

## Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

[www.burlingtonvt.gov/PZ/DAB](http://www.burlingtonvt.gov/PZ/DAB)

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Matthew Bushey  
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Chris Alley  
Philip Hammerslough, Alt.  
Jeremy Gates, Alt.



### DESIGN ADVISORY BOARD Tuesday, November 10, 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. **16-0475CA; 100 Deforest Street (RL, Ward 6S) David Weinstein and Erin Hanley**  
Modifications to dwelling including enclosing foyer, addition of skylight, add finished area in garage, replace windows, doors, and other improvements.  
(Project Manager, Mary O'Neil)

#### Session II – 3:30-4:15 p.m.

2. **16-0507SP; 475 Lake Street (UR/DW-PT, Ward 3C) City of Burlington**  
Renovation of, and addition to, vacant Moran plant with associated site improvements.  
(Project Manager, Scott Gustin)

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## Department of Planning and Zoning

149 Church Street, City Hall  
Burlington, VT 05401

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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, Senior Planner  
**RE:** 100 Deforest Road; ZP16-0475CA  
**Date:** November 10, 2015

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**File:** ZP16-0475CA

**Location:** 100 Deforest Road

**Zone:** RL **Ward:** 6S

**Date application accepted:** October 13, 2015

**Applicant/ Owner:** Brown & Davis / David Weinstein & Erin Hanley

**Request:** Build foyer by enclosing entrance under existing porch roof; add skylight in stairwell; replace all exterior windows and doors; build new master bath in existing garage with two skylights. Replace garage door, misc. exterior repairs.



On October 30, 2015 the applicant decided to split the request, and applied for window and door changes. That application was approved November 2, 2015. This review is solely on the request to construct an enclosure around the front door.

#### Background:

- o ZO16-0551CA; Replace existing windows and doors, add skylight, exterior repairs. Approved November 2015.
- o Zoning Permit 92-208; change existing door and window on north elevation of single family home to a pair of French doors. No change of use or mass. January 1992.

**Overview:** The original application covers a wide range of exterior and interior alterations at the single family residence, designed by Freeman French Freeman in 1939. The building was included within a Historic Sites and Structures Survey in 2005 which identified it as eligible for historic designation, in part to its association with the architectural firm.

The request to convert a portion of the garage to habitable area cannot be approved as it would render the parcel non-conforming to required parking: 2 parking spaces are required for the single family home. The driveway cannot be counted as a legal parking space as only 14'6" are outside the public right-of-way.

The window and garage door replacement meet the standards for review. **The sole issue before the Design Advisory Board is the appropriateness of enclosing the front entryway.**

Evaluation of development to historic structures typically requires minimization or avoidance of alteration on the primary façade to maintain the original character and features of the structure. Greater flexibility is offered on secondary facades; as has typified DAB and administrative decisions.

This is an administrative permit review; staff will exercise the decision of the Design Advisory Board in processing the permit.

**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:**

Not applicable.

**(d) Protection of Important Cultural Resources:**

*Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).*

See Section 5.4.8, below.

**(e) Supporting the Use of Renewable Energy Resources:**

Not applicable.

**(f) Brownfield Sites:**

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.*

The enclosed entryway will provide a dry refuge from inclement weather, and a transitional area between interior and exterior space.

**(h) Building Location and Orientation:**

No change. Not applicable.

**(i) Vehicular Access:**

Not applicable.

**(j) Pedestrian Access:**

Exterior pedestrian access will continue to follow the established walk. The enclosure will provide a shelter for resident comfort.

**(k) Accessibility for the Handicapped:**

Not required for a single family home, but encouraged.

**(l) Parking and Circulation:**

As noted, the existing parking arrangement satisfies the requirement of Article 8. To convert a portion of the interior garage space will render the site non-conforming to parking, and therefore cannot be approved. The driveway outside the garage is only 14'6" outside the public right-of-way, which is too small for a legal parking space.

**(m) Landscaping and Fences:**

Not applicable.

**(n) Public Plazas and Open Space:**

Not required, not applicable.

**(o) Outdoor Lighting:**

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

No changes to lighting have been included within this submission. Any lighting will require compliance with the above noted standards.

**(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.*

Not applicable.

### **Part 3: Architectural Design Standards**

#### **Sec. 6.3.2 Review Standards**

##### **(a) Relate development to its environment:**

###### **1. Massing, Height and Scale:**

No change to the overall massing of the greater structure is proposed. The enclosure is limited to the principle entrance, which would be constructed on an existing entrance pad and not increase building footprint.

###### **2. Roofs and Rooflines.**

The enclosure is proposed within an existing slate shingle roof.

###### **3. Building Openings**

A new painted entry door is proposed as part of the front entry enclosure. A skylight has been approved for the east elevation.

##### **(b) Protection of Important Architectural Resources:**

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

See Section 5.4.8.

##### **(c) Protection of Important Public Views:**

Not applicable.

##### **(d) Provide an active and inviting street edge:**

The structure sits below street level and is screened by mature plantings. At present, it is difficult to visually inspect the front entrance; however the enhanced entryway with enclosure will provide an attractive and inviting element.

**(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.*

Clad wood windows have been approved under separate cover; a copper downspout is included adjacent to the principle entrance. Materials are recognized to be durable and long lasting.

**(f) Reduce energy utilization:**

The new windows are anticipated to have greater energy efficiency than the existing windows. The proposed entry enclosure will offer a weather lock that will assist in heat loss during the colder months.

**(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:**

All development must meet required building and life safety code as defined by the building inspector and fire marshal, as appropriate.

**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.*

100 Deforest Road was designed by the renowned architectural firm of Freeman French Freeman in 1939 for Proctor Page. It was included in the 2005 Historic Sites and Structures Survey for Prospect Park North and Middle, and was determined to be eligible for historic designation at that time.

*(b) Standards and Guidelines:*

*The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.*

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

The property was constructed as a single family residence; which continues today.

- 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.*

Window and door replacement are typical alterations. The enclosure of a front entrance which was not originally enclosed or part of an original design is an alteration that requires scrutiny to assess any impact to the character of the property. The original FFF plans illustrate the slate shed roof, a cross-buck entry door with a 6 light window, and latticework enclosing one side of the entry. The present proposal is for an enclosed area, largely glazed, to surround the primary entrance. In its light treatment and transparent appearance, the minor structure does not significantly impact the appearance of the dwelling and is clearly discernable as a more modern add-on..

- 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.*

No conjectural features are proposed. The entry enclosure is clearly designed to be a new addition.

- 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 replacement windows have been chosen to reflect the design of the original windows, where they still exist. The multi-light panes are clearly associated with the Colonial Revival hybrid style that the original architects favored, particularly in this neighborhood.

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.*

Windows are proposed to be replaced to match original fenestration patterns. Greater flexibility has been afforded on secondary facades.

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.*

None proposed.

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

None identified. Not applicable.

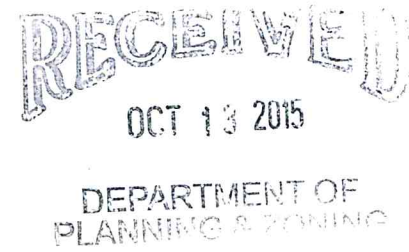
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The new enclosure will be easily identifiable as a more modern addition, yet articulated with a very light hand in a manner sensitive to the original structure. In its transparency, it avoids obscuring the appearance of the original entry.

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

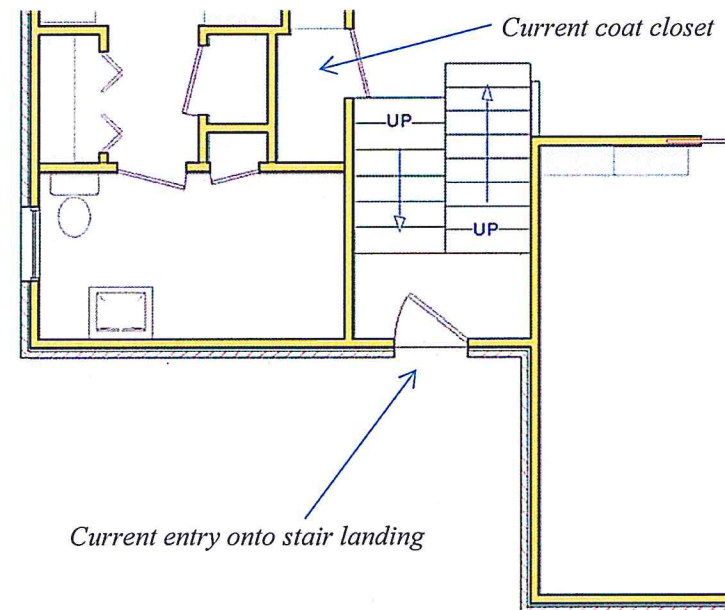
The new entry enclosure will be entirely reversible, should matters warrant it.

Zoning Application  
100 Deforest Road  
Erin Hanley and David Weinstein



**Construct New Entry Foyer:**

The house currently has no entry area – the front door opens directly onto a split-level stair landing. Not only is this odd, but there is no closet nor even an area to take off boots and shoes near the front door – the nearest closet is down a half flight of stairs. Moreover, the front door swings into the stair landing, which severely obstructs the landing and stairs.



*Current front entry*



*Front door, obstructing the landing  
and use of the stairs*

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PLANNING & ZONING

We propose constructing a ~3.5 ft x 7.5 ft foyer by enclosing the area under the existing front porch roof. This would eliminate the conflict of the front door swinging into the stair landing, reduce cold air infiltration during the winter. We would also build a new coat closet from the foyer into an existing family room. *See next page for Front Entry Elevation and Plan views.*

This small addition would not alter the roofline, and would be in keeping with current massing of the building. The original drawings called for lattice along the south side of the entry, giving it a semi-enclosed feel from the beginning. The entry would be built to make it as transparent as possible; with Marvin clad casement windows flanking a wood door with eight lites.

The original drawings show the porch is built on deep footings – perhaps in anticipation of possible future enclosure – so no excavation will be required. Moreover, since we will construct the foyer floor at the level of an existing cast-in-place concrete threshold, there is ample height to adequately insulate, install radiant floor heat, and replace with a new slate floor.



*Current condition of porch floor slate*

**Install east-facing skylight:**

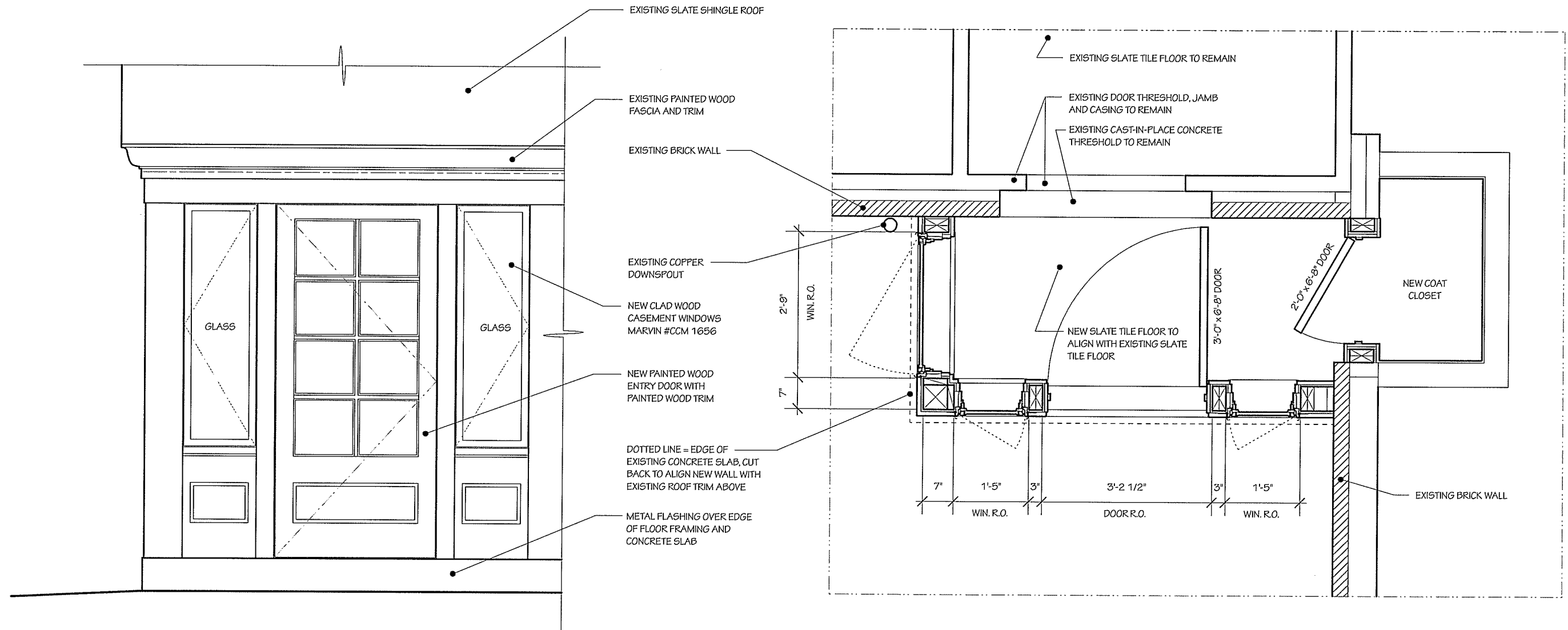
The house is perched on a west facing slope. The only east facing windows are three tiny, 15” square windows in a small bedroom/office on the upper floor, which means the house has almost no morning natural light what-so-ever. We propose adding a skylight in the stairwell, to bring morning sun into the first and second floors (see attached spec sheet).



