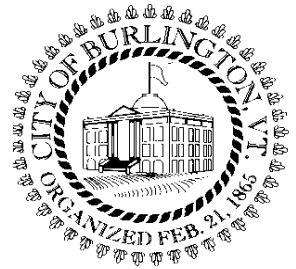


Department of Permitting and Inspections

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
Ryan Morrison, Associate Planner
Vacant, Planning Technician
Vacant, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: 111 North Winooski Avenue ZP21-606
Date: November 23, 2021 **December 14, 2021**

File: ZP21-606

Location: 111 North Winooski Avenue

Zone: RM **Ward:** 2C

Parking District: Neighborhood

Date application accepted: August 10, 2021 NPA meetings held October 14, 2021 and November 11, 2021.)

Applicant/ Owner: Michael Alvanos / Dan Trahan

DAB First review: November 23, 2021

Request: Demolish rear barn; construct 6 unit apartment building with associated parking and landscaping behind existing duplex.

Background:

- **Non-applicability of Zoning Permit Requirements 12-0870NA;** grade existing gravel driveway. No change to dimension. March 2012.
- **Zoning Permit 10-1128CA;** remove 30 inches of slate along roof edge and install painted steel. June 2010.



Overview: 111 North Winooski Avenue is a Greek Revival residence with two units, and a rear carriage barn in a state of failure. Both the house and barn are listed on the Vermont State Register of Historic Resources. The property was owned for many decades by a property owner who was pursued by Code Enforcement in an effort to spur increased essential maintenance on his buildings. The property transferred ownership in 2006, and is now proposed for redevelopment in the rear, with demolition of the barn. A detached structure with 6 units is proposed.

The applicant has attended two NPA meetings to introduce the project; a requirement when adding 5 or more residential units.

At the November 23, 2021 DAB meeting, the Board voted to table the application, requesting the following additions to the submission:

1. Dimensioned site plan
2. Landscaping plan
3. Reconfigured parking plan that would allow more green space
4. Materials and/or color to make the new building recede, and visually make the front building more prominent.

The revised plan was received 12.6.2021.

Changes to the staff report are noted in red. Images are updated.



New rendering; 111 North Winooski Avenue
6 unit detached building

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 proposed site plan identified 2 box elders on the north property line intended for retention. At least one other mature tree is proposed to be removed. Plan C-200 has been

enhanced to illustrate some landscaping, bicycle parking, parking barriers, and a landscaping wall.

(b) Topographical Alterations:

None are identified.

(c) Protection of Important Public Views:

There are no protected public views from or through this parcel. 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:

There is nothing in the application that alludes to the use of water, solar, wind, geothermal or other renewable energy resource. **It is recommended that construction create a "solar ready" structure for easy conversion to a renewable energy resource at any time in the future.**

(f) Brownfield Sites:

This is not a listed Brownfield on the Vermont DEC website.

(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.

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

The plan requires EPSC/Stormwater review. The applicant has been forwarded a link to prepare the necessary information for Stormwater program review.

Entrances to all units are under cover (first floor units under the staircase; second floor entries within a building recess.) **The rendering illustrates a canopy entrance at the east of the building, providing not only shelter, but an easily identifiable entrance to the building.**

(h) Building Location and Orientation:

The new detached structure is located behind the existing duplex, and presents its entry stairs to the east.

(i) Vehicular Access:

Vehicular access will continue as existing; a direct access drove from North Winooski Avenue.

(j) Pedestrian Access:

There is a public sidewalk in front of 111 North Winooski Avenue. *While a pedestrian walkway has been introduced between the new building and the parking area, there I no pedestrian path between the parking area and sidewalk. Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance.*

(k) Accessibility for the Handicapped:

ADA access is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

This parcel falls within the Mixed Use Multi Modal Parking District, which eliminates minimum parking requirements up to a depth of 200'. While there are no minimum standards, the applicant is providing 8 parking spaces. A TDM is not required as the project does not add 10 or more residential units.

The DAB has requested that the application re-visit the parking layout, in an attempt to provide usable green space between the two buildings. In the re-submission, the applicant notes that they have pushed the building further back at the request of the DAB, and states:

Just as a side, the DAB had made hints of a complete rearrangement of the parking lot to a long, linear drive with parking along its edge. We did look at that as an option, however, we felt it was just trading one portion of open space for another. It also had the disadvantage of parking alongside a neighbor's property which, in my experience can be problematic. Water can be shed along the parking area to the neighbor's foundation, along with snow build-up and lack of maintenance will certainly cause issues.

It's our position that the current design yields better results.

(m) Landscaping and Fences:

The updated Plan C-200 illustrates some elements of a landscaping plan; namely identification of existing trees, the intended ornament grasses in front of the new structure, and a concrete wall ("to prevent light creep"?) Any wall in excess of 3' in height will require review by the City Engineer.

The applicant shall also relocate the fence within the identified property boundaries.

(n) Public Plazas and 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.

Recessed lights are proposed above entry doors. Residential in illumination levels, they are acceptable. **The applicant will need to articulate why a 3' concrete wall is proposed to "prevent light creep."**

(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 4 Performance Standards.

Trash and recycling roll-offs are identified behind the existing historic structure, set back from the property line 5'. Although not labeled, meters and/or utility connections appear to be attached to the principal structure. Any new utility connections must be undergrounded. All shall be illustrated on elevations and/or site plans as appropriate. Screening may be appropriate.



1-MASSING MODEL

SCALE: NOT TO SCALE

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. *Massing, Height and Scale:*

The three story structure (with first floor partially recessed into the terrain) is less than the 35' maximum height allowed by the zoning ordinance. It is not dissimilar than the 2 ½ story structures that line the avenue.

2. *Roofs and Rooflines.*

A modified gable roof is proposed; more modern in appearance without boxed eaves and an overhang.

3. *Building Openings*

Window and door arrangements reflect internal room layout; with ganged windows and/or sliders at living and bedrooms, and single windows at lower level bedrooms and bathrooms. There is a loose symmetry to all elevations.

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The new building will sit behind the existing duplex, so street views will be limited. The appearance is clean and fresh; siding materials are differentiated between the ground floor and upper floors, providing some interest. **Revisions illustrate a dark palette, as suggested by the Board members to help the building visually "recess" behind the historic building.**

(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.

Painted vertical board and batten siding is proposed; with fiberglass windows, a brick veneered ground floor and asphalt shingled roof. All are considered of acceptable durability for new construction.

(f) Reduce energy utilization:

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.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

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.

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.



Both the duplex and the carriage barn are listed on the Vermont State Register. See attached narrative.

(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.

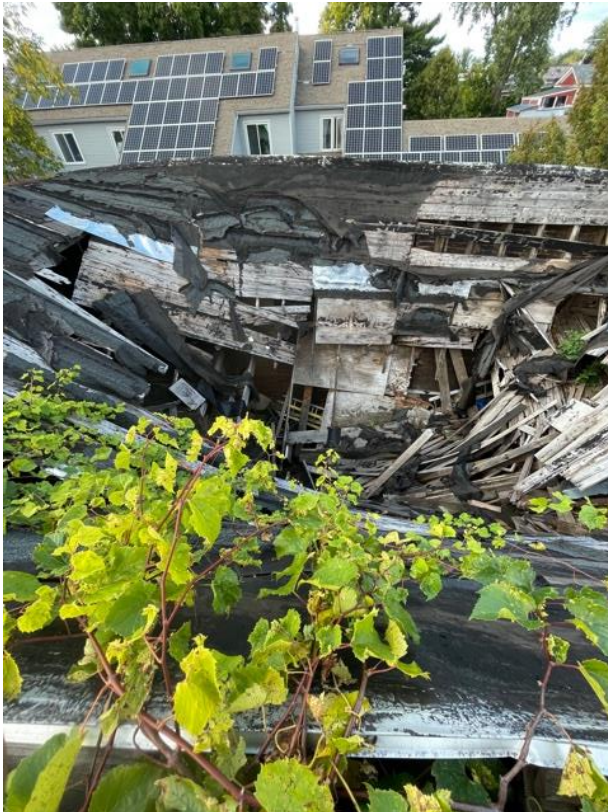
- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The principal structure (duplex) remains in residential use. The rear carriage barn has fallen into significant decay under a previous owner, as noted in Housing documents filed with the

city. The state register narrative points to use as a “shop” for the barn. Submitted photographs reveal a building now in collapse with no identified use.

The replacement structure is intended for residential use, consistent with the principal use of the parcel.

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 carriage barn had an important connection to the context of the site; however in the state of failure without the opportunity of rehabilitation, that important information is lost.

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.*

There is no attempt to introduce conjectural features. The new detached building reads entirely as a modern addition to the property.

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 duplex is not included in this application, and it will remain intact. The carriage barn has deplorably fallen into collapse. Photographs will be retained within the zoning file to document what has remained after decades of neglect.

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 does not propose a reconstruction of the carriage barn; rather a new structure for residential purposes. Submitted photographs within this project folder and earlier

documentation will provide an opportunity for future residents, historians and property owners to understand what previously existed on the site.

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.*

Although building demolition and removal is the most extreme of physical treatments, it appears the building has already succumbed to extreme of deferred maintenance.

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

None have been identified at this site. If any archaeological resources are discovered during building demolition/construction, appropriate authorities shall be notified for appropriate assessment, evaluation, and management.

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 replacement building will be clearly differentiated from the historic principal structure in its more modern vocabulary and detailing.

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.*

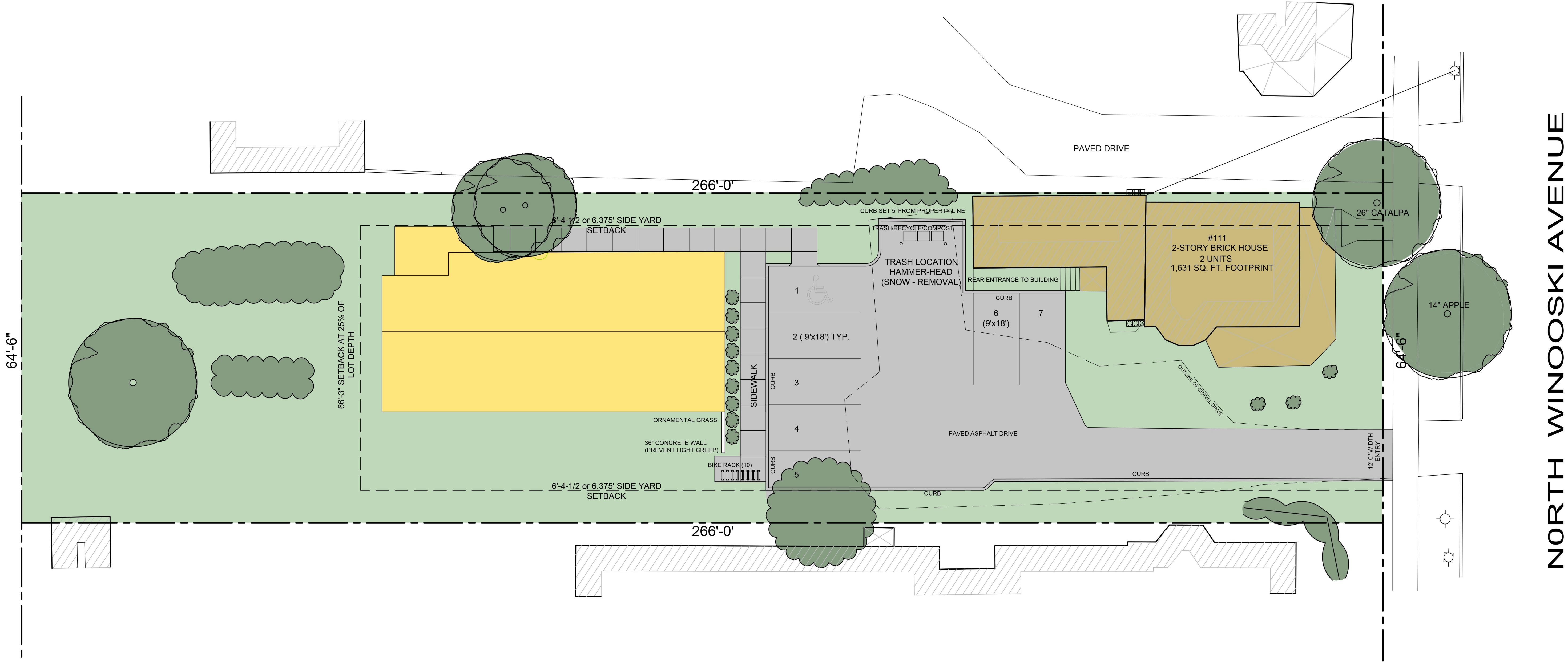
The unlikely removal of the new detached structure will render the principal structure intact and easily discernable as historic. There is little chance the carriage barn, however, can be resurrected to complete the historic building context.

Items for the Board's consideration:



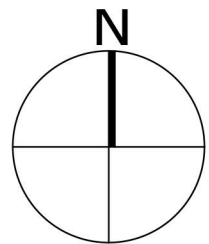
North side of carriage barn. Photo taken from abutting property, parking area.

1. Review by the Stormwater program is required, with completion of an Erosion Prevention and Sediment Control Plan.
2. An identified pedestrian walkway shall be introduced between the parking area and the public sidewalk (along North Winooski Avenue.)
3. The fence shall be relocated onto the subject property, as the survey has indicated it is placed outside the parcel in some instances.
4. The addition of 5 or more units spurs the requirement for Inclusionary zoning. At least one new unit must be affordable. The applicant is encouraged to consult with the Housing Trust Fund manager to define rental levels and associated details.
5. **Standard Permit Conditions 1-15.**



C200 - PROPOSED SITE PLAN

SCALE: 1"=10'-0"



ZONING DIMENSIONAL CRITERIA			
	ZONING BY-LAW	EXISTING	ALLOWED
DISTRICT	MEDIUM DENSITY	MEDIUM DENSITY	MEDIUM DENSITY
MAX. RESIDENTIAL DENSITY	20 UNITS / ACRE 2,178 SQ. FT. / UNIT	2 UNITS	8 UNITS
MAX. BUILDING HEIGHT	35 FT.		35 FT.
MIN. LOT SIZE	N/A	17,157 SQ. FT.	17,157 SQ. FT.
MIN. FRONTAGE	30 FT.	64.5 FT.	64.5 FT.
FRONT YARD SETBACK	AVERAGE OF 2 ADJACENT LOTS	6 - 8 FT.	EXISTING
REAR SETBACK	25% OF LOT DEPTH - MIN. 20 FT.	0 - 5 FT.	66.25 FT.
SIDE SETBACK	10% OF LOT WIDTH OR AVE. OF 2 ADJACENT LOTS	0 - 5 FT.	6'-4.5" FT.
BUILDINGS	-----	1,313 SQ. FT.	3,285 SQ. FT.
DRIVEWAY	-----	2,845 SQ. FT.	3,203 SQ. FT.
WALKWAYS	-----	48 SQ. FT.	287 SQ. FT.
TOTAL LOT COVERAGE		4,206 SQ. FT.	6,775 SQ. FT.
LOT COVERAGE	40%	24.5%	39.4%
DECKS/PORCHES	10%	380 SQ. FT. - 2%	380 SQ. FT. - 2%
PARKING	2 PER UNIT	8 +/-	0 - MULTI - MODAL
BICYCLE PARKING	1 PER 2 BEDROOMS	-----	10

