

Burlington Design Advisory Board

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Burlington, VT 05401
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Matthew Bushey
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Vacant
Jay White, Alt.
Kathleen Ryan, Alt.



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

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

Zoom:

<https://us02web.zoom.us/j/89180292283?pwd=MFRHcGtTSmlGU0daZGNzdnFieXJSZz09>

Password: 127371

Webinar ID: 891 8029 2283

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Agenda

Session I – 3:00 PM – 3:30 PM

ZP-21-457; 43 Adams Court (RL, Ward 6S) Jake Pill

Rebuild north facing dormer and add south facing dormer. Rebuild back deck and stairs. Remove one parking space from the existing site plan. Remove false chimney (Project Manager, Mary O'Neil)

Session II – 3:30 PM – 4:00 PM

ZP-21-614; 77-87 Pearl Street (FD6, Ward 3C) Hinsdale Properties

Demolish barn structure and return to green space. (Project Manager, Mary O'Neil)

Session III – 4:00-4:30

ZP-21-639; 48-50 Greene Street (RM, Ward 2C) Lee Bissonette

Repair fire escape (Project Manager Mary O'Neil)

Non-Discrimination

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Department of Permitting and Inspections

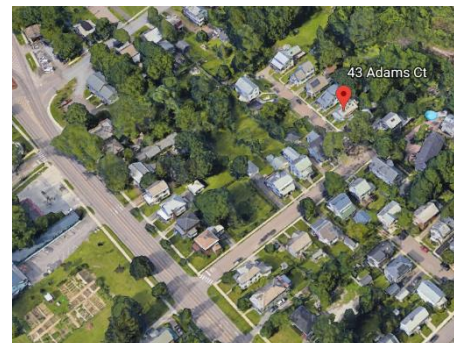
Zoning Division
645 Pine Street
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Phone: (802) 865-7188
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-457, 43 Adams Court
Date: July 13, 2021, **September 14, 2021**



File: ZP21-457 OG
Location: 43 Adams Court
Zone: RL **Ward:** 6S
Parking District: Neighborhood Parking District
Date application accepted: May 25, 2021
Revised Plans uploaded: August 15, 2021
Applicant/ Owner: Jake Pill

Request: Rebuild north facing dormer and add south facing dormer with 7' ceiling height, rebuild back deck and stairs to code, request for a one space parking waiver for the total number of spaces to 3; remove false chimney.

Background:

- **Zoning Permit 21-0312CA;** Remove chimney and rebuild above roofline; add roof window; replace front windows to meet egress; add window to east facing dormer, install heat pump. Property remains a duplex as permitted under ZP83-057. October 2020.
- **Non-applicability of Zoning Permit Requirements 12-0501NA;** relace existing rolled roofing with new rolled roofing. October 2011.
- **Zoning Permit 02-060;** construction of a rear deck, approximately 9.5' x 6' for the existing single family home. August 2001.
- **Zoning Permit 96-195;** installation of a 4 x 8 gazebo in the rear yard of the existing single family home. Proposal includes



installation of 3 skylights, bay window and relocation of an existing window and construction of an 8.5' x 8' open rear deck. October 1995.

- **Zoning Permit 83-057**; convert single family dwelling to duplex. Add parking and entrance. March 1983.
- **Zoning Permit 81-475**; add dormer on north side of roof with 2 windows. May 1981.
- **Zoning Permit n.n.**; relocate the existing garage 20' forward from the present location and to within 3' of the north boundary line. Approved December 1971.

Overview:

43 Adams Court (house and garage) were constructed c. 1926 in a vernacular Craftsman style. A 1983 permit converted the use to a duplex (although the owner used the property as a single family home for a period of time after issuance of the permit.) The duplex use was confirmed under ZP21-0312CA, October 2020. The house was listed on the Vermont State Register in July 2005.

From submitted photographs, it appears that the second story front windows have been replaced (21-0312CA), however do not match the visual characteristics of the original windows. That permit has not received a Certificate of Occupancy.

Revised plans were received August 15, 2021; a collection of three options for raising the roof.

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 project will not impact natural features of the site. The majority of the work is to add large dormers on the residence, rebuild a rear deck and remove a chimney.

(b) Topographical Alterations:

No topographical alterations are included with this application.

(c)Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

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

(f) Brownfield Sites:

This parcel is not listed on the Vermont DEC list of identified Brownfields.

(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.

A partial roof cover is illustrated over the rear staircase, which may in fact be a requirement for a rental property. **A roof extension is now illustrated over the rear, second story entrance door.**

(h) Building Location and Orientation:

There is no proposed change to the building's location or orientation.

(i) Vehicular Access:

There is no proposed change to the existing vehicular access. It will remain as an existing driveway from Adams Court.

(j) Pedestrian Access:



The front entrance is immediately accessible to a walkway connecting to the public sidewalk.

(k) Accessibility for the Handicapped:

Accessibility requirements are under the jurisdiction of the building inspector.

(l) Parking and Circulation:

The applicant is requesting a one-space parking waiver for the existing duplex; reducing on-site parking from 4 to three. See the proposed site plan.

(m) Landscaping and Fences:

There is no landscaping plan accompanying this application.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

There is no information within the submission about new light fixtures. If new lighting is proposed, fixture information, location and illumination levels shall be submitted for staff review.

(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.

Utility connections and mechanical equipment shall be provided on building elevations and the site plan as appropriate. **Plan SK-46 illustrates a wall-hung condensing unit mounted on the rear of the structure; acceptable as it is not visible from the public right-of-way.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

43 Adams Court is among a group of modest Craftsman style bungalows constructed in the 1920s on Adams Court. Two of them have already seen oversized rear additions, completed under different regulations and likely before the street was listed on the Vermont State Register in 2005. The tendency to pop the roof and create either an oversized addition or roof wings on these characteristically small residences negatively affect the historic integrity of the structure; oftentimes at the expense of its inherent design. The proposed **vertical addition on all three plans**



remain out of scale with the existing structure; their height and additional roof mass disruptive to the very distinctive and modest architecture.

2. Roofs and Rooflines.

The over-roof dormers appear as gable front from the street, but are in fact a “saddle” atop the existing structure.

3. Building Openings

Paired double hung windows are proposed, with the exception of an existing awning window in an easterly elevation. The windows inserted in the primary façade, second story are NOT compatible with the existing architecture, and should visibly replicate the original windows (paired double hung), even if they operate differently than the originals to meet life safety requirements. The windows will need to be modified to be compliant with the permit issued in October 2020.

(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 2nd story replacement windows are clearly unsympathetic with the existing Craftsman style home. The proposed dormers contradict Preservation Brief #14 relative to additions on historic structures, in that they fail to be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The saddle-type placement of options B & C, on top of the existing ridge and extending on both the north and south sides of the dwelling overpower the original structure and mar its integrity. To a more

extreme degree, Option C completely obliterates the original roofline and alters the physical characteristics of the building.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The applicant has provided information about cedar shingles and a standing seam metal roof. The existing house has shingles. Standing seam is acceptable for new construction.

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.

There is no information that consultation with an architectural historian has been included with this application.

(f) Reduce energy utilization:

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Development shall only occur subject to conformance with building and life safety code as defined by the Building inspector.

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.

43 Adams Court was included with other properties on Adams Street, Adams Court, Clymer Street, Hoover Street, Ludwig Crescent, Perotta Place and Redstone Terrace listed on the Vermont State Register of Historic Places by the Vermont Advisory Council for Historic Preservation in July 2005.

(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 dwelling unit; although now converted to a duplex, the use remains residential.

The desire to expand roof height and to remove an original chimney are alterations that change the features, spaces and spatial relationships of the property.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the property will be negatively affected by the addition of the large dual dormer that exceeds the height of the existing ridgeline. Any replacement windows need to be sympathetic and compatible with the existing Craftsman-inspired dwelling.

Removal of original chimneys has been repeated and consistently denied on historic structures. Approval has been allowed for removal and rebuild above the roofline to maintain the character of the building. Although the chimney was approved for removal under ZP21-0312CA, it was conditioned that it be rebuilt above the ridgeline to maintain the visual characteristics of the listed historic property. Wholesale removal of original chimneys has not been permitted under this ordinance.

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 dormers are out-of-scale and inconsistent with this historic property.

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

The small northerly dormer is typical of modest alterations to these 1920s properties, has retained significance in its own right and may be retained.

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

Craftsman inspired structures are typically smaller in scale, with low pitched gable roofs and exposed rafter tails (seen on the partial width front porch.) Dormers are usually gabled or shed (with a similar low pitch), and never exceeding the height of the ridgeline. The shingled siding is consistent with the style, **although the applicant has now suggested cedar clapboard siding as a preferred sheathing.** The proposed alterations **in scale and massing** significantly alter the historic character of the property, negatively affecting its architectural integrity.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The replacement rear stairs and deck are understandable alterations. The remainder of the proposal eliminates an original character defining feature (chimney) and alters the characteristic roofline (dormer addition **or overall vertical expansion**) that are ultimately born from renovation and not repair.

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.*

While no chemical treatments are proposed, the wholesale removal of the chimney is an extreme physical treatment that removes a component of the historic home.

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

There are no identified archaeological resources on this parcel.