*Approximate location of proposed skylight*

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### FRONT ENTRY ELEVATION

SCALE: 1/2" = 1'-0"

### FRONT ENTRY PLAN

SCALE: 1/2" = 1'-0"

100 DEFOREST ROAD

DATE: 10.12.15

brown + davis design

11 winding brook road  
jericho, vermont 05465  
802.899.1155  
info@brownanddavis.com  
www.brownanddavis.com

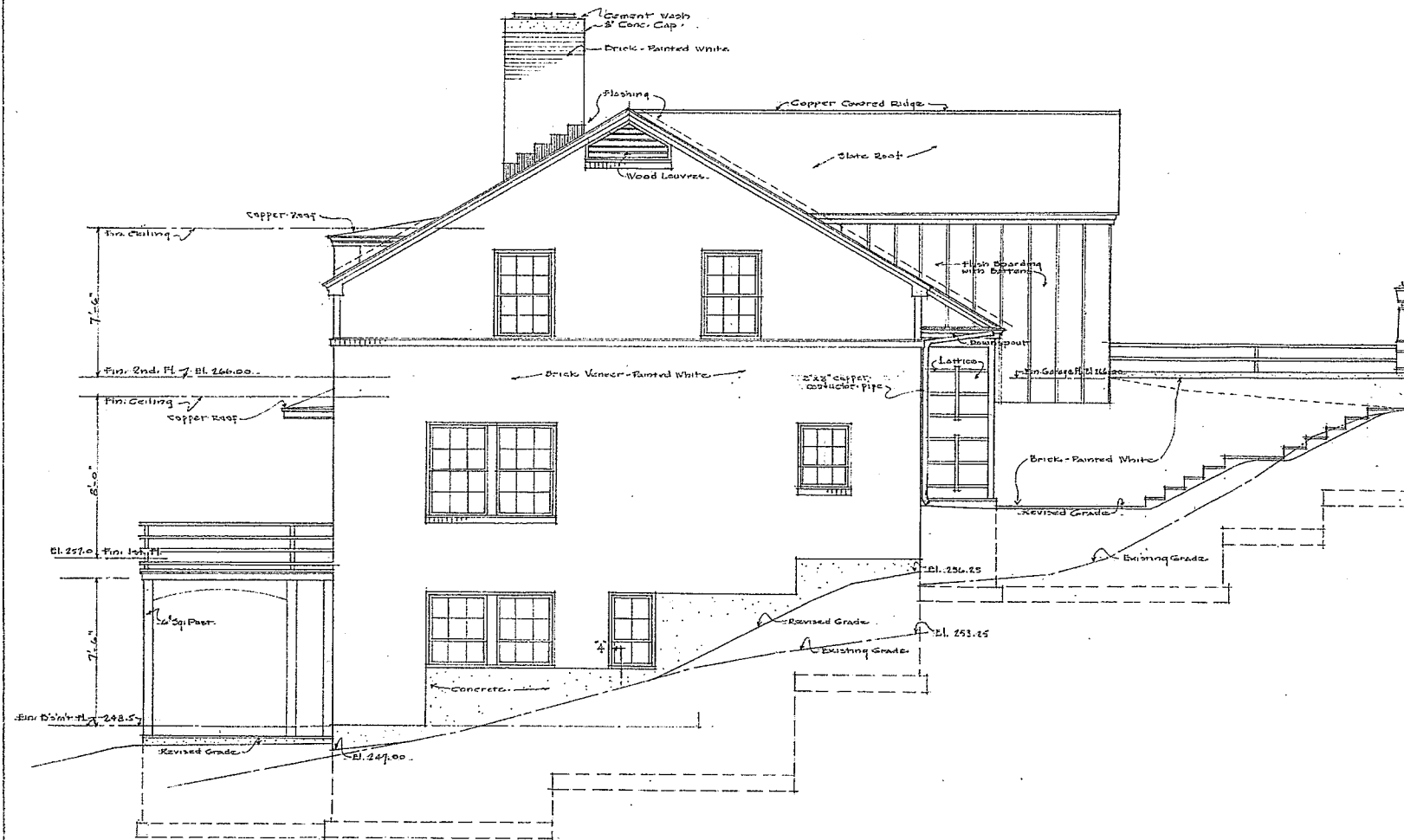
© 2015 brown + davis design



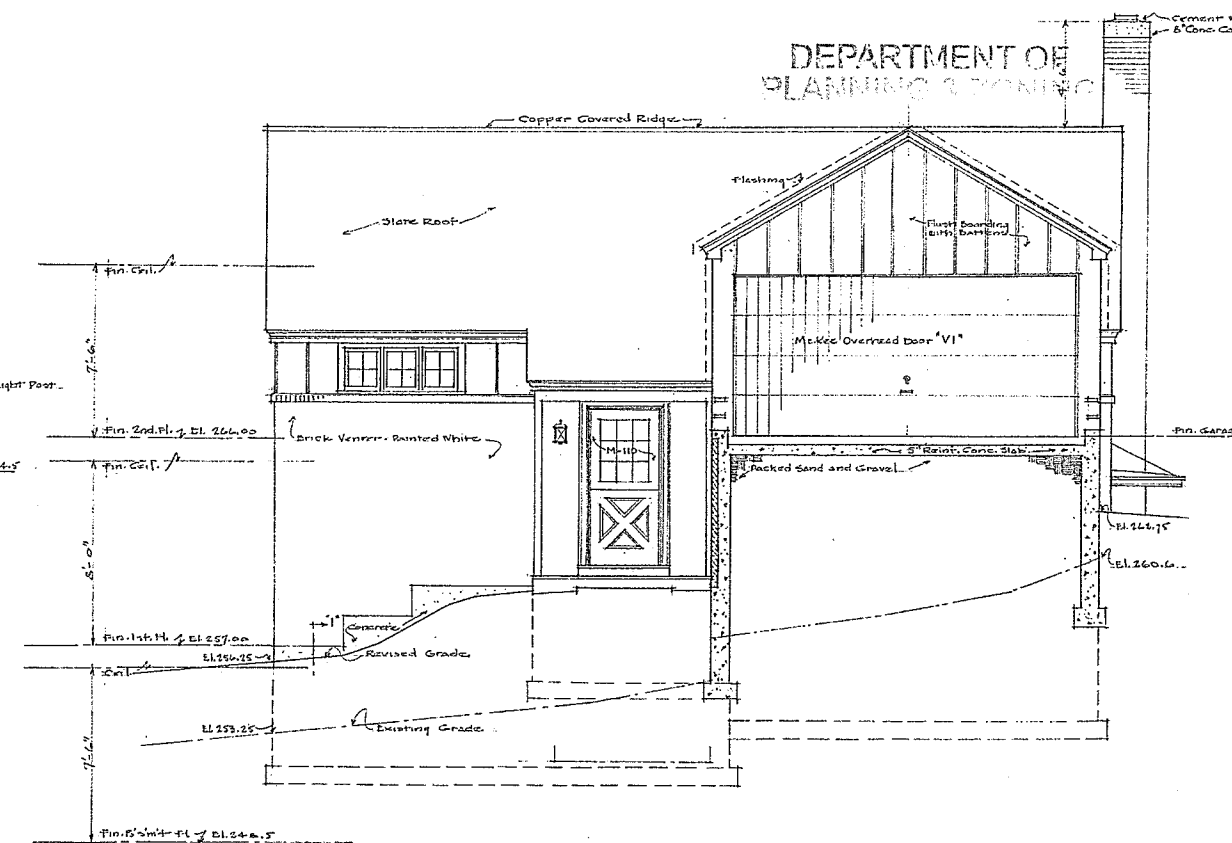
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OCT 13 2015

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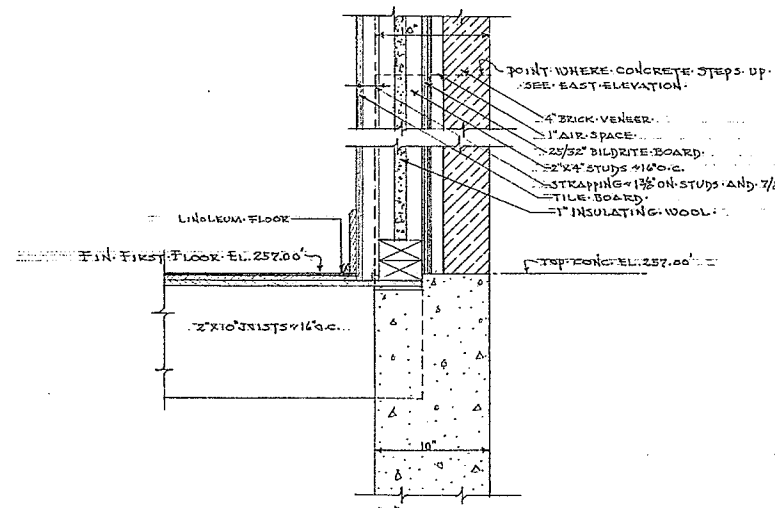


SOUTH ELEVATION



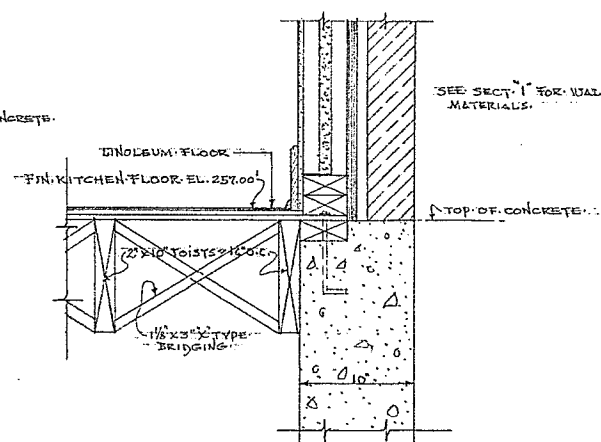
EAST ELEVATION

SCALE 1/4" = 1'-0"



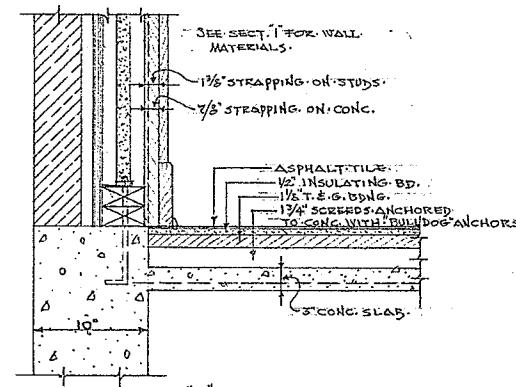
SECTION 1 - SEE EAST ELEVATION

SCALE 1/2" = 1'-0"



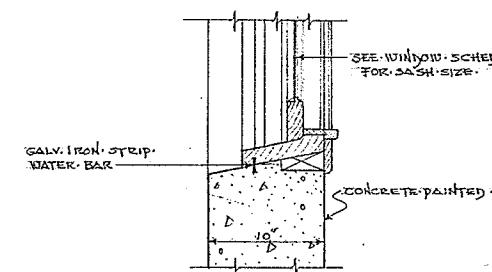
SECTION 2 - SEE NORTH ELEVATION

SCALE 1/2" = 1'-0"



SECTION 3 - SEE WEST ELEVATION

SCALE 1/2" = 1'-0"



SECTION 4 - SEE SOUTH ELEVATION

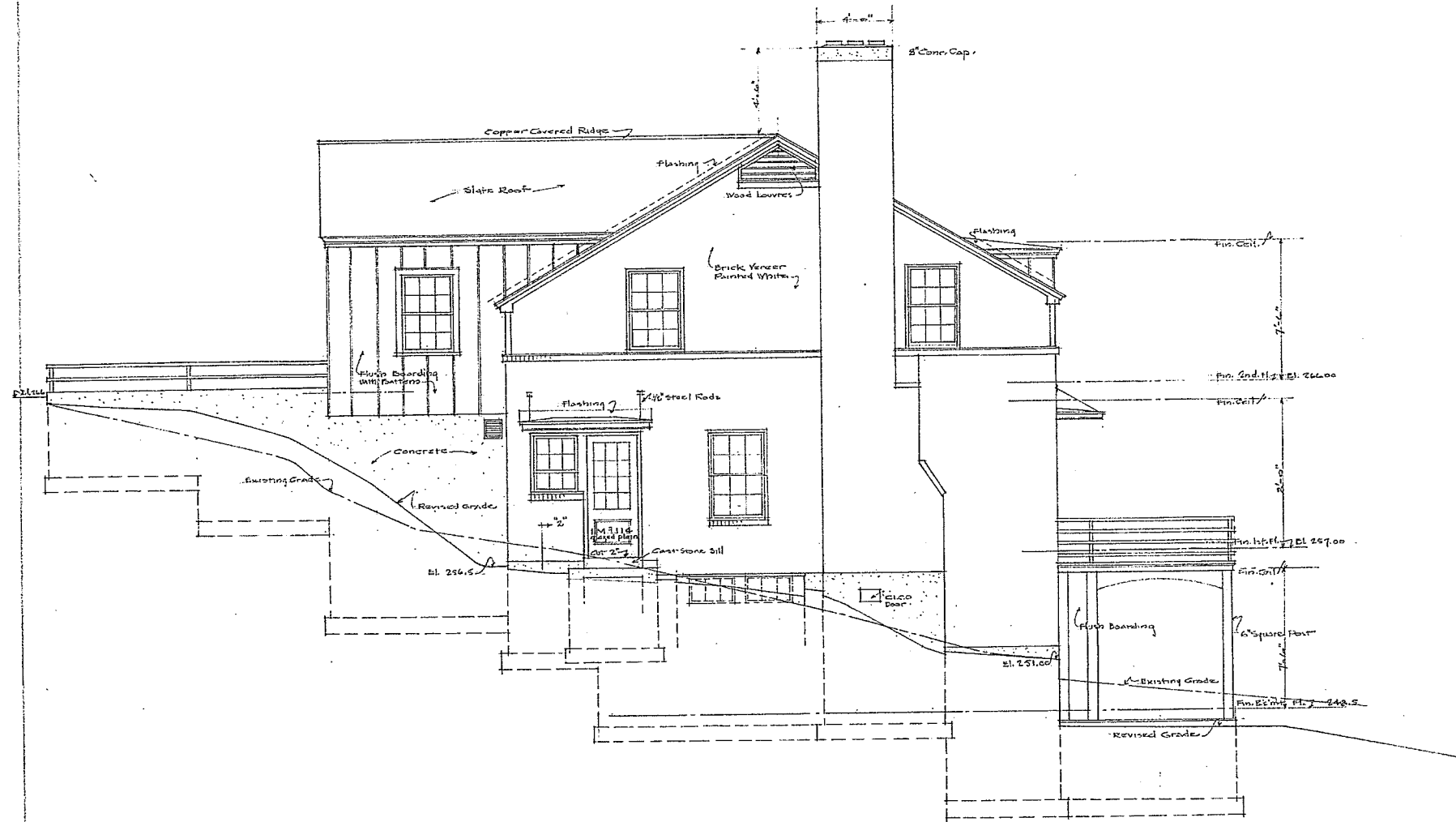
SCALE 1/2" = 1'-0"

