

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, July 14, 2026, 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-26-28; 45 Howard Street (RM, Ward 5) Sarah Schiesser / Thomas Wironen / Robert Hale
Proposed construction of an addition to the west side of existing single-family home. Original historic home will be repainted and repaired in kind. (Project Manager, Mary O’Neil)**

1.2.

Session II – 3:30 PM – 4:00 PM

**ZP-26-216; 124-126 North Avenue (RC, Ward 2) Katie Chaucer / Michael Chaucer
Proposed demolition of existing duplex to construct a new four-story 16 unit residential building. (Project Manager, Mary O’Neil)**

1.3.

Session III – 4:00 PM – 4:30 PM

**ZP-26-293; 227 North Champlain Street (RM, Ward 2) Katherine Lasko / Tyler Bolles
Proposed replacement of an existing garage with a two-story Accessory Dwelling Unit (ADU) consisting of a studio/hobby space with additional living space. (Project Manager, Mary O’Neil)**

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.

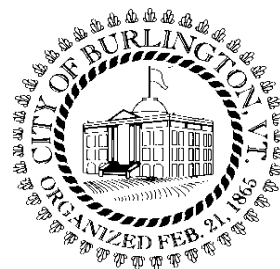
Non-Discrimination

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.

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
Kirk Dressing, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Zoning Compliance Officer*



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-26-28
Location: 45 Howard Street
Date: July 14, 2026

File: ZP-26-28
Location: 45 Howard Street
Zone: RM **Ward:** 5
Date application accepted: January 23, 2026
First DAB Review: February 24, 2026 (Tabled)
Applicant/ Owner: Robert Hale, Wildbranch Builders / Sarah Schiesser and Thomas Wironen
Request: Addition to existing single-family home.



Background:

- **Zoning Permit 25-265;** Construction of addition to existing residence including one additional bedroom, one additional half-bath, modifying an existing bathroom, and remodeling existing kitchen and garage. Application withdrawn July 2025.
- **Zoning Permit ZPF-23-29;** Replacing Wired Fence with Wooden Fence and adding a fence across the yard. May 2023.
- **Zoning Permit n.n.;** install a hearth and chimney to accommodate a wood stove. Chimney to extend above roofline approximately 4'. June 1982.
- **Zoning Permit 78-125;** construct wire fence on 2 sides of property; rear line to match and connect to neighbor. October 1978.

Overview: 45 Howard Street is an existing single-family home, constructed by noted local builder John Roberts and listed on the Vermont State Register of Historic Resources. The application proposes a westerly addition with no increase in residential units.

As the addition is greater than 50% of the existing gross floor area, Development Review Board is required.

The project was first reviewed February 24, 2026, when the DAB voted to Table the application. New plans were uploaded June 2, 2026 and the basis for this review.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Sec. 6.1.1 Applicability.

These standards are enacted to apply to all development subject to the provisions of this ordinance found in Art. 10 – Subdivisions or Art. 11 – Planned Development involving the subdivision of land, or an adjustment or reconfiguration of lot lines.

No change in existing lot lines, or subdivision of land is included. 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

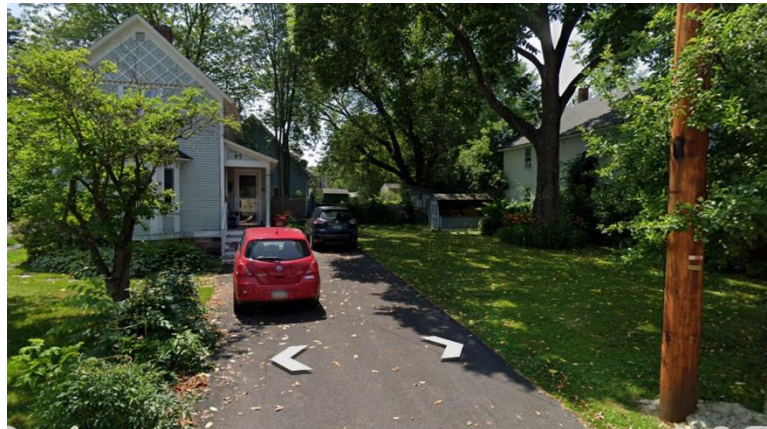
The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone 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.

This parcel is originally a double lot, which now presents with a large westerly side yard where the addition is proposed. A mature Walnut tree will be retained.

(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 site plan defines an area of approximately 776 sq. ft. of disturbance. An Erosion Prevention and Sediment Control Plan is required for review and approval by the Stormwater Engineering division. Submittals define *all finish grades shall be smooth and uniform.*

(c) Protection of Important Public Views:

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

(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.

Although a corner lot, the existing building's orientation is to the north. The new addition will include a pedestrian entry on the north, and a deck off the south entry. No part of the application precludes the use of wind, water, solar, geothermal or other renewable energy system.

(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).

45 Howard is not listed on the Department of Environmental Conservation's list of Brownfield sites. 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.

An Erosion Prevention and Sediment Control Plan is required.

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.

No roof cover is provided off the new northerly entrance, nor the southerly deck entry. A canopy is recommended to provide a modicum of shelter from inclement weather.

(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. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblin and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural

recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

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.

The principal entrance will remain as existing; facing Howard Street. The revised plans provide a structural connector to a larger volume on the west. A new entry is introduced there, fronting Howard Street as well. In orientation and massing, the proposed addition complements the existing house and completes the street wall.

(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.

The existing driveway/parking area will be retained and formalized.

(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.

There are no existing pedestrian paths to the home. It would be assumed that residents walk up the driveway to access the home. A delineated pedestrian path to either entry should be presented in this plan.

(k) Accessibility for the Handicapped:

While not required for single family homes, “Visitability” standards are encouraged. 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.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

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.

The submission does not define any changes to the existing surface parking.

(m) Landscaping, Fences and Retaining Walls:

No fences or retaining walls are proposed. An existing, mature tree in the west shall will be retained. The site plan A 101. defines the intent or existence of gardens in the north/west of the yard.

(n) Public Plazas and Open Space:

There is no requirement for a public plaza or open space. Not applicable.

(o)Outdoor Lighting:

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

While an electrical wiring plan has been provided, fixture information and light levels have not. Both are required to ascertain acceptable exterior light levels.

(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.

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 place 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.

Utility connections, mechanical equipment, meters, mailboxes, trash and recycling storage must be illustrated on the site plan and/or building elevations as appropriate. Screening may be required.

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.

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 revised plans introduce a building addition that is broken into two separate volumes, with the westerly-most deferential in design to the original Roberts house. The middle section acts as an interstitial connector that functionally and architecturally expands the home's living area. Materials are consistent and compatible. In height, volume and proportion, the new work is understandably a modern appendage but sensitive to the existing historic structure.

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.

While the connector is eaves-front, it introduces nicely a matching pitch gable roof on the westerly addition.

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 effects 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.

The existing front entry door will be retained. Additional access points are provided on the north and south. A small entry deck is provided on the north, with a more private deck at the south elevation.

(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, below.

(c) Protection of Important Public Views:

There are no protected important public views from 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. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

The plan is sensitive to the arrangement of windows, maintaining a consistency in alignment across each building elevation. Segmenting the massing eases the new plan; sensitively appending new living space.

(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.

The existing historic house will be repaired and painted. Pre-primed hemlock siding is proposed, with a standing seam metal roof on the addition.

(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.

No solar is proposed for the development. Shadow cast is not a concern as the addition, as orientated, will not impact neighboring properties.

The applicant will be required to file the required Residential Building Energy Standards form relative to window and door installation as well as roof insulation.

(g) Make advertising features complementary to the site:

No signage is proposed. Not applicable.

(h) Integrate infrastructure into the building design:

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.

Exterior lighting information is required. The applicant shall meet all building code and life safety standards as defined by the building official and/or fire marshal.

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.

45 Howard Street is listed on the Vermont State Register of Historic Resources.

(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 was designed and built as a single-family residence; a use which is proposed to continue.

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.*

45 Howard Street is a signature residential model developed by a regionally well-known carpenter/builder named John Roberts. Any alteration or addition requires attentive examination to assure compatibility and sympathetic treatment. The revised plans have successfully appended a significant addition to a listed historic structure, including substantial exposure on a primary streetfront elevation. The addition reads as "new" but the employment of similar volumes, orientation, window alignment and materials make for a compatible and readable supplement to the home.

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.*

The tenderness of the design details has sensitively addressed the priority of the original home while facilitating the extra living space. No historical confusion about construction dates is anticipated. No conjectural features from other properties are included.

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.*

To its credit, the new addition does not attempt to duplicate Robert's distinctive ornamentation, but with a sensitive hand makes reference to the massing, materials and arrangement of the original in creating new volume. This is always challenging.

The differentiation between old and new is discernable.

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.*

The application proposes repair and painting of the original residence as part of this plan. The roof of the existing home will be incorporated into the addition roof (Plan sheet 4).

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.

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

There have been no identified archaeological resources at 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.*

The work is readably differentiated from the historic structure. The new work is compatible with the historic materials, size, scale, proportion and massing of the Robert's house.

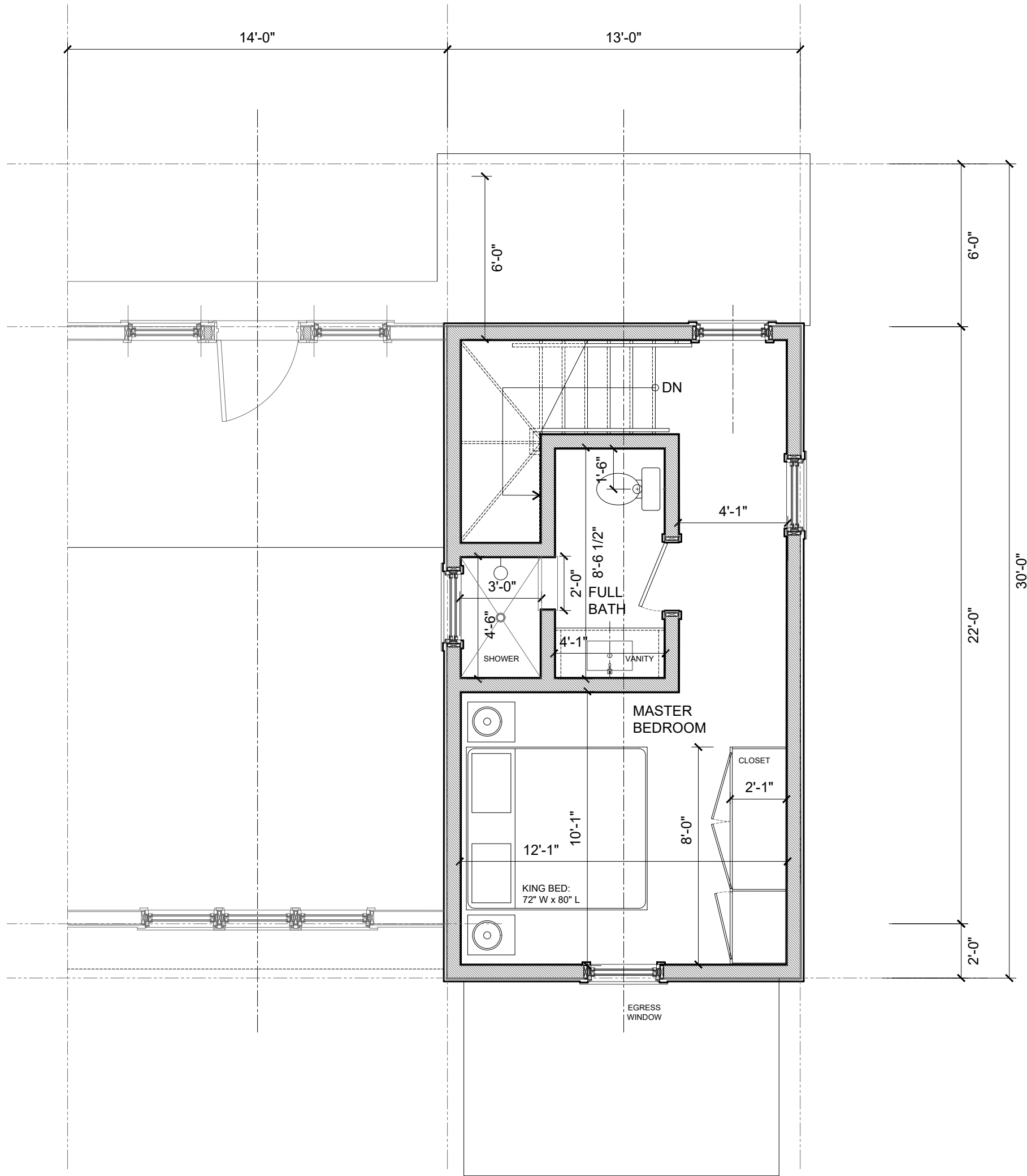
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

While unlikely, it is easily conceivable that the addition could be removed in the future without significant loss of historic fabric.

Items for the Board's consideration:

1. An Erosion Prevention and Sediment Control Plan is required for review and approval by the Stormwater Engineering division.

2. A canopy is recommended at building entrances to shelter residents from inclement weather.
3. All new construction is required to 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.
4. A plan for exterior lighting with fixture information shall be provided.
5. A delineated pedestrian path to either entry shall be presented in this plan.
6. Utility connections, mechanical equipment, meters, mailboxes, trash and recycling storage must be illustrated or defined on the site plan and/or building elevations as appropriate. Screening may be required.
7. Standard Permit Conditions 1-15.



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

45 HOWARD STREET
BURLINGTON, VT

DATE

ISSUE-SET

NO.	ISSUE	DATE

SECOND FLOOR PLAN

DATE:	6.2.2026
SCALE:	AS NOTED
DRAWN BY:	GES
CHECKED BY:	

A102

45 HOWARD STREET
BURLINGTON, VT

DATE

ISSUE-SET

NO.	ISSUE	DATE

SITE PLAN
EXISTING LOT COVERAGE

DATE: 6.2.2026

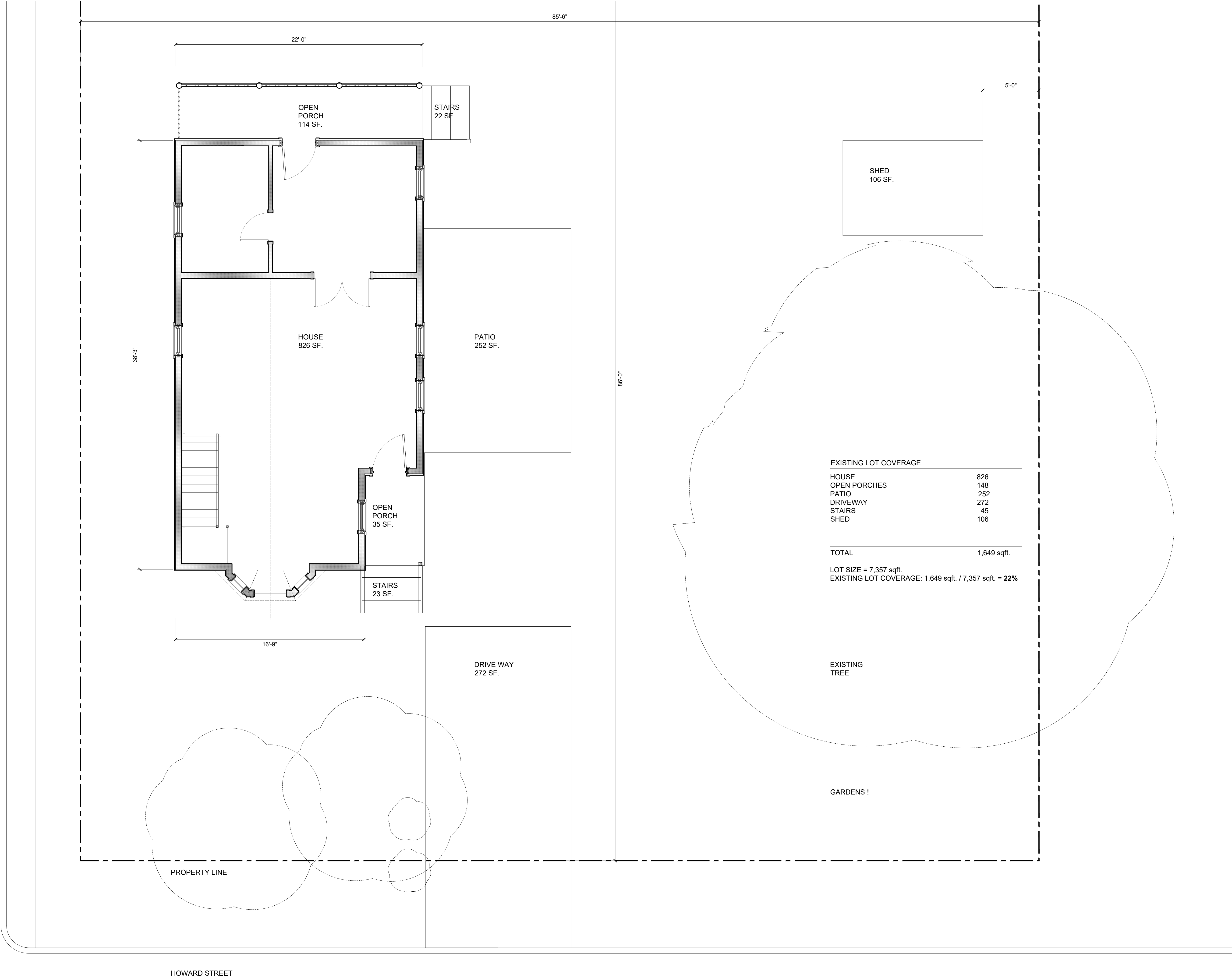
SCALE: AS NOTED

DRAWN BY: GES

CHECKED BY:

A100

NOT FOR CONSTRUCTION





FRONT ELEVATION
1/4"=1'



REAR ELEVATION
1/4"=1'

SHEET NUMBER

3

SCALE @ 24" X 36"

DATE: 1/23/26

DRAWN BY: R. HALE

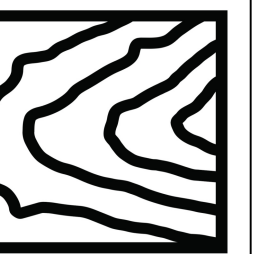
FRONT ELEVATIONS

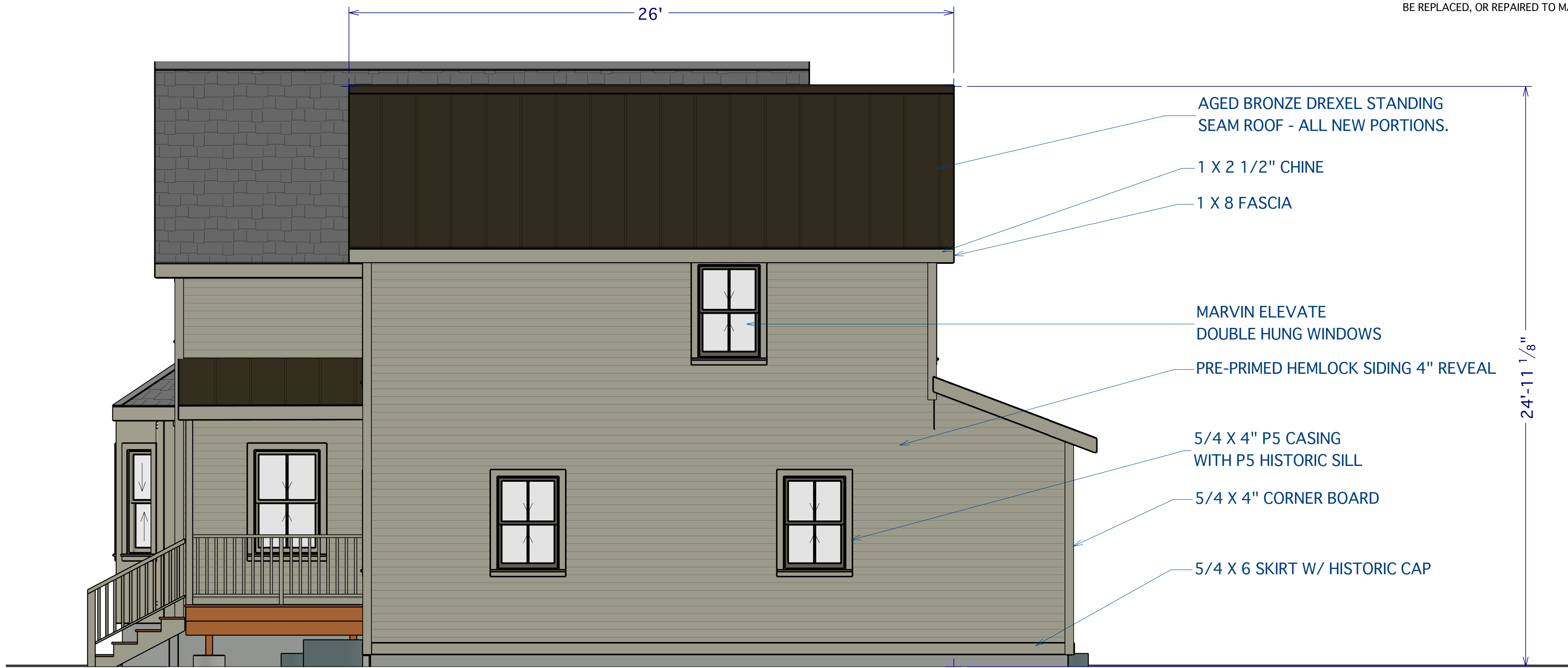
45 Howard Street
Burlington, VT 05401

SCHIESSER-WIRONEN

WILD BRANCH BUILDERS
Design + Build

3679 N. Cambridge Road - Jeffersonville, VT 05464
802.338.8519 wildbranchbuilders.com





WEST - SIDE ELEVATION
1/4"=1'

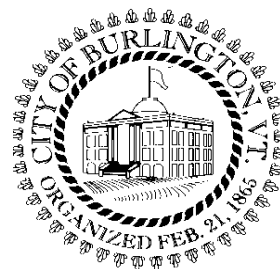
- EXTERIOR NOTES:**
- 1. EXISTING HOME FINISHES
 - CLAPBOARDS: FARROW AND BALL - FRENCH GRAY
 - TRIM, WINDOW FRAMES: FARROW AND BALL - FRENCH GRAY (NO.18)
 - HISTORIC ACCENT DETAILS: FARROW AND BALL - LIME WHITE (NO.1)
 - 2. ADDITION FINISHES
 - SIDING: TBD.
 - TRIM, WINDOW FRAMES: TBD
 - 3. ALL CUTS TO BE SEALED PRIOR TO INSTALLATION
 - 4. ANY ROT OR DAMAGED TRIM, SIDING OR DETAILS ON EXISTING HOME MUST BE REPLACED, OR REPAIRED TO MATCH EXISTING CONDITIONS.

	WILD BRANCH BUILDERS <i>Design + Build</i>	3679 N. Cambridge Road - Jeffersonville, VT 05464 802.338.8519 wildbranchbuilders.com	
45 Howard Street Burlington, VT 05401 SCHIESSER-WIRONEN		SIDE ELEVATIONS	
SCALE @ 24" X 36"		DATE: 1/23/26	SHEET NUMBER
			4

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
Kirk Dressing, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Zoning Compliance Officer*



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-26-216
Location: 124-126 North Avenue
Date: July 14, 2026

File: ZP-26-216
Location: 124-126 North Avenue
Zone: RC **Ward:** 2
Date application accepted: May 8, 2026 / Revised Plans June 23 2026
Applicant/ Owner: Michael Chaucer / 126 North Ave LLC
Request: Demolish existing duplex to construct a four-story 16-unit residential building.



Background:

- **Zoning Permit ZP-18-0017CA;** replace 2 windows with a fire egress window. July 2017.
- **Zoning Permit 82-479;** install 4' x 6' window on third floor. October 1982.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **Zoning Permit 78-869;** erect chain link fence across the rear of the property line. June 1978.
- **Zoning Permit n.n.;** pour a new concrete slab for the porch floor and screen a portion of the porch and install a door. June 1976.

