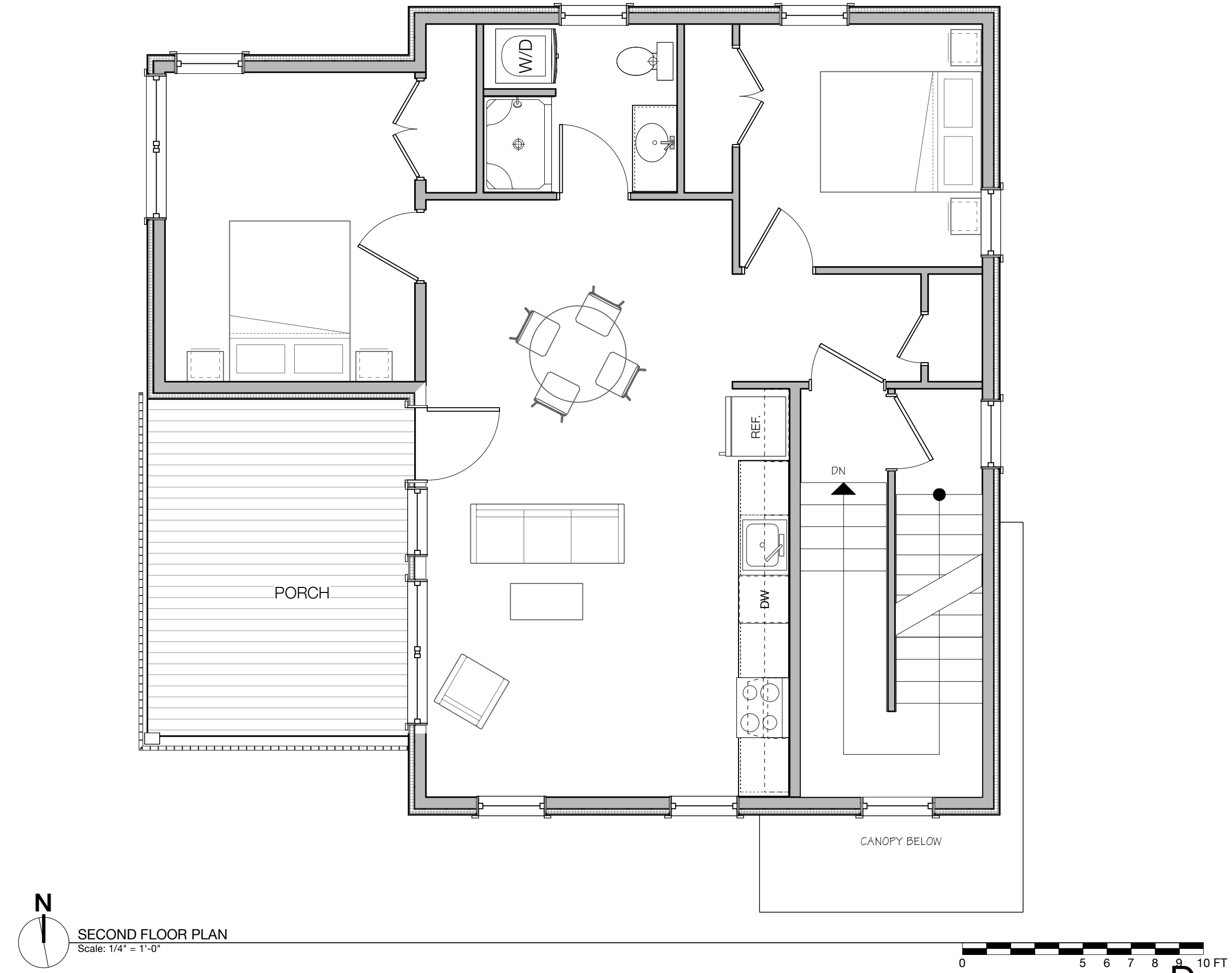
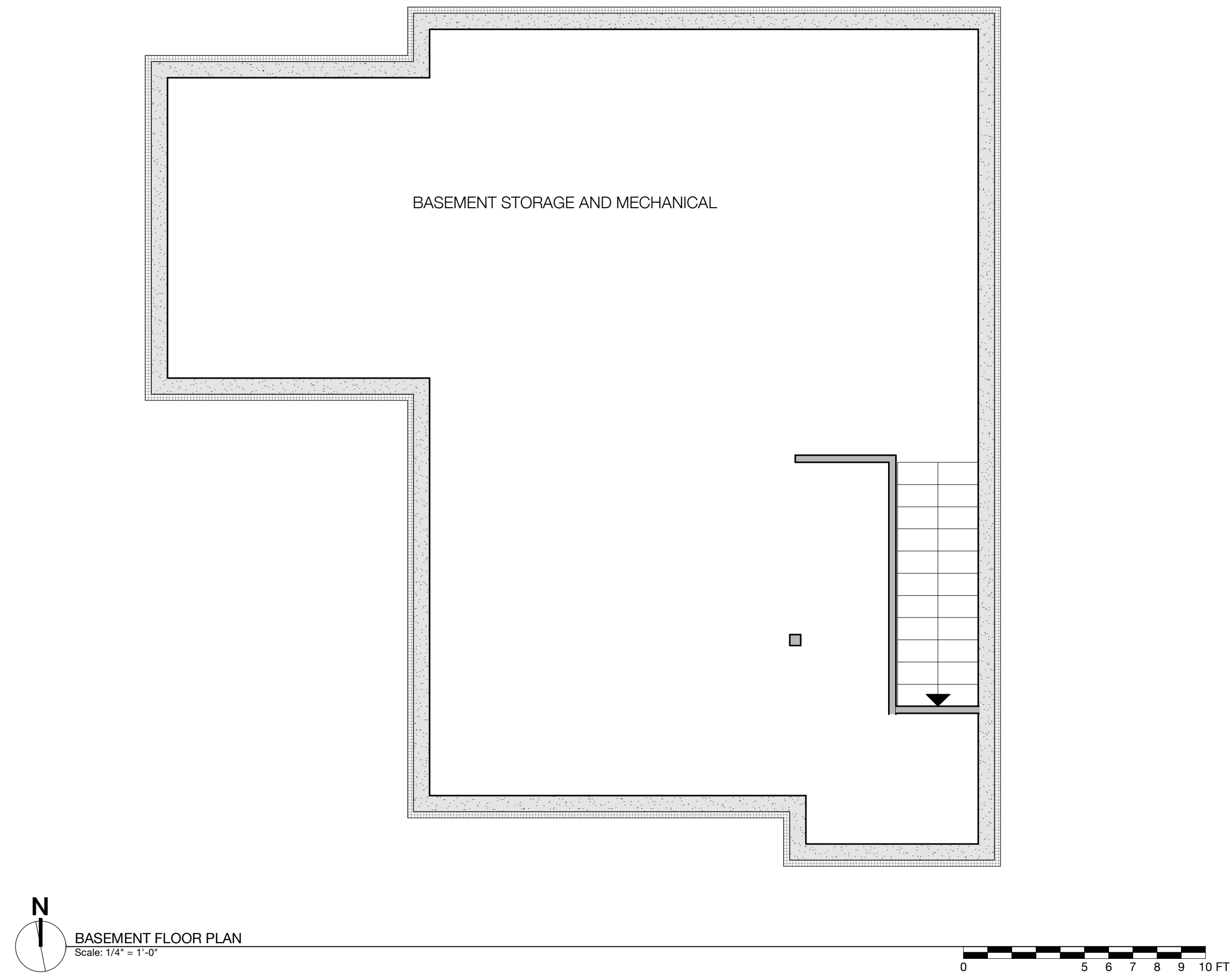
