Burlington Design Advisory Board
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

Ron Wanamaker
Emily Morse
Richard Martin
Gabriel Stadecker
Jay White
Joel Baird, Alt
Kathleen Ryan, Alt

Design Advisory Board

Tuesday, October 8, 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
Passcode: 796731

Telephone: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

1. Agenda

1.1.

Session I – 3:00 PM – 3:30 PM

ZP-24-421; 176 South Winooski Avenue (FD5, Ward 8) Post Apartments Housing Limited Partnership / Eli Maroscher
Proposal for alternate compliance with the Development Review Board (DRB) for the location of the gas meter. (Project Manager, Mary O'Neil)

1.2.

Session II – 3:30 PM – 4:00 PM

ZP-24-336; 89 North Prospect Street (RL, Ward 1) United Mining and Salvage Company / Anna Jacobs (Marc Jacobs)
Proposed demolition and removal of existing wrap around porch to reconstruct in the similar style and same footprint. (Project Manager, Garret King)

1.3.

Session III – 4:00 PM – 4:30 PM

Other Business
Renewed discussion of slate standards.

1.4.

Session IV – 4:30 PM – 5:00 PM

Other Business
Renewed discussion of chimney standards.

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

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

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Department of Permiting and Inspections
Zoning Division
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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-24-421
Location: 176 South Winooski Avenue
Date: October 8, 2024

File: ZP-24-421
Location: 176 South Winooski Avenue
Zone: FD5 **Ward**: 8
Date application accepted: September 10, 2024
Applicant/ Owner: Eli Maroscher, Duncan Wiesniewski Architects / Champlain Housing Trust
Request: Alternative Compliance request to install gas meter on the primary façade of Post Apartments.

2 PERSPECTIVAL ELEVATION OF BUILDING FRONTAGE
Scale: Actual Size

Background:

- **ZPS-23-43**; proposed installation of temporary winter shelter freestanding yard sign. November 2023.
- **Zoning Permit 23-477**; proposed change of use for temporary establishment of emergency shelter. No site or exterior building changes proposed. October 2023.

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- **Zoning Permit 23-15**; proposed demolition of existing building to construct a new mixed-use commercial/residential building. March 2023.
- **Non-applicability of Zoning Permit Requirements 12-0087NA;** repair of patio and replace rotted wood panels. July 2011.
- **Zoning Permit 12-0018CA**; add illumination to sign approved under ZP90-081. August 2011.
- **Zoning Permit 08-482CA**; remove exhaust fan from the back roof of building and install new exhaust fan and associated screening to the front roof. Install new replacement front door and install new replacement flag pole. February 2008.
- **Zoning Permit 02-304**; adding 120 sf to existing shed, total dimensions to be 10' x 20'. T-1-11 siding to be used on shed to match existing building. One parking space to be eliminated. February 2002.
- **Zoning Permit 96-188**; remove shrubs and grassed area south of the main entrance to the VFW, replacing with a patio area accessed from an existing door. Proposal includes adding a fence to enclose the area. October 1995.
- **Zoning Permit 91-448**; construction of a 12' x 12' single story addition to rear of existing Veterans of Foreign Wars building. June 1991.
- **Zoning Permit 90-081**; install 4 sf. non-illuminated sign on roof. March 1990.
- **Zoning Permit, Variance request for sign size**. Requested **denied** by Zoning Board of Adjustment March 28, 1990.
- **Zoning Permit 79-45**; construct new building to house VFW. (COA application 79-09.) February 1979 / April 1979.
- **No Permit required (n**.p.r.); erect a temporary sign on the northwest corner of the building. June 1974.
- **Cease and desist order to Burlington Veteran's Club** relative to the use of the premises (owned by the City of Burlington and leased to the Burlington Veteran's Club) for a parking lot. September 1974.

Overview:
The demolition of the former VFW building to construct a new mixed-use commercial/residential building was approved in March of 2023 (permit extended in February 2024) as the building was temporarily used as an emergency shelter through the winter months. Within the Form Districts, review was subject to prescriptive standards for building disposition, arrangement, and street presence. Most of the Form Code standards fall within staff-reviewed checklists, with requests for additional height, alternative materials, Alternative Compliance or Variances by DRB review.
The applicant/architects now request locating utility meters on the façade of the building; specifically prohibited by Article 14.
Although the applicant has provided several photos of meters observed on building facades, none of the examples were reviewed under the adopted Form Code and are pre-existing installations.

The desire to eliminate visual clutter along pedestrian-experienced streetscapes (which by design brings building facades close to the front property line) was intentional within the Form Code, spurring the prohibition of meters, mechanical equipment, vents and other ancillary devices on facades.

Under the original zoning permit review, the applicant team was alerted during Technical Review, Design Advisory Board and Development Review of the Form Code standards; with acceptable utility location specifically and prescriptively defined within the Form Code.

A request for Alternative Compliance requires review and recommendation by the Design Advisory Board and a public hearing before the Development Review Board.

Recommendation: Denial of request for Alternative Compliance consideration for proposed utility meters on the façade of 176 South Winooski Avenue. No unique site and/or building circumstances have been articulated by the applicant requiring deviation from this prescribed standard.

<u>Article 14: Plan BTV Downtown Code</u>

Section 14.1.2: Intent
That Buildings and landscaping should contribute to the physical definition of streets as Civic places, and Buildings at and near the street level should be composed of human-scaled elements and details that promote pedestrian interest, comfort, and safety.

From the **Preamble, Form Based Code:**
P1. *Unlike conventional zoning regulations, form-based codes use the intended built form and physical characteristics of a place as the organizing principle or framework of the code, rather than one based on separating or concentrating land uses. A form-based approach helps to explain how buildings and structures relate to their lots, surrounding buildings and structures, and the street and other public rights-of-way...*
In many cases, the defined physical form and character of a place or building will greatly influence the type or scale of a given use. This allows for a more simplified list of permitted and conditionally permitted uses. Burlington is using form-based codes to help achieve the overarching vision of planBTV-Downtown & Waterfront Master Plan to create a vibrant downtown that is welcoming to all.

Within the Preamble and the Intent portions of Article 14, the focus is on creating a pedestrian friendly, well designed Downtown Urban environment. The Urban Design Standards are specific about allowances and prohibitions. Although there is some room for DRB discretionary review, the majority of the Form Code is prescriptive and reviewed under Checklists by staff. Based on the following Urban Design Standards, the requested placement of utility/gas meters on a façade is contrary to the intent of the zoning district and in conflict with specified standards. **Adverse finding.**

Section 14.4.13 Urban Design Standards
e) Walls

ii. The following items are not permitted to project from a Facade:
air conditioner and HVAC equipment; utility or gas meters; chimneys, vents, piping, ducts, and conduits external to the building; wind generation; and antennas, satellite dishes, and other telecommunications equipment. When placed on a side elevation, these items shall be concealed from view from the Frontage by landscaping, grills, screens, or other enclosures in a manner consistent with the overall architectural design of the Building.
Adverse finding.

Section 14.6.8 Site and Landscape Standards
b) Site Standards:
ii. The following items are prohibited in the First Lot Layer: electrical transformers, exhaust vents, HVAC, and other mechanical equipment unless they are placed underground; utility or gas meters; solar collection devices and wind turbines; antennas, satellite dishes, and other telecommunications equipment; solid waste containers, swimming pools, dog houses and runs, hot tubs, and spas.
The request for Alternative Compliance would place the utility meter within the First Lot Layer (between the frontage line and the structure); specifically prohibited by this standard.
Adverse finding

Section 14.6.8 Site and Landscape Standards
iii. Ground level electrical transformers, HVAC, and other mechanical equipment; antennas, satellite dishes and other telecommunications equipment; and utility boxes and gas meters shall be designed so they do not encroach on walkways or parking areas, and shall be screened from view from any Public Frontage. They shall not be obstructed by landscaping or hardscape such that meter readers and maintenance personnel are unable to open or Access utilities devices.

The proposed location of the gas meters are at the base of an entrance ramp to the building, and immediate to the public sidewalk. Even if screening was proposed, meters can only be considered on *secondary* elevations. The location is contrary to the Urban Design Standards (14.4.13) and the intent of the Form Code to organize new development into pedestrian friendly, carefully designed downtown development that promotes interest, vibrancy, comfort and safety.
Adverse finding.