RESIDENCE FOR  
MR. AND MRS. PROCTOR  
DEFOREST ROAD BURLINGTON, VERMONT

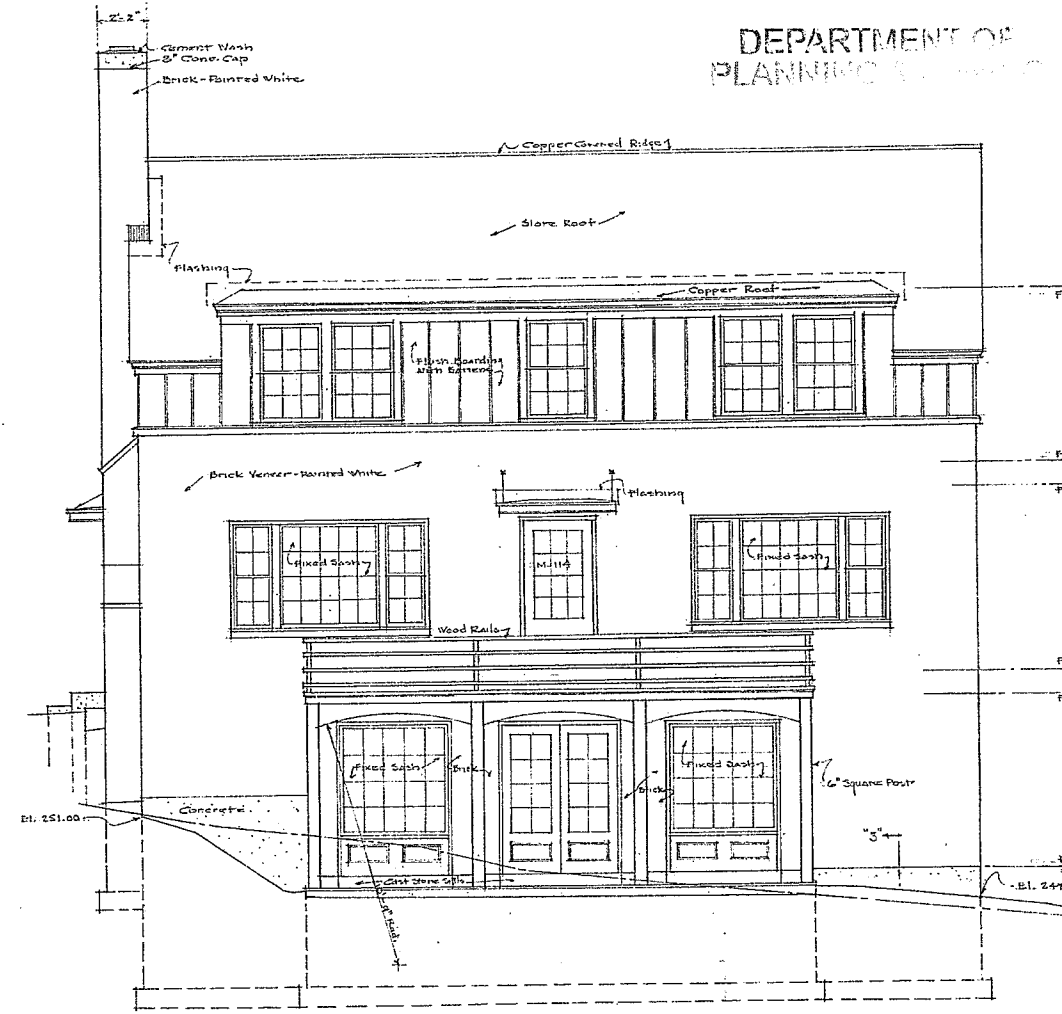
PROJECT NO. 172  
FREEMAN-FRENCH FREEMAN ARCHITECTS  
BURLINGTON, VERMONT  
SEPT. 5, 1939

OCT 13 2015

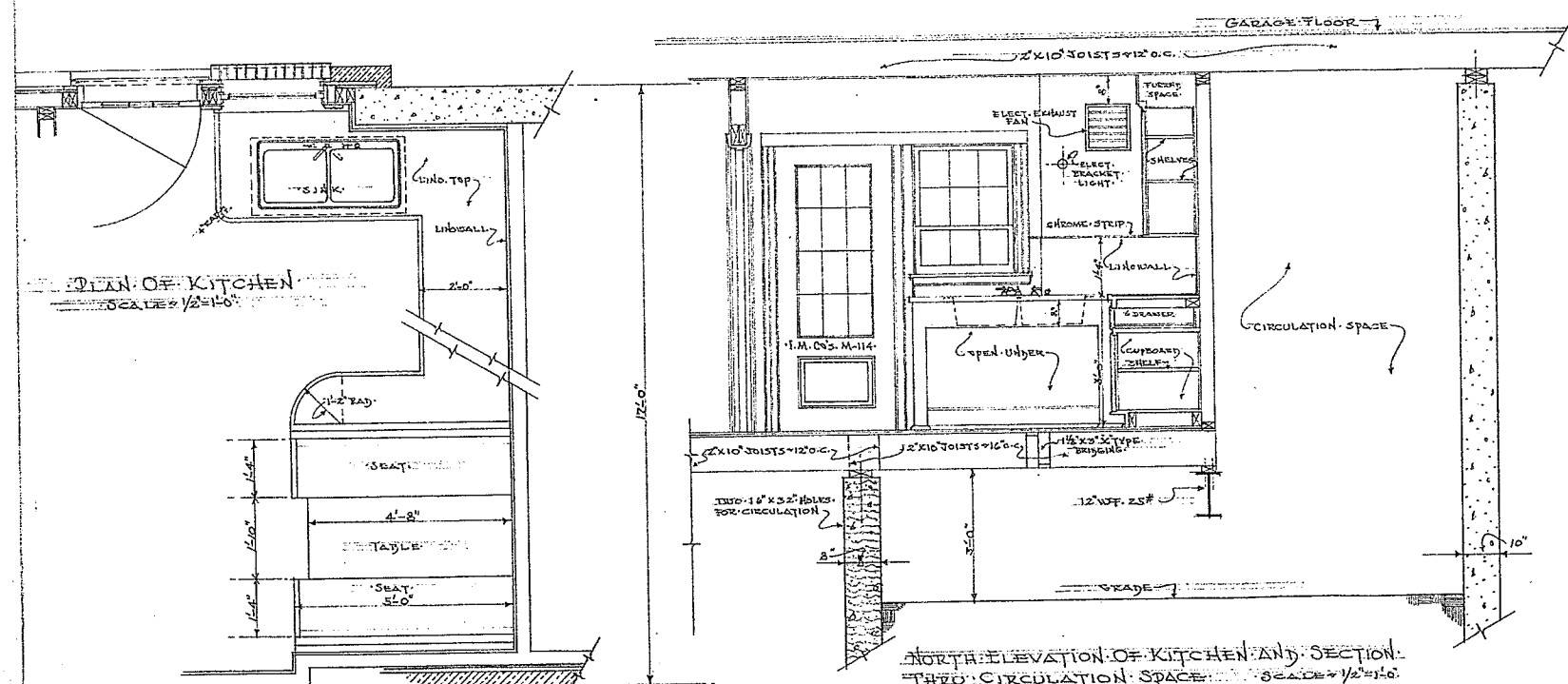
DEPARTMENT OF  
PLANNING & ZONING



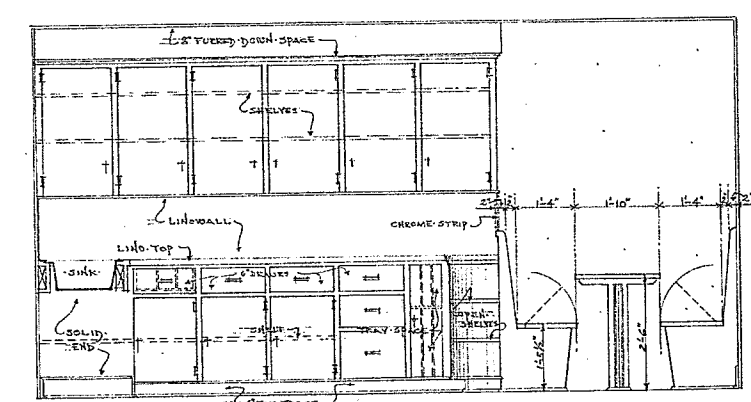
NORTH ELEVATION



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



NORTH ELEVATION OF KITCHEN AND SECTION  
THROUGH CIRCULATION SPACE SCALE = 1/2" = 1'-0"



EAST ELEVATION OF KITCHEN  
SCALE = 1/2" = 1'-0"

RESIDENCE FOR  
MR. AND MRS. PROCTOR  
DEFOREST ROAD, BURLINGTON, VERMONT  
PROJECT NO. 172  
FREEMAN-FRENCH-FREEMAN ARCHITECTS  
BURLINGTON, VERMONT  
SEPT. 5, 1939

Department of Planning & Zoning  
149 Church Street, City Hall  
Burlington, VT 05401

**BURLINGTON SURVEY OF  
PROSPECT PARK NORTH & MIDDLE NEIGHBORHOODS**

**Survey Report**

Phillip P. Barlow  
Lyssa Papazian

March 30, 2005

Burlington Survey of Prospect Park North and Middle Neighborhoods  
Survey Report

### **Deforest Road**

Built at the same time as Overlake Park, Deforest Road runs at a sharp angle from South Willard, and then angles back up to connect with Overlake Park. Constructed circa 1934, the first homes on this street are 108 and 116. 108 was first owned by Mrs. Frances H Sparhawk, who was a widow of Sam Sparhawk. 116 was first owned by Mrs. Lulu A Bartlett, the widow of Benjamin D Bartlett. Both of these homes were designed to take advantage of the lake view from their location on the hill by making their primary façade facing away from the street with large windows.

Deforest Road is representative of the suburban spread from central Burlington, mostly filled with a variety of the popular Colonial Revival. A few exceptions to this exist however, the most notable being what was once the home of the Freemans, of the - St. No. 7 architectural firm Freeman, French, and Freeman. A modernistic home with 31 foot second floor living room with 17 foot glass corner, Mrs. Ruth Reynolds Freeman in a 1946 interview by Panorama magazine states that it "vastly upset the neighbors at first". Most of the Freeman, French, and Freeman designs are more standard Colonial Revival. Other examples of their designs on this street include 144 and 147.

Another architect whose work can be found on this street is Louis Newton. Working in Burlington from 1921 to 1953, his works on this street are 152, 160, 172, and 173.

### **Edgewood Lane**

Built circa 1940, Edgewood Lane is a dead-end road running North off of Ledge Road.

Edgewood Lane is on the site of what was once the Overlake Estate, and more recently, the "glenway" portion of an Olmstead designed neighborhood. (For more information, see entry for "Chittenden Drive")

### **Henderson Terrace**

Originally shown as Vermont Avenue, developed after 1912, on the 1919 map there is no mention of Vermont Ave. or Henderson Terrace in the directories until 1925 when Henderson Terrace addresses appear. Henderson Terrace first appears on the 1942 Sanborn map with almost all its present homes.

Built in the post-WWI boom, Henderson Terrace housed a variety of workers and employees of the University of Vermont. The majority of the houses were built in a short time, between 1925 and 1931. Following the trends of the time, these houses were built in a variety of popular Colonial Revival styles

### **Iranistan Road**

Originally listed on the 1937 Sanborn Insurance map as Overlake Terrace, the road becomes known as Iranistan in the 1944 the Burlington City Directory. Overlake Terrace was never listed in the Burlington City Directory. When Chittenden Drive was built circa

Burlington Survey of Prospect Park North and Middle Neighborhoods  
Survey Report

15 First listed in the Burlington City Directory in 1969, Lula Ducas – Assistant manager at the VT state Employment Center

5 First listed in the Burlington City Directory in 1982, Bruce Cassler – Manager of Casslers Inc.

**Deforest Road**

4 First listed in BCD in 1949, Raymond Bennett – Proprietor of R.J. Bennett Supply

15 First listed in BCD in 1940, Paul D Clark – Medical director for the state Department of Health, physician and assistant professor at UVM

22 First listed in BCD in 1944, George Kellogg – employee of B.A. Corp. Designed by Freeman, French Freeman as their own residence, an obligation to the Navy prevented the Freeman family from moving in immediately

75 First listed in BCD in 1960, Gregory A Falls – associate professor, UVM

58 First listed in BCD in 1952, Frank L Willis – CPA at Willis Moody & Co.

100 First listed in BCD in 1940, Proctor H Page – General agent National Life Insurance

108 First listed in BCD in 1934, Mrs. Frances H Sparhawk – Widow of Sam

116 First listed in BCD in 1934, Mrs. Lulu A Bartlett – Widow of Benjamin D

136 First listed in BCD in 1951, W Curtis Johnson – Employee of the A&P market on Pearl Street

144 First listed in BCD in 1936, Hiram E Upton – Physician.  
Designed by Freeman, French Freeman

147 First listed in BCD in 1938, Bernard A Barton – President and treasurer, B.A. Barton Construction Co.  
Designed by Freeman, French Freeman

152 First listed in BCD in 1936, Harold C Avery – General agent, State Mutual Assurance Co. Altered in 1937 by Lewis Newton, a Burlington architect

160 First listed in BCD in 1938, P Frederick Jurgs – Francis C Derby Co. Designed by Louis Newton

161 First listed in BCD in 1940, William H Edmunds – Lawyer at 215 College Street

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
Telephone: (802) 865-7188  
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David White, AICP, Director  
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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:** November 10, 2015  
**RE:** 16-0507SP, 475 Lake Street

=====  
Zone: DW-PT                      Ward: 3C  
Owner/Applicant:      City of Burlington / New Moran, Inc.

**Request:** Sketch plan review of renovations to the vacant Moran power generating plant with north side addition. Proposal to include a market space, event/concert hall, co-working spaces, and historic displays.