Overview:

Part 1: Land Division Design Standards

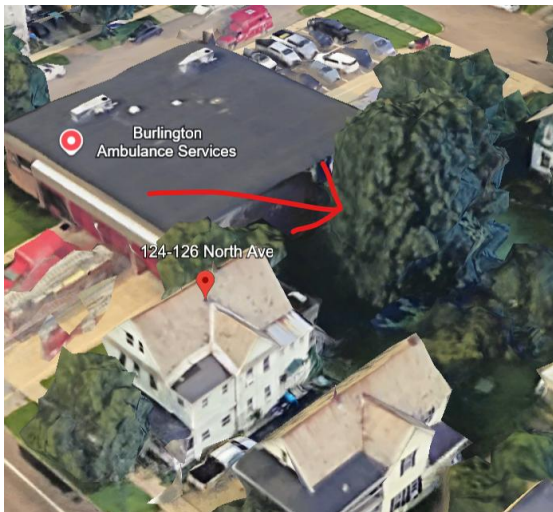
No subdivision is proposed. Not applicable.

Part 2: Site Plan Design Standards

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 existing duplex has a mature tree in the backyard that is proposed for removal. A tree within the greenbelt is intended to be retained.

(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.

Schematic plans define a site to be graded to the east to accommodate the new building. See Plan A0.0 of submission document.

(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 parcel.

(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).

Not applicable.

(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.

The project is designed to be entirely powered by electricity.

This project is required to comply with [Burlington's Thermal Energy Systems Ordinance, Article V. Thermal Heating Systems](#).

(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).

This parcel is not listed on Vermont Department of Environmental Conservation's Brownfield site list. 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.

An Erosion Prevention and Sediment Control Plan is required.

A Stormwater Plan is required.

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.

A small canopy is proposed over the street entrance. The north/side entrances open into common rooms. Although large areas are proposed to be pervious pavers, there is no identified location for snow storage. No parking is proposed on-site, but shoveled snow will need a location which may not be the firehouse lawn.

(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. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblin and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

As proposed, the new building meets front yard and side yard setbacks.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street except as allowed in Sec. 5.2.2 and Sec. 11.1.5.

The building’s design has been revised to place a common entry on the front (west) elevation of the building.

In residential areas, accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure. A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be deferential yet consistent in character and design. Where a garage is not oriented towards the street (i.e. the garage doors face the rear or side yard), the street-facing garage wall shall have windows or doors or other features that break-up the mass into smaller elements, and be blended with the character of the residential portion of the structure.

There are no accessory buildings proposed. The location of the proposed trash/recycling receptacles has been revised to meet a minimum 5’ setback from any property line.

(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.

Driveways for commercial properties may require a traffic study to identify the impacts of the movement of traffic to and from the property, and design for safe access. Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers. Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

The existing driveway is proposed to be removed. The existing curb cut is proposed to be retained up to the city sidewalk. No on-site parking is proposed.

(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 primary entrance is immediately attendant to the public sidewalk on North Avenue. A secondary pedestrian path runs along the north side of the structure to an additional entry.

(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.

The building official has the jurisdiction for ADA compliance.

The access along the north elevation includes a gentle increasing grade that would appear to meet ADA access requirements. Similarly, plans indicate a grade increase/ramp at the primary entrance. See Plan A 0.0.

(l) Parking and Circulation:

The application proposes to remove an existing driveway/parking area; and provide no on-site parking. A curb-cut is retained. How residents will accommodate move in/out

without a dedicated pull-off is not answered. The existing bike lane may not be blocked for tenant move in/out. **The fire department access cannot be used for this parcel.**

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.

Per Article 8 Table 8.2.4-1, the following bike parking is required:

Long Term: 1 / 2 bedrooms. With the proposed 20 bedrooms, **10 Long Term spaces** are required.

Short Term: 1 / 10 units. For 16 units, **2 Short Term Spaces** are required.

Plan A 1.1 defines a first-floor storage room for bicycle parking; however estimated capacity is 5 spaces. 5 more Long term and 2 short term spaces must be identified.

There is no identified outside / bike rack parking on the site plan.

(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.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Plan EC1.0 defines the intended removal of a mature (maple?) tree in the rear yard. No other new trees are proposed.

Plan A).1 defines minor plantings along a very narrow bed adjacent to the public sidewalk. The daffodils and crocus will be seasonal; the switchgrass is a perennial if it survives next to the sidewalk. South of the building "ground cover" is proposed. If Blue Star Creeper is the proposed planting, it must be sustained to assure the 20% green space required by the zoning district. (10% if lot coverage bonus for IZ is realized.)

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (d). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Plans define an existing 6' vinyl fence in the rear yard. A 1978 permit approved a chain link fence, but there are no permits on file for the existing fence. A new 4' high fence is proposed along a portion of the south boundary line and around the trash containers.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles, materials, and dimensions shall be compatible with the context of the neighborhood and use of the property.

No retaining walls are proposed.

(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.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of

shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

No public plazas are proposed. The Open Space may be the dog relief area in the rear of the building. Retaining the mature maple tree is likely more welcoming than what is proposed. The ease of cleaning up dog excrement will be challenged by the proposed wood chips; grass may be a better option and provide more green space for the tenants.

(o) Outdoor Lighting:

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

Lighting fixtures are illustrated on page A7.1 of the plan set, and A3.1-3.3. Pole lights are proposed at 22' in height, and located along the north walkway and in the rear/dog park. A photometric is required to discern light levels around the perimeter of the building and any light spill onto adjoining properties.

The pole light at the north/west corner may be inconveniently located so as to be damaged by a sidewalk plow, and likely to spill light onto the northerly property.

(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.

As the building will be heated/cooled by electricity, condensing units are included on the roof, screened by a parapet.

A mailroom is included within the building.

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 place 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.

New electric shall be undergrounded.

The trash and recycling containers are surrounded by fencing.

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.

As noted, condensing units are roof-mounted. The building's height alone may ameliorate any noise discernable to neighboring properties.

Part 3: Architectural Design Standards

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.



The proposed building will replace a traditional 2 ½ story residence; the typical height of other neighboring dwellings. The four-story height will be significantly higher than any buildings on this stretch

of the Avenue. It will, however, immediately abut a firestation which is approximately 2 stories high but of considerable massing.

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.

Table 4.4.5-2 provides a maximum height & Stories as 50' / 4 stories. The project plan defines 44' 6 ½" (excluding elevator shaft and roof access, as allowed exemptions under 5.2.6 (c)) and 4 stories. As the neighborhood code is fairly recent, there aren't any comparable tall structures to which this may relate.

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 first floor / streetfront is articulated differently than floors 2-4 with different colored siding, an added cornice line (albeit with exaggerated ornament) and pillared entrance. The building does appear more vertical than horizontal, capped with a heavily articulated cornice line at the roof.

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.

The proposal capitalizes on the height allowance of the Residential Corridor zoning district. While most residential roofs along the Avenue are gabled, there are some flat roof examples (including 108, 112 North Avenue and the firehouse next door.)

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 rooftop is proposed to offer common area for the tenants. Mechanical equipment is proposed for a portion of the roof area, and will be placed behind a rooftop parapet.

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.

A prominent covered entry faces North Avenue, and is accessible via a gentle inclined walkway.

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.

Window openings are placed symmetrically on floors 2-4. Along the frontage line, the door and window arrangement are simplified yet understandable for the internal use.

The north elevation has limited openings and intends to feature a mural wall-scape. The standards for murals are under Section 7.1.3 (j) of the Comprehensive Development



Ordinance. (Signs / Exemptions.)

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Building meets required minimum setback for the zoning district.

(b) Protection of Important Architectural Resources:

124-126 North Avenue is not listed on the state or National Register of Historic Resources. Not applicable.

(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.

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

There is no protected view from or through this site.

(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. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

The building articulation features a first floor that is identified with differing siding than the upper floors; but building openings remains rhythmic and symmetrical. The entry is clearly identified under a covered canopy. The street light at the northwest corner may be damaged by a sidewalk plow. A wall sconce may better serve lighting needs.

The north elevation, with a large expanse of solid wall, is suggested to have an art/mural. The applicant is referred to **Article 3, Section 3.1.2 (c) Exceptions to Zoning Permit Required; 20: Public Art.**

(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.

The application proposes composite siding and trim. These are generally considered to be acceptable material for new construction. The proposed cornice line and porch canopy with denticulation are ornate touches (p. 15 schematic plans), but the manufacturer has not captured an authentic and scaled articulation of denticulation or a Doric frieze with metope/ triglyphs. Sometimes more is just more; this is classically incorrect.

(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.

No solar utility is included. The building is significantly higher than neighboring buildings; sunshade is likely to impact the firehouse/parking lot more than any other abutter but as it is closer to the street than the firehouse, impacts will be limited to the paved area in front of the firehouse.

(g) Make advertising features complementary to the site:

Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 - Signs. The size, location, design, texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.

No signage is included. 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.

There is an interior mailroom (Plan A1.1.) A utility vault is proposed below the sidewalk within the ROW; approval must be secured from the Department of Public Works and BED for this location as it is outside the parcel area and will involve digging in the ROW. No meters or utility connections are illustrated on plans.

The rooftop supports an array of condensing units, screened by the parapet. An elevator shaft extrudes from the rooftop, and is allowed to exceed height limits per Section 5.2.6 (c) *Exceptions to Height Limits*, 3.

(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.

Lighting is provided at both the North Avenue entrance, along the northern walkway entrance and at the rear trash/dog park area.

An intercom system is recommended to maximize personal safety for the multi-unit residential building.

Development shall adhere to all building and life safety code as defined by the building official / fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

124-126 North Avenue is not listed on the state or National Register of Historic Resources. Not applicable.

Items for the Board’s consideration:

1. An Erosion Prevention and Sediment Control Plan is required (p.4 in submission; must be approved by Stormwater engineer.)
2. A Stormwater Plan is required.
3. This project is required to comply with [Burlington’s Thermal Energy Systems Ordinance, Article V. Thermal Heating Systems](#).

4. An area for snow storage needs to be identified on the subject parcel.
5. An entrance canopy is recommended over the north entry doors.
6. The pole light adjacent to the north/west property line is in close proximity to the public sidewalk and may be damaged by sidewalk plowing. It is recommended it be replaced with a wall-hung light.
7. A photometric plan is required to identify light levels and to assure no light spill onto adjacent properties.
8. 10 Long Term and 2 Short Term bike parking spaces are required. The location of each shall be identified on plans.
9. The Department of Public Works and BED must concur with the plan to install an underground utility vault in the right-of-way. City Council approval may be required.
10. Standard Permit Conditions 1-15 will apply.



Missing Middle Housing New Construction

Owner: 126 North Ave LLC
Location: 124-126 North Avenue
Burlington, VT 05401

Overview:
Occupancy: Residential
Lot Area: 4,975 SF

Building Construction:
Construction Type: Four Levels Type 5A
Proposed Building Height: 44'-6 1/2"
Stories: 4
Sprinklered: Yes
Basement: No
Exit Access Travel Distance: 35'-3 1/2"

Drawing List

- 000 Cover
- 001 Renderings
- EC1.0 Existing Conditions
- A0.0 Site Plan & Erosion Prevention Plan
- A0.1 Landscape & Exterior Lighting Plan
- A0.2 Unit Plan
- A1.1 First Floor Plan
- A1.2 Second, Third & Fourth Floor Plan
- A1.3 Roof Plan
- A3.1 Exterior Elevations, Front & Rear
- A3.2 Exterior Elevation, South
- A3.3 Exterior Elevation, North
- A4.0 Building Sections
- A7.0 Schedules
- A7.1 Product Specifications
- A7.2 Product Specifications, Rooftop HVAC Equipment

Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36



171 Battery Street
First Floor, Suite 100
Burlington, VT 05401
802.310.4774

Missing Middle Housing New Construction
126 North Ave LLC
124-126 North Avenue
Burlington, VT 05401

Schematic Design Drawings

Cover

Date: 6/23/2026

Scale: None

Project #: 24050

Sheet

000

Page 36 of 89



North Avenue Looking East

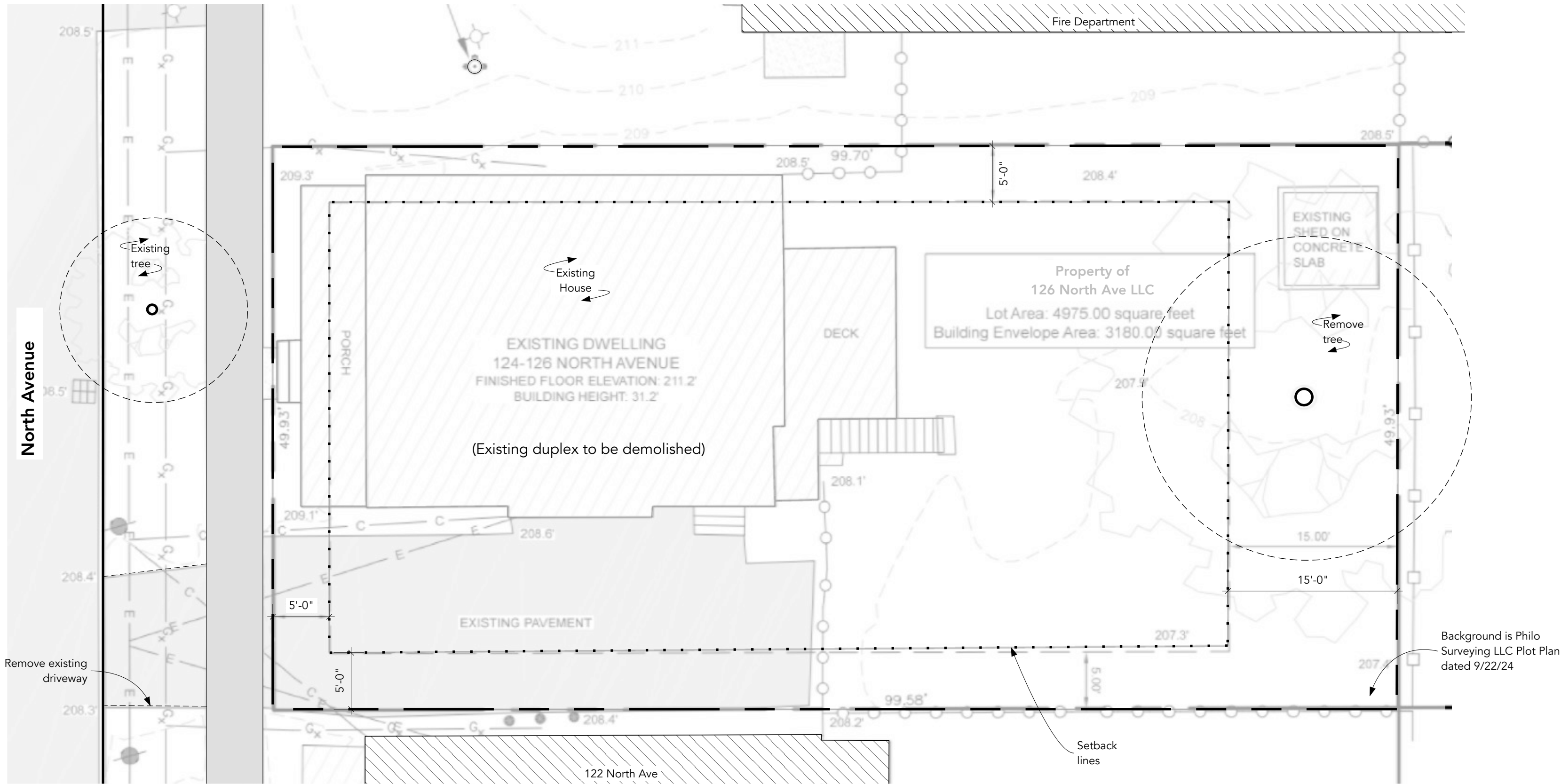


North Avenue Looking Southeast

Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36

- Existing Conditions Plan Notes:**
1. All existing conditions measurements noted are +/- with some adjustments made to regularize discrepancies due to out of square or out of plumb walls, and facilitate the construction of the digital model. In areas where tolerances or clearances are critical, check against original existing conditions measurements documentation and verify in field with additional measurements.
 2. Some existing construction, including windows, doors, partitions, fixtures, etc., which are outside of the anticipated work area, may be shown for reference and context only. Locations of some items may need to be verified if the scope of the project work is expanded.
 3. Except where otherwise noted, all floor plan dimensions and details are referenced as follows:
 - At exterior walls, dimensions to exterior face of framing or interior face of wallboard/plaster (not including tile layers, trim layers, nosing overhangs, etc.)
 - At interior walls, dimensions to centerline of partition framing or face of wallboard/plaster (not including tile layers, trim layers, nosing overhangs, etc.)
 4. Abbreviations include: AFF (above finish floor), OC (on center), TYP (typical), SIM (similar), TO (top of), BO (bottom of)
 5. Exterior sheathing and siding layers may not be shown on these plans.



1 Existing Conditions Site Plan
Scale: 1/8" = 1'-0"



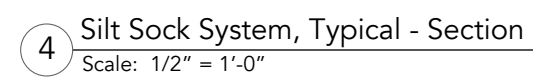
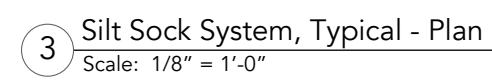
2 Existing Conditions Photograph
Scale: None



3 Existing Conditions Photograph
Scale: None

Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36



- Erosion Prevention & Sediment Control Notes:**
1. Install silt sock system at perimeter of site to prevent erosion and sediment transport off site. Install additional measures if required by site conditions.
 2. Install according to manufacturer's recommendations.
 3. Use sand bags as required for installation on concrete or asphalt surfaces.



Property Overview	
Use	Residential, Duplex
Zone	Residential Corridor (RC)
Lot Area	+/- 4975 S.F.

Zoning Dimensional Requirements			
	Required	Proposed Construction	Notes
Lot Area	-	4,975 SF	
Minimum Front Setback	5'	5'	
Maximum Front Setback	20'	5'	
Minimum Side Setback	10% lot width (4'-10")	5'	Surveyor to Verify
Minimum Rear Setback	15'	15'	
Maximum Footprint	3,600 SF	3,155 SF	Per Burlington Zoning Ordinance, Table 4.4.5-2
Maximum Lot Coverage	80%	79.7%	
Maximum Height, Stories	4	4	
Maximum Height, Feet	50'	44'-6 1/2" +/-	

Note: Existing and proposed to verified by surveyor

Existing:

House	1,092 SF
Deck	34 SF
Side stoop	12 SF
Porch	175 SF
Shed	82 SF
<u>Driveway</u>	<u>461 SF</u>
Total:	1,856 SF

Lot Area: 4,975 SF

Existing Coverage $(1,856/4,975) \times 100 = 37.3\%$

Proposed:

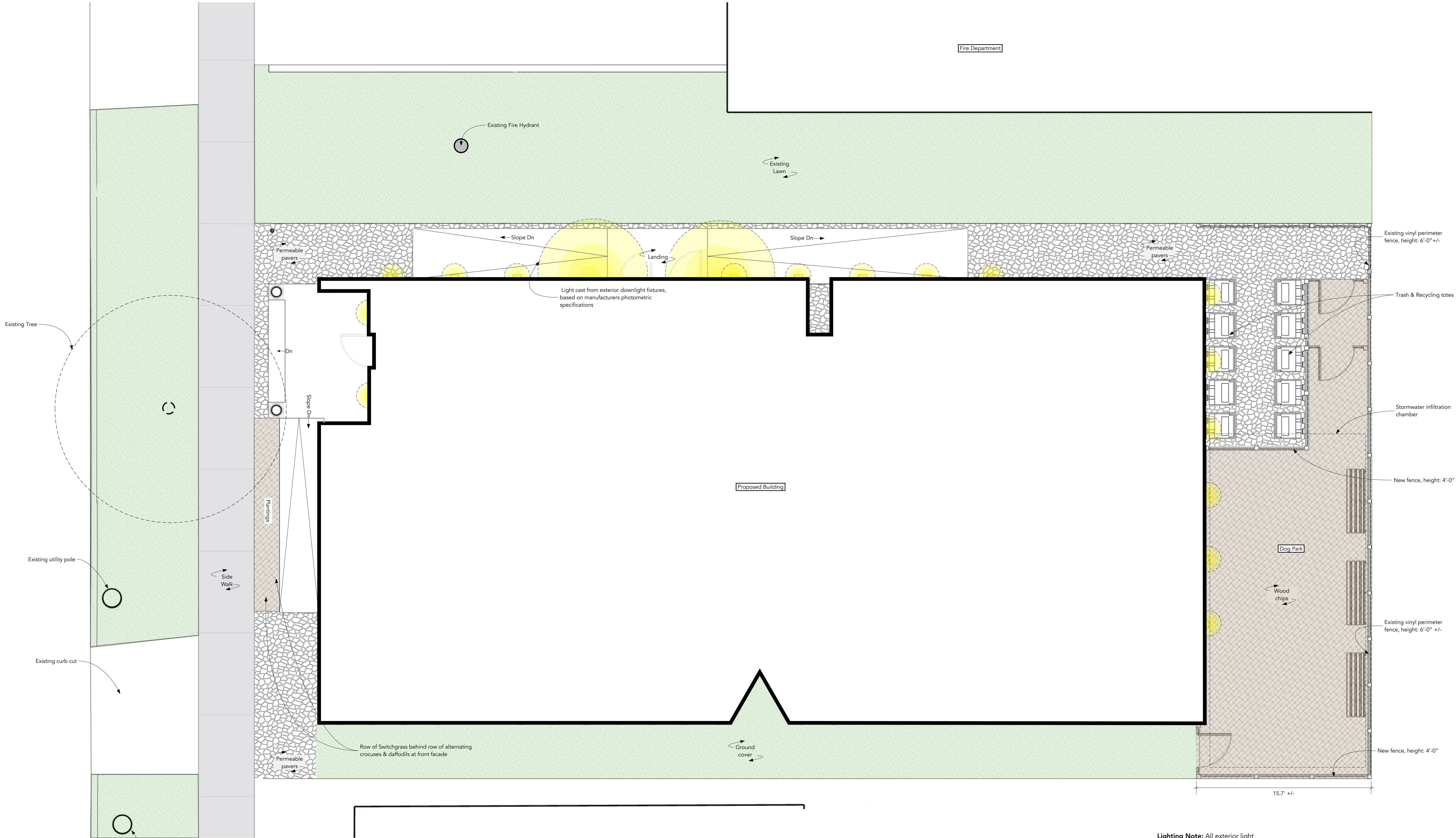
Building	3,155 SF
Trash	135 SF
<u>Walkway</u>	<u>673 SF</u>
Total:	3,963 SF

Lot Area: 4,975 SF

Proposed Coverage $(3,963/4,975) \times 100 = 79.7\%$

Impervious Lot Coverage:
 Building 3,155 SF
 Ramps/Stairs 365 SF
Total: 3,520 SF

Lot Area: 4,975 SF
 Proposed Impervious Lot Coverage $(3,520/4,975) \times 100 = 70.7\%$