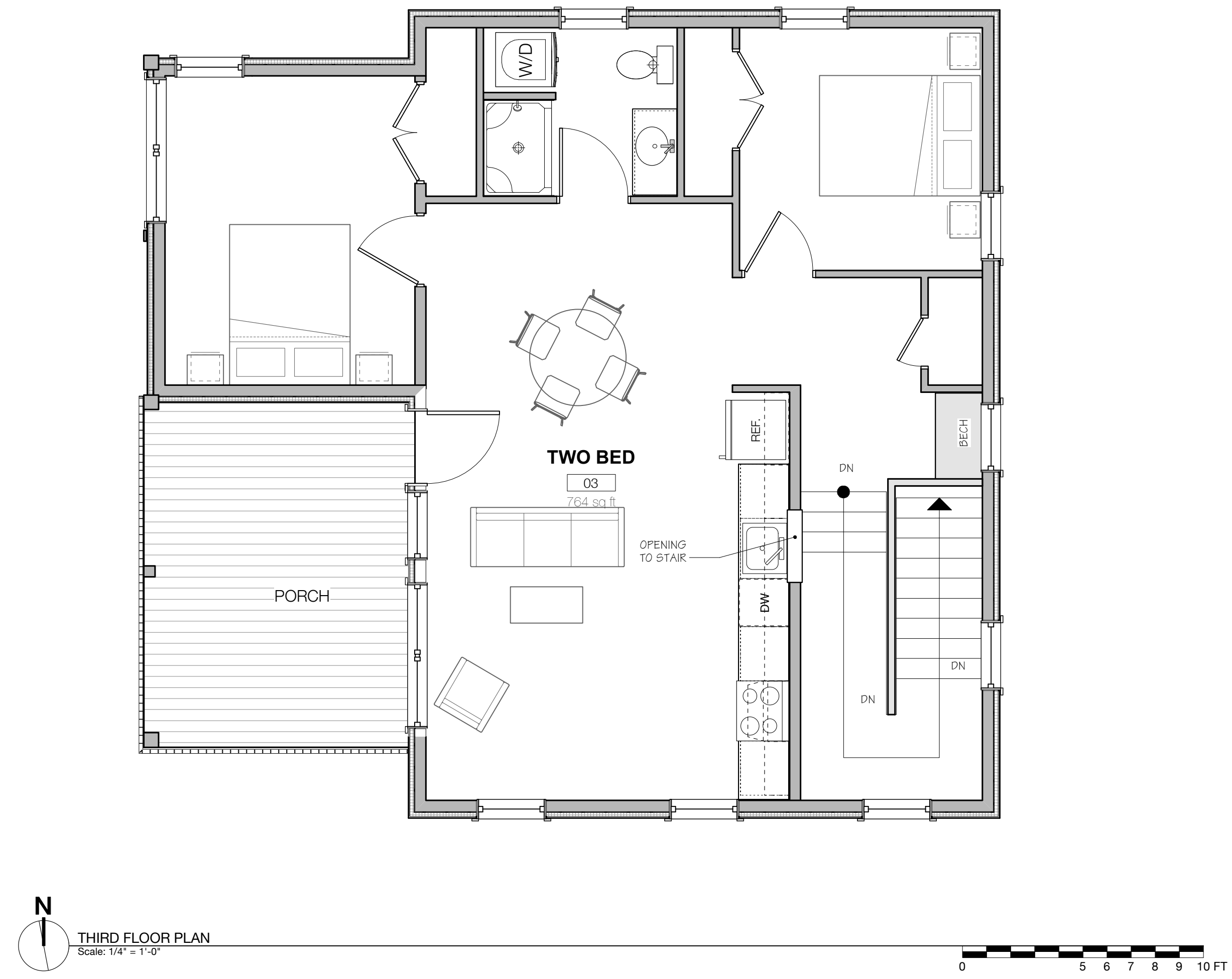
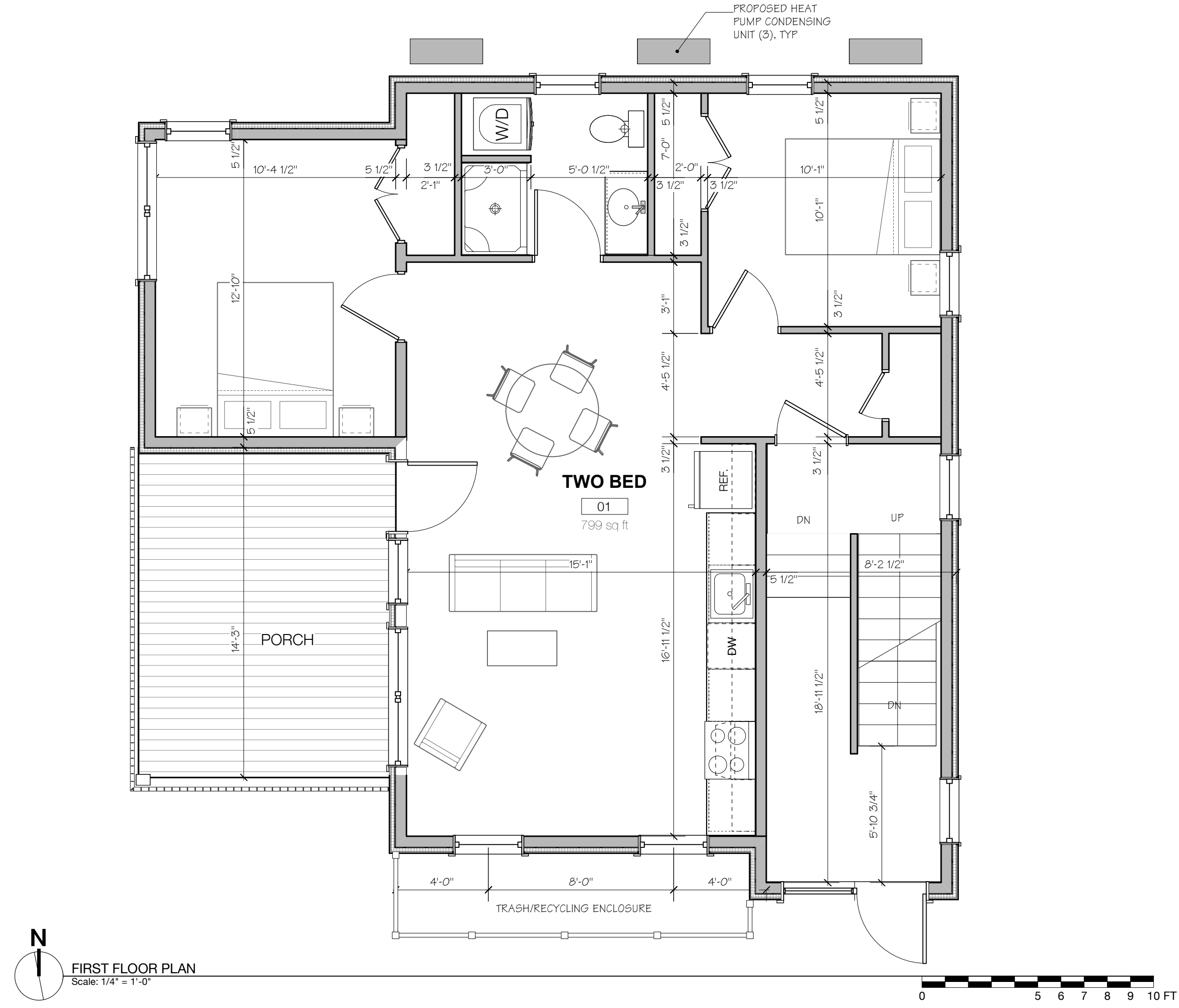
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A1-1



