

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
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Matthew Bushey
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Eric Morrow
Karyn Norwood
Jay White, Alt.
vacant, Alt.



DESIGN ADVISORY BOARD Tuesday November 10, 2020 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/87055726053?pwd=dmdEZHlGMlFVU1JUVGprYjNlZmZkdz09>

Webinar ID: 870 5572 6053

Password: 923553

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Agenda

Session I – 3:00 PM – 3:30 PM

21-0413CA; 400 Pine Street (ELM, Ward 5S) SpeakEasy Arts LLC dba Arts Riot, Alan Newman, Howard Space Partnership

Exterior building renovations including new entries, canopies, and awnings. New front deck and related seating.

Session II – 3:30 PM – 4:00 PM

21-0374CA; 160 Bank Street (FD6, Ward 3C) Handy Sisters LLC, Catamount Hospitality LLC

Construct gallery seating area with canopy on south side – seeking alternative compliance as to gallery dimensions.

Session III – 4:00 PM – 4:30 PM

21-0369CA; 219 North Winooski Avenue (NMU, Ward 2C) Jade Age LLC, Steven Schenker

Construct new 3-unit apartment building and related site work.

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Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
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*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Permitting Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 160 Bank Street
Date: November 10, 2020

File: ZP21-0374CA

Location: 160 Bank Street

Zone: FD6 **Ward:** 3C

Parking District: Multi-Modal Mixed Use

Date application accepted: October 6, 2020, complete October 19, 2020

Applicant/ Owner: Handy Sisters, LLC / Catamount Hospitality, LLC

Request: Construct gallery seating area with canopy on south side – seeking alternative compliance as to gallery dimensions

Background:

- 10/1/18, Approval to install retractable awning, relocate sheds, install pavers.
- 1/25/18, Approval to install a sign.
- 10/13/16, Approval to install rooftop hood system.
- 8/19/16, Approval to install a storage unit.
- 3/24/14, Approval to install retractable awnings.
- 4/4/13, Approval to install retractable awnings.
- 3/23/12, Approval to construct rear beer garden shelter.
- 4/14/11, Approval to construct pergola and stone service station.
- 9/20/10, Approval to convert storage space to finished dining space.
- 4/30/10, Approval to install sign.
- 4/1/10, Approval to extend wrought iron fencing.
- 2/26/10, Approval to install 3 signs.
- 2/26/10, Approval to install new rooftop HVAC unit.
- 2/16/10, Approval to renovate façade and outdoor seating area.
- 2/8/10, Approval for four signs.
- 12/21/09, Approval to add garage doors and windows.
- 1/12/89, Approval to install outdoor lighting.

Overview:

The applicant is proposing renovations to the existing restaurant at 160 Bank Street including additional enclosed seating area, beer storage, and walk-in cooler. A new gallery and canopy are proposed along the front of the building to provide shelter for the outdoor seating presently there.

The property is located within the FD6 zone, and much of the proposed work is subject to administrative zoning review under the form code standards. The applicant is seeking alternative compliance for the depth of the proposed gallery. The form code limits gallery depth to 10,' whereas the applicant is seeking 12' depth. The request is subject to review and approval by the Development Review Board upon recommendation by the Design Advisory Board.

14.7.3; Variation from the form: Administrative relief, DRB alternative compliance, and Variances

b) Alternative Compliance Granted by the Development Review Board

Up to 20% relief from numerical standards may be granted by the Development Review Board following recommendation by the Design Advisory Board. In this case, the 12' gallery depth proposed represents the maximum 20% relief possible from the 10' maximum gallery depth standard.

i) DRB Alternative Compliance

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

The deeper gallery, along with the proposed canopy, will provide shelter to the existing outdoor seating area. There is opportunity to enhance this outdoor seating area and to lengthen the time that it can serve as functional outdoor space for patrons. A semi-sheltered space under retractable awnings will become more permanently sheltered.

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

The proposed gallery, along with the canopy, will cover essentially the entire outdoor dining area in front of the building. Narrower dimension may fall short of providing full cover.

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

Except for the proposed 12' depth, the proposed gallery is otherwise compliant with the form code standards for galleries. Note that the width of the gallery is limited to the width of the building façade. That appears to be the case here, although it is somewhat offset. The applicable standard is silent as to such configuration.

D) The relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties; and,

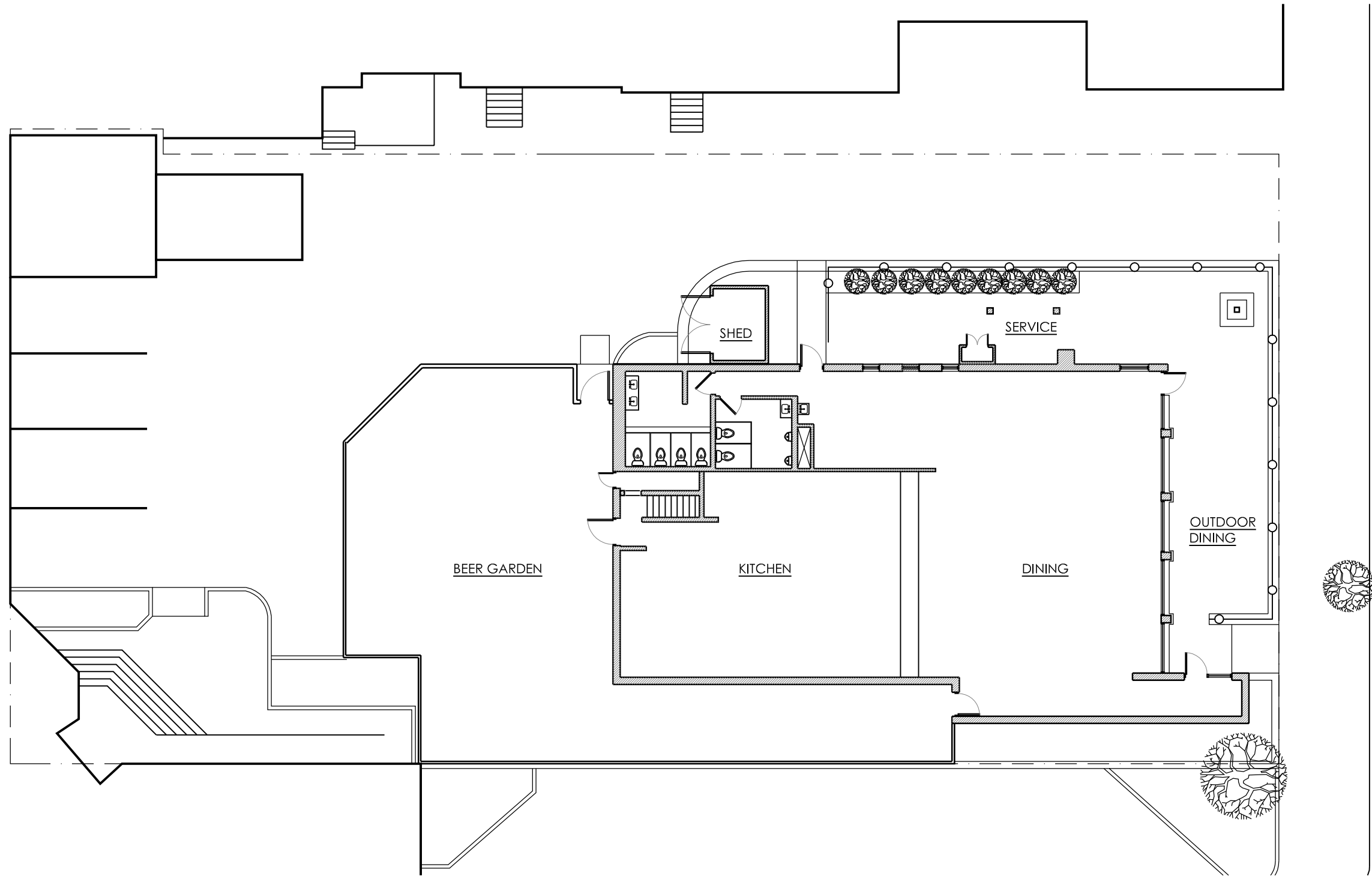
Nothing about a 12' deep gallery will impose an undue burden on the existing or future development of adjacent properties.

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

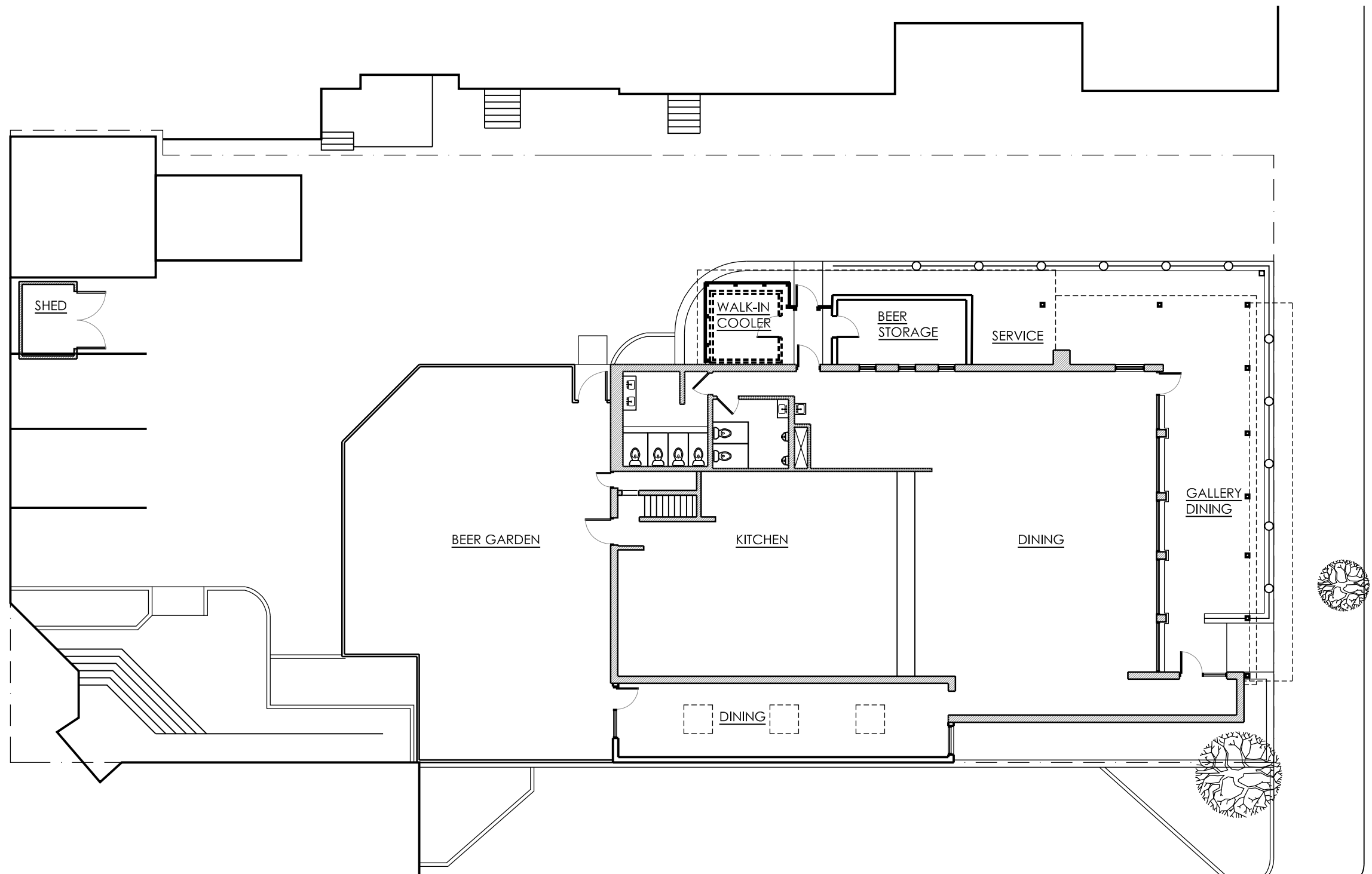
Limiting the gallery to 10' depth would fall short of the intended purpose of sufficiently sheltering the outdoor seating area in front of the building. The 2' wider dimension will achieve the desired end goal with little perceptible difference as viewed from the street. The gallery as proposed clearly reads as intended for this frontage type. It is simply 2' wider than would otherwise be allowed.

RECOMMENDED MOTION:

Recommend approval and forward to the Development Review Board as submitted.



SITE PLAN - EXISTING
1/16" = 1'-0"



SITE PLAN - PROPOSED
1/16" = 1'-0"