Plantings Example Images



Daffodil / Narcissus



Crocus / Crocus spp



Switchgrass / Panicum Virgatum

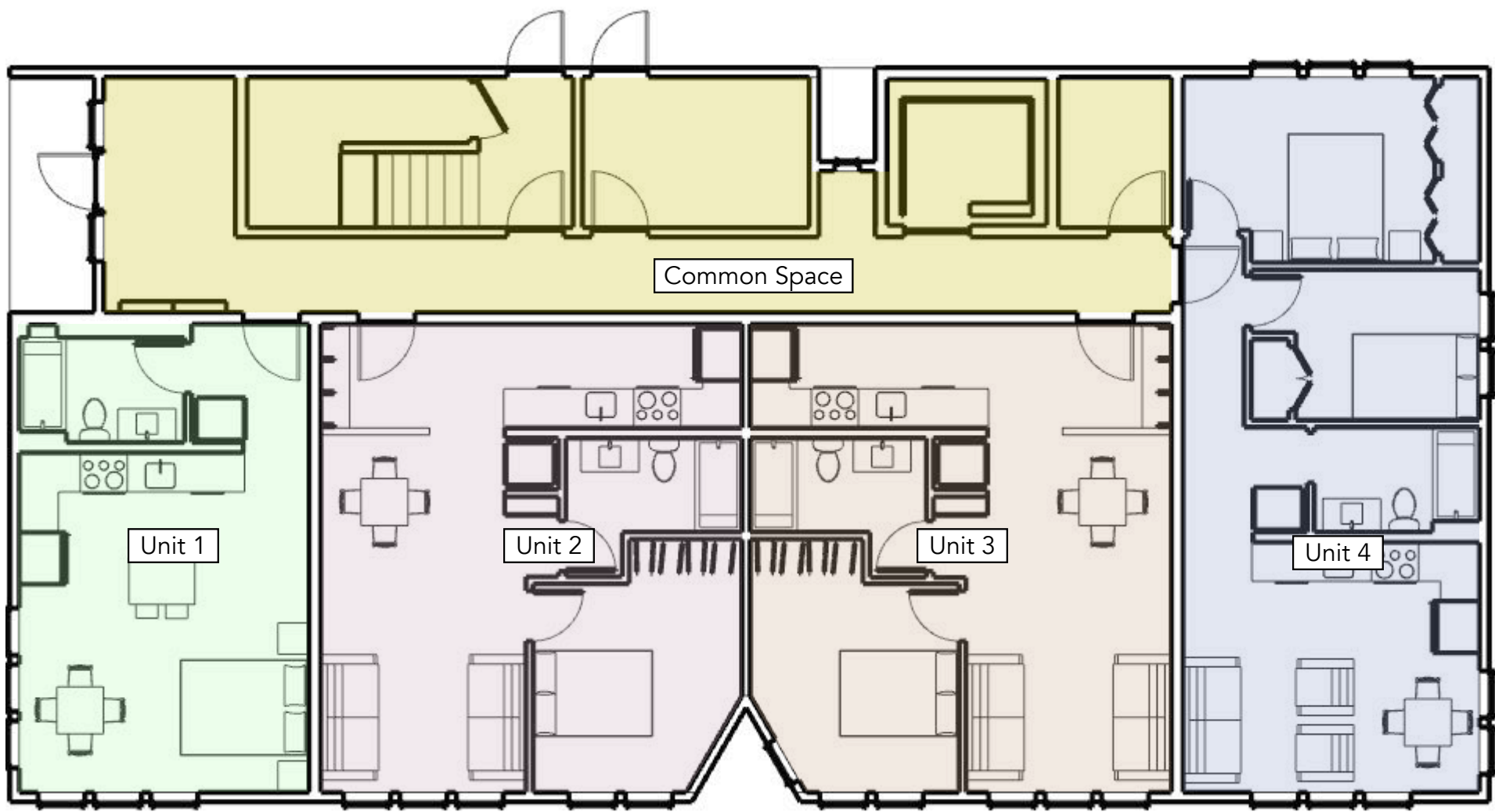


Ground Cover: Blue Star Creeper / Isotome Fluviatilis

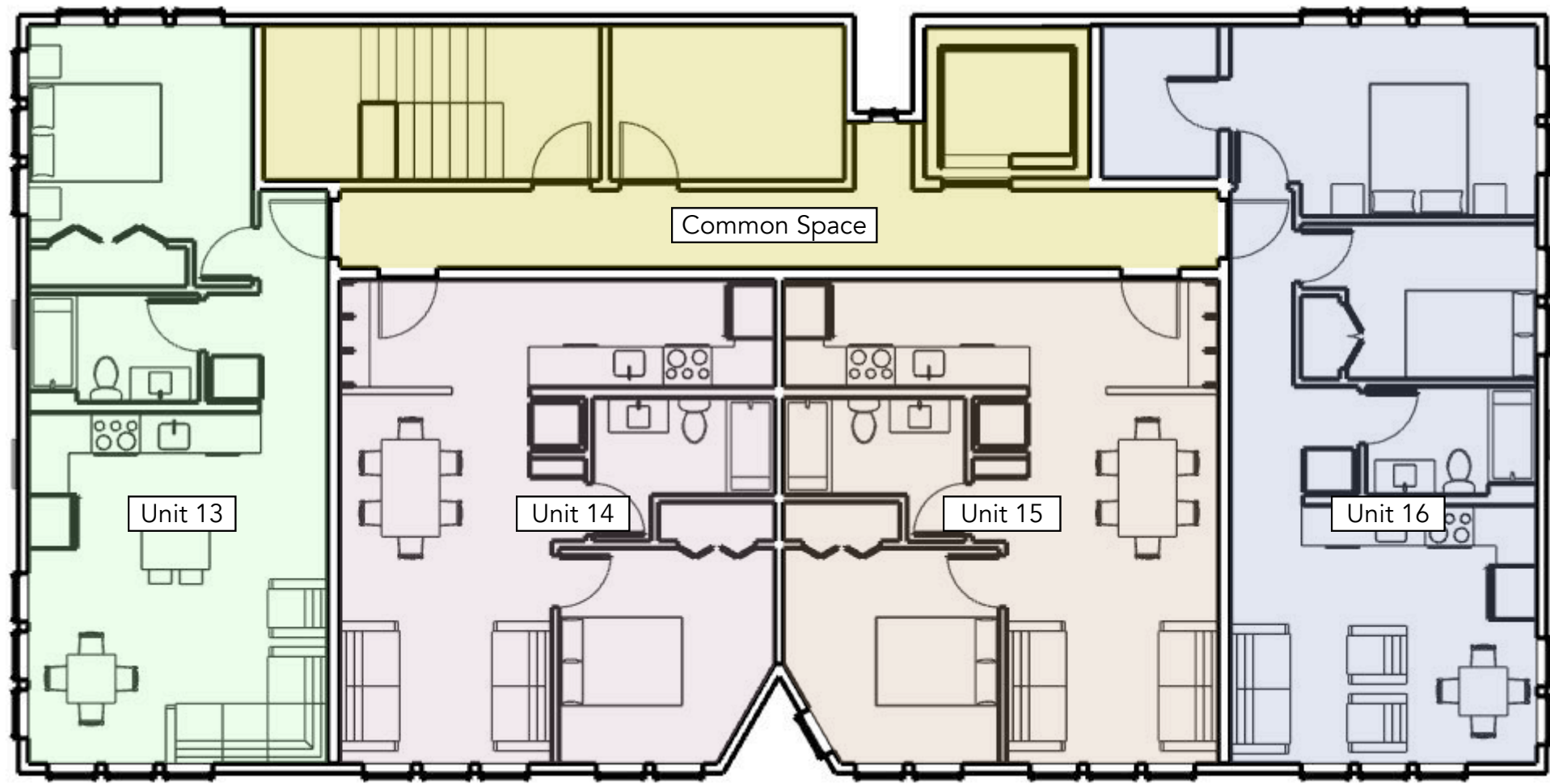
Lighting Note: All exterior light fixtures are "DarkSky" certified

Note: Schematic Design Only, Not for Construction

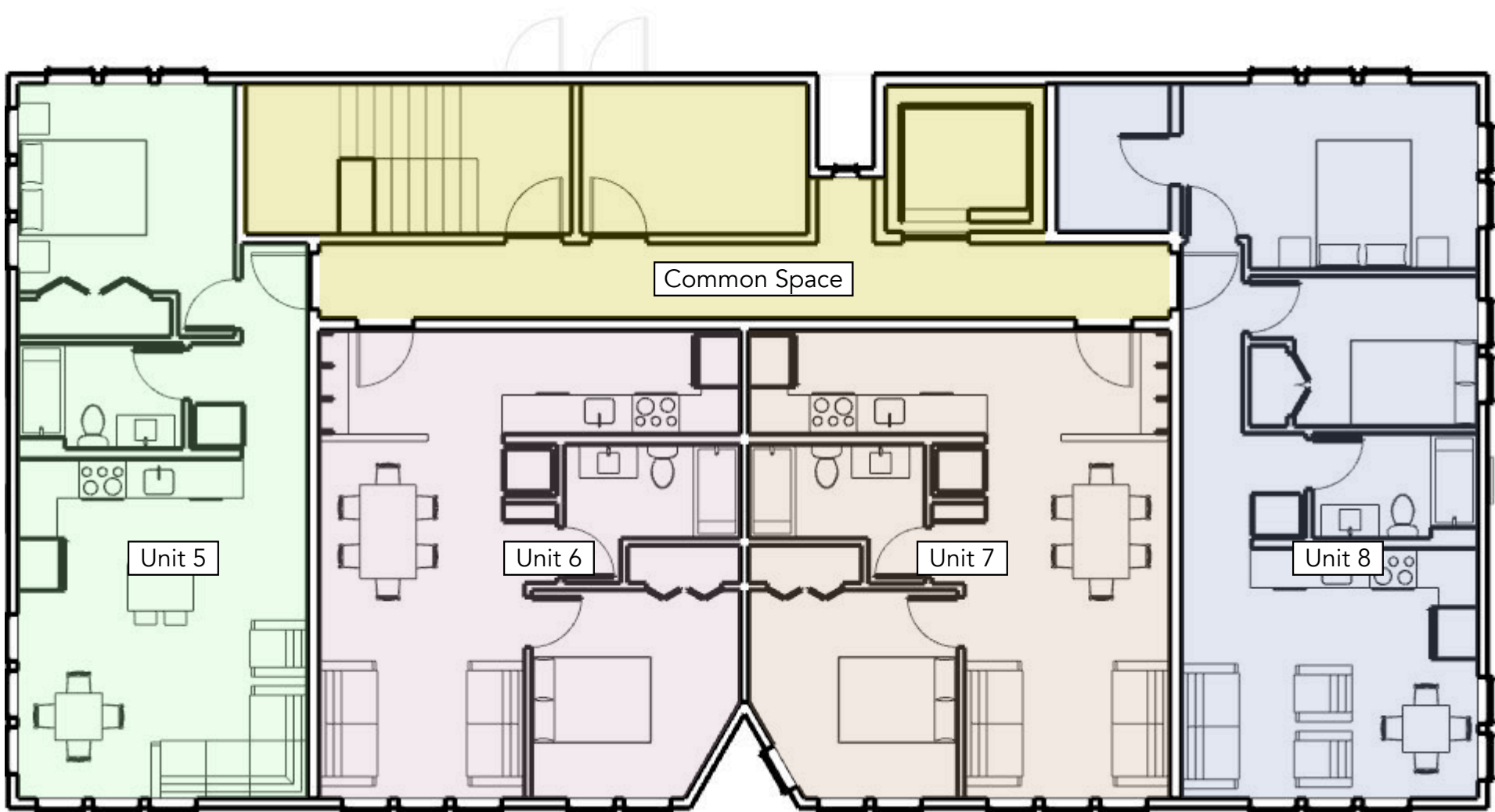
These drawings are to scale when printed on sheet size: 24x36



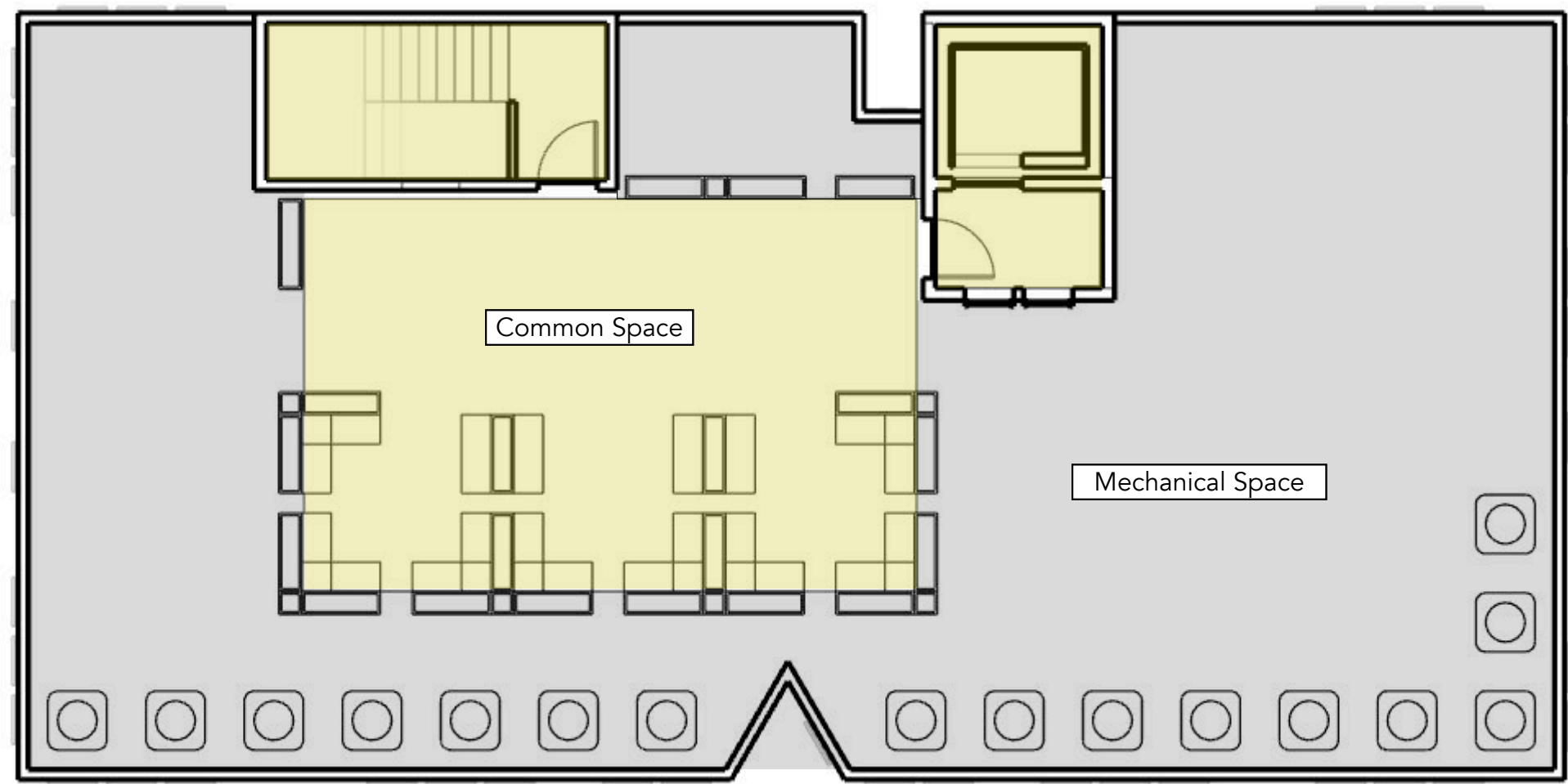
1 Plan - First Floor
Scale: 1/8" = 1'-0"



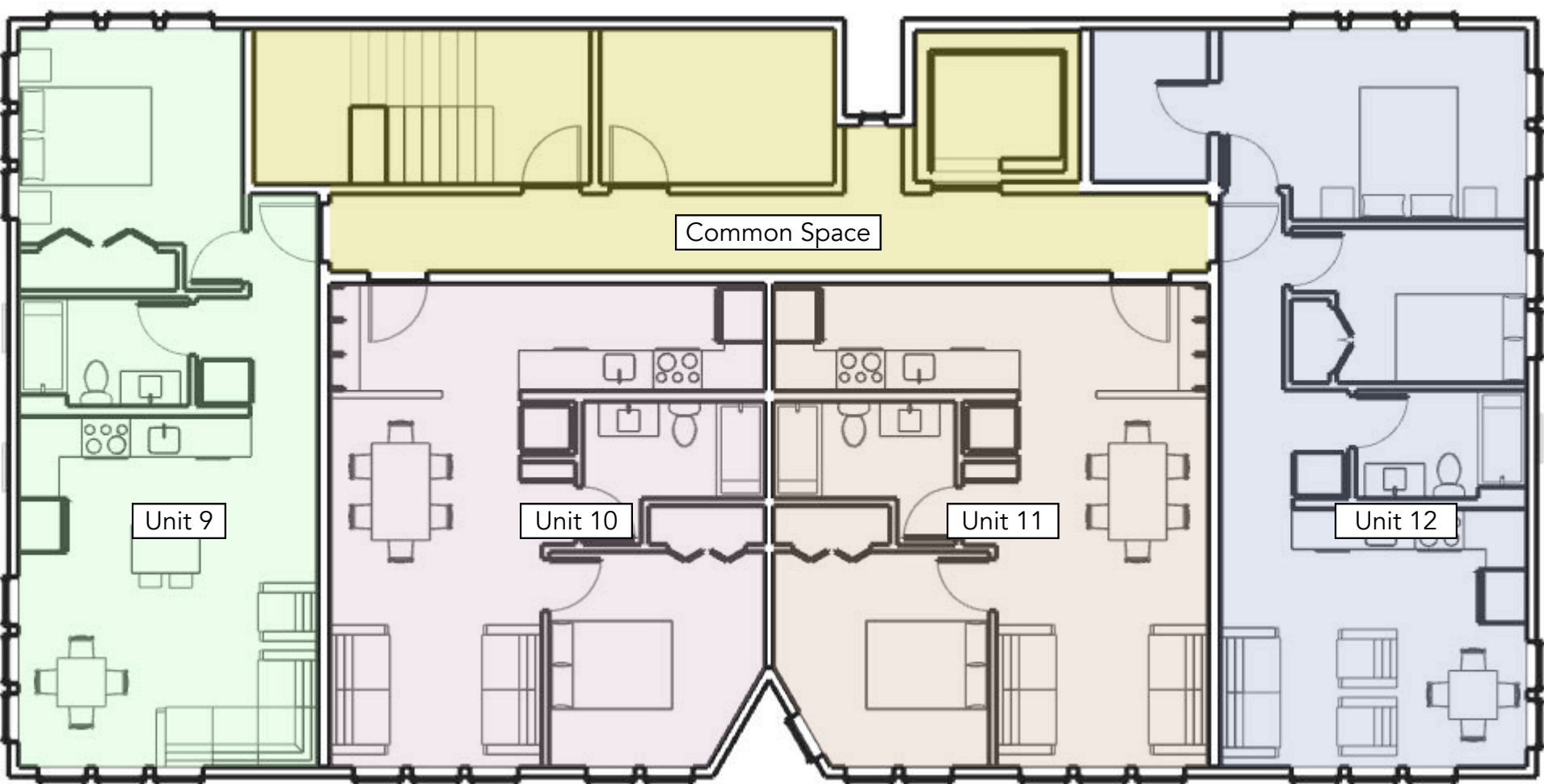
4 Plan - Fourth Floor
Scale: 1/8" = 1'-0"



2 Plan - Second Floor
Scale: 1/8" = 1'-0"



5 Plan - Roof
Scale: 1/8" = 1'-0"



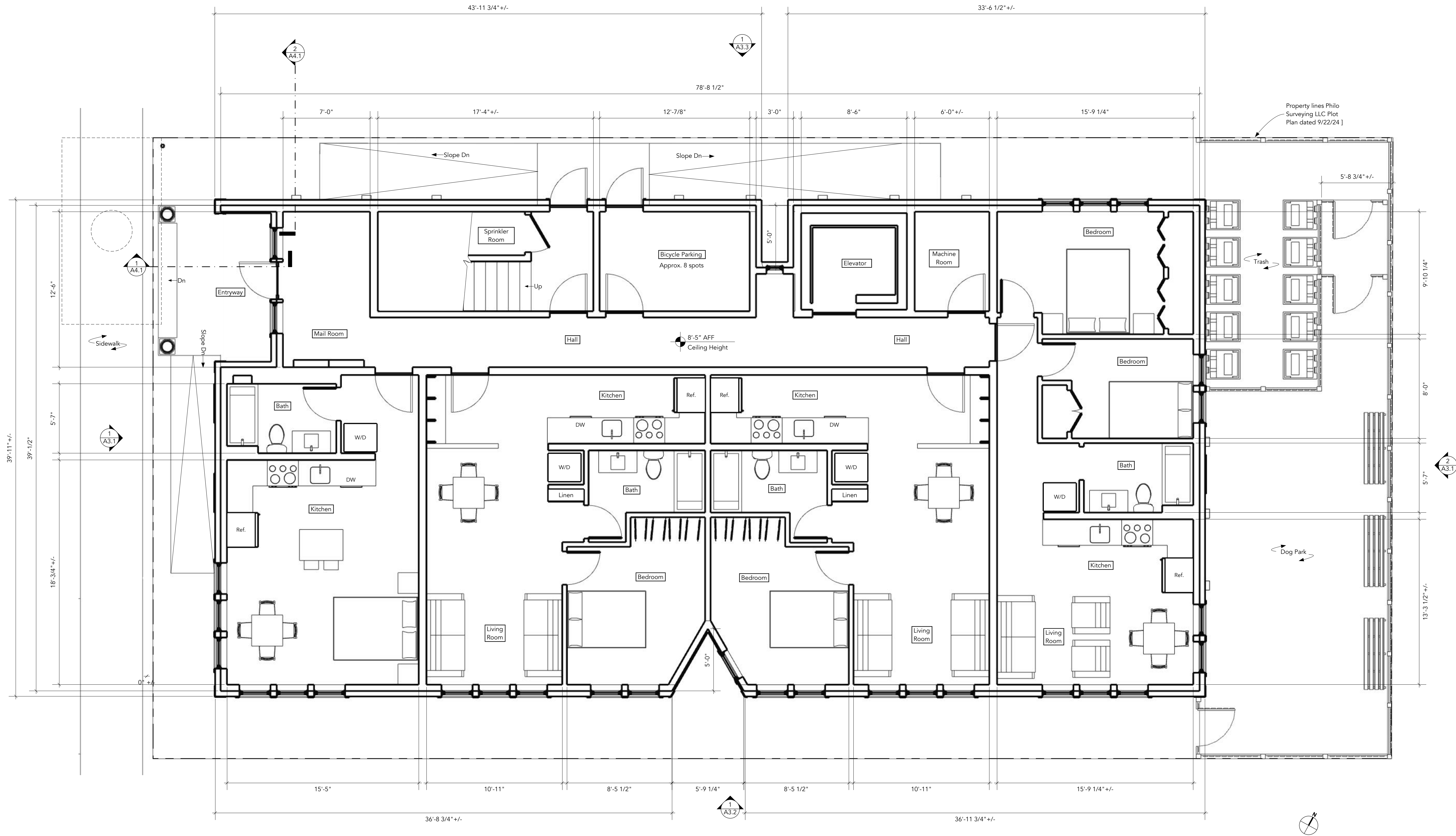
3 Plan - Third Floor
Scale: 1/8" = 1'-0"

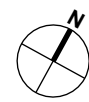
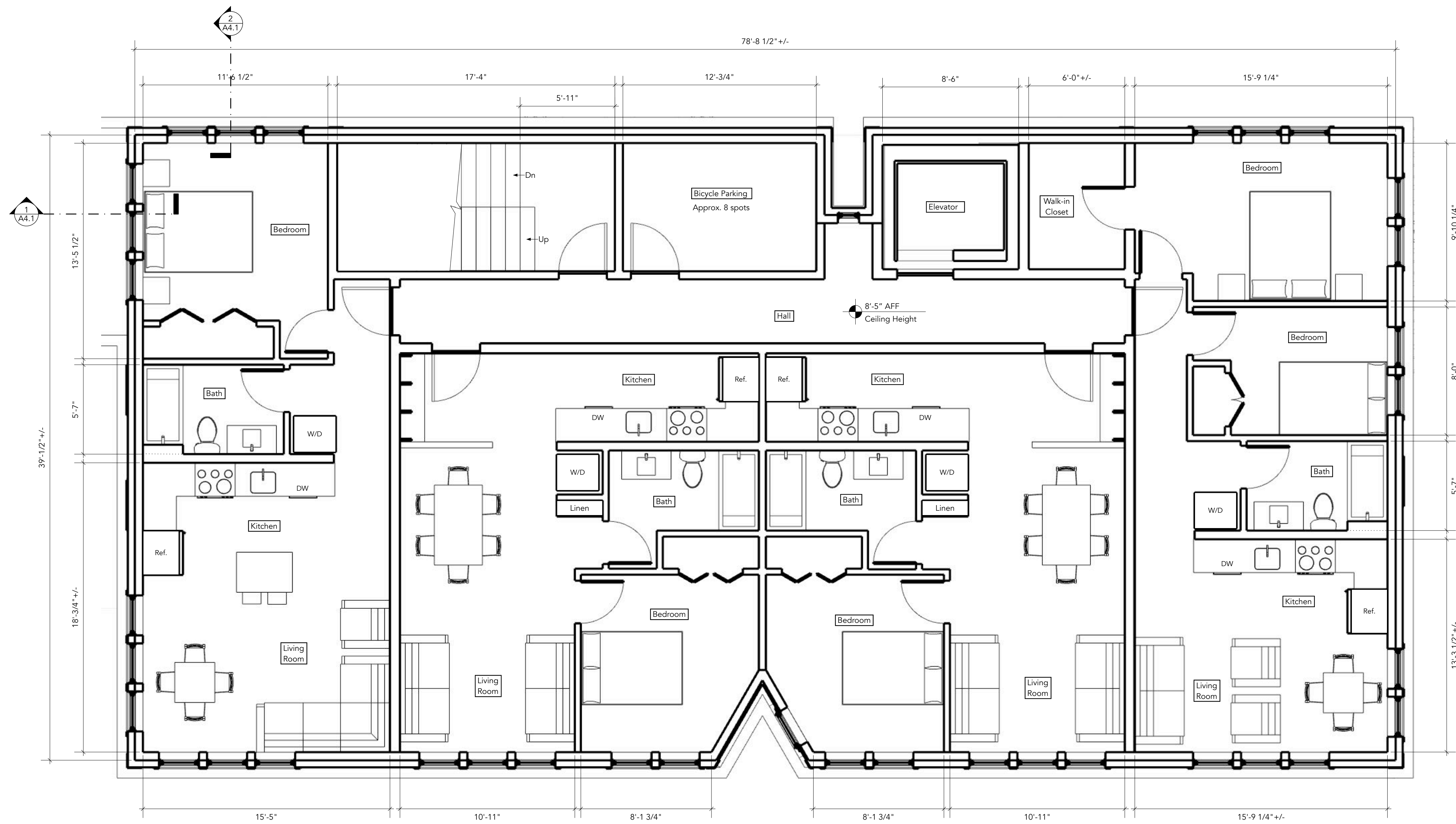
Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36

General Plan Notes:

- Except where otherwise noted, all floor plan dimensions and details are referenced as follows:
 - At exterior walls, dimensions to exterior face of framing or interior face of wallboard/plaster (not including tile layers, trim layers, nosing overhangs, etc.)
 - At interior walls, dimensions to centerline of partition framing or face of wallboard/plaster (not including tile layers, trim layers, nosing overhangs, etc.)
- VIF notes dimensions to be Verified in Field (often dependent on existing conditions), and discrepancies must be evaluated for impact on the design or constructibility.
- CLR (clear) notes critical required clear dimensions to be maintained
- Other common abbreviations include: AFF (above finish floor), OC (on center), TYP (typical), SIM (similar), TO (top of), BO (bottom of)
- Furniture is shown for reference only, owner will need to verify layout, dimensions and clearances based on final furniture selections.
- Exterior sheathing and siding layers may not be shown on floor plan drawings.





Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36

Second, Third, &
Fourth Floor Plan

Date: 6/23/2026

Scale: 1/4"=1'-0"

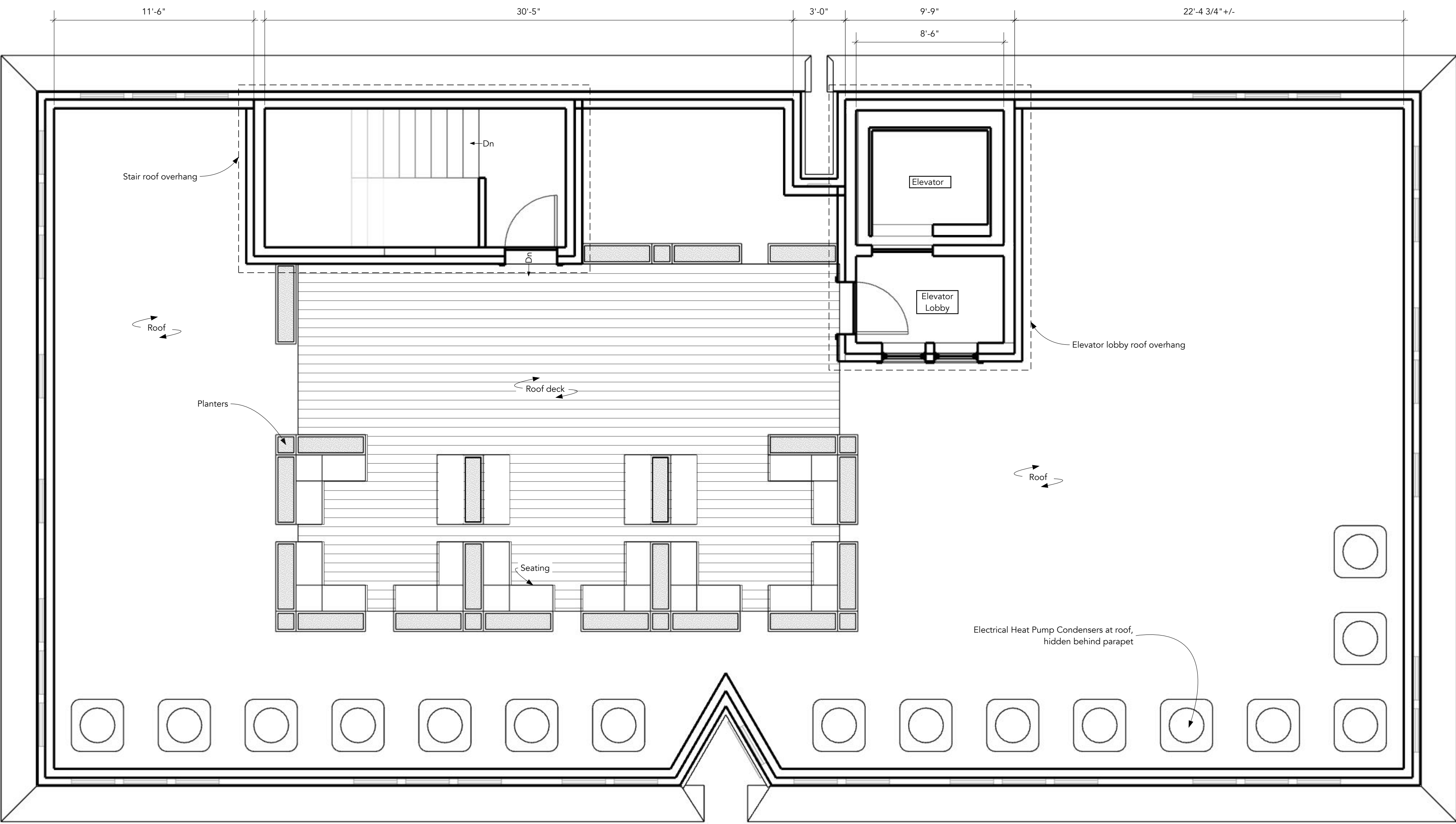
Project #: 24050

Sheet

A1.2

Missing Middle Housing New Construction
126 North Ave LLC
124-126 North Avenue
Burlington, VT 05401

Schematic Design Drawings



Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36

Roof Plan

Date: 6/23/2026

Scale: 1/4"=1'-0"

Project #: 24050

Sheet

A1.3

Missing Middle Housing New Construction
126 North Ave LLC
124-126 North Avenue
Burlington, VT 05401

Schematic Design Drawings



Exterior Trim Notes:

- All exterior trim, including fascia boards, rake boards, soffits, window and door casings, and column wraps to be composite material, painted or prefinished color: White

1 Exterior Elevation - Front
Scale: 1/4" = 1'-0"

2 Exterior Elevation - Rear
Scale: 1/4" = 1'-0"

Note: Schematic Design
Only, Not for Construction

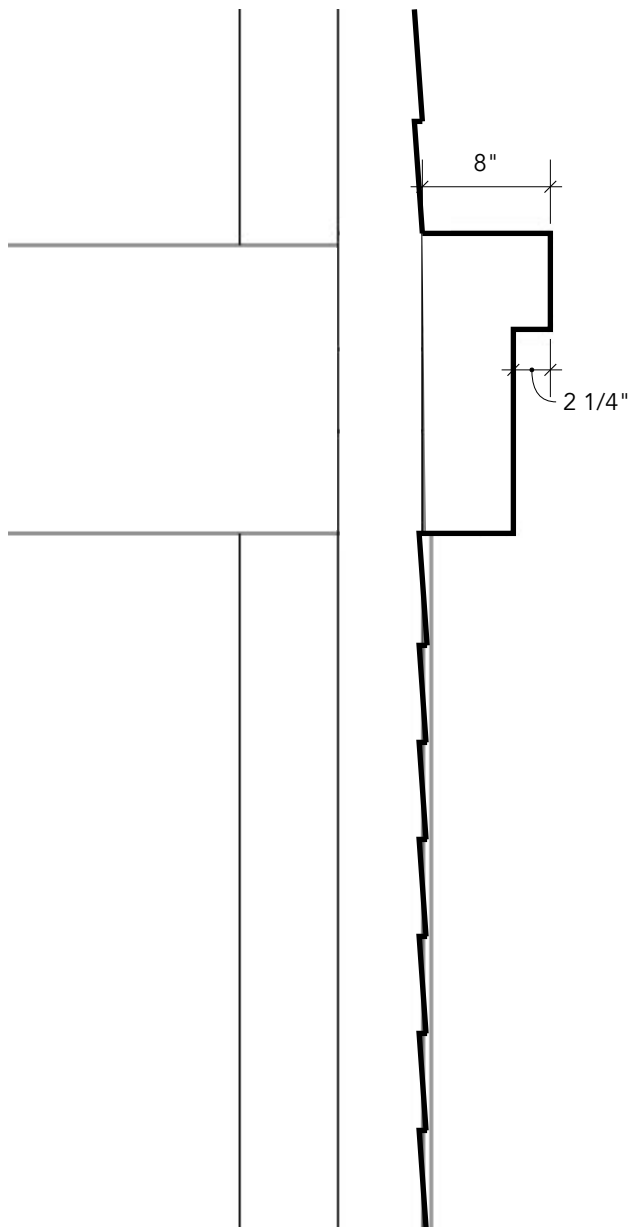
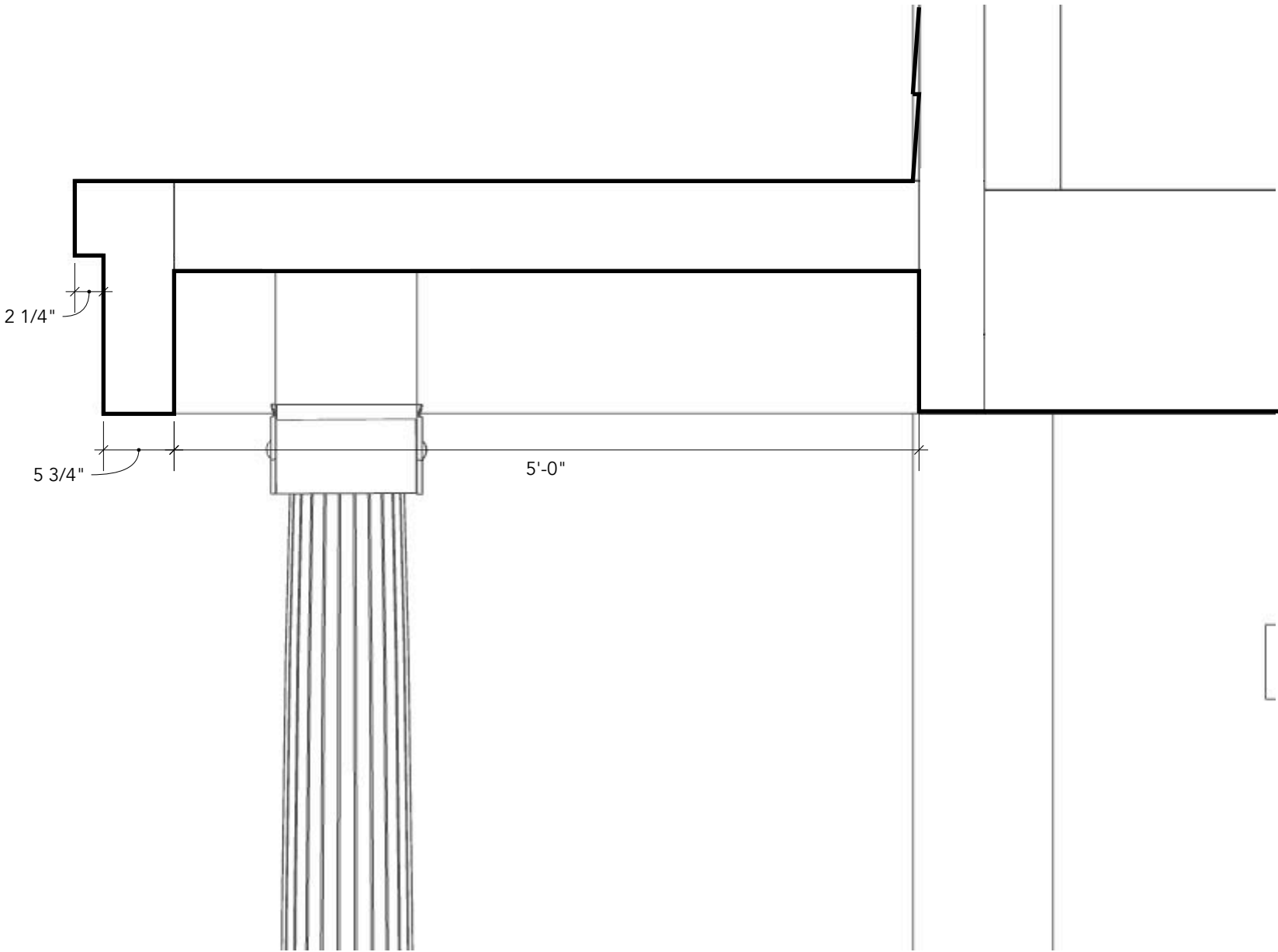
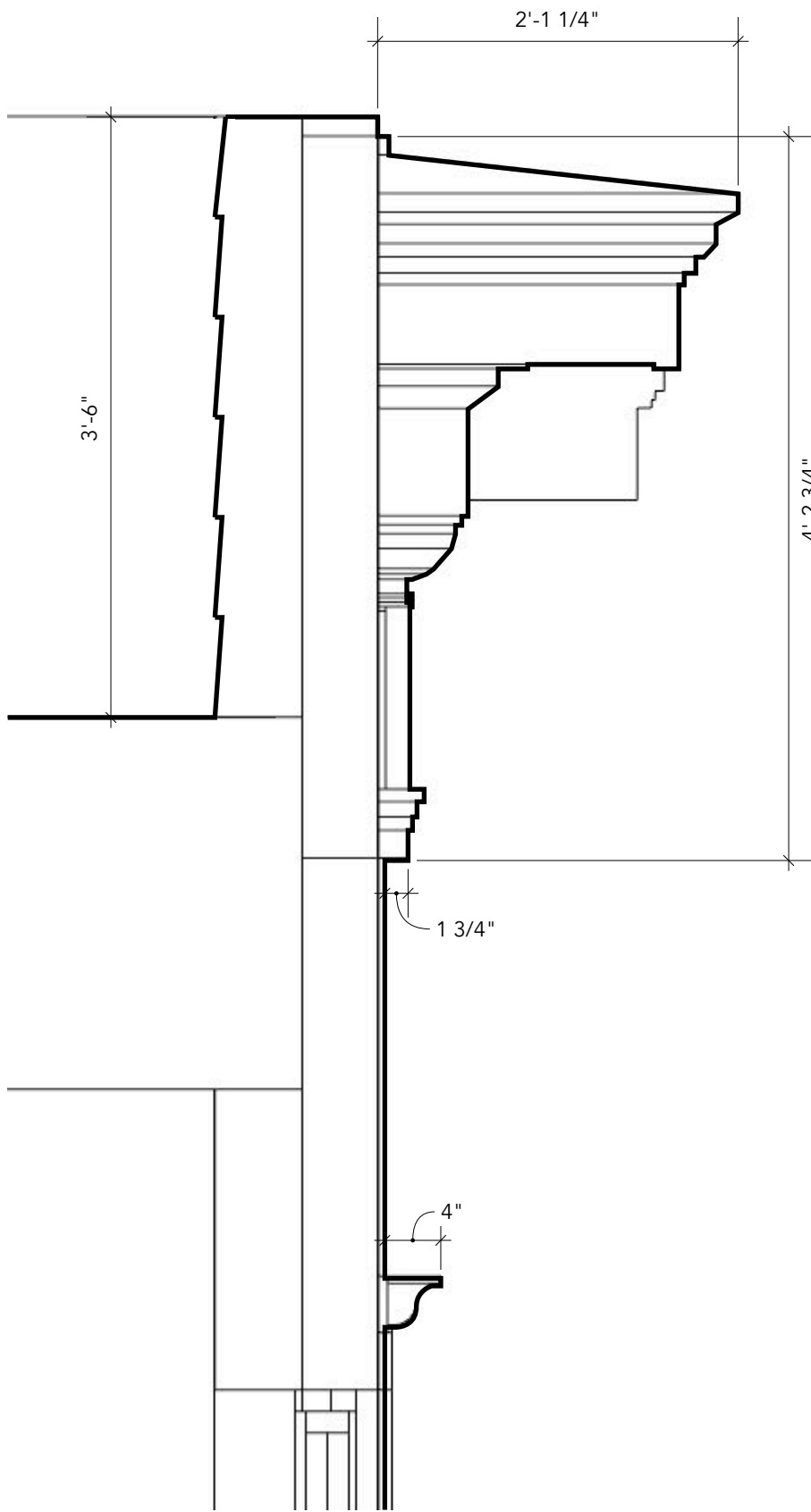
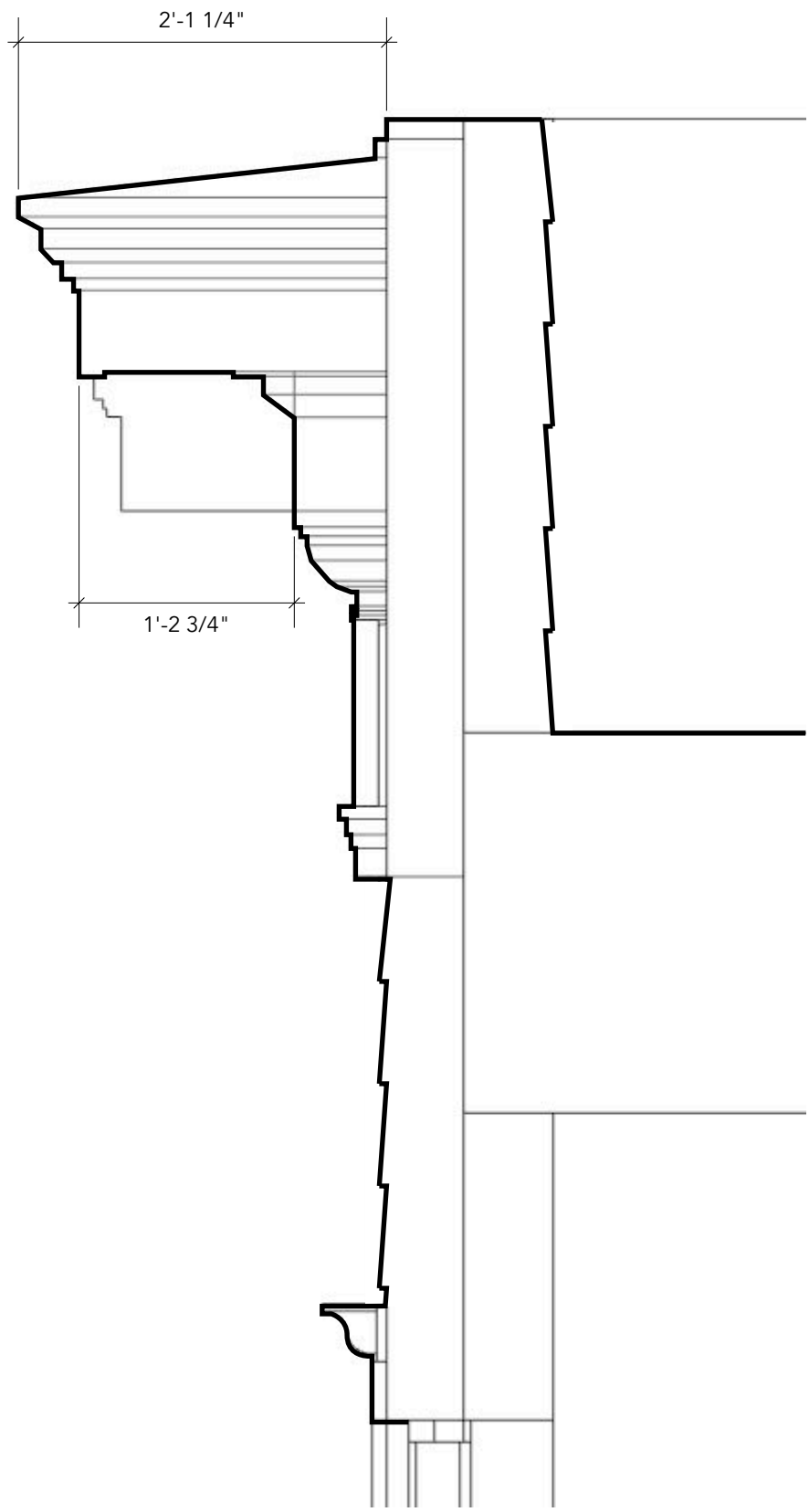
These drawings are to scale when printed on sheet size: 24x36





Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36



Note: Schematic Design
Only, Not for Construction

Exterior Door & Window Schedule																		
Tag	Count	Type	R.O. Width	R.O. Height	Mfr.	Series / Model	Unit or Size #	Glazing	Exterior Material & Finish	Interior Material & Finish	Grids (Layout)	Swing*	Jambs*	Sill	Hinges	Knobs, Levers, Handles & Locks	Screens	Notes
A	1	Exterior Door	3'-0"	6'-8"														
B	2	Fixed Window	2'-6"	6'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
C	16	Double hung Window	2'-6"	5'-0"	Pella	250 series	2-6/5-0				See Elevations	See Elevations						
D	30	Fixed Window	2'-6"	5'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
E	33	Casement Window	2'-6"	5'-0"	Pella	250 series	2-6/5-0				See Elevations	See Elevations						
F	33	Casement Window	2'-6"	5'-0"	Pella	250 series	2-6/2-6				See Elevations	See Elevations						
G	8	Casement Window	2'-6"	2'-6"	Pella	250 series	2-6/2-6				See Elevations	See Elevations						
H	4	Casement Window	2'-6"	2'-6"	Pella	250 series	2-6/2-6				See Elevations	See Elevations						
I	8	Fixed Window	2'-6"	4'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
J	4	Double hung Window	2'-6"	4'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
K	6	Casement Window	2'-6"	4'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
L	4	Double hung Window	2'-6"	4'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
M	3	Exterior Door	3'-0"	6'-8"														
* Note: Verify all swings and configurations based on floor plans, elevations, and framing as-built. Verify all jamb thicknesses based on existing and as-built wall framing.																		

Exterior Lighting Schedule								
Tag	Count	Location	Mfr.	Description	Item no.	Finish	DarkSky Compliant	Bulb
W1	4	Outdoor Entryway	Hinkley	Wall Mount Barn light	FORGE 12070BK	Black	Yes	100W equivalent LED
W2	TBD	Outdoor Walkway	Hinkley	Down light Wall Mount Lantern	ATLANTIS 1646SK-LL	Satin Black	Yes	75W equivalent LED
W3	3	Outdoor Post lamp	Hinkley	Post Mount Lantern	FORGE 12071BK	Black	Yes	100W equivalent LED

Exterior Siding & Trim Schedule						
Location	Mfr.	Description	Item no.	Finish	DarkSky Compliant	Bulb
1st Floor Exterior siding	LP Corp.	Erlenmeyer Outdoor Sconce	307716-1006	Coastal Black	Yes	60W equivalent LED
2nd, 3rd, 4th, and Roof level siding	LP Corp.	Pathfinder	52120ABZ	Architectural Bronze	Yes	15W LED

Window Hardware

C	Classic
S	Standard
P	Premium

Bifold Pass Through

S

P

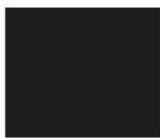
Elegant hinged handle allows for easy operation of a modern bifold pass through window.