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.*

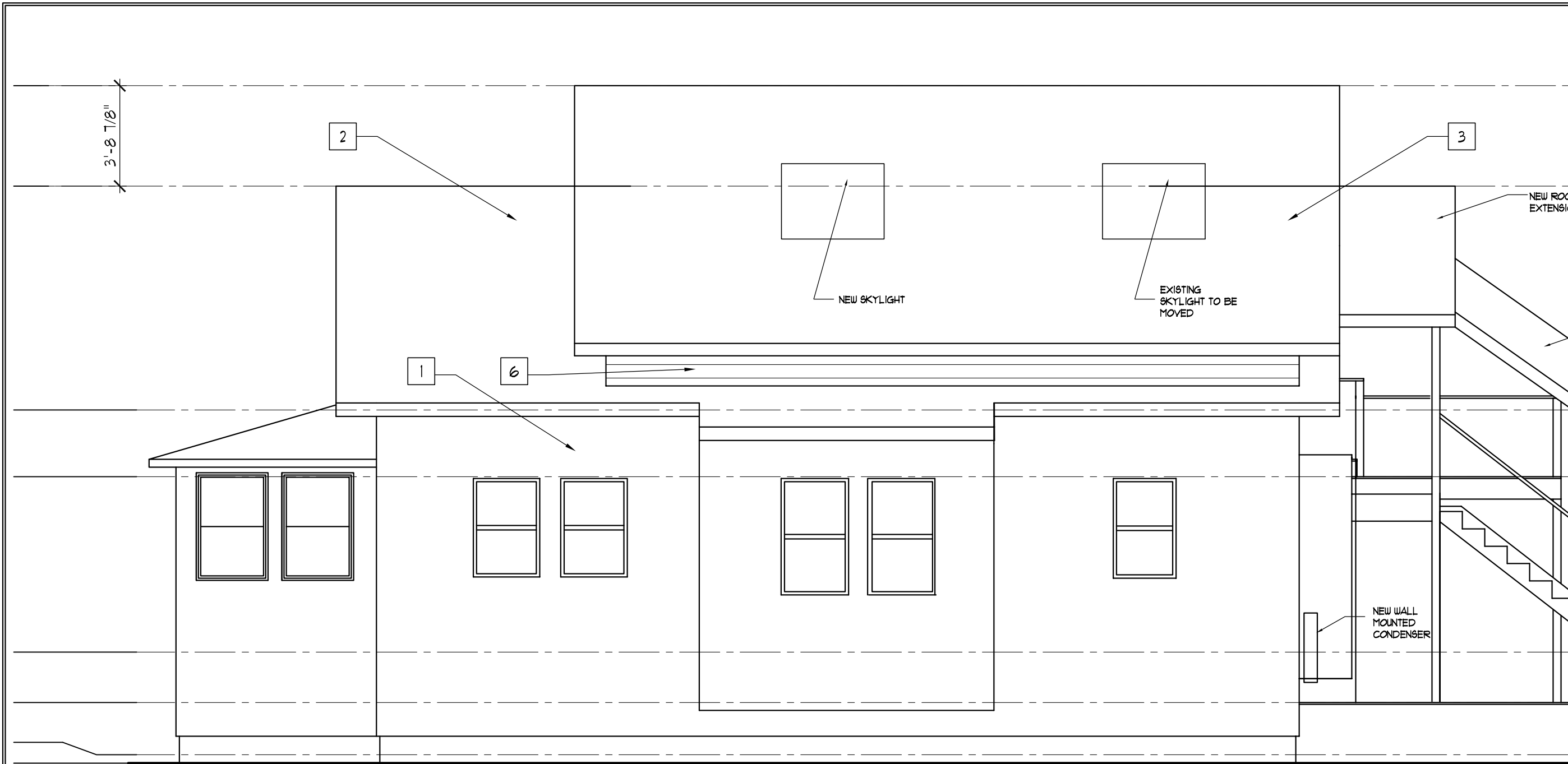
The rear deck and replacement stairway are acceptable alterations. The enlarged dormers and chimney removal are both contrary to this standard.

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.

It may be possible to reconstruct the roof to its original state if the dormers and chimney are removed, if photo documentation preserves the original appearance and scale.

Items for the Board's consideration:

1. The removal of the chimney and the erection of a connected saddle dormer over the ridgeline of 43 Adams Court **or wholesale structural vertical expansion** will alter the spaces and spatial relationships of the structure, negatively impacting the historic integrity of the dwelling.
2. Any replacement sash shall visually replicate the original windows, even if they may operate differently than the originals. The single sash casements obvious in the application materials lack the visual characteristics of the originals **and are inconsistent with the approval issued in October 2020.**
3. If new lighting is proposed, fixture information, location and illumination levels shall be submitted for staff review.
4. **As discussed at the DRB meeting July 13, 2021, staff would recommend a rear addition to expand the second unit rather than a "pop top" addition to preserve the characteristics of the existing bungalow.**
5. The DAB may opine on the request for a one-space parking waiver.



ELEVATION KEYNOTES:

- | | |
|---|--------------------------------------|
| 1 | EXISTING SHINGLES |
| 2 | EXISTING ASPHALT ROOFING |
| 3 | STANDING SEAM 16" GRAY METAL ROOF |
| 4 | ANDERSON 400 SERIES, CASEMENT WINDOW |
| 5 | WOOD TRIM, TO MATCH EXISTING |
| 6 | NEW NATURAL CEDAR CLAPBOARD |

Drawing: South Elevation

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

Date 05.21.2021

Revisions

05.21.21	For Zoning Permit
08.16.21	For Zoning Permit revised

pill-maharam architects

Jake Pill
43 Adams CT

PMA



- Drawing: North Elevation

pill-maharam architects

Jake Pill
43 Adams CT

Revisions	
05.21.21	For Zoning Permit
08.16.21	For Zoning Permit revised



ELEVATION KEYNOTES:

- | | |
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Drawing: West Elevation

pill-maharam architects

Pma

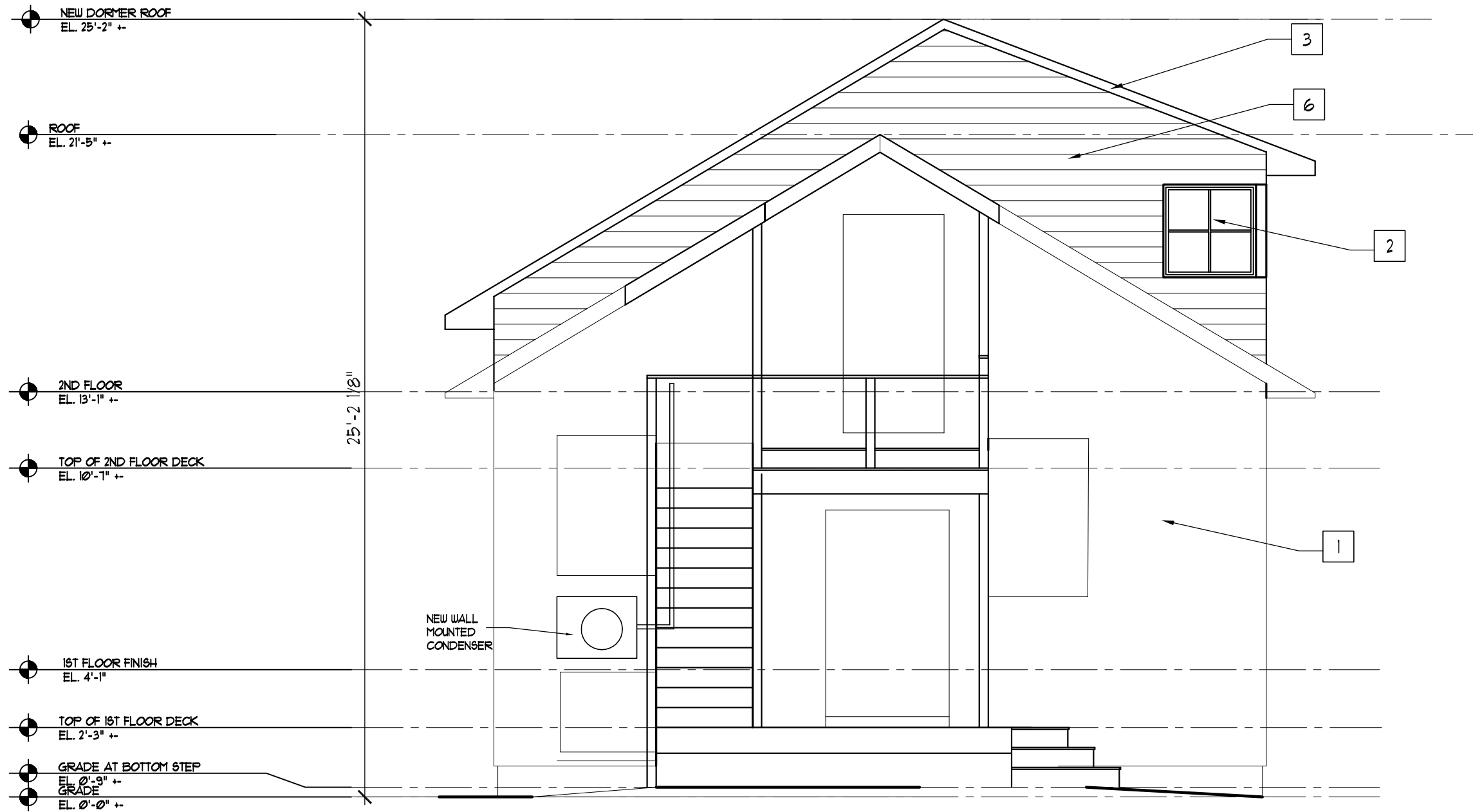
Jake Pill
43 Adams CT

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

Date 05/21/2021

Revisions

05/21/21	For Zoning Permit
08/16/21	For Zoning Permit revised



ELEVATION KEYNOTES:

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Drawing: East Elevation

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

Date 05/21/2021

Revisions

05/21/21	For Zoning Permit
08/16/21	For Zoning Permit revised

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Jake Pill
43 Adams CT

PMA



ELEVATION KEYNOTES:

- | | |
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Drawing: West Elevation