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T: 802.864.6693

DATE: 02.27.2024
DRAWN: ABC

A1-2



1 NORTH ELEVATION • PROPOSED BUILDING
Scale: 1/8" = 1'-0"



2 WEST ELEVATION • EXISTING AND PROPOSED BUILDING
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION • PROPOSED BUILDING
Scale: 1/8" = 1'-0"

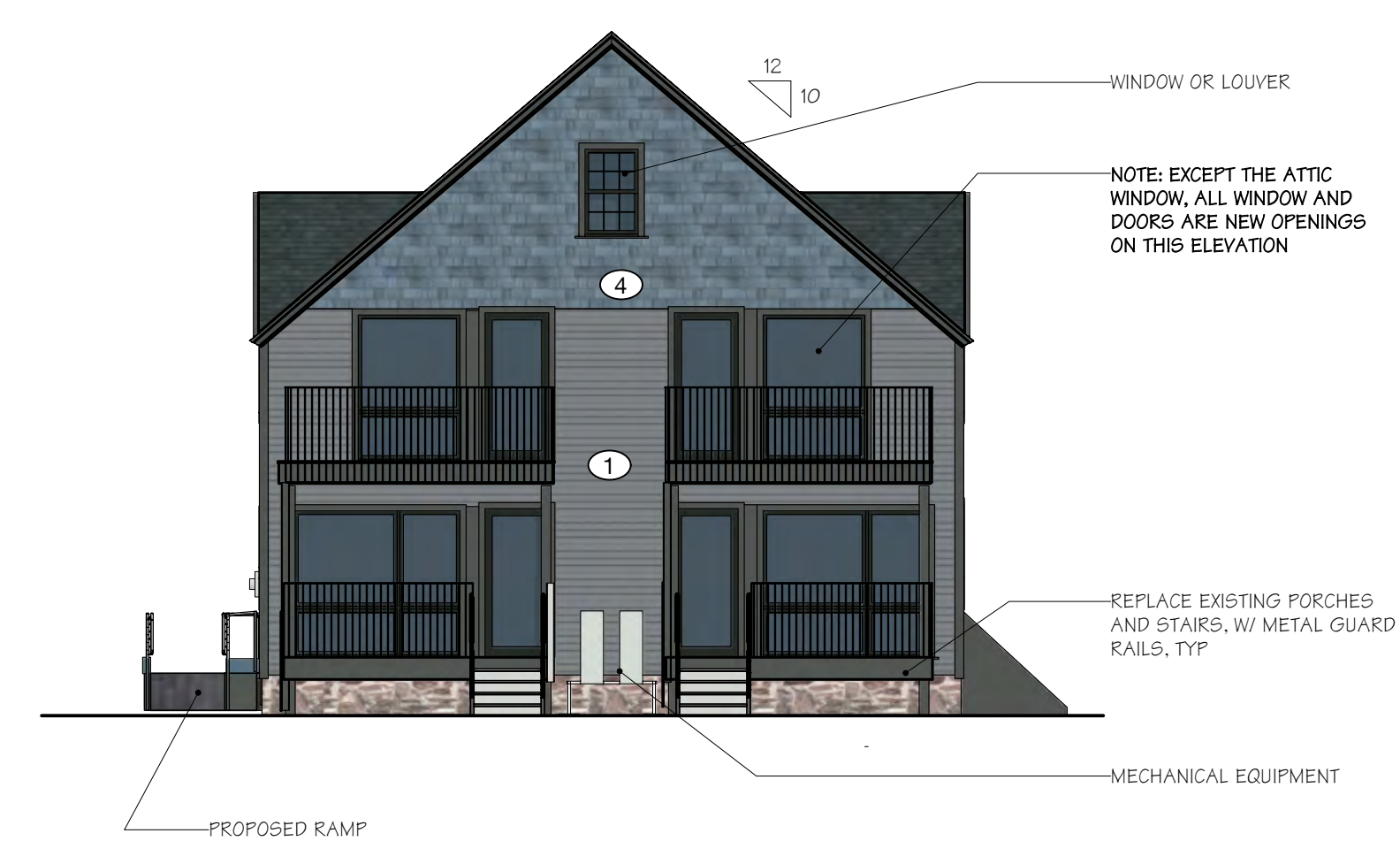
EXTERIOR SIDING KEY	
①	4" LP SMART SIDE CLAPBOARD SIDING (TO WEATHER DIM. MATCH EXISTING)
②	8" LP SMART SIDE CLAPBOARD SIDING
③	VERTICAL SHIP LAP SIDING
④	SHINGLE SIDING