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SHELburnE VERMONT

111 NORTH WINOOSKI RESIDENCES

LOCATION
111 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER

CONTRACTOR
JT CONSTRUCTION

STAMP

Date	Issue
08/04/21	SCHEMATIC DESIGN
11/04/21	SCHEMATIC DESIGN UPDATED
12/05/21	SCHEMATIC DESIGN UPDATED

Drawing Title

PROPOSED SITE PLAN

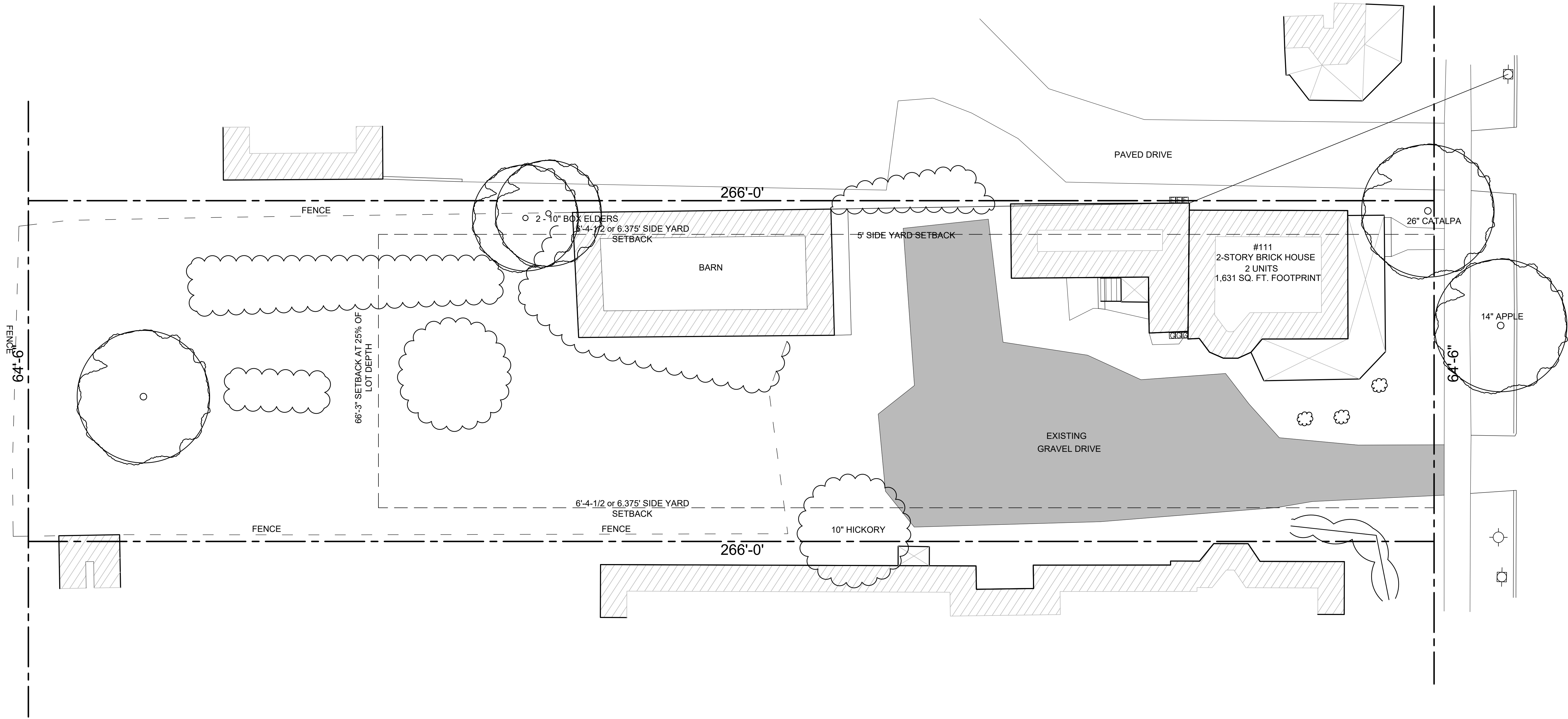
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Date: 08/04/2021

Scale: AS-NOTED

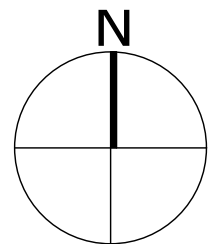
Drawn by: WJR/MFA

C-200



EX100 - EXISTING CONDITIONS

SCALE: 1"=10'-0"



NORTH WINOOSKI AVENUE

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12.09.21	SCHEMATIC DESIGN UPDATED

Drawing Title

**EXISTING
CONDITIONS**

Project No:	2021-203
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EX-100

111 NORTH WINOOSKI
RESIDENCES

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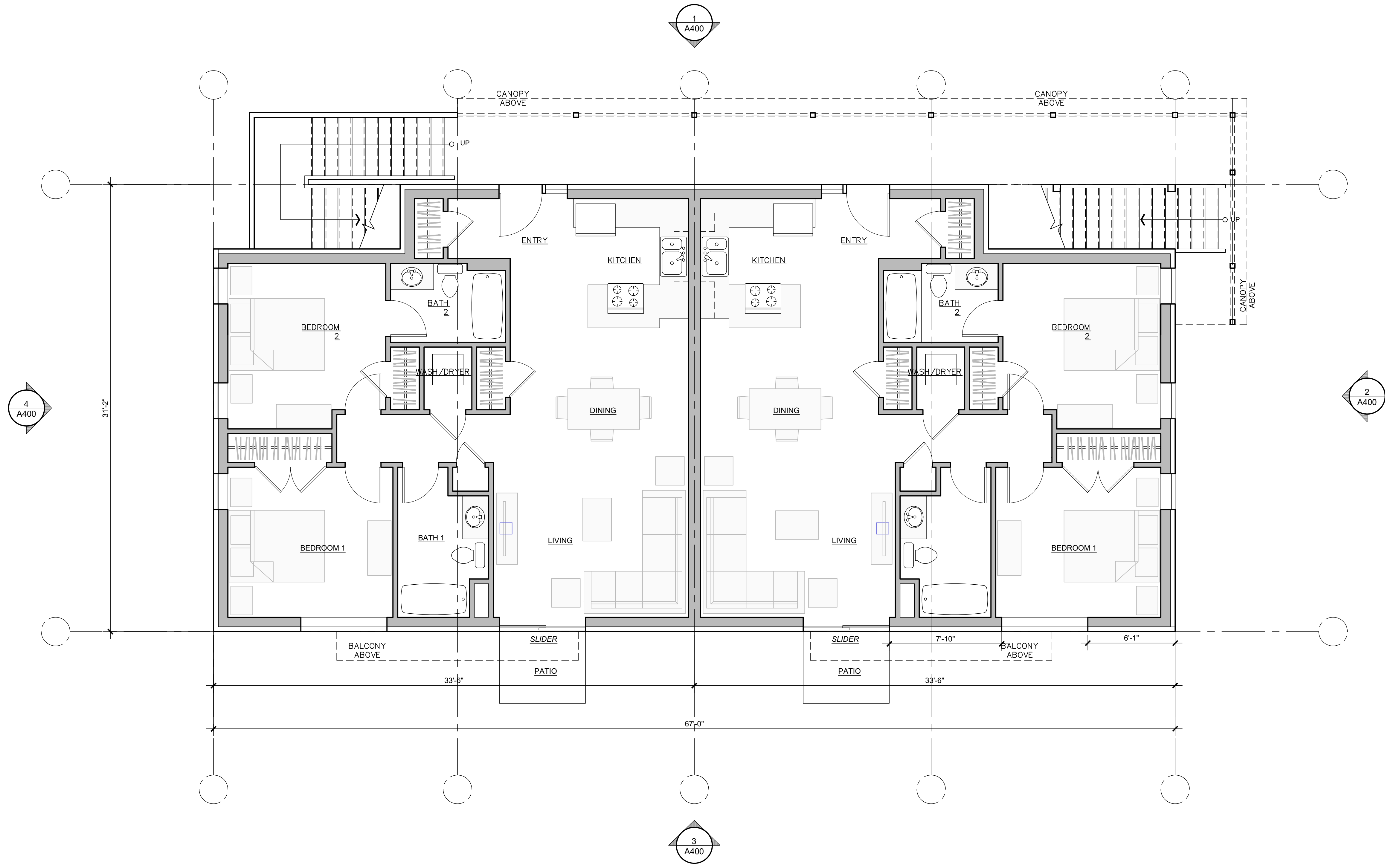
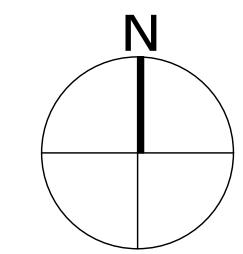
Drawing Title

GROUND LEVEL

Project No:	2021-203
Date:	08/04/2021
Scale:	AS-NOTED
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A201 - GROUND FLOOR PLAN

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



111 NORTH WINOOSKI
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Drawing Title

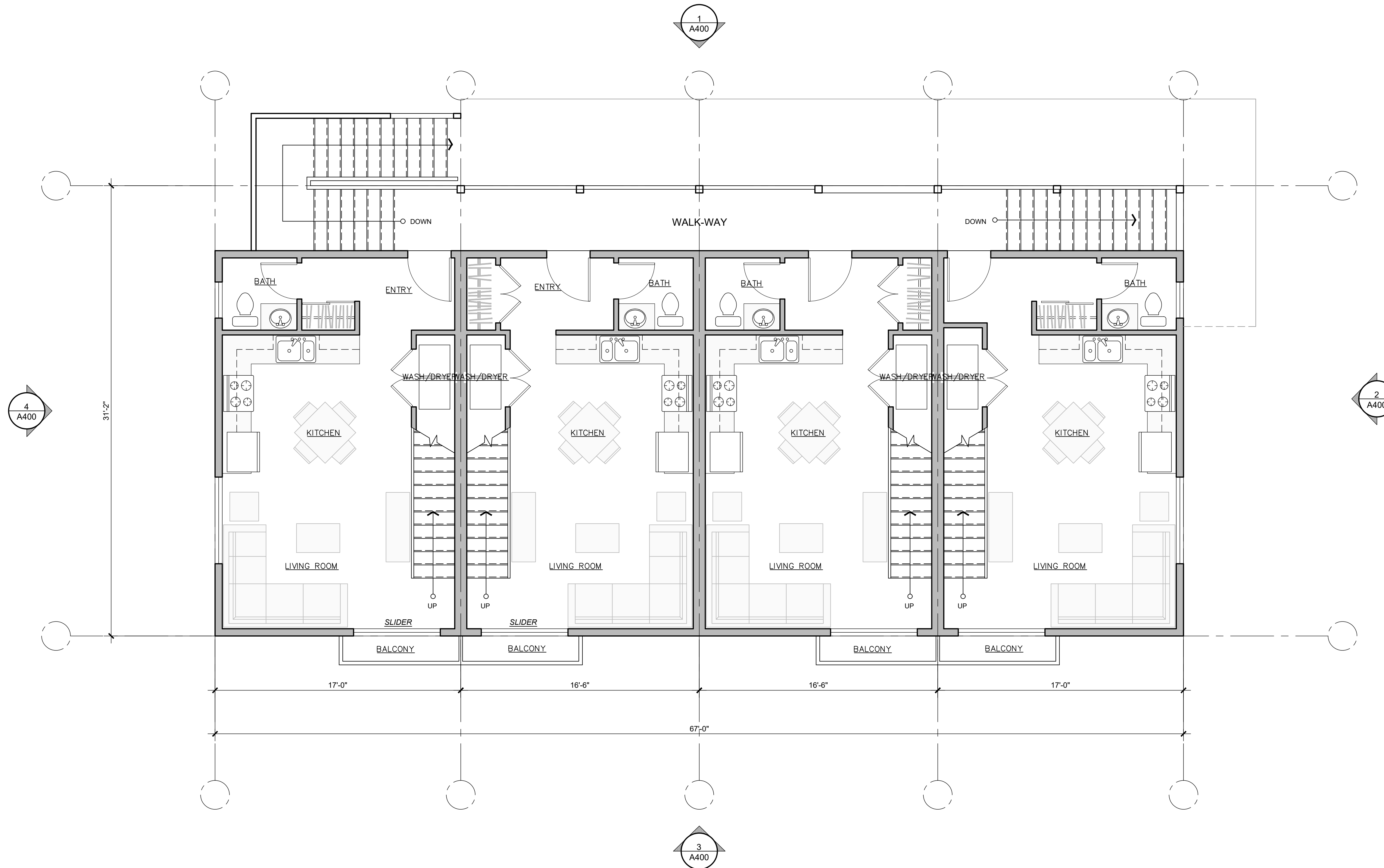
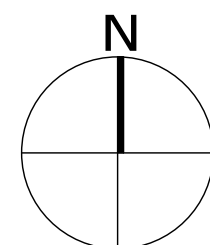
SECOND LEVEL

Project No:	2021-203
Date:	08/04/2021
Scale:	AS-NOTED
Drawn by:	WJR/MFA

A- 202

A202 - SECOND FLOOR PLAN

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



111 NORTH WINOOSKI
RESIDENCES

LOCATION
111 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

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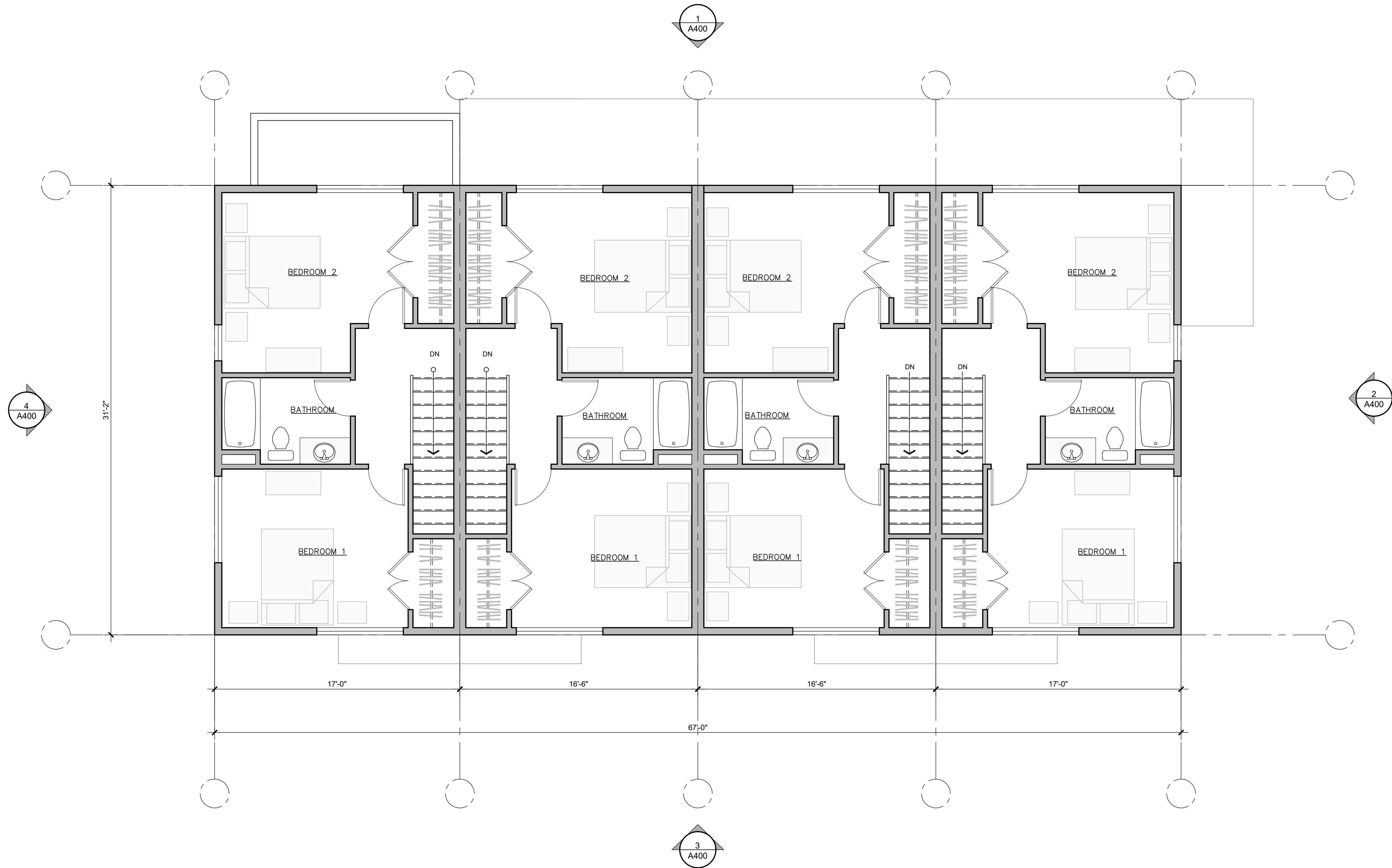
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11/04/21	SCHEMATIC DESIGN UPDATED
12/09/21	SCHEMATIC DESIGN UPDATED

Drawing Title

THIRD LEVEL

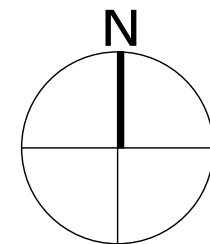
Project No:	2021-203
Date:	08/04/2021
Scale:	AS-NOTED
Drawn by:	WJR/MFA