14.7.3 - Variation from the Form: Administrative Relief, DRB Alternative Compliance, and Variances

The planBTV Downtown Code is intended to result in By-Right approval where development occurs strictly in conformance with the requirements of the applicable Form District. In some instances, however, it may be necessary to vary the prescribed form in order to accommodate unique site and/or

building circumstances in order to promote context-sensitive development. In such instances, an applicant may seek Administrative or Development Review Board approval for relief from the requirements as set forth below.

b) Alternative Compliance Granted by the Development Review Board.

Additional relief from the prescribed standards may be granted by the Development Review as provided below:

i. DRB Alternative Compliance: Relief from any non-numerical standard, and any numerical standard by no more than 20% of such requirement or an additional 10% beyond any Administrative Relief permitted above, may be granted by the Development Review Board after review and recommendation by the Design Advisory Board and a Public Hearing. Decisions by the DRB regarding any Alternative Compliance granted shall be made in writing and upon affirmative findings that:

A. the relief sought is necessary in order to accommodate unique site and/or Building circumstances or opportunities;

The applicant has defined no unique site and/or Building circumstances that warrant consideration of Alternative Compliance. **Adverse finding.**

B. the relief if granted is the minimum necessary to achieve the desired result;

Other than the applicant's desire to locate the meter on the front of the building, there is no demonstrated examination of how relocation of the meter is necessary. Without understanding the need, no analysis can be made of the degree of necessity and consideration of alternative locations. **Adverse finding.**

C. the property will otherwise be developed consistent the purpose of this ordinance, the intent of the Form District, the intent and purpose of the section that the relief is being sought, and all other applicable standards;

The project, as originally approved in March 2023 was compliant with the standards of the Form Code. The installation of a utility meter on the primary elevation of the building is not consistent with the intent of the Form District, or the intent and purpose of the section where relief is sought. **Adverse finding.**

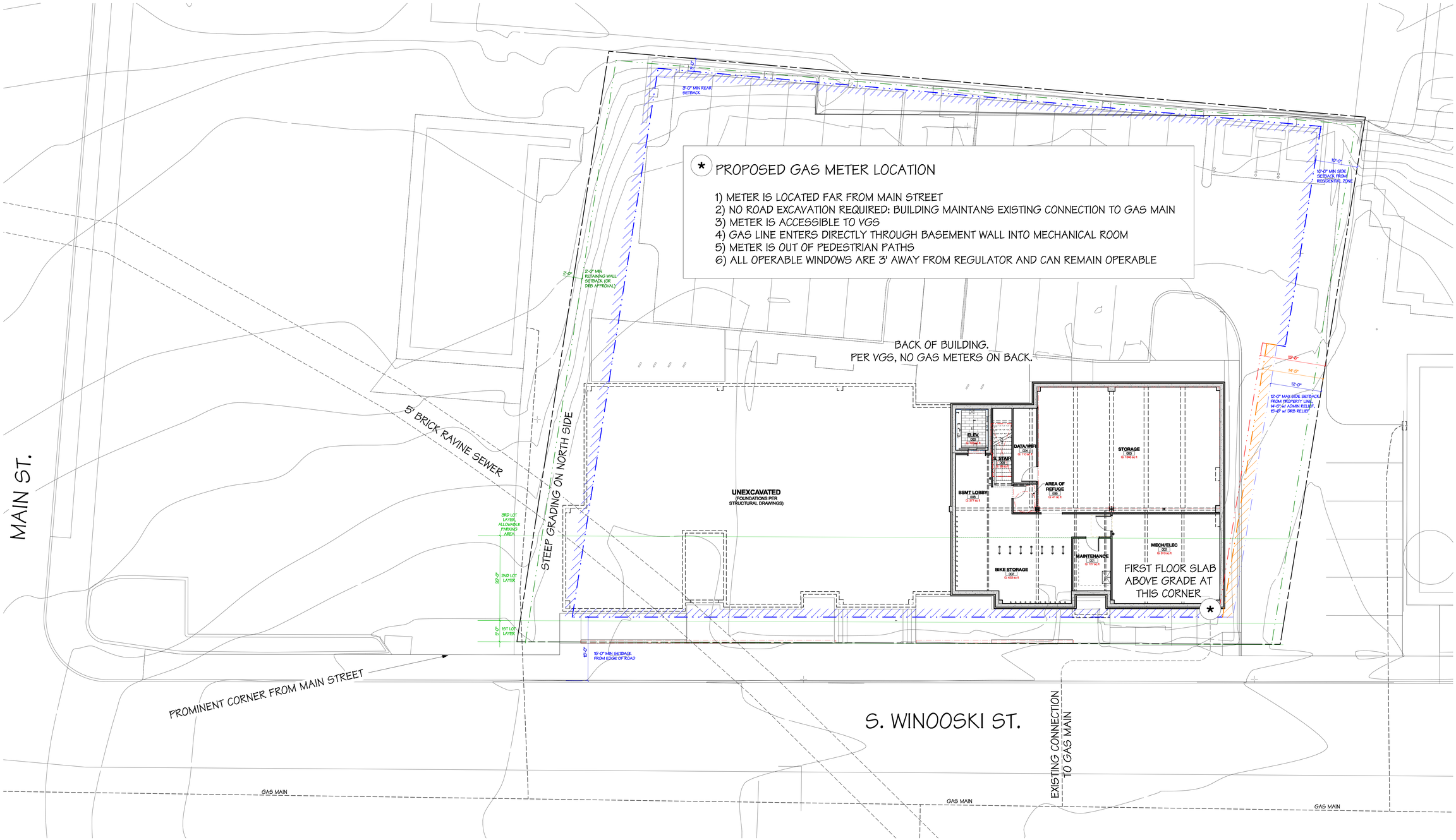
D. the relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties;

Adverse burden on existing or future development of adjacent properties cannot be discerned. No finding possible.

and,

E. the relief if granted will yield a result equal to or better than strict compliance with the standard being relieved.

Installation of meters on the façade will not yield a result equal to or better than strict compliance with the standards. **Adverse finding.**



1 GAS METER OPTIONS - SITE PLAN
Scale: 3/32" = 1'-0"

POST APARTMENTS

BURLINGTON, VERMONT

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DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

PERMIT DRAWING

Duncan Wisniewski ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 09.05.2024
DRAWN: TB, EM

P1

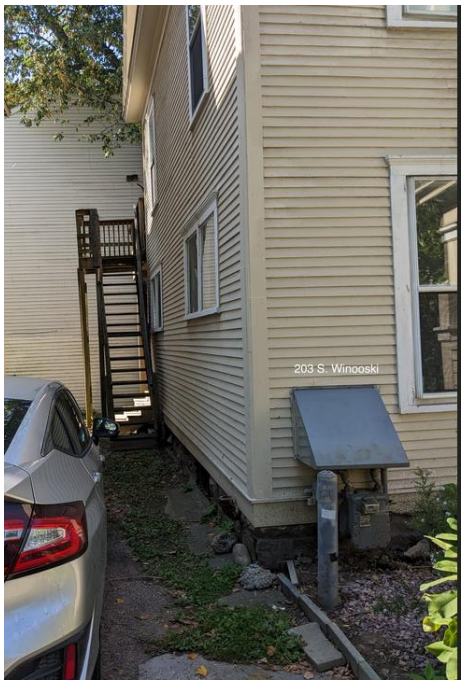
Gas
meter
location

Gas
meter
location

214 Maple St.

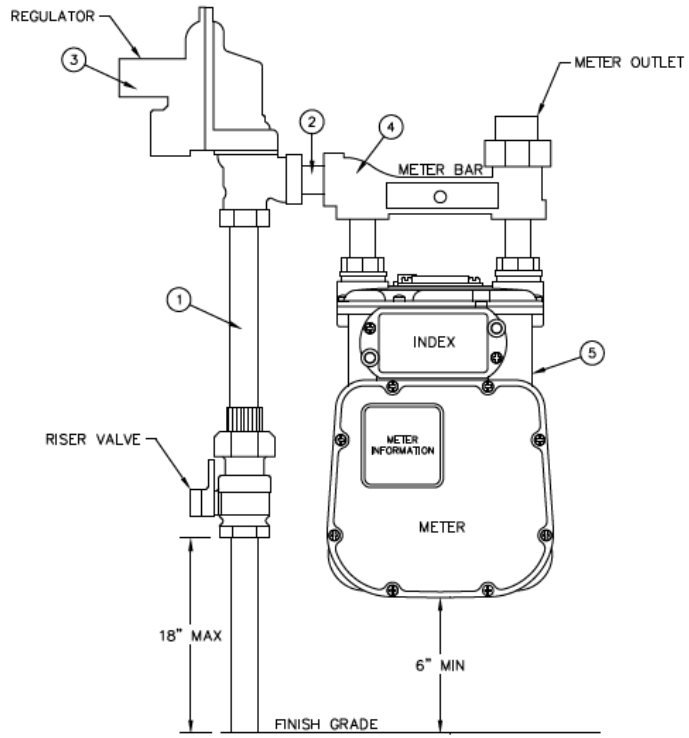
206 Maple St.

