

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

Matthew Bushey
Ron Wanamaker
Sean McKenzie
Steven Offenhartz
Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.



DESIGN ADVISORY BOARD Tuesday December 8, 2015 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

*Each applicant has about 10 minutes to present his/her application to the board within their allotted session time. **Please note session times are approximate.***

Session I - 3:00-3:30 p.m.

1. **16-0612SP; 453 & 501 Pine St (ELM, Ward 5S) Derrick H. Davis**
Sketch plan of proposed 4-5 story, 100,000 sf commercial building and associated site improvements.

Session II – 3:30-4:00 p.m.

2. **16-0622CA; 351 North Ave (WRM, Ward 4N) Burlington College**
Request change of materials for existing slate roof to standing seam copper on the Orphanage building.

Session III – 4:00 p.m.

3. **DAB 2016 Schedule**

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Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

David White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Interim Chief Administrative Officer
Mary O'Neil, AICP, Senior Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP16-0622CA; 351 North Avenue
Date: December 8, 2015

File: ZP16-0622CA
Location: 351 North Avenue
Zone: WRM **Ward:** 4N
Date application accepted: November 17, 2015
Applicant/ Owner: Eric Farrell / E.F. Farrell, LLC
Request: Change roof material from slate to standing seam copper on former orphanage building.

Background:

- o Zoning Permit 16-0007 CA/MA; Convert former orphanage and college building to 63 residential units and relocate college within building. Associated site improvements. Approved September 2015.
- o Zoning Permit 15-0702LL; Lot line adjustment with 329 North Avenue. Approved December 2014. [Plat recorded 1/16/2015; Plat file 509C.]
- o Zoning Permit 14-1286CA; Installation of CCTA bus shelter on Burlington College property. Approved June 2014.
- o Zoning Permit 12-0706SN; replace existing non-conforming freestanding sign with new freestanding sign for Burlington College – Main Campus. Approved March, 2012.
- o Zoning Permit 12-0121CA; Install rooftop air handler, five ac units, bike racks, and remove walls from garage. Approved August 11, 2011.
- o Zoning Permit 11-0282CU; convert existing institutional office use and group home use to post-secondary school. No site or exterior building changes proposed. Approved November 2010.
- o Zoning Permit 09-526CA; Demolish single car garage. Approved February 2009.
- o Non-applicability of zoning permit requirements; continued use of existing group home. June 1998.
- o Zoning Permit 92-096 / COA 092-016; Removal of existing wooden cross with installation of fiberglass statuary of St. Mary on top of Diocese building. Overall height to be 104' with exterior illumination to surround statue. Approved September 1991.

- o Notice of selective landscape removal on west. No change in grade of site or drainage of runoff water. December 1991.
- o Zoning Permit 79-352; install septic tank and seepage bed. July 1979.
- o Zoning Permit 77-03; renovation of existing structure “St. Josephs Child Center” into office space and three apartments for Bishop and two priests. Approved January 1977.
- o Zoning Permit 77-628; Convert St. Joseph’s Child Center into office building, three apartments and three guests’ rooms. Remove some windows and brick up openings. Install new windows. Erect 28’6” x 30’ addition and 32’ x 66’ addition. December 1976.

Overview: The applicant received approval for the rehabilitation of the former orphanage building in September 2015; part of that application included the installation of roof windows, alteration of a rear roof and replacement of the existing slate roof with new or reused slate. The applicant now wishes to revise that plan, and install a standing seam metal (copper) roof in place of the approved replacement-in-kind.

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:

Not applicable.

(b) Topographical Alterations:

Not applicable.

(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.

The former St. Joseph’s Orphanage is an iconic structure, visible from some distance along North Avenue and from Lake Champlain. The change in material from slate to standing seam copper will be discernable to those traveling along these public thoroughfares. Whether the material change is appropriate given its significance as a cultural landmark, and supporting consultant letters is at the discretion of the board.

(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:

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.

Material substitution on the roof is not likely to have immediate implications for stormwater management; however snow slide is a problem on standing seam roofs. The applicant is advised to review walkways, pedestrian areas, and building entrances to assess the potential for personal injury or property damage.

(h) Building Location and Orientation:

Not applicable.

(i) Vehicular Access:

Not applicable.

(j) Pedestrian Access:

See previous note about increased likelihood of snowslide and proximity of pedestrian way.

(k) Accessibility for the Handicapped:

Not applicable.

(l) Parking and Circulation:

Not applicable.

(m) Landscaping and Fences:

Not applicable.

(n) Public Plazas and Open Space:

See previous note about increased likelihood of snowslide and proximity of pedestrian areas, like the plaza/ patio on the west side of the building.

(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:

Not applicable.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Not applicable.

2. Roofs and Rooflines.

The former orphanage is among the most recognizable in Burlington; part of that character is the assembled materials of brick, stone and slate. The replacement of the existing and historic slate roof with standing seam copper will introduce a new material on all roofs of the collected whole.

The existing gabled roofs are not proposed to be structurally altered in this application, but roof alterations were permitted under ZP16-0007CA/MA including the installation of roof windows and changes to the rear convent roof addition to create an outdoor space.

3. Building Openings

Not applicable. Roof windows were permitted under ZP16-0007CA/MA.

(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:

See Section 6.2.2. (c), above.

(d) Provide an active and inviting street edge:

The proposed new material will have a different look from the street, but will support an inviting appearance.

(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.

Submission materials from consulting contractors support whole roof replacement with copper, identifying the new material as “maintenance free”, although lifetime estimates are not given. A similar comparison to the whole roof slate replacement, which has already been approved, was not provided.

Copper is recognized to be a superior product with an extended life of service when installed properly.

There is nothing within the submission packet to support consultation with an architectural historian on the appropriateness of the material replacement proposal for this particular building.

(f) Reduce energy utilization:

The narrative within the application materials states that the applicant wishes to “take the orphanage building as close as possible to the energy efficiency standards of a new building, while not sacrificing the quality of finishes and building amenities, just to offset those costs.” The request for material replacement is therefore indirectly linked to a desire to achieve a higher energy efficiency of the overall building, where investment will be directed.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

Not applicable.

(i) Make spaces secure and safe:

Submission materials support the removal of existing slate in part due to dangers associated with failing, and falling materials. As noted, snow slide from standing seam metal roofs have their own safety issues. Methods of arresting rapid slide will need to be explored to prevent injury or damage from such typical weather related events.

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.

351 North Avenue is listed on the 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 overall redevelopment is to convert the former orphanage to apartments; consistent with its general historic residential purpose. The major difference is the conversion of the attic space into habitable area, which has precipitated the requests for the most significant changes to the character of the building; the introduction of roof windows (which were permitted under ZP16-0007CA/MA), and this request to change the roof sheathing to standing seam copper. The present request for material changes to the large roof and its connected wings will be a significant material change resulting in a loss of historic character and overall diminishment of the building's historic integrity. An interpretation of the alteration as a "minimal" and therefore acceptable change will be necessary to reach an affirmative finding.

- 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 St. Joseph's Orphanage was constructed with Vermont slate in 1884, and has retained that characteristic original material. Per this standard, its removal and replacement with a different material should be avoided.

Two letters have been submitted (Heritage Slate, and Cold Hollow) supporting the removal of the existing slate roof and replacement with a new material.

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.*

While copper is a quality material that has been utilized for centuries, it is not consistent with the original materials on this building. Its substitution for slate would be historically inaccurate; however replacement with copper material can be entertained if slate consultants' reporting is acceptable.

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

Not applicable.

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

The slate roof is a distinctive material, feature and finish that characterize the property, and should be retained.

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 replacement in kind was approved under ZP16-0007CA/MA, however this request diverges from that approval and proposes a new roof sheathing which does not match the old in design, color, texture or material. Previous applications for slate replacement have required submission of a report from one qualified to assess the condition of the slate roof; (two letters have been submitted for this application.) The difficulty is that they based their abbreviated opinion on the cost analysis between repairing and maintaining the existing slate roof as the supporting argument for replacement with a new material. Previous review and approval was for a replacement slate roof, not repair.

Letters from two roofing contractors have been submitted supporting the removal of the existing slate roof and replacement. If the DAB finds the consultant's letters satisfactory in defining a level of failure and meeting the required analysis, then replacement with another material may be considered.

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.*

The removal of an existing feature and replacement with another in a different material is a physical treatment that causes damage to historic fabric. Only if the supporting consultant's letters are found acceptable can an affirmative finding be made.

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

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 slate roof is a major characteristic of the historic structure. Removal and replacement with a different material will diminish the integrity of the building's appearance; however the new work will be differentiated and clearly discernable as a new roofing material, particularly when it is newly installed.

The examples of standing seam metal roofs provided by the applicant team (H.O. Wheeler School, and Edmunds Middle School) were not completed under this zoning ordinance which has specific standards for the treatment of historic resources. Additionally, material replacement on either structure would be exempt from municipal review per §4413, public and private schools and other educational institutions.

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.*

As the existing orphanage building will remain despite material changes to the roof, the essential form and integrity of the historic property will remain.

Recommendation: The project application is inconsistent with some of the standards of Section 5.4.8. There is provision within Sec. 5.4.8 for materials replacement, and the 1995 Slate Roof Policy informs that consideration relative to slate roofs. The slaters' reports assert failure of the slate roof and a greater cost to repair and maintain it than to replace with copper. A cost comparison between new a slate roof as approved and a new copper roof as proposed with the associated lifetime costs should be provided for consideration prior to a final recommendation.