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

Date 05/21/2021

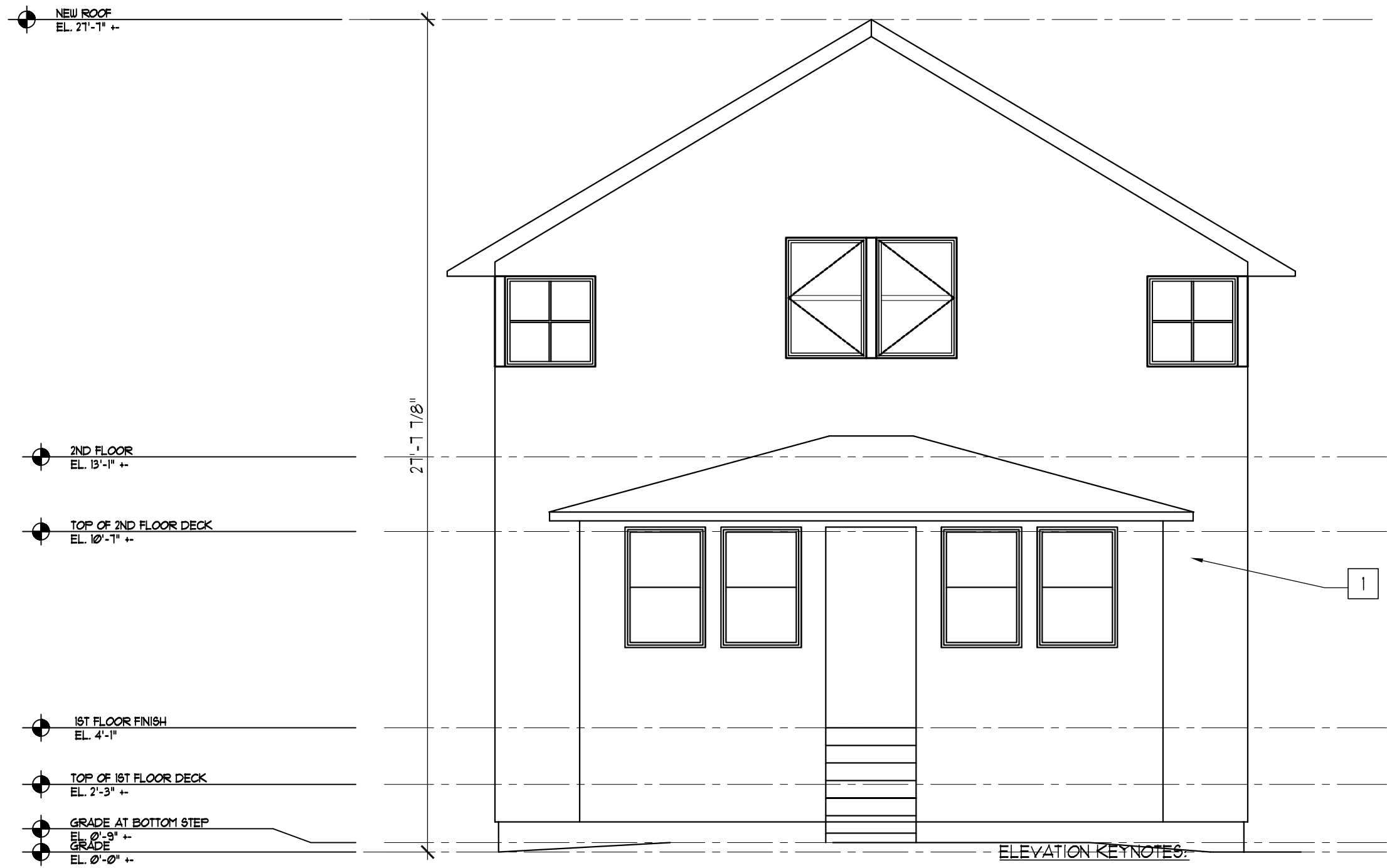
Revisions

05/21/21	For Zoning Permit
08/16/21	For Zoning Permit revised

pill-maharam architects

Pma

Jake Pill
43 Adams CT



ELEVATION KEYNOTES:

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Drawing: West Elevation

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

Revisions

05.21.21	For Zoning Permit
08.16.21	For Zoning Permit revised

Jake Pill
43 Adams CT

Pma
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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: 77-87 Pearl Street (6 Pine Street) ZP21-614
Date: September 14, 2021

File: ZP21-614

Location: 77-87 Pearl Street (fka 6 Pine Street)

Zone: FD6 **Ward:** 3C

Parking District: Multi-Modal Mixed Use

Date application accepted: August 12, 2021

Applicant/ Owner: Jacob Hinsdale

Request: Demolish carriage barn and return to green space. Structure is listed on the Vermont State Register of Historic Resources.

Background:

77-87 Pearl Street (this includes multiple connected commercial buildings fronting Pearl Street, and a residential duplex fronting Pine Street.)

- **Zoning Permit 21-0745CA;** removing 2 sections of brickwork to install windows. Approved March 2021.
- **Zoning Permit 21-0028CA;** Increase unit count from 5 to 9 residential units; project includes a 3 space parking waiver request. September 2020.
- **Non-Applicability of Zoning Permit Requirements 18-0392NA;** window sign <25% window area. October 2017.
- **Zoning Permit 18-0380SN;** projecting sign. Application withdrawn October 2017.
- **Zoning Permit 18-0270CA;** install rooftop decking with steel railings; remove and replace exterior rooftop decking; repair siding; replace windows. September 2017.



- **Zoning Permit 18-0119CA**; install kitchen hood ventilation system and roof vent. August 2017.
- **Zoning Permit 18-0070SN**; new illuminated parallel sign for Fetch the Leash. July 2017.
- **Zoning Permit 17-1085CA**; change of use from diner to dog training facility. June 2017.
- **Zoning Permit 17-1118CA**; change of use from deli/take out restaurant (former Radio Deli) to restaurant with seating. May 2017.
- **Zoning Permit 17-1014CA**; install transom window in original location. May 2017.
- **Zoning Permit 16-0707CA/CU**; demolish barn structure and replace with parking. **Application withdrawn** May 2016.
- Non-applicability of Zoning Permit Requirements 15-0949NA; repair and replace fascia on east and south side of (Pearl St.) building. April 2015.
- Non-applicability of Zoning Permit Requirements 15-0792NA; replace and repair damaged and rotten trim and window sills on exterior store fronts. February 2015.
- Non-applicability of Zoning Permit Requirements 12-0880NA; painting of mural on west side of building. March 2012.
- Zoning Permit 09-955CA; remove 2 roof additions (Pearl St.), strip and re-sheath existing rooftop structure and enclosed stairway with cementitious clapboard; install rubber roofing system to flat roofs, asphalt shingle roof on penthouse. Remove and reconstruct existing decorative cornice to match existing. Building 10' x 10' and 10' x 15' roof decks with railing. June 2009.
- Zoning Permit 09-541CA; remove existing mixed asphalt and slate roof shingles and replace with asphalt shingles on apartment house at 6 Pine Street. Carriage barn is NOT included within this permit approval. February 2009.
- Zoning Permit 01-294; two non-illuminated parallel signs of painted/enamelled metal, one on Pearl Street frontage and one on Pine Street. Includes gooseneck down lighting fixtures. January 2001.
- Zoning Permit 01-228, refurbish existing corner grocery store with a deli component exterior façade. Uncover blocked windows and paneling to restore original design and opening. No change in use or massing. November 2000.
- Zoning Permit application to change use to add deli and cook area. Application withdrawn March 1999.
- Zoning Permit 91-121; install awning with sign on front for Leonardo's Pizza (83 Pearl.) October 1990.
- Zoning Permit 91-013; change of use to restaurant (83 Pearl.) July 1990.
- Zoning Permit 87-741; change of use to allow for used furniture sales. Formerly a ceramic shop. March 1988.

- Zoning Permit 81-205; erect stockage fence 6' high. October 1980.
- Zoning Permit 81-142; construct peak roof on existing structure. Additional space will provide one additional dwelling unit. September 1980.
- Zoning Permit to convert a pet shop at 77 Pearl Street into a laundromat, install venting. April 1978.
- Zoning Permit for Giroux Sign Screen Print to sell and make signs at 87 Pearl Street, formerly the Pet Shop. November 1977.
- Zoning Permit to convert a storage use at 85 Pearl into an amusement arcade. September 1975.

6 Pine Street

- **Zoning Permit 18-1198CA**; add basement access door on north side in alleyway, no increase in living space. (Duplex.) July 2018.
- **Zoning Permit 79-36** (? illegible); move Plateau Club from present location to 6 Pine Street duplex. No exterior or structural changes. February 1979. [Owner Clark Hinsdale.]

Overview: This is a second application to demolish a Vermont State-register listed historic barn from the rear of 77-87 Pearl Street. The 2016 application was withdrawn. Formerly known as 6 Pine Street, the building was constructed between 1885- 1890 as a carriage barn in the Tudor/Stick-Style. The building is individually listed on the Vermont State Register of Historic Resources; therefore Section 5.4.8 (b) and (d) apply.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There are no identified natural features on site.

(b) Topographical Alterations:

Other than grading post demolition, no topographical alterations are proposed.

(c)Protection of Important Public Views:

There are no protected public views across the site. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

Not applicable.

(f) Brownfield Sites:

This is not an identified Brownfield site on Vermont's DEC list. The area is generally known to contain "urban soils" which require special handling.

(g) Provide for nature's events:

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

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

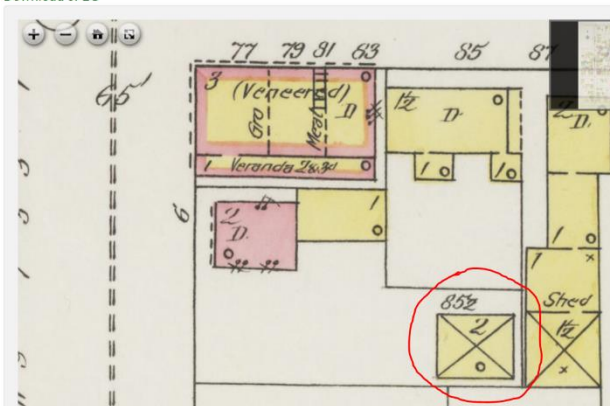
Although the site is currently covered by a building, its removal and replacement with new green space will present an opportunity to address stormwater runoff. As more than 400 sq. ft. will be disturbed, a small project erosion prevention and sediment control planned is required.

(h) Building Location and Orientation:

The building sits in its original location and orientation; set back from its associated primary structure (duplex fronting Pine Street). Its removal will alter the characteristics of the site that references the early residential character of the neighborhood, and the association the barn had with the surrounding buildings.

Burlington 1894, sheet 13

[Download JPEG](#)



conflicts with the public sidewalk.

(i) Vehicular Access:

No change to vehicular access is included within the submission. The 1981 site plan shows a limited curb cut (15'). This application does not include a scaled site plan. The driveway should not exceed the last approved plan.

(j) Pedestrian Access:

No change is proposed to the existing pedestrian access to the overall parcel. The parking access should be limited to minimize

(k) Accessibility for the Handicapped:

Not applicable.

(l) Parking and Circulation:

The parking area has been identified on a site plan since 1980. At that time, it served multiple apartments in 77-83 Pearl Street, one apartment in 6 Pine Street, and commercial use on the first floor of 6 Pine and the entire commercial space at 85-87. This application proposes the demolition of the accessory structure, which most likely served as a repository for a cutter (horse drawn sleight) and horse, with equipment and hay storage above. There is no approved parking plan that illustrates striping or the number of spaces defined. A more recent restaurant conversion identified the location of three parking spaces (2 north of, and one west of the barn.) The removal of this building is intended to provide additional green space. A site visit February 2, 2016 illustrated parking for 7 car; six in angled spaces in front of the barn, and one next to it. The submitted site plan does not account for relocation of two dumpsters which currently sit west of it.

No change to access is proposed.

(m) Landscaping and Fences:

Other than installation of green space, no further landscaping is proposed. Given the intensity of use at the site, a landscaping plan, with parking barriers is recommended to prevent parking lot “creep” onto the site if the demolition is approved.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

Not applicable.

(p) Integrate infrastructure into the design:

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

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

The application also fails to identify relocation of the two existing dumpsters (not on the 1980 approved site plan) which in themselves post a risk to the carriage barn. Other than the potential for them to be inadvertently dropped or nudged into the building, there is the potential for a literal dumpster fire which, in close proximity to the wooden structure, would be catastrophic.

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



Both current and 2016 photographs demonstrate dumpsters located in close proximity to this building. There is no site plan on file that has approved dumpsters, which are not screened and are visually unattractive as well as a potential for fire calamity for the wood frame barn. A plan will be required for the location and screening of all dumpsters and oil drums.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

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

2. Roofs and Rooflines. Not applicable.

3. Building Openings

Not applicable.

(b) Protection of Important Architectural Resources: *Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible*

for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.

(c) Protection of Important Public Views:

See Section 6.2.2. c.

(d) Provide an active and inviting street edge:

This quirky yet ornate building has enormous interest from the street front. Its removal and replacement with green space will be a notable loss to the site and neighborhood.