204 S. Winooski


203 S. Winooski

187 S. Winooski
Hood Plant

Figure 9-2, AC 250 Single Meter Manifold Detail



Bill of Materials - AC-250 Single Meter Set

Mark	Quantity	Size	Description
1	1	3/4"	Pipe Nipple, Carbon Steel, Galvanized, Sch. 40, ASTM-A53, Type E, Gr. B, 8-in length, MNPT both ends.
2	1	3/4"	Pipe Nipple, Carbon Steel, Galvanized, Sch. 40, ASTM-A53, Type E, Gr. B, 2-in length, MNPT both ends.
3	1	3/4" x 3/4"	Service Regulator, spring loaded, self operated, 1/8" x 3/16" Orifice, 100 PSI Maximum Inlet Pressure, 7" WC Outlet Set Point, Full Internal Relief With 1" NPT Vent with Screen. Cast Aluminum Body, FNPT x FNPT, 90° Orientation, Aluminum Orifice. Itron B42 or approved Equal.
4	1	3/4" x 1" x 3/4"	Meter Bar, Cast Iron ASTM A126 Class B, with Malleable Iron Union Nuts ASTM A47, 3/4" FNPT inlet and 3/4" Integral Swivels. 1" Insulated FNPT Outlet, Insulated Flat Gasket Union. A.Y. McDonald 6624-F or Approved Equal.
5	1		Gas Meter, Die-Cast Aluminum Case, 7" WC Index, temperature Compensated, Molded Convoluted Diaphragms, 250 ACFH Capacity. Elster-American AC-250 or Approved Equal.

STATE OF VERMONT
ADAM J. GERO
NO. 113965
CIVIL
LICENSED
PROFESSIONAL ENGINEER

VGS
85 Swift Street, So. Burlington, VT 05403
802-863-4511 www.vermontgas.com

DRAWING BY: VGS
DATE: 2019
DESIGN BY: DJL
DATE: 2019
REVIEWED BY: AJG
DATE: 2019

DESIGN REVISIONS	INT.	DATE

DRAWING SCALE:
N.T.S.
PROOF LINE 1 INCH
DRAWING SCALE CHECK
SCALE ACCURATE WHEN PROOF LINE MEASURES ONE INCH

NOTE: LOCATIONS OF FACILITIES ARE APPROXIMATE AND MAY VARY. ALWAYS CALL DIG SAFE BEFORE BEGINNING EXCAVATION ACTIVITIES @ 811

VERMONT GAS SYSTEMS, INC.
AC-250 SINGLE METER MANIFOLD DETAIL
MEDIUM PRESSURE NATURAL GAS PIPELINE

DRAWING NO.
D-3

S:\DRAWINGS\CAD STANDARDS\Proposed Service Standards\SERVICE DETAILS.dgn
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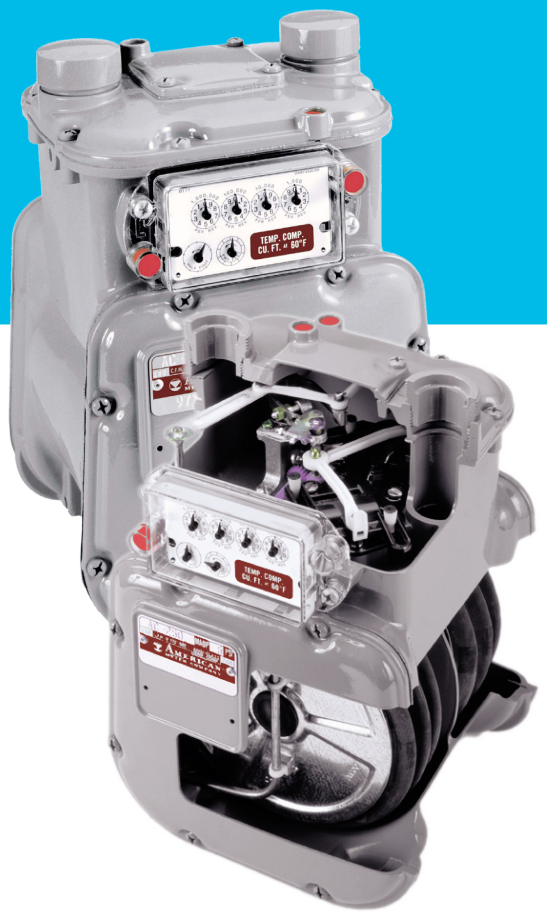
AC-250 Diaphragm Meter



The standard for measuring a variety of hydrocarbon gases at pressures up to 10 PSIG and flow rates up to 250 cubic feet per hour

Features

- Die-cast aluminum case
- Oil-impregnated, self-lubricating bushings
- Molded, convoluted diaphragms for smooth operation and long life
- Rigid, reinforced flag rods for positive alignment and sustained accuracy
- Graphite-filled phenolic valves to minimize wear
- Long-life, low friction, grommet seals
- Single coat polyester primer with high solids polyurethane top coat
- Security seals that indicate tampering

Advantages

- Temperature compensation available from -30°F to 140°F (-34°C to 60°C)
- 250 SCFH (7.1 m^3/h) (0.60 specific gravity gas) at 1/2-inch W.C. differential
- AMR/AMI compatibility
- Meets ANSI B109.1 specifications
- Measurement Canada accredited

Applications

The Elster American Meter class AC-250 is the industry's most cost-effective gas meter for residential and small commercial applications. It is unequaled for accuracy retention and for life cycle maintenance economies.

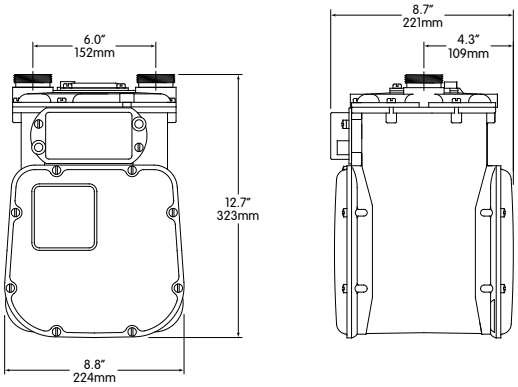
Options

- Regular or Temperature Compensated
- Pointer or odometer index
- 1ft^3, 2ft^3, or 0.05m^3 drive
- 10 LT, 20 LT, 30 LT, and other connection sizes
- 5 or 10 PSIG (345 or 690 mbar) Maximum Allowable Operating Pressure (MAOP)
- Pressure compensating indexes
- Standard or UV protected index covers
- Meter bars
- Connection sets
- Remote Volume Pulsers

elster
American Meter

AC-250 Diaphragm Meter

Weight = 12 lbs

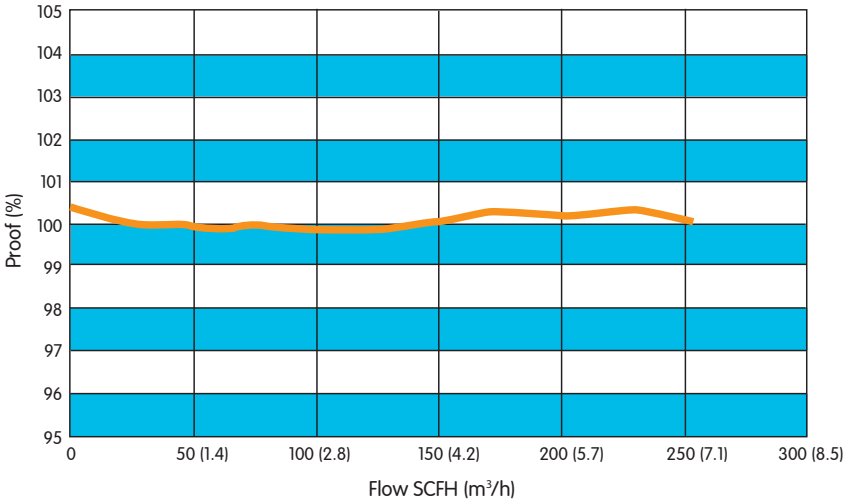


Capacities (0.60 specific gravity gas)