A- 203



A203 - THIRD FLOOR PLAN

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



111 NORTH WINOOSKI
RESIDENCES

LOCATION
111 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER
MR. DANIEL TRAHAN
BURLINGTON, VERMONT
05401

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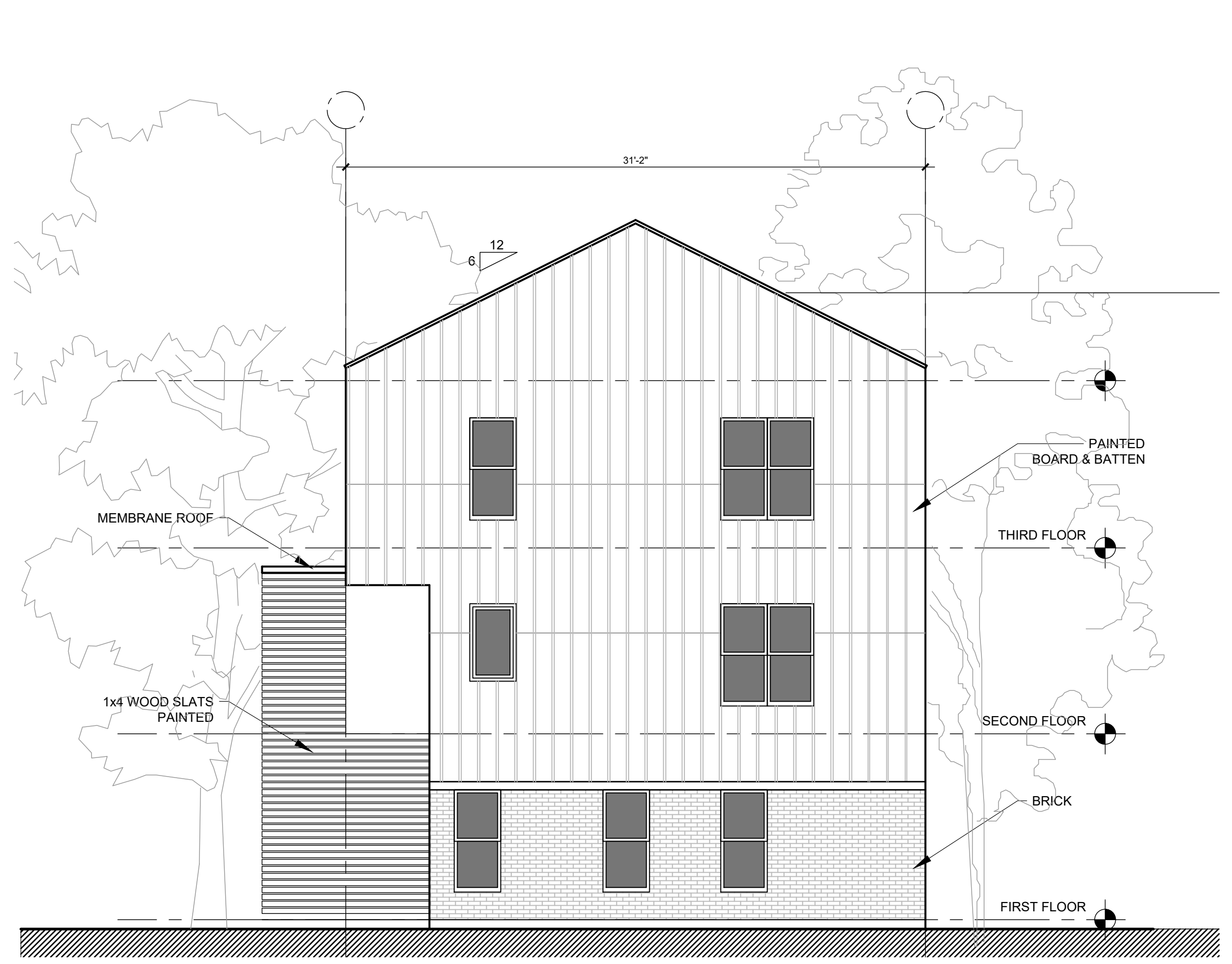
ELEVATIONS

Project No.	2021-203
Date:	12/05/2021
Scale:	AS-NOTED
Drawn by:	WJR/MFA

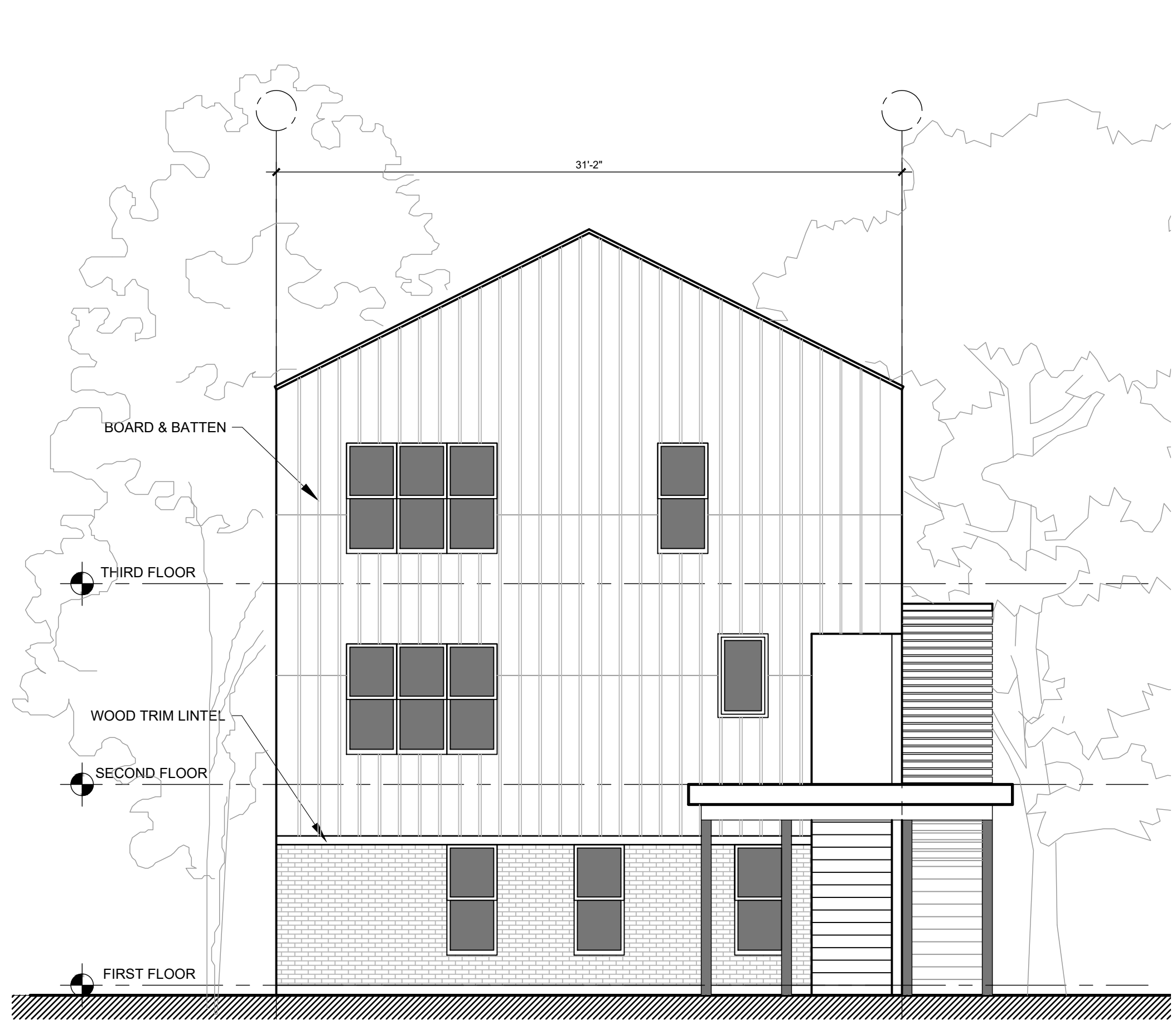
A- 400



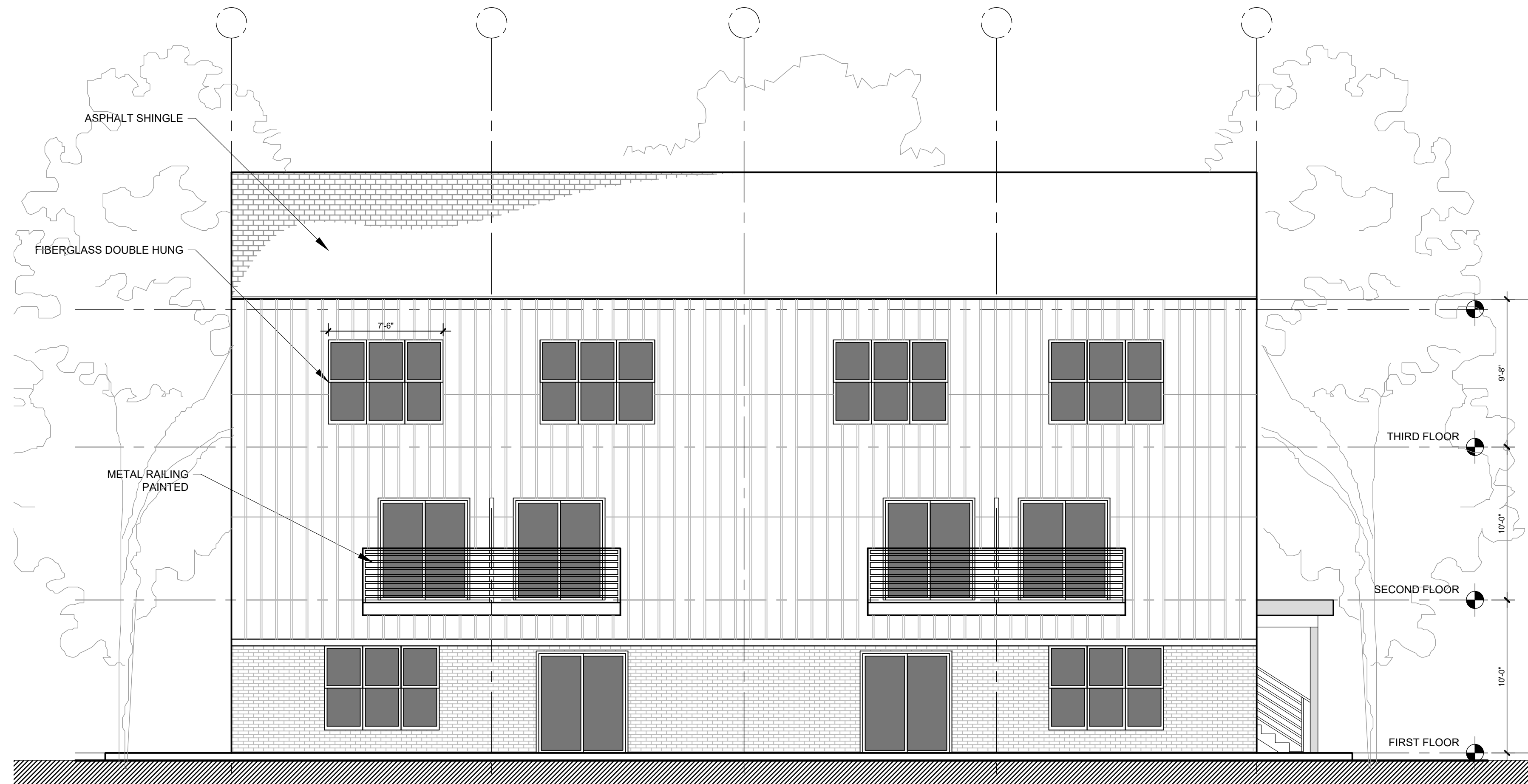
1-400 NORTH ELEVATION
SCALE: 1/4"=1'-0"



4-400 WEST ELEVATION
SCALE: 1/4"=1'-0"



2-400 EAST ELEVATION
SCALE: 1/4"=1'-0"



3-400 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



1-RENDERING

SCALE: NOT TO SCALE



1-MASSING MODEL

SCALE: NOT TO SCALE

ARCHITECT

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Drawing Title

RENDERINGS

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A-REN

Burlington Design Advisory Board

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

Matthew Bushey
Ron Wanamaker
Emily Morse
Jay White
vacant
Kathleen Ryan, Alt
Vacant, Alt



DESIGN ADVISORY BOARD Tuesday December 14, 2021 3:00 PM

Physical location: 645 Pine Street, Front Conference Room, Burlington VT 05401

And

Zoom:

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+1 669 900 6833 or +1 253 215 8782

Agenda

Session I – 3:00 PM – 3:30 PM

- 1. ZP-21-606; 111 North Winooski Avenue (RM, Ward 2C) Michael Alvanos / Daniel & Holly Trahan (continued review)**
Demolition of rear structure (barn) and construction of 6 new apartments at the rear of the property with associated parking and landscape improvements. (Mary O’Neil, Project Manager)

Session II – 3:30-4:00 PM

- 2. ZP 21-790; 125 South Cove Road (WRL, Ward 5S) Cliff Deetjen / Michael Boardman**
Demolition of existing home, build new single family home. (Ryan Morrison, Project Manager)

Session III – 4:00-4:30 PM

- 3. ZP 21-720 & 21-784; 86-88 North Winooski Avenue (RM, Ward 2C) Nora King / Gerald Leclair & Michael Alvanos**
After the fact permit for removing part of the garage portion of the carriage barn, and a new permit to remove the remaining carriage barn. (Ryan Morrison, Project Manager)

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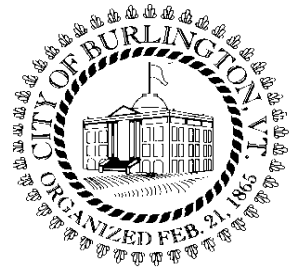
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Department of Permitting and Inspections

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
Ryan Morrison, Associate Planner
Vacant, Planning Technician
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: 86-88 North Winooski Street; ZPs 21-720 & 21-784
Date: December 14, 2021

Files: ZP21-720 & ZP21-784

Location: 86-88 North Winooski Street

Zone: RM **Ward:** 2C

Parking District: Multi-Modal Mixed Use

Date application accepted: ZP21-720 (October 27, 2021); ZP21-784 (November 18, 2021)

Applicant/ Owner: Nora King (ZP21-720), Michael Alvanos (ZP21-784) / Gerald Leclair

Request: After the fact permit for removing part of the garage portion of the carriage barn (ZP21-720) and request to demolish the remaining carriage barn (ZP21-784). Structure is listed on the Vermont State Register of Historic Resources.

Background:

There are no previous zoning permits on file.

Overview: These are two separate applications for the same property filed by different applicants [as of the date of report preparation, the applicants have agreed to act as one and combine the applications. Moving forward the application will be ZP21-720]. ZP21-720 requests an after the fact zoning permit for the demolition of the historic carriage barn's garage portion. The unpermitted demolition was the subject of a Notice of Violation, issued in August, 2020. Per this review, the already removed garage portion will be viewed as if it were still in place. ZP21-784 requests a permit to demolish the remaining carriage barn. The carriage barn is listed on the State of Vermont Historic Register, and therefore Section 5.4.8 (b), (c) and (d) apply.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no identified natural features on site.

(b) Topographical Alterations:

There are no topographical alterations proposed.

(c) Protection of Important Public Views:

There are no protected public views across the 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:

Not applicable.

(f) Brownfield Sites:

This is not an identified Brownfield site on Vermont's DEC 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.

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.

Although the site is currently covered by a building, its removal will present an opportunity to address stormwater runoff. As more than 400 sq. ft. will be disturbed, a small project erosion prevention and sediment control planned is required.

(h) Building Location and Orientation:

The carriage barn sits in its original location and orientation; set back from its associated primary structure (duplex fronting North Winooski Street).

(i) Vehicular Access:

No change to vehicular access is included within the submission. The existing driveway will still provide vehicular access to the rear parking area.

(j) Pedestrian Access:

No change is proposed to the existing pedestrian access to the overall parcel.

(k) Accessibility for the Handicapped:

Not applicable.

(l) Parking and Circulation:

Aerial photos as far back as 2004 show the rear parking area as maintaining the same, rough footprint as it exists today. The driveway extends beyond the parking area toward the carriage barn. This section appears to be concrete, and is highlighted as part of the proposed demolition. No change to access is proposed.

(m) Landscaping and Fences:

Other than installation of green space, no further landscaping is proposed.