Pass Through Handle

Finishes:







White

Black

Satin Nickel



Passive Panel Unkeyed

Finishes:





Black

Satin Nickel

Casement & Awning

Our casement and awning hardware folds neatly out of the way so it won't interfere with roomside window treatments.



Fold-Away Crank

Color-Matched Finishes:







White

Almond

Fossil

Sliding, Single- & Double-Hung

Pella's cam-action locks pull the sashes against the weatherstripping for a tighter seal. Optional AutoLock hardware automatically locks the window when it is shut, simply close the sash and confirm it latches.

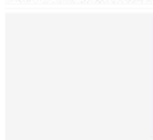


Cam-Action Lock



AutoLock

Color-Matched Finishes:







White

Almond

Fossil

Window Limited Opening Devices

Limited opening devices restrict how far a window sash can open. For single- and double-hung windows, a vent stop can be engaged or disengaged manually and restricts how far the bottom sash can open. For casement and awning windows, stainless steel limited opening devices are available. Window Opening Control Devices (WOCDs) comply with safety standards and allow for ventilation, emergency escape and rescue when released. Color-matched WOCDs are available on single- and double-hung windows, while stainless steel WOCDs are available on casement and awning windows.



Vent Stop



Window Opening Control Device

Color-Matched Finishes:







White

Almond

Fossil

Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36



haven

ARCHITECTS, LLC

171 Butler Street
First Floor, Annex
Burlington, VT 05401
802.310.4774

Missing Middle Housing New Construction
126 North Ave LLC
124-126 North Avenue
Burlington, VT 05401

Schematic Design Drawings

Schedules

Date: 6/23/2026

Scale: None

Project #: 24050

Sheet

A7.0

Page 49 of 89

Siding Products:



**COLORFUL SIDING.
BEAUTIFUL FINISH.**

**LP® SMARTSIDE® EXPERTFINISH®
TRIM & SIDING**

The advanced durability you expect from LP® SmartSide® Trim & Siding comes in ExpertFinish® colors. Your homeowners will love choosing colors to match their style—and you'll love the fast and easy installation that comes with LP SmartSide ExpertFinish Trim & Siding.

- ExpertFinish Lap Joint eliminates the need for seam caulk, joint molds, or pan flashing
- Now available in brushed smooth and cedar texture
- Advanced Durability for Longer Lasting Beauty®
- Available in 16 versatile colors that will complement most any home's style
- Industry-leading 5/15/50 year prorated limited warranty: 5-year labor and materials, 15-year finish, and 50-year substrate
- Comes in a variety of SKUs and finishes

Snowscape White

Sand Dunes

Desert Stone

Quarry Gray

Peoria Clay

Terra Brown

Harvest Honey

Redwood & Cedar

Garden Sage

Redwood Red

Londra Gray

Summit Blue

Rapids Blue

Green Steel

Midnight Shadow

Polys Black



For complete product and warranty details, visit LPCorp.com/ExpertFinish

All colors shown are representative and may not be an exact match.

Products Available in LP® SmartSide® ExpertFinish® Colors

Lap Joint Siding

- 38 Series 6" x 16" ~ 5.84 in. (148 mm) x 192 in. (4,9 m)
- 38 Series 8" x 16" ~ 7.84 in. (199 mm) x 192 in. (4,9 m)

Trim

- 440/540 Series 4" x 16" ~ 3.50 in. (89 mm) x 192 in. (4,9 m)
- 440/540 Series 6" x 16" ~ 5.50 in. (140 mm) x 192 in. (4,9 m)
- 440/540 Series 8" x 16" ~ 7.21 in. (183 mm) x 192 in. (4,9 m)
- 440/540 Series 10" x 16" ~ 9.21 in. (234 mm) x 192 in. (4,9 m)
- 440/540 Series 12" x 16" ~ 11.21 in. (285 mm) x 192 in. (4,9 m)
- 190 Series 3" x 16" ~ 2.5 in. (64 mm) x 192 in. (4,9 m)

Shakes

Reversible staggered or straight edge

- 38 Series 12" x 48" ~ 11.624 in. (296 mm) x 48.63 in. (1,2 m) *

Panel - NOSE

Dual use siding and soffit panel

- 38 Series 4" x 8" ~ 47.88 in. (1216 mm) x 59 in. (1,5 m)
- 38 Series 4" x 10" ~ 42.88 in. (1091 mm) x 130 in. (3,3 m) *

Nickel Gap

- Nickel Gap 8" x 16" ~ 7.88 in. (200 mm) x 192 in. (4,9 m)

Vertical Siding

- 38 Series 16" x 16" ~ 15.94 in. (405 mm) x 192 in. (4,9 m)

Soffit

Closed or vented

- 38 Series 12" x 16" ~ 11.94 in. (303 mm) x 192 in. (4,9 m)
- 38 Series 16" x 16" ~ 15.93 in. (405 mm) x 192 in. (4,9 m)
- 38 Series 20" x 16" ~ 20.94 in. (532 mm) x 192 in. (4,9 m)

Outside Corners

- 540 Series 4" x 16" ~ 3.5025 in. (89 mm) x 192 in. (4,9 m)
- 540 Series 6" x 16" ~ 5.5025 in. (140 mm) x 192 in. (4,9 m)

J-Blocks

- 540 Series 7.25" x 7.25" ~ 7.21 in. (183 mm) x 7.21 in. (183 mm)

Mini Splits

- 540 Series 7.25" x 6.75" ~ 7.21 in. (183 mm) x 6.75 in. (171 mm)

*Only Available in Cedar Texture. Not all products available in all colors.

 We're not just building for the future, we are pioneering new generations and creating specific habitats for the benefit of all generations to come.

All photos are for illustrative purposes only. Please refer regularly to LPCorp.com for correct end up to date product installation instructions.

5/15/50 YEAR WARRANTY

LP SmartSide®
ExpertFinish® TRIM & SIDING

For complete product and warranty details, visit LPCorp.com/ExpertFinish

© 2023 Louisiana-Pacific Corporation. All rights reserved. Sustainability features, trademarks and associated logos are registered trademarks of the Sustainable Forestry Initiative, Inc. All other trademarks are owned by Louisiana-Pacific Corporation. Printed in the US.

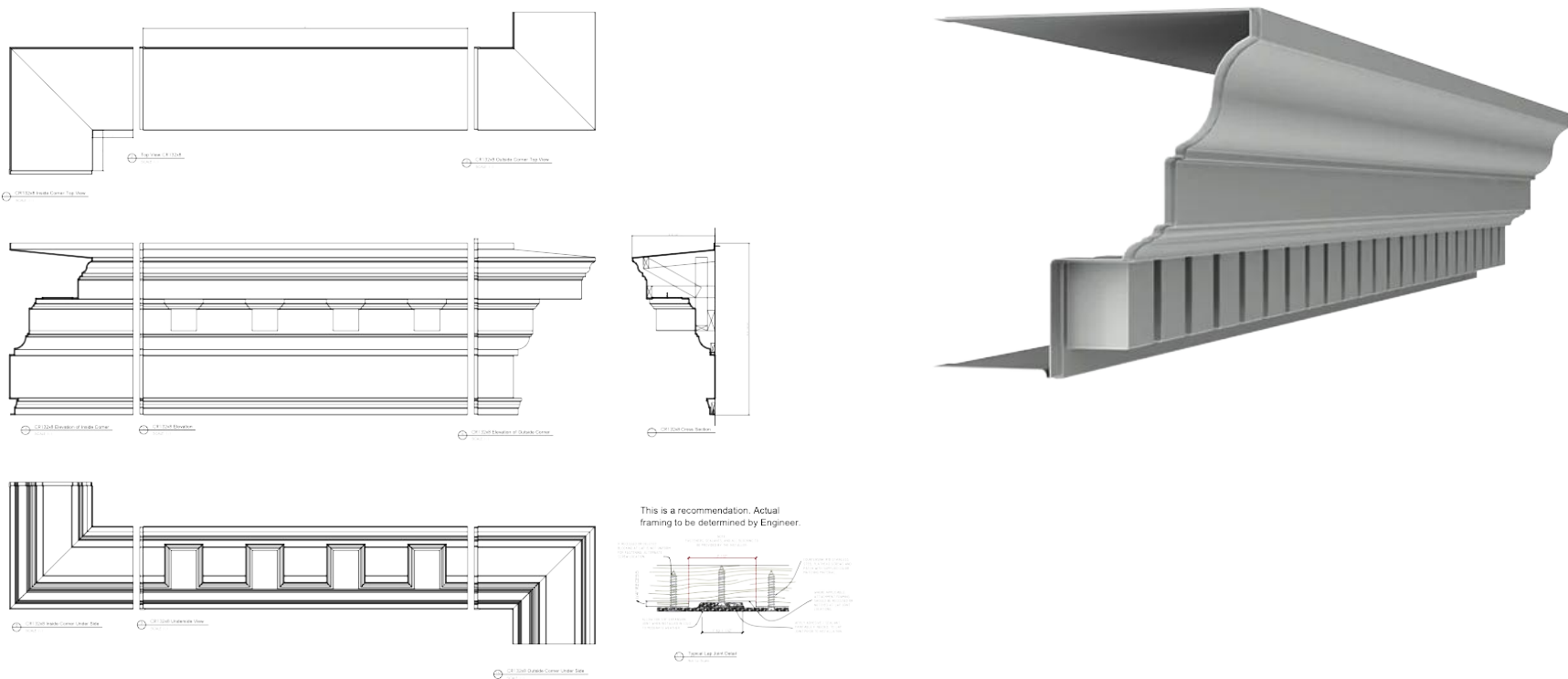
LPC00884-01/25

Cornice Specs:

Fiberglass Cornice by: Royal Corinthian
Profile: CR132x8
4' 2-13/16" H x 2' 1/2" P x 96" L

Available in:
Paint Grade (white gel coat finish)
Pre-Finished (colored gel coat)
Stone Finish (textured or smooth)
Granite Finish (smooth granite look)

Manufactured by: Royal Corinthian
T. 888-265-8661
F. 888-344-2937
www.royalcorinthian.com
royalcor@royalcorinthian.com



Greek Ionic Column Specs (Manufacturer- Royal Corinthian):

RoyalCast & RoyalStone Column Specifications							
Column Diameter	Bottom Shaft Dia.	Top Shaft Dia.	Bead Height	Cut At Bead Loss	First Ring	Average Wall Thickness	Available Heights (feet)
	(A)	(B)	(C)	(D)	(E)		
8"	7-1/2"	6-3/8"	3/4"	4"	-	3/8"	8, 9, 10, 12
8"	8"	7"	1-3/8"	5-1/2"	2-11/8"	3/8"	8
8"	7-5/8"	6-5/8"	7/8"	4-1/4"	-	3/8"	8, 9, 10
10"	9-1/2"	8-5/8"	3/4"	5"	-	3/8"	8, 9, 10, 12
10"	10-1/8"	9-1/4"	1-1/4"	6"	2-7/8"	3/8"	7
10"	10-1/8"	9-1/4"	1-3/8"	7-5/8"	2-7/8"	3/8"	8
10"	10-1/8"	9"	1-1/4"	5-7/8"	2-7/8"	3/8"	8, 9
10"	9-1/4"	8-1/2"	5/8"	5-1/2"	-	3/8"	8, 9, 10, 12, 14, 16
12"	11-1/2"	9-11/8"	7/8"	6"	-	3/8"	8, 9, 10, 12
12"	12-1/16"	10-1/8"	7/8"	5-3/4"	3-5/8"	3/8"	8
12"	12"	10-1/8"	7/8"	5-3/8"	3-1/2"	3/8"	8, 9
12"	11-5/8"	10"	1-5/8"	5-1/4"	3-1/2"	3/8"	8, 9, 10, 12
14"	13-5/8"	11-3/4"	1-1/8"	7-1/2"	4-5/8"	1/2"	8, 9, 10, 12
16"	15-5/8"	13-7/16"	1-1/4"	8"	4-3/4"	1/2"	8, 9, 10, 12
16"	15-7/8"	13-1/2"	1-1/2"	7-3/4"	4-3/4"	1/2"	8, 9, 10, 12, 14, 16, 18, 20
18"	17-1/2"	15-1/4"	1-3/8"	8-1/2"	5-3/8"	1/2"	8, 9, 10, 12, 14, 16, 18, 20
20"	19-3/4"	17"	2"	9-1/2"	5-1/2"	1/2"	8, 9, 10, 12, 14, 16, 18, 20, 22
24"	23-5/8"	19-3/4"	2-1/2"	12-1/8"	7-5/8"	5/8"	8, 9, 10, 12, 14, 16, 18, 20, 22, 24
30"	29-11/16"	24-3/4"	1-7/8"	14-11/16"	8-13/16"	3/4"	8, 9, 10, 12, 14, 16, 18, 20, 22, 24, 26
36"	35-3/4"	29-3/4"	2-1/2"	16"	10-1/2"	1"	8, 9, 10, 12, 14, 16, 18, 20, 22

**These molds are used only by specific request.*

Average wall thickness applies only to RoyalCast. RoyalStone tends to be slightly thicker walled and RoyalLite thinner, yet it is pound for pound stronger than steel. GFRG specs are available by request.

Column Capital (Manufacturer- Royal Corinthian):

Greek Erechtheum						
Number		Outside Diameter	Inside Diameter	Height	Abacus	Scroll to Scroll
1007	*	5	3-1/2	3-1/4	6-3/4	8-1/2
1008	*	6-1/4	4-1/2	3-3/4	7-3/4	11-3/4
1012	*	8	6-1/2	5-1/4	10-1/2	15
1013		9	7	5-1/2	12	17-1/2
1014	*	9-1/2	7-1/2	6	12	17-1/4
1016	*	10	8-1/4	6-1/4	14-1/2	21
1017	*	11-1/2	9	6-3/4	15	20-1/2
1018	*	12-3/4	10-1/2	7	15	21
1019	*	14-1/2	12-1/2	9	17-1/2	26
1020	*	15-1/4	13-1/4	10-1/2	22	29
1021	*	16-1/2	14	10	22-1/2	29
1023	*	18	15	11	26	36
1024		19-1/2	17	11-1/4	26	36-1/4
1025	*	20-1/2	18	13	30-1/2	43
1026		22	20	13	32-1/2	43
1029	*	25	22	15	31	45-1/2
1033		30-1/4	27	19-1/4	42-1/2	60-1/2

* Available in Square. All dimensions in inches. Weights vary depending on material chosen. Additional caps and bases are available online.



ROUND



SQUARE

Toll-Free: (888) 265-8661 • Fax: (888) 344-2937 • www.royalcorinthian.com • royalcor@royalcorinthian.com

Walkway Lights:



ATLANTIS
EXTRA SMALL DOWN LIGHT WALL MOUNT LANTERN
1648SK-L
Atlantis features a modern design with two color tones for ultimate urban sophistication. Constructed of solid aluminum, Atlantis provides the complement to contemporary architecture.

HINKLEY

HINKLEY
10000 PV Oak Parkway
Acorn, LA 70402
PHONE: (888) 483-8800
Toll Free: 1 (800) 448-0039
hinkley.com

Entryway Lights:



FORGE
LARGE WALL MOUNT BARN LIGHT
12070SK
Inspired by a lighting industry staple barn light, Forge features a classic industrial styling that is reminiscent of the elements. Whether it is used in barn settings, entrance area or corridors, Forge is built to last with an industrial steel base. Part of the Coastal Elements Collection, Forge is available in a variety of anti-fading finishes that are resistant to rust and corrosion with a 5-year warranty.

HINKLEY

HINKLEY
10000 PV Oak Parkway
Acorn, LA 70402
PHONE: (888) 483-8800
Toll Free: 1 (800) 448-0039
hinkley.com

MSZ-FS12NA & MUZ-FS12NA
12,000 BTU/H DELUXE WALL-MOUNTED INDOOR UNIT
12,000 BTU/H HYPER-HEATING OUTDOOR UNIT



Job Name: _____ Date: _____
System Reference: _____



Indoor Unit: MSZ-FS12NA
Outdoor Unit: MUZ-FS12NA

INDOOR UNIT FEATURES

- Slim wall-mounted indoor units provide zone comfort control
- Dual Barrier Coating applied to the heat exchanger, vanes and fan to prevent hydrophilic and hydrophobic dirt build-up
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
 - 3D i-see Sensor® enables advance features:
 - Indirect or Direct Airflow for personalized comfort
 - Absence Detection for energy-saving mode
- Double Vane features
 - Separates airflow to deliver air across a large area
 - Simultaneously deliver to air separate sections of a room
 - Generates more comfortable natural airflow pattern
- Multiple control options available
 - Back-lit screen handheld remote controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Triple-action Filtration: Nano Platinum Filter, Deodorizing Filter, & Electrostatic Anti-Allergy Enzyme Filter
- Hot-Start Technology: no cold air rush at equipment startup or when restarting after Defrost Cycle
- Quiet operation

OUTDOOR UNIT FEATURES

- INVERTER driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- H2i plus™ performance offers 100% heating capacity at -5° and 70% to 81% heating capacity at -13° F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life

SPECIFICATIONS: MSZ-FS12NA & MUZ-FS12NA

Cooling at 85°F	Maximum Capacity	BTU/H	13,000
	Rated Capacity	BTU/H	12,000
	Minimum Capacity	BTU/H	2,500
	Maximum Power Input	W	1,150
Heating at 67°F	Rated Power Input	W	870
	Maximum Removal	Perish	1.2
	Sensible Heat Factor		0.83
	Power Factor (208V / 230V)	%	94.0 / 94.0
Heating at 17°F	Maximum Capacity	BTU/H	21,000
	Rated Capacity	BTU/H	12,000
	Minimum Capacity	BTU/H	3,700
	Maximum Power Input	W	1,580
Heating at 5°F	Rated Power Input	W	850
	Power Factor (208V / 230V)	%	94.0 / 94.0
	Maximum Capacity	BTU/H	17,410
	Rated Capacity	BTU/H	2,500
Heating at -5°F	Maximum Power Input	W	1,850
	Maximum Capacity	BTU/H	610
	Maximum Power Input	W	14,000
	Maximum Capacity	BTU/H	1,780
Heating at -13°F	Maximum Capacity	BTU/H	12,300
	Maximum Capacity	BTU/H	11,000
	SEER2		26.3
	EEER2		13.9
Efficiency	HSPF2 [W]		11.1
	COP at 47°F		4.24
	COP at 17°F at Maximum Capacity		2.74
	COP at 5°F at Maximum Capacity		2.24
Electrical	COP at -13°F at Maximum Capacity		2.23
	ENERGY STAR® Certified		Yes
	Voltage, Phase, Frequency	V AC	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187 - 253
Voltage, Indoor - Outdoor, S1-S2	Voltage, Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	KA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	15
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
Power Supply	MCA	A	1.2
	Fan Motor Full Load Amperage	A	5.65
	Fan Motor Type	DC Motor	
	Airflow Rate at Cooling, Dry	CFM	137 - 167 - 221 - 304 - 424
Airflow Rate at Cooling, Wet	Airflow Rate at Heating, Dry	CFM	117 - 143 - 190 - 261 - 364
	Sound Pressure Level [Cooling]	dBA	155 - 226 - 292 - 397 - 454
	Sound Pressure Level [Heating]	dBA	21 - 24 - 29 - 36 - 44
Drain Pipe Size	Sound Pressure Level [Heating]	dBA	21 - 24 - 32 - 38 - 43
	Coating on Heat Exchanger	in. [mm]	5/8 [15.8]
	External Finish Color	Mural	10Y 9/20 2
	Unit Dimensions	W x D x H in. [mm]	36-7/16 x 9-3/8 x 12-11/16 [924 x 234 x 326 (x17)]
Package Dimensions	Unit Weight	Lbs. [kg]	29 [13.5]
	Package Weight	Lbs. [kg]	34 [15.4]
	Cooling Intake Air Temp (Maximum / Minimum)*	°F	90 DB - 73 WB / 67 DB - 57 WB
	Heating Intake Air Temp (Maximum / Minimum)	°F	80 DB / 70 DB
Indoor Unit Operating Temperature Range	NOTES		
	AHRI Rated Conditions		
	(Rated data is determined at a fixed compressor speed)		
	Cooling (Indoor / Outdoor)	°F	80 DB - 67 WB / 95 DB - 75 WB
Conditions	Heating at 47°F (Indoor / Outdoor)	°F	70 DB - 60 WB / 47 DB - 43 WB
	Heating at 17°F (Indoor / Outdoor)	°F	70 DB - 60 WB / 17 DB - 15 WB
	Heating at 5°F (Indoor / Outdoor)	°F	70 DB - 60 WB / 5 DB - 4 WB
	Heating at -5°F (Indoor / Outdoor)	°F	70 DB - 60 WB / -5 DB - 4 WB
Heating at -13°F (Indoor / Outdoor)	Heating at -13°F (Indoor / Outdoor)	°F	70 DB - 60 WB / -13 DB - 14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp. Maximum / Minimum)
*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions
**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures, Heating Thermal Lock-out / Re-start Temperatures)
*System cuts out in heating mode to avoid thermostat error and automatically restarts at these temperatures

SPECIFICATIONS: MSZ-FS12NA & MUZ-FS12NA

Outdoor Unit	MCA	A	10.0
	MCCP	A	15
	Fan Motor Full Load Amperage	A	0.5
	Fan Motor Output	W	85
Airflow Rate [Cooling / Heating]	Refrigerant Control	CFM	1215 / 1201
	Defrost Method		LEV
	Coating on Heat Exchanger	Reverse Cycle	Blue Fin Coating
	Sound Pressure Level: Cooling	dBA	49
Sound Pressure Level: Heating	Sound Pressure Level: Heating	dBA	51
	Compressor Type		Two Rotary
	Compressor Model		SNB14CFQUM1
Compressor Rated Load Amps	Compressor Locked Rotor Amps	A	9.2
	Compressor OIL (Type / Charge)	A	7.4
	External Finish Color	Isr	FV505 / 0.35
	Base Part Number		Mural 29 / 8.1.1
Unit Dimensions	Unit Dimensions	W x D x H in. [mm]	Optional
	Package Dimensions	W x D x H in. [mm]	31-1/2 x 11-1/4 x 21-5/8 [800 x 285 x 550]
	Unit Weight	Lbs. [kg]	37 x 15 x 24 [120 x 380 x 630]
	Package Weight	Lbs. [kg]	85 [37.5]
Outdoor Unit Operating Temperature Range	Cooling Thermal Lock-out / Re-start Temperatures**	°F	90 (40.5)
	Heating Thermal Lock-out / Re-start Temperatures**	°F	115 DB - 14 DB
	Cooling Air Temp. Maximum / Minimum*	°F	-4 / 0
	Heating Air Temp. Maximum / Minimum	°F	75 DB - 65 WB / -13 DB - 14 WB
Refrigerant	Type		R410A
	Pre-Charged Refrigerant Amount	Lbs. [kg]	2.0 / 3.0
	Maximum Pre-Charged Piping Length	ft. [m]	25 [7.6]
	Additional Refrigerant Charge Per Additional Piping Length	oz. Ft. [g/m]	0.215 [20]
Piping	Gas Pipe Size O.D. (Flared)	in. [mm]	3/8 [9.52]
	Liquid Pipe Size O.D. (Flared)	in. [mm]	1/4 [6.35]
	Maximum Piping Length	ft. [m]	65 [20]
	Maximum Height Difference	ft. [m]	40 [12]
NOTES	Maximum Number of Bends		10
	AHRI Rated Conditions		
	(Rated data is determined at a fixed compressor speed)		
	Cooling (Indoor / Outdoor)	°F	80 DB - 67 WB / 95 DB - 75 WB
Conditions	Heating at 47°F (Indoor / Outdoor)	°F	70 DB - 60 WB / 47 DB - 43 WB
	Heating at 17°F (Indoor / Outdoor)	°F	70 DB - 60 WB / 17 DB - 15 WB
	Heating at 5°F (Indoor / Outdoor)	°F	70 DB - 60 WB / 5 DB - 4 WB
	Heating at -5°F (Indoor / Outdoor)	°F	70 DB - 60 WB / -5 DB - 4 WB
Heating at -13°F (Indoor / Outdoor)	Heating at -13°F (Indoor / Outdoor)	°F	70 DB - 60 WB / -13 DB - 14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp. Maximum / Minimum)
*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions
**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures, Heating Thermal Lock-out / Re-start Temperatures)
*System cuts out in heating mode to avoid thermostat error and automatically restarts at these temperatures

INDOOR UNIT ACCESSORIES: MSZ-FS12NA

Control Interface	CN24 Relay Kit		☐ CN24RELAYKIT-CN2
	IT Extender		☐ PAC-WH501IE-E
	kumo cloud® for kumo cloud®		☐ PAC-WH501HC-E
	System BACnet® and Modbus® Interface		☐ PAC-LKPRC001-CN-1
Remote Sensor	Thermostat Interface		☐ MAC-134F-E
	Thermostat Interface		☐ PAC-US44CN-1
	USNAP Adapter		☐ PAC-WH501UP-E
	Wireless Interface for kumo cloud®		☐ PAC-US44H502-WF-2
Wireless Remote Controller	Wireless Remote Sensor		☐ AG1EAA007
	Wireless temperature and humidity sensor for kumo cloud®		☐ PAC-US44H503-TH-1
	Deluxe Wired MA Remote Controller		☐ PNR-40MAAU
	Simple Wireless Wind Remote Controller		☐ PAC-S0W01RC-1
Wireless Remote Controller	Simple MA Remote Controller		☐ PNR-F153RCU-J
	Touch MA Controller		☐ PNR-C701MAU-SB
	kumo touch® "Red,INK" Wireless Controller		☐ NRK2
	Lockdown bracket for remote controller		☐ RCMKPF1CB
Condensate	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) (recommended)		☐ X87-721
	Blue Diamond (Monoblock) Mini Condensate Pump (115/208/230V) up to 16,000 BTU/H		☐ X85-003
	Blue Diamond Alarm-Extension Cable — 6.5 Ft.		☐ C13-192
	Blue Diamond Multi-Tank — collection tank for use with multiple pumps		☐ C21-014
Disconnect Switch	Blue Diamond Sensor Extension Cable — 15 Ft.		☐ C13-103
	Drain Pan Level Sensor/Control		☐ S5610E
	Face Kit for Monoblock Pump, mounts the Monoblock and sensor directly behind indoor unit		☐ T18-016
	Reflex Condensate Pump (190-240 VAC)		☐ GDBH-I
Filter	Seaworm Condensate Pump		☐ COM68
	Electro Static Anti-Allergy Enzyme Filter		☐ S039-230
	Platinum Deodorizing Filter		☐ PAC-M530W
	15 x 14" x 15 / 3/8" Lenses (Two-Tube Insulation)		☐ MAC-3309F-E
Lenses	32 x 14" x 32 / 3/8" Lenses (Two-Tube Insulation)		☐ ML514312T-30
	52 x 14" x 52 / 3/8" Lenses (Two-Tube Insulation)		☐ ML514312T-50
	65 x 14" x 65 / 3/8" Lenses (Two-Tube Insulation)		☐ ML514312T-65
	NOTES		
	Requires MAC-134F-E		
	MA Series SE-ETP Recessed Ceiling Cassette, Floor mount and Wall mount		
	Allows indoor units to connect to an MA Controller		
	Deluxe MA Remote Controller		
	Simple MA Controller		
	Touch MA Controller		

Specifications are subject to change without notice.