Line Pressure PSIG (mbar)	Differential Inches W.C. (mbar)	SCFH (m^3/h)
0.25 (17)	1/2 (1.2)	250[1,2] (7.1)
1 (69)	2 (5)	583 (16.5)
2 (138)	2 (5)	600 (17.0)
5 (345)	2 (5)	656 (18.8)
10 (690)	2 (5)	742 (21.0)

1 - Propane - 158 SCFH (4.5 m^3/h)
2 - Butane - 138 SCFH (3.9 m^3/h)

AC-250 Proof Curve



About Elster Group

A world leader in advanced metering infrastructure, integrated metering, and utilization solutions to the gas, electricity and water industries. Elster's metering and system solutions reflect over 170 years of knowledge and experience in measuring precious resources and energy.

Elster provides solutions and advanced technologies to help utilities more easily, efficiently and reliably obtain and use advanced metering intelligence to improve customer service, enhance operational efficiency, and increase revenues. Elster's AMI solutions enable utilities to cost-effectively generate, deliver, manage, and conserve the life-essential resources of gas, electricity, and water.

Elster has a staff of over 7,500 serving customers globally in North America, Central America, South America, Europe, Asia, Africa and the Middle East.

ISO 9001:2000

Certification No. 006697

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EAM-DS3535.6-EN-P - November 2008
Supersedes EAM-DS3535.5-EN-P

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Ted Boylan, DPI Administrator

MEMORANDUM

To: Design Advisory Board
From: Garret King
Re: 89 North Prospect Street
Date: October 8, 2024

File: ZP-24-336
Location: 89 North Prospect Street
Zone: RM **Ward**: 1
Date application accepted: Aug 2nd, Complete Aug 5th, 2024
Applicant/ Owner: Anna Jacobs/ United Mining and Salvage COMP
Request: Proposed demolition and removal of existing wrap around porch to reconstruct in the similar style and same footprint.

Overview:
The applicant is looking to remove and reconstruct the wrap around porch with the same materials and, where needed, as similar materials as possible. As the existing porch materials are original, and the property is included in the Vermont Historic Sites & Structure survey, the historic preservation standards of Sec. 5.4.8 apply. The applicant intends to reuse the existing features, but some of the posts, spandrels, newels, and balusters may not be reuseable. So the applicant is requesting changes to some of these items. The roof will change from the current asphalt shinges back to a slate roof.

<u>Article 5: Citywide General Regulations</u>
Part 4, Special Use Regulations
Sec. 5.4.8 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.

89 North Prospect Street is listed on the *Historic Sites & Structure Survey* and therefore is subject to the historic building guidelines.

(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.

The property is currently a residential property with multiple rental units and will remain so.

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.

The applicant intends to rebuild the porch as it currently exists today, with the same dimensions and most of the same materials. The applicant intends to reuse the existing features but some of the posts, spandrels, newels, and balusters may not be reuseable. So the applicant is requesting the ability to change the design of some items.

Alternate spandrels are proposed that will remain as a 9” turned wood spandrel but will have a different turning pattern. Alternate posts will remain as turned wood posts but will have a different turned pattern. The lattice panels on the porch will remain wood with a proposed change to frame the panels between posts. The railing newels will be changed to a 4” post with a turned top, and will remain wood. The balusters are existing square wood and will increase in height to meet building safty code. Note that the city has suggested porch railing change options and this is not one of them. The one material change will be the roof that will change from the current asphalt shinges back to a slate roof.

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.

Chages in design of the features are intended to be similar to the existing porch. Changes to the posts, spandrels, newels, and balusters will only be undertaken as necessary. The roof will change from the current asphalt shinges back to a slate roof. The original slate color and type is not recorded, a dark slate is proposed.

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

Changes to the design of some porch features are proposed. Overall, the porch will retain the same size and dimensions. A return to a slate roof is also proposed.

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

Materials and features of the porch will remain. The applicant intends to reuse the existing features but some of the posts, spandrels, newels, and balusters may not be reuseable. So the applicant is requesting the ability to change the design of these items. The roof will change from the current asphalt shinges back to a slate roof. The original slate color and type is not recorded, a dark slate is proposed.

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.

With the rebuild of the porch the size and dimensions of the porch will remain the same. The applicant is retaining many of the features and elements of the existing porch.But, same changes are proposed. Alternate spandrels are proposed that will remain as a 9" turned wood spandrel but will have a different turning pattern. Alternate posts will remain as turned wood posts but will have a different turned pattern. The lattice panels on the porch will remain wood with a proposed change to frame the panels between posts. The railing newels will be changed to a 4" post with a turned top, and will remain wood. The balusters are existing square wood and will increase in height to meet building safty code. Note that the city has suggested porch railing change options and this is not one of them. The one material change will be the roof that will change from the current asphalt shinges back to a slate roof.

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 or physical treatments are proposed with this project.

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

If any archeological resources are discovered they will be required to be reported and preserved.

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.

No new additions to the property are proposed with this project. The project will rebuild the porch with the same material, size, and dimensions. The applicant intends to reuse the existing features, but some of the posts, spandrels, newels, and balusters may not be reuseable so the applicant is proposing changes to similar designs. Alternate spandrels are proposed that will remain as a 9" turned wood spandrel but will have a different turning pattern. Alternate posts will remain as turned wood posts but will have a different turned pattern. The lattice panels on the porch will remain wood with a proposed change to frame the panels between posts. The

railing newels will be changed to a 4” post with a turned top, and will remain wood. The balusters are existing square wood and will increase in height to meet building safty code. Note that the city has suggested porch railing change options and this is not one of them. The one material change will be the roof that will change from the current asphalt shinges back to a slate roof.

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.

No new additions are are proposed with this project.

RECOMMENDED MOTION:

89 N Prospect St Porch Rebuild

Accent Spandrels

Hoping to reuse all of these. If they are not usable, alternate has been sourced

Alternate

9" Traditional

9" overall height includes
your choice of Accent Spindles:
1-1/2" x 7-1/2" Cedar Spindle (4190)
1-5/8" x 7-1/2" Hemlock Spindle (4191)
1-3/8" x 7-1/2" Redwood Spindle (4192)
Spindles vary slightly from previous 9-1/4" Traditional Spandrel.

Plain Square Balusters

Will be replacing these to bring railing height up to current code

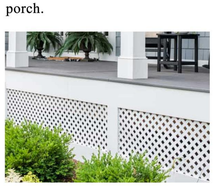
Alternate

KDAT Yellow Pine 36" x 1.5"

Lattice Panels

Will be replaced with new cedar lattice panels. Either diagonol or vertical

Would like to frame the panels out between posts so it looks more purposeful and in line with the historical details of the porch.



Posts

Hoping to reuse all of these. If they are not usable, alternate has been sourced

Alternate

Decking

Am planning to use wood decking, but am also considering alernatives

Roof

New asphalt roof, to look the same as existing roof.

Stair Railings

I would like to match the style of the handrail and spindles on the stairs to the rest of the porch

New Newels

4" Newels

4" Plain

89 N Prospect St. Porch | Alternatives/Replacements

The below items correspond with the image submitted. Anything not proposed in this document will be replaced in kind.

Plain Square Balusters | 36”

KDAT stands for Kiln Dried After Treatment and that's a big deal!