(n) Public Plazas and 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.

Not applicable.

(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.

This is an existing accessory structure that could provide substantial benefit to the associated residential units with bicycle and equipment storage, trash and recycling location, or residential storage. The opportunity of having such a storage building is not recognized in the application, with demolition proposed.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The massing, height and scale of the existing building is consistent with its original function. Its removal will eliminate that characteristic site feature.

2. Roofs and Rooflines. Not applicable.

Not applicable.

3. Building Openings

Not applicable.

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

(c) Protection of Important Public Views:
There are no protected public views across the site. Not applicable.

(d) Provide an active and inviting street edge:
Removal of the carriage barn will not impact the street edge. The structure is in the rear yard, behind the primary structure, and not easily seen from the street.

(e) Quality of materials:
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 applicant has submitted an architect's report which asserts that the current state of the carriage barn is non-salvageable.

(f) Reduce energy utilization:
There is no analysis of comparative energy expenditure, particularly energy utilized by heavy equipment to tear down the structure when added to the value of the "embodied energy" of the existing building; the amount of energy invested in its materials and construction. Various studies, including one by the Department of Defense, have examined Btu's of energy lost from demolition, adding the cost of energy to demolish, remove and dispose of debris. The addition of new materials (cost of equipment, delivery and manpower) further elevates that energy expenditure. From "The Benefits of Cultural Resource Conservation", published by the U.S. Department of Defense:

The process of rehabilitating a historic facility consumes less energy than new construction. And, the energy costs of operating a rehabilitated structure vs. a new structure are effectively equal.

(g) Make advertising features complementary to the site:
Not applicable.

(h) Integrate infrastructure into the building design:
See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

At present, the building is vacant. When the garage portion of the structure was removed, it created an unsecure opening to the remaining structure, which remains to this day. As the photographs submitted show, this opening creates an unsafe situation due to failing siding, flooring and roofing in this section. This can create further threat to the remaining building due to vandalism, fire, or ongoing neglect. The applicant is strongly encouraged to close up this opening and secure the flooring and roof.

Sec. 5.4.8 Historic Buildings and Sites

(c) Demolition by Neglect

No owner of a historic building, or lessee who is obligated by lease to maintain and repair such a structure (other than the interior), shall allow, cause, or permit the structure to suffer or experience demolition by neglect. Examples of such disrepair and deterioration include, but are not limited to, the following:

- 1. Deterioration of walls or other vertical supports; walls, partitions or vertical supports that split, lean, list, or buckle, thus jeopardizing structural integrity;*
- 2. Deterioration or inadequate foundations that jeopardize structural integrity;*
- 3. Deterioration of roofs, ceilings, or other horizontal members;*
- 4. Deterioration of fireplaces or chimneys;*
- 5. Deterioration or crumbling exterior stucco or mortar;*
- 6. Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors;*
- 7. Lack of weather protection that jeopardizes the structural integrity of walls, roofs, plumbing, electricity, or overall structural integrity, including lack of paint, lack of adequate heating, and lack of adequate ventilation;*
- 8. Vandalism caused by lack of reasonable security precautions; and/or*
- 9. Deterioration of any feature so as to create a hazardous condition that could require demolition for public safety.*

In such cases, the building inspector shall notify the property owner of any violation of this section. Such person shall have sixty (60) days to remedy any such violation. In the event the violation is not corrected within sixty (60) days of notification, the city shall be authorized to perform all repairs necessary to correct the violation and to place a lien on the property for the costs of such repairs and reasonable administrative and legal fees incurred.

The Assessor's database shows that the property has been under the same ownership since 1990. Additional records, or lack thereof, indicate that there have been no zoning or building permits sought/issued for any restorative work on the carriage barn.

The submitted architect report, prepared by John Rooney, identifies numerous faults with the remaining structure. In short, the report concludes that the remaining structure is structurally unsound and cannot be rehabilitated or reused on site.

The report does not address the already removed garage portion of the structure. The roof on that section had already collapsed, as evidenced by a 2019 aerial photo. Clearly, the lack of maintenance, or demo by neglect, on the structure caused the roof to fail, and most likely other structural issues. Unfortunately, there have been no photos submitted that show the state of the structure prior to its unpermitted removal.

With regard to the remaining structure, the report identifies numerous structural issues. The structure appears to lean and is in severe disrepair. The southeast corner [where the garage portion attached] shows indication of damage from fire or collapse. Evidence of collapse along the south side exists, and there is indication of fire damage on the roof, roof beams, walls and floor. Roof structural members are undersized and insufficient, and the architect notes that rehabilitation of the structural members will not adequately provide safe and sufficient support. Loose rubble, mixed masonry and stone have been placed for foundation. The walls are bowing due to poor connection to a proper foundation and inadequate structure. The report goes on to identify other insufficiencies with the remaining structure, and that it has limited salvage value.

In this case, the City's building inspector has not been involved at all. However, staff is of the opinion that demolition by neglect played a primary role in the current state of the structure, and of the already removed building section.

(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;

The application includes a single submission of a report from John Rooney relative to the condition and structural stability of the remaining barn. The general conclusion is that the remaining carriage barn appears wholly unstable and structurally unsound, and cannot be rehabilitated or reused on site as part of any economically beneficial use.

The report does not define specific costs or efforts that would be required to restore the remaining barn. Unfortunately, there is no evidence that the property owner made any effort to maintain the structural integrity of the barn since 1990.

B. A statement addressing compliance with each applicable review standard for demolition;

Although briefly, the architect report addresses each demolition standard. See below.

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:

There is no claim of economic hardship. The application only notes that rehabilitation or reuse of the barn structure will not be economically beneficial to the property. There appears to be no interest in investing any money in the remaining structure, nor did there appear to be interest within the last 30 or so years. Additionally, the submission lacks a feasibility study that addresses rehabilitation or adaptive reuse of the remaining structure.

(i) the estimated market value of the property on which the structure lies, both before and after demolition or removal;

No claim of economic hardship has been raised and an estimate for market value has not been submitted.

and,

(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

The owner has expressed no interest in the rehabilitation or reuse of the building.

If the Board favors the removal of the building over rehabilitation, *it should at the very least* be advertised for sale and relocation; an option that would allow its survival.

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;

The applicant has no intention at this time to redevelop the site. The intention is to remove the barn and replace it with yard space, or additional driveway space. Redevelopment plays a major role in the City's ability to approve demolition of historic structures. Redevelopment in this case would be to replace the existing barn with a similar structure and use that benefits the property as well as the neighborhood as a whole. Replacement of this notable structure with green space (or additional driveway space) is not a satisfactory redevelopment plan that honors the architectural and historic qualities of this or surrounding structures. While open areas are welcome for public enjoyment and use, this area will remain private. By this standard, there is no redevelopment plan; and the proposal has a significant negative effect on the architectural and historical qualities of other structures and the character of the neighborhood around the site.

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.

Photos of the existing barn and a site plan identify the remaining barn to be removed (and the remnants of the already removed portion) have been submitted. An overall coverage calculation has not been submitted. Since the applicant has no intention of redevelopment, no additional plans have been submitted.

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;

The photos submitted show evidence of a deteriorating structure. There are no building or zoning permits on file specifically for repair of the barn. Refer to the report by John Rooney for assessment of structural stability and building conditions, which he determines to be “wholly unstable and structurally unsound.”

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;

Submission materials are absent any evaluation of the building’s suitability for rehabilitation. Evidence of an opportunity for relocation has not been provided.

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. Additional yard or driveway space will provide no community-wide benefit.

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;

There is no mitigation of the adverse effect of removing the building within the application. To the contrary; the allowance of demolition here opens the door to further loss of historic buildings within the city.

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;

If demolition is approved, photodocumentation of the structure should be completed to retain a record of this significant building.

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.

The applicant proposes an immediate demolition with no redevelopment. No replacement structure is proposed, only lawn or additional driveway space is proposed which will not enhance the architectural character of the immediate area, neighborhood or district.

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.

There has been no such deed restriction proffered.

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.

If approved by the DRB, the applicant is encouraged to offer the building for relocation; absent that, a requirement to deconstruct using the safest method possible, minimizing exposure to lead paint and any other potential public safety issue. What material may be salvaged is encouraged for sale or reuse.

To: Burlington Planning and Zoning

From: John Rooney
JRMA design studio

Date: November 15, 2021

RE: 86 North Winooski Avenue - Demolition of Rear Structure

1. Summary of Property

The site located at 86 North Winooski Avenue in Burlington, Vermont is currently in the process of being purchased by the applicant. The site has 2 structures which are over 50 years of age. The primary structure will remain and improvements to the interior will be underway within the next 12 months.

The secondary structure to the rear of the property is in disrepair and the new owner and applicant, primarily for safety concerns, requests to remove the existing structure and clean up the site. The City of Burlington outlines in Article 5.4.8 the guidelines to follow should an applicant request to remove a structure. This report addresses Article 5.4.8 (d) 1.A – *(A report from a licensed Engineer or Architect)*

2. Report of Rear Structure:

Attached –	Exhibits	A. Photography
	Exhibits	B. Architectural Site Plan

- A. A Site visit on Wednesday, November, 10th, 2021 was performed and the following findings observed with photographic evidence are enclosed in this report.
- B. A wood structure of approximate size 22' x 40' sits on the northwest portion of 86 North Winooski Avenue. The structure is visibly in severe disrepair. From a distance the structure appears to lean and looks generally unstable and deformed. Clear indications of damage from fire or collapse on the south-east portion.
- C. Walking towards the south portion of the structure, observations confirm partial collapse of existing structure. Debris and rubble from structure, although scarce, remain as evidence of prior collapse structure.

- D. Entering into the structure, clear indications of fire-damage on roof, roof beams, walls and floor.
- E. Collapse of second level towards the rear of the property show existing roof structural members are undersized and insufficient. Rehabilitation of the existing structural members will not adequately provide safe and sufficient support.
- F. Structurally, no indication of a proper foundation appears. Loose rubble, mixed masonry and stone appear to have placed under the structure and possibly repaired intermittently as needed.
- G. The sills of the walls are deteriorated or non-existent.
- H. The longer north wall and remaining portions of the south walls have clear bowing and deformation due to poor connection to proper foundation and inadequate structure.
- I. The materials on the structure appear to be in complete disrepair. Siding on the east portion of the building has been replaced by tin corrugated siding. The north elevation appears to have been substituted with another *non-original* material.
- J. There are only insignificant vestiges of the eaves, trim and windows that remain. The front doors on the west façade have limited potential for salvage
- K. Overall structure has limited salvage value.
- L. No archeological resources appeared during site visit.
- M. Site has limited appearances of vandalism.

3. Demolition Standards Applicability

- A. The rear structure located at 86 North Winooski Avenue appears wholly unstable and structurally unsound.
- B. The rear 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 practically moved to another site within the district.
- C. Although no proposed development is being submitted, the demolition of the rear structure provides a substantial benefit that outweighs any historic or architecturally significance.
- D. The demolition of the rear structure will not impact the historical importance of other structures located on the property and adjacent properties
- E. Documentation of the rear structure will be in the form of this report and photographic evidence.

Submitted by:

John Rooney

License Number 003.0001364

Expiration Date - Jan 31, 2023

Exhibit A: Photography from Site Visit, November 10th, 2021



Photo 1. West Elevation from Driveway



Photo 2. West Elevation (Closer)



Photo 3. South West Perspective



Photo 4. Partial South Elevation



Photo 5. South East Perspective (Collapsed Structure)



Photo 6. Detail & Close-up of Collapsed Portion of Building

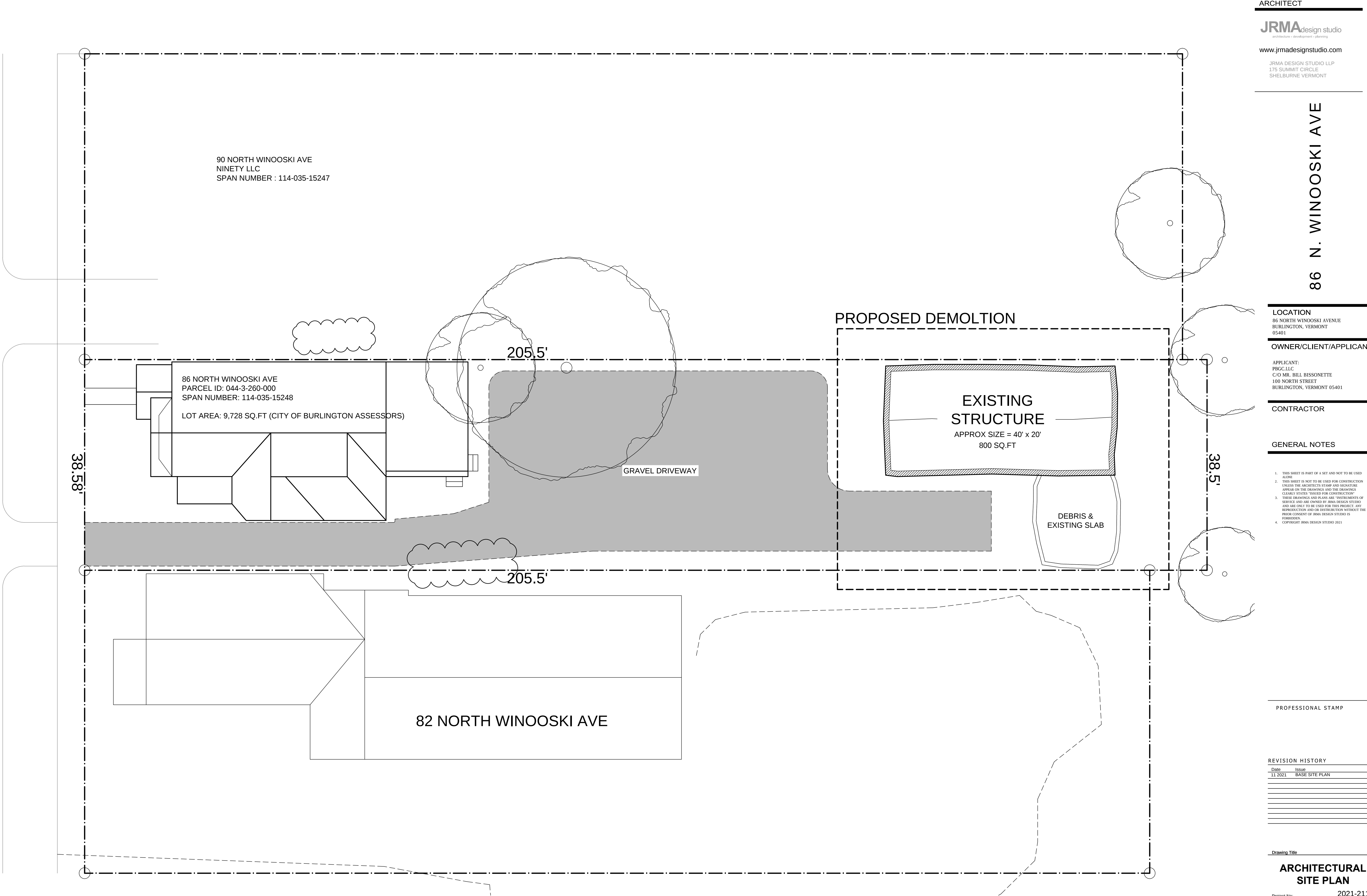


Photo 7. North Elevation (From adjacent property)



Photo 8. North West Perspective (From adjacent property)

NORTH WINOOSKI AVE



86 N. WINOOSKI AVE

LOCATION
86 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER/CLIENT/APPLICANT
APPLICANT:
PBGC,LLC
C/O MR. BILL BISSONETTE
100 NORTH STREET
BURLINGTON, VERMONT 05401

CONTRACTOR

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REVISION HISTORY	
Date	Issue
11/2021	BASE SITE PLAN

Drawing Title

**ARCHITECTURAL
SITE PLAN**

Project No: 2021-211
Date: 11/11/2021
Scale : AS-NOTED
Drawn by : M.ALVANOS

SP1



OF VERMONT
on for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	88 North Winooski
COMMON NAME:	
FUNCTIONAL TYPE:	dwelling
OWNER:	Warren W., Maurice Parker
ADDRESS:	88 North Winooski
ACCESSIBILITY TO PUBLIC:	Yes ☐ No ☒ Restricted ☐
LEVEL OF SIGNIFICANCE:	Local ☒ State ☐ National ☐

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 & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: ☐ Other: ☐
 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: oriel ☐
- Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other: ☐

Number of Stories: 2 1/2
Number of Bays: _____
Approximate Dimensions: _____

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-122

UTM REFERENCES:

Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: apartment

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

possibly W. O. Spear

PHYSICAL CONDITION OF STRUCTURE

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Queen Anne

DATE BUILT:

c. 1

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other: ☐

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other: ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Asymmetrical. Gable front orientation. 2 story pedimented bay on facade. Oriel on south elevation along with 2 story veranda. Gable on south elevation. 2 story porch in rear.