© 2023 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.

Specifications are subject to change without notice.

© 2023 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.

Specifications are subject to change without notice.

© 2023 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.

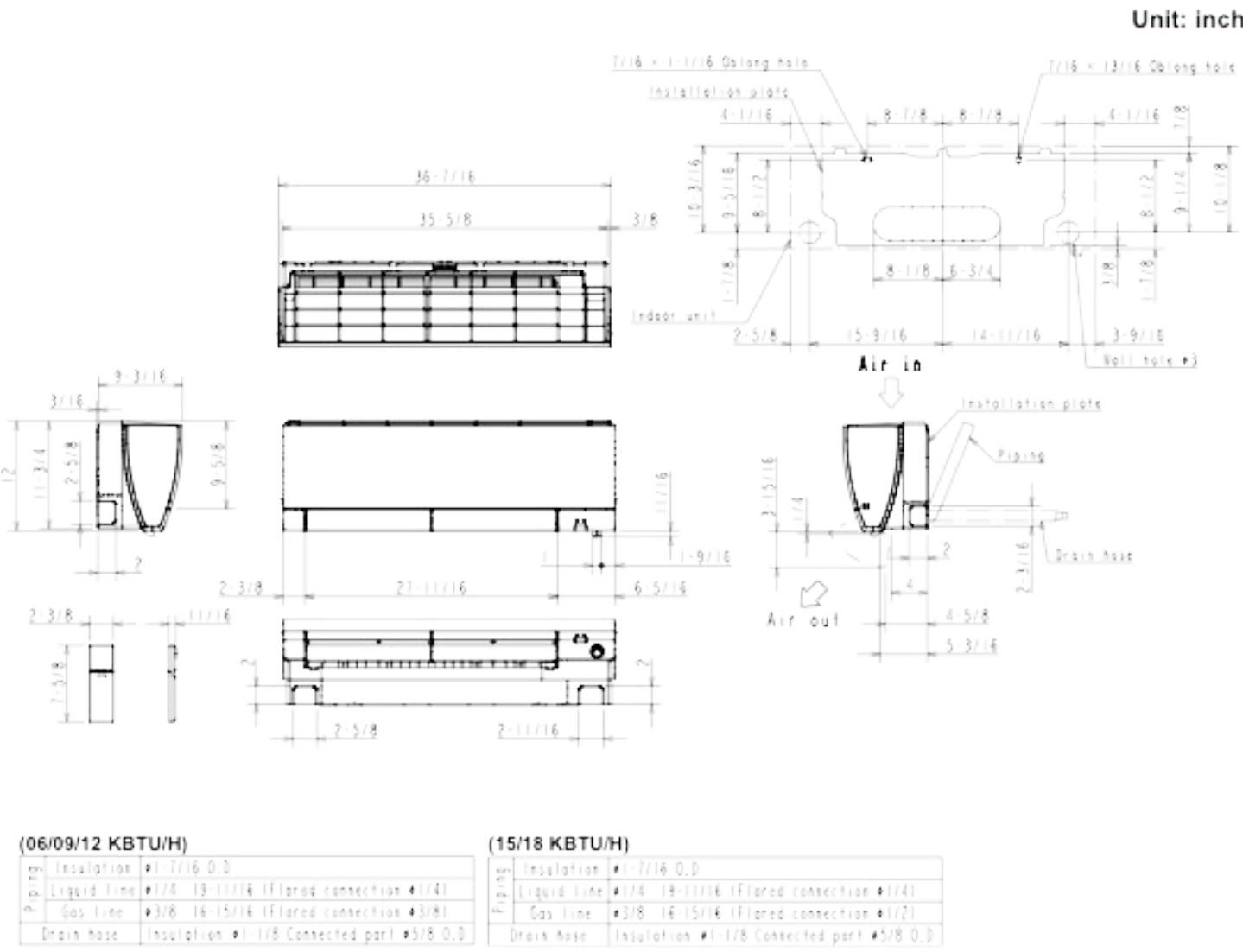
Specifications are subject to change without notice.

© 2023 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.

OUTDOOR UNIT ACCESSORIES: MUZ-FS12NA

Controls/Service Tool	M & P-Series Maintenance Tool Cable Set	☐ M21EC0397
	USB/UART Conversion Cable (Required for all laptop connection)	☐ M21EC1397
	Drain Socket	☐ MAC-K11DS
	Heat Guard	☐ HG-B4
Mini-Split Wire	14 Gauge, 4 wire Mini-Split Cable—250 ft. roll	☐ S144-250
	14 Gauge, 4 wire Mini-Split Cable—50 ft. roll	☐ S144-50
	16 Gauge, 4 wire Mini-Split Cable—250 ft. roll	☐ S164-250
	16 Gauge, 4 wire Mini-Split Cable—50 ft. roll	☐ S164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	☐ ULTRULTE1
	Outdoor Unit 3-1/4 inch Mounting Base (Flare) - Plastic	☐ DSD-400P
	Optional Defrost Heater	☐ MAC-640BH-U
	18" Single Fan Stand	☐ QSM51801M
Stand	24" Single Fan Stand	☐ QSM52401M
	Condenser Wall Bracket	☐ QSWB00096-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWB55
	Outdoor Unit Stand — 12" High	☐ QSM51201M

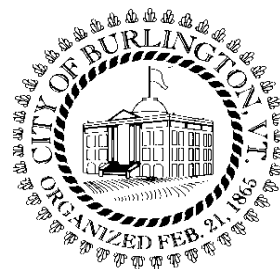
INDOOR UNIT DIMENSIONS: MSZ-FS12NA



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
Kirk Dressing, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Zoning Compliance Officer*



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-26-293
Location: 227 North Champlain Street
Date: July 14, 2026

File: ZP-26-293
Location: 227 North Champlain Street
Tax ID: 044-1-128-000
Zone: RM **Ward:** 2
Date application accepted: June 16, 2026
Applicant/ Owner: Kate Lasko & Tyler Bolles
Request: Proposed replacement of an existing garage with a two-story Accessory Dwelling Unit (ADU) consisting of a studio/hobby space with additional living space.

Background:

- **Zoning Permit 20-825 / 21-0541CA;** Replace three-bay window on first floor and double hung window on second floor. December 2020.
- **Zoning Permit 17-810 / 18-0525CA;** Heat pump with piping. December 2017.
- **Zoning Permit 11-350 / 11-0987CA;** Remove front concrete steps and relace with new composite steps, new metal railing and new central porch posts. June 2011.
- **Non-Applicability of Zoning Permit Requirements 09-807NA;** Remove and replace 2 wood windows with new wood tilt-pack sash kits to match existing size, location and muntin configuration. May 2009.

Overview: 227 North Champlain Street is a c. 1930 Single family Bungalow constructed by Hauke, with a c. 1942 detached accessory structure. This application proposes the demolition of the detached structure/garage with erection of a two story ADU that includes storage. Both the house and garage are listed on the Vermont State Register of Historic Resources.

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site plan Design Standards
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.

No natural features are identified on the site plan. The replacement structure is approximately in the same location as the existing garage.

(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.

No changes to topography are identified on the plans. The degree of ground disturbance will require an Erosion Prevention and Sediment Control Plan.

(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 important public views from or through this parcel.

(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

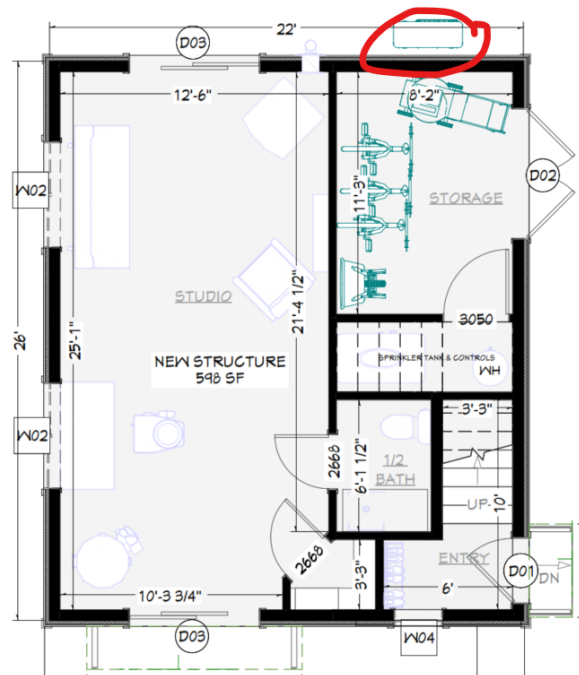
information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8 (b), 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.



Floor plans define installation of a wood stove, but a second floor airhandler. A compressor is illustrated on Sheet 4, west elevation; and the Sheet 5, floor plan. The compressor should be added to the overall site plan as well.

Burlington's Thermal Heating Ordinance ([Article V: Thermal Heating Systems](#)) applies to the new building.

(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).

227 North Champlain Street is not listed on DEC's Brownfield list.

(g)Provide for nature's events:

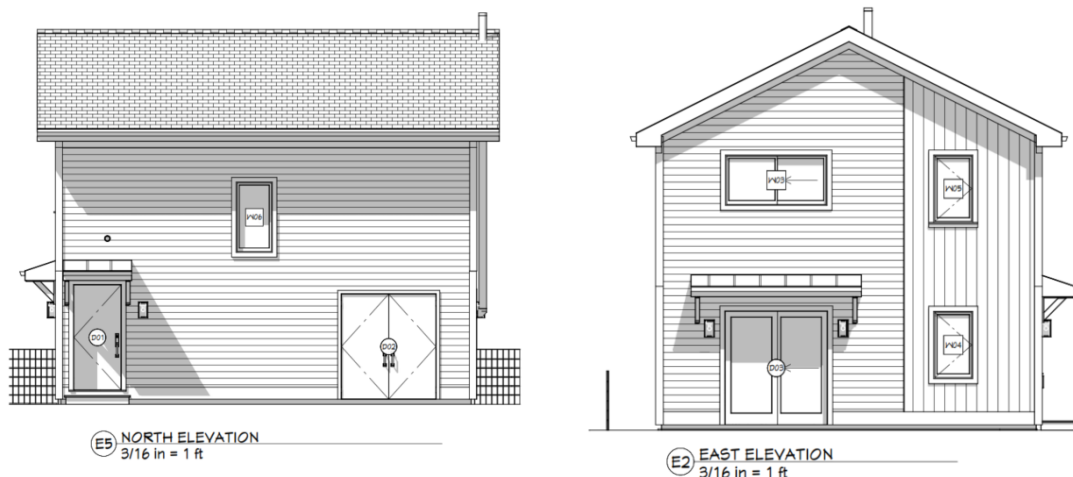
Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with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

An Erosion Prevention and Sediment Control Plan is required.

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.

A small canopy is illustrated over the door on the north elevation. Another is above the double doors on the east.

(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. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblin and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

*In residential areas, **accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure.***

The proposed building is substantially larger/taller than the principal structure; however, it is located further from the street than the existing home. The recently adopted Neighborhood Code

has expansive allowances for secondary structures, including a prohibition on limiting building height from the defined dimensions of Section 4.4.5. With the changing regulations, our neighborhoods will see more of these oversized dwellings in proximity to more modest early 20th century residences.

(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.

No change is proposed to the existing curb cut.

(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.

There is a public sidewalk along this side of North Champlain Street.

The ADU is in the approximate area of the existing garage, which is at the terminus of a paved driveway, with a fenced area of patio in front of it.

(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.

ADA compliance is under the jurisdiction of the building officials. It is recommended that the unit at least meet Vermont's "Visitability" standards.

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and shall be screened from view from surrounding properties and adjacent public rights of ways. 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.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

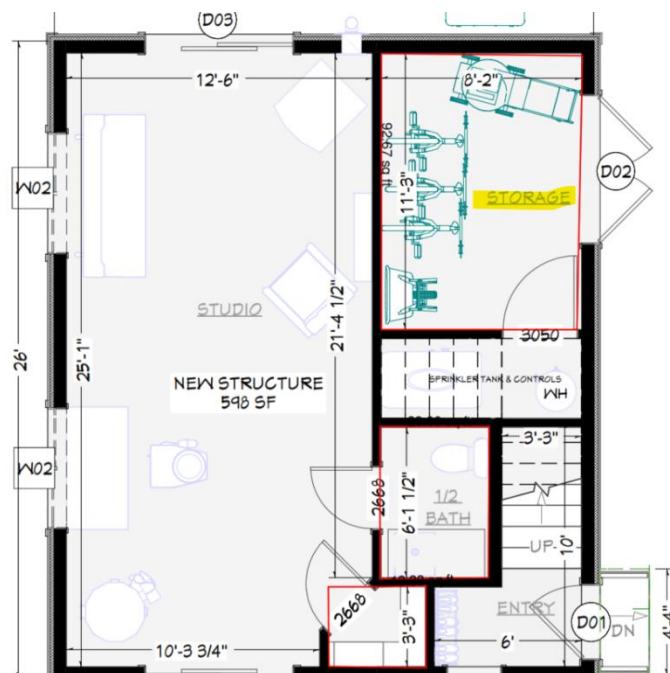
Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, 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. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

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.

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.

The existing driveway will be utilized for parking for both the principal residence and the ADU. Bicycle parking will be located within the storage area of the new structure.



(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.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

No landscaping plan has been provided, and is required.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (d). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

There is an existing fence along the south boundary line, which is proposed to be retained.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles, materials, and dimensions shall be compatible with the context of the neighborhood and use of the property.

No retaining walls are included in the plan.

(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.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

The existing concrete patio in front of the ADU will provide a place for outdoor gathering, as will the remainder of the back yard. Photographs show an existing garden area as well.

(o) Outdoor Lighting:

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

Although building elevations show light fixtures adjacent to entries, fixture and illumination information has not been provided and must be.

(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.

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.

The proposed inclusion of a storage room suggests this may be the location of trash and recycling materials. The applicant shall define. An air handler is illustrated on the interior/second floor; a condensing unit at the west elevation. The location of all HVAC equipment, and meters must be included on site plans/building elevations as appropriate to assure compliance with setbacks and screening. Additionally, the location of the mailbox for the ADU must be defined. The applicant must connect with the fire marshal to establish an E-911 address for the new residential unit.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(b) 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:

b. 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 adoption of the Neighborhood Code has provided great allowances for new residential development. While the height and massing of this new structure does not reflect the the immediate neighborhood pattern of smaller, modest residential buildings, the above caveat prohibits implementation of compatibility standards relative to height and proportion. The new development notably exceeds the height of the existing principal structure.

There are some 2 story buildings in the vicinity (and a large addition to the south of this parcel) that bring some familiarity to the proposal.



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.

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.

A gable roof is proposed; a common archetype on the street. No solar panels are proposed.

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.

A double door will face the streetfront, while an additional entry is located to the side/north. Snow storage is not defined, but the driveway/patio area is remaining as existing so the storage solution should not be impacted.

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.

Windows are arranged in a manner that defines the different levels of habitation. There are differing styles and other than the south and west elevation elevations, arranged in no apparent pattern. The close proximity to the property line (3.7') may induce the building official to limit opening size or reduce building openings to meet fire code.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Setbacks are required in this zoning district; however, the manner in which the setback is defined per Table 4.4.5 -1 allows development 3.7' from the property line which may trigger additional building code requirements.

(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, below.

I 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.

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

There are no important protected public views from or through this property. 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 components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.



The east elevation (street front) has a mix of sheathing materials to provide interest. Building openings, although irregular in shape are arranged in a logical pattern. The entrance to the upstairs ADU space is located on the side/north elevation, but is visible as one traverses the patio area.

I 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.

Submission materials define the intended use of LP Smartside Nickel Gap and lap siding. This is a common sheathing material used in new construction. The existing 1942 garage, with novelty siding will be demolished.

(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.

Burlington's [Thermal Energy Ordinance](#) is applicable to this new structure. The applicant is encouraged to work with Burlington Electric Department early to define a method to compliance or arrange for a calculation for the Carbon Pollution Impact Fee as applicable.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p).

(b) 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.

Light fixtures are illustrated at building entries; however fixture and illumination levels have not been defined.

The building official will determine if any changes need to be made to satisfy life safety code with the close proximity to the southerly property line.

The new development shall comply with all applicable building and life safety code as defined by the building official and/or fire marshal.

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.

(b) 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.

227 North Champlain Street, and its garage, are listed on the Vermont State Register of Historic Resources.

(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 principal use is residential, which will continue. The accessory building (1942 garage) will be demolished and replaced with a new residential structure. The existing garage is typically styled for its era, and was utilized in the past to support a furniture repair and then plumbing

business. The new building, although significantly larger than the existing house or garage, is encouraged by the Neighborhood Code.

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 historic home will remain. The replacement accessory building is notably larger than the garage or house. The early bungalow remains identifiable in its character.

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.*

The new development will certainly reflect modern construction in massing, materials and site location.

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.*

The 1942 garage is sheathed in novelty siding; a material that was common for its period. It was utilized on barns, garages, cottages and small residential buildings and clearly identifies a period of construction. Its use was fairly ubiquitous; its retention unreasonable given the proposed building demolition with new construction.

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.*

The building demolition is not related to material failure, but a desire to create additional living space and an accessory dwelling unit.

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.

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 at this location.

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.*

The new work will markedly be differentiated from the old. Spatial relationships will be altered with the significantly larger structure; however, it is set back from the street and the existing house. The materials have not been chosen to be compatible with the existing home, but are intentionally of a modern vocabulary.

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, the new building could be removed in the future without impairing the existing single-family home.

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. *A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*
- B. *A statement addressing compliance with each applicable review standard for demolition;*
- C. *Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*
 - (i) *the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,*

- (ii) *the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*
- D. *A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites; and,*
- E. *Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

The existing principal structure will remain. This application is for the demolition of an accessory building that is identified on the Vermont State Register narrative. While acknowledged, it is not identified to be of single importance or of a standard high enough to warrant examination by a structural engineer or architect; nor to require documentation by HABS or HAER standards.

The application includes a redevelopment plan to construct a new structure with additional living space and an accessory dwelling unit. The latter is highly encouraged by the zoning ordinance.

2. *Standards for Review of Demolition.*

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

- A. *The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure; or,*
- B. *The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,*
- C. *The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

And all of the following:

- D. *The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*
 - E. *All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;*
- and,*

- F. *The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
- (i) *Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*
 - (ii) *Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*
 - (iii) *The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

As noted, this is not a principal structure, but an accessory residential structure proposed for demolition to facilitate the creation of a new dwelling unit. The existing garage receives a cursory mention in the Vermont State Register narrative as a replacement building after removal of a barn in 1942. It was utilized to support a furniture repair business, and then a plumbing contractor. It is not the principal structure at 227 North Champlain Street.

While of interest as to the style of building and materials common to its era, it does not encapsulate merit of such significance to warrant extensive recording to national standards. Photo images will be sufficient to record the building prior to its removal.