Heritage Slate
Lowell VT
802-323-2456

November 12, 2015

Mr. Doug Young
Wright and Morrissey, Inc.
PO Box 421
Burlington, VT 05402

RECEIVED
NOV 17 2015

DEPARTMENT OF
PLANNING & ZONING

Re: 351 North Avenue, Burlington, Vermont

Dear Mr. Young,

After our conversation about the roof project at Burlington College, and an inspection on the premises Sept 25th, here are my findings.

First let me give you my recommendation on the roof as a whole. Unfortunately the roof requires such a high degree of maintenance that at this point in time it should be considered failed. All the flashings need to be replaced, including valleys, vent boots, step flashing and all cap and apron flashing. Because of the large number of valleys and dormers, this necessitates that all of the slate be removed. While it theoretically would be possible to repair the existing slate, such a repair is not recommended, because it would not result in the long-life integrity of a new roof and consequently, would expose the owner to massive amounts of maintenance in the future.

Therefore, I strongly recommend that you replace the entire roof to avoid long-term maintenance issues, where probable future leaks risk damage to the building structure. Also, due to the unknown age of the existing fasteners, failure of the fasteners could make the maintenance cost prohibitive. An added benefit to replacing the entire roof is that it will allow us to inspect and make any needed repairs to the roof deck. A total slate replacement would cost \$409,000, which I believe to be prohibitive given the alternatives.

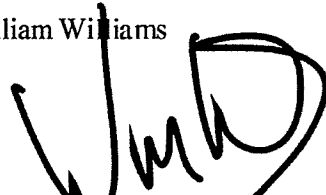
Due to the high cost of a new slate roof, I would recommend a standing-seam copper roof, which is a historically appropriate material to replace the existing roof, according to the National Park Service, which lists copper roofs as old as 1774.

A new copper roof has several advantages over slate for the following reasons:

1. Copper will last as long as a slate roof and remember, all your flashings on a slate roof are of the same copper material as a standing-seam roof.
2. A standing-seam roof is as nearly maintenance free any roof can be. A slate roof that is as high off the ground as yours makes access for repairs problematic and expensive. Also, with the northern winters contributing large amounts of ice and snow buildup, annual slate maintenance can easily cost \$4,000 - \$6,000 per year likely increasing over time.
3. The cost of a standing-seam copper roof is much more reasonable at \$258,000 with no annual maintenance cost.

Thank you for your consideration.

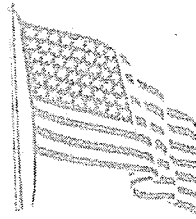
William Williams



EF Farrell, LLC

P.O. Box 1335, Burlington, VT 05402

802-861-3000 fax 802-861-3003



November 27, 2015

Mary O'Neil, AICP
Senior Planner
Coordinator, Certified Local Government Program
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401
(802) 865-7189

Re: 351 North Avenue

Hi Mary,

I have attached another letter from a slate roof contractor, which reinforces what the first contractor indicated, that is, that the existing slate roof is beyond its useful life and needs to be replaced. We expect to get a third letter next week with similar findings.

I have also attached an excerpt from Article 5 of the City's Comprehensive Development Ordinance, which states that historic standards "... are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility".

I have made every attempt to repurpose this iconic building in a historically sensitive manner, however, like many buildings in this category, the economic realities are very challenging.

By way of example, I recently completed a new 55,500 sf, 5-story, 54-unit, energy-efficient, apartment building in South Burlington that cost \$117 per sf. The Orphanage measures 55,000 sf, is 5-story and will contain 63 apartments, i.e. very similar metrics. However, the Orphanage will cost about \$152 per sf to place back in service. The \$35 per sf difference, represents a cost premium of \$1,925,000, which cannot be recovered in rents, nor will it be reflected in additional appraised value.

I want to take the Orphanage building as close as possible to the energy efficiency standards of a new building, while not sacrificing the quality of finishes and building amenities, just to offset those costs. This does involve making some difficult choices.

Replacing the existing (failed) slate roof with a standing-seam copper roof represents a cost savings without sacrificing quality or aesthetics. Of course, I could have asked to replace the slate with asphalt shingles or even painted-metal standing-seam. Both would have represented considerable additional savings, but not a choice I felt to be reasonable.

Standing-seam copper is universally recognized as an appropriate material to be used on historic buildings. Two very good examples of this exist in Burlington with H. O. Wheeler School and Edmunds Middle School. Both buildings have standing-seam copper roofs that replaced the original slate.

An added benefit of copper over slate is that slate, even in good condition, requires ongoing annual maintenance, the cost of which is exacerbated by the height of the building; plus slate can actually be dangerous on a building of this height, in that loose slates hit the ground at a very high speed.

Another benefit of copper is that it affords an opportunity to install solar panels (on the west elevation only), which is not possible due to the ongoing maintenance requirements of slate.

In summary, there are many costs that potentially represent tipping points in my effort to save this building. Given that the slate has failed and needs to be replaced, having to replace it with new slate will represent an unreasonable burden on my efforts.

I hope that you and the Planning Staff will acknowledge my efforts to restore this magnificent building for much-needed housing by supporting my request to replace the slate roof with copper.

Please pass my comments onto the DRB.

Many thanks,



Eric Farrell
Sole Member

David E. White
Scott Gustin
Owiso Makuku

Attachments



COLD HOLLOW.

November 25, 2015

To Whom It May Concern:

In September 2015, Wright & Morrissey reached out to Cold Hollow and other roofing companies to assess the condition of the slate roof on the Orphanage building at 375 North Avenue in Burlington VT.

I was told the owner intended to repair the existing slate roof, if possible, and to estimate how much slate could be salvaged for a re-installation.

After performing my inspection, it is my opinion that the roof is beyond repair and that there is not enough good slate to consider re-installing the existing slate.

I recommend replacement of this roof with a material of similar quality to achieve a lasting solution.

Regards,

Tim Heaghney - President

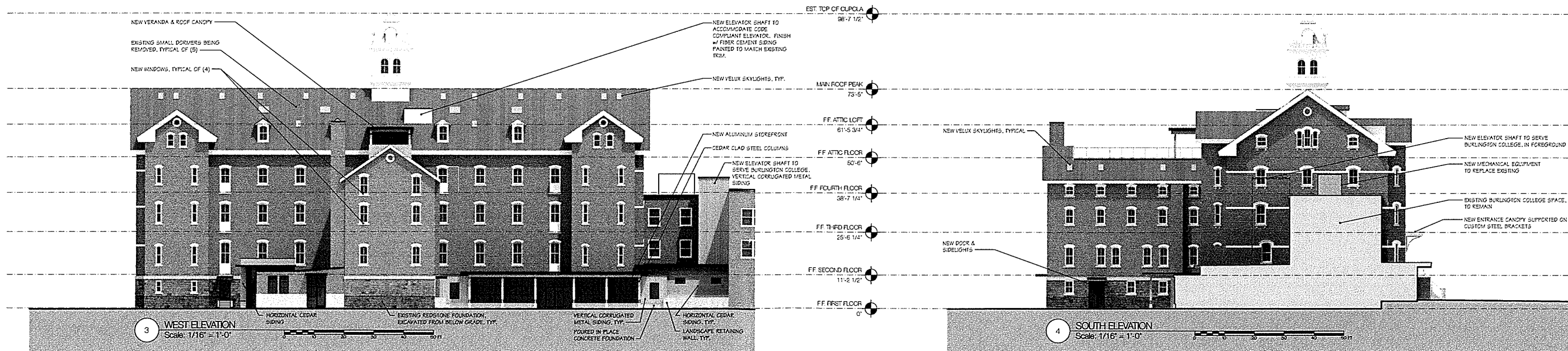
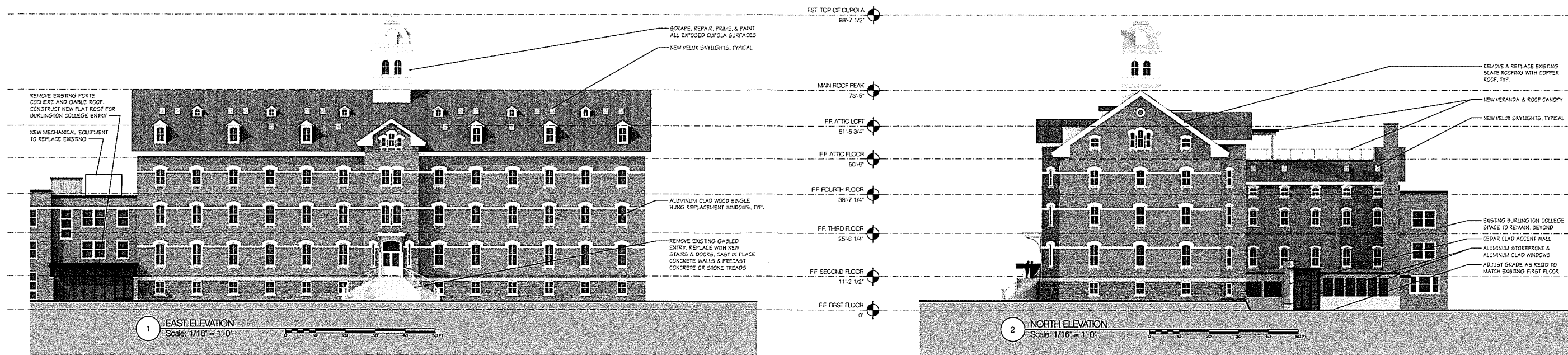
A handwritten signature in black ink, appearing to read 'Tim Heaghney', with a large, stylized flourish at the end.