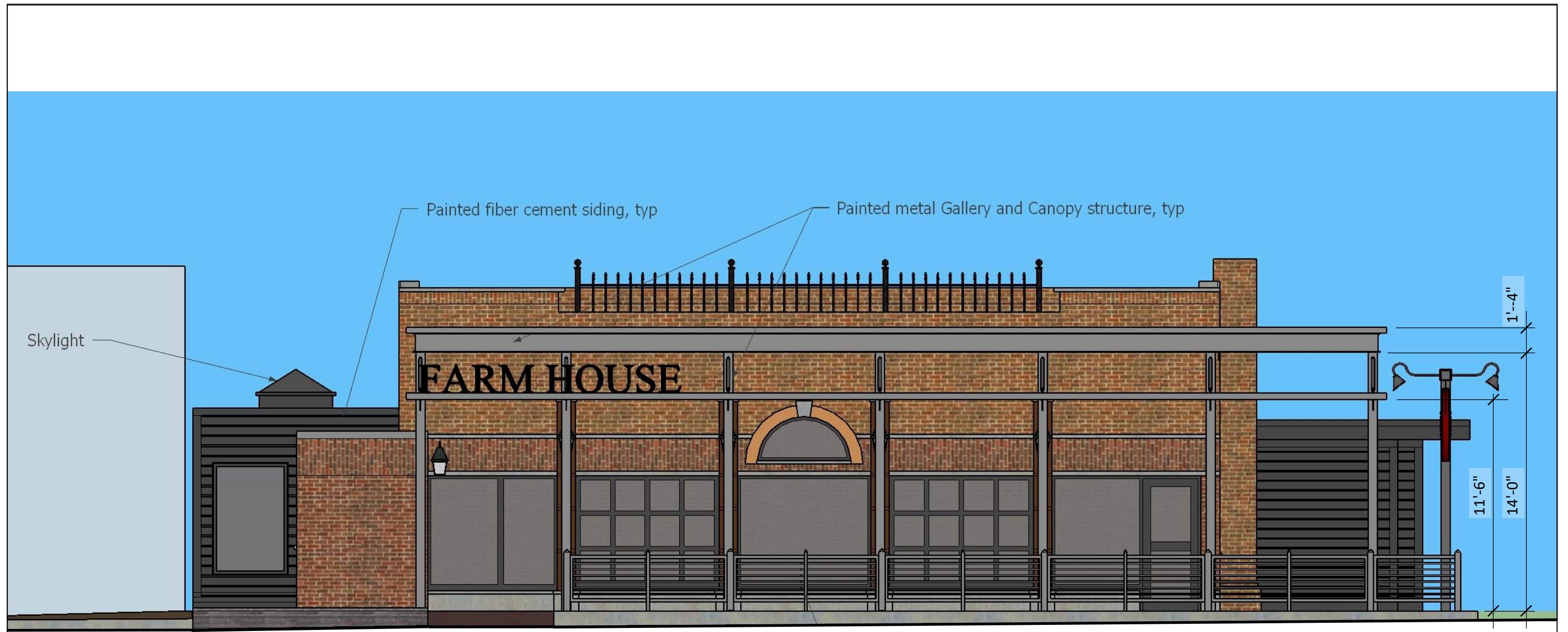




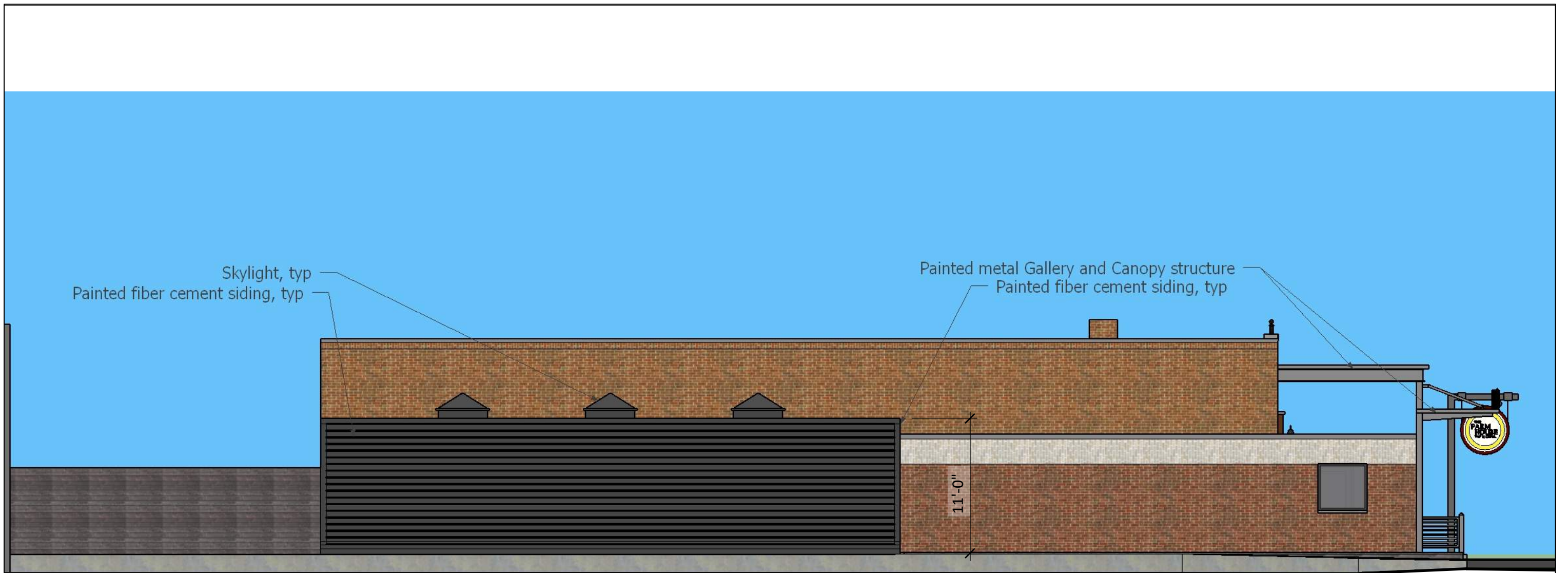




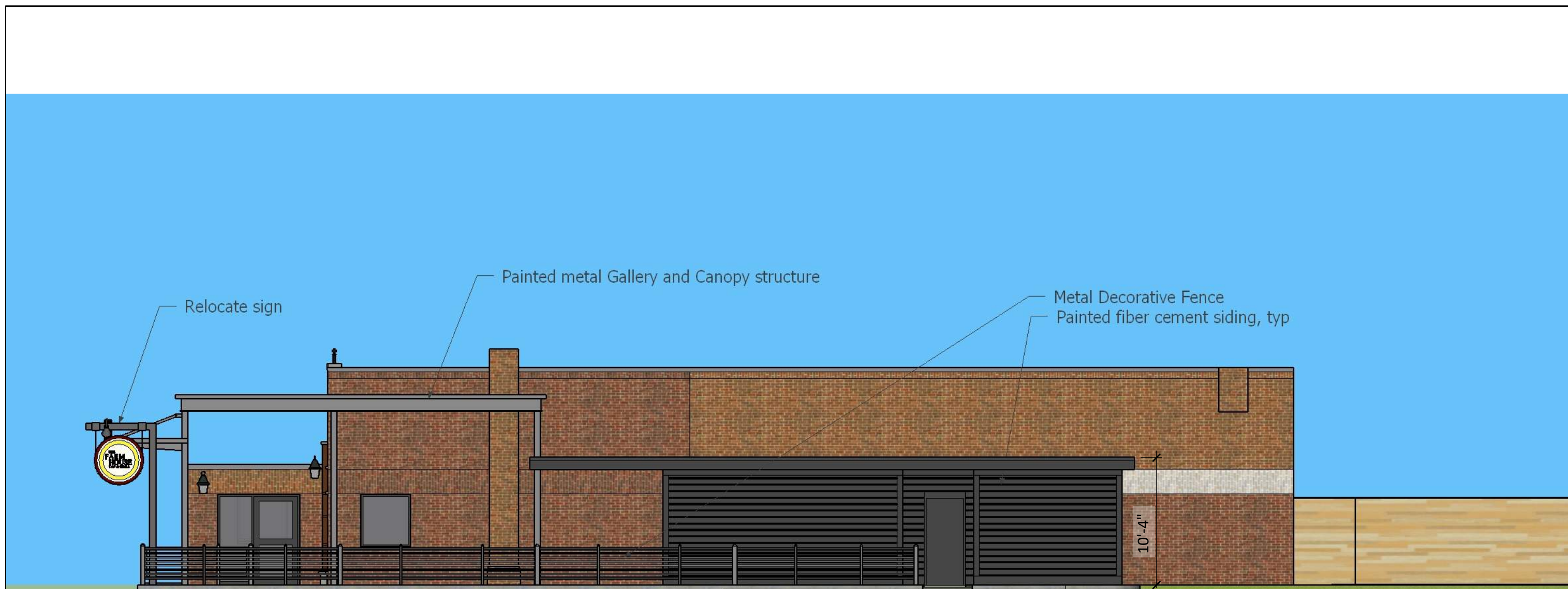




SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, and Principal Planner
RE: ZP2100413CA; 400 Pine Street
Date: November 10, 2020

File: ZP21-0413CA
Location: 400 Pine Street
Zone: E-LM **Ward:** 5S
Parking District: Multi Modal Mixed-Use
Date application accepted: October 19, 2020
Applicant/ Owner: SpeakEasy Arts LLC dba Arts Riot / Alan Newman /Howard Space Partnership
Request: Exterior alterations including new deck, accessible ramps, stairs, new openings in façade, new metal entry canopies, new retractable awning. No change to use, egress or occupancy.



Background: (All of 400 Pine St.)

- **ZP20-1008CA;** change of use to food and beverage processing with accessory retail sales and tasting area (404 Pine St.) June 2020.
- **ZP19-00679CA;** replace existing door with double doors and revamp stairway and landing. April 2019.
- **ZP18-0917CA;** amendment to ZP17-0643CA/MA; revisions to bike shelter, retaining wall and garage door entry, grading and retaining wall, sun shade detail, siding and window sizes. May 2018.
- **ZP18-0627CA** install new garage doors and louvered fans. January 2018.
- **ZP17-0616CA;** change of use from warehouse to glass production facility. June 2017.

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- **ZP17-1039AW**; install awning over existing patio space. May 2017.
- **ZP17-0643CA/MA**; Demolish 2 warehouse buildings, merge 30-32 Howard Street parcel with 400 Pine Street, extinguish interior property lines, demolish duplex and construct new multi-use building. March 2017.
- **ZP16-1231CA**; renovate office space and change use of approximately 4000 sf from warehouse retail to retail with accessory wine bar. May 2016.
- **Non-applicability of Zoning Permit Requirements 16-1082NA**; using space as a pottery studio/showroom. April 2016.
- **ZP16-0784CU**; performing arts center within existing mixed use facility. No site or exterior building changes included. March 2016.
- **Zoning Permit 16-0944CA**; remove and replace two lower windows with larger windows. March 2016. Permit relinquished January 2018.
- **ZP15-1100FC**; installation of fencing to partially enclose existing outdoor seating area. September, 2015.
- **Zoning Permit 15-1226CA**; construction of permanent handicap accessible ramp at Speeder and Earl's. June 2015.
- **Non-Applicability of Zoning Permit Requirements 15-1225CA**; temporary permit, handicap ramp. May 2015.
- **Zoning Permit 14-0274CA**; change of use to woodworking shop in tenant spaces C 1, 2, &4. September 2013.
- **ZP14-0153SN**; replace three existing signs and lighting with new signs and lighting for Arts Riot. August 2013.
- **Zoning Permit 13-1187SN**; installation of 3 parallel signs for the Burlington Music Dojo. No illumination included. June 2013.
- **Zoning Permit 13-0828CA**; change of use to include art gallery and performing arts studio. Food processing to remain, and café to be reduced from 18 seats to 14 seats. Add rear entry, revise and add second front entry, replace existing entry ramp, and other associated modifications. March 2013.
- **Zoning Permit 12-0330CA**; placement of exhaust fan on clerestory area of roof for glass blowing furnace. September 2011.
- **Zoning Permit 11-0208SN**; replace existing sign with Davis Studio sign. No illumination. September 2010.
- **Zoning Permit 11-0077SN**; replace two existing signs. One parallel window sign and one projecting sign. August 2010.
- **Zoning Permit 10-0768CA**; replace 2700 sq. ft. of half lap roofing with new galvanized corrugated metal roofing. April 2010.
- **Zoning Permit 08-103CA**; exterior lighting to be installed on door/stairs and sign for Speeder and Earl's Coffee. August 2007.

- **Zoning Permit 06-384SN**; three signs for Pine Street Art Works. November 2005.
- **Zoning Permit 06-383CA**; change garage style overhead door to swinging doors with half-light windows. Same door location in rear alley of building. New light fixture over front entrance. November 2005.
- **Zoning Permit 06-198CA**; change from Burlington Futon Fabrics to retail art with accessory retail production space of 152 sf. September 2005.
- **Zoning Permit 01-507**; remove loading dock extension on the existing warehouse within the existing commercial complex. Area to be paved for additional parking and circulation areas. No change in use or other exterior changes included. June 2001.
- **Zoning Permit 00-097 / COA 099-006A**; Installation of two externally illuminated signs for the existing retail space (one parallel and one projecting.) August 1999.
- **Zoning Permit 99-045 / COA 099-006**; change of use from service (stained glass) to retail (fabric.) No exterior changes included. July 1998.
- **Zoning Permit 95-497**; installation of four awnings with lettering and illumination, two externally illuminated parallel signs and the relocation of the existing handicapped access ramp to the south entrance. The north entrance will then be made a large window with a planter in front of it. Use remains the Cheese Factory Outlet. June 1995.
- **Zoning Permit 91-277; COA 091 – 057**; installation of two parallel signs on front façade of building, store emblem over an announcement board. No illumination. March 1991.
- **Zoning Permit 85-494**; erect 2 parallel wood, non-illuminated signs, one on Howard Street and one on Pine Street side of extension in building. October 1985.
- **Zoning Permit 85-400**; remove dust collector, raise roof 3' to accommodate one overhead door to interior service yard. October 1985.
- **Zoning Permit 81-178**; replace metal roof, siding and floor. September 1980.
- **Zoning Permit 79-688**; to be used as work space consisting of ornamental iron work fabrication. Also to install two chimneys on the interior. December 1979.
- **Zoning Permit 79-653**; tear down existing stairs and replace exterior stairway. Emergency case. November 1979.
- **Zoning Permit 78-429**; the erection of a 28' x 29' two sided addition on the buildings in the rear. November 1977.
- **Zoning Permit** to use 6 Howard Street for a woodworking shop. Erect an overhanging sign. October 1977.
- **Zoning Permit** issued for a pole sign for Shelburne Spinners. January 1977.
- **Zoning Permit** to erect an overhanging sign within the property lines for Vermont Folk Furnishings. September 1975.
- **Zoning Permit** to remove one window and install one overhead door at 6 Howard Street. March 1974.

- **ZBA review;** to use the premises at 6 Howard Street for the sale and wholesaling of paint and building supplies. July 1972.
- **Zoning Permit** to use the premises for the storage and distribution of spaghetti products. Approved April 1972.
- **ZBA review:** Seeking a special exception under Title 27, Chapter 1, Section 6512-15A to use the masonry portion of the premises at 400 Pine Street for an auto repair garaged. Approved February 1972.
- **ZBA review:** Seeking a special exception under Title 27, Chapter 1, Section 6512-15B to use the premises at 400 Pine Street for the wholesaling and distribution of auto accessories. Approved November 1971.
- **ZBA review** to change a non-conforming use for a furniture stripping business. November 1971.

Overview: 400 Pine Street is a collection of assorted industrial buildings repurposed for various uses. The building proposed for alteration under this application is currently the “Arts Riot” structure immediately fronting Pine Street. No change in use or occupancy is included. The application proposes changes to the primary façade and building access, with enhanced outdoor service space inside a structural enclosure. The building is included within the Pine Street Industrial District on the National Register of Historic Places.

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:

There are no important natural features at this location. The site is entirely paved or developed.

(b) Topographical Alterations:

Not applicable.

(c)Protection of Important Public Views:

As a listed historic structure, visibility for the public is desired. The existing fencing has somewhat diminished that opportunity; however the proposed enclosure will eliminate the street view of the building’s façade and hinder observation for security purposes. See 6.2.3 (i), below.

(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:

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

(f) Brownfield Sites:

Although 400 Pine Street is listed on the Vermont DEC list of Brownfields for the presence of arsenic and PAH, this was associated with redevelopment of “The Vaults” (along Howard Street.) It is a low priority site, with no land restriction. The current application does not appear to impose any additional regulatory concern.

(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.

Changes proposed are exterior structural alterations. No site disturbance is anticipated, albeit deck supporting framework.

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 application includes new metal canopies over new and existing openings (Plan Z5.1)

(h) Building Location and Orientation:

There is no proposed alteration to the building location or orientation.

(i) Vehicular Access:

No change is proposed to motor vehicular access. Bike racks will be incorporated to support non-motorized transit.

(j) Pedestrian Access:

The building has immediate access to the public sidewalk. The site abuts the Champlain Parkway improvement area, where plans have anticipated right-of-way improvements and included a steel “baseboard” at the deck perimeter to provide a durable edge for plowing as well as a pour stop for the replacement sidewalk. The Department of Public Works has been engaged with review of the plans; their review and approval of proposed alterations so as not to conflict with Champlain Parkway improvements will be a condition of any decision.

A newly marked pedestrian path will connect to the southwesterly access ramp as well as a striped pedestrian path from the parking area north of the building. (Plan Z2.0)

(k) Accessibility for the Handicapped:

The plan includes accessible ramps at both the north and southwest of the building.

(l) Parking and Circulation:

Five angled parking spaces are illustrated on plan Z2.0. It is not clear if these are additive or existing. As part of the Multi-modal multi-use parking district, there are no longer any minimum parking requirements, but the existing parking plan as approved remains in effect unless a specific request is made to remove the parking requirements based upon the change in regulation. (ZA20-04)

(m) Landscaping and Fences:

A portion of this request is to enclose the outdoor service area with a structured barrier. The proposed fence will meet the Clear Site Triangle required relative to proximity to a drive lane. Planting boxes will act as dividers between businesses along the deck.

(n) Public Plazas and Open Space:

There is no requirement within the ordinance to provide a public plaza. The application seeks to identify and enclose an outdoor service area (as opposed to open space.)

(o) Outdoor Lighting:

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

“Festoon” lighting, strung from steel posts is proposed. Typically of low output (and of commercial grade), there is no anticipated adverse impact.

(p) Integrate infrastructure into the design:

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

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

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

There is no exterior mechanical equipment installation or relocation, utility or service enclosures included within this application.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

There is no change proposed to the building's massing, scale or height. Not applicable.

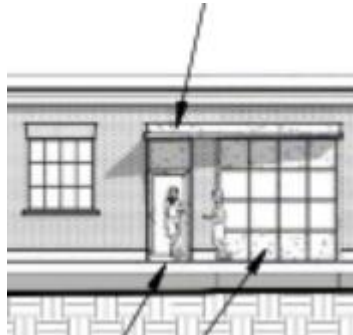
2. Roofs and Rooflines.

Roofs will remain as existing. New canopies are proposed over entrances.

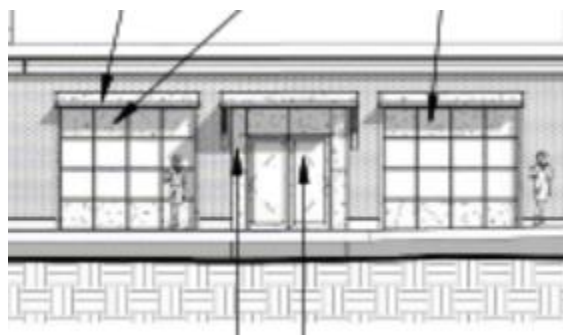
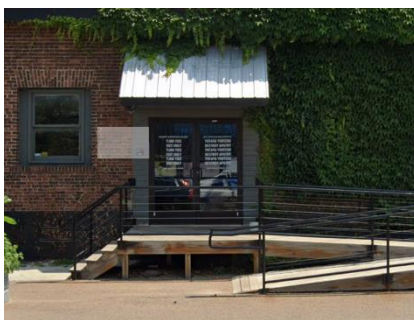
3. Building Openings

Several notable changes are proposed for building openings.

At the north end of the building, a new entry will be created through the masonry façade, and the non-masonry infill entry will be removed and replaced with an overhead door.



At the center of the façade, two double hung window openings will be replaced with overhead doors.



The entrance to a distillery use will be Copper patina:



The 2017 National Register narrative defines the four, double door entries on the west (all now altered) and the remaining original 12 light metal windows with splayed brick lintels and brick sills. The proposed removal of replacement windows in the 2nd bay to create overhead door openings will not be a loss of original windows, but will eliminate the characteristic opening size and lintel/sill detail. Visual inspection suggests, however, that the opening has been altered with an observable masonry repair.



(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:

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.

Non-residential buildings should provide visual access into the interior of the building at street level through the use of large transparent windows and/or window displays in order to create a

dynamic and engaging public streetscape. The use of mirrored, frosted, or tinted glass shall not be permitted along an active pedestrian street level façade.

The application includes the use of entry canopies over newly designed entryways, with low output decorative lighting. Other than window and door alterations, the existing building plane will remain as existing.