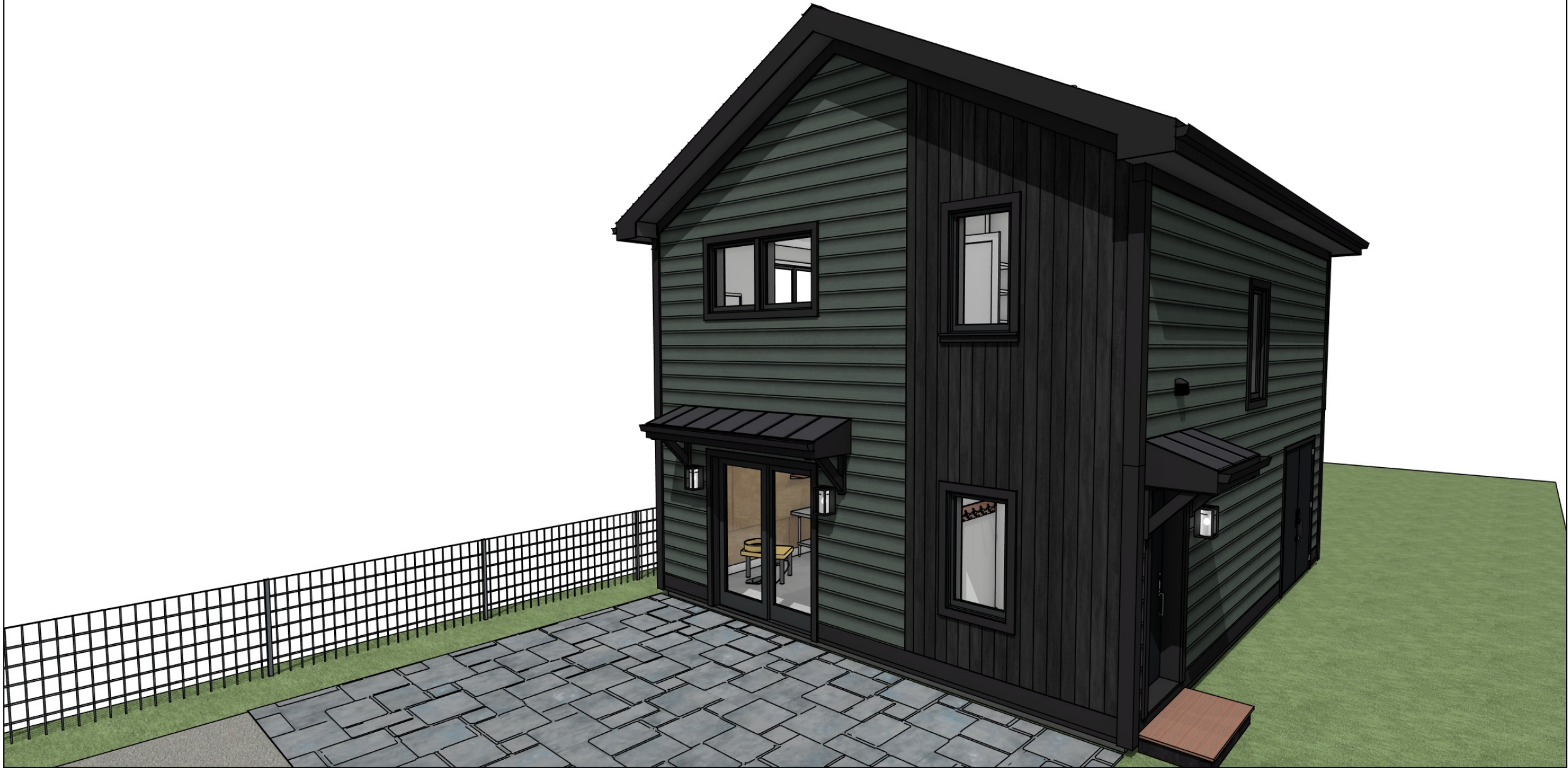
3. *Deconstruction: Salvage and Reuse of Historic Building Materials.*

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

Items for the Board's consideration:

- Light fixture and illumination information shall be provided for staff review and approval.
- The new structure shall comply with Burlington's [Thermal Energy Ordinance](#); Article 8-5 of the Code of Ordinances.
- The location of trash and recycling shall be defined. It must be enclosed on all four sides and screened from public view.
- The location of the ADU mailbox shall be defined.
- Any HVAC equipment and utility meters shall be illustrated on the site plan/building elevations as appropriate; to confirm compliance with setbacks and screening.

- The applicant shall confer with the fire marshal's office to establish an E0911 address for the new residential unit.
- Standard Permit Conditions 1-15.



PROJECT NOTES:

THIS PLAN HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. BUILDING CODE REQUIREMENTS MAY VARY WITH LOCATION AND CHANGE OVER TIME. BEFORE STARTING CONSTRUCTION THE CONTRACTOR MUST REVIEW ALL DIMENSIONS AND DETAILS TO INSURE THEY MEET CURRENT REQUIREMENTS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING, AND ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS. THESE PLANS HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM AND OR COMPENSATION. ANY ATTACHED ENGINEERING OR LOCAL BUILDING AUTHORITY NOTATIONS SUPERSEDE AND OVERRIDE MATERIALS, FASTENING, NAILING SCHEDULES AND CONSTRUCTION PROCEDURES PRESENTED BELOW AND OR IN PLAN, SECTION OR DETAIL VIEWS.

227 N. CHAMPLAIN ST.
NEW GARAGE/ADU

DRAWING SYMBOL LEGEND:

	CABINET		DETAIL CALLOUT
	DOOR NUMBER		ELEVATION CALLOUT
	FINISH		ELEVATION MARKER
	FIXTURE		SECTION CALLOUT
	KEYNOTE		
	REVISION MARKER		
	WINDOW NUMBER		

PROJECT INFORMATION

PROJECT DESCRIPTION:
NEW ACCESSORY STRUCTURE

JURISDICTION:
BURLINGTON, VT

OCCUPANCY/USE:
ACCESSORY STRUCTURE

PROJECT DATA:
ADDITION: XX SF
RENOVATION: XX SF

SHEET INDEX

TITLE	SHEET
PROJECT SUMMARY	1
EXISTING SITE PLAN	2
PROPOSED SITE PLAN	3
PROPOSED ELEVATIONS	4
PROPOSED PLAN	5
PROPOSED PLAN	6
ELEVATIONS	7
ELEVATIONS	8
WINDOW & DOOR SCHEDULE	9
EXT. MATERIALS	10
PRELIMINARY ELECTRICAL PLAN	11
INTERIOR RENDERINGS	12
INTERIOR RENDERINGS	13

DRAWING LOG/REVISIONS

#	DATE	DESCRIPTION	INITIALS

CATALYST
DESIGN STUDIO

ARCHITECTURAL DESIGN & CONSULTING

(413) 537-1287
CATALYSTDESIGNSTUDIOVT@GMAIL.COM

227 N. Champlain St.
Burlington, VT 05401

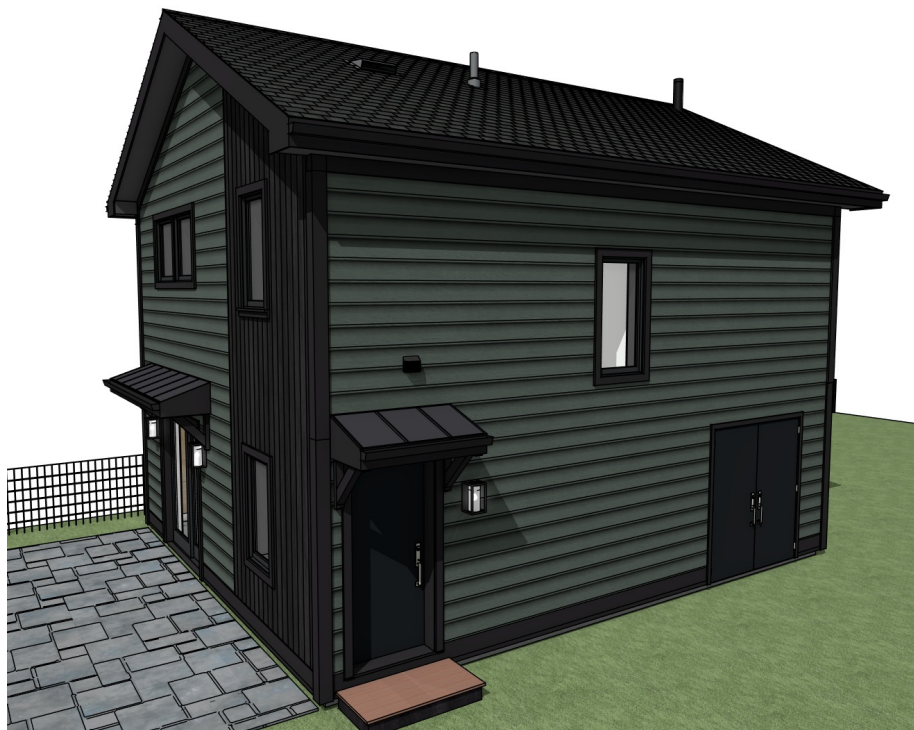
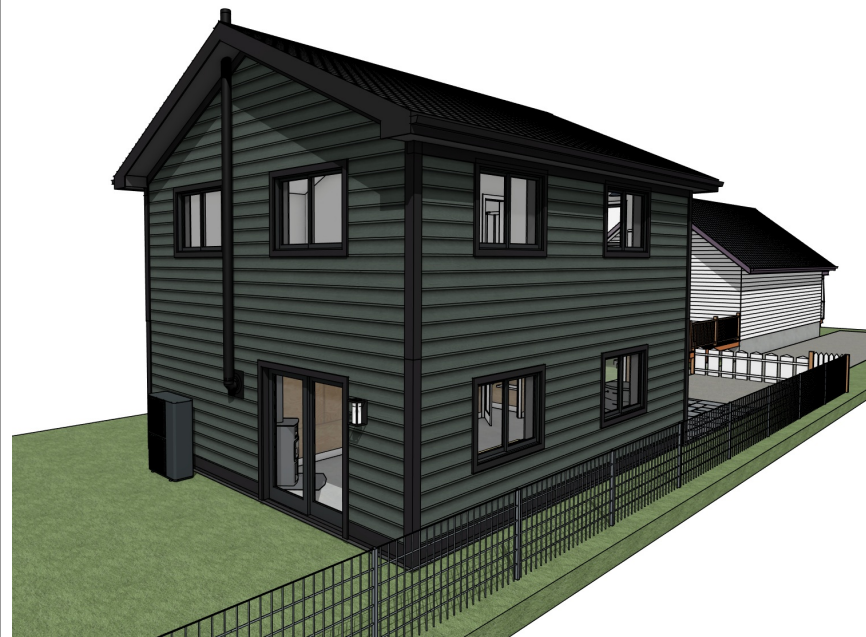
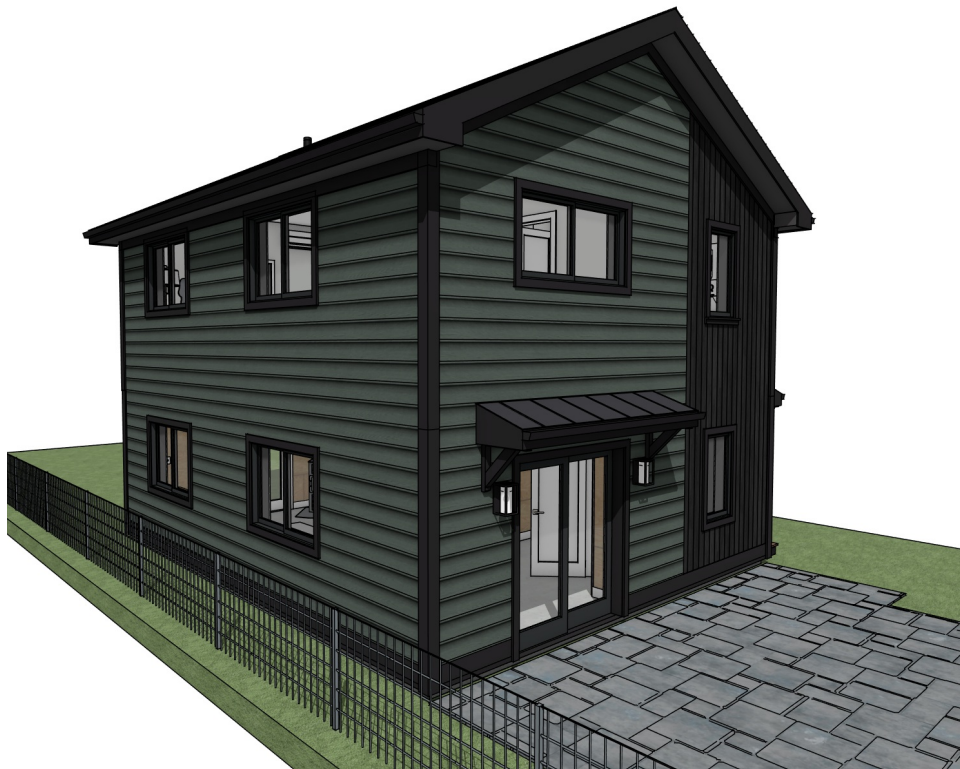
Kate Lasko &
Tyler Bolles