Design Review Board
Slate roofing material policy
May 16, 1995

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

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

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



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NOV 17 2015

DEPARTMENT OF
PLANNING & ZONING

PERMIT SET

351 NORTH AVE
BURLINGTON, VERMONT

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

DATE: 11.13.15

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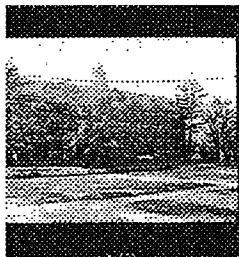
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STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	351 North Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	
OWNER:	
ADDRESS:	
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: common ☐ 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: ☐
Roof Style: Gable ☐ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☒ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other: ☐

Number of Stories: 4 1/2
Number of Bays: 13 x 3
Approximate Dimensions:

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-285

UTM REFERENCES:

Zone/Easting/Northing

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

PRESENT FORMAL NAME:

St. Joseph's Orphanage

ORIGINAL FORMAL NAME:

St. Josephs Orphanage Asylum

PRESENT USE:

Orphanage

ORIGINAL USE:

Orphanage

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

James Ross (of Rutland)

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☒ Good ☐

Fair ☐ Poor ☐

STYLE:

Italianate

DATE BUILT:

1884

THREAT TO STRUCTURE:

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

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other: ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Gable sided orientation with large rear ell. Center pavilion on facade. 3 story modern wing on south elevation. Entry has addition. Brick banding at window lead height. Stone water table. Random course ashlar stone base.

Fenestration - Round headed windows. 2/2 & 1/1 sash. Stone sills with feet. Entrance - Altered.

Enrichments - Modillions on dormers and mansard roofed cupola. Decorative wood paneling on dormers. Tin plated roof on cupola.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

The "Sisters of Charity" ran an orphanage for many years in the old inn which stood on the present site of the DeGosbriand unit of the MCHV. By the 1870's the tremendous growth in Burlington's Catholic population necessitated larger facilities. Guy Willard layed the stone foundation in 1879, and Cummings and son did the masonry with bricks made by Francis LeClair in Winooski. James Ross of Rutland was the general contractor. The building was completed in 1884. Although still used as an orphanage, much of the building now houses the Bishop's residence and offices.

REFERENCES:

1890, Sanborn maps; BFP, 2/23/84.

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

DATE RECORDED:

12/3/78

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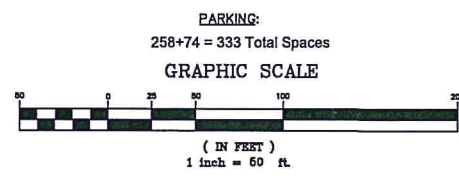
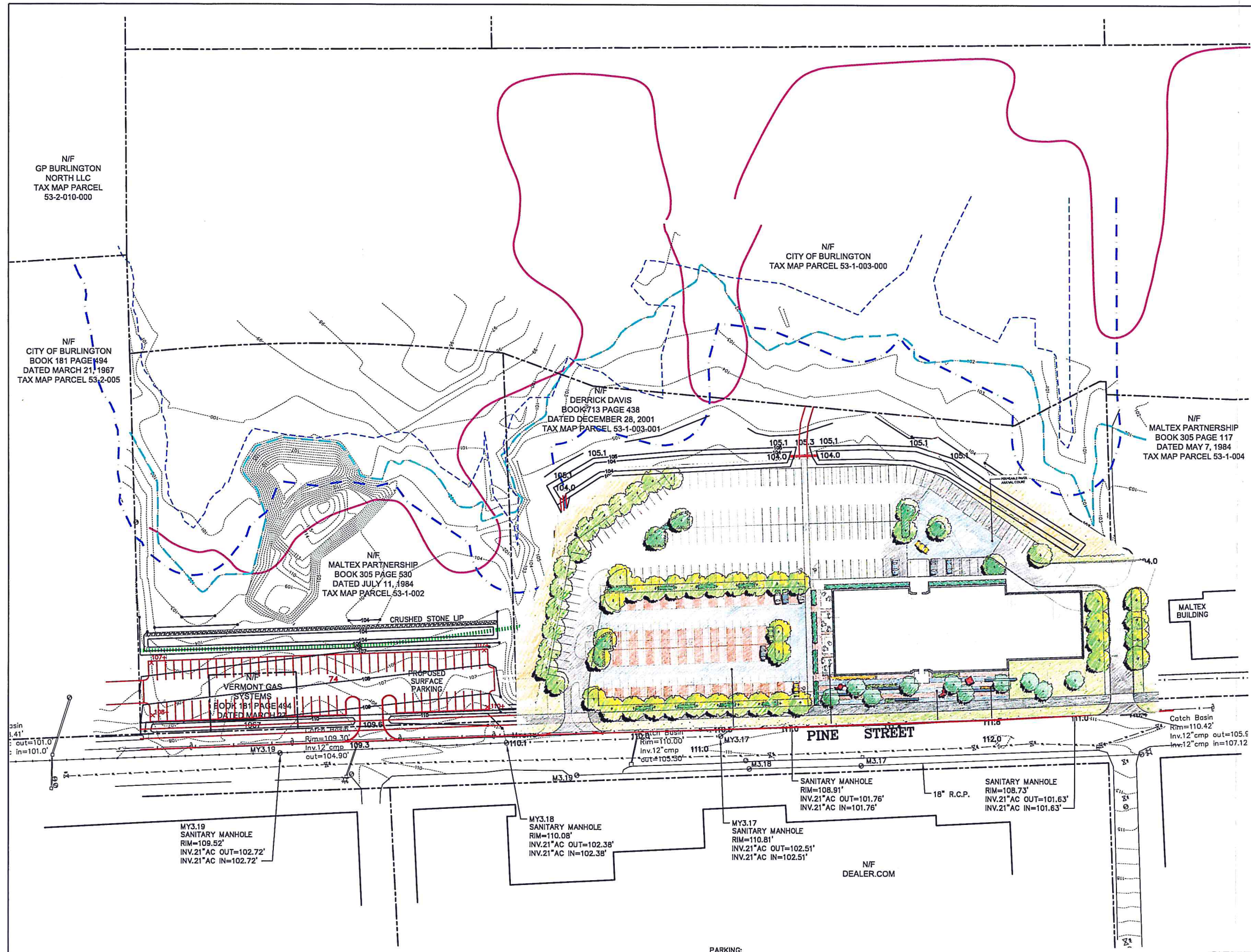


CONCEPTUAL STORM DESIGN

ZONING INFORMATION

LEGEND

- WETLAND (SOURCE: ARROWWOOD ENVIRONMENTAL, NOVEMBER 2005 & JULY 2014)
- 50' WETLAND BUFFER
- EXTENT OF VISUAL EVIDENCE OF SUBSURFACE NAPL (Non-Aqueous Phase Liquid)
- APPROX. LINE OF PEAT AT 3 FOOT THICKNESS (SOURCE: WESTON & SAMPSON JULY 2014)
- PROPERTY LINE (SOURCE: O'LEARY & BURKE 1/28/04)
- 100 YEAR FLOOD ZONE (SOURCE: FEMA ZONE AE - FLOOD ELEVATION DETERMINED TO BE 102.0')
- EXISTING GROUND TOPOGRAPHY (1 FT. INTERVAL) (SOURCE: O'LEARY & BURKE 1/28/04)
- PROPOSED FINISH GRADE CONTOUR
- EXISTING OVERHEAD ELECTRIC/CABLE FROM DPW RECORDS
- EXISTING WATER LINE FROM DPW RECORDS
- EXISTING SEWER FROM DPW RECORDS