### OVERVIEW:

The applicant is seeking sketch plan review of proposed renovations to the vacant Moran plant. The existing building is to be fitted up for a variety of interior uses, the steel latticework on the building's north side is to be enclosed, and a new loading dock is to be constructed next to it. Site work includes new surface parking and circulation, pedestrian improvements such as walkways, sitting areas, and a new center promenade, and shoreline improvements. Note that the "illustrative plan" depicts Waterfront Access North improvements and the new skate park already under construction via separate permit. A would-be marina is also depicted. This marina, if proposed, would be under separate future permit.

The Moran renovations and site work included in this proposal would largely be in place of the previously approved renovations and site work. Only the Waterfront Access North and skate park work approved under the prior permit have been constructed. Community Sailing Center work is also previously permitted, but work has not yet commenced.

## ARTICLE 5: CITYWIDE GENERAL STANDARDS

### *Sec. 5.4.8, Historic Buildings and Sites*

#### **(a) Applicability:**

*These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.*

The Moran was listed on the National Register of Historic Places in 2010. Alterations and additions are, therefore, subject to review under Sec. 5.4.8.

#### **(b) Standards and Guidelines:**

- 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 application, while proposing new use, strives to maintain those building details, massing, and materials that are characteristic of the power generating facility.

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.*

Significant effort has been made to retain massing, spatial relationships, and materials associated with the Moran building. While alterations are proposed, they are consistent with the defining 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.*

Alterations proposed for the Moran building are distinctly identifiable, and distinguishable from the original structure. No conjectural features are proposed.

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

Significant effort has been made to assure the retention of important and character defining features of the Moran building in order to allow reasonable interpretation of the structure by the public in its proposed new use.

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

See above.

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.*

Existing windows have been badly damaged, as has some of the brick work. The original building superstructure will be clearly evident in project implementation. New brick work and window replacement will be consistent with existing characteristics.

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.*

Abatement of asbestos and lead paint as well as other hazardous materials has required significant attention, but no actions are proposed that will affect the integrity of the building mass.

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

None identified.

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 plan reflects considerable and attentive analysis of the qualities of the existing vacant electric generating facility and the thoughtful re-use of the structure. There is clear discernment between the original building mass and details and the proposed alterations such as the steel latticework enclosure and the west-facing center window. This discernment will both inform the public of what is old and new and present a pleasing and highly functional new structure.

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

While the proposed alterations are effectively permanent, the proposed work leaves the essential form and integrity of the building intact.

## **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 site contains no significant natural areas as identified in the Open Space Protection Plan.

While the site is along the Lake Champlain waterfront, it (and the rest of the downtown waterfront) is not included in the Riparian and Littoral Conservation Zone.

Some existing trees and associated scrub growth along the immediate shoreline will be removed as part of the proposed shoreline improvements. New rip rap, seawalls, and plantings will be installed.

##### ***(b) Topographical alterations***

The existing site is generally flat and will remain so. The site plan depicts general topographic information but is not especially detailed. Upon permit application, a separate topographic plan is recommended.

##### ***(c) Protection of important public views***

There are significant public views from the project site across the lake and towards the Adirondacks. There are also significant public views across the site from Battery Park. Existing public views will not be adversely impacted by the renovated Moran or by the new sailing center building. Insofar as the proposed work includes improved pedestrian access to the waterfront, these important views will be more readily available to the public.

##### ***(d) Protection of important cultural resources***

The project site is located on fill soils. The site has no archaeological significance. The Moran building is historically significant as noted under Sec. 5.4.8 (above) and 6.3.2 (b) below.

*(e) Supporting the use of alternative energy*  
See Sec. 6.3.2 (f).

*(f) Brownfield sites*

The site is included on the Vermont DEC Hazardous Site List. No information relative to this item is included in the sketch plans; however, as part of the prior permit approval, a corrective action plan (CAP) had been established and implemented for the interior of the Moran building. The CAP status of the site will need to be addressed as part of the formal permit application for this latest proposal.

*(g) Provide for nature's events*

Stormwater management is not addressed in the sketch plans. Whether any new or upgraded stormwater management measures are proposed will need to be addressed in the formal permit application.

*(h) Building location and orientation*

The location of the Moran building will not change. What is effectively a rear entryway facing Lake Street will be revamped as one of two primary entrances into the structure. The proposed changes result in a clearly articulated main entrance facing the public street.

*(i) Vehicular access*

Only limited vehicular access is proposed right up to the Moran building. It appears that vehicular access to the building is limited to service vehicles and trucks coming to the new loading dock. Most vehicles will be directed to a new surface parking area to the southeast of the building or to the on-street parking located along Lake Street extension.

*(j) Pedestrian access*

Much of the proposed hardscaping is pedestrian-related. New concrete walkways are proposed in several locations. In the center, a new pedestrian promenade reaching from Lake Street out into the lake will be installed. Wide swaths of pavers are proposed around the building and through the site to provide ease of movement for pedestrians as well as limited vehicular access to the building. Well defined pedestrian routes will provide access from parking areas to the building, the lakeshore, and the nearby bike path.

*(k) Accessibility for the handicapped*

Several handicap parking spaces are depicted on the plans. They are located with ready access to pedestrian circulation areas and the Moran. It is the applicant's responsibility to comply with all applicable ADA requirements.

*(l) Parking and circulation*

All of the new parking included in this proposal is located to the southeast of the Moran building. The sketch plans submitted are reduced-size, and so are not true-to-scale. Therefore, dimensional adequacy of the parking and circulation cannot be assessed. Full size, true-to-scale project plans will be required with the formal permit application.

The proposed parking is broken into distinct components and includes new landscaping, apparently consisting of trees and shrubs within the landscaping islands and peripheral green spaces. The parking areas incorporate direct, well-defined pedestrian routes into the rest of the site.

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 formal permit application.

While not part of Design Advisory Board's purview, it bears mentioning that an updated parking analysis will be required as part of the formal permit application. The parking now proposed is similar to that included in the prior permit approval; however, the mix of uses is different.

*(m) Landscaping and fences*

General landscaping information has been provided in the sketch plans. New trees will line some portions of the interior pedestrian walkways. As noted above, some new trees will screen and shade the new parking area. A new public green is proposed to the north of the building and will be defined, at least in part, by new landscaping. A detailed landscaping plan will be required as part of the formal permit application.

*(n) Public plazas and open space*

Much of the proposed site work is aimed at creating a pleasant pedestrian environment. The layout of the site invites pedestrian access into the building and to the lakeshore. Ample opportunity for exploring the building, the site, and the lakeshore is afforded. A large paver area with associated seating walls will hug the new public green, and new terraces are proposed on both the east and west sides of the building. Rooftop public access will be provided.

*(o) Outdoor lighting*

No outdoor lighting information is included in the sketch plans. The formal 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. Judging from the floor plans, all of the mechanical equipment will be contained indoors. The dumpster and recycling facilities are also contained indoors. 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 massing, height, and scale of the existing structure will remain essentially unchanged. The enclosure of the steel latticework on the north will add to the overall scale of the building but reads as a distinct component. The new loading bay to the north of that will result in minimal additional building mass. While there are significant expanses of featureless brick wall due to the Moran's history as an industrial power plant, both the original building and addition thereto read as an agglomeration of distinct components that effectively break up the building's perceived mass. Proposed entry level terraces bring about an inviting new street level presence for pedestrians that was previously lacking.

## *2. Roofs and Rooflines*

The existing building is a multi-level flat roof structure. The proposed addition will reflect this appearance with flat roofs on varying planes.

## *3. Building Openings*

Most of the windows in the existing structure are broken or boarded-up. All windows will be replaced within the existing window openings. A new window, in a shape reminiscent of a sail, will be inserted in the building's western elevation. The addition to the north will stand in contrast to the original structure. The east and west elevations will be nearly all glass with some metal paneling. As noted previously, new entries will be constructed on the building's eastern and western elevations. These proposed entries are well articulated and easily identifiable.

### *(b) Protection of important architectural resources*

The Moran is included within the National Register of Historic Places. The building is clearly industrial in appearance. The proposed renovations respect the essential form and appearance of the structure. Additions to the structure are clearly not part of the original building but are stylistically sympathetic. See also Sec. 5.4.8.

### *(c) Protection of important public views*

See 6.2.2 (c) above.

### *(d) Provide an active and inviting street edge*

The existing building was constructed as a power plant standing alone at the northern end of the downtown waterfront. It was not constructed as an active, pedestrian oriented facility. The proposed renovations do much to improve the attractiveness and pedestrian-friendliness of the building. Site work draws people into the building and associated site amenities. The eastern elevation will be transformed from a rather bleak, faceless façade into the primary entrance.

### *(e) Quality of materials*

The brick sheathing on the existing building will remain. New precast concrete coping will be installed, as will replacement windows throughout. Window materials are not noted and must be as part of the formal permit application. The addition will be clad in metal paneling and glass. Some stone accents will be installed along the ground level. The noted materials are durable and of acceptable quality.

### *(f) Reduce energy utilization*

The sketch plans depict solar panels on the lower roof deck facing south. The upper roof contains 3 columnar wind turbines reminiscent of the long-ago smoke stacks. In addition to these renewable energy features, the renovated building will comply with the current energy efficiency requirements of the city and state.

### *(g) Make advertising features complimentary to the site*

Two parallel building signs are included in the sketch plans. The smaller of the two, a "Moran" sign on the ground level facing east, appears to be in an acceptable location and of an acceptable size. Dimensions will be needed upon formal permit application to confirm. The larger of the two, a "Moran Plant City of Burlington" sign on the upper level facing south, appears too large and too high up the building. The maximum sign size is 200 sf, regardless of how large the building is.

Sign placement on the building is limited to 14' or the ceiling height of the 1<sup>st</sup> floor. There is an existing "City of Burlington" sign in this area that could be retained or replaced in-kind as a legitimate nonconformity, but it cannot be made more nonconforming. As with the smaller sign, dimensions will be needed upon formal permit application.

*(h) Integrate infrastructure into the building design*

No rooftop mechanical equipment is evident in the sketch plans. The top of the elevator shaft will project as will the proposed wind turbines. As noted before, solar panels are proposed on a lower roof deck. An interior mechanical room will house all building mechanicals.

*(i) Make spaces safe and secure*

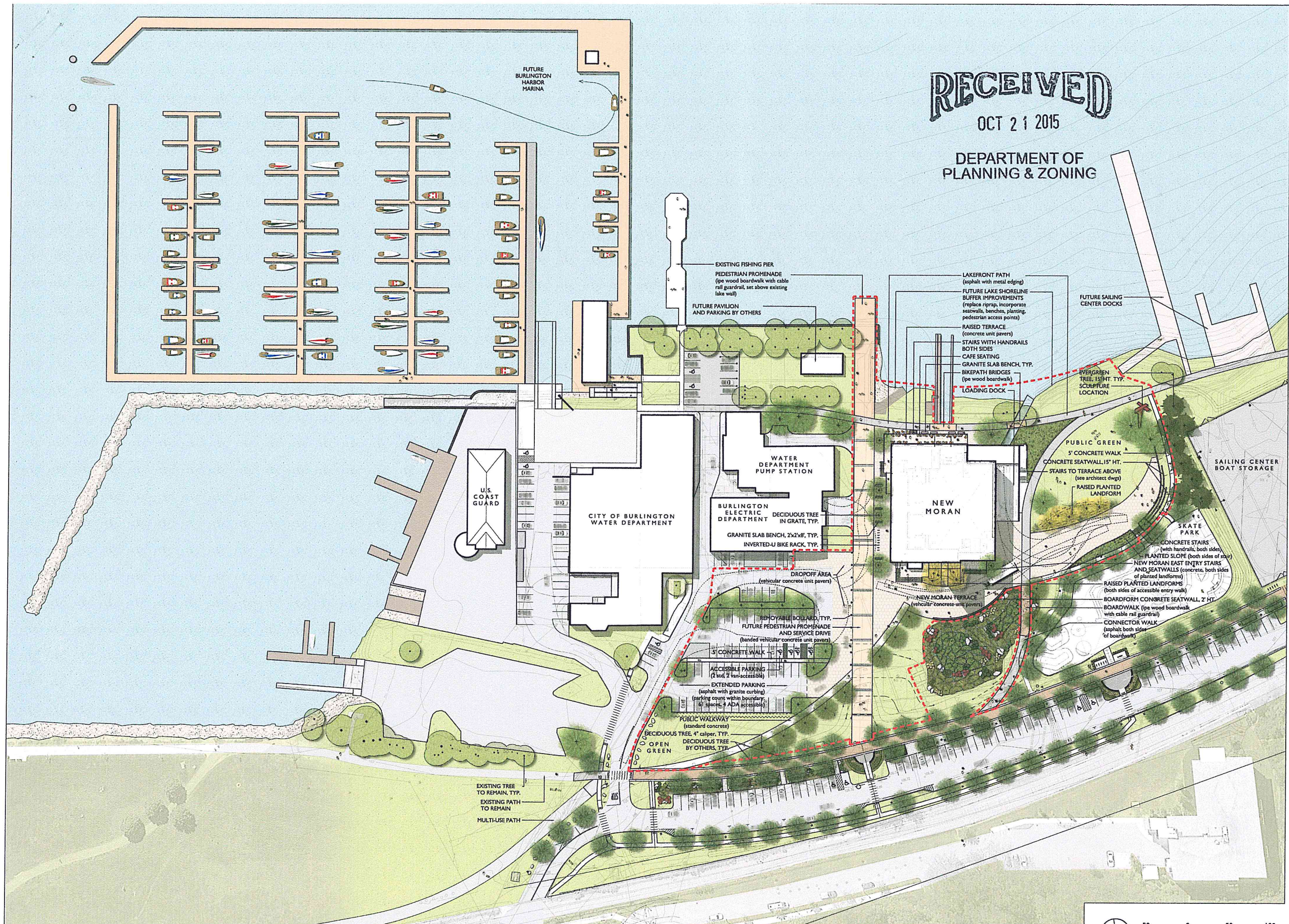
Revamped building entrances are clearly visible and will presumably be illuminated. The dual-purpose pavers surrounding much of the building appear to enable access by emergency vehicles. Written approval of the Fire Marshal regarding the building's accessibility by emergency service vehicles will be required upon formal permit application.