(e) Quality of materials:

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Submission materials do not reflect consultation with an architectural historian relative to appropriate repair, restoration or replacement activities.

(f) Reduce energy utilization:

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

The process of rehabilitating a historic facility consumes less energy than new construction. And, the energy costs of operating a rehabilitated structure vs. a new structure are effectively equal.¹

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

At present, the building is vacant but filled with refuse and discarded building materials. Two dumpsters are located under the building eaves and gable end. There is a significant threat to the

¹ As reprinted in *The Economics of Historic Preservation* Washington DC; National Trust for Historic Preservation), 1998. P 51-52.

building due to vandalism, fire, or ongoing neglect. The applicant is strongly encouraged to move the dumpsters, clean out the debris, and plan for repair and/or rehabilitation. If demolition is approved, a site plan illustrating a landscaping plan with parking barriers, and the location and method of screening for the dumpsters will be required.

Sec. 5.4.8 Historic Buildings and Sites

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

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

1. Application for Demolition.

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

A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;

The application includes a single submission of a report from Roland Van Dyck relative to the condition and structural stability of the barn. He concludes:

In summary, while imminent and/or catastrophic failure of the barn at 6 Pine Street is not yet a serious concern, the building is in a state of “progressive” decay and failure; a condition that will eventually result in the building becoming unstable. Furthermore, the building is currently unsafe for use or any form of occupancy due to the strength deficiencies of current framing elements, particularly with respect to 2nd Floor framing. The chimney, too, is an element of concern since loose and/or dislodged brick, at the top of the chimney, can present a safety hazard to anyone in close proximity to where the chimney projects up through the roof. Therefore, taking into consideration the current condition of the building as well as possible options for re-purposing the building, we feel that cost/effort required to make the building safe and functional again would likely be significant and that the effort should be weighed against the reasonable benefits for building restoration as well as possible options for building utilization.

While Mr. Van Dyck underlines structural concerns, his last sentence infers opportunities with building restoration and utilization. He does not define what specific cost or effort would be required, but defines it as “likely significant.”

It is common to reinforce structures to enhance or improve load; and deferred chimney repair should not be considered the basis for building removal.

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

The application material is absent any information relative to compliance with review standards.

C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:

Rather than economic hardship, the applicant has declared that they have no interest in investing any money in the structure. The submission lacks a feasibility report from an architect, developer or appraiser, or other person experienced in rehabilitation and adaptive reuse.

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

No claim of economic hardship has been raised.

An estimate for market value have not been submitted.

and,

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

The owner has expressed no interest in the rehabilitation of the building for residential use. When “Tiny Homes” have become the rage across the country and when young and old are returning back to urban centers, the opportunity to create a new “hip” residential unit in the core of Downtown Burlington is compelling. Within the Multi-Modal Mixed Use Parking District, there are no parking requirements. It is also likely that federal tax credits would be available toward the rehabilitation of the building as an income generating investment property. In addition to the assessment done by Van Dyck, it would be instructional to have a parallel analysis done by one familiar with structural rehabilitation toward reuse. There is nothing that suggests the applicant has explored other options than demolition. Further investigation of the building’s potential for reuse is strongly urged.

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

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;

Replacement of this notable structure with a small area of green space is not a satisfactory redevelopment plan that honors the architectural and historic qualities of this or surrounding structures. While open areas are welcome for public enjoyment and use, this small area will remain private, and likely converted to parking or dumpster storage in a zoning district that allows up to 100% lot coverage. By this standard, there is no redevelopment plan; and the proposal has a significant negative effect on the architectural and historical qualities of other structures and the character of the neighborhood around the site.

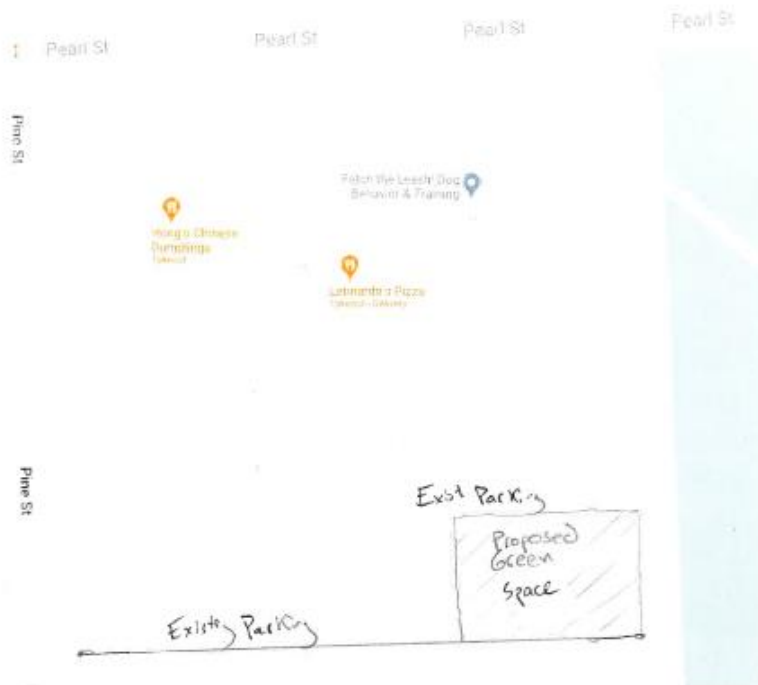
and,

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.

The submitted plan is an annotated Google image with the location of the barn identified as green space. An overall coverage calculation has not been submitted.

77-87 Pearl St. / 6 Pine St. - Site Plan

August 17th, 2021



Additional 543.25
square feet of
new green space

Total Green Space
 $24.5' \times 32' = 784$

2. Standards for Review of Demolition.

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

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

Observation shows evidence of fire damage (south elevation, boarded over), a failing chimney and soffit with holes. There are no building permits on file specifically for repair of the barn. Please refer to report by Van Dyck for assessment of structural stability and building condition, which he determines to be in “progressive failure.”



This photograph was taken for the 2016 review. Similar photographs are within the Van Dyck report.

or,

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;

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

or,

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

A small green area will have a minimal benefit to the tenants, but no marked benefit for the greater community. The building, with its unique detailing and association with the duplex immediately north of it, has greater architectural value.

*And **all** of the following:*

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

There is no mitigation of the adverse effect of removing the building within the application. To the contrary; the allowance of demolition here opens the door to further loss of additional buildings both on site and on neighboring properties. This is a “fringe” remnant of Urban Renewal; where only a few original structures remain. Development interest and redevelopment potential is high on this block within Form District 6.

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington’s architectural history;

If demolition is approved, photodocumentation of the structure should be completed to retain a record of this significant building, just as Urban Renewal photographs were compiled prior to that effort.

and,

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

The applicant proposes an immediate demolition and installation of 543 sf of green space. There is no identification of the location for relocated dumpsters on the submitted site plan.

No replacement structure is proposed. A small green space will not measurably enhance the architectural character of the immediate area, neighborhood or district.

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

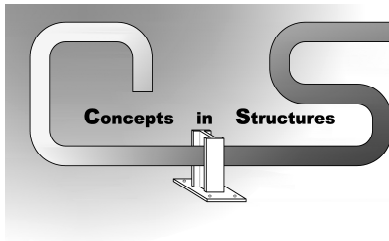
There has been no such deed restriction proffered.

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

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

If approved by the DRB, the applicant is encouraged to offer the building for relocation; absent that, a requirement to deconstruct using the safest method possible, minimizing exposure to lead

paint and any other potential public safety issue. What material may be salvaged is encouraged for sale or reuse.

**CiS**

1 Main St, Suite 310
Union Station Bldg
Burlington, VT 05401
Phone: 802-540-3030
Fax: 802-540-3030
rvandyk@gmavt.net

August 6, 2021
CiS No.: 21101b

Mr. Jacob Hinsdale
Hinsdale Properties
294 N Winooski Ave
Burlington, VT 05401

Re: **Building Inspection & Structural Evaluation**
Property Located At: 6 Pine Street - Burlington VT

To Whom It May Concern:

At the request of Mr. Jacob Hinsdale of Hinsdale Properties, CiS inspected exposed and accessible elements of the barn-like structure located at 6 Pine Street in Burlington VT (PHOTOS 1 & 2). The purpose of the July 6, 2021 inspection was to: observe and document the existing structure, assess the condition of the structure, evaluate (analyze) structural framing to determine compliance/non-compliance to structural requirements of the Building Code and determine whether the building is safe, sound and stable.

The “barn” is a two story, wood framed structure supported on, what appears to be, a stone foundation system (NOTE: top of stone foundation is buried and appears to be located approximately 6” or more below grade). The wood framed superstructure has a slate roof and appears to be in fair to poor condition with evidence of roof and floor damage caused by a past fire.

The following is a brief summary of CiS observations and our subsequent evaluation.

1. Wood framed walls bear on a foundation that appears to be 6” or more below grade. Wood components (mudsill, studs, sheathing, etc.) that are at or below grade show signs of decay and deterioration (PHOTOS 3 & 4).
2. There is a significant sag in the roof ridge and visible “swales” in the roof plane on either side of the ridge (PHOTO 1); both sag and swales seem to indicate excessive deformation of roof framing elements.
3. There is a sag in the second floor which appears to indicate that floor framing elements are undersized for current use.
4. There are holes in both the roof (south-east corner -PHOTO 1) and in the second floor (east end -PHOTO 5) where a past fire damaged the structure (rafters, roof sheathing, floor joists and floor sheathing – PHOTOS 6 & 7).
5. The brick chimney is in a state of deterioration and it appears that several bricks have been dislodged (PHOTO 8), most likely having fallen to the ground below.
6. An analysis of the roof framing indicates that stresses in roof framing elements (rafters) may be as much as 10% over the allowable for strength requirements and that element “stiffness” may be as much as 200% “under” the stiffness suggested by the current Building Code. Values above are based on the design snow load for Burlington VT (i.e., 30 psf snow load on a pitched slate roof).
7. An Analysis of 2nd Floor framing indicates that stresses in floor framing elements (joists) are likely over the allowable values by as much as 400% when current load requirements are applied (40 psf for residential floor loading). The “stiffness” of floor framing elements is more than 500% “below” that suggested by the Code for typical residential floor loading (i.e., a deflection of between 6” and 8” can be expected if/when floor is subjected to loading suggested by the Code).

Based on the above observations and our analysis, it is our opinion that the building at 6 Pine Street, in its current condition, is unsuitable and unsafe for any viable purpose (including storage) and that further deterioration of roof framing elements and/or additional wood decay at the base of the stud walls will likely result in building instability in the near future (if left “as-is”), possibly within the next 5+ years. It is also our opinion that the effort and cost to salvage and re-purpose the building will/would be significant if the building is to be upgraded to current standards and into compliance with current building Code requirements.