SITE PLAN - CONCEPTUAL

PINE STREET
DEVELOPMENT, LLC

DRAFT

SMM
ENVIRONMENTAL ENGINEERING
SCOTT MICHAEL MAPES
POST OFFICE BOX 5517
BURLINGTON, VERMONT
802-864-8100

453 PINE STREET
BURLINGTON, VT

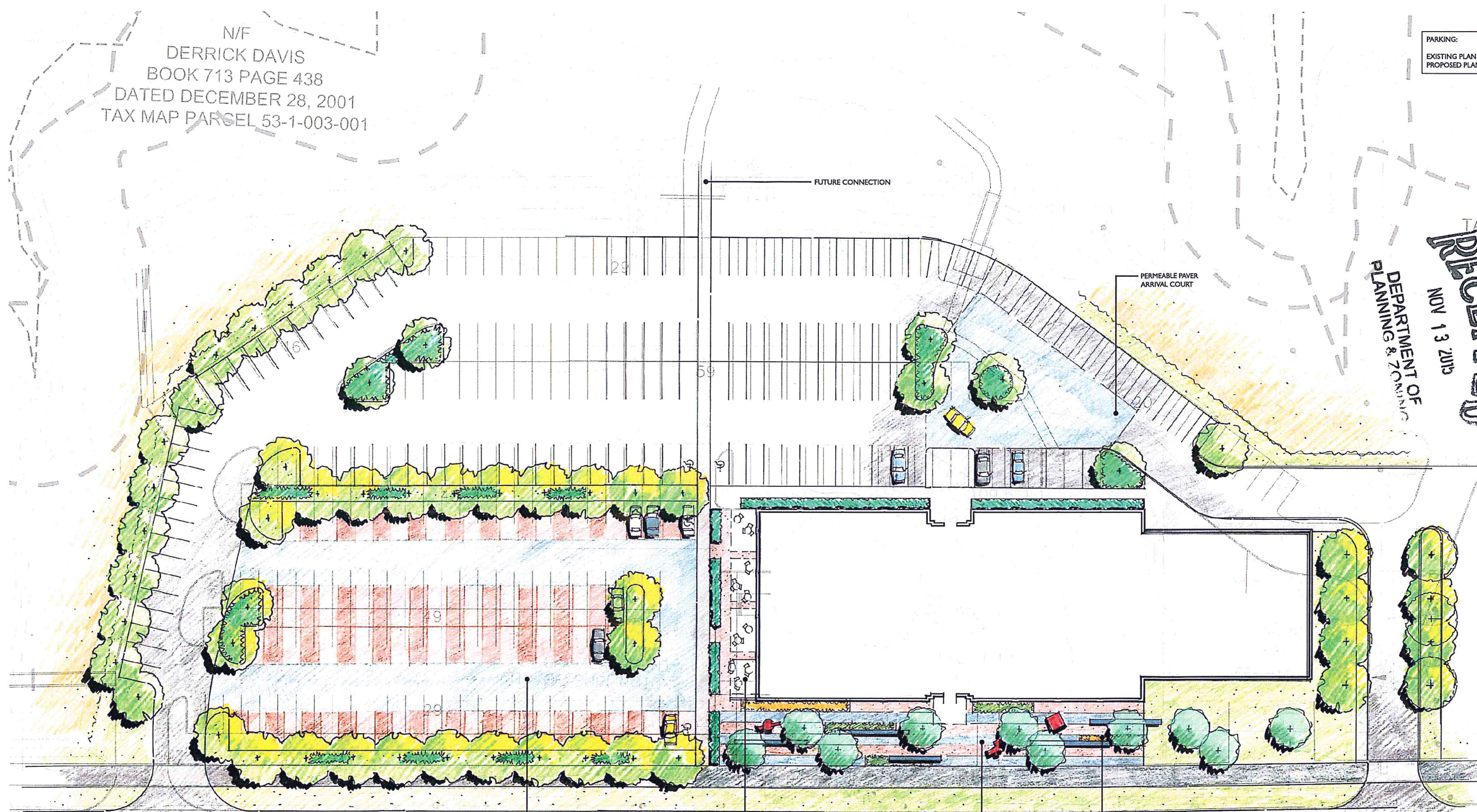
1
DRAWING 1 OF

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N/F
DERRICK DAVIS
BOOK 713 PAGE 438
DATED DECEMBER 28, 2001
TAX MAP PARCEL 53-1-003-001

PARKING:
EXISTING PLAN
PROPOSED PLAN

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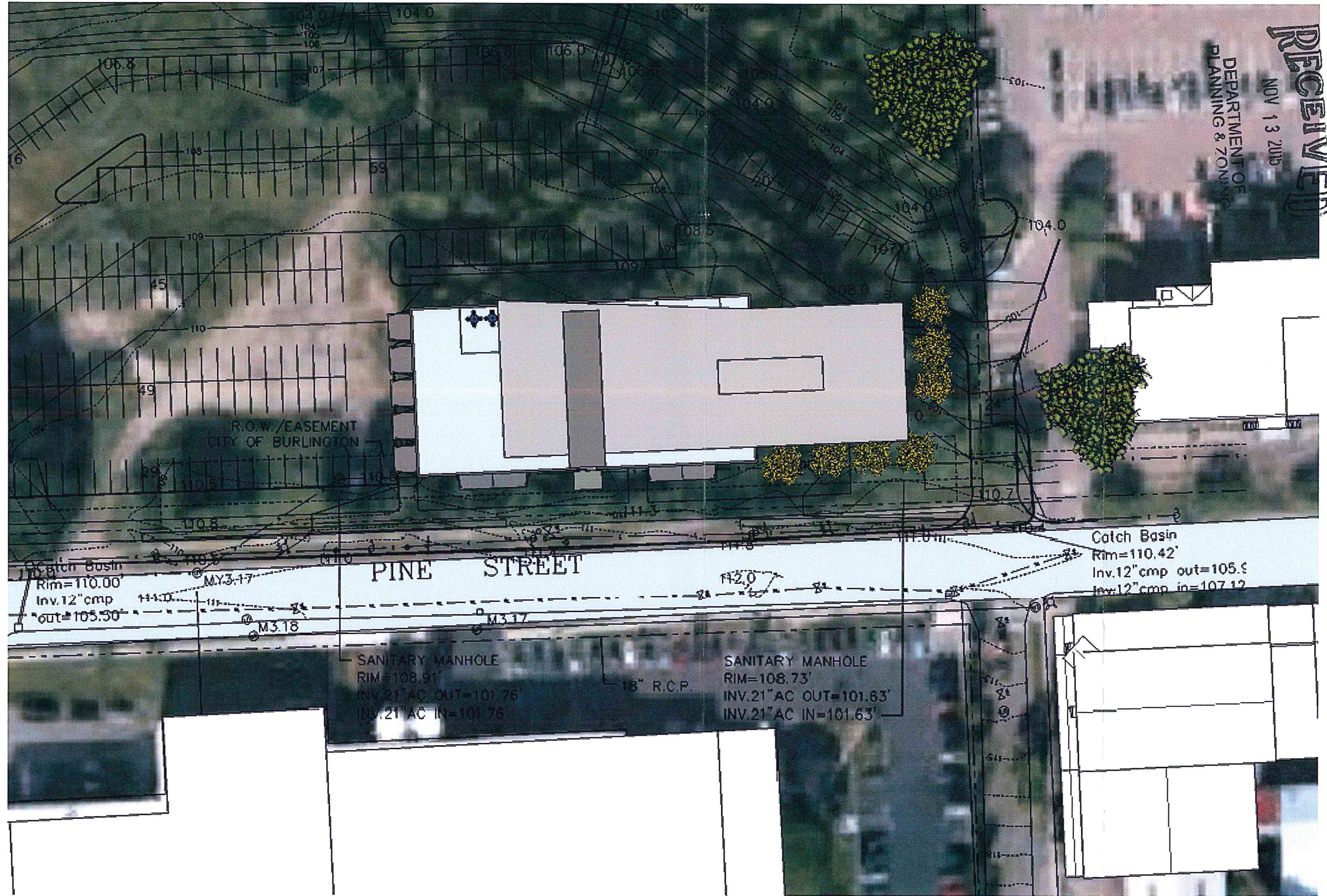


PERMEABLE PAVEMENTS,
PARKING SPACES DELINEATED BY
PAVEMENT COLOR, COULD BE USED AS
EVENT SPACE ON WEEKENDS.

SOUTH-FACING OUTDOOR SPACE

SCULPTURE COURT,
PAVEMENTS & STONE DUST
WITH TIMBER BENCH WALLS

ORNAMENTAL GRASS BANDS



SBA

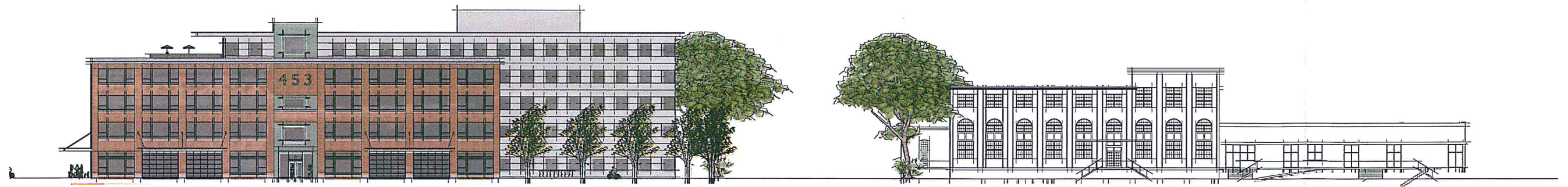
CLIENT
REDSTONE DEVELOPMENT
210 COLLEGE ST. SUITE 201
BURLINGTON VT 05401

PROJECT
OFFICE BUILDING
453 PINE STREET
BURLINGTON VT 05401
PROJECT NO.