The proposal to construct an elevated deck, with staggered enclosure of the seating area separates the space from the public realm and diminishes the opportunity to provide an inviting street presence per this standard. It eliminates the opportunity to gain visual access into the building, and segregates the space from the pedestrian street level. Both visually and functionally, the elevated space with solid fencing separates the building and its uses from the street level.

(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.

Hemlock is proposed for the wood deck and barrier wall cladding. Corten steel is illustrated for the deck base. Both are considered durable for the purposes proposed.

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.

Neither repair, restoration nor replacement of historic building materials are proposed. New materials will be introduced at the location of previous alteration or as part of this plan.

(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.

The proposed fence enclosure will limit visible accessibility of the outdoor service area, and associated building entries.

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.

400 Pine Street (as a collected E.B. and A.C. Whiting Company site- this building resource #20a) is listed on the National Register of Historic Places within the Pine Street Industrial District. Identified as the Fiber Machine Shop, it was built in 1915. 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.*

This structure was built as a fiber machine shop as part of the E. B. and A. C. Whiting Company. Although no longer associated with that industrial use, it has been repurposed for various uses; currently as a performing arts center, distillery, tasting room, and a coffee shop. Some building alteration has already occurred. This application includes the introduction of overhead garage doors in enlarged openings.

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 enlargement or introduction of new building entries will alter some original characteristics of the building.

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

The newly introduced building canopies are not conjectural, and will read as new additions.

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 splayed brick lintels over original openings will be lost, as will the dimensions of original building openings. Although some have previously been altered, others are proposed for alteration that will change those original spatial and design characteristics.

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.*

Alterations are based on new design rather than repair. There is no physical evidence or photo documentation that overhead doors or building entries originally existed as now proposed.

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

No chemical treatments are proposed.

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

None are identified at this location. 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.*

Much of the proposed plan involves building openings that have already been modified through earlier alteration or permitting. Some opening enlargement will require masonry, lintel and sill loss. The new work will clearly be differentiated from the old.

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.*

Replacing replacement window/doors is less controversial than introducing new openings where none existed or altering an existing opening that remains original. In the latter, restoration would be the only option to return to original condition. For the deck and fence barricade, removal would allow retention of the essential form and integrity of the property.

MEMO

To: City of Burlington

From: Abigail Dery, P.E.

Date: October 9, 2020

Re: 217-219 North Winooski; Stormwater and Erosion Control

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The project proposal consists of constructing a new building on the west side of the parcel at 217 North Winooski Avenue in Burlington. The parcel sits on the southwest corner of the intersection of North Winooski with Decatur and North Union Street. The lot currently consists of an existing building with parking spaces. The new building will be constructed over the rear parking area, resulting in a net increase of 435 square feet (SF) of impervious surface. Per the City of Burlington development regulations, this project is considered a Small Project for Erosion Prevention and Sediment Control as less than 5,000 SF of disturbance is proposed.

The site relatively flat and the western half of the property generally slopes to the north and west, while the eastern half slopes generally east and north. The existing building and parking areas on site have impervious surfaces totaling 3,955 SF. The proposed building will increase the overall impervious footprint to 4,390 SF total.

The site is outside the Natural Resource Conservation Service (NRCS) soil survey area due to the area being highly developed. While there is no existing stormwater treatment on-site, the site has a very low increased runoff potential and stormwater either infiltrates into the ground or overland flows to the north and west into either the catch basin near the northeast corner of the property in North Winooski Ave or the catch basin located in the rain garden bump out to the west in Decatur Street.

Proposed Erosion Prevention & Sediment Control Plan

During construction, Erosion Prevention and Sediment Control (EPSC) best management practices will be used to ensure the project does not contribute sediment to the City waterways. The project will disturb approximately 3,500 SF of ground. As the project site is very small and relatively flat, proposed EPSC practices are limited to project demarcation and silt fence. While a majority of the disturbance will be self-contained due to foundation and driveway construction, silt fence is proposed along the western and northern edges of the limits of disturbance to ensure no sediment leaves the site.

As the site is limited in size, there will be no on-site stockpiling of soil. Excavated soil will be placed directly into a truck and brought to a designated disposal site. Additionally, since the site is limited in size, construction vehicles will be parked on-site to the extent feasible, however, some vehicles will need to park within the street. There should be no impacts by this construction to the City greenbelt. Should sediment from the project be noted within the City sidewalk and or street, the sediment will be swept at the end of each day.

Due to the size and location of the project, Stormwater Management and EPSC Plans are relatively straightforward and the site should have no undue or adverse effect on the City's stormwater system or waterways.

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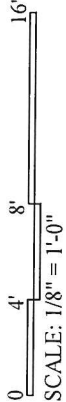
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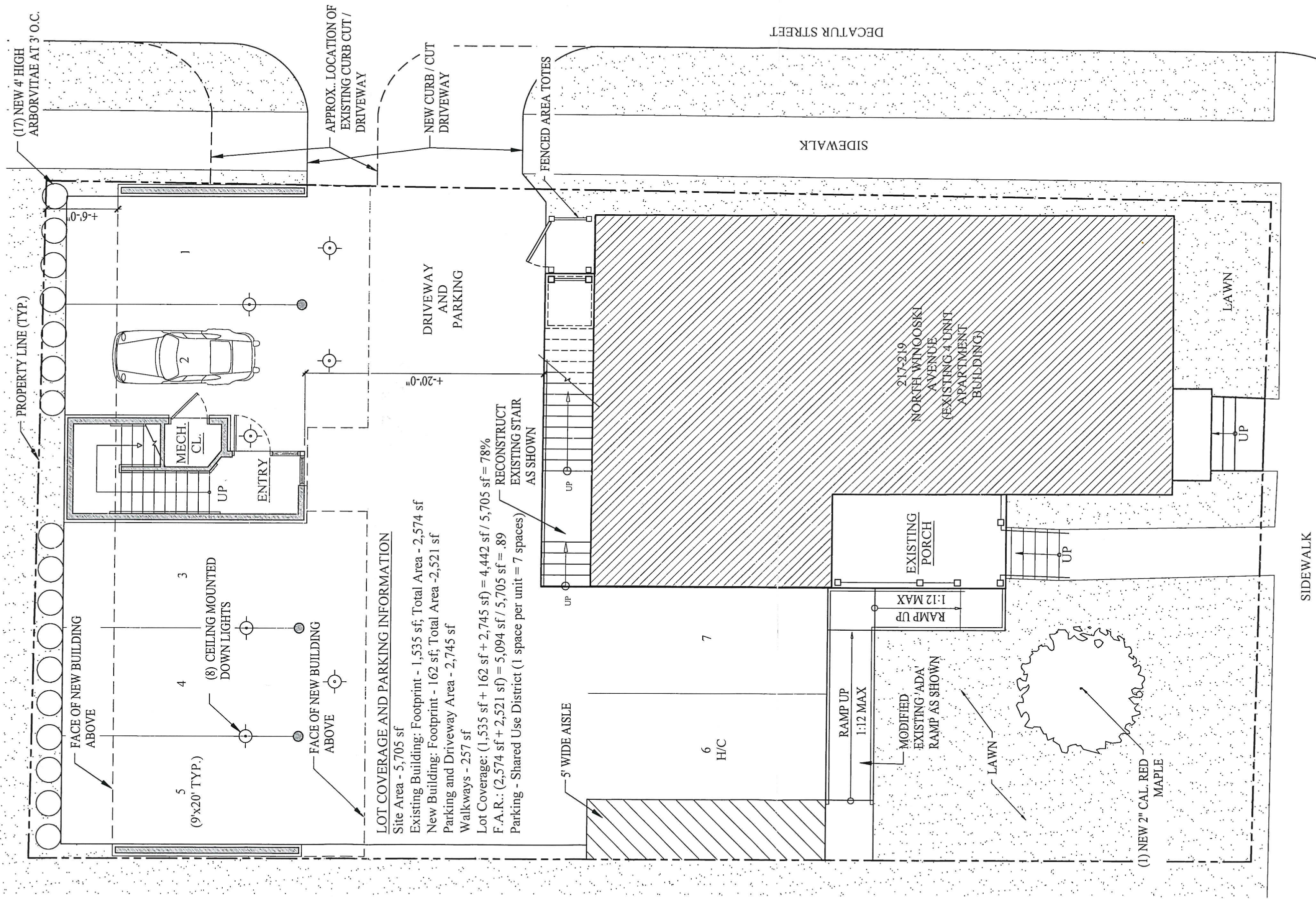
NORTH WINOOSKI AVENUE

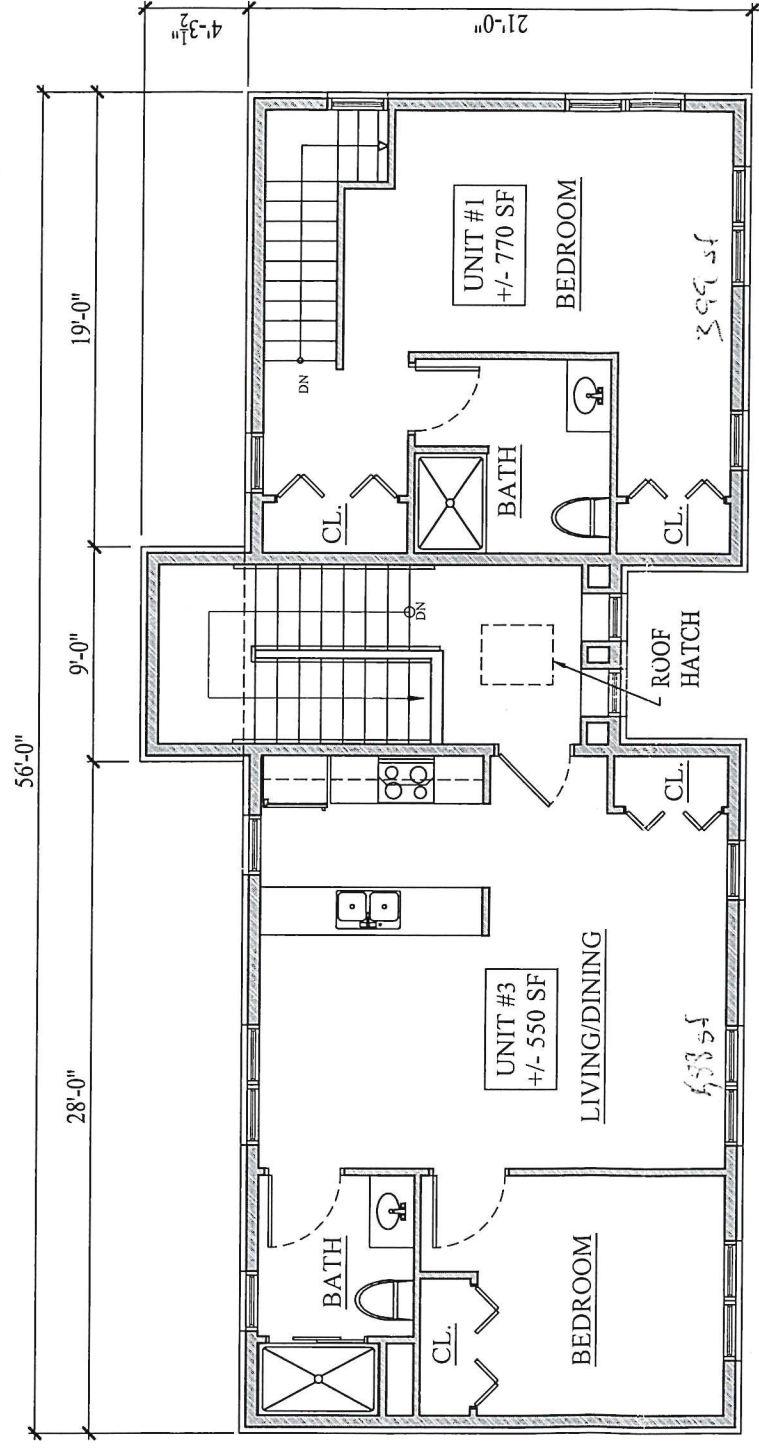
SITE PLAN



PERMIT DRAWING ONLY - NOT FOR
CONSTRUCTION.

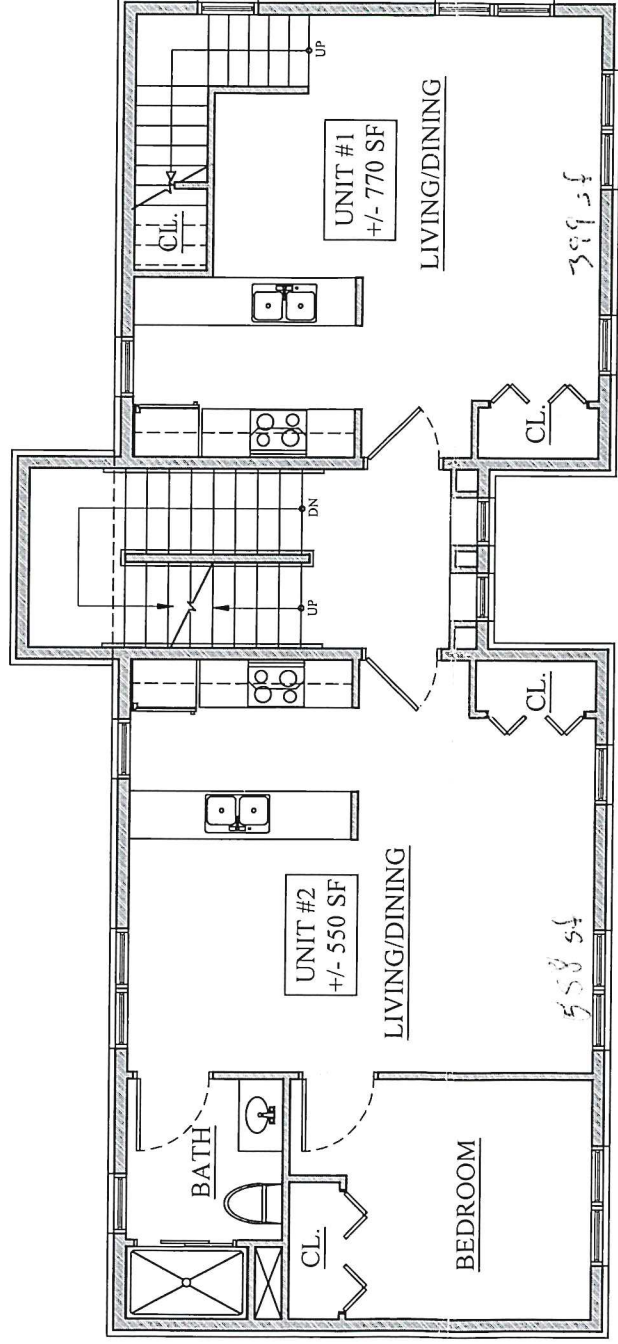
217-219 NORTH WINOOSKI AVE





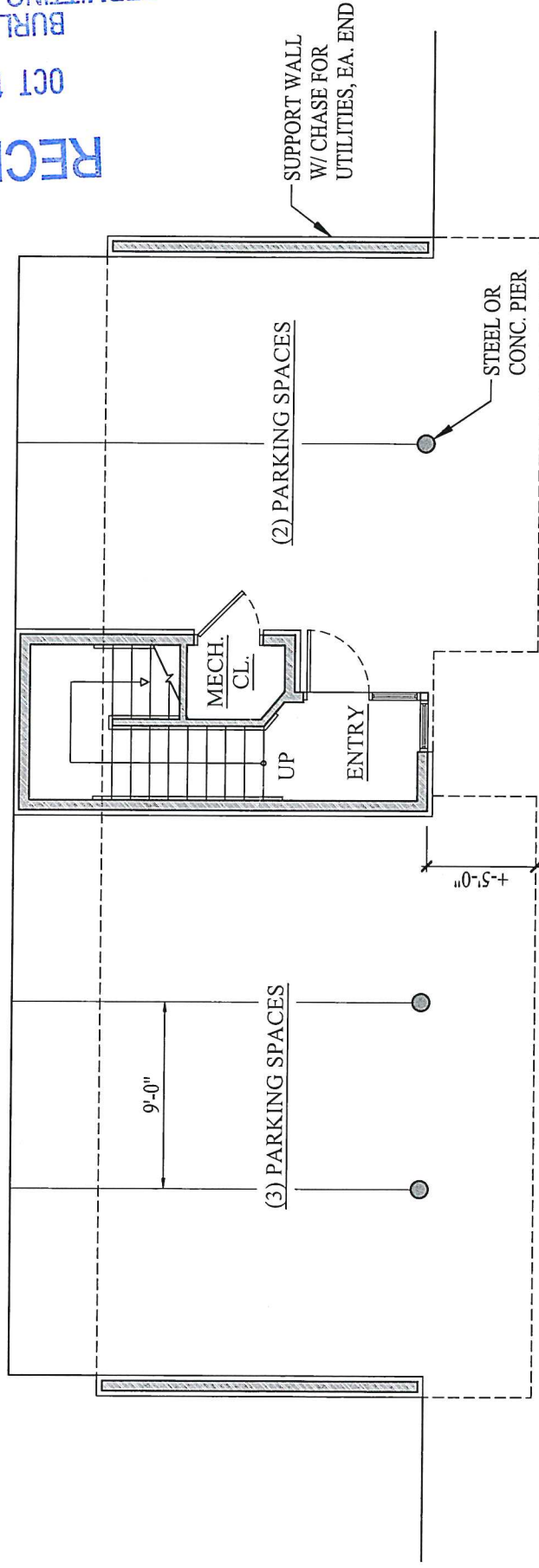
THIRD FLOOR PLAN

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



SECOND FLOOR PLAN

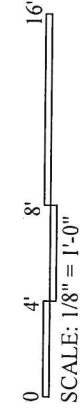
SCALE: 1/8" = 1'-0"