“Structural” upgrades would likely include, but not be limited to;

- a. Temporarily lifting the building to permit repair to/re-construction of the existing foundation system to ensure that

Concept to Structure!!

- wood elements are elevated sufficiently above grade to minimize/eliminate wood decay at the base of the walls.
- b. Repair/replacement of decayed wood framing at the base of the building.
- c. Reinforcement/replacement of existing roof framing to increase stiffness and strength to meet current Code requirements.
- d. Reinforcement/replacement of existing 2nd Floor framing to increase stiffness and strength to meet current Code requirements.
- e. Repair/re-construction of the chimney to stabilize the brick.

These structural upgrades would be “in addition to” other upgrades that may be required to bring the building up to current standards for construction and/or into compliance with the current Code. Upgrades such as; re-construction of the stair to 2nd Floor, replacement of all windows and doors, replacement of decayed wood elements (trim, window/door jambs and headers, etc.), installation of roof and wall insulation, etc..

In summary, while imminent and/or catastrophic failure of the barn at 6 Pine Street is not yet a serious concern, the building is in a state of “progressive” decay and failure; a condition that will eventually result in the building becoming unstable. Furthermore, the building is currently unsafe for use or any form of occupancy due to the strength deficiencies of current framing elements, particularly with respect to 2nd Floor framing. The chimney, too, is an element of concern since loose and/or dislodged brick, at the top of the chimney, can present a safety hazard to anyone in close proximity to where the chimney projects up through the roof. Therefore, taking into consideration the current condition of the building as well as possible options for re-purposing the building, we feel that cost/effort required to make the building safe and functional again would likely be significant and that the effort should be weighed against the reasonable benefits for building restoration as well as possible options for building utilization.

Please note that opinions and/or conclusions provided hereunder are based on a review of “best available information” at the time of the inspection and that they are subject to further review and/or revision should additional information become available.

CiS appreciates having had the opportunity to assist you with this inspection/assessment and we hope that you will keep us in mind if we can be of assistance at some future date.

Respectfully submitted,



Roland VanDyk, P.E.



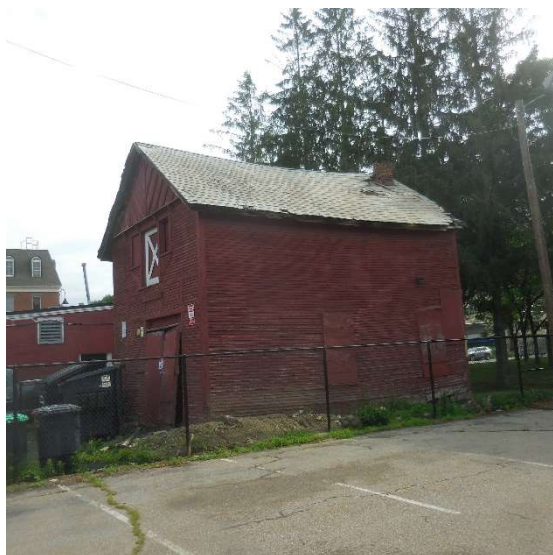


PHOTO 1: South-West Corner - Note ridge sag, swale in roof plane and hole in roof near chimney



PHOTO 2: North-East Corner - Note deteriorated siding along bottom of structure



PHOTO 3: North Side – Top of stone foundation. Note wood decay at base of building



PHOTO 4: North-East Corner – Note wood decay at base of building



PHOTO 5: South-East Corner (2nd Floor) - Note hole in floor near chimney



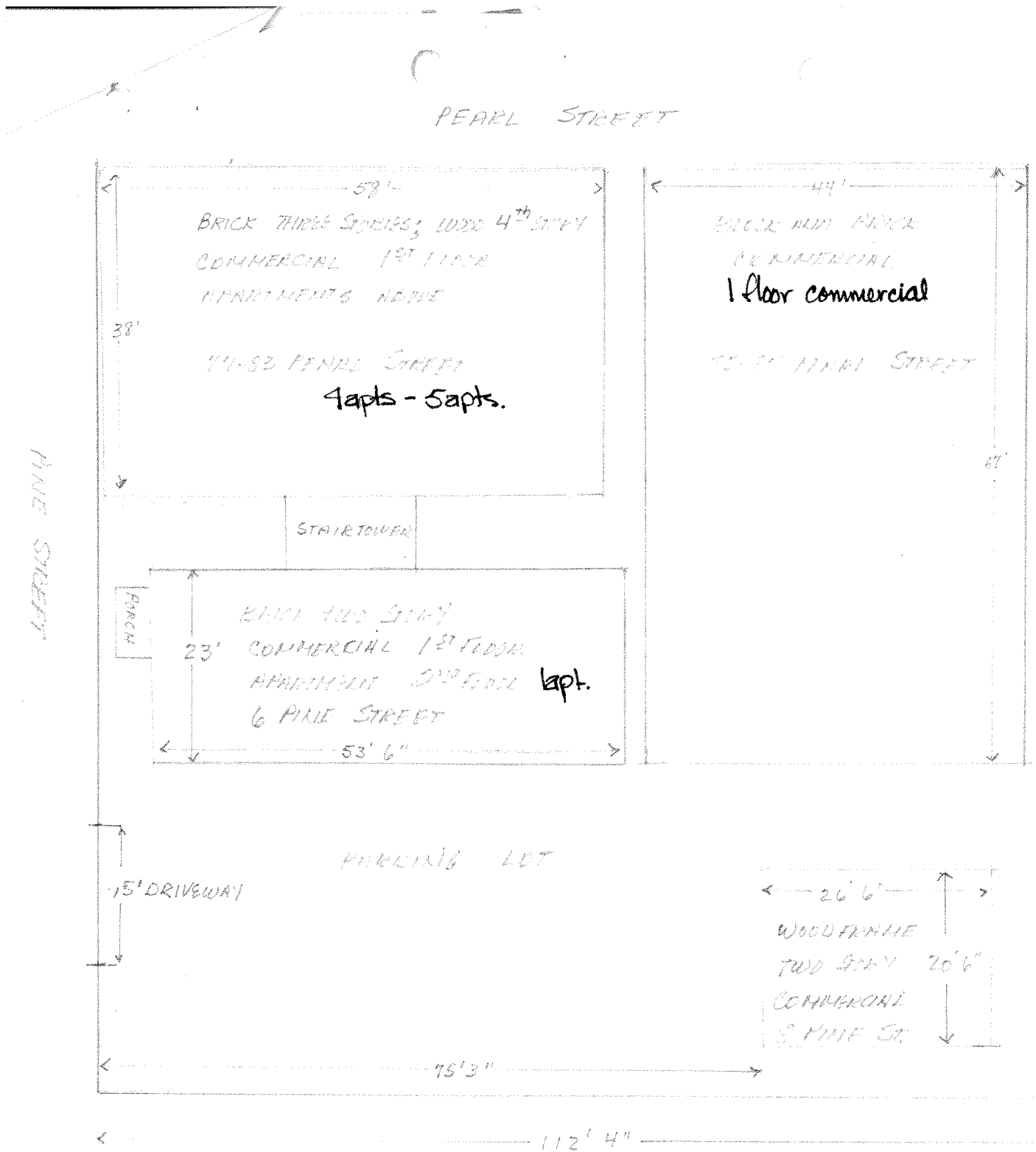
PHOTO 6: South-East Corner - Note charred framing at bottom of 2nd Floor framing



PHOTO 7: South-East Corner - Note charred framing at bottom of 2nd Floor framing



PHOTO 8: South-East Corner - Note loose & missing brick at top of chimney



36x70 P.

SITE PLAN

CORNER OF PEARL ST & PINE ST, EUGENESIDE

LOT SIZE 112' 4" X 105' 6"

CLARK W. HINSDALE JR, OWNER
SEPTEMBER 4, 1950.

219
1948 6914
2204 2520
1086

SCALE : ONE SQUARE EQUALS FOUR FEET

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

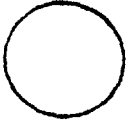
COUNTY: Chittenden	SURVEY NUMBER: 6 Pine St.
TOWN: Burlington	NEGATIVE FILE NUMBER: 77-A-191
LOCATION: garage on 6 Pine St. property	UTM REFERENCES: Zone/Easting/Northing
COMMON NAME:	U.S.G.S. QUAD. MAP:
FUNCTIONAL TYPE: garage-barn	PRESENT FORMAL NAME:
OWNER: ADDRESS:	ORIGINAL FORMAL NAME:
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐	PRESENT USE: garage
LEVEL OF SIGNIFICANCE: Local ☒ State ☐ National ☐	ORIGINAL USE: barn (carriage)
GENERAL DESCRIPTION: Structural System	ARCHITECT/ENGINEER:
1. Foundation: Stone ☐ Brick ☐ Concrete ☐ Concrete Block ☐	BUILDER/CONTRACTOR:
2. Wall Structure	PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☐ Fair ☒ Poor ☐
a. Wood Frame: Post & Beam ☐ Balloon ☐	THEME:
b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐	STYLE: stick style (Queen Anne)
c. Iron ☐ d. Steel ☐ e. Other:	DATE BUILT: ca. 1885
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:	
4. Roof Structure	
a. Truss: Wood ☐ Iron ☐ Steel ☐ Concrete ☐	
b. Other:	
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:	
6. Engineering Structure:	
7. Other:	
Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☐ Other:	
Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:	
Number of Stories: 2	
Number of Bays: 1 x 2	Entrance Location: off center
Approximate Dimensions: 15 x 18	
THREAT TO STRUCTURE: No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:	LOCAL ATTITUDES: Positive ☐ Negative ☐ Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

The gable end faces the street. Gable is pedimented and embellished with angled boards. Below this is a door to the upper level which is embellished with criss-crossed boards and flanked by 2 windows. More stick work consisting of vertical boards between horizontal boards decorates the space above the main door. Curved wood pieces connect the small windows to the upper level door and give the building a tudor flavor which sets it apart from the usual stick work of the period.

RELATED STRUCTURES: (Describe)**STATEMENT OF SIGNIFICANCE:**

This is one of the nicest barns on the street, and for that matter in the whole area. The tudor style stick work is not common and its appearance here is noteworthy.