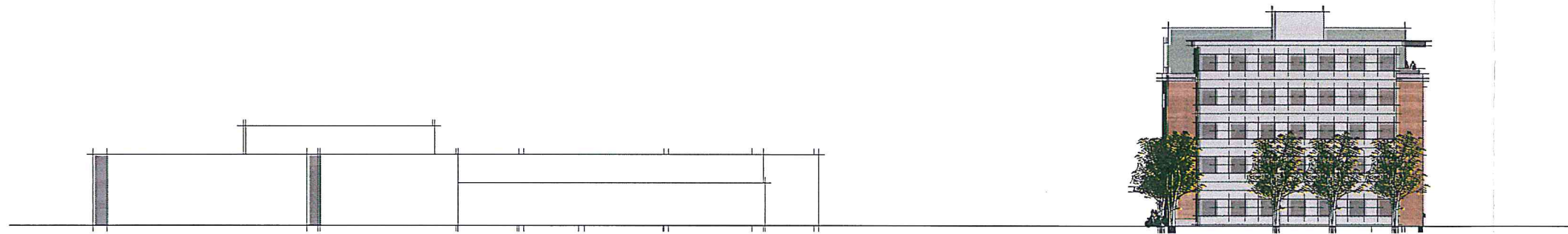
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Rev.
11.10.2015

SITE PLAN

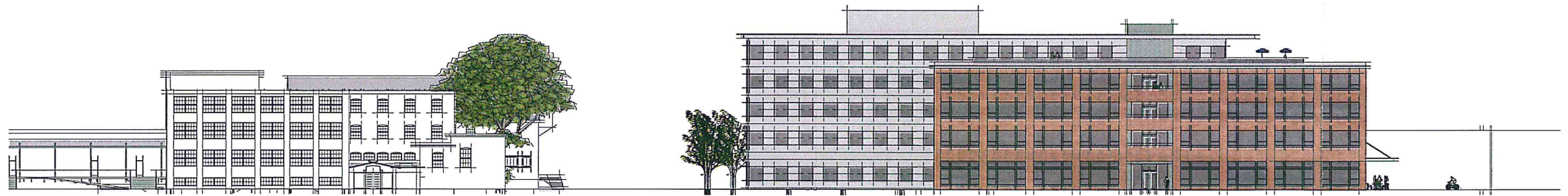
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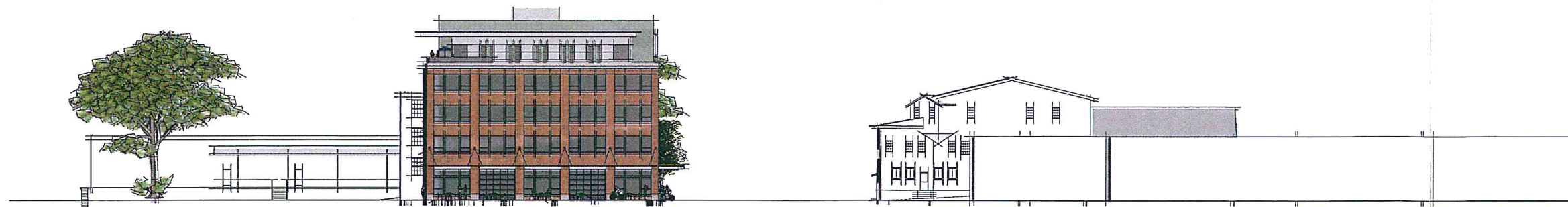
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Scale: 1" : 50'