Regular Pressure Treated Lumber
Everyone knows pressure treated wood lasts much, much longer than untreated wood because it is highly resistant to rot and insect damage. However, regular pressure treated wood tends to shrink, warp, cup, and crack. That's because liquid forced into the lumber under pressure causes internal stress when the wood shrinks as it dries naturally after treatment.

YellaWood® KDAT Pressure Treated Southern Yellow Pine
YellaWood® begins with boards selected for appearance (only a few small knots) and rated for high strength. Then kiln drying after micronized copper treatment (Lifetime Limited Warranty) greatly reduces the normal problems pressure treating introduces. Because the kiln offers a controlled environment, the wood dries slowly and evenly, minimizing the natural tendency of freshly treated lumber to shrink, cup, warp, and crack. A high quality, stable board that's much less likely to have problems is the result. And because excess moisture has been removed in the kiln, you're free to install, paint, and stain or seal without waiting.

The Many Advantages
YellaWood® KDAT's many advantages make it a top choice for homeowners who prefer natural wood for their outdoor projects:

- Lifetime Limited Warranty
- Pressure treated against rot, fungal decay, and termites
- Dried to original moisture content
- Minimized tendency to shrink, cup and warp
- Light, natural color for easy staining, painting or sealing
- Ready to paint, stain or seal immediately
- Weighs less than freshly treated lumber
- More strength and stiffness
- Increased holding power
- Easier to handle, cut and install

1-in x 48-in x 8-ft Natural Western Cedar Wood Lattice **or** **½-in x 48-in x 8-ft Natural Western Cedar Wood Traditional Lattice**

6” Victorian Cedar Porch Posts

Decking

Planning to use wood but would also like to get approval for Azek or Aeratis

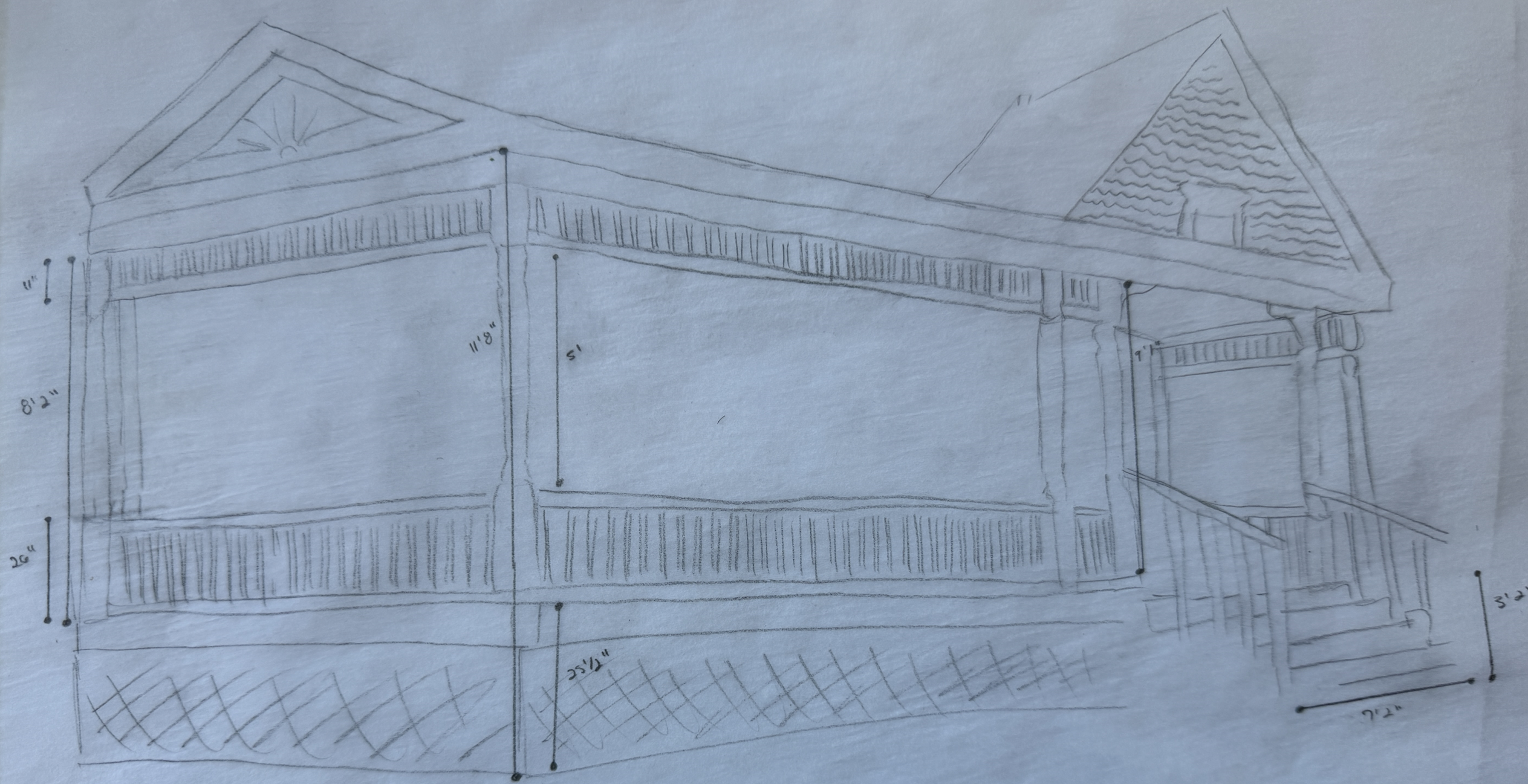
4” Plain Newels in Cedar

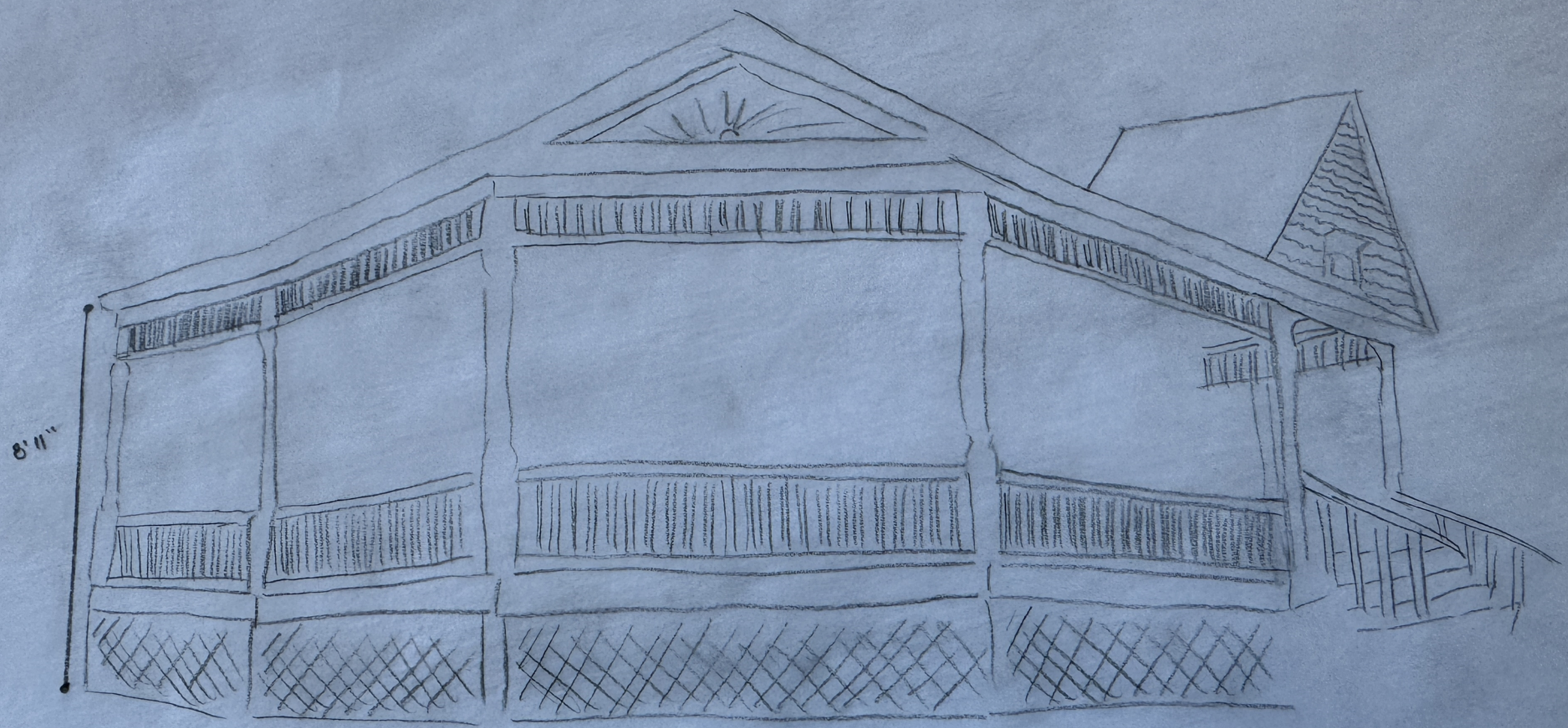
Western Red Cedar has a smooth surface and a very few small, tight knots. Please do not confuse our premium Cedar with the rough, knotty Cedar available at most lumber yards and home centers. Western Red Cedar holds paint well and is very weather resistant.