**RECOMMENDED MOTION:**

None required for sketch plan review.

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DEPARTMENT OF  
PLANNING & ZONING



NEW MO

ILLUSTRATION  
PLAN

REVISIONS

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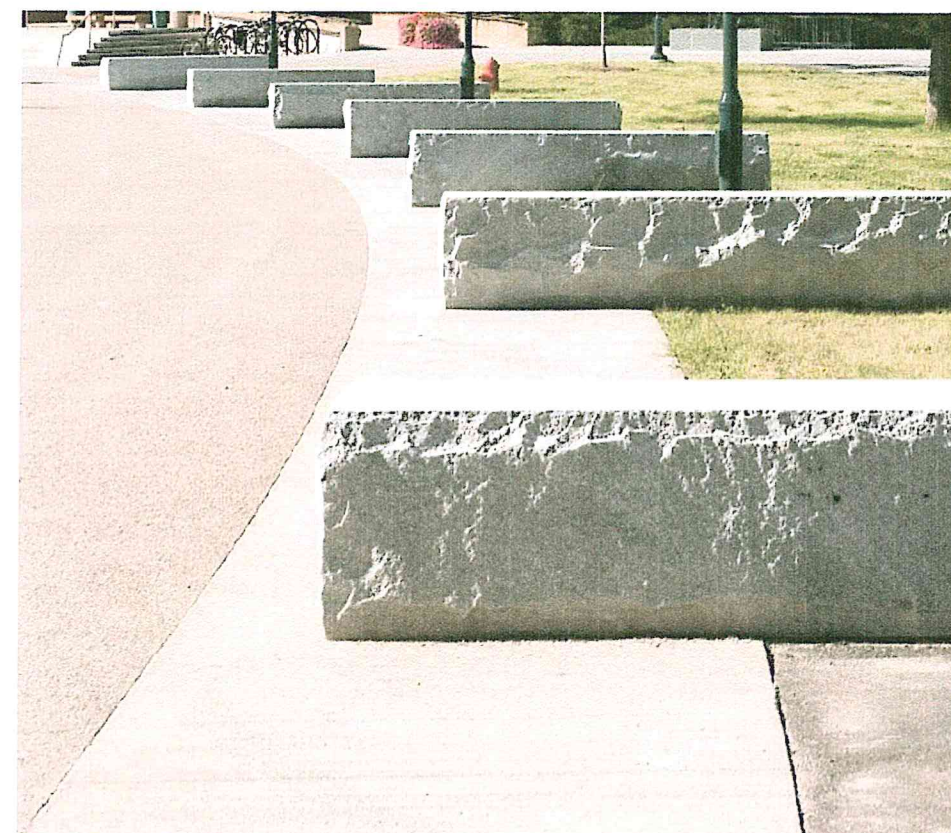
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**PAVING**  
Banded concrete unit paving - promenade between Burlington Electric and New Moran (smaller pavers) and plaza (larger pavers)



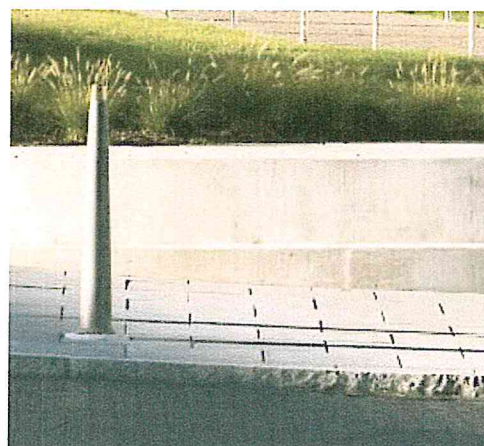
**TREE IN GRATE and BOARDFORM CONCRETE SEATWALL**  
Trees surrounding New Moran in round tree grates; curving boardform concrete seatwall separating stormwater area from plaza



**GRANITE SLAB BENCHES**  
Granite slab benches along south edge of New Moran



**BOARDWALK and CABLE HANDRAILS**  
Boardwalk crossing stormwater area, connecting parking and greenspace north of New Moran



**STAINLESS STEEL BIKE RACKS, CAFE SITE FURNITURE, BOLLARDS, AND ASPHALT PAVING WITH METAL EDGING**



TREE - *Gleditsia triacanthos* 'Shademaster'  
Trees in grates along the perimeter of New Moran building and parking lot to east of Burlington Electric (same species as pedestrian allee along west side of Battery St between Pearl and College Sts)



TREE - *Acer rubrum* / *Acer freemanii* 'Autumn Blaze'  
Trees along curving walkway from Battery Park toward New Moran



TREE - *Betula papyrifera*  
Trees at raised oblong areas at New Moran entrance and eastern edge of open lawn space, shown in yellow on plan



TREE - *Ulmus americana*  
Single, large trees in front of sculpture newar waterfront path, in front of water department pump station



SHRUBS - *Clethra alnifolia* 'Crystalina'



SHRUBS - *Cornus alba* 'Ivory Halo'



SHRUBS - *Rhus aromatica* 'Gro-Low'



SHRUBS - *Ilex glabra* 'Shamrock'



SHRUBS - *Syringa patula* 'Miss Kim'



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



WEST ELEVATION



EAST ELEVATION

OWNER:  
CITY OF BURLINGTON / NEW MORAN INC.

DEVELOPER:

STRUCTURAL & CIVIL ENGINEER:

ENGINEERING VENTURES, PC  
208 FLYNN AVE #2  
BURLINGTON, VT 05401  
P 802 863 6225

MECHANICAL & PLUMBING ENGINEER:

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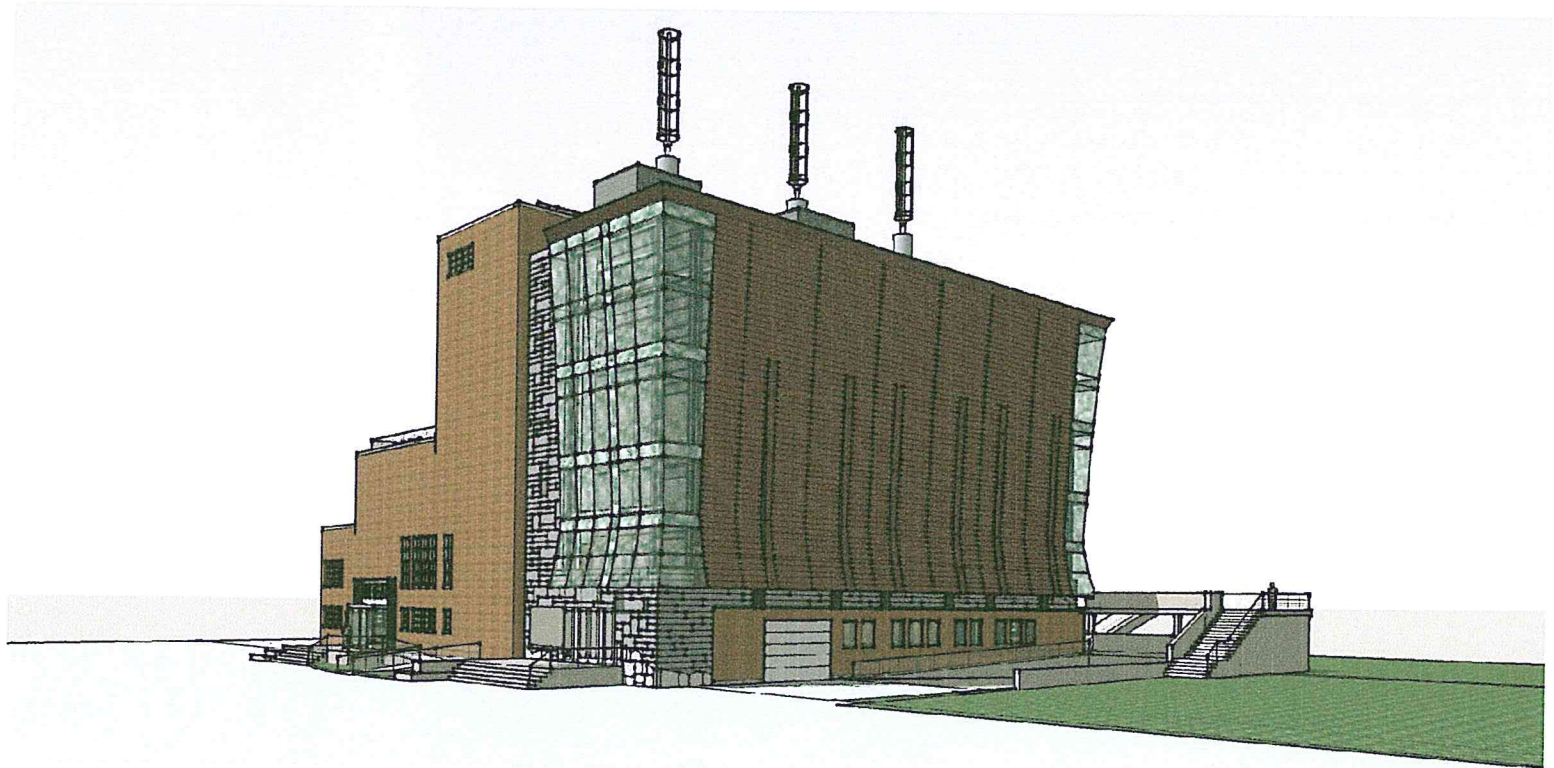
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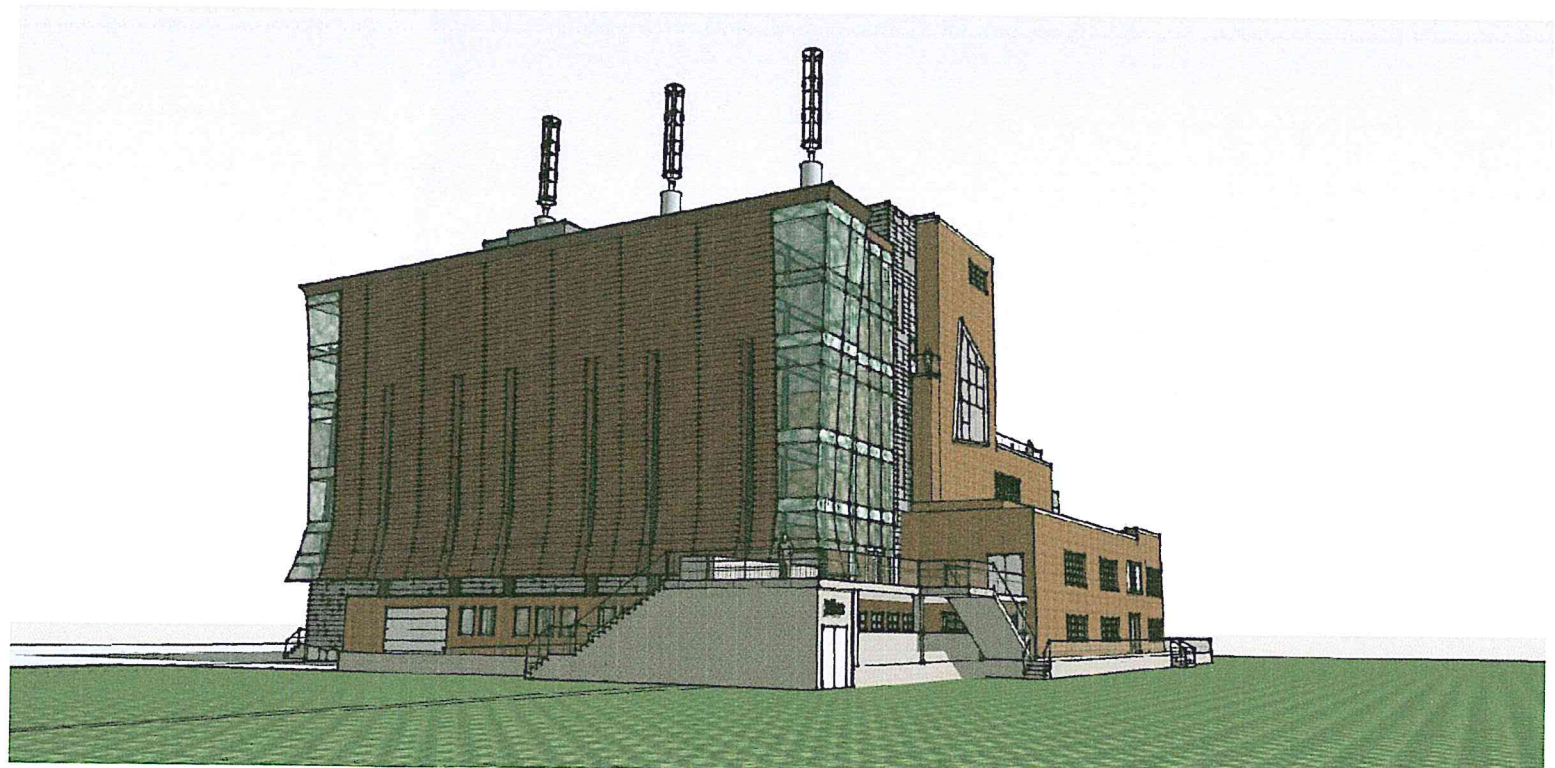
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RENDERINGS

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VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