2 NORTH ELEVATION
Scale: 1" : 50'



3 WEST ELEVATION
Scale: 1" : 50'

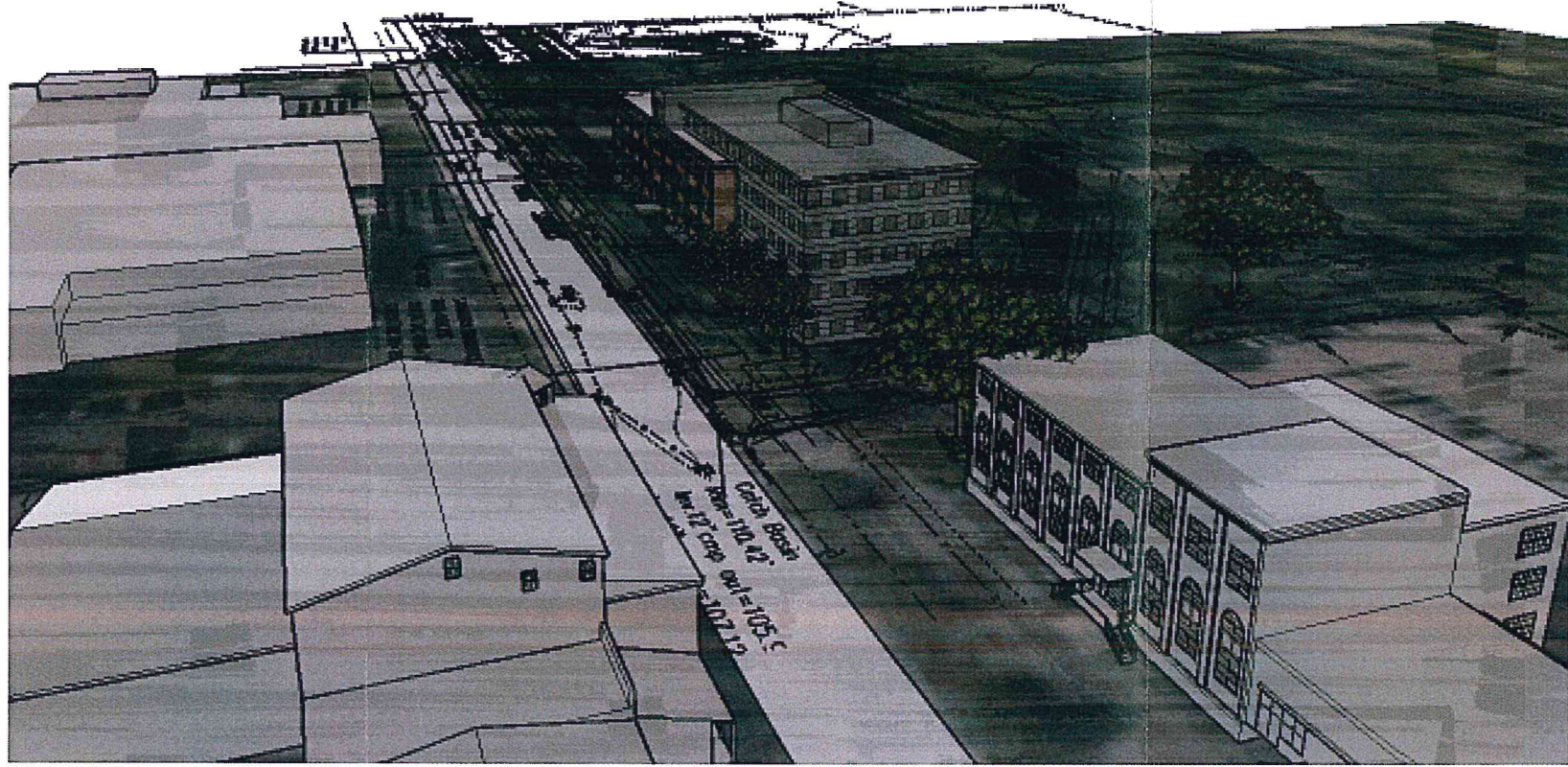


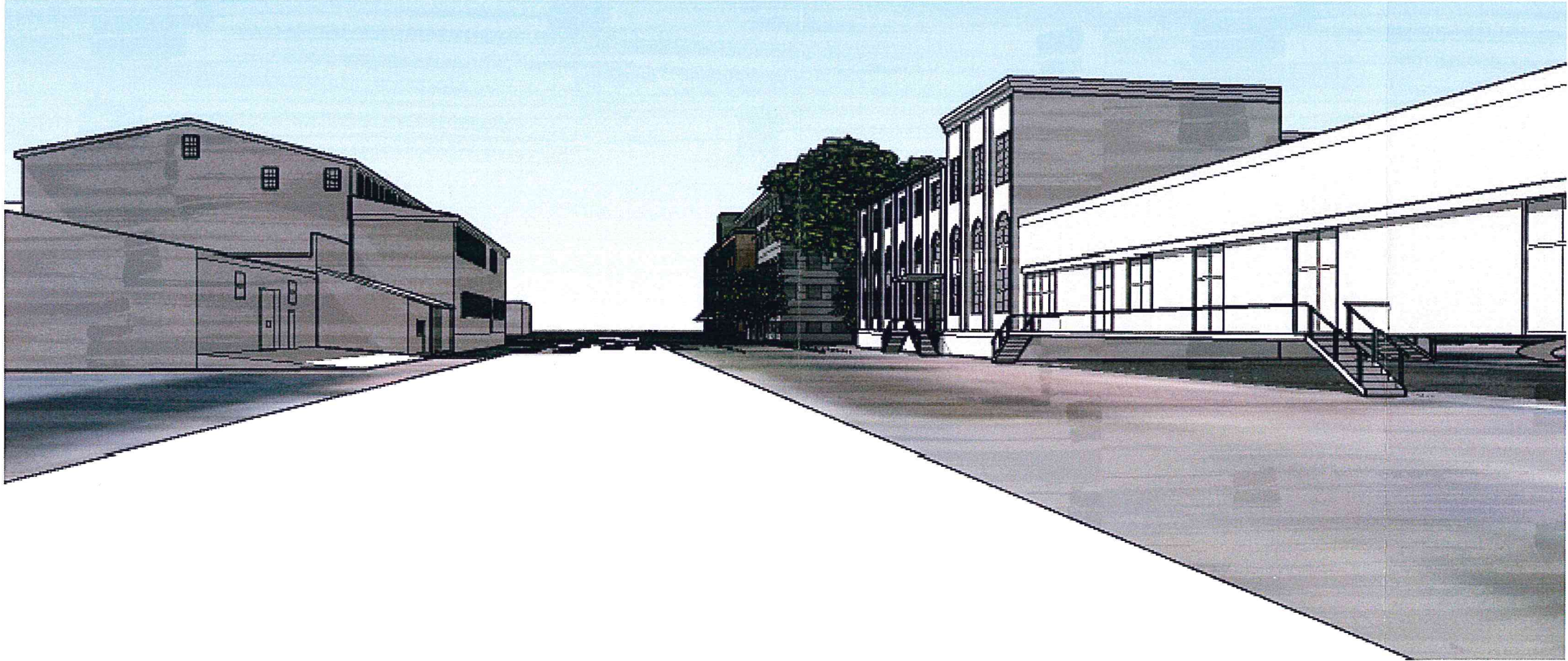
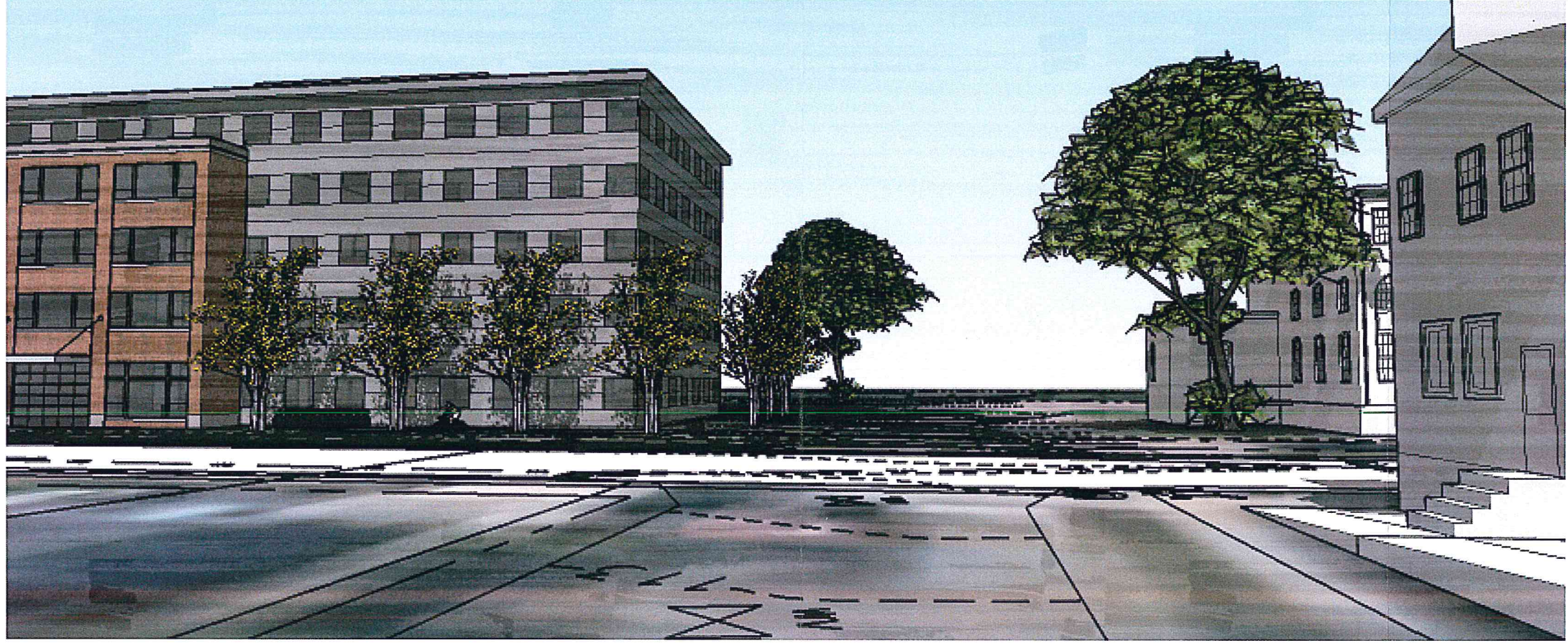
4 SOUTH ELEVATION
Scale: 1" : 50'

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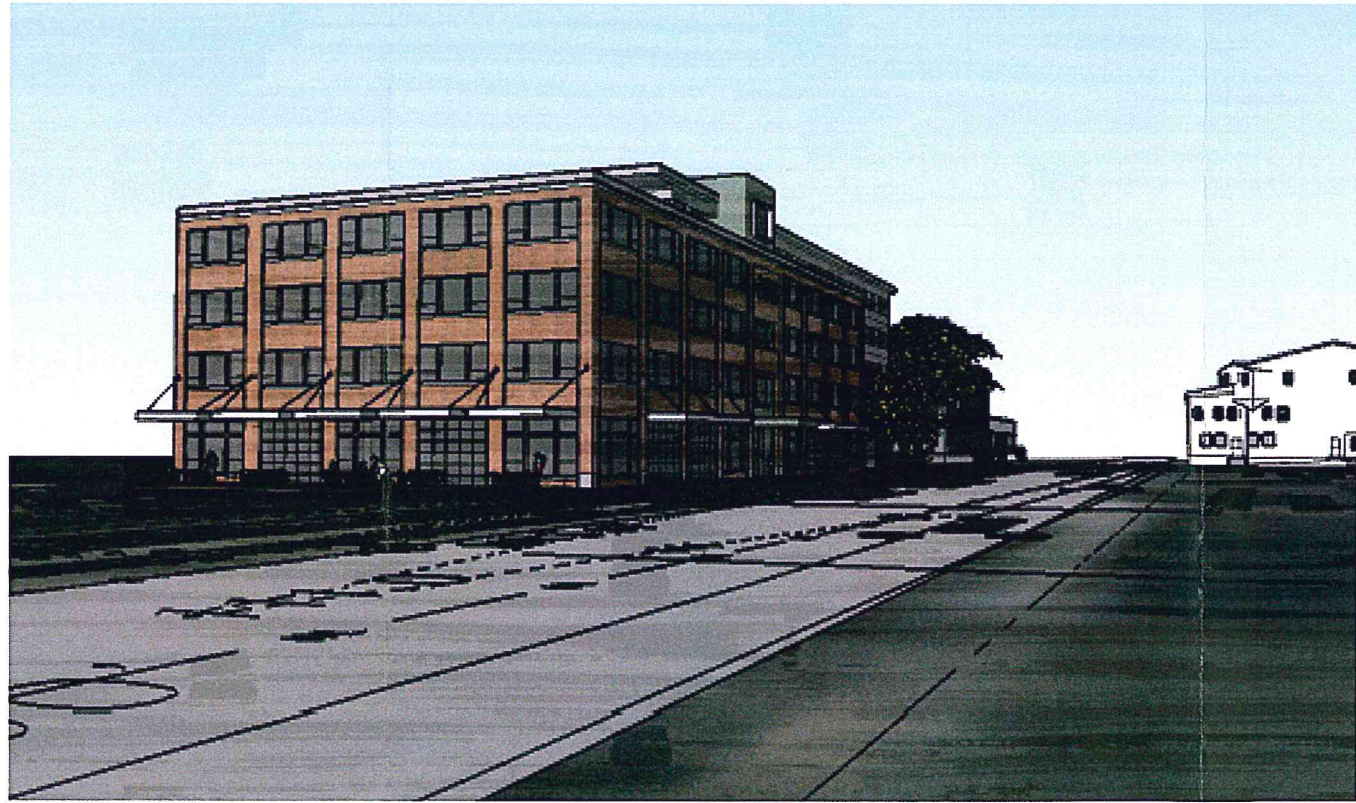
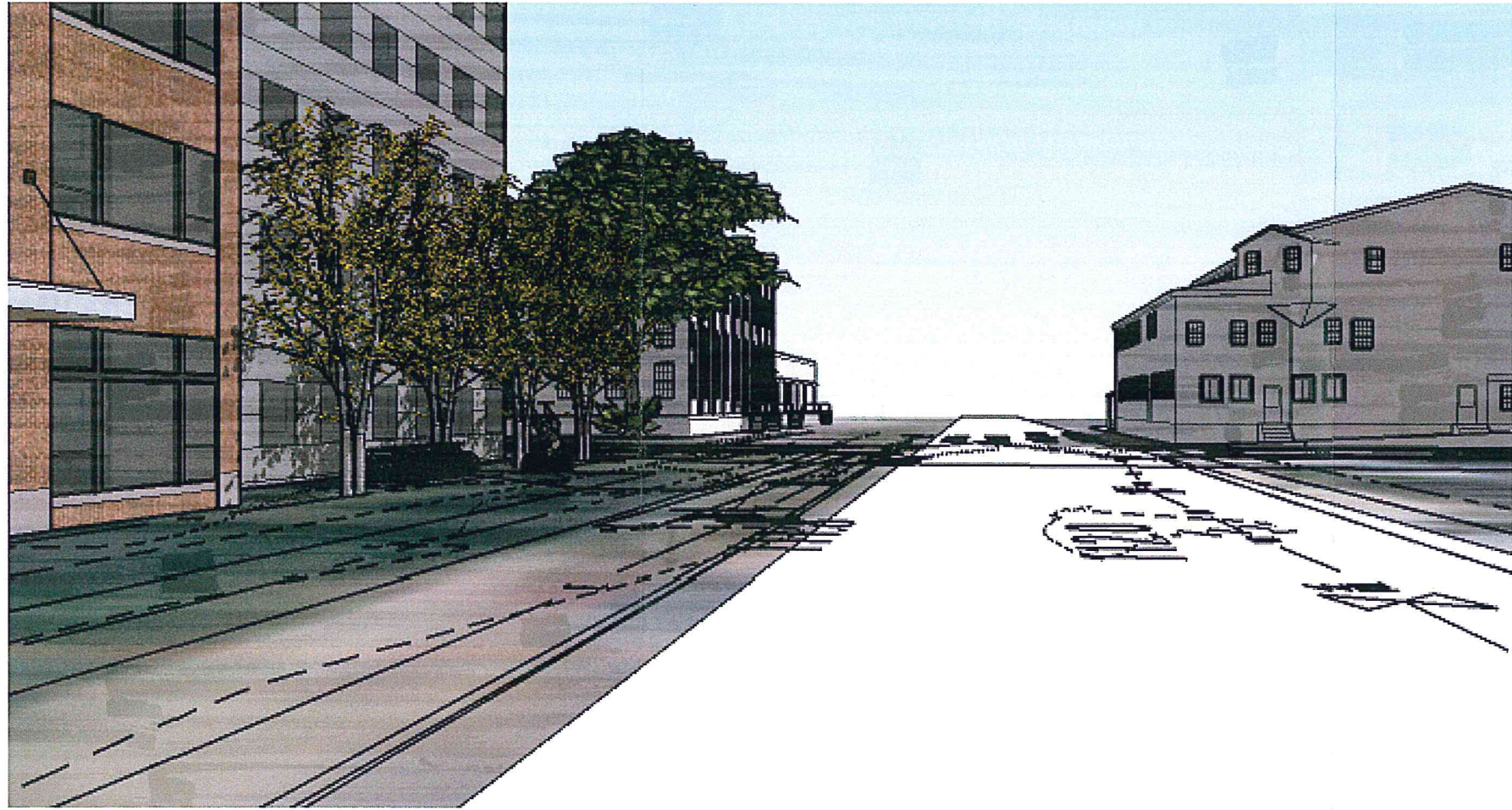
PROJECT
OFFICE BUILDING
453 PINE STREET