PROJECT SUMMARY

SHEET #

1

PRINT DATE: 6/15/2026



E1 STREET ELEVATION
3/16 in = 1 ft

CATALYST
DESIGN STUDIO

ARCHITECTURAL DESIGN & CONSULTING

(413) 537-1287
CATALYSTDESIGNSTUDIOVT@GMAIL.COM

227 N. Champlain St.
Burlington, VT 05401

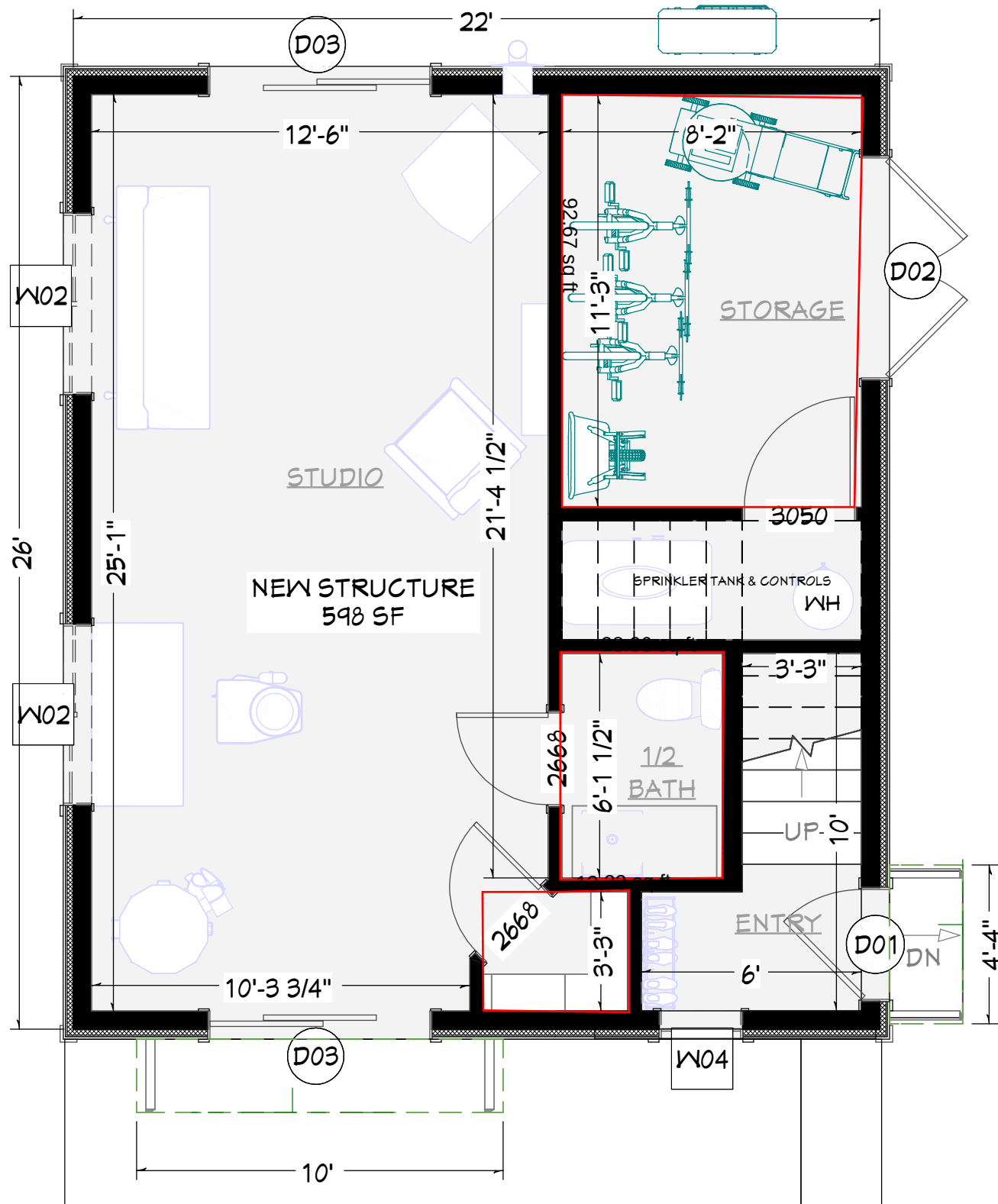
**Kate Lasko &
Tyler Bolles**

PROPOSED ELEVATIONS

SHEET #

4

PRINT DATE: 6/15/2026



○ FIRST FLOOR
1/4 in = 1 ft



CATALYST
DESIGN STUDIO

ARCHITECTURAL DESIGN & CONSULTING

(413) 537-1287
CATALYSTDESIGNSTUDIOVT@GMAIL.COM

227 N. Champlain St.
Burlington, VT 05401

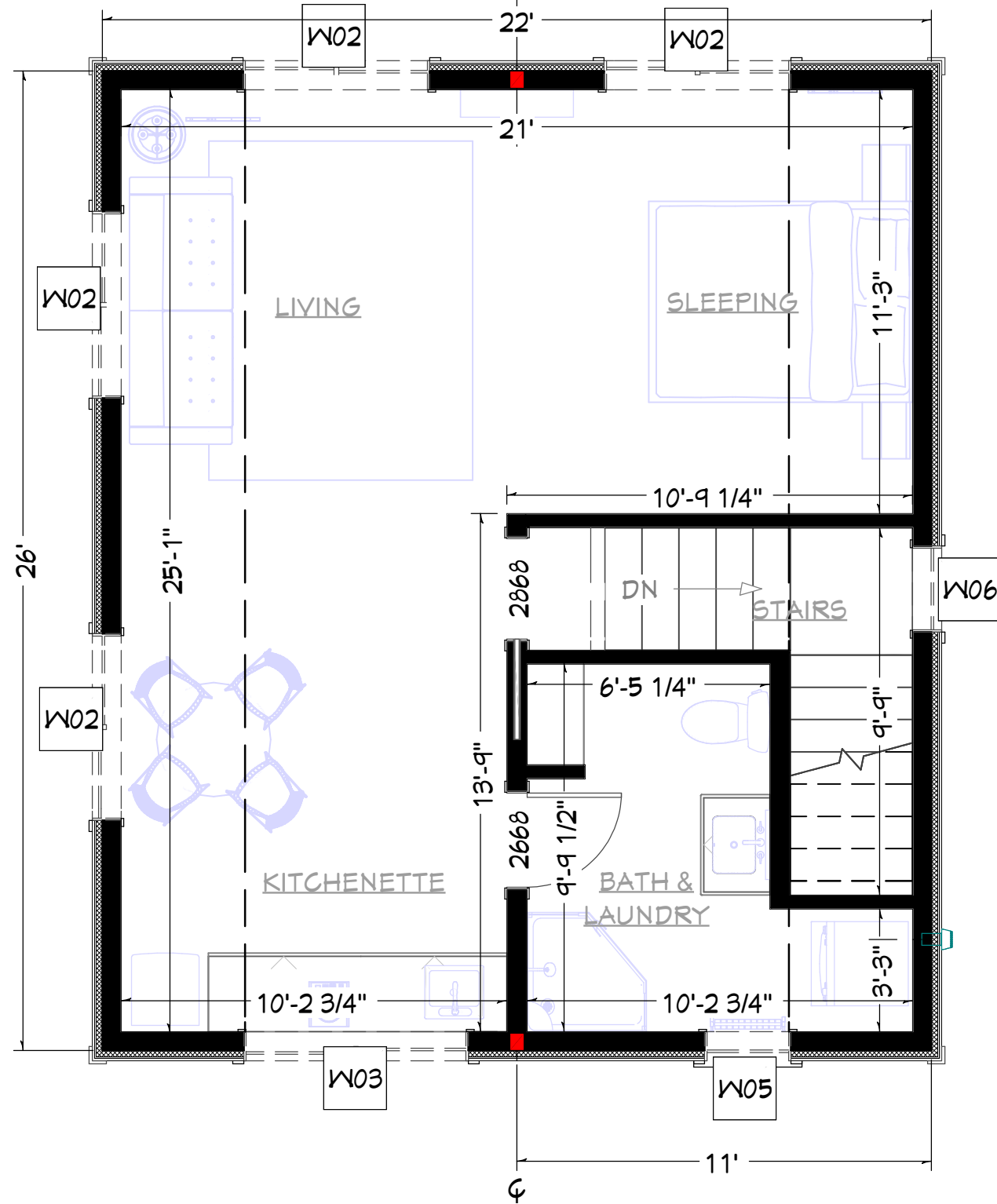
**Kate Lasko &
Tyler Bolles**

PROPOSED PLAN

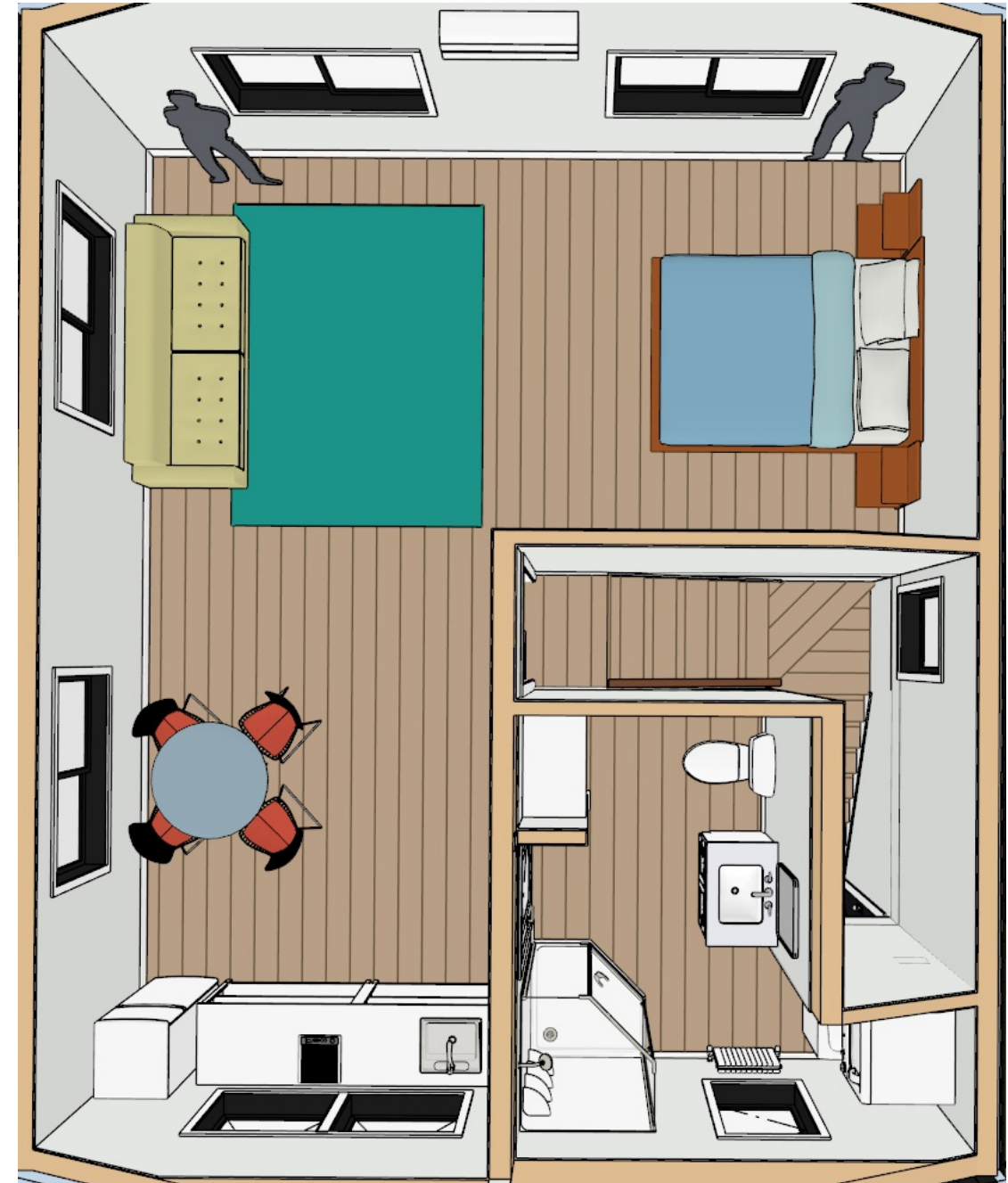
SHEET #

5

PRINT DATE: 6/15/2026



○ FIRST FLOOR
1/4 in = 1 ft



CATALYST
DESIGN STUDIO

ARCHITECTURAL DESIGN & CONSULTING

(413) 537-1287
CATALYSTDESIGNSTUDIOVT@GMAIL.COM

227 N. Champlain St.
Burlington, VT 05401

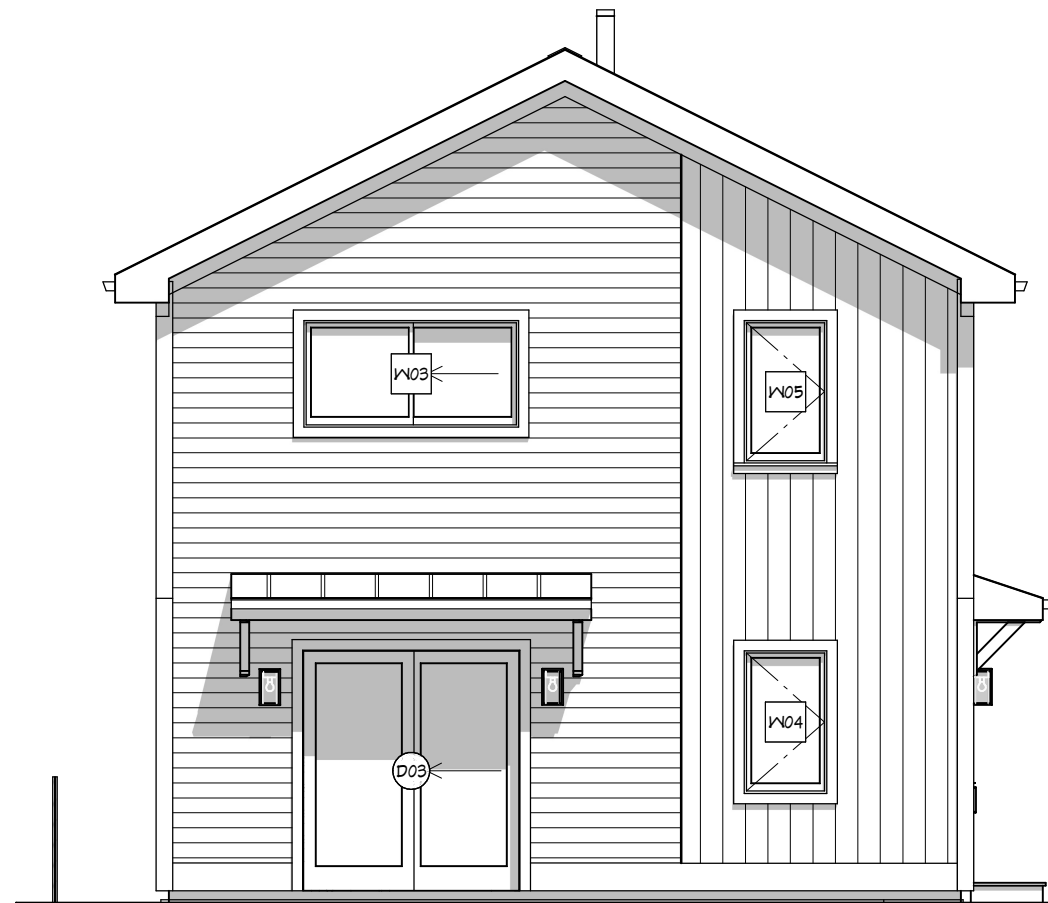
**Kate Lasko &
Tyler Bolles**

PROPOSED PLAN

SHEET #

6

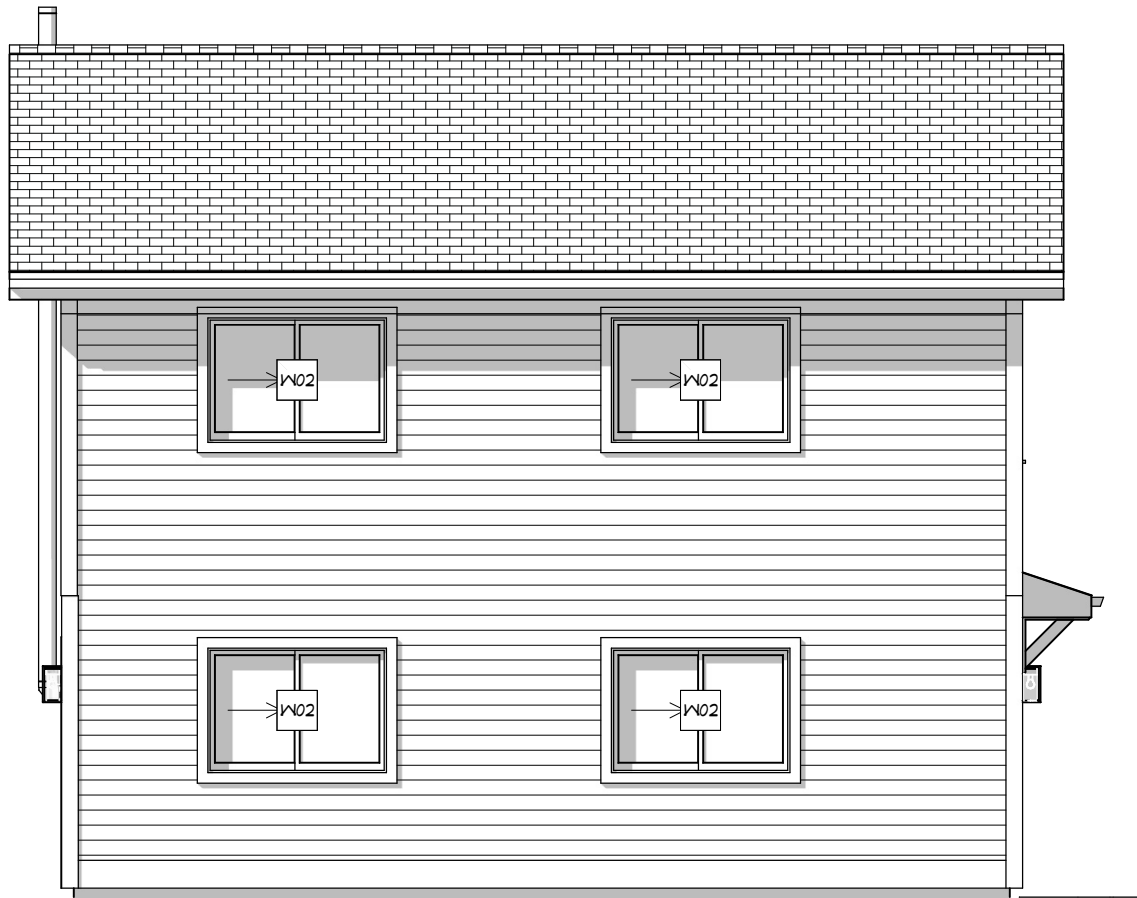
PRINT DATE: 6/15/2026



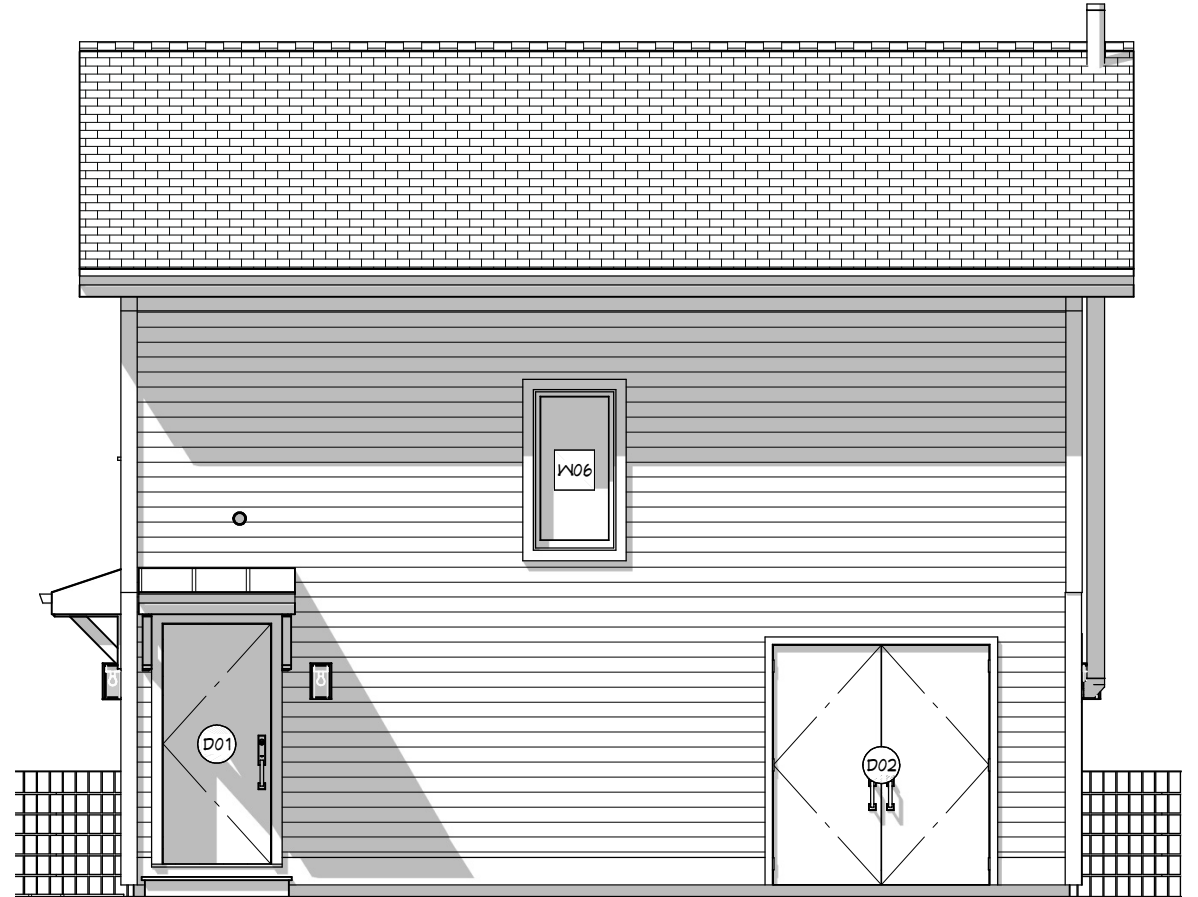
E2 EAST ELEVATION
3/16 in = 1 ft



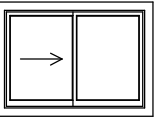
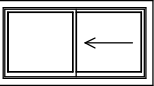
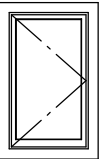
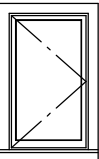
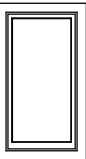
E4 WEST ELEVATION
3/16 in = 1 ft



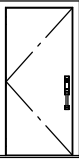
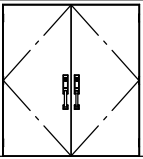
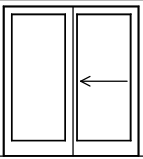
E3 SOUTH ELEVATION
3/16 in = 1 ft



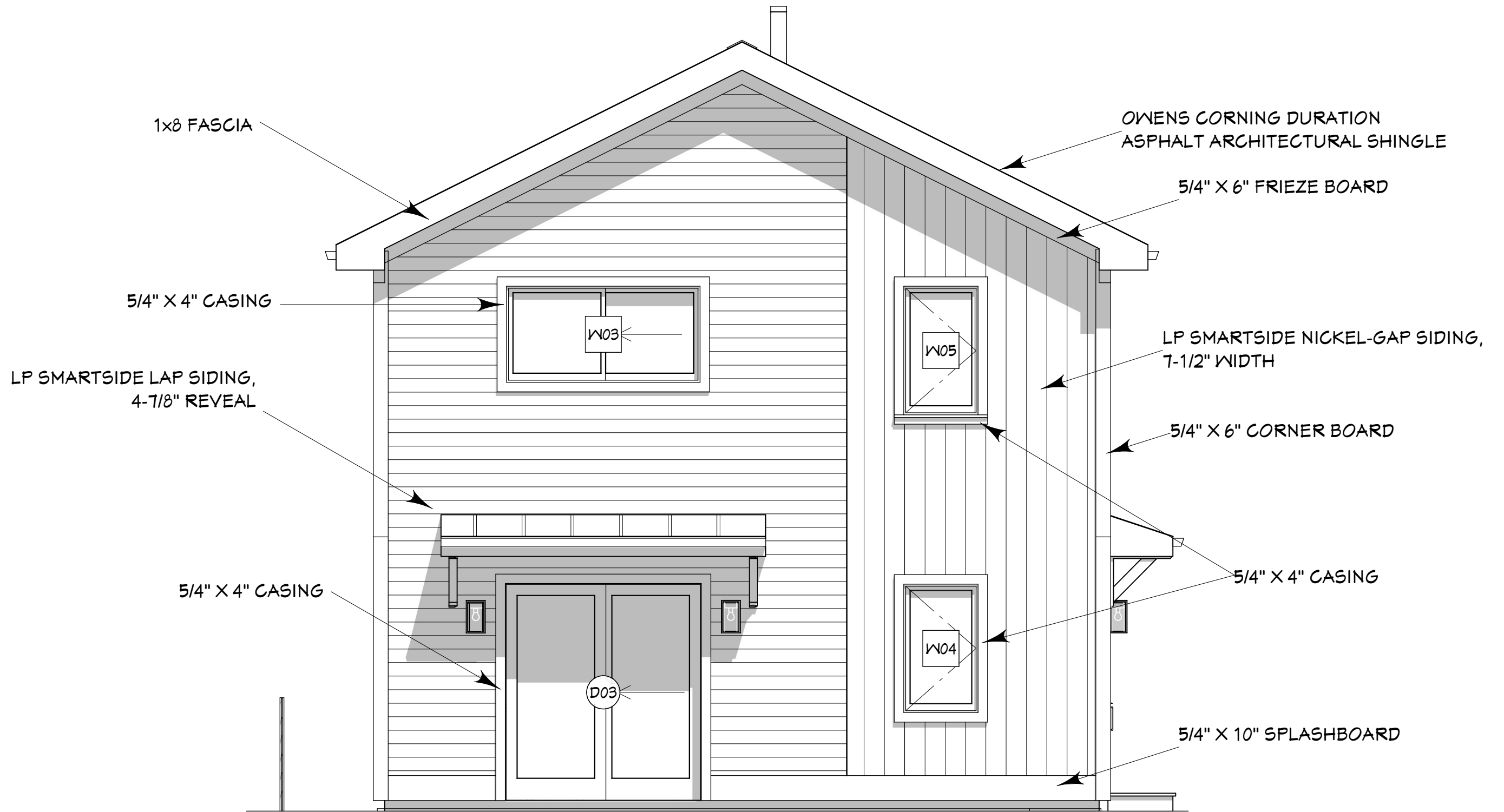
E5 NORTH ELEVATION
3/16 in = 1 ft

WINDOW SCHEDULE										
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	WIDTH	HEIGHT	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	COMMENTS
	W02	LS 5036	6	59 1/2"	41 1/2"	38 1/2"	LEFT SLIDING	YES		
	W03	RS 6030	1	71 1/2"	35 1/2"	44 1/2"	RIGHT SLIDING			
	W04	SC 2440	1	27 1/2"	47 1/2"	32 1/2"	SINGLE CASEMENT-HR			
	W05	SC 2440	1	27 1/2"	47 1/2"	32 1/2"	SINGLE CASEMENT-HR		YES	
	W06	FX 2446	1	27 1/2"	53 1/2"	1 1/2"	FIXED GLASS		YES	

ALL WINDOW UNITS:
FIBERGLASS INT./EXT.
INSULATED DOUBLE-PANE GLASS
FINISH- BLACK EXT./WHITE INT.

EXTERIOR DOOR SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
	D01	1	36"	80"	EXT. HINGED-SLAB	
	D02	1	72"	80"	EXT. DOUBLE HINGED-SLAB	
	D03	2	72"	80"	EXT. SLIDER-GLASS PANEL	

ALL EXT. DOOR UNITS:
FIBERGLASS, PRIMED & PAINTED
1-3/4" THICK
INSULATED DOUBLE-PANE GLASS (WHERE APPLICABLE)



(E2) EAST ELEVATION
5/16 in = 1 ft

CATALYST
DESIGN STUDIO

ARCHITECTURAL DESIGN & CONSULTING

(413) 537-1287
CATALYSTDESIGNSTUDIOVT@GMAIL.COM

227 N. Champlain St.
Burlington, VT 05401

**Kate Lasko &
Tyler Bolles**

EXT. MATERIALS

SHEET #

10

PRINT DATE: 6/15/2026





NICKEL GAP SIDING

Brushed Smooth

Products:

LP® SmartSide® ExpertFinish® Nickel Gap Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay



Sustainability Info:

- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards



Additional Info:

- Tongue-and-groove design allows for siding to be stacked and tapped into place for easy installation
- Features include a nominal 1/2" thickness and 7" reveal
- Can be installed vertically or horizontally
- Install with LP® Nickel Gap Flashing (100 pcs/box; only available in primed) or comparable alternative to support a complete system

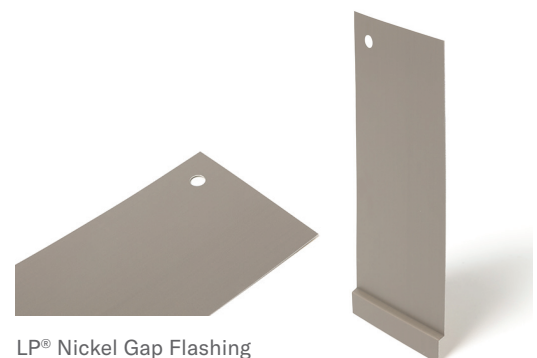


Summit Blue

Profile allows for "nickel-sized" horizontal spacing between boards, accommodating a gap range of 1/16" to 1/8" after installation.

Application Instructions:

LPCorp.com/Literature



LP® Nickel Gap Flashing

Innovative Design

LP® SmartSide® Nickel Gap Siding features locking flanges with a fastener groove that hides nails.



ExpertFinish® Color Specifications and PIDs:



COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
Snowscape White	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46574
Sand Dunes	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46573
Desert Stone	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46565
Quarry Gray	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46570
Prairie Clay	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46569
Terra Brown	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46576
Harvest Honey	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46567
Timberland Suede	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46577
Garden Sage	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46566
Redwood Red	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46572
Tundra Gray	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46578
Summit Blue	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46575
Rapids Blue	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46571
Cavern Steel	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46564
Midnight Shadow	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46568
Abyss Black	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46563
Washed White	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46743
Smoky Slate	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46741
Bonsai Black	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46739
Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46737
Aged Amber	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46735
Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46733

NEW NATURALS COLLECTION™
NICKEL GAP SIDING

PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	WEIGHT	PID
LP® Nickel Gap Flashing	10 in. (254 mm)	4 in. (101.6 mm)	0.024 in. (0.61 mm)	9.4 LBS 100 pcs/box	46180

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot
Contact your LP Sales Rep for product availability.
All colors shown are representative and may not be an exact match.

LAP SIDING

Brushed Smooth

Products:

LP® SmartSide® 38 Series Lap Siding

LP® SmartSide® ExpertFinish® 38 Series Lap Joint Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements

APA-Certified Lap Siding



Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay



Application Instructions:

LP Corp.com/Literature



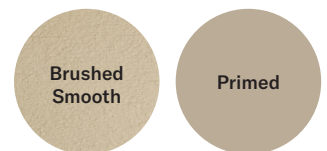
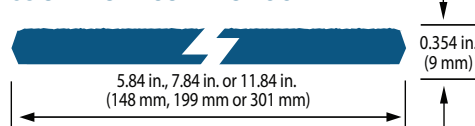
Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards



Primed Specifications and PIDs:

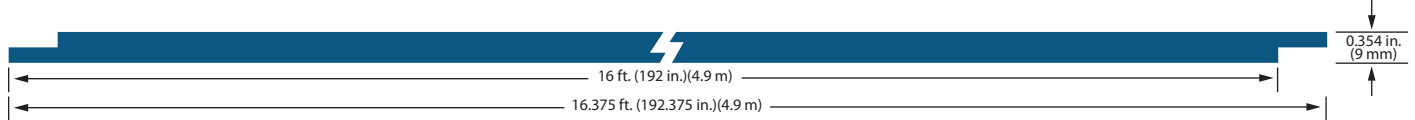
38 SERIES BRUSHED SMOOTH LAP



PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
38 Series Brushed Smooth Lap	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45989
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45990
	16 ft. (192 in.) (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45991

ExpertFinish® Color Specifications and PIDs:

38 SERIES EXPERTFINISH® BRUSHED SMOOTH LAP JOINT SIDING

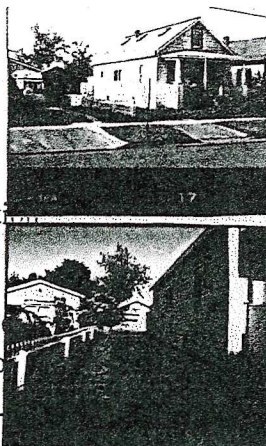


COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
Snowscape White	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45683
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45667
Sand Dunes	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45682
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45666
Desert Stone	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45674
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45658
Quarry Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45679
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45663
Prairie Clay	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45678
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45662
Terra Brown	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45685
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45669
Harvest Honey	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45676
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45660
Timberland Suede	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45686
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45670
Garden Sage	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45675
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45659
Redwood Red	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45681
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45665
Tundra Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45687
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45671
Summit Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45684
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45668
Rapids Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45680
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45664
Cavern Steel	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45673
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45657
Midnight Shadow	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45677
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45661
Abyss Black	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45672
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45656
Washed White	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46725
Smoky Slate	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46724
Bonsai Black	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46723
Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46722
Aged Amber	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46721
Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46720

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot
Contact your LP Sales Rep for product availability.
All colors shown are representative and may not be an exact match.

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES
Individual Structure Survey Form



SURVEY NUMBER:

NEGATIVE FILE NUMBER: 95-A-3, #17

UTM REFERENCES: 95-A-5, #11
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Single Family Dwelling

ORIGINAL USE: Single Family Dwelling

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

Hauke

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐ Fair ☒ Poor ☐

STYLE: Bungalow

DATE BUILT: c.1930

COUNTY: Chittenden

TOWN: Burlington

LOCATION:

227 North Champlain Street

COMMON NAME:

PROPERTY TYPE: Dwelling

OWNER: Crawford, Jeffrey & Karen

ADDRESS: 227 North Champlain Street

ACCESSIBILITY TO PUBLIC:

YES ☐ No ☒ Restricted ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☐ Brick ☐ Concrete ☒ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☒
 - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other: _____
3. Wall Covering: Clapboard ☐ Board and Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐
Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☒ Asphalt Siding ☐
Brick Veneer ☐ Stone Veneer ☐ Vinyl ☐ Masonite ☐
4. Roof Structure:
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other: _____
5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☒ Sheet Metal ☐
Built Up ☐ Rolled ☐ Tile ☐ Other: _____
6. Engineering Structure:
7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐
Wings ☐ Bay Window ☐ Other: _____

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐
With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other: _____

Number of Stories: 1.5 Number of Bays: 3x3
Approximate Dimensions: 20'x24' Entrance Location: Gable, center

SIGNIFICANCE: Architectural ☒

Historic ☐

Archeological ☐

Historic Contexts:

Level of Significance:

Local ☐

State ☒

National ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

(227 North Champlain)

One of three homes on the street built after 1930 (#229 & 209), this is a simplified version of a bungalow cottage that has been renovated over time. Now covered in wide reveal aluminum siding, the open bungalow style front porch has a solid railing between half-height battered posts resting on square piers. The large transomed front windows on either side of the middle entrance have 2/2 storm sash. The rear porch was added in 1942.

RELATED STRUCTURES: (Describe)

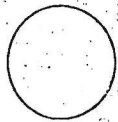
Barn: In 1942 the large rear detached story and a half structure for a furniture repair business replaced the earlier one car garage. Soon afterwards it became Ralph LaMay's plumbing business. It has an overhead door and is covered in novelty siding.

STATEMENT OF SIGNIFICANCE:

This home was constructed for James Collier, a gardener. It was probably once identical to the home next door (#229), as they were both built the same year. A next door neighbor indicated that the homes were built by William Hauke and sold for \$2500 each; land, garage and house.

REFERENCES:

Sanborn Insurance Maps, Beers Maps and Burlington Directories

MAP: (Indicate North in Circle)**SURROUNDING ENVIRONMENT:**

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY: Glynis A. Jordan

ORGANIZATION: City of Burlington

DATE RECORDED: April 27, 1995