4 SOUTH ELEVATION • EXISTING BUILDING
Scale: 1/8" = 1'-0"



5 EAST ELEVATION • EXISTING AND PROPOSED BUILDINGS
Scale: 1/8" = 1'-0"



6 NORTH ELEVATION • EXISTING BUILDING
Scale: 1/8" = 1'-0"

44-46 WRIGHT AVE.
BURLINGTON, VERMONT

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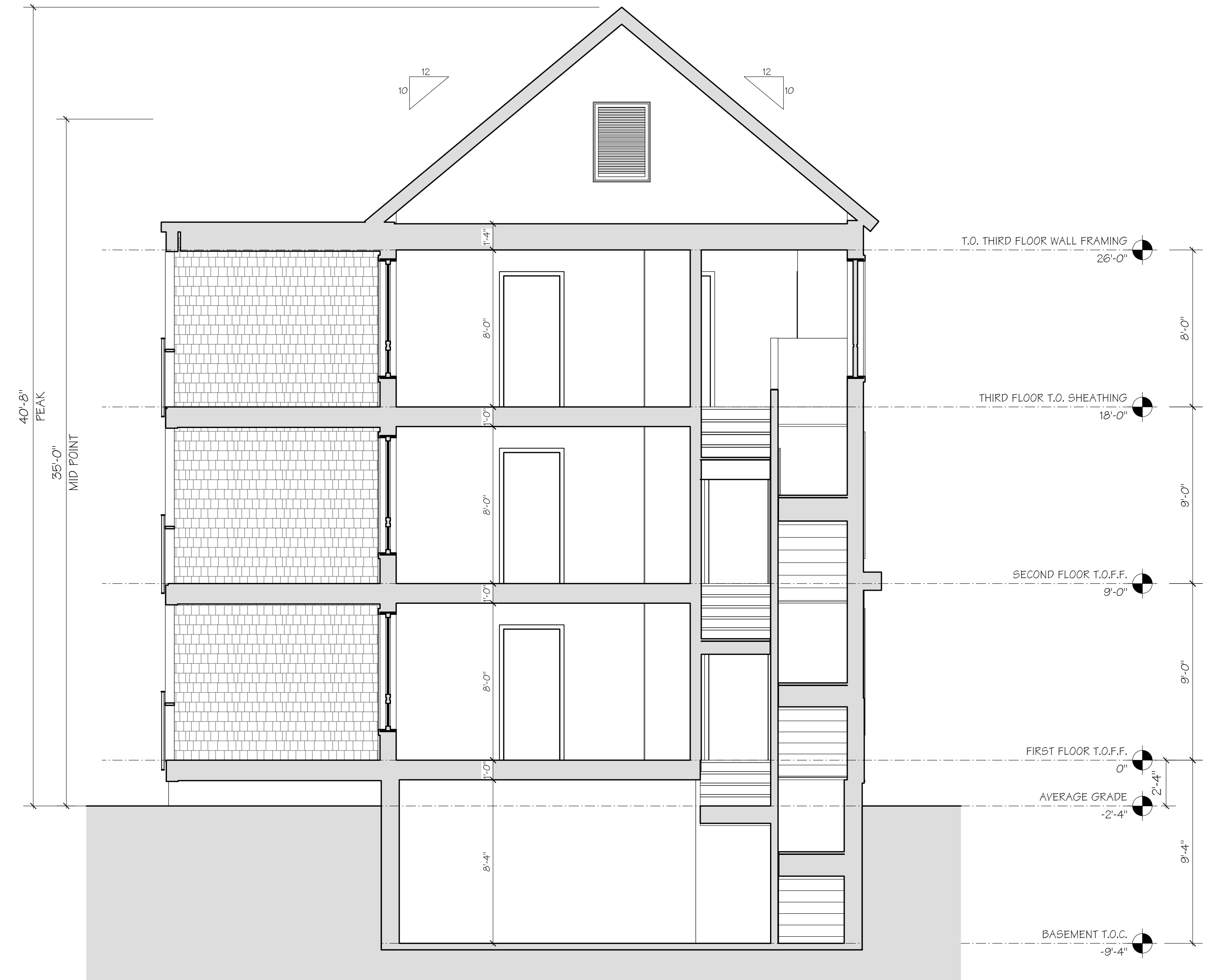
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BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 08.13.2024
DRAWN: XXX, XXX