Accent Spindles

9” in Western Red Cedar

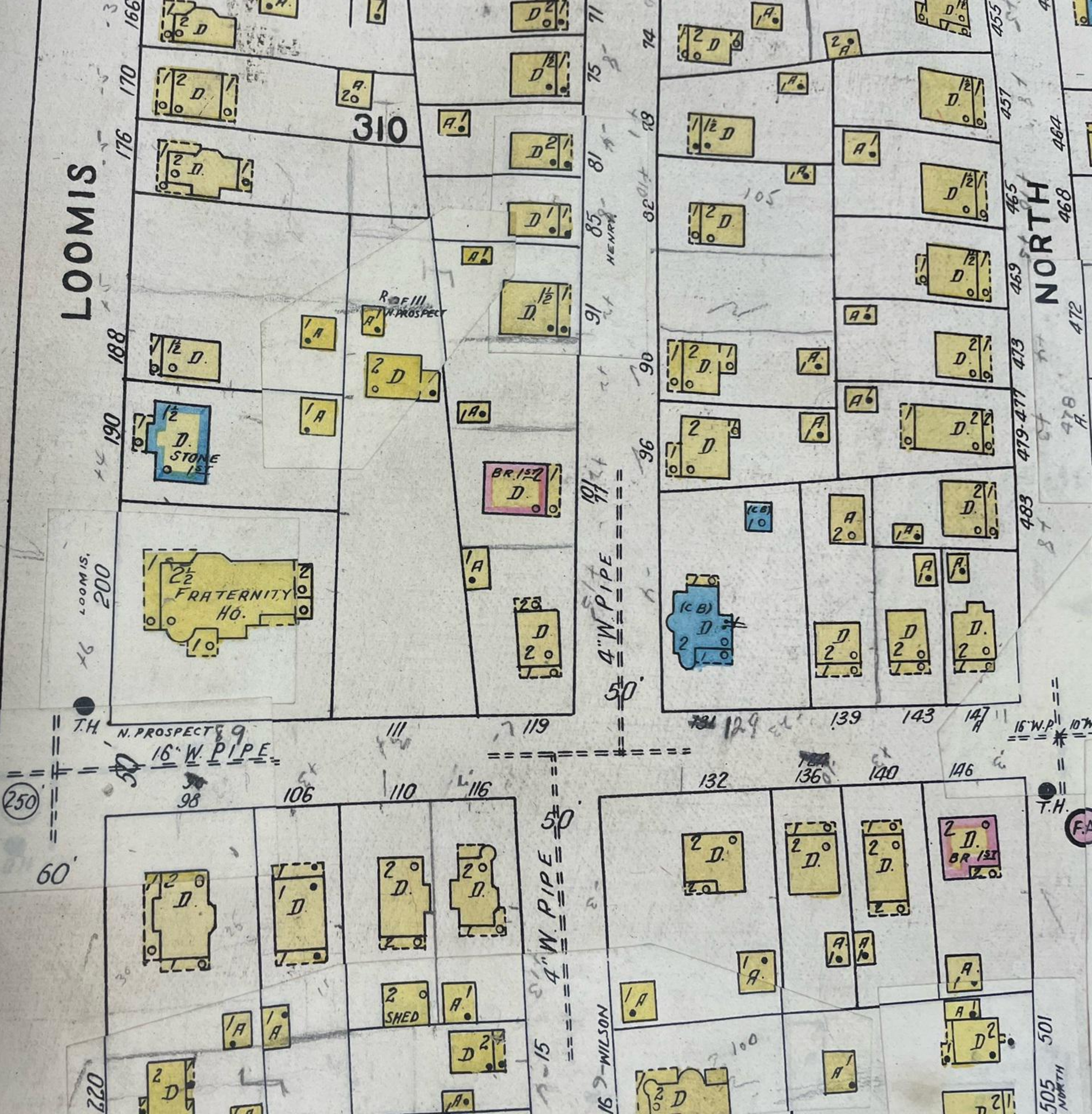
As always, our Western Red Cedar has a smooth surface and a very few small, tight knots. Please do not confuse our premium Cedar with the rough, knotty Cedar available at most lumber yards and home centers. Western Red Cedar holds paint well and is very weather resistant.


11"
8'2"
26"
11'8"
5'
25½"
9'
3'2"
7'2"


8'11"