Fenestration - 1/1, Queen Anne sash.

Entrance - Porch with spindle valance. Queen Anne transom.

Enrichments - Fish scale, and sawtooth butt shingles, corner brackets, sunburst motif and turned posts. Corner brackets have drops.

RELATED STRUCTURES: (Describe)

Greek Revival carriage house in rear.

STATEMENT OF SIGNIFICANCE:

Originally built in the 1880's, the house was renovated to its present form between 1900 and 1906. The south elevation bay window was added between 1926 and 1942. A modest, though distinctively styled Queen Anne, this design was popular in Burlington. The house was probably renovated by Charles W. Spear, a building contractor who also used this as his residence.

The house was probably built by W. O. Spear, who worked for Roby Brothers, builders, before going into the construction business with his own brothers in the late 1880's. He probably built #90 next door in 1909 and moved there, retaining this house for rental income. The house fits in to the middle-class fabric of the neighborhood.

REFERENCES:

1890, Sanborns, 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:

C. Richard Morsbach

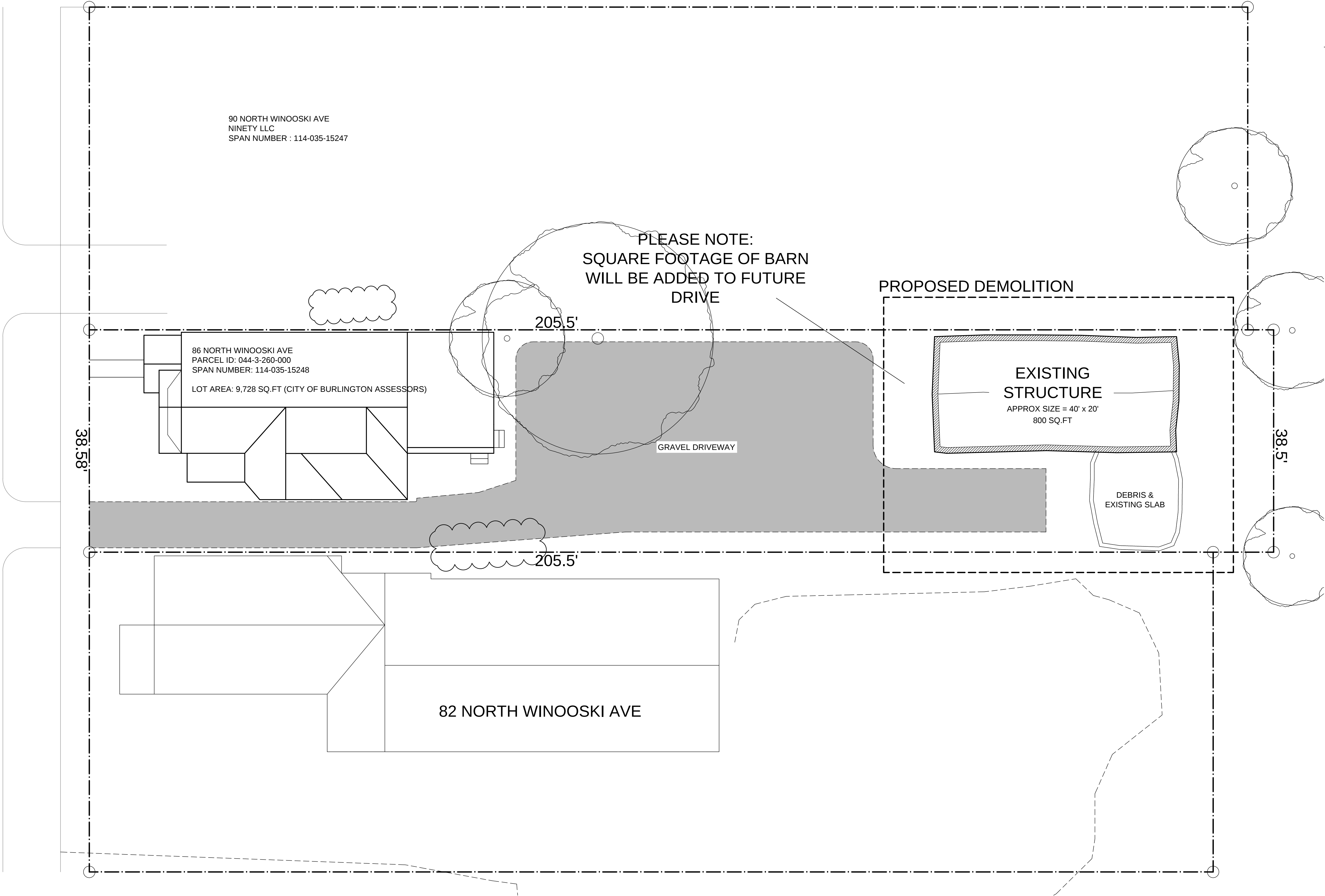
ORGANIZATION:

VT. Div. for Historic Preservation





NORTH WINOOSKI AVE



ARCHITECT

JRMAdesign studio
architecture - development - planning

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JRMA DESIGN STUDIO LLP
175 SUMMIT CIRCLE
SHELBURNE VERMONT

86 N. WINOOSKI AVE

LOCATION
86 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER/CLIENT/APPLICANT

APPLICANT:
PBGC,LLC
C/O MR. BILL BISSONETTE
100 NORTH STREET
BURLINGTON, VERMONT 05401

CONTRACTOR

GENERAL NOTES

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REVISION HISTORY

Date	Issue
11/2021	BASE SITE PLAN

Drawing Title

ARCHITECTURAL
SITE PLAN

Project No: 2021-211
Date: 11/11/2021
Scale: AS-NOTED
Drawn by: M.ALVANOS

SP1

NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
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5. THERE ARE SOME LIMITATION TO DEVELOPING EXISTING CONDITIONS SITE PLANS IN THE WINTER. DUE TO SIGNIFICANT SNOW COVER A RETURN TRIP AFTER SNOW MELT WILL BE REQUIRED TO VERIFY SITE CONDITIONS.

LEGEND

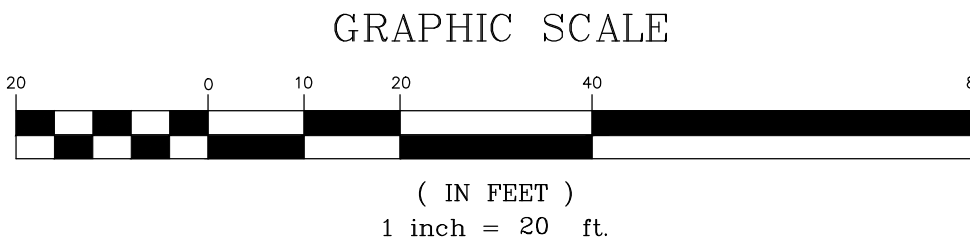
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- - -	SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING CURB
-x-	EXISTING FENCE
---	EXISTING PAVEMENT
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING GAS
---	EXISTING STORM
---	EXISTING GRAVITY SEWER
---	EXISTING WATER
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING STORM MANHOLE
⊙	EXISTING CATCH BASIN
⊙	EXISTING UTILITY POLE
⊙	EXISTING DECIDUOUS TREE
⊙	EXISTING CONIFEROUS TREE
⊙	EDGE OF BRUSH/WOODS
⊙	IRON ROD/PIPE FOUND

ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENISTY (RL-W)

CATEGORY	ZONING REGULATIONS	EXISTING
LOT SIZE	6,000 S.F.	21,277 S.F. ±
COVERAGE		
TOTAL	35%	32%
SETBACK		
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	74' ±
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	16' ±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	85' ±
BUILDING HEIGHT		
EXISTING PRIMARY	35	--

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).

LAKE CHAMPLAIN



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.caa-vt.com

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DRAWN

MAB

CHECKED

JLM

APPROVED

JLM

CLIENT:

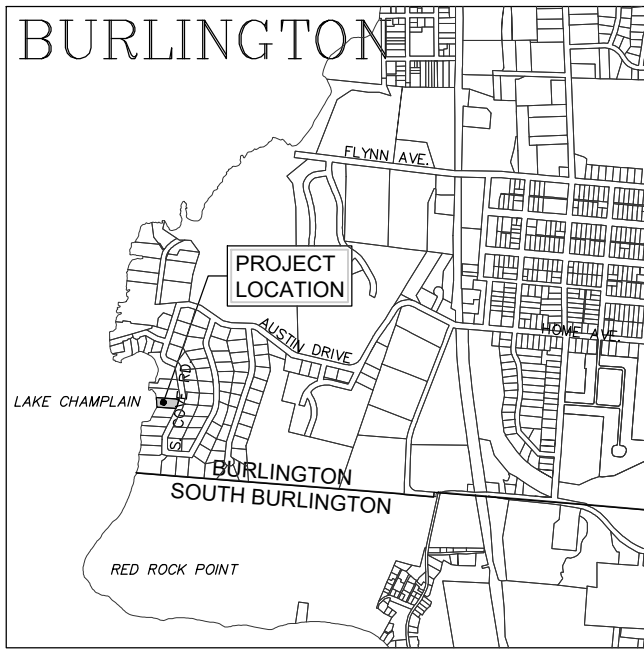
**PEREGRINE DESIGN
BUILD**

49 COMMERCE AVENUE
UNIT 1A
SOUTH BURLINGTON, VT
05403

PROJECT:

**DAVID M.
BOARDMAN
PROPERTY**

125 SOUTH COVE ROAD
BURLINGTON, VT



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION

**EXISTING
CONDITIONS
PLAN**

DATE

11/19/2021

SCALE

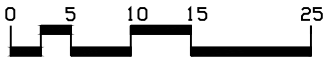
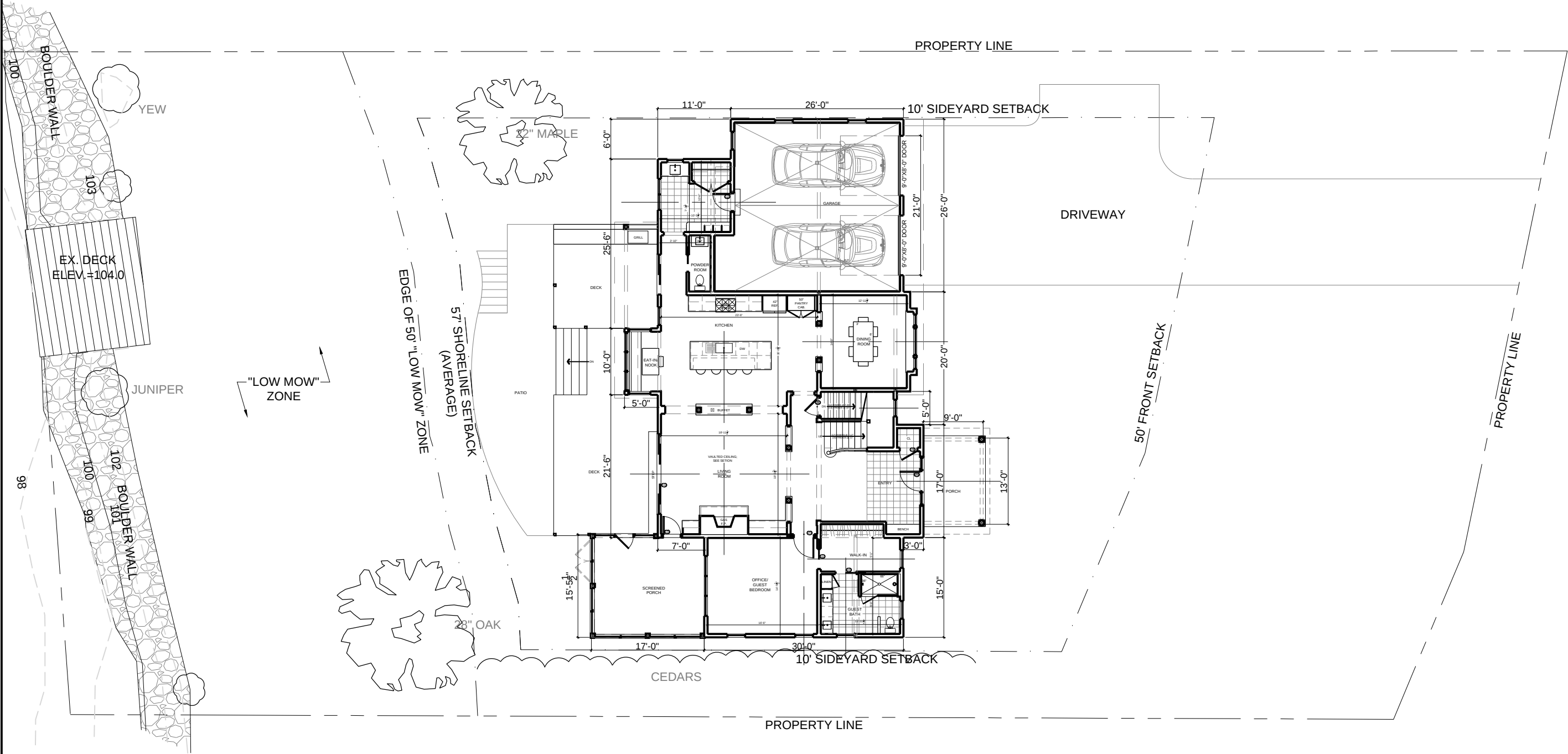
1" = 20'

PROJ. NO.

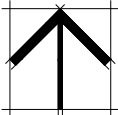
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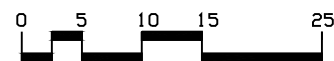
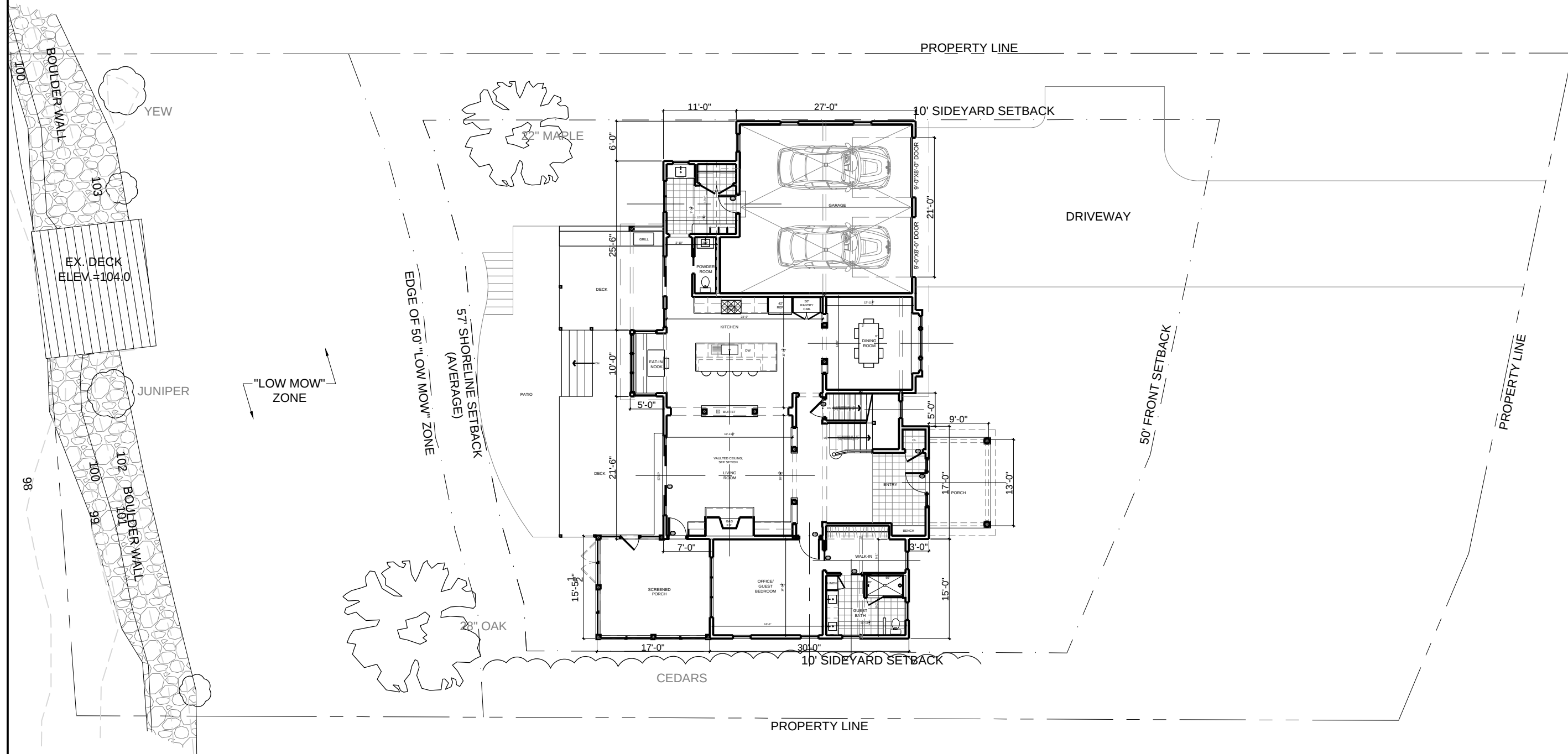
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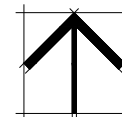