A2-1



1 SECTION • EXISTING BUILDING
Scale: 1/4" = 1'-0"



2 SECTION • NEW BUILDING
Scale: 1/4" = 1'-0"

44-46 WRIGHT AVE.
BURLINGTON, VERMONT

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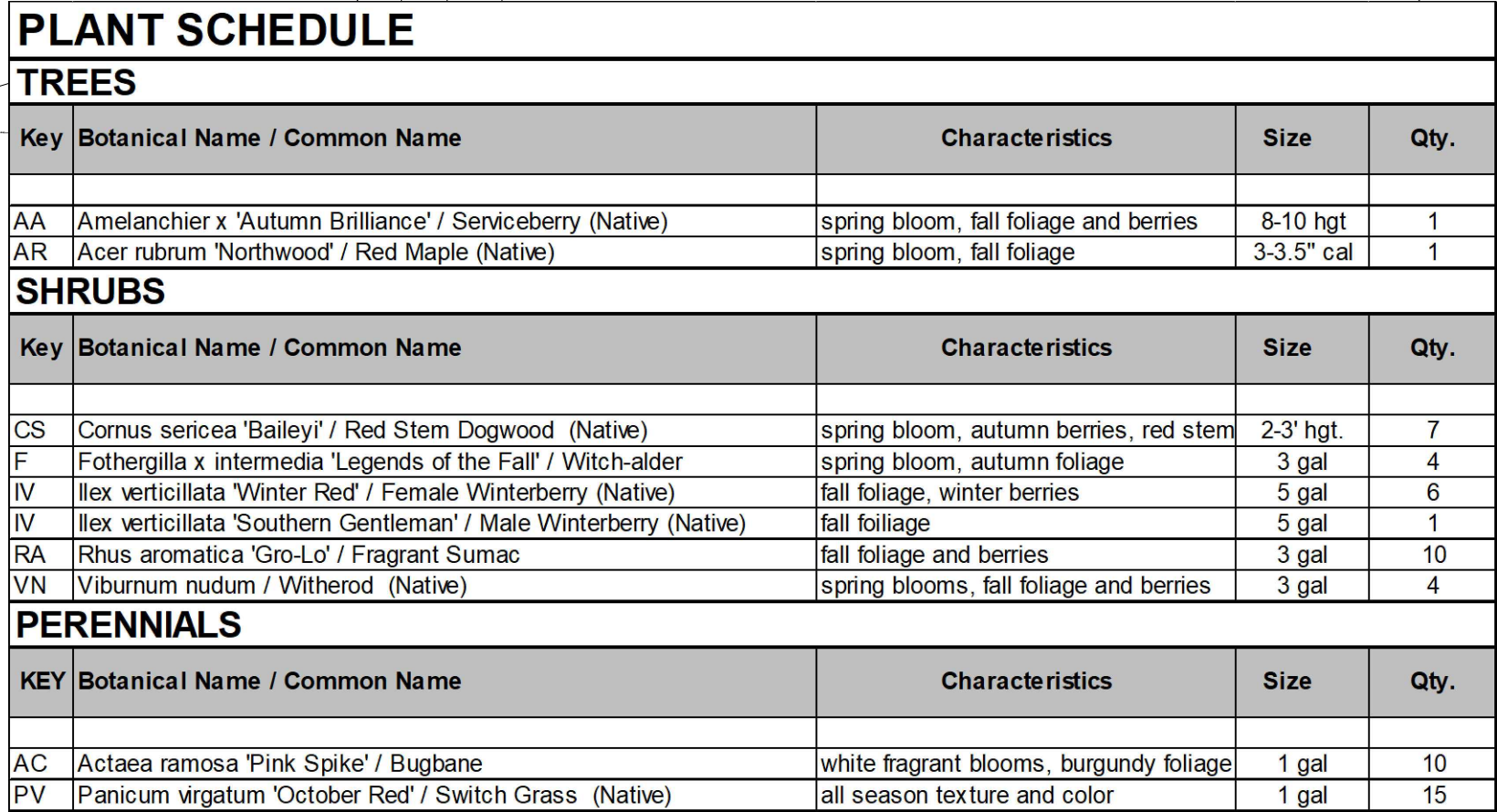
PERMIT SET

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T: 802.864.6693

DATE: 08.13.2024
DRAWN: ABC

A3-1

The logo for Knauf Landscape Architecture is located in the bottom right corner. It features the word "knauf" in a large, bold, lowercase sans-serif font. To the right of "knauf", the words "LANDSCAPE ARCHITECTURE" are written in a smaller, uppercase sans-serif font, stacked vertically. A stylized, abstract graphic element, resembling a leaf or a branch, is positioned to the left of the word "knauf".

Landscape Plan

SHEET TITLE

SHEET

L1.1

PRELIMINARY - NOT FOR CONSTRUCTION

Red Dragon Slating



New installations, Repairs and Restoration, Design and Consultation
Slate Roof Specialists

Post office Box 737
Montpelier, Vermont
05602

(802) 229-4279

Email: rds@together.net

17 November, 2005

Mr. Ronald Sweeney
218 Crescent Beach Drive,
Burlington, VT 05401

Thank you for the invitation to look at your roof at 11 Hayward St, in Burlington. As we discussed on the phone, I was in Burlington yesterday and stopped to look at the slate roof.

The initial information your wife relayed to me, specifically, that the slate on the roof is a soft vein Pennsylvania black is correct. This slate has a useful lifespan approximately 60 to 80 years. The roof appears to be 70 to 80 years old, which places the roof at the extreme edge of its serviceability. There is a noticeable difference in the condition of the slate between the north and south sides of the roof, with the north side being in somewhat better condition.