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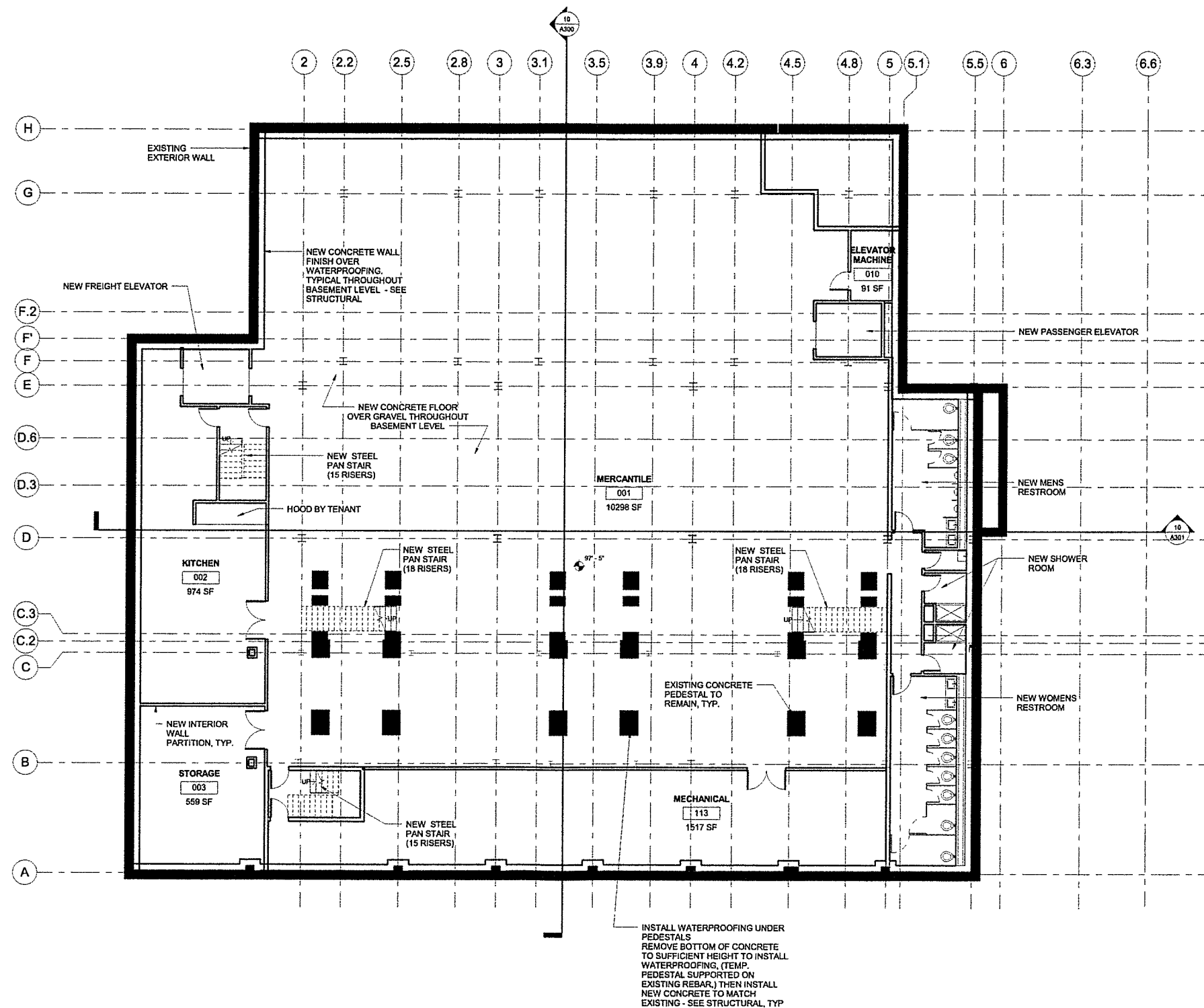
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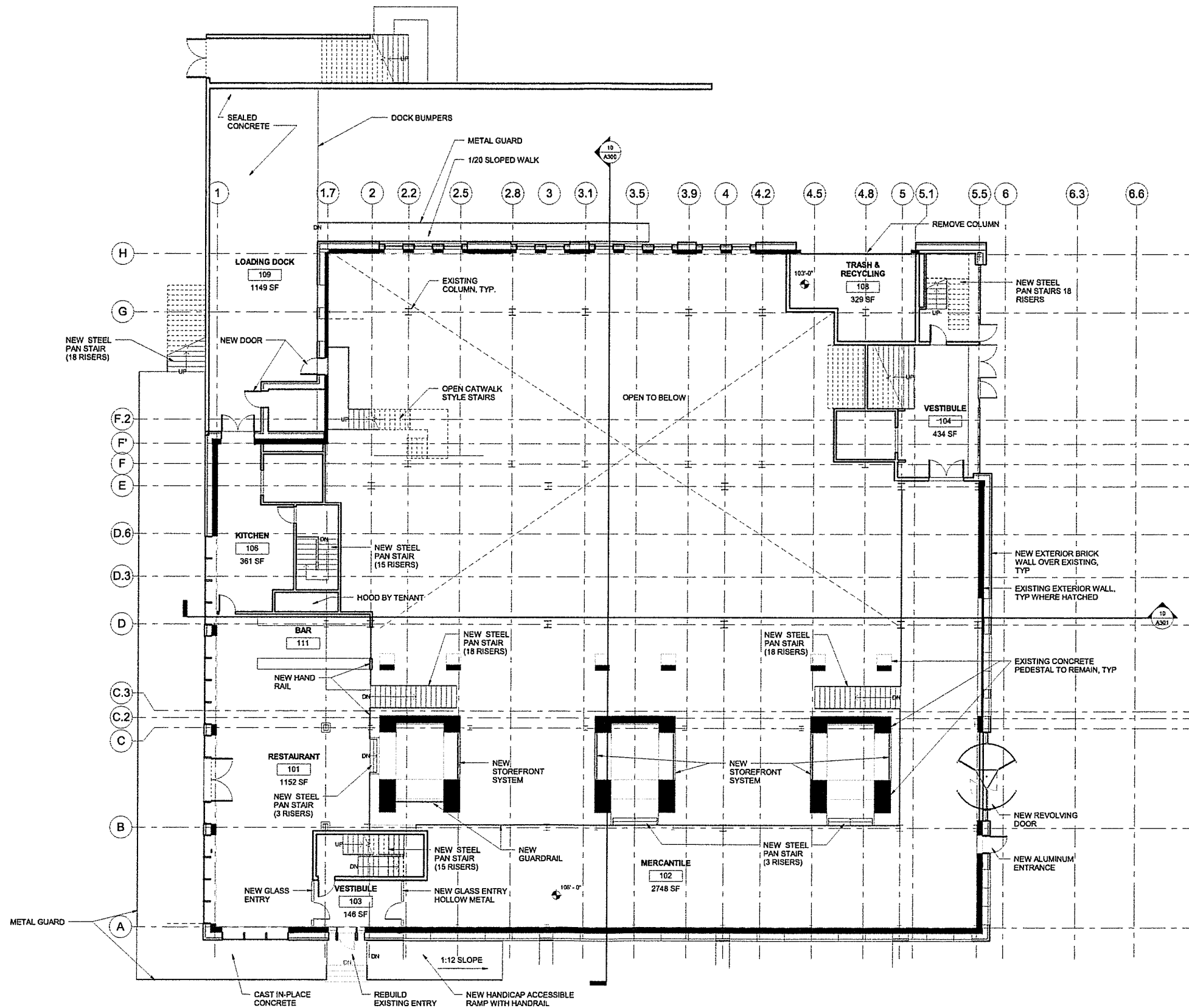
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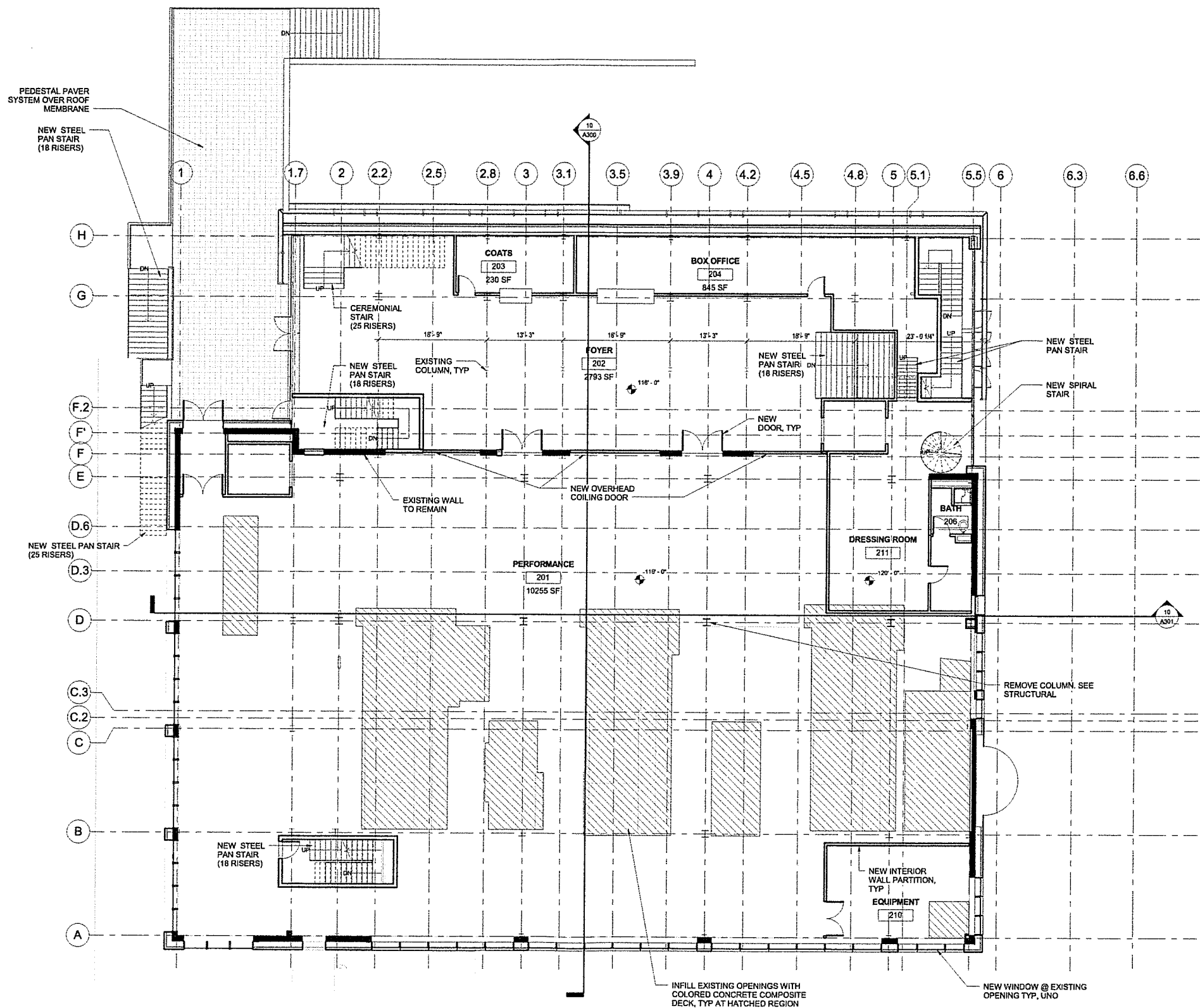
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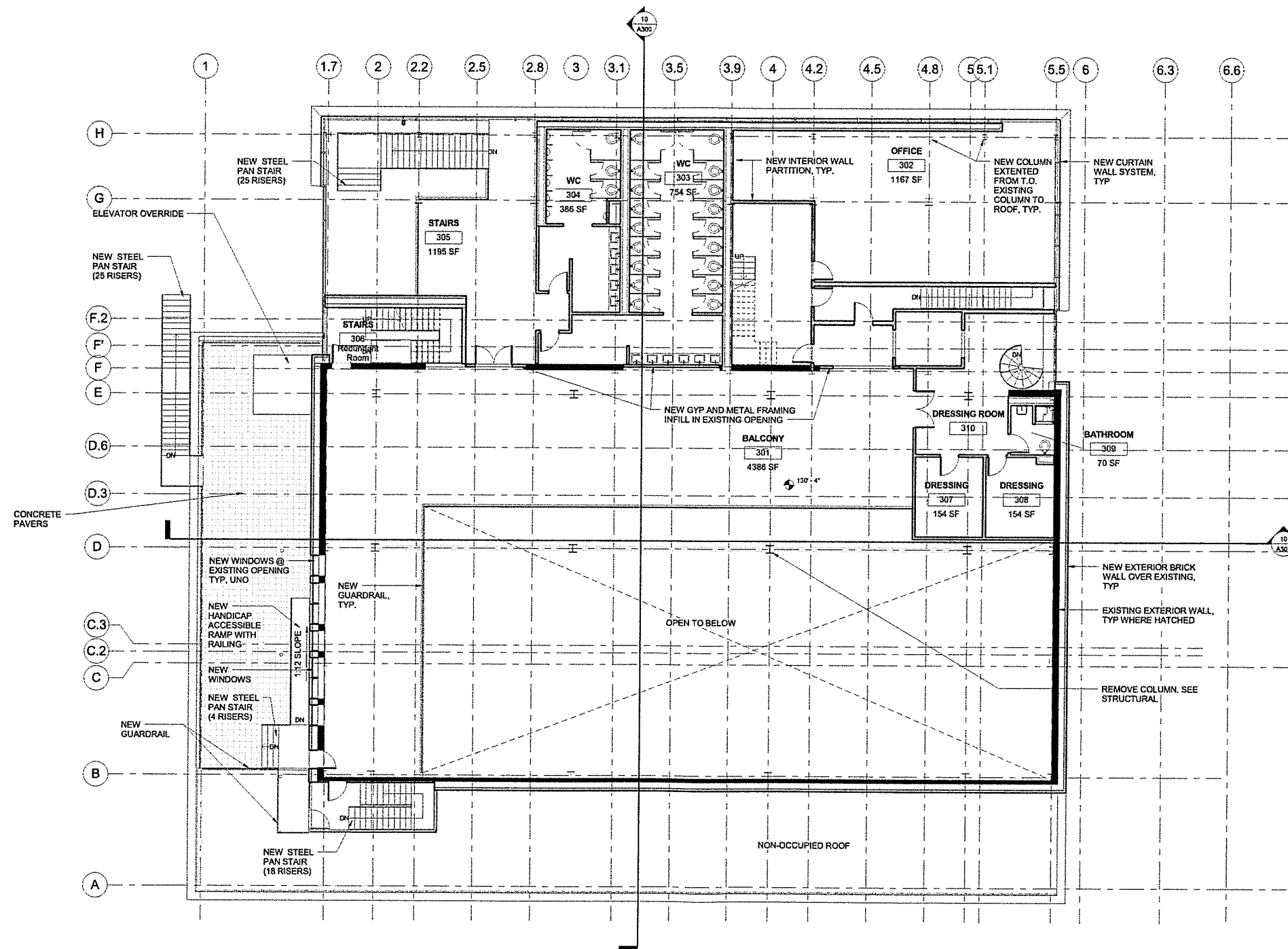
RENDERINGS