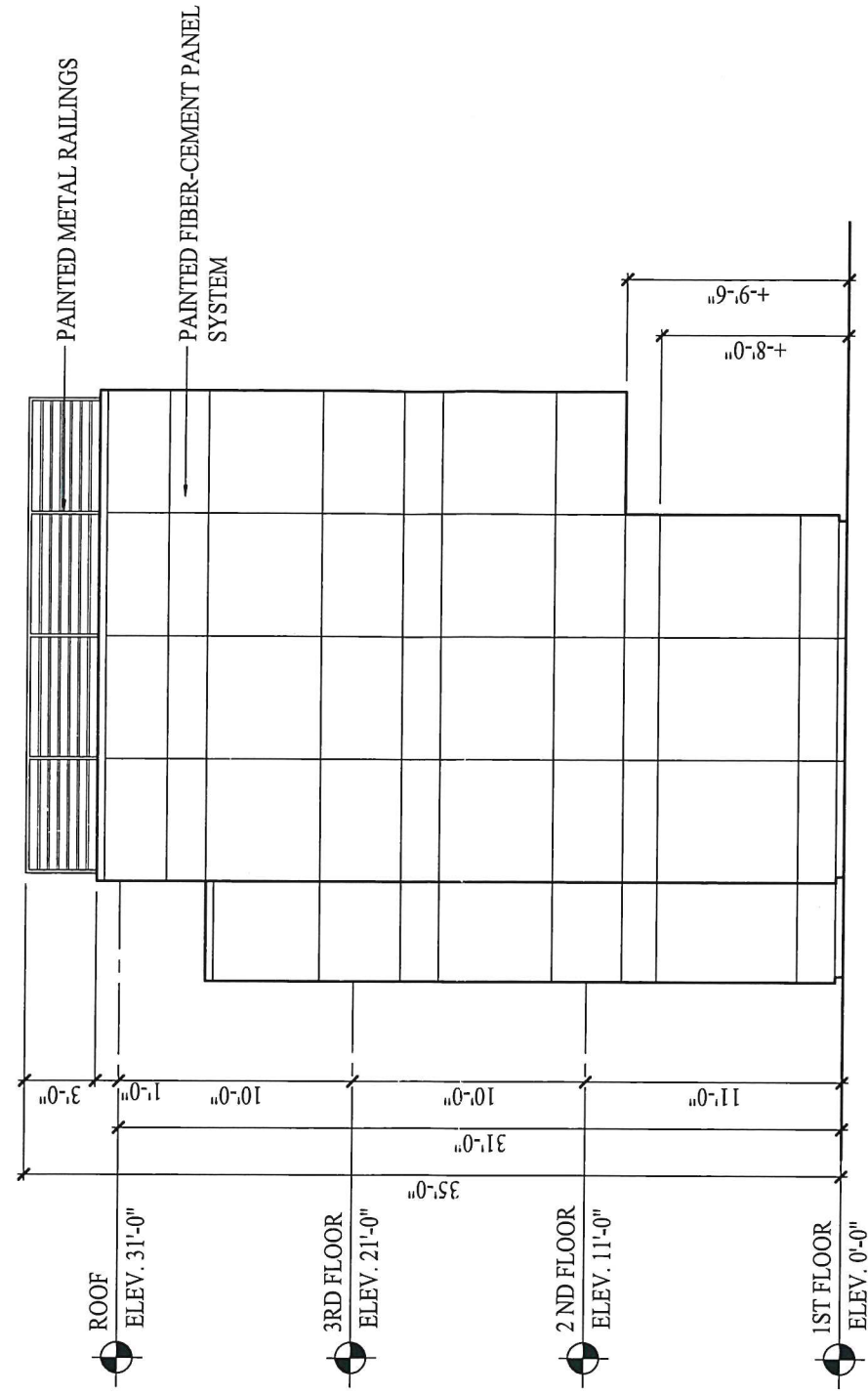
FIRST FLOOR PLAN

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

PERMIT DRAWING ONLY - NOT FOR CONSTRUCTION.

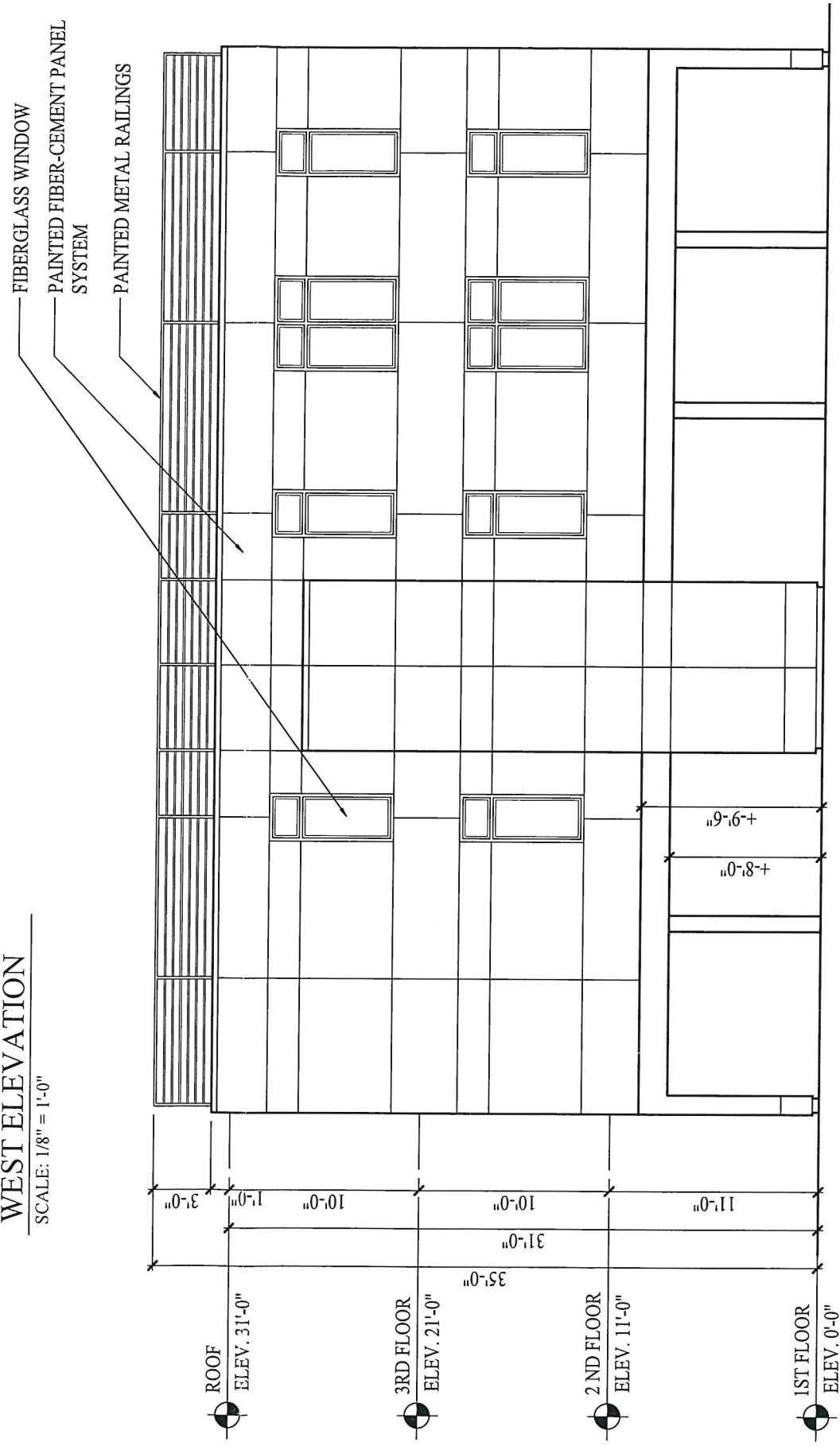


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WEST ELEVATION

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



NORTH ELEVATION

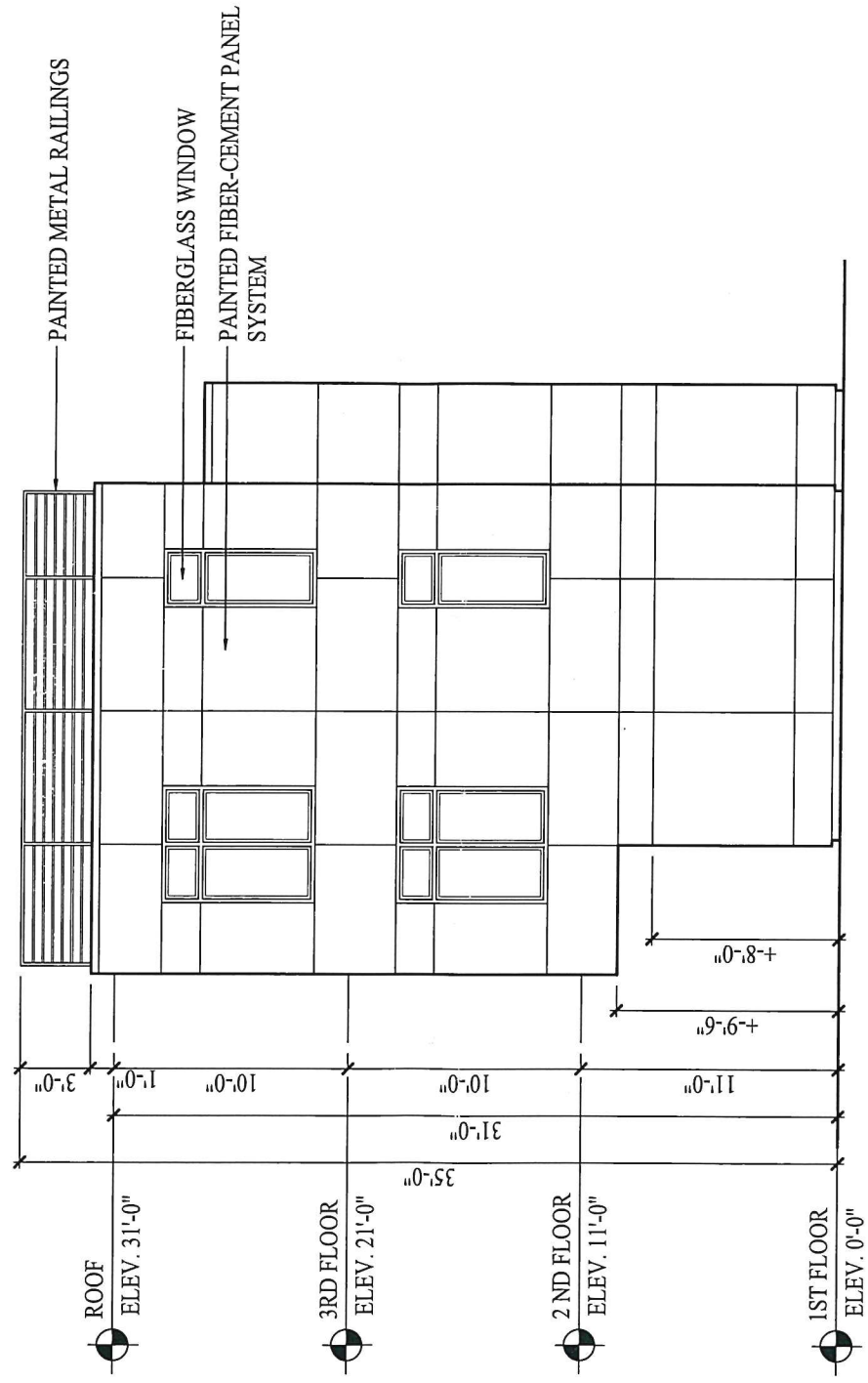
SCALE: 1/8" = 1'-0"

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PERMIT DRAWING ONLY - NOT FOR
CONSTRUCTION.

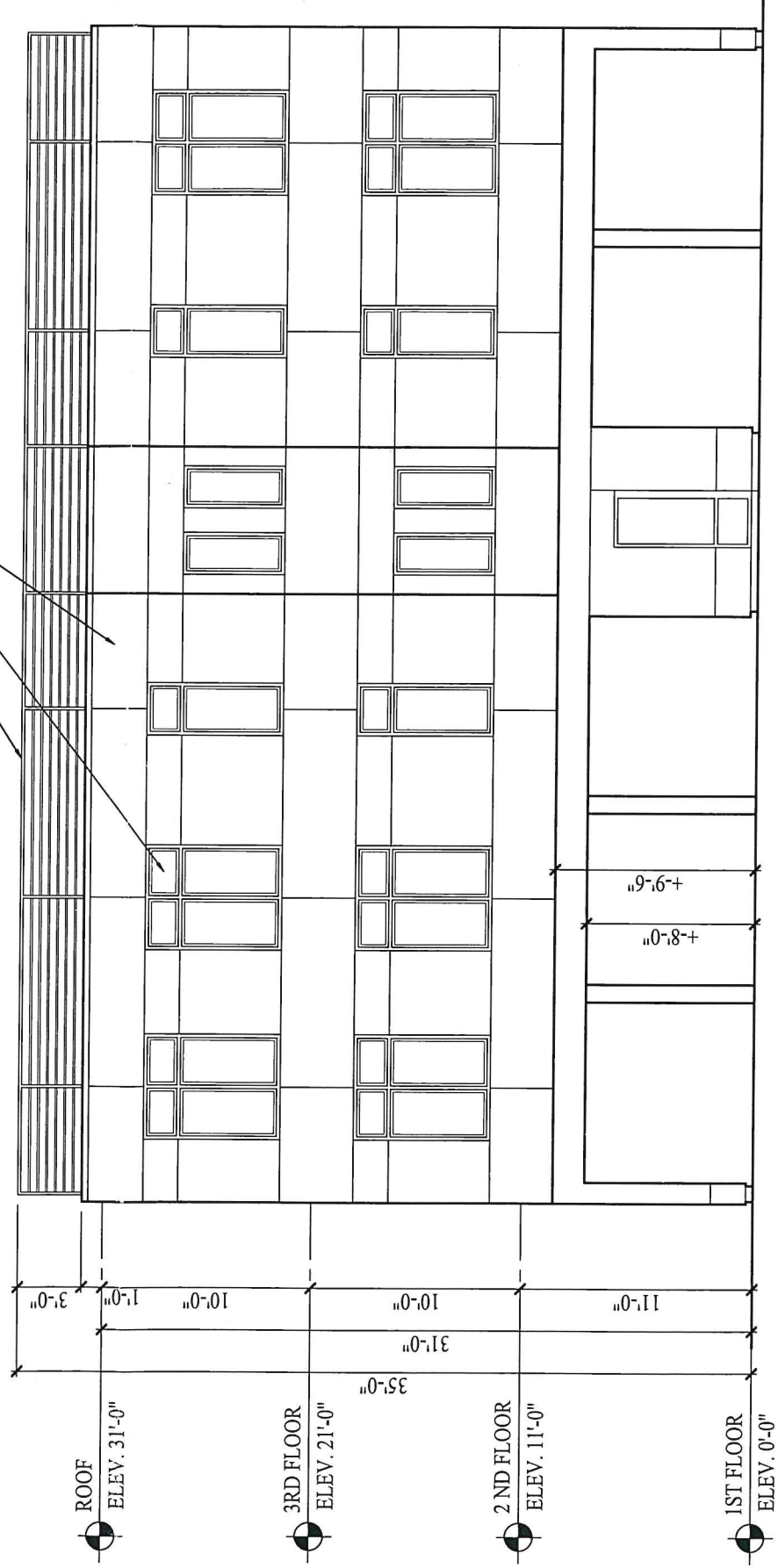
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