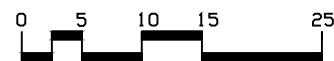
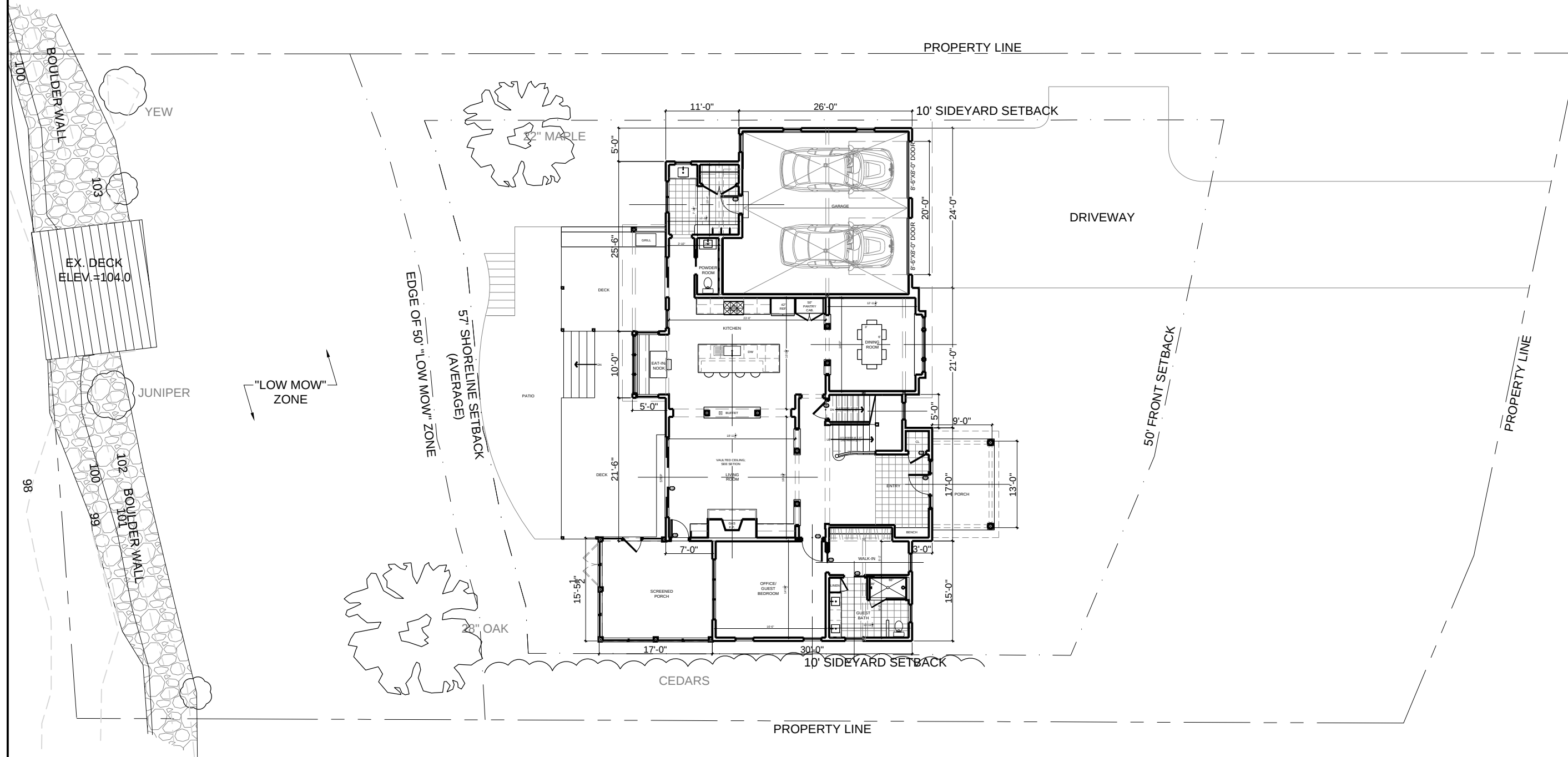
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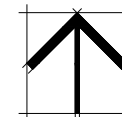


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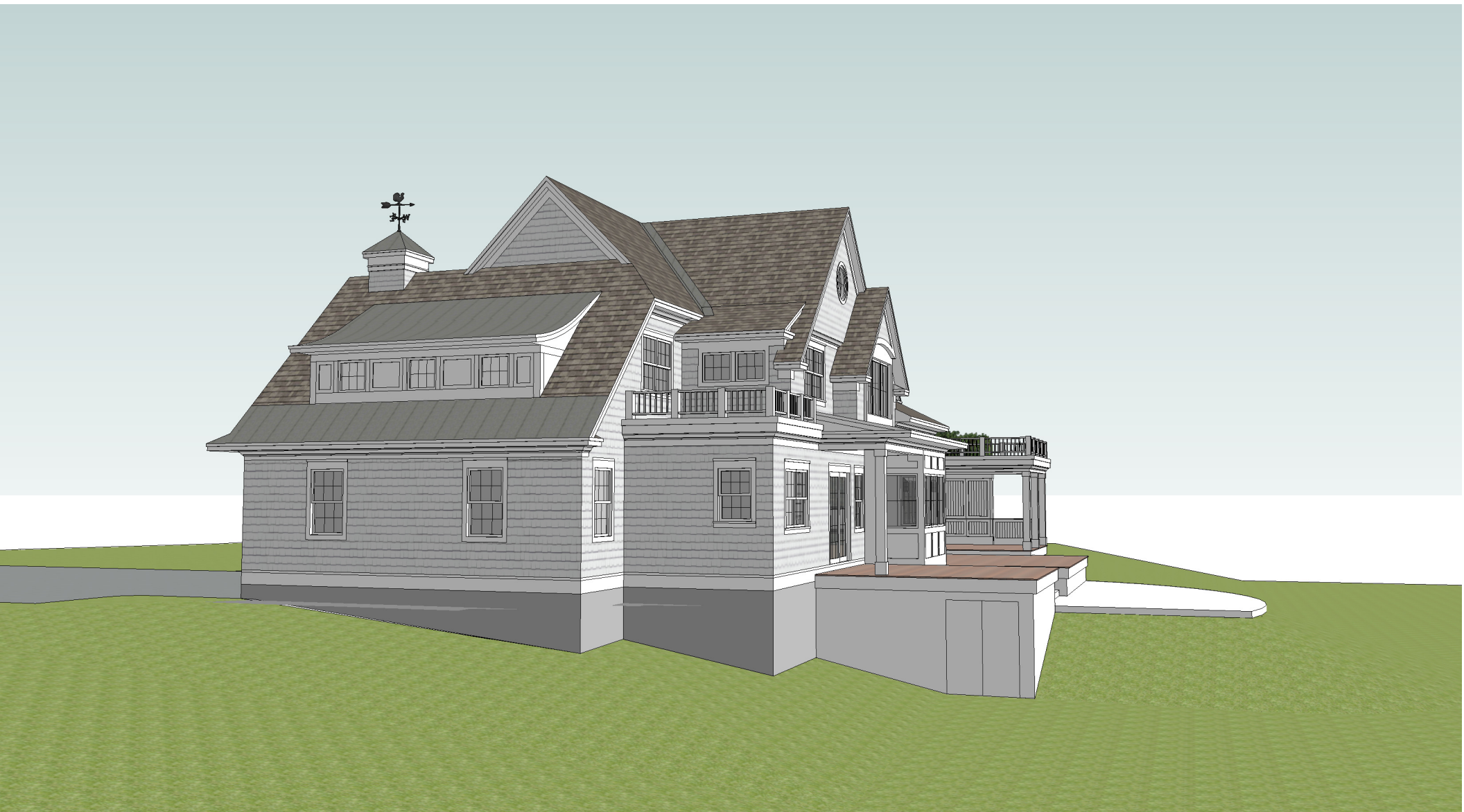




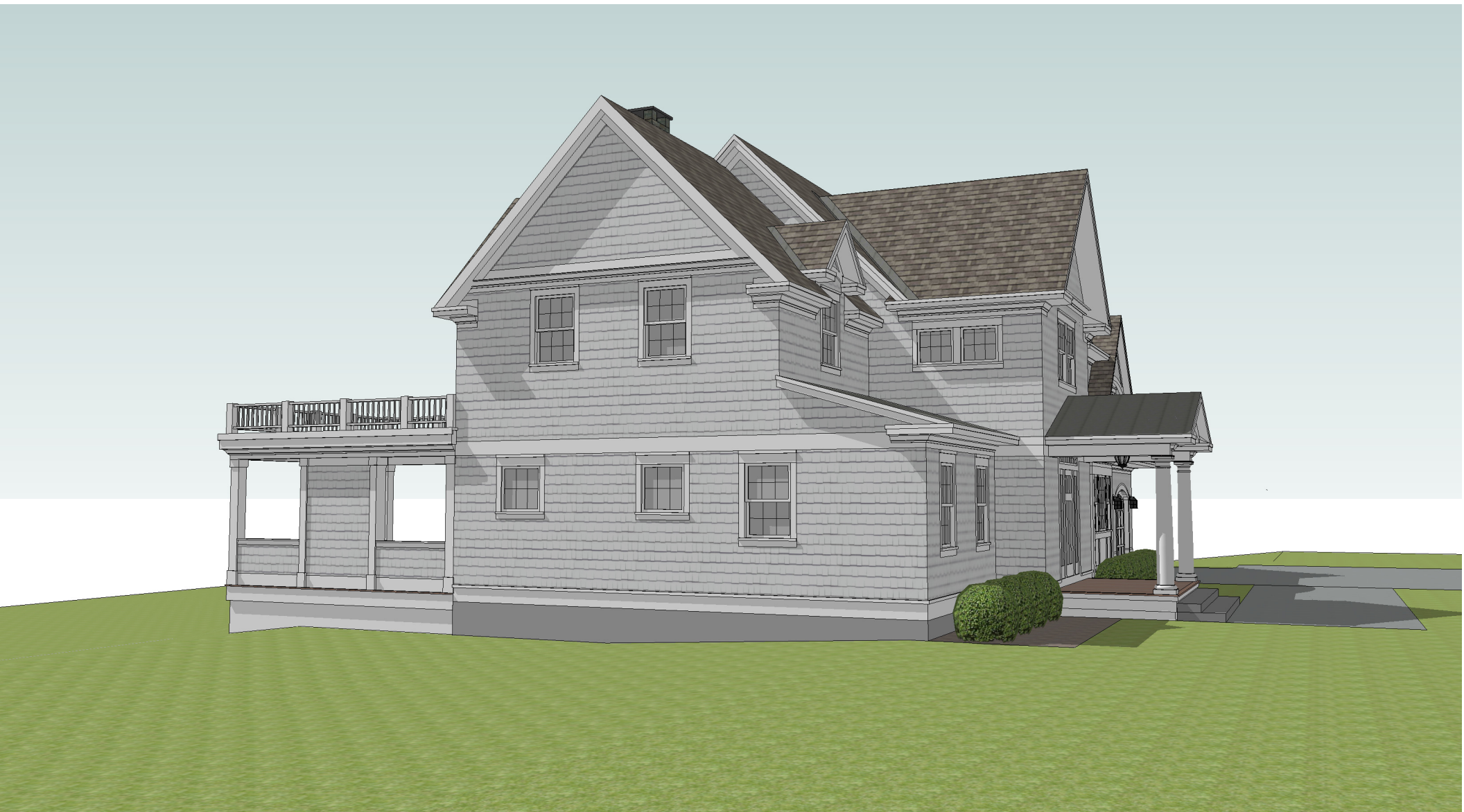
NOT FOR CONSTRUCTION













Boardman Residence

125 South Cove Road
Burlington VT 05401

Revised:

Date: 11/24

Scale: 1/8"=

East
Elevation
A

A4.1



Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

Date: 11/24

Scale: 1/8"=

East
Elevation
B

A4.1



Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

Date: 11/24

Scale: 1/8"=

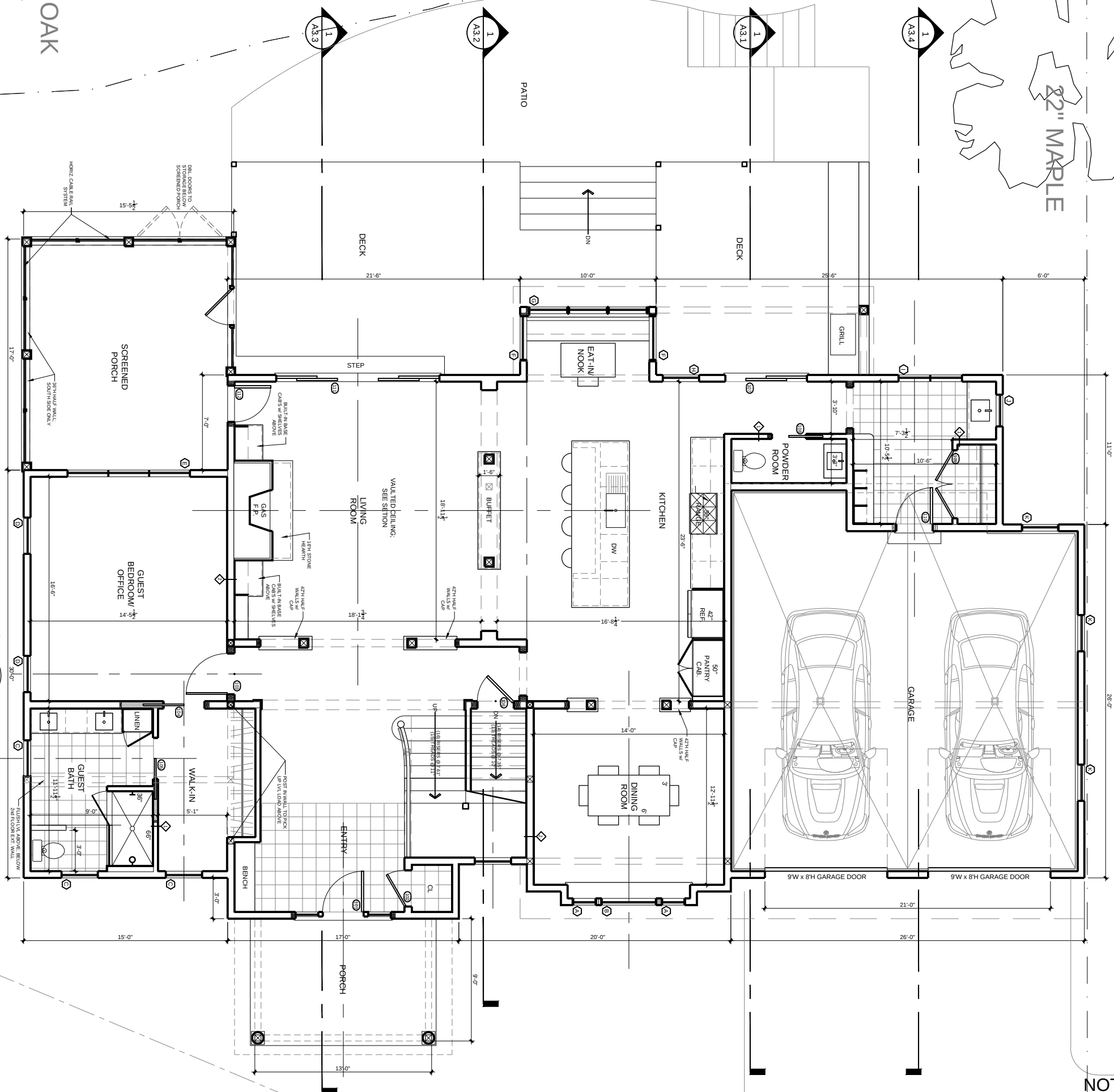
East
Elevation
C

A4.1

CEDARS

OAK

82" MAPLE



NOT FOR CONSTRUCTION

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington VT 05403

Boardman Residence

125 South Cove Road
Burlington VT 05401

Revised:

Date: 11/24

Scale: 1/8"=

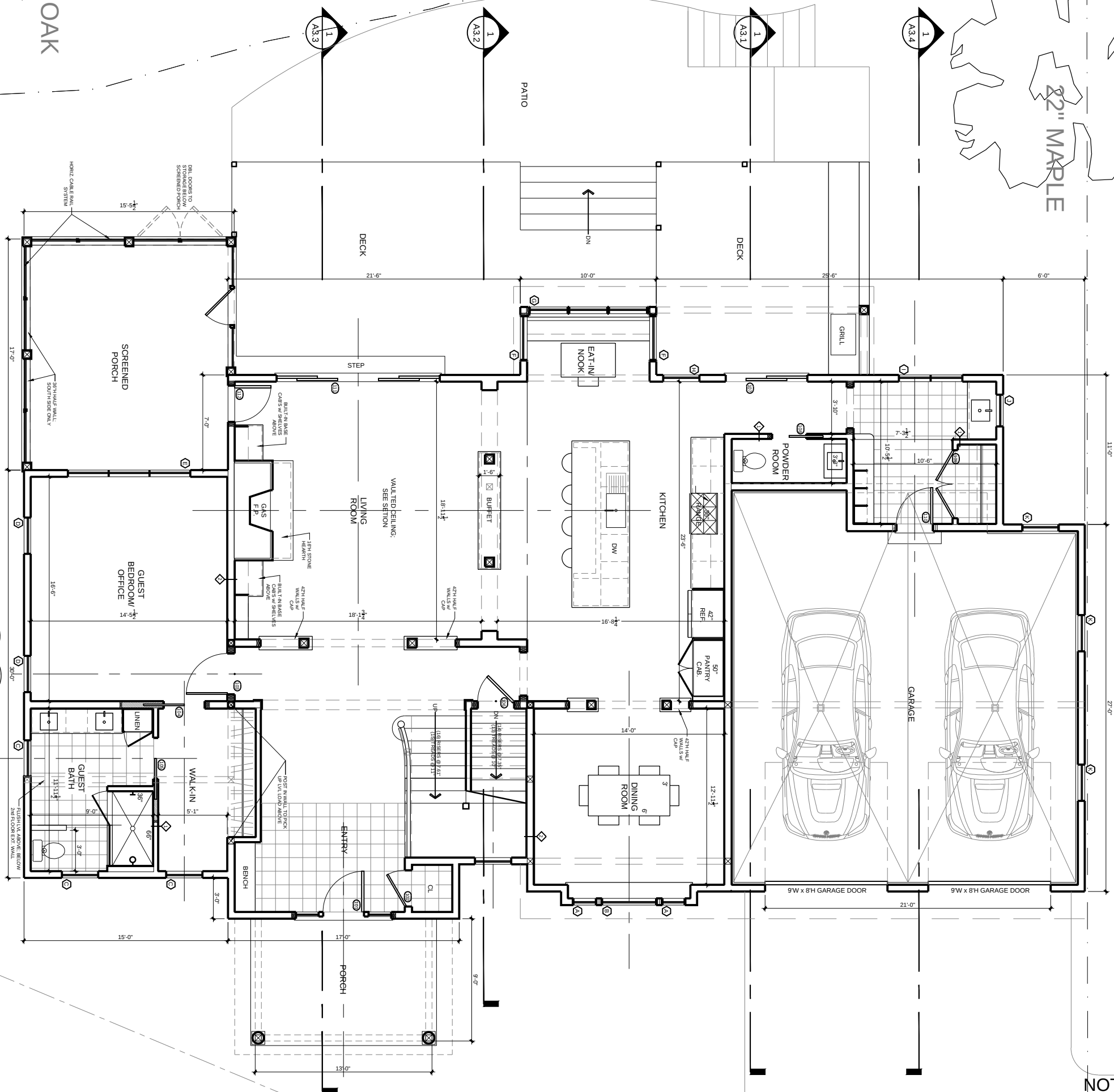
1st Floor
Plan -

A1.1

CEDARS

OAK

82" MAPLE



NOT FOR CONSTRUCTION

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403

Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

Date: 11/24

Scale: 1/8"=

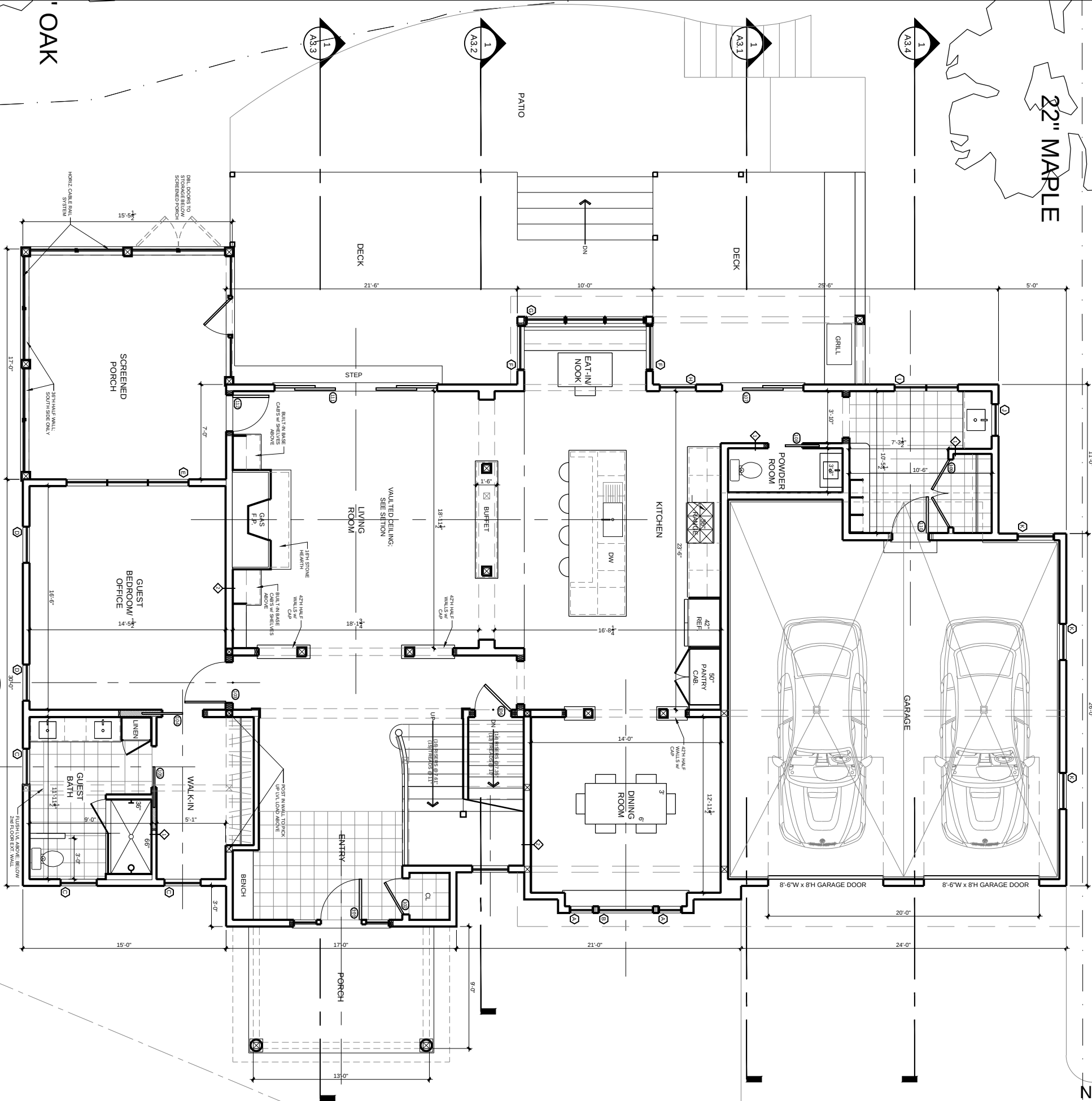
1st Floor
Plan -

A1.1

CEDARS

OAK

22" MAPLE



NOT FOR CONSTRUCTION

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington VT 05403

Boardman Residence

125 South Cove Road
Burlington VT 05401

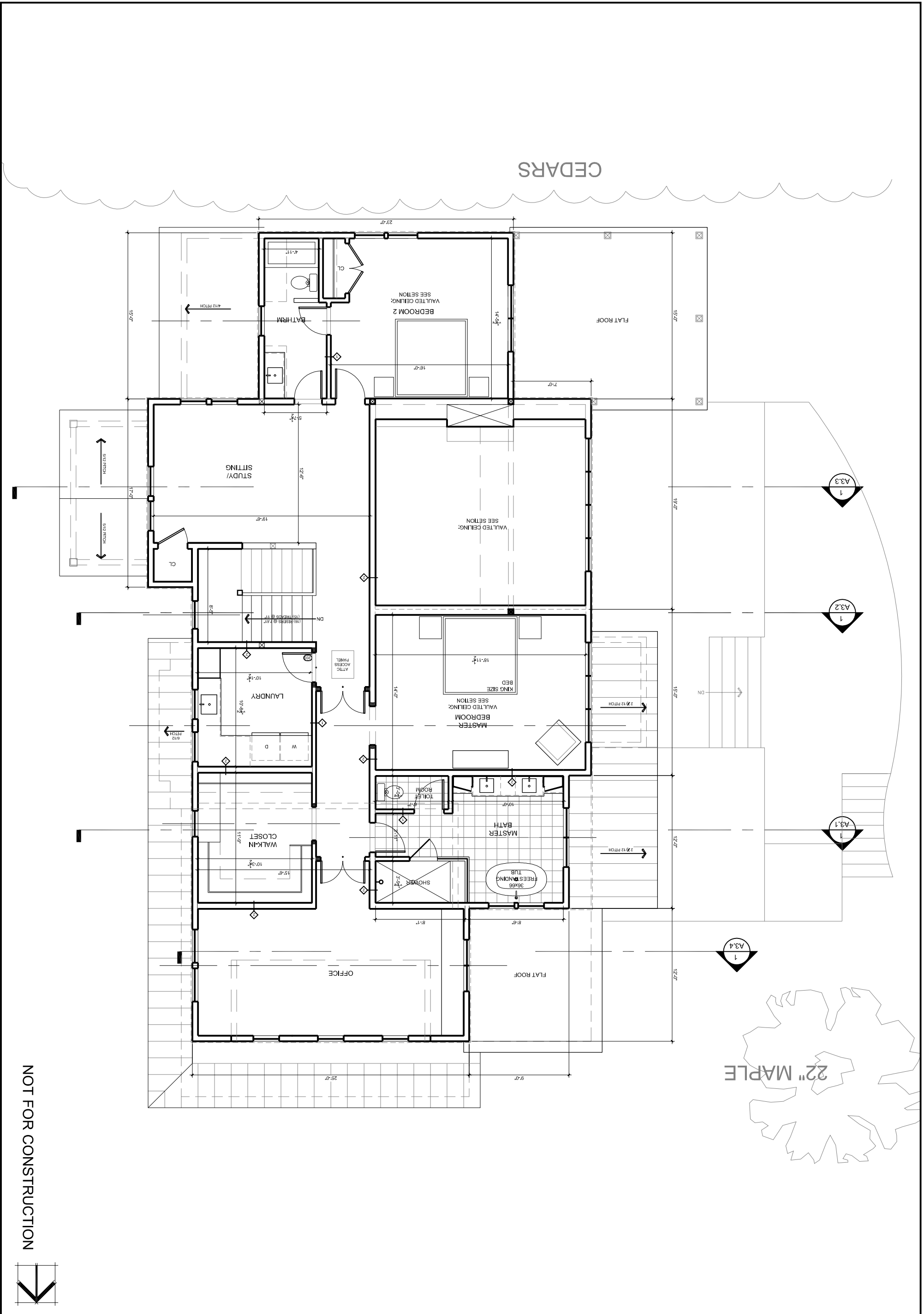
Revised:

Date: 11/24

Scale: 1/8"=

1st Floor
Plan -

A1.1



PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

Date: 11/18/21
Scale: 1/8"=1'-0"

2nd Floor
Plan

A1.2

NOT FOR CONSTRUCTION



Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Vacant, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Design Advisory Board
From: Ryan Morrison, Associate Planner
Date: December 14, 2021
RE: ZP-21-790; 125 South Cove Road

File: ZP-21-790
Location: 125 South Cove Road
Zone: RLW **Ward:** 5S
Parking District: Neighborhood
Date application accepted: November 18, 2021
Applicant/ Owner: Peregrine Design Build / David M Boardman
Request: Demolish and replace the existing single family home, and associated site improvements.

Background:

- **ZP 00-054;** rear single story addition to the existing home. August 1999.
- **ZP 04-627;** install chain link fence. June 2004.
- **ZP 07-107CA;** demolish and replace the existing single family home. November 2007.
- **ZP 21-0910CA;** demolish and replace the existing single family home. Denied June 2021.

Overview: The applicant proposes to demolish and replace the existing single family residence at 125 South Cove Road.

The property, located along the shore of Lake Champlain, is within several overlay zoning districts: Riparian and Littoral Conservation Zone, the RL Larger Lot Overlay District, and the VT Shoreland Protection Buffer. The proposal is also subject to the new shoreline low-mow zone requirement of the Riparian and Littoral Conservation Zone – Sec. 4.5.4 (c). This low-mow zone is intended for properties with frontage along Lake Champlain or the Winooski River, where development includes 400 sf or more of new or redeveloped lot coverage. The low-mow zone is a new or existing vegetated area that is not mowed more than once per year and allows vegetation to grow and mature. The low-mow zone needs to be at least 15 ft wide as measured inland from the 100-ft elevation and needs to be of a size equivalent to, or greater than, the new or redeveloped lot coverage, except that in no event shall a low-mow zone be required to extend more than 50 ft wide as measured inland from the 100-ft elevation or extend along more than 80% of a property's shoreline frontage. The attached site plan depicts the low-mow zone.

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 property fronts on Lake Champlain. The proposed development will be subject to the requirements of the Riparian and Littoral Conservation Zone and VT Shoreland Protection Buffer requirements. These preservation overlays require the new building footprint to not encroach any closer to the shoreline as the existing development, and a low-mow zone. The replacement development meets the average shoreline setback, and the plans show a low-mow area, which appears to be compliant.

(b) Topographical Alterations:

The property has a gentle east-west downslope toward the lake. No significant topographical alterations are proposed.

(c) Protection of Important Public Views:

While this lakefront area has views of Lake Champlain and the Adirondack Mountains to the west, the site is not within an identified view corridor. The proposed 2 ½ story home is replacing a 2 story home, and is well within the height allowance for structures in the RLW zoning district.

(d) Protection of Important Cultural Resources:

Not applicable. The existing structure is not listed as a historic resource on either State or National Historic Registries.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

Not applicable. The property is not listed as a Brownfield Site.

(g) Provide for nature's events:

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

The applicant has submitted an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and approval.

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

As proposed, the main front entrance (porch) will be covered. Covered entries off the rear deck will also be provided. There is ample room for snow storage on the property.

(h) Building Location and Orientation:

Neighboring structures along South Cove Road vary between 1 and 3 story buildings. Rooflines along this stretch of the street vary considerably. The proposed replacement home will have a similar alignment to the street frontage with neighboring structures.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

As proposed, the replacement home will have a clearly defined front entrance.

A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be differential yet consistent in character and design.

The garage is setback from the longest street facing wall of the home.

Where a garage is attached to a single-family or duplex residential structure and oriented to the street... (it) shall not exceed 24 feet.