SCALE:









10 BALCONY LEVEL  
Scale: 1/8" = 1'-0"

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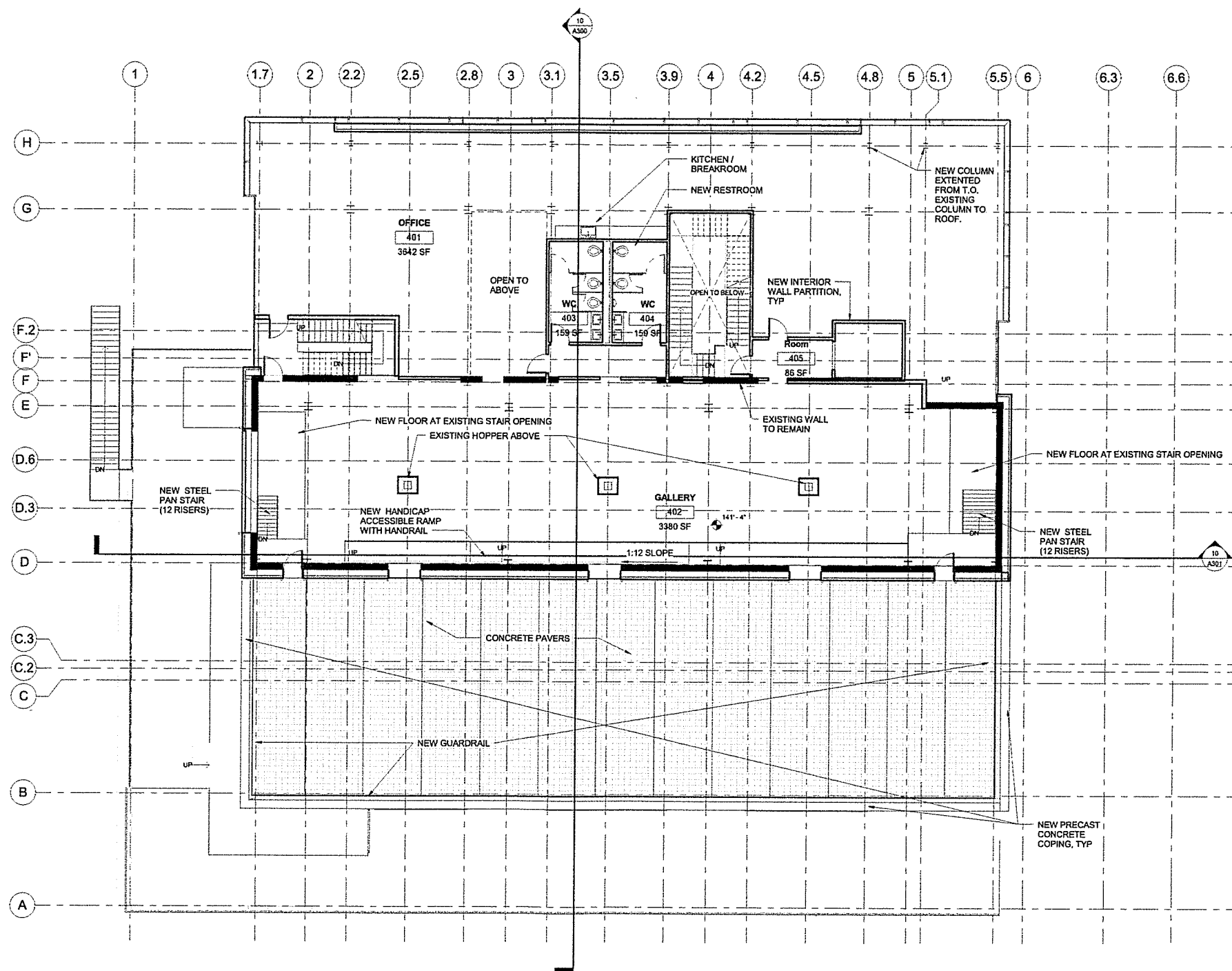
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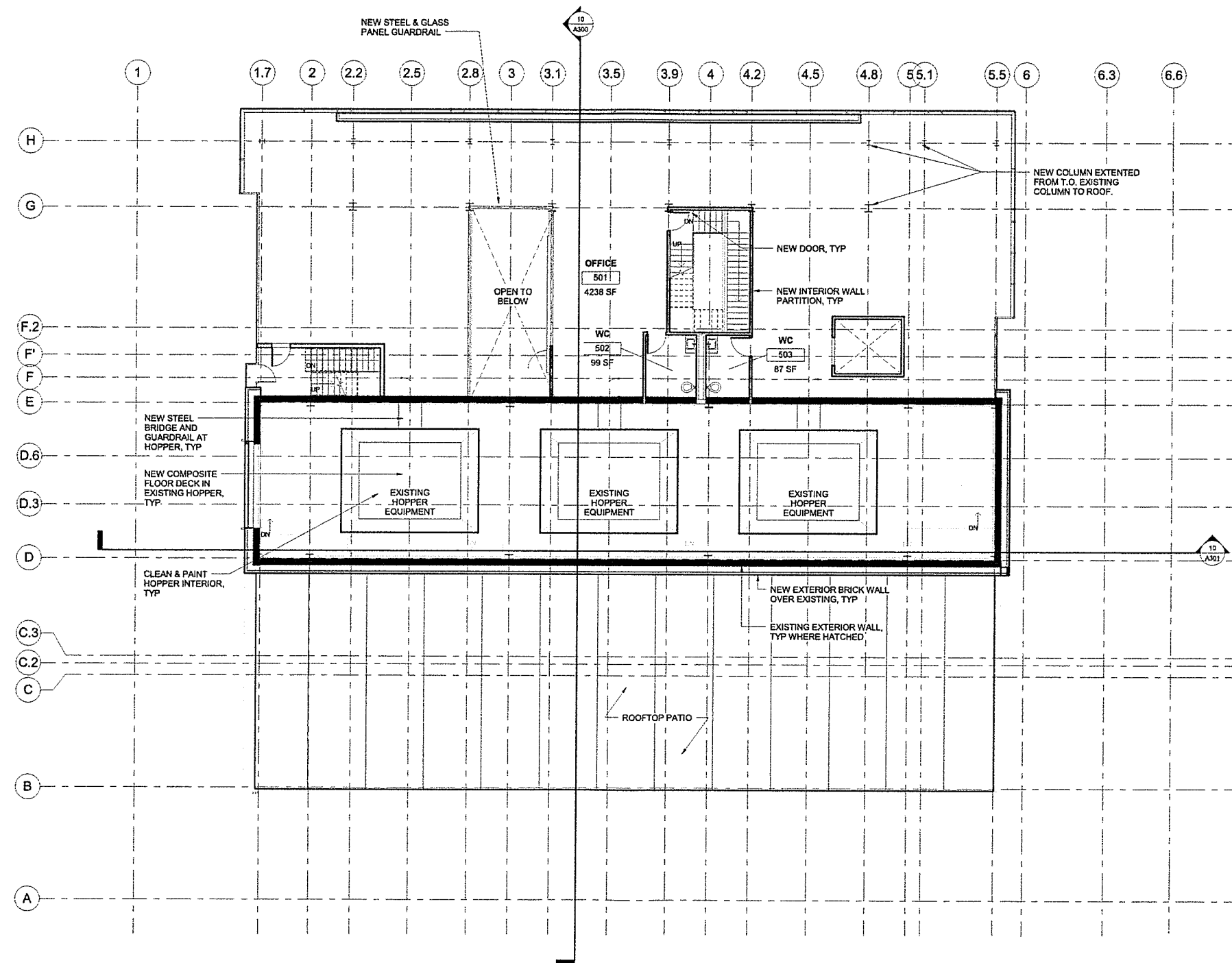
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BOTTOM OF  
HOPPER