217 210 NORTH WINOOSKI AVE



EAST ELEVATION

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



SOUTH ELEVATION

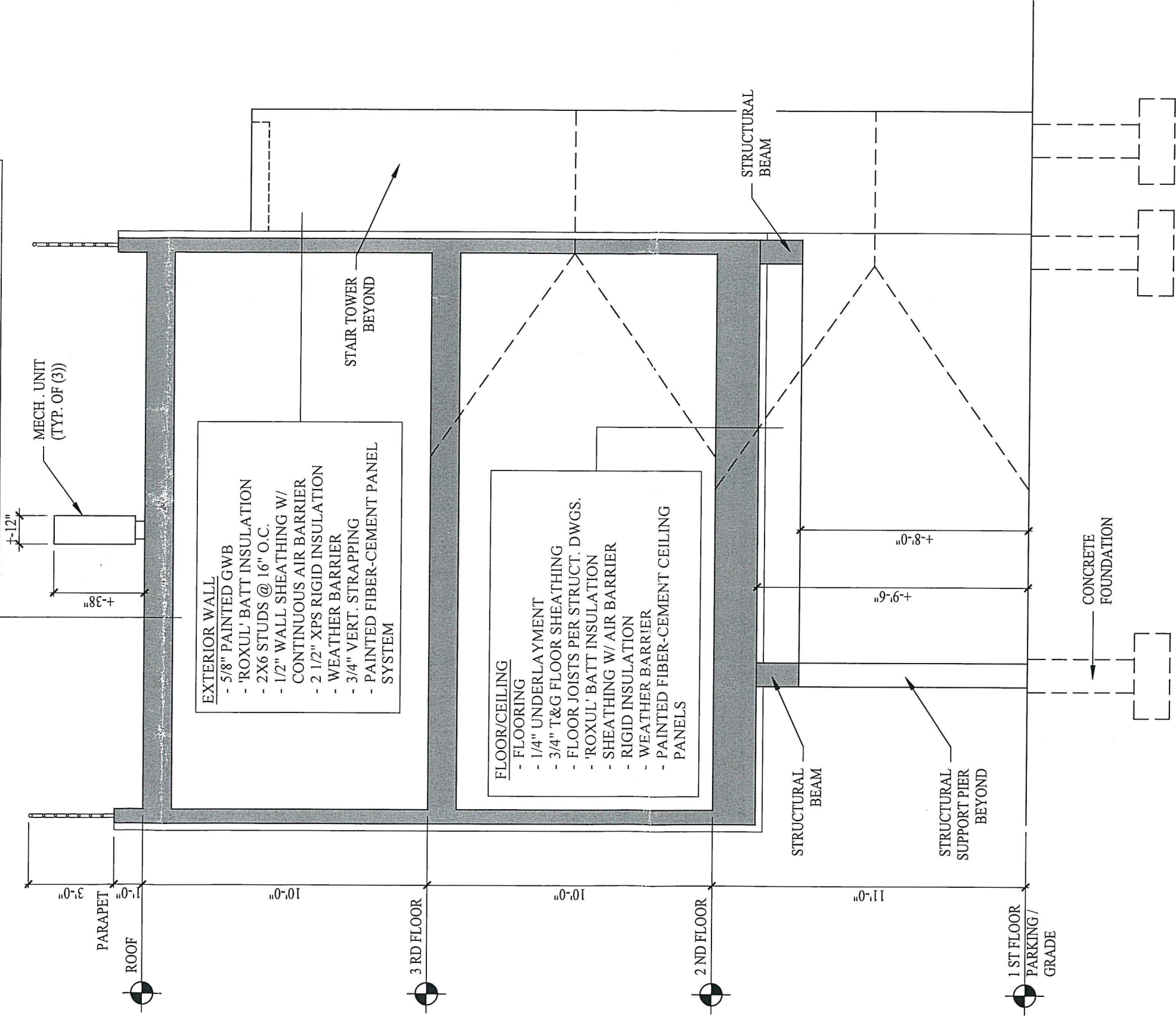
SCALE: 1/8" = 1'-0"

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PERMIT DRAWING ONLY - NOT FOR
CONSTRUCTION.

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

- CEILING / ROOF
- MEMBRANE ROOFING
 - RIGID INSULATION
 - 5/8" T&G ROOF SHEATHING W/ AIR BARRIER
 - ROOF FRAMING PER STRUCTURAL DWGS.
 - CELLULOSE ATTIC INSULATION
 - 7/8" METAL FURRING @ 16" O.C. PERP. TO ROOF FRAMING
 - LAYER OF 5/8" TYPE "C" PAINTED GWB



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PLANNING & INSPECTIONS

BUILDING SECTION

1/4" = 1'-0"

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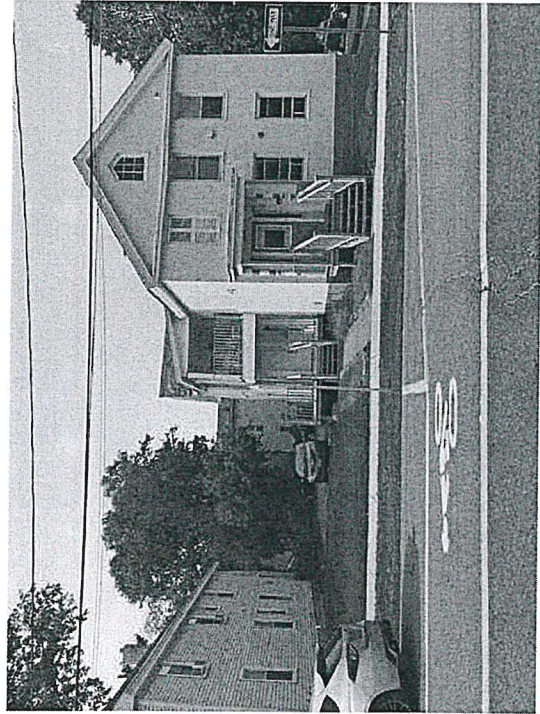
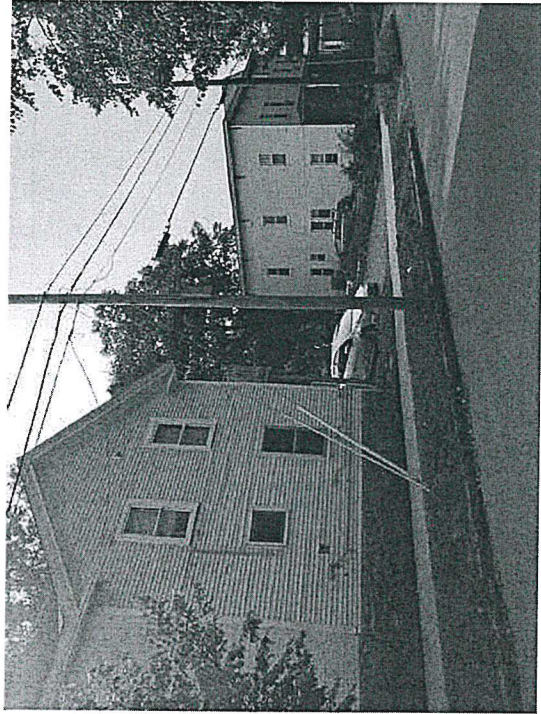
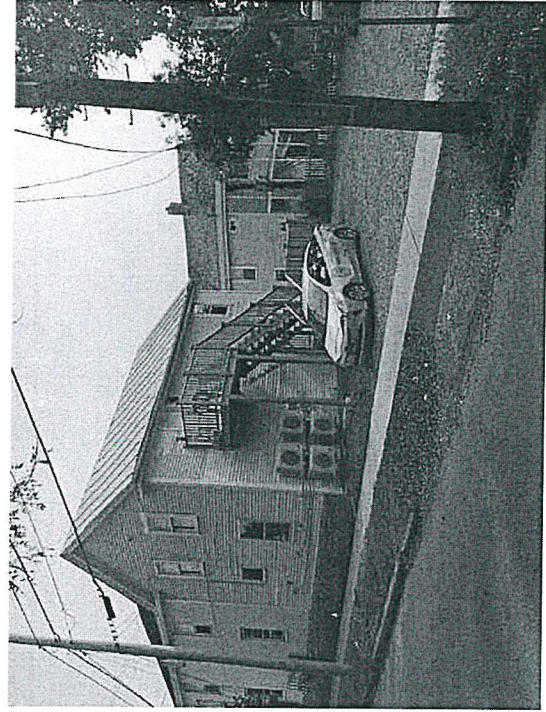
0 4' 8' 16'

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

PHOTOS OF EXISTING CONDITIONS

217 210 NORTH WINOOSKI AVE

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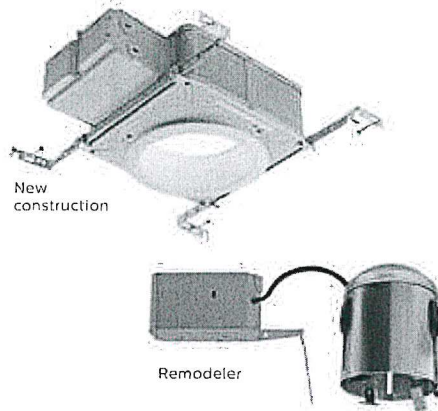


PHILIPS LIGHTOLIER

Downlighting

LyteCaster

4" Round downlight



Project: _____
 Location: _____
 Cat. No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Complete Product =
 Frame-in kit + Light engine + Trim
 (order each separately)

Philips Lightolier LyteCaster LED Downlights are ideal general purpose downlighting solution, providing comfortable, quality light. Available in new construction and remodeler frame with interchangeable light engine that is offered in two lumen packages. The downlight is wet location listed and comes in 3 standard option.

Frame-In kit

Example: L4R10AE1VA

Series	Lumens ¹	Frame type	Dimming / Voltage	Version
L4R				VA
L4R LyteCaster 4" Round	— 650 lm 10 1000 lm	A AirSeal IC, New Construction, Screw AN AirSeal IC, New Construction, Nail	E1 ELV/Triac dimming with 120V Z10U 0-10V with Universal 120V/277V	VA Version A ²
	06 650 lm 10 1000 lm	R AirSeal IC, Remodeler		

Light engine

Example: L4R10930VA

Series	Lumens ¹	CRI / CCT	Version
L4R			VA
L4R LyteCaster 4" Round	06 650 lm 10 1000 lm	827 80 CRI / 2700K CCT	VA Version A ²
		830 80 CRI / 3000K CCT	
		835 80 CRI / 3500K CCT	
		840 80 CRI / 4000K CCT	
		927 90 CRI / 2700K CCT	
		930 90 CRI / 3000K CCT	

Note: Lumen output is calculated based on 80 CRI and 3500K CCT.
 Please consult adjustment factors table on page 5 for other lumen outputs.

Trim

Example: L4RDW

Series	Luminaire type	Finish
L4R		
L4R LyteCaster 4" Round	D Open Downlight	D Clear diffuse (with white flange) W White (with white flange)
	B Baffle Downlight	W White (with white flange)

- When ordering a Frame-in kit and a Light engine, the lumen package code must match.
- Version A (VA) frames and light engines are not compatible with previous versions.

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217-219 North Winoski Ave
Burlington, Vermont

Designer
Date 10/8/2020
Scale Not to Scale
Drawing No.
Summary

1 of 1

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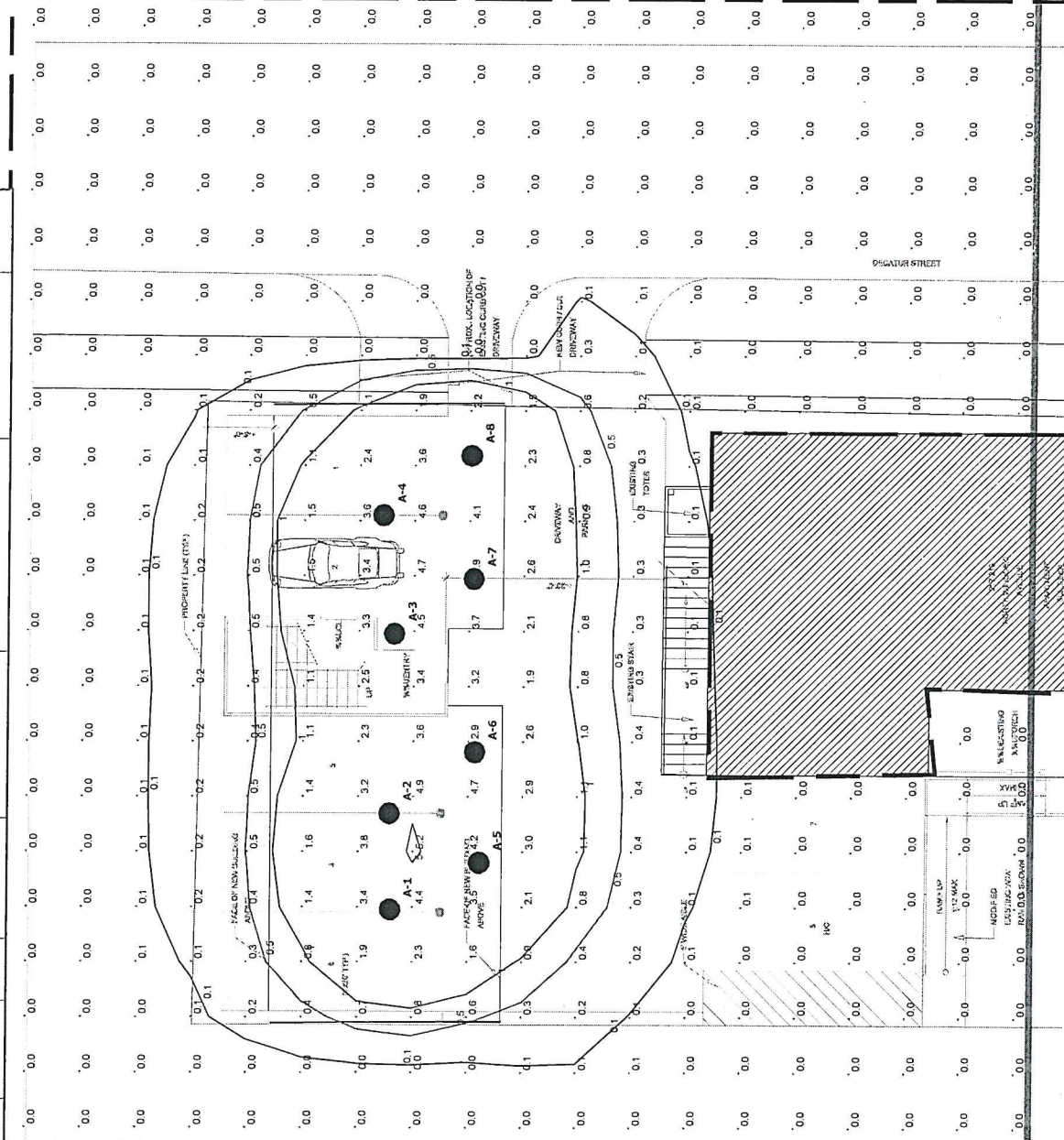
Plan View
Scale - 1" = 10'

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Calc Zone #1	+	N/A
LED 600-LM 80-CRI 3500K		0.3 fc	5.2 fc	0.0 fc	N/A	N/A			

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Calc Zone #1	+	N/A
LED 600-LM 80-CRI 3500K		0.3 fc	5.2 fc	0.0 fc	N/A	N/A			

Statistics									
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Statistics									
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LED 600-LM 80-CRI 3500K		0.3 fc	5.2 fc	0.0 fc	N/A	N/A			

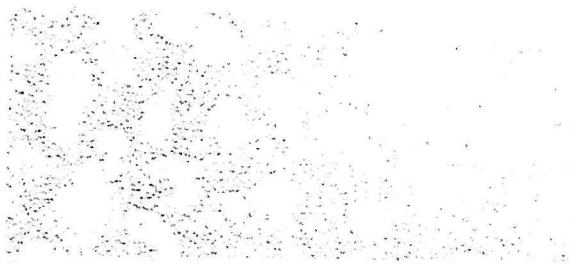


HardiePanel®

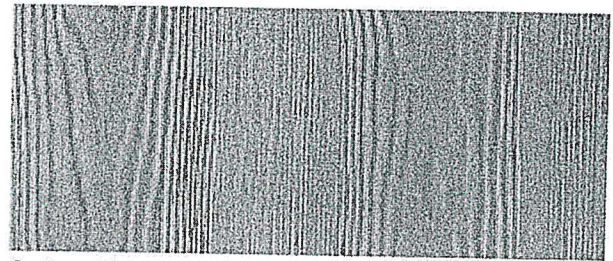
HardiePanel® Vertical Siding Product Description

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is $\frac{5}{16}$ -in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

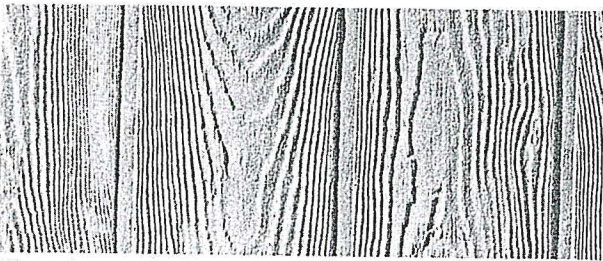
HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



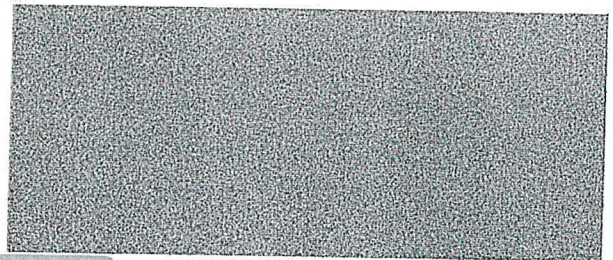
Stucco



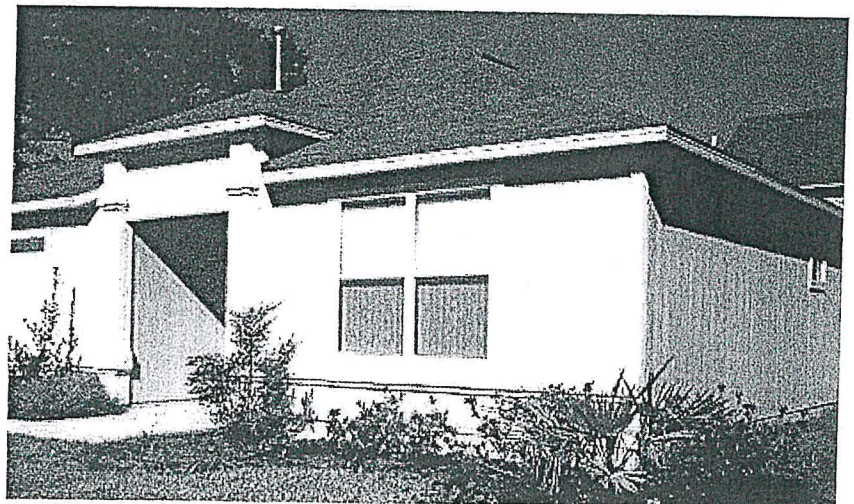
Cedarmill®



Sierra 8



Smooth



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General
Product
InformationWorking
SafetyTools for
Cutting and
FasteningGeneral
Installation
RequirementsGeneral
Fastener
RequirementsFinishing and
MaintenancePainting and
Weather BarrierTrim and
Boards/Battens

Panels

Lap Siding

Vertical
Siding

Vertical Siding

Glossary

2290 Report



Windows

Home > Building Professionals > Product Specs > Casement & Awning

Product Specs

The Product Selector is your quick-search home for complete specifications, installation instructions and product resources for all Integrity Ultrex fiberglass products. Use the drop-down menus below to narrow your search.