DANGER

BILJAX
BILJAX
Yellow


LOOMIS
NORTH
310
R. E. III
W. PROSPECT
STONE 1ST
FRATERNITY HO.
LOOMIS
N. PROSPECT
16" W. PIPE
4" W. PIPE
HENRY
BR. 1ST
(C.B.)
SHED
WILSON
T.H.
250
60'
50'
15'
166
170
176
188
190
200
220
71
74
75
78
81
85
82
90
91
96
101
111
119
129
139
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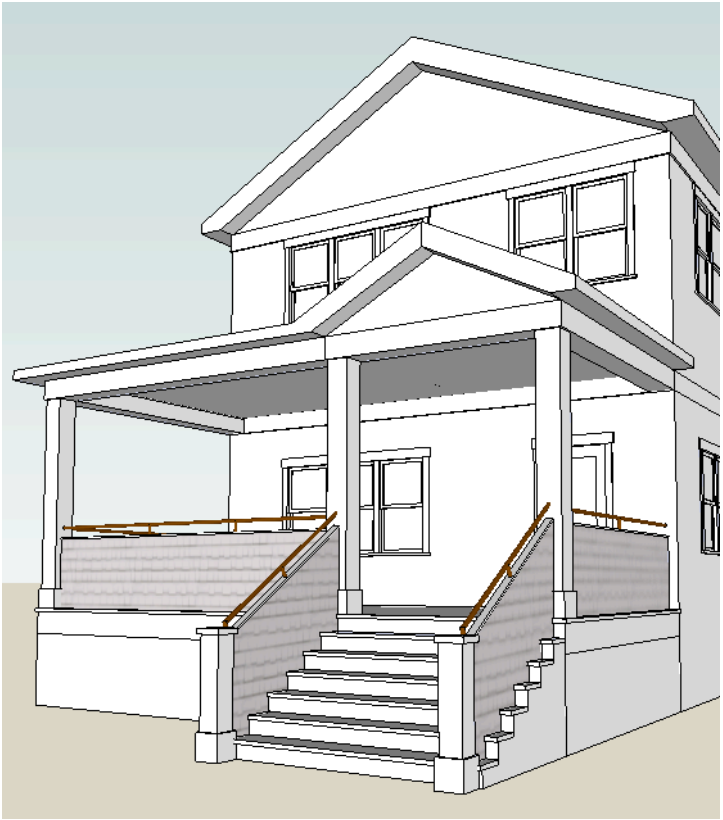
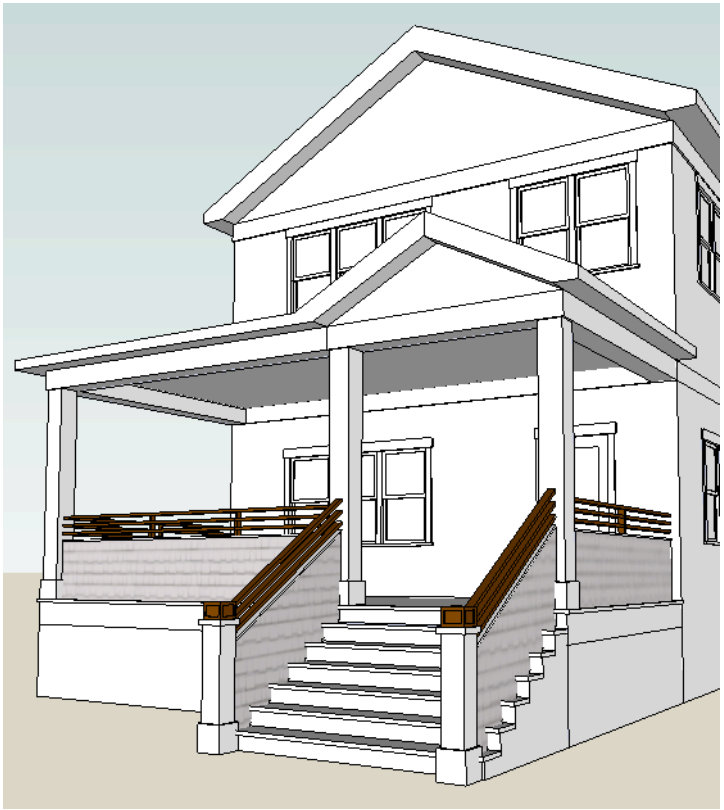
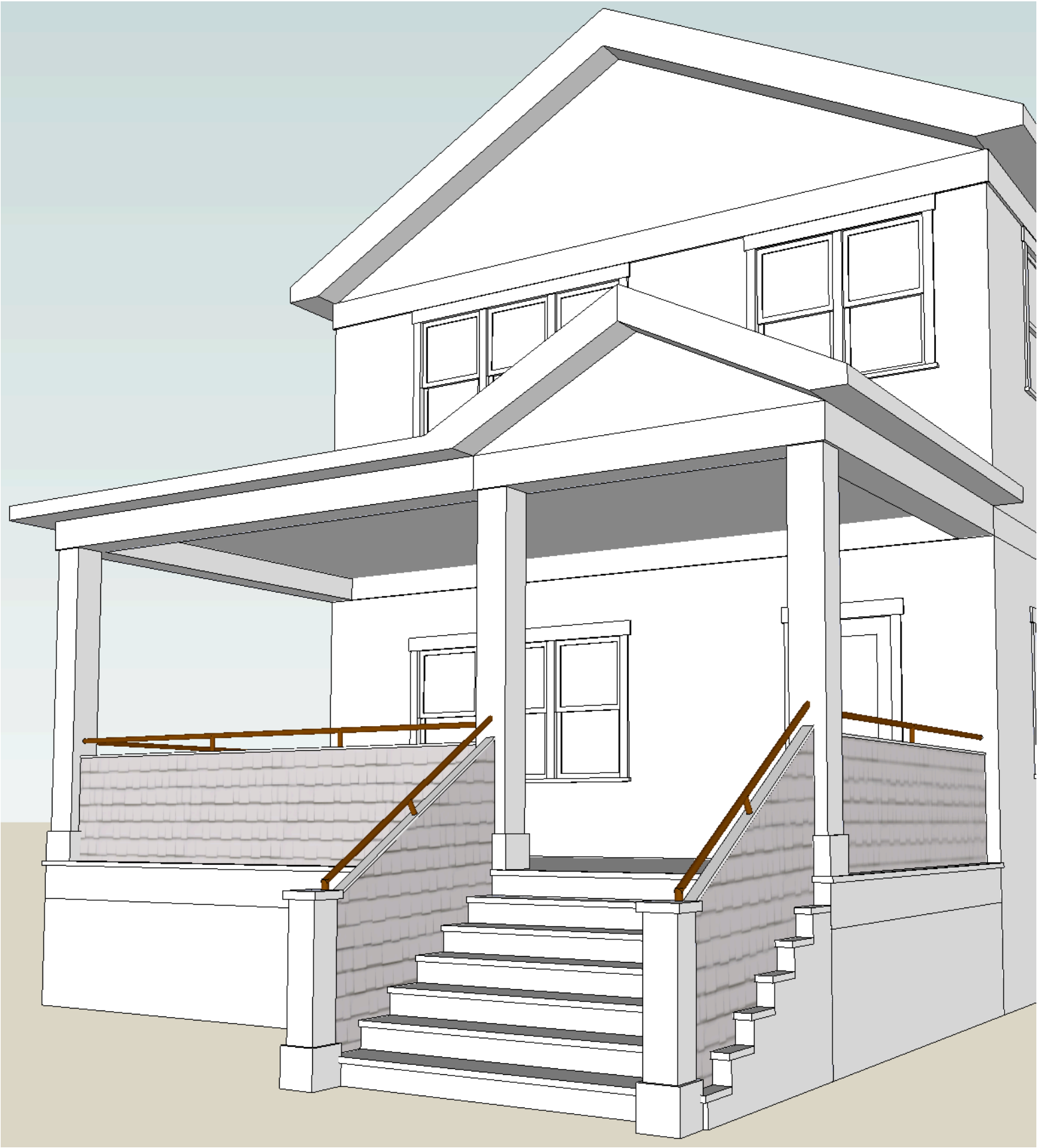
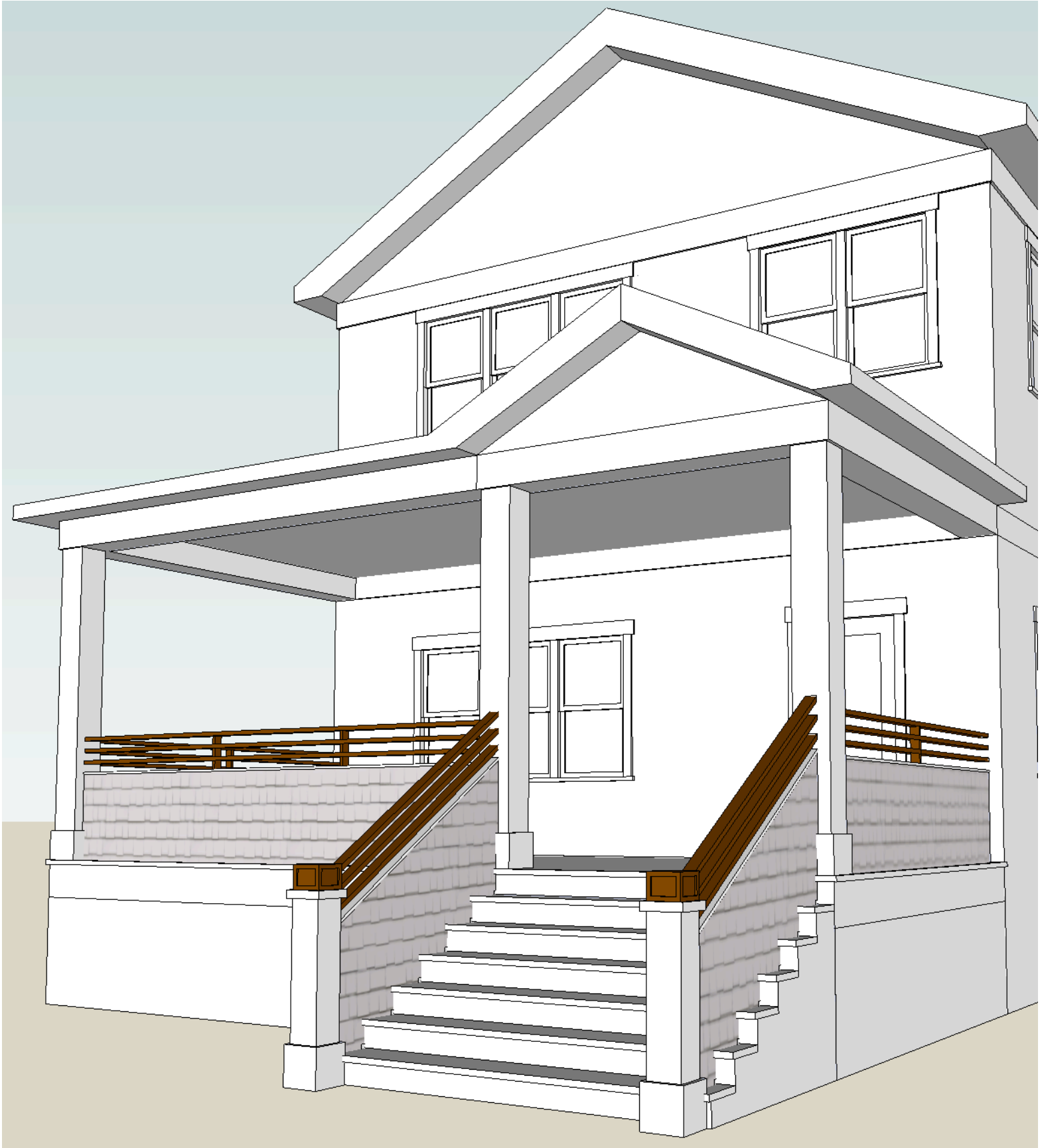
501
505









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, and general roof assembly.
- **Photographs** to illustrate the assessment
- **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
- Where a case for economic hardship is claimed, the requirements of Section 5.4.8 (d) 1. C. shall be required.