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





**10** LEVEL 5  
Scale: 1/8" = 1'-0"

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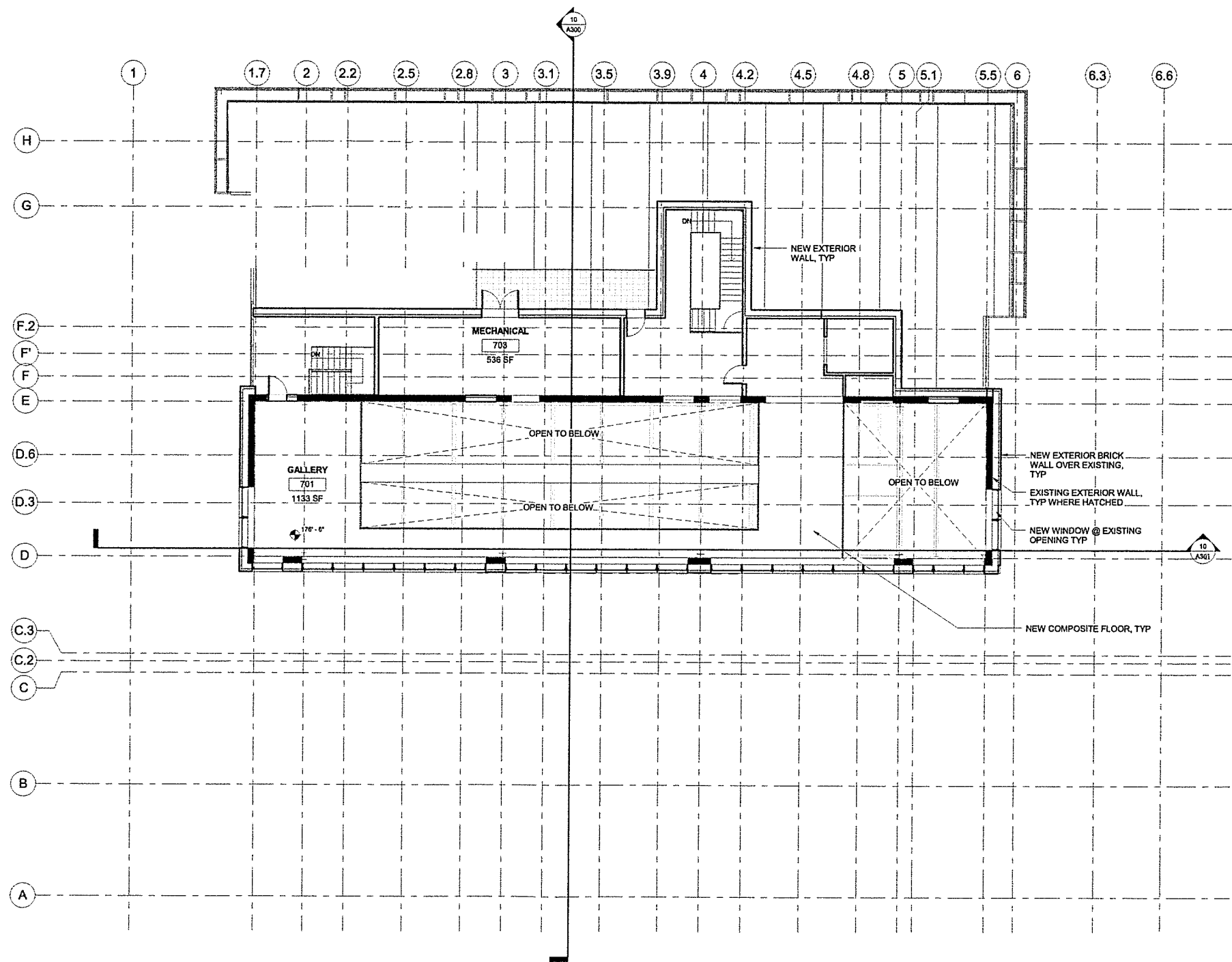
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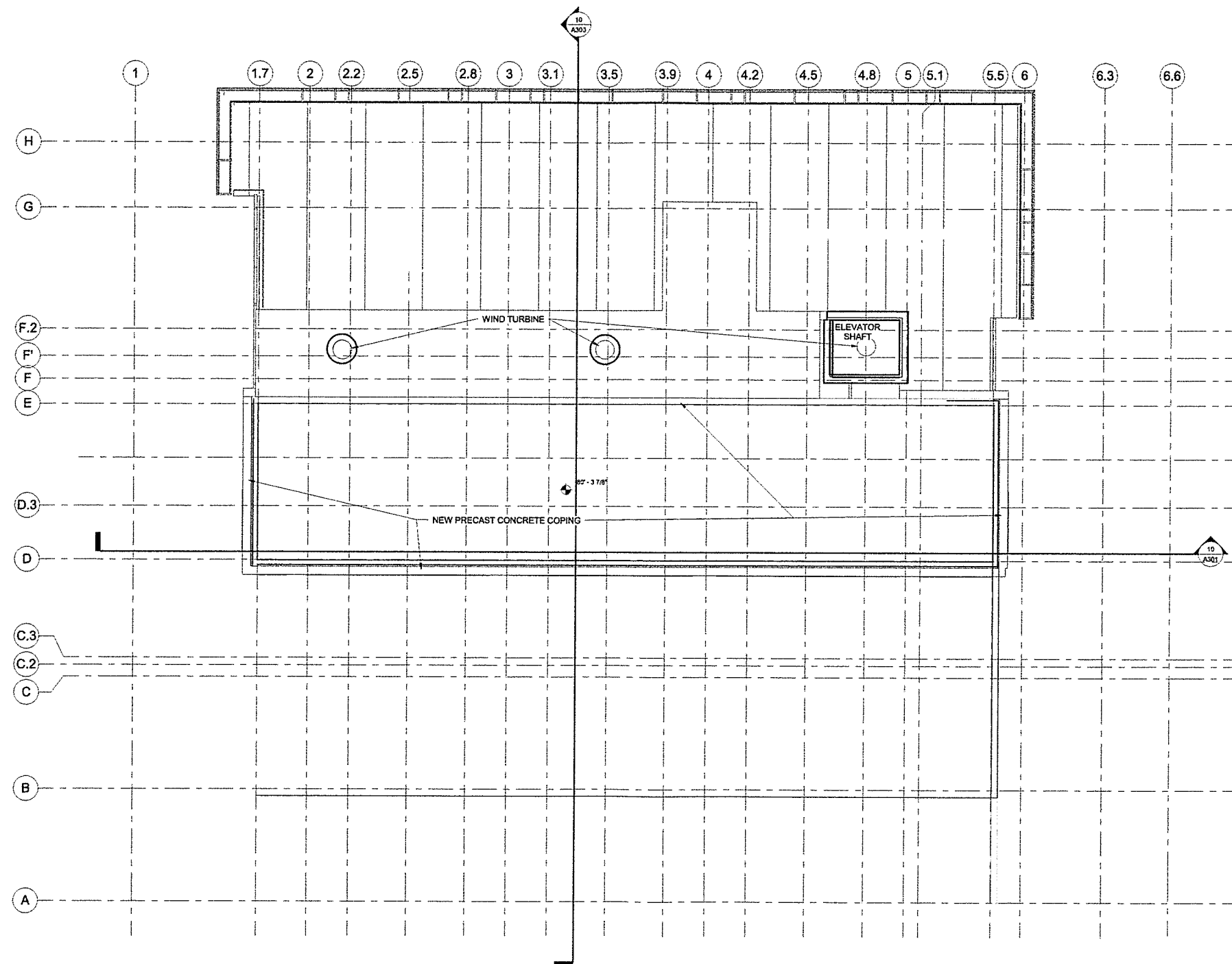
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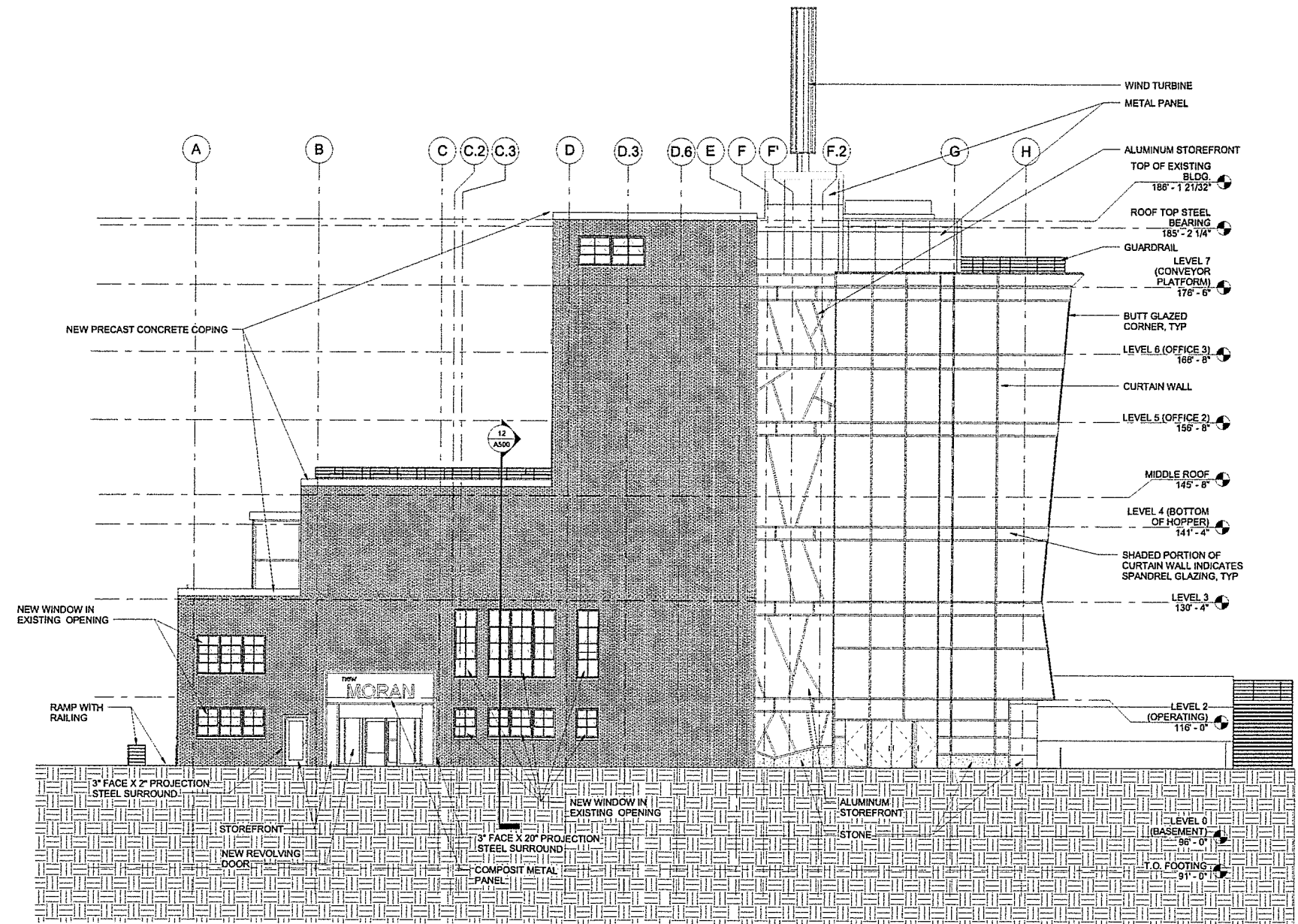
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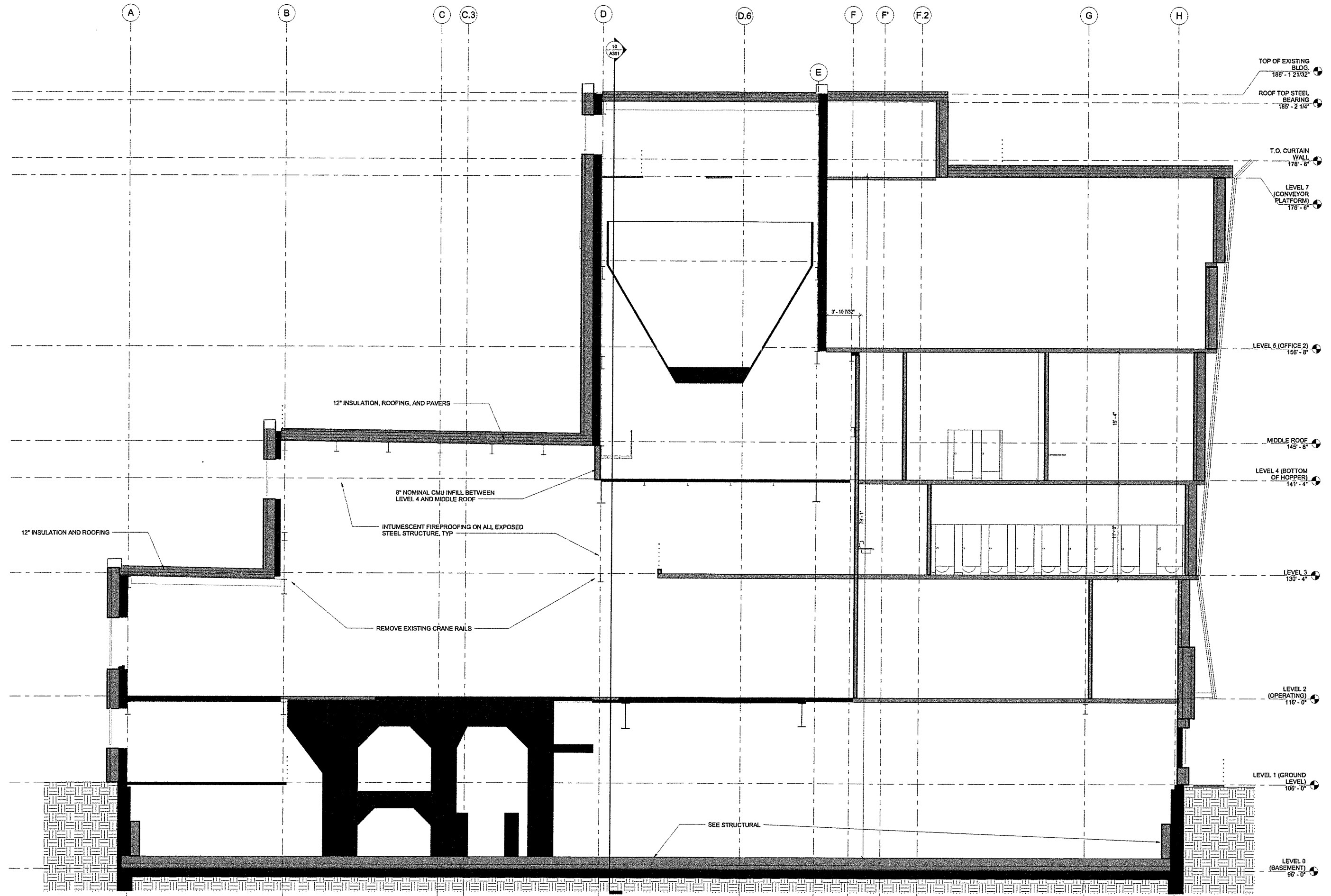
LEVEL 5

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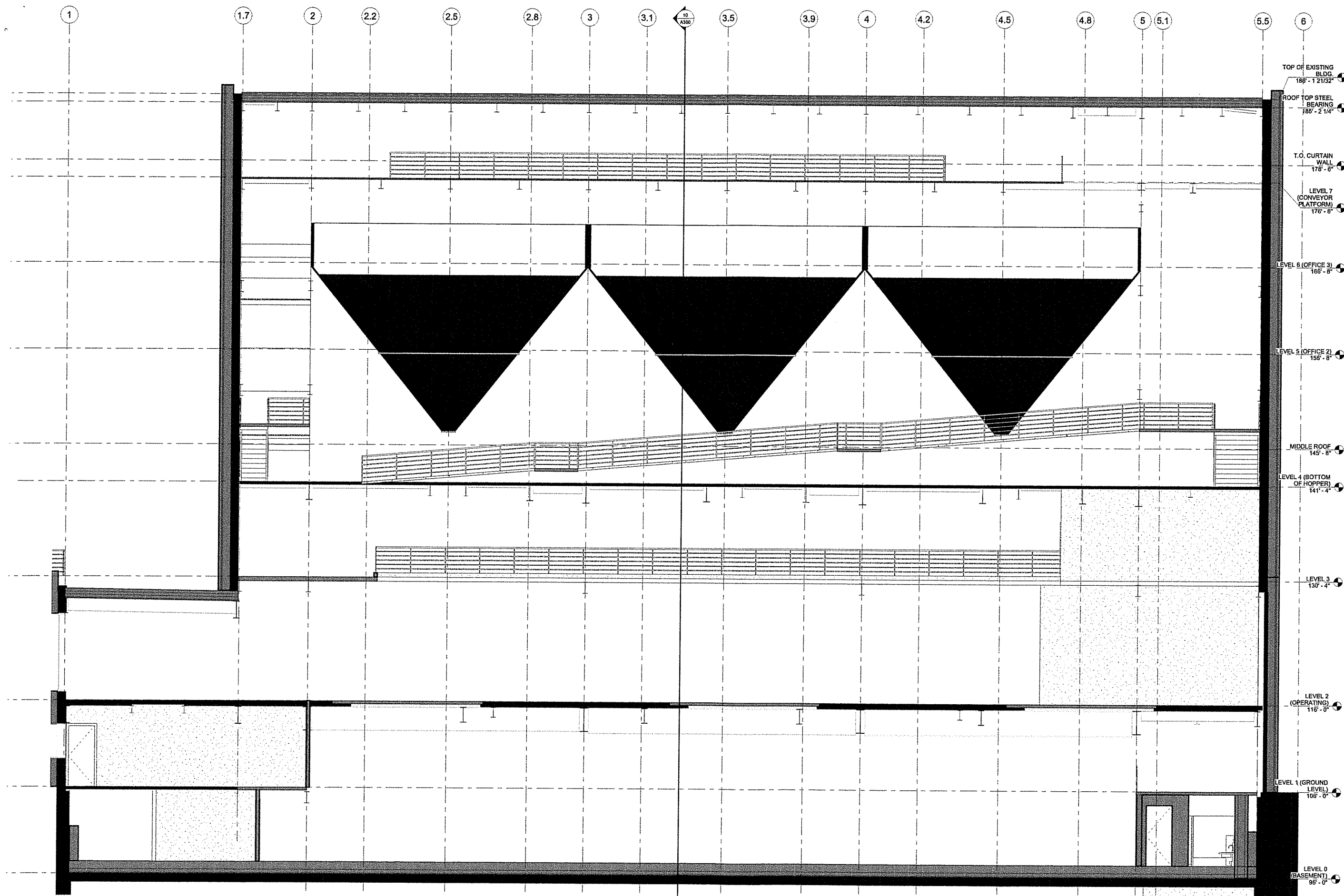
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BUILDING SECTION

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



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MORAN INC.

**DEVELOPER:**

**STRUCTURAL & CIVIL  
ENGINEER:**  
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BUILDING SECTION

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## 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, November 10, 2015, 3:00 p.m. Conference Room 12, City Hall, 149 Church Street, Burlington, VT

**Present:** Ron Wanamaker (Vice Chair), Steve Offenhartz, Sean McKenzie, Chris Alley, Jeremy Gates, Phil Hammerslough.

**Staff present:** Mary O'Neil, Scott Gustin

**Absent:** Matt Bushey, Chair.

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

**1. 16-0475CA; 100 Deforest Street (RL, Ward 6S) David Weinstein and Erin Hanley**

Modifications to dwelling including enclosing foyer, addition of skylight, add finished area in garage, replace windows, doors, and other improvements.  
(Project Manager, Mary O'Neil)

**Motion** by Jeremy Gates: I move we accept the planned vestibule as designed.

**2<sup>nd</sup>** – Steve Offenhartz

**Vote 4-0.** (Sean McKenzie recused, Phil Hammerslough arrived late and did not vote.)

**Motion carries.**

#### Session II – 3:30-4:30 p.m.

**2. 16-0507SP; 475 Lake Street (UR/DW-PT, Ward 3C) City of Burlington**

Renovation of, and addition to, vacant Moran plant with associated site improvements.

(Project Manager, Scott Gustin)

This item was a sketch plan review only. No action was taken.