1. Select Product Type

Window ▾

2. Select Product Series

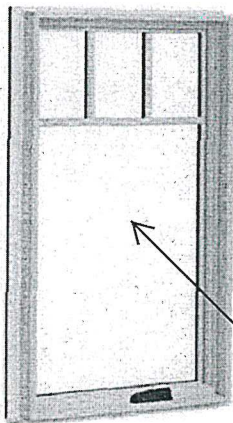
Wood-Ultrex ▾

3. Select Product

Casement & Awning ▾

Or

View Entire Product Resource Library



Wood-Ultrex

Casement and Awning Windows

A maintenance-free exterior, elegant wood interior and an airtight/watertight seal that stands up to driving rains and strong winds; what more could you want in a window? Integrity Wood-Ultrex Casement and Awning windows offer the clean lines you expect from Integrity and dual-arm roto gear operation for long-lasting performance and sashes that never sag.

- Low-maintenance Ultrex exterior; rich pine interior
- DP50 performance
- Sash tilts and removes easily with no tools
- Folding nail fin and all installation accessories included
- 10-year manufacturing warranty/20-year glass seal warranty
- LoE2 glass with argon gas standard
- LoE3-366 and tempered glass available

See drawings for divided lite patterns and sizes

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Specifications

Installation Guides

Energy Ratings

Architectural Drawings
(2D & 3D Symbols)

Parts Manual

Architectural Detail Manual (ADM)

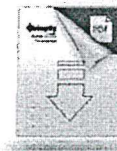
Click a link below to download detailed product information, including sizes, features, design pressures, NFRC values, egress information, elevations and section details. Documents can be opened and viewed using Adobe Acrobat Reader.

[Integrity Windows and Doors NFRC Values](#)

[Integrity Wood-Ultrex and All Ultrex Accessories](#)

[Integrity Wood-Ultrex Casement, Awning, Casement Picture and Casement Transom](#)

[Product Performance and Information](#)



PDF's can be viewed using
[Adobe Acrobat Reader](#)

Construction Specifications

Click a link below to download customizable specification information for use in preparing project documentation and submittals. Documents can be opened and viewed using Microsoft Word or a text editor of your choice.

[CSI for Awnings](#)

[CSI for Casements](#)

PIONEER

YN-M22 Series Product Line Up

PARKER DAVIS HVAC SYSTEMS, Inc.

2260 NW 102nd Place, Doral, Florida 33172 - U.S.A.

Tel: (305) 513-4488 - Fax: (305) 513-4499

Web Site: www.pd-hvac.com - email: info@pd-hvac.com

PIONEER®

Air Conditioning & Heat Pump Systems

The "right choice" for those who want the "Best"....

YN-M22 Series

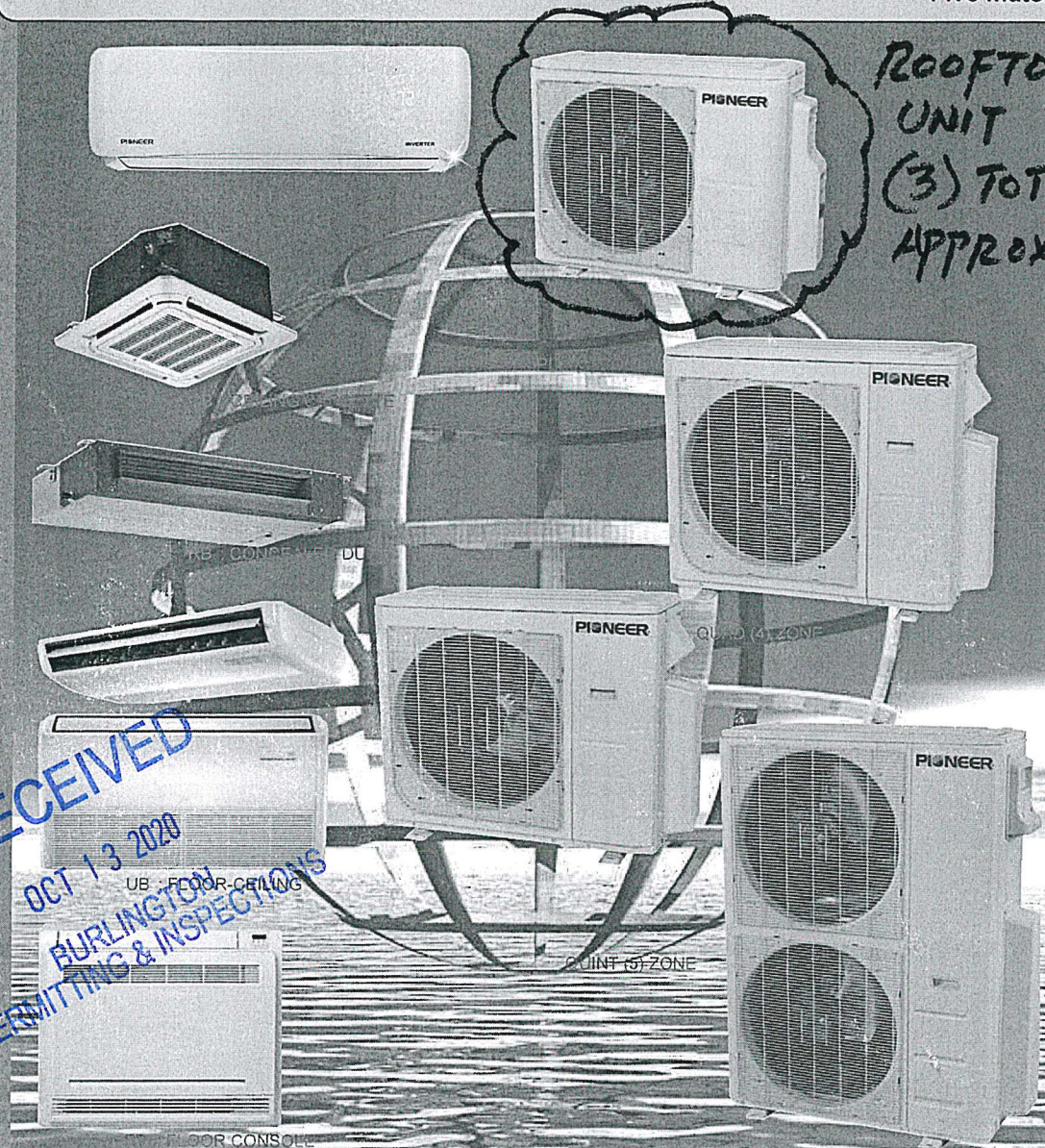
SPECIFICATIONS

Heat Pump Multi Zone DC Inverter

Ultra High Efficiency MULTI ZONE Systems

Two, Three, Four and Five Zone

Five matching indoor unit styles



ROOFTOP CONDENSER UNIT
(3) TOTAL - EACH APPROX. 32" - 36" TALL

AVAILABLE VOLTAGE
• G : 208-230/1/60 (A)

• F : R410A

AVAILABLE INDOOR CAPACITIES
• 009 : 9,000 BTU
• 012 : 12,000 BTU
• 018 : 18,000 BTU
• 024 : 24,000 BTU

AVAILABLE INDOOR TYPES
• WS : WALL MOUNTED
• CB : CEILING CASSETTE
• RB : CONCEALED RECESSIBLE
• UB : FLOOR-CEILING
• FB : FLOOR-CEILING



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STANDARD FEATURES (INDOOR UNITS):

- FIVE MODELS (WALL, DUCTED, CASSETTE, CEILING, FLOOR)
- FOUR CAPACITY OPTIONS (9,000 / 12,000 / 18,000 / 24,000 BTU)
- WIRELESS AND WIRED DIGITAL REMOTE CONTROLLERS
- COOL, HEAT, AUTO, FAN ONLY AND DEHUMIDIFICATION MODES
- PERMANENT WASHABLE RETURN AIR FILTERS
- ULTRA MODERN DESIGNS
- HIGH EFFICIENCY VARIABLE SPEED FAN MOTORS
- SELF ADJUSTING COOLING & HEATING CAPACITY CONTROLS
- STANDARD DIGITAL 4 LEAD CONTROL CIRCUITRY
- MIX INDOOR UNIT MODELS AND TYPES TO MATCH ANY DECOR
- MIX INDOOR UNIT CAPACITIES FOR EACH ZONE'S HEAT LOAD
- GROOVED COPPER TUBE, HYDROPHILIC ALUMINUM FIN COIL
- QUIET BUT POWERFUL BLOWER SYSTEM
- PERMANENTLY LUBRICATED FAN MOTOR W/ BALL BEARINGS
- ELECTRONIC MOTOR CONTROLLER
- RUST FREE CONDENSATE DRAIN PAN
- MULTIPLE POWER AND CONTROL WIRING KNOCKOUTS
- VARIOUS ACCESSORIES TO MATCH EACH MODEL TYPE
- OPTIONAL CENTRALIZED CONTROLLER
- OPTIONAL DIGITAL PROGRAMMABLE THERMOSTATS

STANDARD FEATURES (OUTDOOR UNITS):

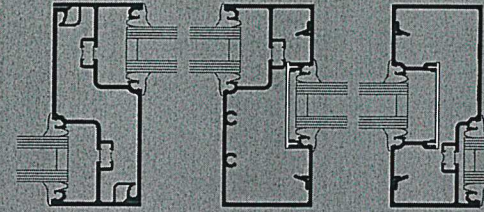
- AVAILABLE IN 2, 3, 4 and 5 ZONE VERSIONS.
- ULTRA HIGH EFFICIENCY DC INVERTER ++ VERSIONS
- ULTRA HIGH FULL LOAD AND PARTIAL LOAD EFFICIENCIES
- COOLING AND HEATING FUNCTIONS DOWN TO -13 F AMBIENT
- QUIET AND HIGHLY EFFICIENT MAJOR BRAND COMPRESSORS
- HEAVY GAUGE ZINC COATED GALVANIZED STEEL CASING
- DURABLE POLYESTER-URETHANE PAINT
- CLEAN LOOKING LIGHT BEIGE COLOR
- HIGH EFFICIENCY VARIABLE SPEED ECM FAN MOTOR
- PERMANENTLY LUBRICATED FAN MOTOR WITH BALL BEARINGS
- AXIAL FLOW FAN(S) WITH HIGH AIR VOLUME
- ELECTRONIC EXPANSION VALVES FOR EACH CIRCUIT
- PLASTIC COATED WIRE FAN GUARD
- GROOVED COPPER TUBE, HYDROPHILIC ALUMINUM FIN COIL
- WHISPER QUIET OPERATION
- SELF TRAINING INTELLIGENT DEFROST LOGIC
- FLARE TYPE BRASS SERVICE VALVES WITH PRESSURE PORT
- FACTORY CHARGED FOR UP TO 25' LINE SET PER CIRCUIT
- STANDARDIZED CABINET DESIGN ACROSS MODELS
- ENVIRONMENTALLY FRIENDLY R-410A REFRIGERANT

First floor windows adjacent to entrance

PRODUCT GREEN GUIDE

Trifab™ VersaGlaze™ 451T Framing

Trifab™ VG (VersaGlaze™) Framing systems have all the versatility the name implies. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer.



RATING SYSTEMS

LEED v4 BD+C: New Construction

- ✓ EA: Optimize Energy Performance
- EA: Renewable Energy Production
- ✓ MR: Environmental Product Declarations
- ✓ MR: Sourcing of Raw Materials
- ✓ MR: Material Ingredients
- ✓ MR: Source Reduction - Lead, Cadmium, and Copper
- ✓ MR: Construction and Demolition Waste Management
- EQ: Thermal Comfort
- ✓ EQ: Daylight
- ✓ EQ: Quality Views
- ✓ EQ: Acoustic Performance

Living Building Challenge 3.1

- | | |
|---------------------------------|-----------------------------------|
| ✓ IMP 06: Net Positive Energy | ✓ IMP 12: Responsible Industry |
| ○ IMP 07: Civilized Environment | ✓ IMP 13: Living Economy Sourcing |
| ✓ IMP 08: Healthy Interior | ✓ IMP 14: Net Positive Waste |
| ✓ IMP 09: Biophilic Environment | ○ IMP 16: Universal Access |
| ✓ IMP 10: Red List | |

WELL Building Standard

- | | |
|-----------------------------------|-----------------------------------|
| ✓ 01: Air Quality Standards | ✓ 28: Cleanable Environment |
| ○ 03: Ventilation Effectiveness | ✓ 54: Circadian Lighting |
| ✓ 04: VOC Reduction | ○ 56: Solar Glare Control |
| ○ 08: Healthy Entrance | ✓ 61: Right to Light |
| ✓ 11: Fundamental Material Safety | ✓ 62: Daylight Modeling |
| ✓ 12: Moisture Mgmt | ✓ 63: Daylight Fenestration |
| ✓ 14: Air Filtration Mgmt | ○ 72: Accessible Design |
| ○ 15: Increased Ventilation | ✓ 74: Exterior Noise Intrusion |
| ○ 19: Operable Windows | ○ 76: Thermal Comfort |
| ✓ 25: Toxic Material Reduction | ✓ 97: Material Transparency |
| ✓ 26: Enhanced Material Safety | ✓ 98: Organizational Transparency |

FEATURES

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- Infill options up to 1-1/8" (28.6)
- High thermal performance
- Center, back, front, multi-plane glazed options
- Blast mitigation
- Hurricane resistance
- Structural silicone glazed (SSG) options
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- Standard anodized finishes only

DOCUMENTS



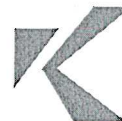
Declare™

Document no. KAW-0011 thru 0013
Red List Free



Environmental Product Declaration

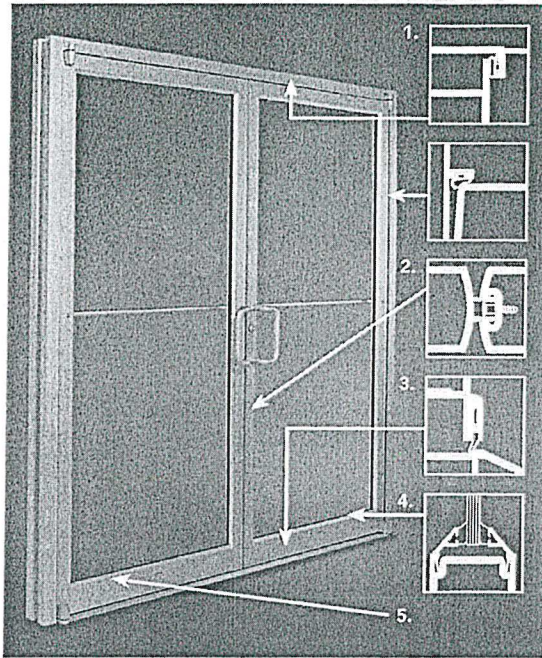
Document no. 47868332121.104.1
Product-specific Type III EPD



Material Transparency Summary

Document no. MTSC040EN
Manufacturer Material Ingredient Inventory

Entrance Doors



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

Economy

Kawneer's Sealair™ bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

For the Finishing Touch

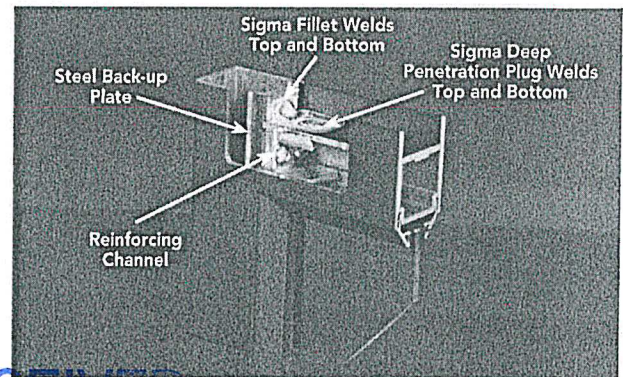
Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

General

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



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PERMITTING & INSPECTIONS

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

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770.449.5555

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Department of Permitting and Inspections

Zoning Division
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*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
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Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0396CA; 217-219 North Winooski Ave
Date: November 10, 2020

File: ZP21-0396CA
Location: 217-219 North Winooski Ave
Zone: NMU **Ward:** 2C
Parking District: Multi Modal Mixed-Use
Date application accepted: October 13, 2020
Applicant/ Owner: Steven Schenker / Jade Age, LLC
Request: Construct a new 3-unit apartment building and associated site work.