North side of roof

RECEIVED
NOV 18 2005
RECEIVED
PLANNING & ZONING

The slate on the roof at 11 Hayward St. is sized 16" long by 12" wide. The slate appears to be installed with a 2" headlap. The area of the slated area is approximately 7 Sq. (700 sq. ft.) per side, or a total of 14 Sq.

Soft vein Pennsylvania black slate contains chemical composition or mineral, which leaches out of the stone when exposed to the weather. Over time this creates a general softening and weakening of the slate and results in the characteristic surface spalling and

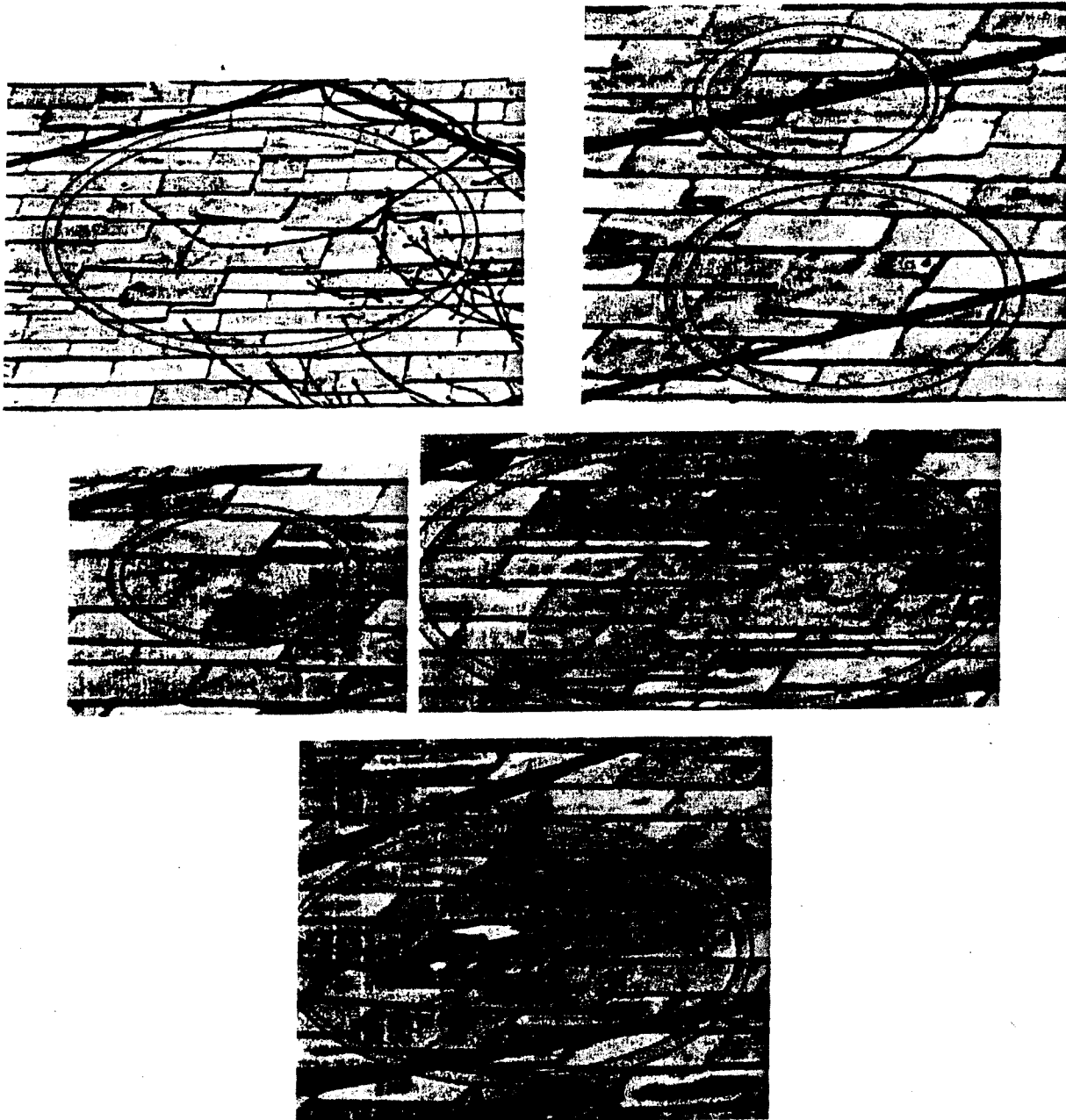
discoloration, which is typical of this slate. The condition of the individual slates is generally worst at and just above the exposure line where water is held between the slates by capillary action. Generally, by the time the brown and white discoloration is visible on the surface of the slate, the deterioration at the exposure line is well advanced.



Immediate problems with the roof seem to be located on the south side of the roof. A visual inspection of the roof shows several areas of specific concern.



Areas of specific concern are highlighted in the photograph above, and details of selected areas are shown enlarged in the selections below.



All photographs above show an advanced condition of deterioration in both the condition of the slate, and the integrity of the roof in general.