REFERENCES:**MAP: (Indicate North In Circle)****SURROUNDING ENVIRONMENT:**

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

RECORDED BY:

Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

6/15/77

77-87 Pearl St. / 6 Pine St. – Site Plan

August 17th, 2021

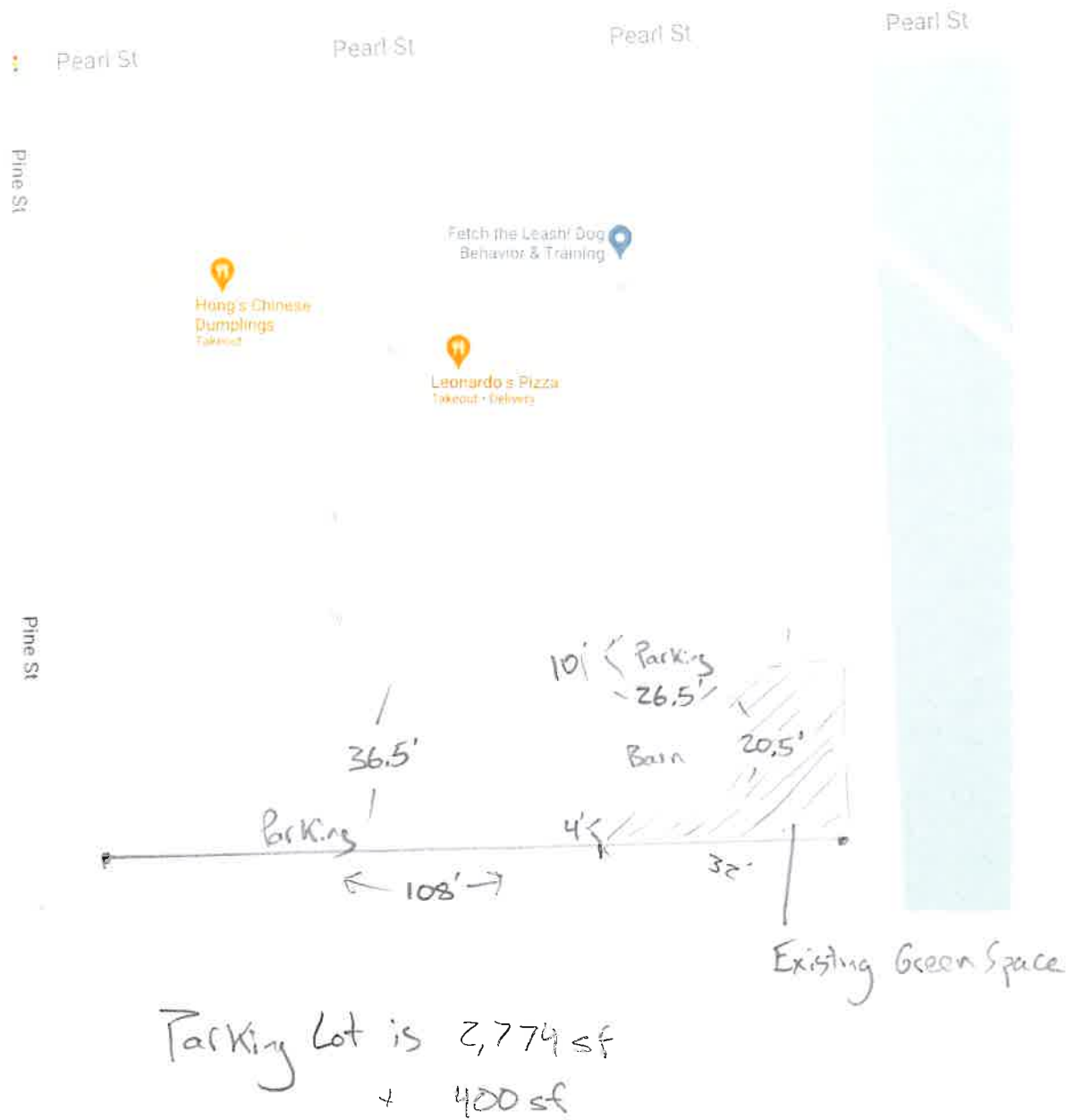


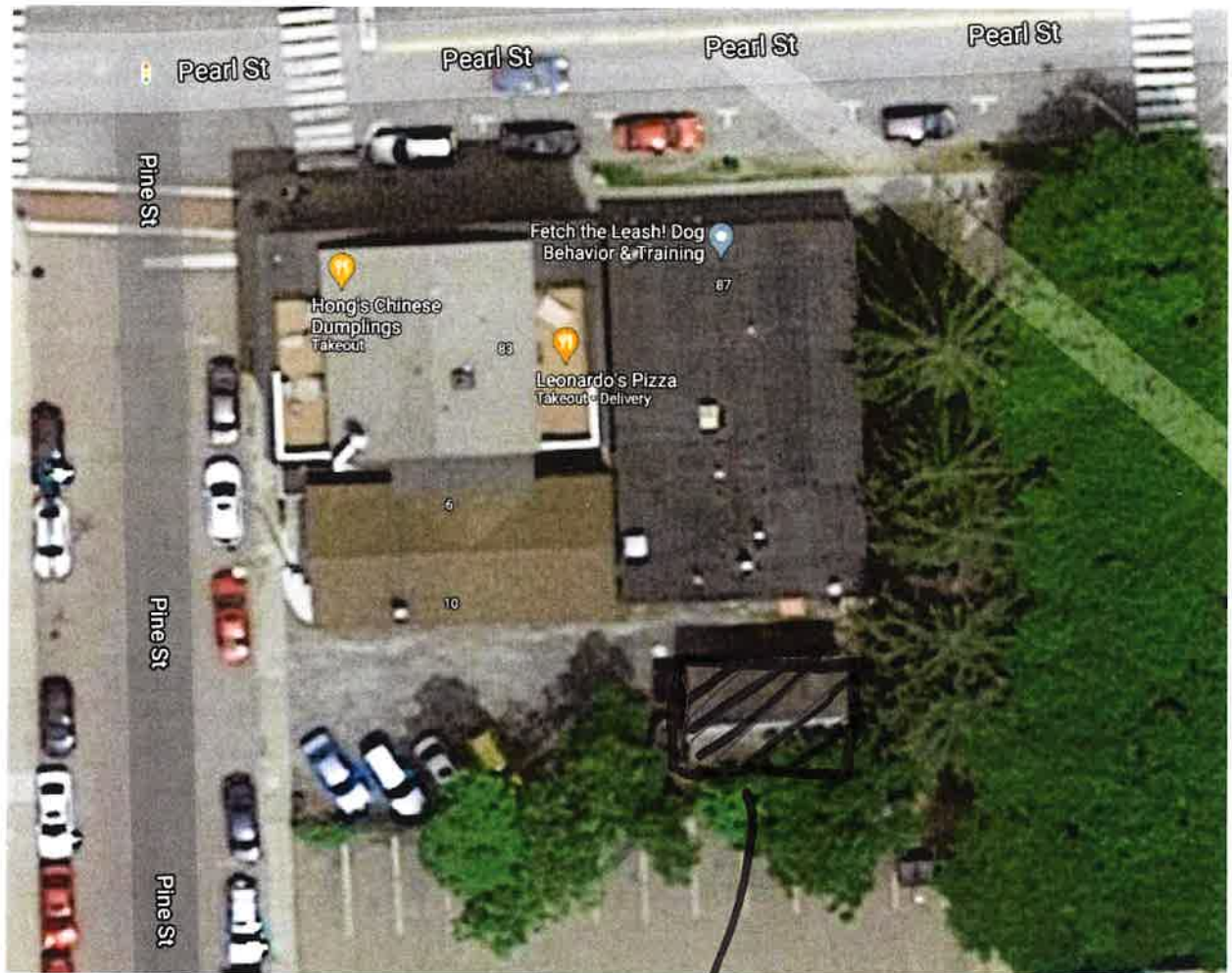
Additional 543.25
square feet of
new green space

Total Green Space
 $24.5' \times 32' = 784$

77-87 Pearl St. / 6 Pine St. – Site Plan

August 17th, 2021





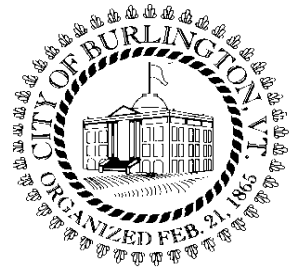
→ Existing Barn,
Proposed new
green Space



Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

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



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-639; 48-50 Greene Street
Date: September 14, 2021

File: ZP21-639
Location: 48-50 Greene Street
Zone: RM **Ward:** 2C
Parking District: Neighborhood
Date application accepted: August 31, 2021
Applicant/ Owner: Lee Bissonette
Request: "Repair of Fire Escape"
Site visit: September 8, 2021



Background:

- **Building Permit 1659;** repair the side porch on existing house. May 21, 1984.
- **Building Permit 1547;** construct fire escape (2nd means of egress) from grade to third floor. April 1984.
- **Building Permit 780099;** replace some slate and 22' of metal flashing on roof. August 1977.
- **Zoning Permit 77-167;** replace a 7' x 9' porch in the front of the house. August 1976.
- **Notice of No Zoning or Permit;** April 6, 1976.
- **Building Permit 77-167;** replace the porch deck. August 1976.
- **Notice of Violation July 1974;** Conversion of a two apartment house into a three apartment house (conversion of attic into a unit) without having obtained a zoning permit. July 1974.
- **Building Permit 24-558;** convert heating system to gas. January 1974.

Overview:

48-50 Greene Street, constructed c. 1900 is listed on the Vermont State Register of Historic Resources. Although currently used as a triplex, no permits are found on file for the conversion of a duplex to a triplex. A Notice of Violation was issued in July 1974 for the creation of a unit

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by finishing the attic, turning a duplex into a triplex. No further resolution was discovered. The original “fire escape” was constructed via building permit in 1984. This permit is an after-the-fact permit for the replacement of the exterior stairs to the third floor.

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There are no identified natural features within the application. The replacement stairs have been constructed in the same location as the 1984 stairway.



(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:

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

(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 top of the landing has no canopy, other than the roof eave. The stair, itself, is uncovered. Building code typically requires that egress stairs be covered if the steps are wooden and the building is not occupied by an owner, who could attend to ice and snow.

(h) Building Location and Orientation:

The replacement stairs appear to be in the same location as the previous.

(i) Vehicular Access:

No change. Not applicable.

(j) Pedestrian Access:

Not applicable.

(k) Accessibility for the Handicapped:

ADA access is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

No change.

(m) Landscaping and Fences:

Not applicable.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

No lighting is included within this application. Not applicable.

(p) Integrate infrastructure into the design:

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

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.

The application is an after-the-fact permit to “repair” an exterior stair originally erected in 1984. The design of the stair, which rises from the ground level to the third story has been altered by the addition of a support column between the first floor porch and the third floor landing. The contractor has carried the weight of the upper deck landing down onto an iron plinth, mounted through the

second floor porch roof, continuing to a porch mounted iron-angle. The design is awkward on this historic



structure; may overly burden the first floor porch deck (the porch lattice shows deflection) and hinders escape from the second floor turret window.





Part 3: Architectural Design Standards Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The egress stair replaces another installed in 1984. In that manner, the visually intrusion is similar. The earlier stair did not have the additional porch support which is obtrusive and especially visible from the public right-of-way.

2. Roofs and Rooflines.

Current building code may require a roof cover over the stairs if the building owner does not live at the dwelling. No roof cover was included in this reconstruction.

The piercing of the porch roof introduces an opening in the building envelope that will

invite water and early rot. The solution was ill-advised from the standpoint of building care and protecting the character defining features of the building.