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. The City makes no explicit recommendation for any contractor.

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Red Dragon Slates

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

Post office Box 737
Montpelier, Vermont
05602

(802) 229-4279

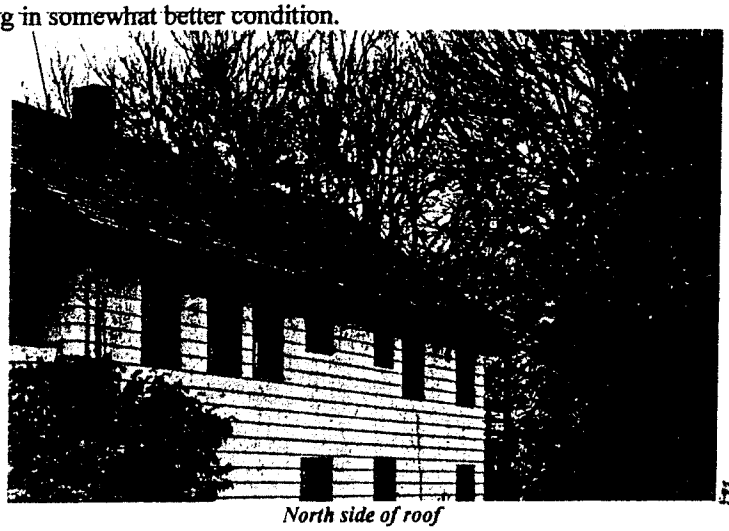
Email: rds@together.net

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

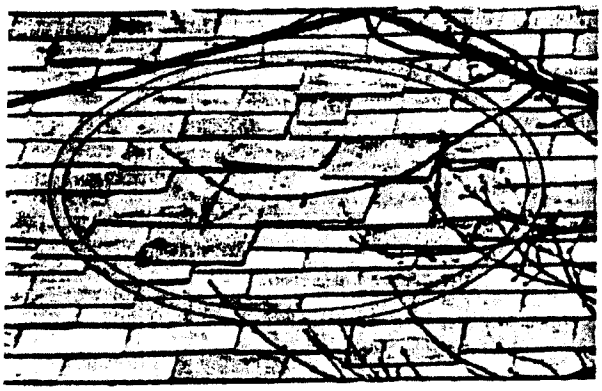
The slate on the roof at 11 Hayward St. is sized 16" long by 12" wide. The slate appears to be installed with a 2" headlap. The area of the slated area is approximately 7 Sq. (700 sq. ft.) per side, or a total of 14 Sq.

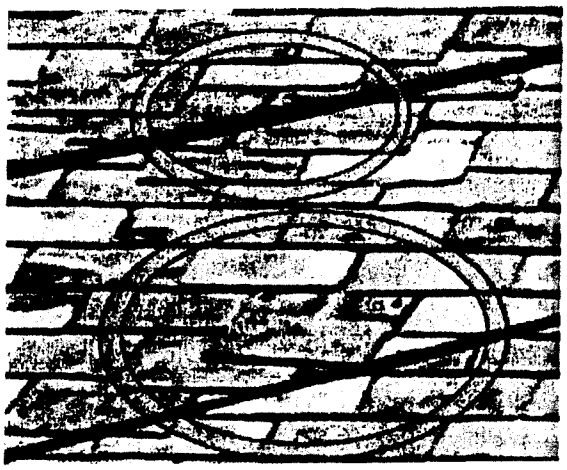
Soft vein Pennsylvania black slate contains chemical composition or mineral, which leaches out of the stone when exposed to the weather. Over time this creates a general softening and weakening of the slate and results in the characteristic surface spalling and

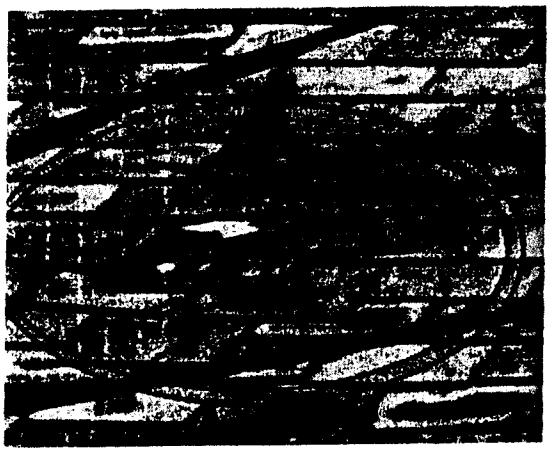
discoloration, which is typical of this slate. The condition of the individual slates is generally worst at and just above the exposure line where water is held between the slates by capillary action. Generally, by the time the brown and white discoloration is visible on the surface of the slate, the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

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

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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.

Chimney policy (for listed or eligible properties)

The seminal decision relative to the treatment of chimneys on listed (or eligible) historic properties was **ZP-06-413CA; 63-69 Lakeside Avenue**. A property owner had removed three chimneys on a National Register listed structure within the Lakeside Historic District. The DRB denied the application for chimney removal (working under a previous zoning ordinance) finding the application non-compliant with Design Review Criteria; specifically *Relate Development to its Environment* (6.1.10 a; *Integrate special features with the design* (6.1.10 g, and *Protect Burlington's heritage* (6.1.10 i.)) The DRB required that the removed chimneys be reconstructed.

Since that decision, the *Comprehensive Development Ordinance* was adopted (January 2008) which included specific standards for the treatment of Historic Buildings and Sites: **Section 5.4.8**. Essential adopting the Secretary of the Interior's Standards, the *Standards and Guidelines* have provided the regulatory framework for review of alterations to historic properties.
Of the related standards of Section 5.4.8, the following will be considered when a request for chimney removal are made:

Section 5.4.8 (b)

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.*
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.*
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.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. ***Distinctive materials, features,*** *finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
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.*
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.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
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*

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historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

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.*

Following the decision of the Development Review Board, applicants have regularly been advised of the regulatory provisions, the decision precedent, and have been provided the following options when requesting chimney removal:

1. If the chimney is non-historic, i.e. Not listed on the register narrative, constructed of materials associated with more recent construction (i.e. cinderblock), or attached to a modern addition; staff may determine if the chimney is non-historic and may be removed.
2. If the chimney is included within the historic narrative, is original to the structure and/or any contributing addition; contributes to the character and historic integrity of the property, it shall be repaired/retained. The operability of the chimney may be noted but will not contribute to the assessment of the chimney's contribution to the visual characteristics and historic merit of the property.
3. If the chimney is historic yet structurally unstable, there is evidence of material failure, or interior alterations demand its removal, the applicant may choose to remove the chimney (noting its visual characteristics, location, material finishes and dimensions) and reconstruct the chimney above the roofline to retain the visual characteristics of the historic chimney.
4. If the chimney presents an immediate risk to human health and safety, the building official shall be consulted for an order for its immediate removal.

Any administrative decision is subject to appeal to the DRB.

59-61 Central Avenue
Reconstructed chimneys

342 Pearl Street
Repair/repointing 5 chimneys

1999 North Avenue
Chimney removal possible

Staff has been consistent in implementing these practices, providing many examples of each solution in Burlington.

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