Background:

- **ZP14-0186CA;** replacement windows. August 2013.
- **ZP16-0830CA;** replacement windows. February 2016.
- **ZP19-0247CA;** convert 3-unit building to a 4-unit building; delineate and formalize 4-space parking area. September 2018.

Overview: 217-219 North Winooski Ave currently contains a four-unit multifamily building and 4 surface parking spaces. The existing building is on the State Register of Historic Structures and Sites. No alterations are proposed to the existing building. The applicant proposes a second principal structure in the form of a three story multifamily building consisting of 3 residential units. The ground level will have open-air parking for five vehicles, and an access point for the upper story residential units.

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:

There are no important natural features at this location.

(b) Topographical Alterations:

There are no topographical alterations proposed. The property is relatively flat.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(d) Protection of Important Cultural Resources:

Not applicable. While the existing 4-unit multifamily building is listed on the State Register of Historic Structures and Sites, no alterations to this building are proposed.

(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 will be required to submit 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.

The ground level open-air parking area also includes an internal stair access to the upper residential units. This access within the parking area is entirely sheltered from the elements as it is underneath the upper stories.

(h) Building Location and Orientation:

Neighboring structures along Decatur Street vary between 2 story, 2 ½ story and 3 story buildings. Most rooflines are gabled, however the neighboring 2 story structure immediately behind the proposed structure has a flat roof. The proposed building will have a similar alignment to the street frontage with neighboring structures. This section calls out for buildings within a mixed-use area (which this property is) to provide sufficient space (optimally 12-15 feet) between the curblin and the building face to facilitate the flow of pedestrian traffic. There is approx. 12 ft between the proposed face of the building and the street curb and a sidewalk in between.

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

The proposed building will be the second principal building on the property. It's main and only entrance is located in the middle of the ground level parking area, between parking spaces, and is not clearly identifiable from the public street. The proposed parking layout does not allow for

such an access to locate at the front face of the structure, and thus compliance with this requirement will not be met. The applicant has provided a drawing showing how the main entrance can be seen from the public street. However, the only way to see it is from a specific vantage point from the public street, looking between the existing 4-plex building and the proposed structure, and then past two parking spaces. The proposed main entrance does not meet the intention of this requirement and the applicant should revise the plans to meet this requirement, which could likely mean considerable changes to the layout of the building overall.

(i) Vehicular Access:

The proposal includes shifting the curb cut off Decatur Street 8 ft to accommodate the footprint of the new building. This access is the only vehicular access to the property and will serve both buildings. The plans indicate 5 parking spaces at the ground level of the new structure and 2 spaces to the side of the existing four-plex. Internally, there will be approx. 20 ft of driveway width to maneuver vehicles.

(j) Pedestrian Access:

The proposal does not include a direct and unobstructed pedestrian path between the primary building entrance and the public sidewalk. In order to access the building, pedestrians will have to utilize the driveway and walk behind two parking spaces to access the new building. This does not conform with the requirement to provide a physical separation between pedestrians and vehicles.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit.

(l) Parking and Circulation:

Seven on site parking spaces are illustrated on the site plan, with an internal driveway width of approx. 20 ft. As part of the Multi-modal multi-use parking district, there are no longer any minimum parking requirements, however the proposal includes on-site parking.

(m) Landscaping and Fences

The proposal includes landscaping along the rear (NW) side of the new building, in the form of a row of 4' tall arborvitae trees. These trees can grow well above 10 ft in height and provide a thick screen provided they are planted close enough to each other. The plans indicate that they will be planted at 3 ft off center. No new fencing is proposed.

(n) Public Plazas and Open Space:

There is no requirement within the ordinance to provide a public plaza. Some lawn space can be found fronting North Winooski Ave., adjacent to the existing 4-unit building that can provide some outdoor enjoyment.

(o) Outdoor Lighting:

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

Recessed downlights are proposed in the ceiling above the ground level parking spaces. The plans do not indicate any exterior lighting.

(p) Integrate infrastructure into the design:

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

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

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

Three rooftop condenser units are proposed. A small garbage/recycling enclosure is shown on the site plan along the back side of the existing structure. Due to the small size and the potential 7 residential units, it is suspected that additional garbage/recycling facilities will be needed. Other mechanical units and utility meters are not included in the plans and need to be if they are to be placed outside or on the exterior of the new structure.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

While the mass of the proposed building is not out of character with neighboring structures, its height is a full story above the neighboring 2-story residential structure. Given the proximity of the new structure to the northwest property line, it will tower over the neighboring structure and back yard. It should be noted, however, that there is a 3-story multifamily building two properties away to the northwest.

2. Roofs and Rooflines.

Most structures along Decatur Street have gabled roofs, however the building next door has a flat roof, similar to the proposed structure's roof. The proposal also includes metal railings on the roofline.

3. Building Openings

The upper two stories of the proposed structure will have a consistent window pattern on three sides. The plans indicate no window openings on the southwest side of the building. And as

mentioned above, there is no clearly identifiable principal entrance. The ground floor facing the interior of the property will be open for vehicular access.

(b) Protection of Important Architectural Resources:

Not applicable. This proposal is for a new structure, and the existing historic residential building on the property will not be altered.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(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 proposal includes a street side façade with the symmetrical placement of upper story windows. The second and third stories project outward in a southeast manner past the ground level parking area wall, thus creating a slight visual break from one large front façade. It should be noted that the multifamily structure two properties down Decatur Street has a similar street edge, in that there is no principal pedestrian entry on the front façade and the front wall contains second and third floor windows. That structure also has ground level parking.

(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 proposal calls for fiber-cement panel siding and wood/fiberglass windows throughout. These materials are common in new construction and are durable.

(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.

Items for the Board's consideration:

1. The lack of a clearly identifiable main entrance on the front wall facing Decatur Street does not conform to this requirement in Sec. 6.2.2 (h). The applicant argues that the main entrance, albeit placed in the middle of the ground level parking, is visible from the street, and demonstrates this with an illustration showing the range of visibility as viewed from the Decatur Street. This swath of visibility to the entrance is limited by the existing four-plex building and the new building, and two parking spaces. Does the Board agree that the proposed location of the main and only entrance to the building is clearly identifiable from the public street?
2. Similarly, there is no direct pedestrian access between the public sidewalk and main entrance. Pedestrians must utilize the driveway and cross behind two parking spaces in order to reach the main entrance. This is in contrast to what is required by Sec. 6.2.2 (j). There needs to be a safe pedestrian path between the public sidewalk and the main entrance. Does the Board concur?
3. As noted in Sec. 6.3.2 (a) (1) above, the proposed building will be a full story taller than the adjacent structure and may likely infringe upon sunlight access to the neighboring lot. However, it will comply with the 35 ft height limitation.
4. Should windows be added to the southwest side of the building, on the upper two stories to break up the monotony of a blank wall facing the neighboring residential property? On both upper floors, this would equate to one additional bedroom window.
5. Consideration for additional garbage/recycling bins.
6. Consideration of exterior mechanical units, utility meters, light fixtures. There is a mechanical closet identified next to the ground floor entrance. If additional exterior mechanical units, utility meters, and/or light fixtures are proposed, they will need to be identified on the plans.



Exterior Improvements to 400-412 Pine Street

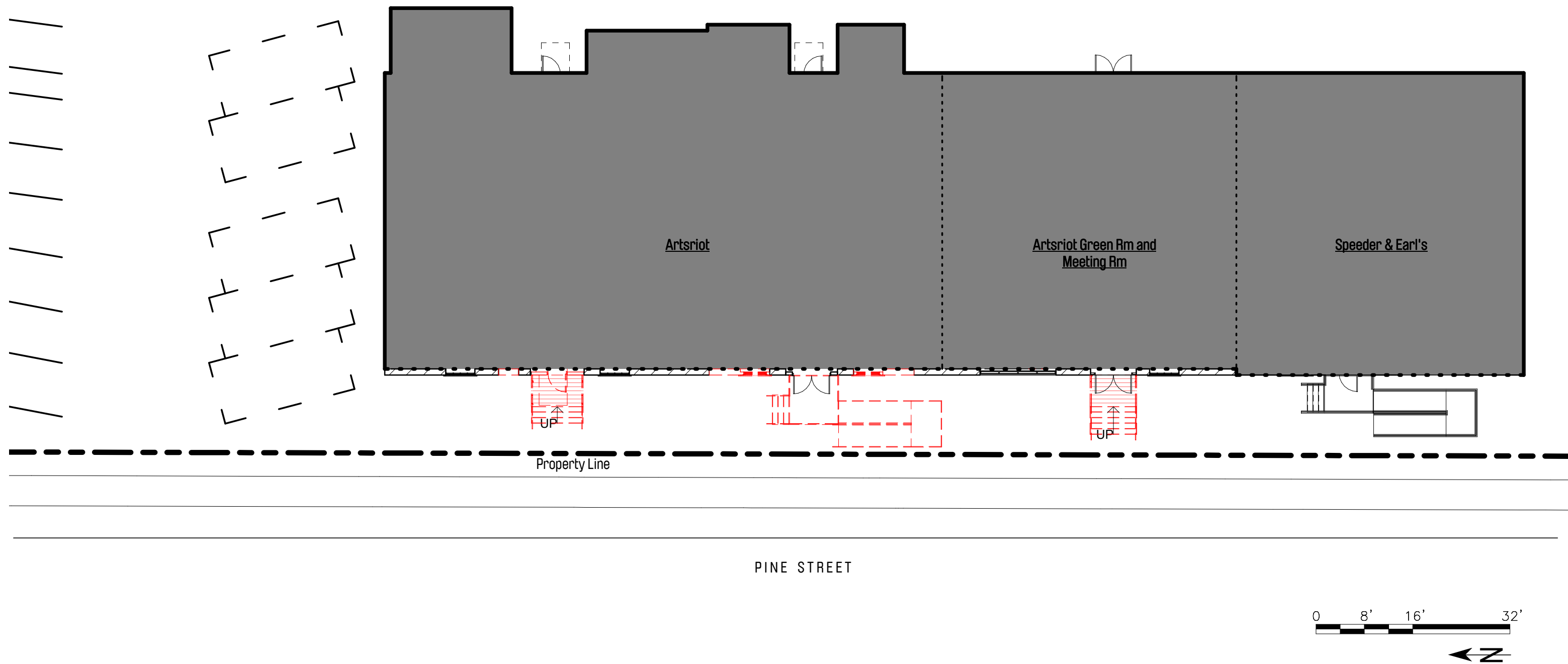
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Zoning Application

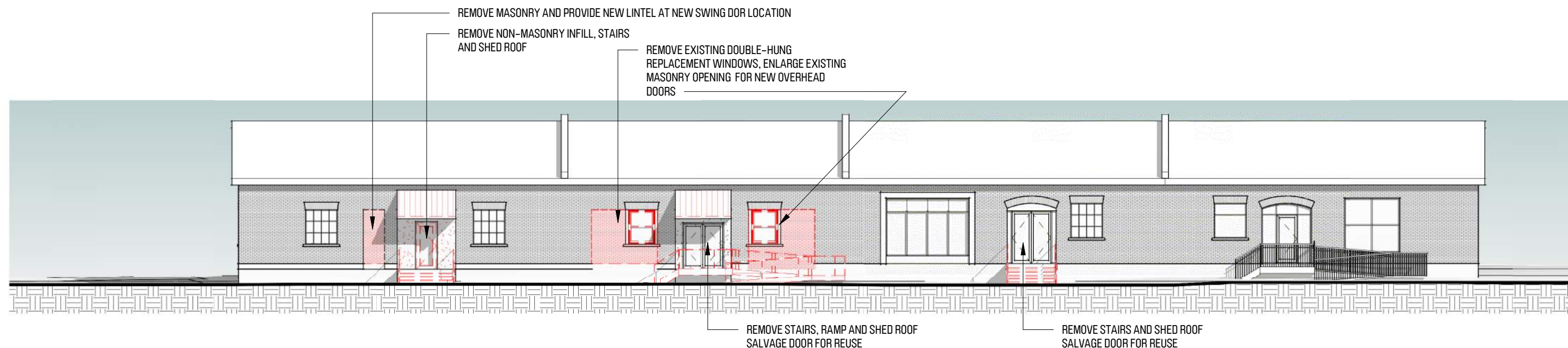
DATE 10/19/2020

Z1.0	Removals for Exterior Improvements
Z2.0	Proposed Exterior Plan
Z5.0	Existing Elevations
Z5.1	West Elevation
Z5.2	North Elevation
Z5.3	Section A @ Artsriot North Entry
Z5.7	Section F @ Distillery Entry
Z6.1	North Birdseye
Z6.2	South Birdseye
Z6.6	Views from across Pine Street
Z6.7	Artsriot Deck North
Z6.8	Artsriot Deck South
Z6.9	Distillery Deck





2 Pine Street (West) Elevation Existing
 Z5.0
 1/16" = 1'-0"
 0 8' 16' 32'



1 Pine Street (West) Elevation Removals
 Z5.0
 1/16" = 1'-0"
 0 8' 16' 32'

STEEL ENTRY "ARBORS" ARE PLANNED AS ARTISTIC WORKS. THIS DRAWING DEPICTS APPROXIMATIONS OF THE FINAL SHAPE AND FORM TO BE DEVELOPED.

DISTILLERY EXTERIOR TRIM AND FINISHES TO BE COPPER PATINA

FESTOON LIGHTING SUSPENDED FROM STEEL POSTS - TYPICAL

METAL PLANTER BOXES WITH CORETEN FINISH - TYPICAL

CORETEN STEEL DECK BASE

CORTEN STEEL FINISH AT METALS - TYPICAL

HEMLOCK (OR SIMILAR) WOOD DECK AND WALL CLADDING - TYPICAL

Artsriot

NEW VERTICAL BIKE RACKS - WALL-MOUNTED

Distillery

Speeder & Earl's

2

Z5.1

Pine Street (West) Elevation - Color

1/16" = 1'-0"

0

8'

16'

32'

A

NEW METAL CANOPIES OVER NEW AND EXISTING OPENINGS - TYPICAL

NEW OVERHEAD DOORS IN EXPANDED MASONRY OPENINGS

MOVABLE PLANTER BOXES

F

RETRACTABLE AWNING ENCLOSURE

FESTOON LIGHT POST

METAL PLANTER BOX

WOOD CLAD SCREENWALL

CORTEN STEEL DECK BASE

WOOD DECK

Artsriot

NEW OR REFINISHED DOOR IN EXISTING OPENING

NEW METAL CLADDING AT EXISTING INFILL WALL

Distillery

Speeder & Earl's

NEW SWING DOOR IN NEW MASONRY OPENING
NEW OVERHEAD DOOR IN EXISTING MASONRY OPENING - TOP AND BOTTOM PANELS OPAQUE - MIDDLE PANELS GLAZED

1

Z5.1

Pine Street (West) Elevation

1/16" = 1'-0"