It is important to realize that there may be and likely are multiple other areas, which appear on the surface to be in tact, which in fact conceal damage as significant as the damage that is visible.

Any attempt at repair to this roof will present several significant difficulties; First, any slate that is adjacent to the repair area, or is in the path of access to the repair is likely to fail during the repair process, and require replacing itself. In short it would be impossible to give an estimate for repair, either in terms of cost, or time required to complete. The second problem is that after spending considerable time and money on the repair effort, the roof as a whole is still a Pennsylvania black roof that is at the end of its lifespan, and prone to further failure at any time.

You should also be aware that there is a strong possibility that there is underlying damage to the roof deck under the existing roof. The roof does not appear to have significant structural damage, the ridge is fairly straight and level, and there are no noticeable dip of swales in the roof plane. Damage is apt to be limited to rotted decking, however there is a possibility of minor structural damage as well.

Replacement of this roof is the only viable option in my opinion. There are several options available for the replacement. The only option I am in a position to speak to, is the replacement of the existing roof with a new slate roof. The best option for slate is a Vermont slate in either "Sea Green" or a Semi-weathering Gray-green. These slate fade over time to shades of brown, tan, and buff.

The slate carries an ASTM S-1 rating, and will last almost for ever. We have used salvage slate of this type that was over 150 years old in new construction with no indication that the slate would not last another 150 or 200 years. The best size for the material is generally 18" long by Random widths. Smaller slate 12" or 14" are generally cheaper in terms of material cost, however the cost of installing the smaller slate is expensive enough to more than make up the difference. Installation is much slower because there are many more pieces needed to cover the same area.

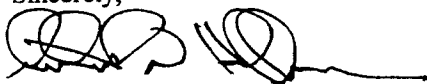
This slate should cost approximately \$400.00 per square (100 sq. Ft.) plus delivery. Installation should cost approximately another 400 per square. There are approximately 7 Square of area on each side of the roof, total of 14 Sq. or a little over \$11,000.00. Additional expense will include removal and disposal of the existing slate and any repairs that may be required to the roof deck and underlying structure.

As noted above, the north side of the roof appears to be in somewhat better condition than the south side. It is possible to replace the two sides of the roof separately. For example the south side could be replaced next year and the north side left to be replaced one or two years down the road.

If it is considered necessary to attempt emergency repairs to get the roof through the winter I would recommend an approach that requires minimum contact with the roof. Anything that will buy a few months of water tight roof should be considered fair game. Repair techniques that are normally inappropriate for slate roofs, such as roofing tar should be used wherever feasible. This would be a situation where quick and dirty; anything that works repair is completely appropriate.

Again, thank you for the opportunity to evaluate your roof on Hayward Street. Please feel free to call me if anything here is unclear or incomplete, and please call if I can be of any further service.

Sincerely,



Michael N. Heffernan
Red Dragon Slating

RECEIVED

2006

PLANNING & ZONING

Design Review Board
Slate roofing material policy
May 16, 1995

Slate roofs shall be maintained, not replaced by substitute roofing materials, unless there exist numerous compelling reasons otherwise.

If an application is brought forward to the Design Review Board, the following items should be included.

1. Submit photographs of the building including all elevations with visible portions of the roof.
2. Describe the reason why you feel the slate roof should be removed.
3. If applicable, include a statement by an experienced architect, contractor or engineer as to the condition of the roof structure.
4. Describe the roofing materials on adjacent buildings.

Requests for slate roof removal

Burlington has formally adopted standards for review of slate removal since 1995. With the adoption of the [Comprehensive Development Ordinance](#), Section 5.4.8 (b) articulates the intent to retain historic materials, when possible, to retain the historic integrity of listed or eligible historic properties. The Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

For historic building materials, it is always best to **repair first**; then **replace only what is physically required** (matching historic materials), and only then to consider wholesale replacement, either with the same material or something new.

An application to remove a slate roof on a listed historic resource requires **an assessment by a qualified slater**; one who works regularly installing, repairing, replacing, or completing maintenance on slate roofs and demonstrating a level of experience in his craft. Not every roofer meets this standard.

The slater's report should include the following, and be **provided on a letterhead** of the slater's business:

- A **description** of the slate roof, identifying the type, color, estimated age and any imbrication patterns evident.
- An **assessment of the roof's condition**, both qualitatively, and quantitatively (how much, and in what condition, i.e. 40% broken, cracked, or in poor condition, 15% of fasteners failed, etc.)
- Any notable failures or observations, i.e. water penetration, failed valleys, metal incompatibility.
- **Photographs** to illustrate the assessment
- An economic analysis: Cost to make immediate repairs; cost to make limited replacement, cost to remove and install other replacement material.
- **Professional opinion** as to the condition of the roof, and the life expectancy of the existing material.
- References for previous slate work are encouraged.
- **Slater's contact information**

Should the qualified slater make an assessment that a slate roof has, for reasons defined in the assessment, reached the end of its serviceable life, the City reserves the option for a second opinion to corroborate the opinion provided.

Examples of prior slate roof reports are available.
A list of known slaters is available.