3. Building Openings

Not applicable.

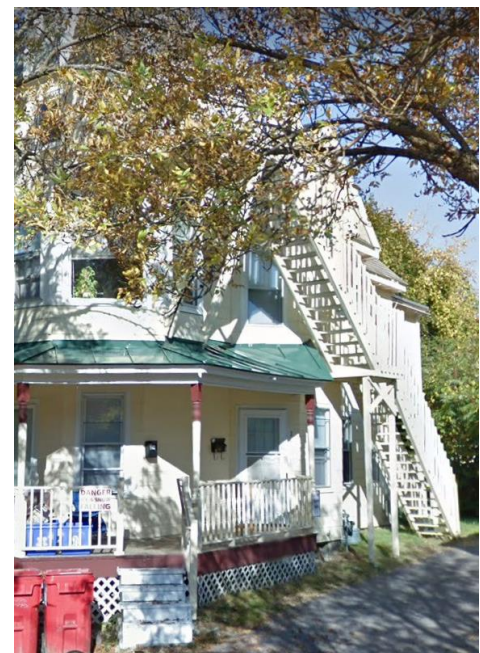
(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(b) Protection of Important Public Views:

Not applicable.



(d) Provide an active and inviting street edge:

The stairs themselves appear to be in the same location as the previous stairs; but the iron support pole that rises vertically through the first floor porch roof is a visual intrusion that is particularly damaging to the porch and to the integrity of the historic structure.

(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.

There is no evidence of consultation with an architectural historian prior to constructing this replacement staircase. The method chosen is inconsistent with the historic character of the structure and introduces adverse visual impact; literally opening a wound on the building envelope.

(f) Reduce energy utilization:

Not applicable.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

These exterior staircases were intended to provide egress to upper floor residents. The original was constructed with a building permit in 1984. Alternate satisfaction of egress code is now providing sprinklering to avoid this type of visual intrusion on a historic property.

There is no confirmation that the third floor unit ever received zoning approval.

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.

48-50 Greene Street, identified as the Cassius B. Russell residence, is listed on the Vermont State Register of Historic Resources. See attached historic narrative.

(b) Standards and Guidelines:

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

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

The home was constructed c. 1900 as the residence of Cassius B. Russell. As the use remains residential, it continues the historic use. The conversion of the third floor attic to habitable space has spurred the life safety need for the exterior staircase; the original receiving a building permit in 1984. This application is an after-the-fact permit for its replacement, which introduces new intrusion relative to the first floor porch.

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 alteration of features; specifically the inclusion of an iron support post on the (visible) front porch, is an unacceptable and avoidable alteration to the character of the historic structure.

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

There are no conjectural features, but an alteration that changes the character of the structure.

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 one story veranda with turned posts is a defining feature of the Queen Anne structure. The introduction of an iron post within the feature is a disruption.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The exterior staircase is not a historic feature.

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.*

Providing additional support by introducing non-historic materials on a façade visible from the street is a physical treatment that mars the historic character of the structure. Piercing the first floor porch roof for the iron column is a physical treatment that has caused damage to historic building fabric, and portends additional damage with exposure to the elements.

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

There are no known archaeological resources on site. Not applicable.

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

The stair replacement introduces non-historic building fabric that diminishes the historic integrity of the structure. A common resolution to achieve building and life safety code for multi-story, multi-unit structures is to sprinkle the building; a much preferred solution than the one under review.

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 method of support for this replacement staircase is distracting and is an adverse alteration to the historic porch/house. It can and should be removed and a different solution sought to protect the historic integrity of the residence.

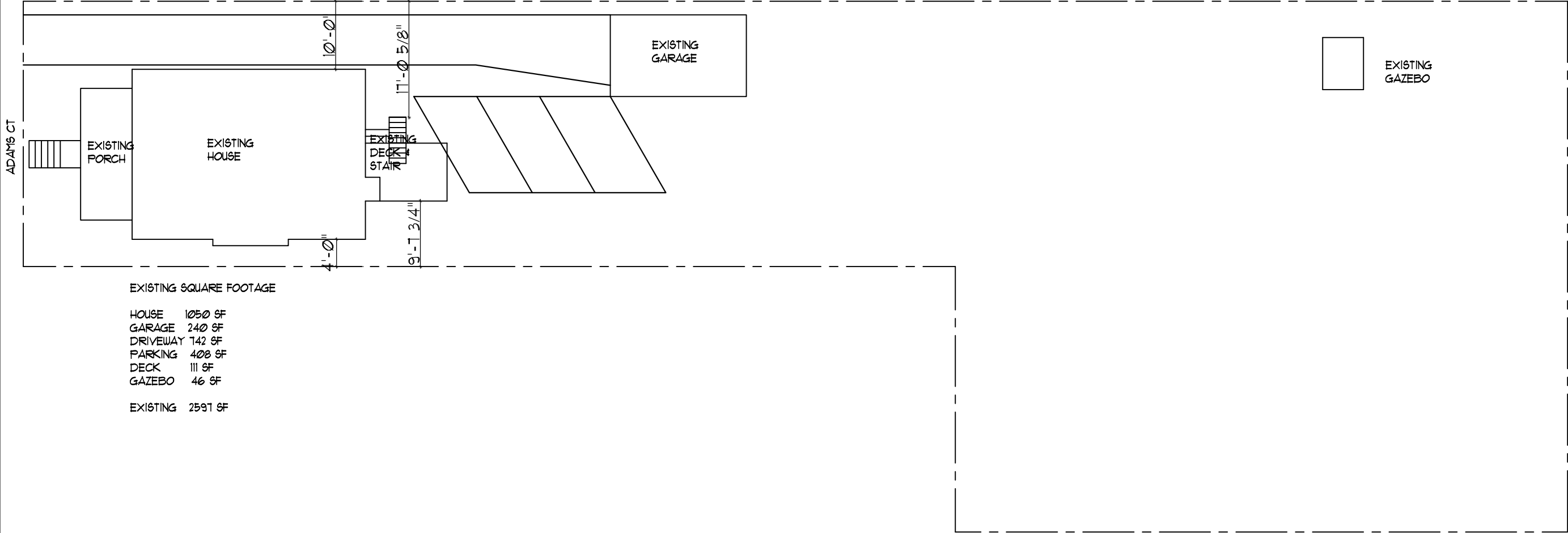


1984-85 Assessor Revaluation photograph
Stairs are new build

Additional items for Board review:

A site visit confirmed that multiple alterations have occurred to the property without benefit of building or zoning permits. Windows have been replaced; doors altered and locations changed. Code enforcement will be alerted to review current conditions at the property.





Drawing: Existing site plan

pill-maharam architects

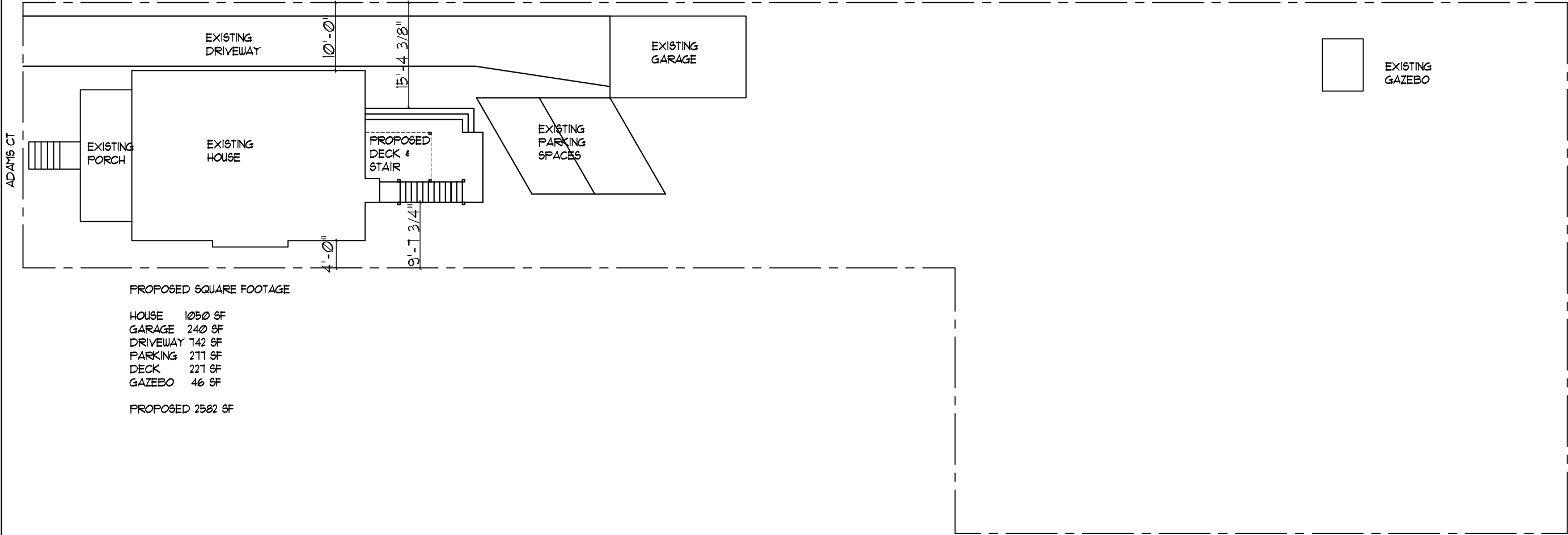
PMA

Jake Pill
43 Adams CT

Scale: 1/16" = 1'-0"