BURLINGTON VT 05401
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VIEWS



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IEWS

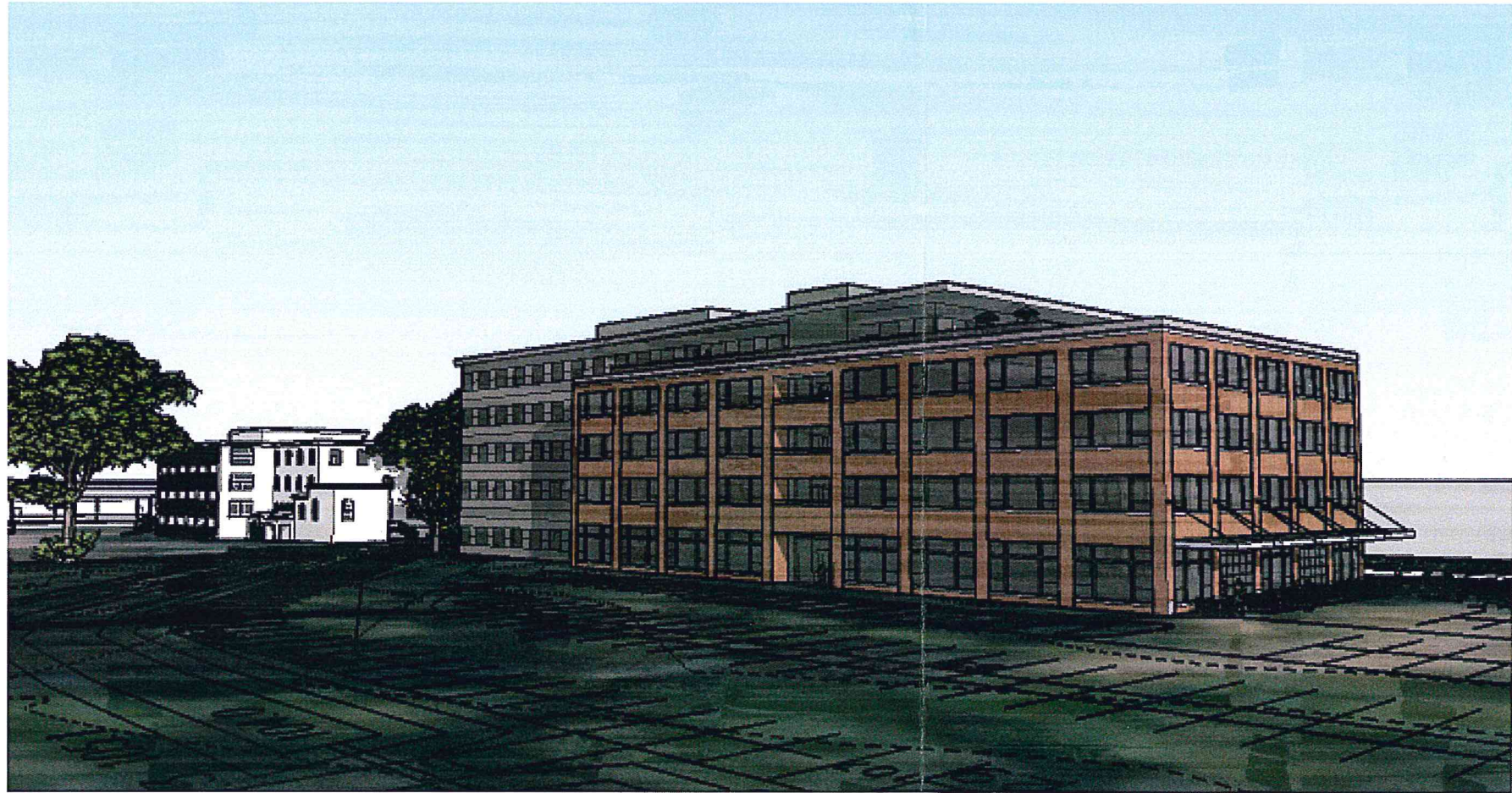
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Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Principal Planner
Mary O'Neil, AICP, Principal Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: December 8, 2015
RE: 16-0612SP, 453 & 501 Pine Street

=====
Zone: ELM Ward: 5S
Owner/Applicant: 453 Pine Street, LLC

Request: Sketch plan review of proposed 4-5 story, 100,000 sf commercial building and associated site improvements.

OVERVIEW:

The applicant is requesting sketch plan review of a new commercial building and associated parking and site improvements on the vacant property at 453 Pine Street. A new surface parking lot is also proposed on the adjacent property at 501 Pine Street. Prior development proposals have been made for these properties and have not been constructed, due in large part to the adjacent superfund site in the barge canal. The present proposal reflects extensive work through BRELLEA (Brownfields Reuse and Environmental Liability Limitation Act) administered through the VT Agency of Natural Resources. This effort has involved collaboration between city, state, federal, and private entities and is the basis for this newest proposal.

Note that two properties are involved: 453 Pine Street and 501 Pine Street. At the time of permit application, two applications will be required – one for each property.

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

The two properties do not contain any important natural features as identified in the Open Space Protection Plan or as outlined in Sec. 4.5.4, *Natural Resource Protection Overlay Districts*. The properties are, however, affected by the buffer zones for several such natural resource overlays. Specifically, wetland and natural area buffer zones originating on properties further west extend onto the subject properties. The site plan depicts a 50' wetland buffer (i.e. the state buffer width); however, the city's wetland buffer is 100' wide and must be depicted for an accurate evaluation of buffer impacts. The site plan does not depict the 100' natural area buffer zone at all and must.

The Special Flood Hazard Area also extends into both properties. It is depicted on the sketch plans. As proposed, no construction extends into the flood zone.

(b) Topographical alterations

The existing properties are fairly flat and will essentially remain so. Fill and grading work will be required for construction, and the sketch plans depict some topographic information. The permit application must include a detailed topographic plan.

(c) Protection of important public views

There are no significant public views from or through the subject properties. The proposed construction will not adversely impact any identified public view corridor.

(d) Protection of important cultural resources

The properties have no known archaeological significance. They contain no archaeological site points, nor are they located within an archaeologically sensitive area.

(e) Supporting the use of alternative energy

See Sec. 6.3.2 (f).

(f) Brownfield sites

The Vermont DEC Hazardous Site List specifically lists 453 Pine Street as a contaminated site. Presumably, 501 Pine Street is included in this listing but not specified separately. Both properties contain coal tar contamination associated with the superfund site. The site plan depicts the known limits of the subsurface NAPL (coal tar). As noted previously, this project is the result of extensive work through BRELLEA. The proposed construction avoids encroachment into the NAPL. While details are not contained within the sketch plans, significant geotechnical analysis has been employed to avoid disturbance of the coal tar contamination.

(g) Provide for nature's events

Some basic stormwater information has been provided in the sketch plans. Areas of permeable pavers are proposed along with linear stormwater attenuation structures alongside the surface parking areas. Performance details must be included in the permit application. The applicants are advised to work with the Burlington Stormwater Program to work out proposed stormwater improvements prior to permit application.