The application contains 3 site plans (and east elevation plans). The applicant will have to use the plans that depict a 24 ft wide garage.

(i) Vehicular Access:

Although the replacement driveway will vary slightly from the existing driveway footprint, vehicular access will remain unchanged. The plans show a >18' wide driveway behind the front yard setback – which exceeds the 18 ft wide maximum allowance. Generally, a tapered driveway exceeding the 18 ft width restriction can be allowed to provide appropriate vehicular access to a garage – but to the minimum degree necessary. The plan also shows a turnaround that expands the driveway width even more. Turnarounds are acceptable as long as they don't act as a parking space. The site plan appears to, more or less, provide for this minimum tapered driveway width above the 18 ft width max. Additionally, the turnaround appears to be the minimum necessary to provide room to turn vehicles around. Aside from that, the driveway/turnaround will still have to comply with a minimum 5 ft side yard property line setback.

(j) Pedestrian Access:

There are no public sidewalks on this side of South Cove Road, and there is no evidence of properties on this side of the road having walkways to the street. However, it is recommended that a walkway between the home and the street curb be installed.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. Single family residences do not trigger ADA requirements.

(l) Parking and Circulation:

Included in the proposal is an attached 2-car garage, which will fulfill the standard 2 parking space requirement for single family residences in the Neighborhood Parking District. The plans also indicate a turnaround area in front of the garage. However, as noted above, driveways are limited to 18 ft in width. The city will allow the driveway to exceed this width to the minimum degree necessary for adequate vehicular access to a garage. The city will also allow a turnaround so that vehicles won't have to back out onto the city street. The proposed turnaround appears to be the minimum dimension necessary to achieve this goal, and it may not be used as a parking space.

(m) Landscaping and Fences

The plans do not indicate any new fencing. A landscape plan has been submitted that includes a shrub row along the front of the property, and a mix of trees and shrubs throughout. The home will be relatively screened from the street. Additional plantings at the rear of the home are also proposed, consisting of a variety of ornamental grasses, perennials, and shrubs.

(n) Public Plazas and Open Space:

Nor applicable.

(o) Outdoor Lighting:

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

The front elevation drawing shows wall mounted fixtures on the front of the garage, and a hanging fixture under the front porch roof. The rear elevation drawing shows two wall mounted fixtures. There is no indication of lighting on either side of the home. While the fixtures shown on the front façade appear to be typical residential fixtures that normally comply with the lighting standards of Sec. 5.5.2, the applicant will have to provide spec sheets for verification.

(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 4 Performance Standards.

Utilities will need to be placed underground. Underground utilities appear to serve the existing home. The plans will need to be updated to show the location of electric and gas meters. It is expected that trash and recycling will be kept in the garage. If there are any outdoor mechanical units proposed, they will need to be shown on revised plans, and spec sheets provided. Lastly, mechanical units, meters, trash/recycling containers, etc. will have to be screened from view from the public street.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Neighboring residences along South Cove Road range between 1 and 3-story homes. The replacement home will be similar in height to the existing home. Given the lot size and

surrounding development, the proposal will not create a structure with unordinary massing, height and scale.

2. *Roofs and Rooflines.*

There are a variety of roof styles in this neighborhood, but the most common would be gable. The main portion of the new home will have a gable roof/roofline that runs parallel with the street. In contrast, the attached garage and front dormers will have gable roofs as well, but will be perpendicular to the street. Roofing on the main roof sections will be asphalt shingle, with standing seam metal roofing on the rear porch roof, cupola, and at the base of the street-facing main roof.

3. *Building Openings*

There is a mix of double-hung, casement, awning and fixed windows proposed throughout the home in what appears to be consistent and appropriate locations. Doors will locate at the main front entrance and out to the rear porches.

(b) *Protection of Important Architectural Resources:*

Not applicable.

(c) *Protection of Important Public Views:*

See 6.2.2 (c) above.

(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. ..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 façade 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 new home will be setback from the street similarly to neighboring homes. The front façade offers a variety of articulations with window placement, street-facing dormers, a front porch and a 2-bay garage. The front yard will be landscaped extensively as well.

(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 new home will have cedar shingle siding with painted cedar trim. Roofing will consist of asphalt shingles, with copper metal accents. Standing seam metal roofing will be used on the cupola and rear porch roof. Wood doors and windows with grilles are proposed throughout. The

chimney will be stone with a bluestone cap. The porches/decks will be constructed with IPE deck boards.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signs will require separate permitting.

(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.

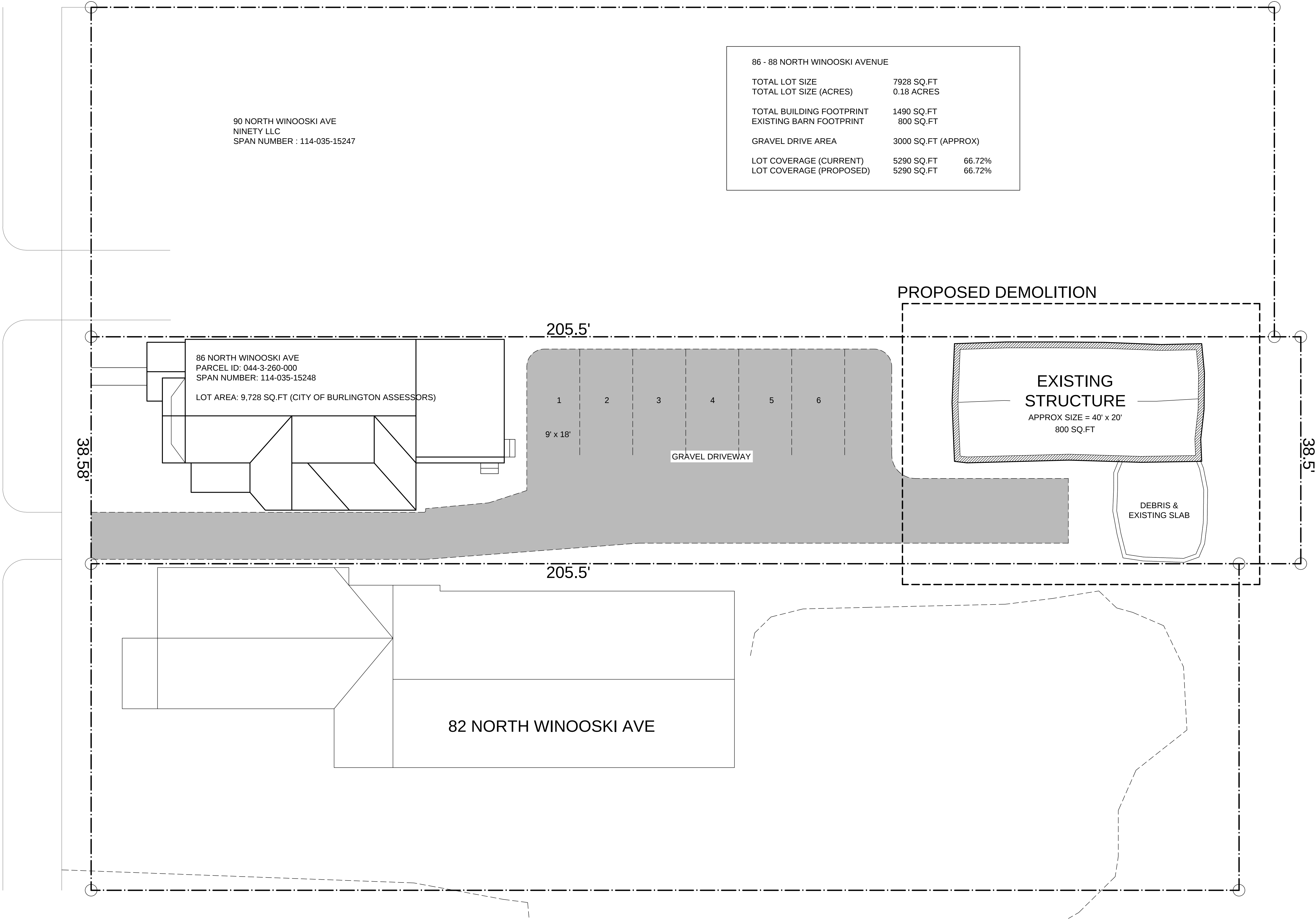
New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal.

RECOMMENDED MOTION:

Approve per the following conditions and forward to the Development Review Board

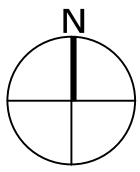
- Spec sheets for all materials: siding, windows, doors, mechanical units, roofing material, etc. shall be submitted to staff.

NORTH WINOOSKI AVE



CURRENT SITE PLAN

SCALE: 1/8"=1'-0"



PLEASE NOTE: THIS IS NOT A ENGINEERED SURVEY. THE INFORMATION IS GENERATED WAS CREATED FROM GIS DATA, SITE OBSERVATIONS & MEASUREMENTS AS WELL AS INFORMATION PROVIDED BY THE CITY OF BURLINGTON ASSESSORS DATABASE

ARCHITECT

JRMA design studio
architecture - development - planning

www.jrmadesignstudio.com

JRMA DESIGN STUDIO LLP
175 SUMMIT CIRCLE
SHELBURNE VERMONT

86 N. WINOOSKI AVE

LOCATION
86 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER/CLIENT/APPLICANT

APPLICANT:
PBGCC LLC
C/O MR. BILL BISSONETTE
100 NORTH STREET
BURLINGTON, VERMONT 05401

CONTRACTOR

GENERAL NOTES

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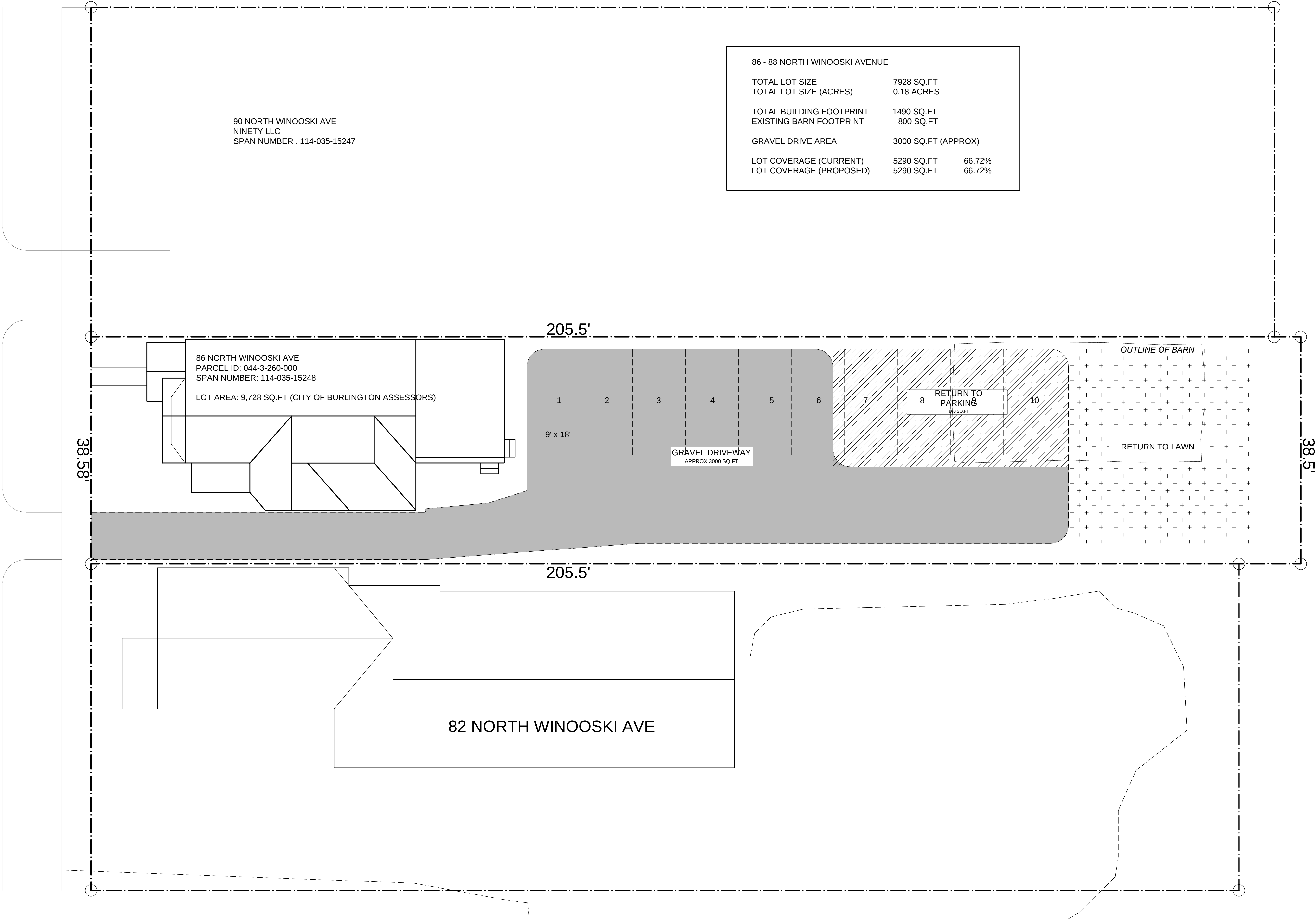
Drawing Title

ARCHITECTURAL SITE PLAN

Project No:	2021-211
Date:	11/11/2021
Scale:	AS-NOTED
Drawn by:	M.ALVANOS

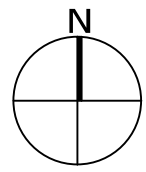
SP1

NORTH WINOOSKI AVE



PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"



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ARCHITECT

JRMAdesign studio
architecture - development - planning

www.jrmadesignstudio.com

JRMA DESIGN STUDIO LLP
175 SUMMIT CIRCLE
SHELBURNE VERMONT

86 N. WINOOSKI AVE

LOCATION
86 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER/CLIENT/APPLICANT

APPLICANT:
PBGCC LLC
C/O MR. BILL BISSONETTE
100 NORTH STREET
BURLINGTON, VERMONT 05401

CONTRACTOR

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PROFESSIONAL STAMP

REVISION HISTORY

Date	Issue
11/2021	BASE SITE PLAN

Drawing Title

ARCHITECTURAL
SITE PLAN
(PROPOSED)

Project No: 2021-211

Date: 11/11/2021

Scale: AS-NOTED

Drawn by: M.ALVANOS

SP2

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/DPI/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188

Matt Bushey, Chair
Ron Wanamaker
Emily Morse
Jay White
Kathleen Ryan, Alternate
Vacant, Alternate



DESIGN ADVISORY BOARD

Tuesday December 14, 2021

645 Pine Street and via Zoom

Present: Matt Bushey (Chair), Ron Wanamaker (Vice Chair), Jay White, Emily Morse,

Absent: Kathleen Ryan (alternate)

Staff present: Mary O'Neil, Ryan Morrison

Agenda

Session I – 3:00 PM – 3:30 PM

I. ZP-21-606; 111 North Winooski Avenue (RM, Ward 2C) Michael Alvanos / Daniel & Holly Trahan (continued review)

Demolition of rear structure (barn) and construction of 6 new apartments at the rear of the property with associated parking and landscape improvements. (Mary O'Neil, Project Manager)

Motion by Emily Morse: I move we recommend **approval** of the revised application.

2nd: Jay White

Vote: 4-0

Motion carries.

Session II – 3:30-4:00 PM

II. ZP 21-790; 125 South Cove Road (WRL, Ward 5S) Cliff Deetjen / Michael Boardman

Demolition of existing home, build new single family home. (Ryan Morrison, Project Manager)

Motion by Jay White: I move we recommend **approval** of the application using schemes 1C that show a 24 ft wide garage.

2nd: Ron Wanamaker

Vote: 4-0

Motion carries

Session III – 4:00-4:30 PM

III. ZP 21-720 & 21-784; 86-88 North Winooski Avenue (RM, Ward 2C) Nora King / Gerald Leclair & Michael Alvanos

After the fact permit for removing part of the garage portion of the carriage barn, and a new permit to remove the remaining carriage barn. (Ryan Morrison, Project Manager)

Motion by Jay White: I move we **deny** the application for the after-the-fact demolition of the smaller attached structure, and **deny** the application for the demolition of the barn, and encourage the applicant to come back with a restoration plan or redevelopment plan for a building of compatible scale and character.

2nd: Ron Wanamaker

Vote: 3-1 (Matt Bushey)

IV. Adjournment