0

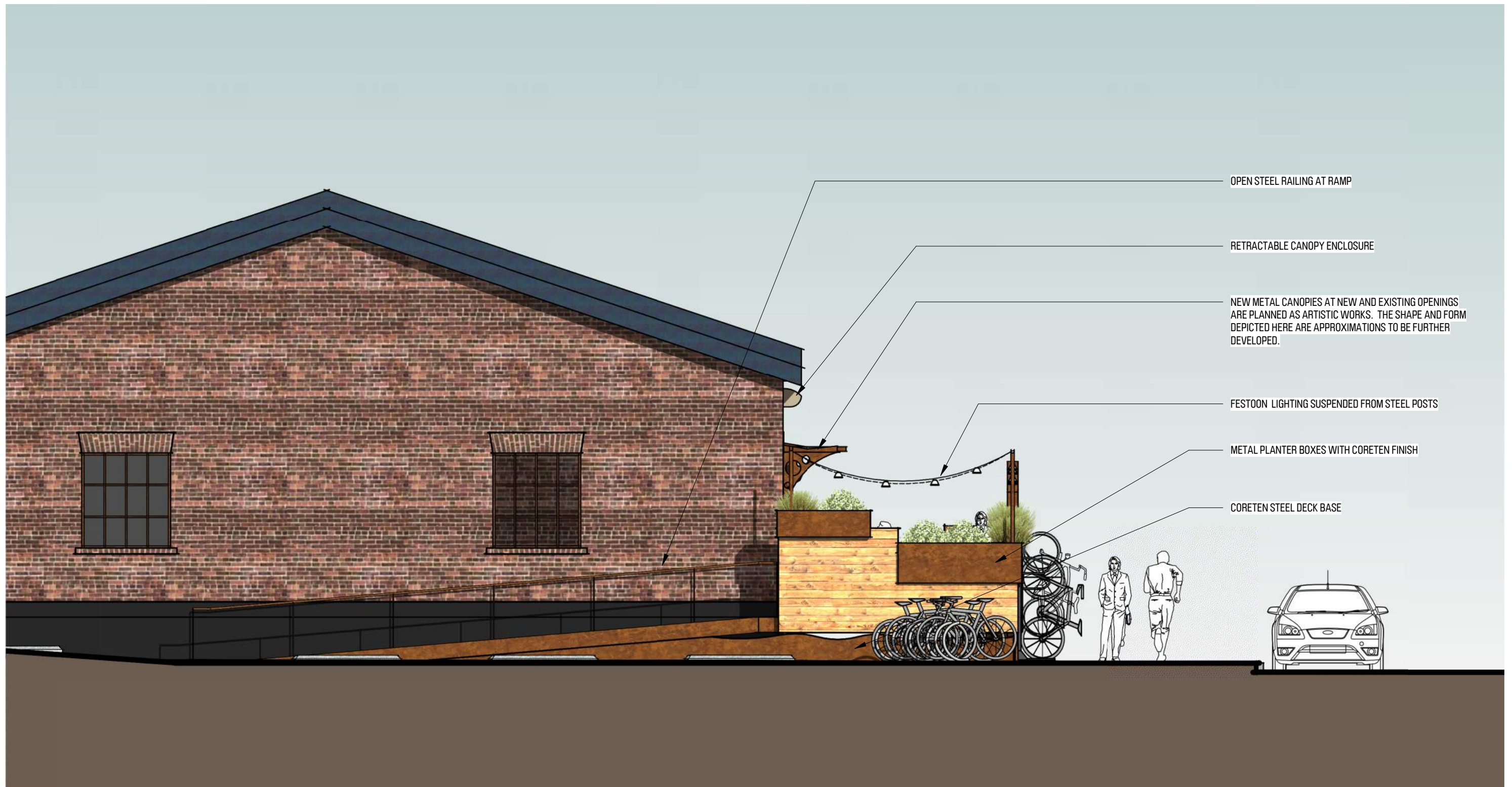
8'

16'

32'

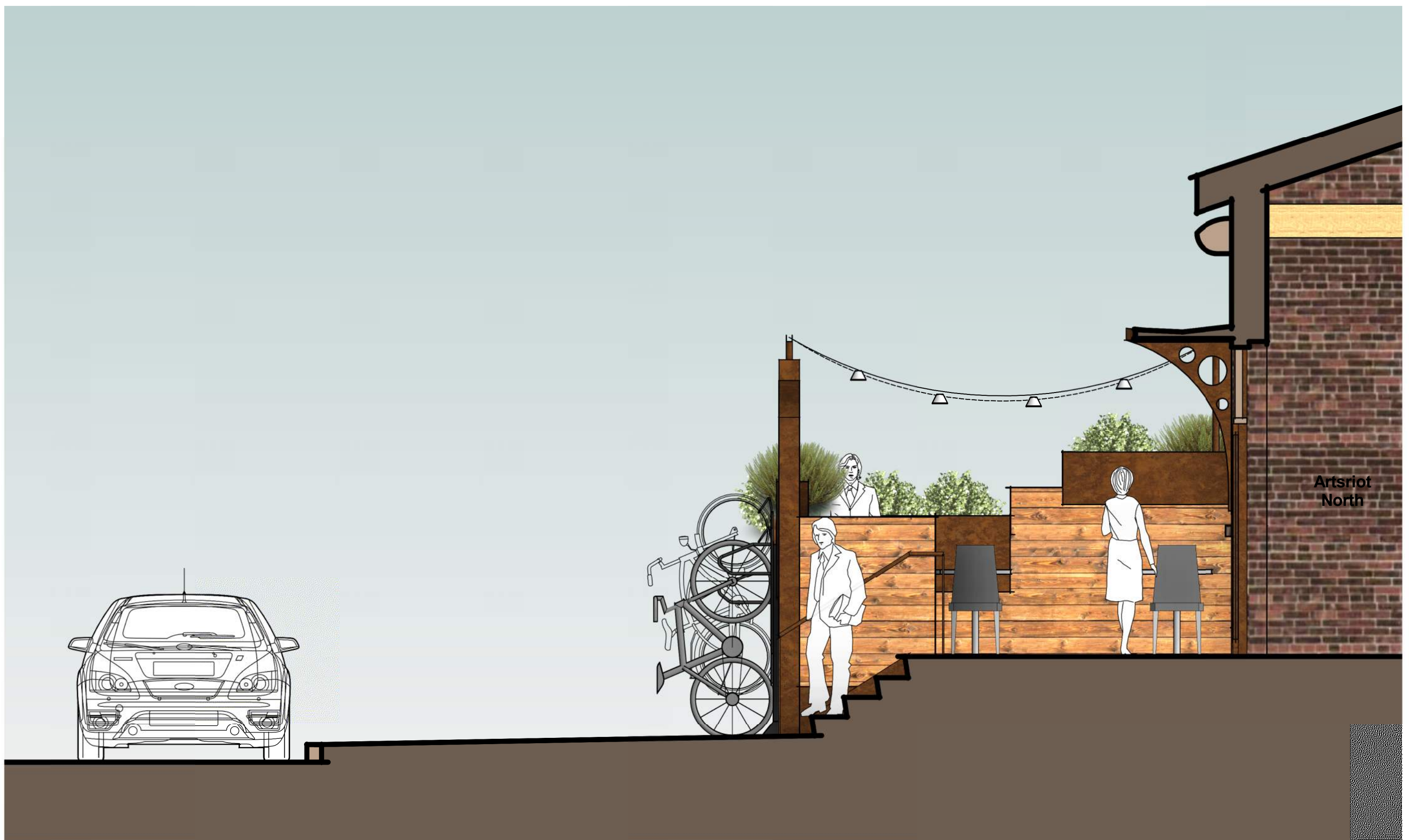
STEEL ENTRY "ARBORS" AND METAL ENTRY CANOPIES ARE PLANNED AS ARTISTIC WORKS. THIS DRAWING DEPICTS APPROXIMATIONS OF THE FINAL SHAPE AND FORM TO BE DEVELOPED.

NOTE: THE APPLICANT INTENDS TO CREATE ARTISTIC MURALS ON THE FRONT, STREET-FACING FACADE - AT THE NEW WOOD DECK SCREENWALL AND ALSO AT THE BUILDING WALL. THE ZONING ORDINANCE CATEGORIZES SUCH MURALS AS SIGNAGE. THE APPLICANT WILL FILE A MASTER SIGN PLAN FOR THE PROJECT AT A FUTURE DATE.



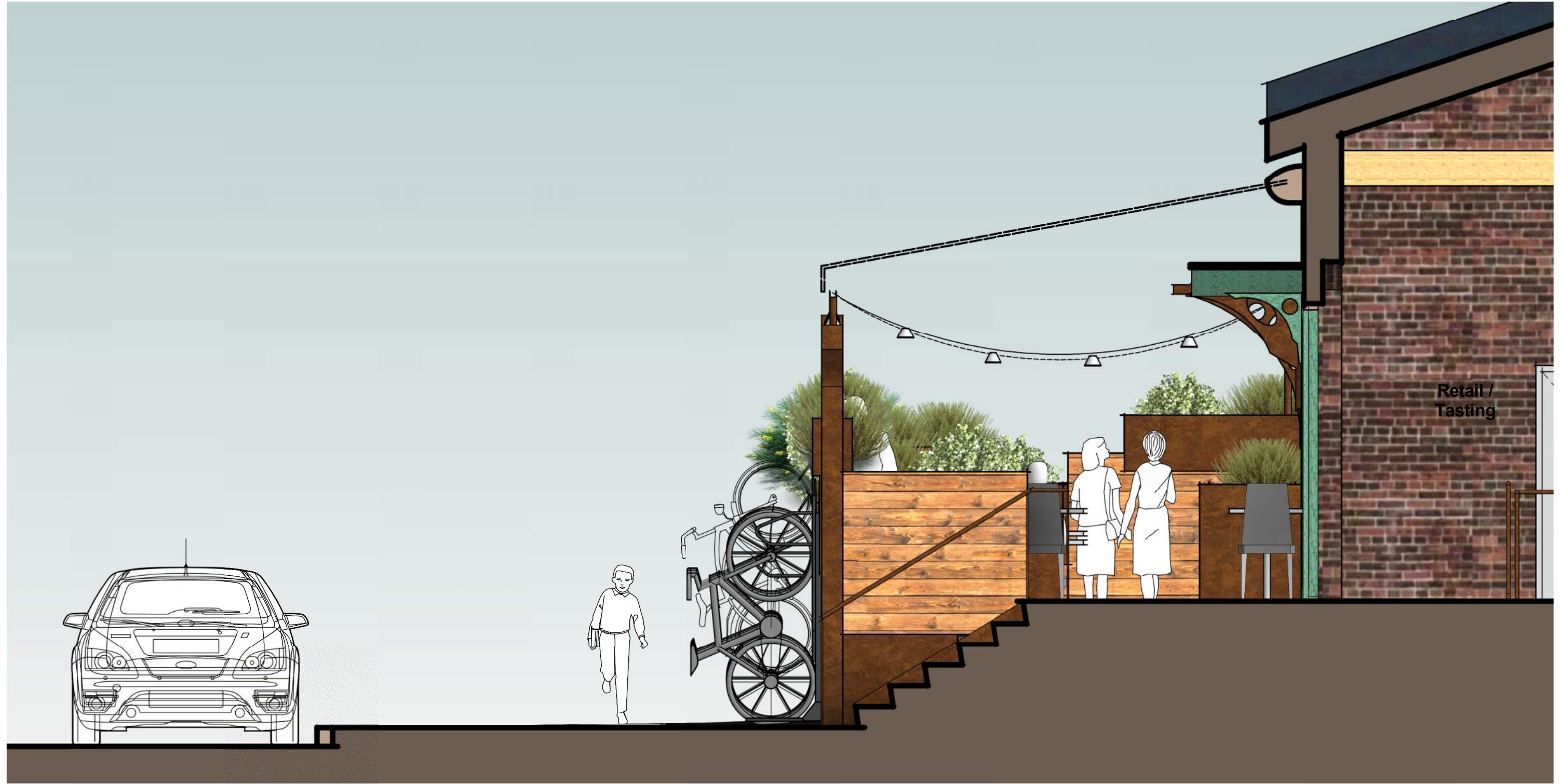
STEEL ENTRY "ARBORS" AND METAL ENTRY CANOPIES ARE PLANNED AS ARTISTIC WORKS. THIS DRAWING DEPICTS APPROXIMATIONS OF THE FINAL SHAPE AND FORM TO BE DEVELOPED.





STEEL ENTRY "ARBORS" AND METAL ENTRY CANOPIES ARE PLANNED AS ARTISTIC WORKS. THIS DRAWING DEPICTS APPROXIMATIONS OF THE FINAL SHAPE AND FORM TO BE DEVELOPED.





STEEL ENTRY "ARBORS" AND METAL ENTRY CANOPIES ARE PLANNED AS ARTISTIC WORKS. THIS DRAWING DEPICTS APPROXIMATIONS OF THE FINAL SHAPE AND FORM TO BE DEVELOPED.



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Exterior Improvements to 400-412 Pine Street

Burlington VT

Zoning Application

DATE
SCALE

10/19/2020
As indicated

Section F @ Distillery
Entry

Z5.7

STEEL ENTRY "ARBORS" AND METAL ENTRY CANOPIES ARE PLANNED AS ARTISTIC WORKS. THIS DRAWING DEPICTS APPROXIMATIONS OF THE FINAL SHAPE AND FORM TO BE DEVELOPED.



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Exterior Improvements to 400-412 Pine Street
Burlington VT

Zoning Application
DATE 10/19/2020
SCALE 1/4" = 1'-0"

North Birdseye

Z6.1

STEEL ENTRY "ARBORS" AND METAL ENTRY CANOPIES ARE PLANNED AS ARTISTIC WORKS. THIS DRAWING DEPICTS APPROXIMATIONS OF THE FINAL SHAPE AND FORM TO BE DEVELOPED.



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Exterior Improvements to 400-412 Pine Street

Burlington VT

Zoning Application

DATE
SCALE

10/19/2020
1/4" = 1'-0"

South Birdseye

Z6.2



1
Z6.6

Across Street – North

STEEL ENTRY "ARBORS" AND METAL ENTRY CANOPIES ARE PLANNED AS ARTISTIC WORKS. THIS DRAWING DEPICTS APPROXIMATIONS OF THE FINAL SHAPE AND FORM TO BE DEVELOPED.



2
Z6.6

Across Street – South

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Exterior Improvements to 400-412 Pine Street

Burlington VT

Zoning Application

DATE
SCALE

10/19/2020
1/4" = 1'-0"

Views from across
Pine Street

Z6.6



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Exterior Improvements to 400-412 Pine Street

Burlington VT

Zoning Application

DATE
SCALE

10/19/2020
1/4" = 1'-0"

Artsriot Deck North

Z6.7





STEEL ENTRY "ARBORS" AND METAL ENTRY CANOPIES ARE PLANNED AS ARTISTIC WORKS. THIS DRAWING DEPICTS APPROXIMATIONS OF THE FINAL SHAPE AND FORM TO BE DEVELOPED.

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

Eric Morrow, Chair
Matt Bushey, Vice Chair
Tom Cullins
Ron Wanamaker
Karyn Norwood
Jay White, Alternate
Vacant, Alternate



DESIGN ADVISORY BOARD

Tuesday November 10, 2020

Remote Meeting via Zoom

Present: Eric Morrow, Matt Bushey, Ron Wanamaker, Karyn Norwood, Jay White (alternate)

Absent: Tom Cullins.

Staff present: Mary O'Neil, Ryan Morrison, Scott Gustin

Applicants and guests present:

Alan Newman, Israel Smith, Cleary Buckley, David Schlansky, Steve Schenker.

Session I – 3:00 PM – 3:30 PM

21-0413CA; 400 Pine Street (ELM, Ward 5S) SpeakEasy Arts LLC dba Arts Riot, Alan Newman, Howard Space Partnership

Exterior building renovations including new entries, canopies, and awnings. New front deck and related seating.

Motion by Matt Bushey:

In the matter of 400 Pine Street, I move we approve the project with the following comments:

1. The patio wall along the street edge shall be modified to increase the line of site directed at the horizontal along the sidewalk a minimum of 25% of the linear footage.
2. The Board approves the modifications to façade, masonry openings and new fenestration.
3. The Board suggests that any future murals along the street wall be interchangeable.

2nd: Ron Wanamaker

Vote 5-0.

Motion carries.

Session II – 3:30 PM – 4:00 PM

21-0374CA; 160 Bank Street (FD6, Ward 3C) Handy Sisters LLC, Catamount Hospitality LLC

Construct gallery seating area with canopy on south side – seeking alternative compliance as to gallery dimensions.

Motion by Jay White:

I move we support proposal allowing relief as proposed.

2nd: Karyn Norwood

Vote 5-0.

Motion carries.

Session III – 4:00 PM – 4:30 PM

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

21-0369CA; 219 North Winooski Avenue (NMU, Ward 2C) Jade Age LLC, Steven Schenker

Construct new 3-unit apartment building and related site work.

Motion by Matt Bushey

I move that we table the project and request the applicant to return with the following recommended modifications:

1. Provide a direct and unobstructed pedestrian path between the primary building entrance and the public sidewalk.
2. Pull the NE façade back from the street to align with the adjacent buildings and/or develop the façade to have more visual interest, such as by treating the ground floor differently, change the plane of the NE elevation, or variation in materials.
3. Shield, delete or relocate the ceiling mounted downlights to prevent glare from the sidewalk.
4. Show mail box locations
5. Clarify roof access and parapet design.
6. Provide information on adjacent building heights, such as with elevations, renderings, or photos.

2nd: Jay White

Vote 5-0

Motion carries

Other Business

Eric Morrow requested resuming the discussion of design professional requirements for applications coming to the Design Advisory Board. Other board members concurred. Staff will place this item on an upcoming agenda.

Board members requested making alternate member Jay White a regular member. Tom Cullins has missed several meetings in a row and should step down to alternate member status. Staff will follow up with Tom. Changing membership status, except for resignation, requires action by the City Council.