(h) Building location and orientation

The proposed building will be set close to Pine Street, consistent with the street edge established by existing buildings. A central front entry will face the street and will be embellished with a front courtyard of sorts.

(i) Vehicular access

Two access points are proposed for 453 Pine Street, one on either side of the proposed building. The northerly driveway looks as though it could be the existing driveway serving the Maltex building and would provide access to both properties. This driveway lines up with Howard Street on the opposite side of Pine Street. Details are not articulated in the sketch plans, but it appears that both access points could provide entrance and exit from the site. A singular driveway is proposed for access to the surface parking lot at 501 Pine Street. As contemplated by this criterion, a traffic analysis will be required as part of the permit application.

(j) Pedestrian access

A new or reconstructed sidewalk appears to run across the length of 453 Pine Street. The sketch plans are unclear as to whether it would extend across 501 Pine Street as well. Such continuation is recommended for ease of pedestrian access. In any event, work within the Pine Street right-of-way will require the approval of the City Council in consultation with the Department of Public Works.

The space between the building and the sidewalk will be hardscaped with pavers to form an entry courtyard with sitting benches and artwork. This hardscaping will provide a strong connection between the building's front entry and the public sidewalk. Sidewalks must continue across the driveways. The sketch plans appear to depict as much, but details are lacking. Perimeter walkways hug most of the building foundation, and a new central walkway is proposed through the center of the surface parking area on 453 Pine Street. Additional walkways interior to the surface parking areas are recommended for improved pedestrian circulation and safety.

(k) Accessibility for the handicapped

Little in the way of ADA details are noted in the sketch plans. It is the applicant's responsibility to comply with all applicable ADA requirements.

(l) Parking and circulation

The proposed building is set close to Pine Street with parking placed to the side and rear of it. Site conditions related to peat soils and coal tar contamination effectively prevent placing all of the parking behind the building. Surface parking areas are broken into several sections, and the parking next to the proposed building will receive a surface paver treatment aimed at enabling alternative uses during weekends. The sketch plans depict landscaping between the parking and the sidewalk. Details as to the proposed landscaping and its effectiveness for screening will be required with the permit application. Little detail is provided for the surface parking at 501 Pine Street. It is placed up close to the street with no screening depicted in the sketch plans. If this parking area is to be constructed, it should be heavily screened.

This criterion recommends connectivity between parking areas. There is no link between the parking at 453 and 501 Pine Street. Surface grades may preclude doing so, but the applicants should be prepared to address whether connectivity can be achieved.

In light of the reduced-size sketch plans, the dimensional adequacy of the proposed parking spaces and associated circulation cannot be assessed. The permit application will require full size true-to-scale drawings to enable such assessment. While not within the purview of the Design Advisory Board, it bears noting that the number of parking spaces proposed, 332 (258 at 453 Pine St + 74 at 501 Pine St), is far above the minimum parking requirement of 200 spaces (2 spaces per 1,000 sf for 100,000 sf office building). This many parking spaces may exceed the maximum parking limitation of 8.1.9, *Maximum Parking Spaces* and may, therefore, require a waiver under criterion 5 of that section. Reduction in the number of parking spaces is strongly encouraged and may be required depending on the maximum parking waiver provisions.

All of the proposed surface parking will require the installation of new shade trees. No parking lot shading analysis is included in the sketch plans. This criterion establishes a target of 30% shading of the parking areas with new shade trees. At least 1 shade tree for every 5 parking spaces is required. Minimum caliper size at the time of planting is 2.5" – 3.5" and a mature canopy diameter of 35' is expected. Such details will be required with the permit application.

No bike parking details are included in the sketch plans and must be provided as part of the permit application.

(m) Landscaping and fences

Some general landscaping information has been provided in the sketch plans. It appears that new trees will line much of the new surface parking at 453 Pine Street. New trees are also proposed within the front yard. It appears that new gardens will accent the building foundation as well. No landscaping is depicted for 501 Pine Street. Landscaping consistent with that at 453 Pine Street should accompany construction at 501 Pine Street. A detailed landscaping plan will be required as part of the permit application.

(n) Public plazas and open space

No public plazas or open space are included in this proposal. The side parking area at 453 Pine Street notes potential use as “event space” on weekends. Details as to this potential use, and whether it will be publically accessible, should be included in the permit application.

(o) Outdoor lighting

No outdoor lighting information is included in the sketch plans. The permit application must include a photometric plan of the site delineating separate lighting environments (parking & circulation, walkways, and building entries) and fixture cutsheets.

(p) Integrate infrastructure into the design

No new outdoor mechanical equipment is apparent in the sketch plans, nor is any outdoor trash/recycling enclosure. Such details will be required as part of the permit application. Any new utility lines must be buried.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The existing built environment along this stretch of Pine Street includes a variety of building shapes and sizes. Most are relatively large, such as the neighboring BED and Maltex buildings. The Dealer.Com building is one of the largest structures along Pine Street and sits across the street from the proposed commercial building. The proposed building is large at ~ 100,000 sf and up to 5 stories but fits within the context of the existing built environment.

The massing of the proposed office building is split into two distinct components. The smaller of the two building sections sits up close to the street, whereas the larger section sits behind it. This bifurcation and siting effectively reduces the perceived building mass.

Exact building height is not specified, but at 5 stories, the proposed building presumably exceeds the 45’ height limit in the ELM zone and will be one of the taller structures in the South End. Though not articulated in the sketch plans, the applicant is expected to seek the increased height under Sec. 5.4.9, *Brownfield Remediation*. This provision allows waiver of standard dimensional requirements (including height) on brownfield properties. The idea is to allow for flexibility in building design to enable development on sites constrained by

contamination. The permit application must specifically address the requirements of Sec. 5.4.9.

2. Roofs and Rooflines

The proposed building will include flat roofs on both building segments. Flat roofs are common in the neighborhood and acceptable as part of the proposed building design.

3. Building Openings

A sheltered front entry will face Pine Street and is readily identifiable. Fenestration between the two building segments differs but is consistent within each segment. Window patterns are reminiscent of that typically found in old mill buildings and fits well within the context of this neighborhood. The fenestration along the street level of the front building section differs from the rest and brings a pedestrian scale to this street front.

(b) Protection of important architectural resources

There are no structures onsite. The adjacent Maltex building is historically significant. The proposed building is offset from this building and will have no direct impact on its historic significance.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The front building section provides the primary interface with the street. As noted above, it has a well-defined front entry linked to the public sidewalk. The street level is differentiated from upper levels with distinct fenestration. The front entry is sheltered by a projecting canopy, and storefront fenestration on either side is likewise accented by overhanging canopies. Ground level windows provide visual access into the building interior. Window mirroring or frosting is not noted and would not be permitted. The building/street interface is further strengthened by the front swath of hardscaping, sitting benches, and artwork.

(e) Quality of materials

The sketch plans note no building materials. The permit application must specify all exterior building materials.

(f) Reduce energy utilization

Energy information is not included in the sketch plans. The new building must comply with the current energy efficiency requirements of the city and state.

(g) Make advertising features complimentary to the site

A large “453” is depicted within the 4th story of the front façade. While its size might be acceptable (but no dimensions are noted), its height is clearly not. The height limit for parallel building signs in the ELM zone is 14’ or the ceiling height of the first floor, whichever is less.

(h) Integrate infrastructure into the building design

While not specifically noted, the sketch plans appear to depict a rooftop mechanical enclosure and elevator penthouse. The permit application must specify these features and their materials and dimensions.

(i) Make spaces safe and secure

The proposed building appears to be accessible by emergency service vehicles. The project will undergo technical review by Police, Fire, Building, etc. on December 10, 2015. Building entries will presumably be illuminated.

RECOMMENDED MOTION:

None required for sketch plan review.

Burlington Design Advisory Board

149 Church Street, City Hall
Burlington, VT 05401

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

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Sean McKenzie
Chris Alley
Steve Offenhartz
Jeremy Gates, Alternate
Phil Hammerslough, Alternate*



MINUTES BURLINGTON DESIGN ADVISORY BOARD Tuesday, December 8, 2015 3:00 p.m. Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Ron Wanamaker (Vice Chair), Steve Offenhartz, Sean McKenzie, Chris Alley, Jeremy Gate (alternate) and Phil Hammerslough (alternate.)

Staff present: Mary O'Neil, Scott Gustin

Public: Erik Hoekstra, Justin Dextrateur, Larry Williams, Eric Farrell, Owiso Makuku, Charlie Pughe, Martha Lang.

Session I - 3:00-3:30 p.m.

1. 16-0612SP; 453 & 501 Pine St (ELM, Ward 5S) Derrick H. Davis

Sketch plan of proposed 4-5 story, 100,000 sf commercial building and associated site improvements.

This was sketch plan review. No action taken.

Session II – 3:30-4:00 p.m.

2. 16-0622CA; 351 North Ave (WRM, Ward 4N) Burlington College

Request change of materials for existing slate roof to standing seam copper on the Orphanage building.

Motion by Steve Offenhartz: I move we allow the applicant to replace the slate roof with a copper roof with the following conditions:

- a. Snow guards be added, and
- b. All flashings shall match the roof material.

Motion seconded by Matt Bushey.

Vote 4-1 (RW) Alternates not participating.

Motion carries.

Session III – 4:00 p.m.

3. DAB 2016 Schedule

2016 agenda accepted by acclamation.