Date 05/21/2021

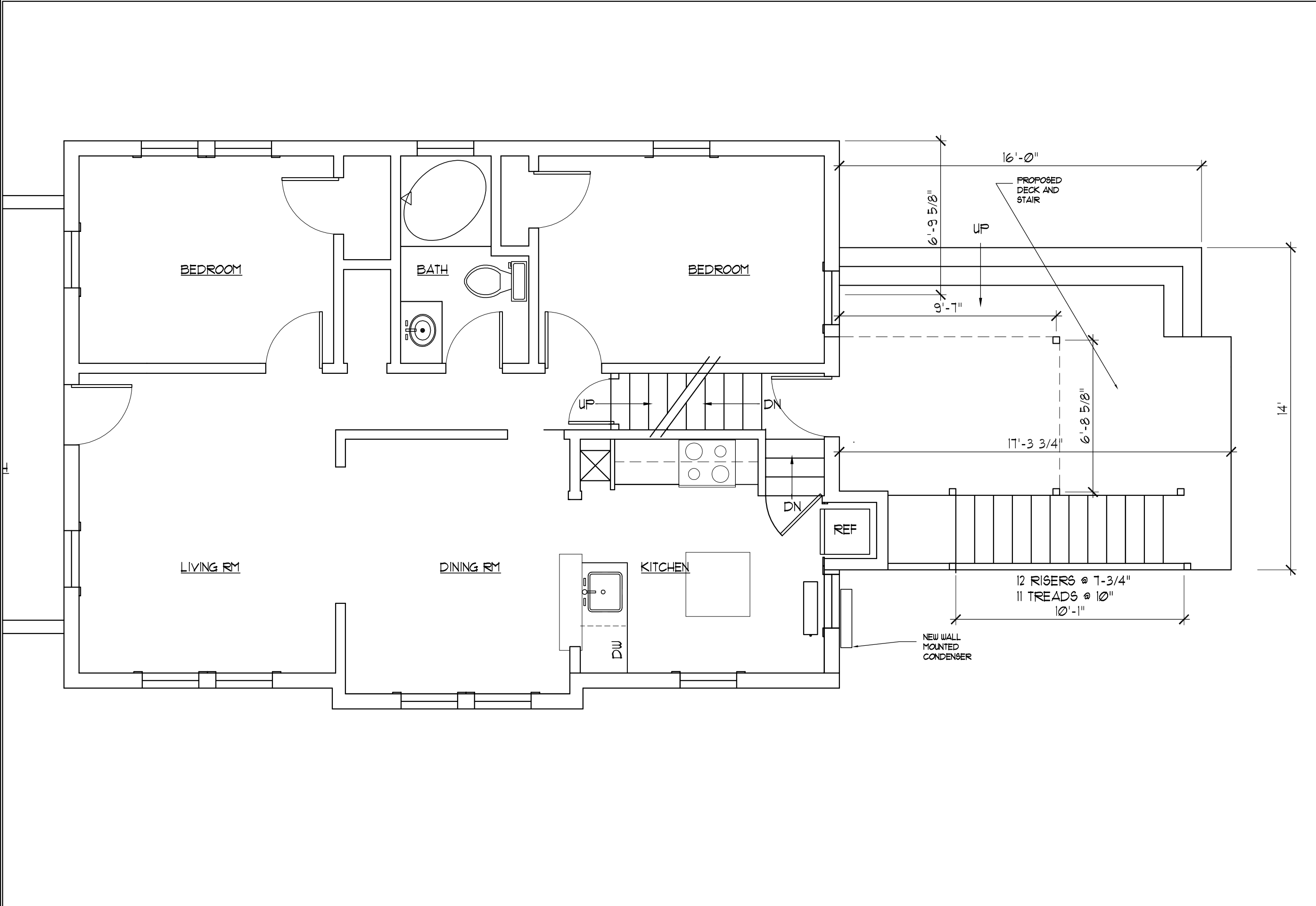
Revisions	
05/21/21	For Zoning Permit



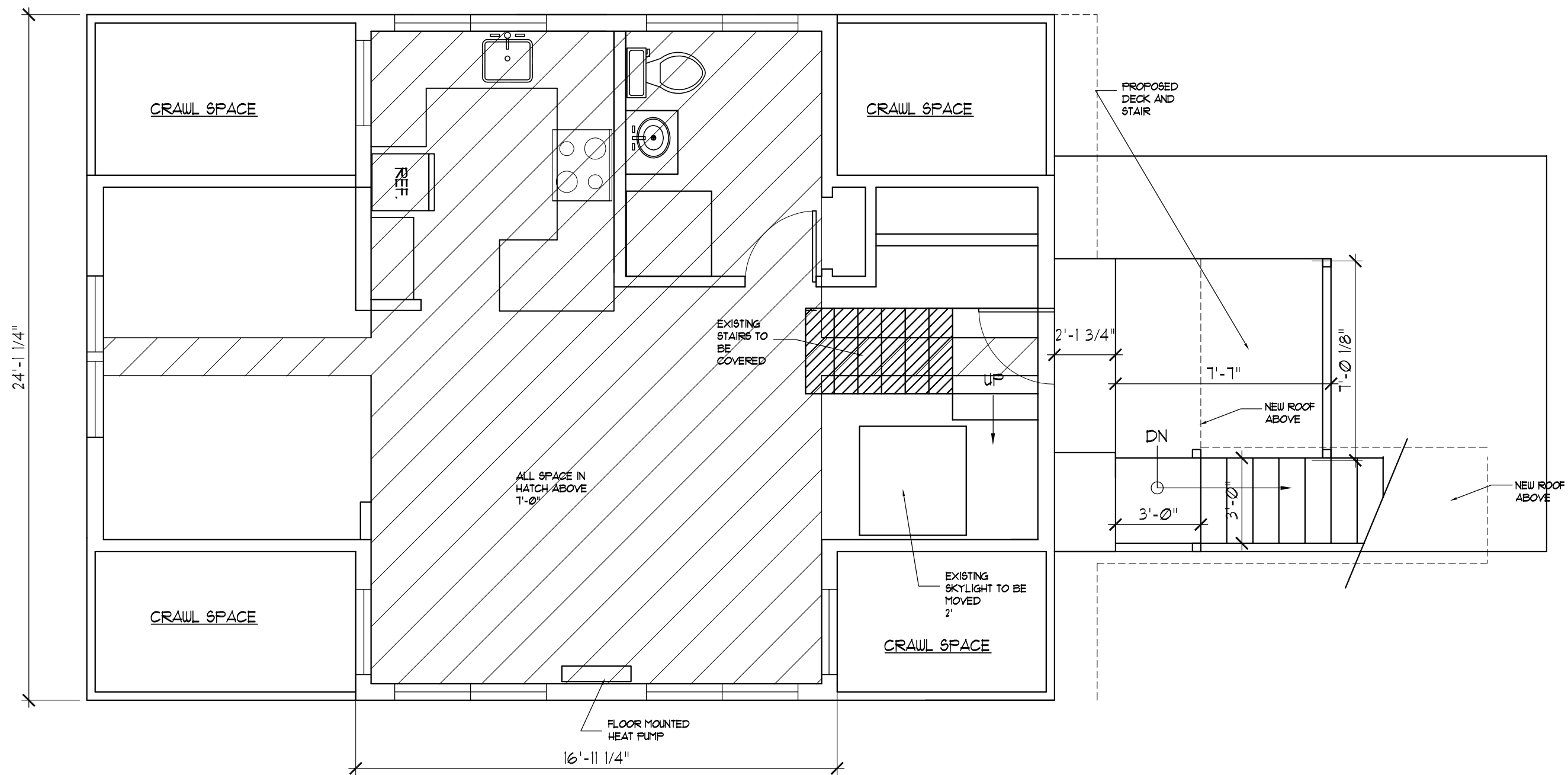
PROPOSED SQUARE FOOTAGE

HOUSE	1050 SF
GARAGE	240 SF
DRIVEWAY	142 SF
PARKING	211 SF
DECK	221 SF
GAZEBO	46 SF
PROPOSED	2582 SF

Drawing:	Proposed site plan	Scale:	Date	Revisions
		1/16" = 1'-0"	05.21.2021	
pill-maharam architects	PMA	Jake Pill	43 Adams CT	05.21.21



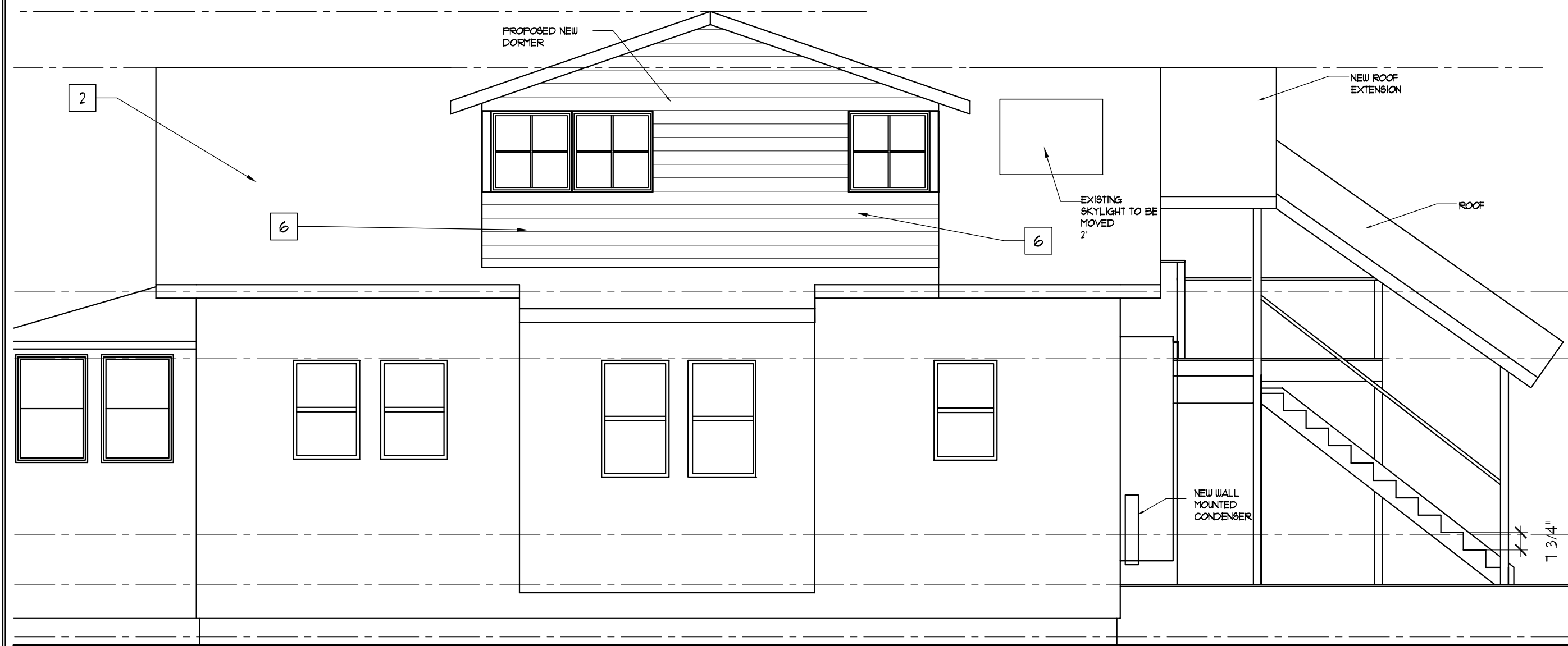
Drawing: First floor and deck Plan	Scale: 1/4" = 1'-0"	Date 05.21.2021	Revisions	
			05.21.21	For Zoning Permit
pill-maharam architects			Jake Pill	
PMA			43 Adams CT	



Date	05.21.2021
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Drawing: Second floor and deck plan

AND



ELEVATION KEYNOTES:

- 1 EXISTING SHINGLES
- 2 EXISTING ASPHALT ROOFING
- 3 STANDING SEAM 16" GRAY METAL ROOF
- 4 ANDERSON 400 SERIES, CASEMENT WINDOW
- 5 WOOD TRIM, TO MATCH EXISTING
- 6 NEW NATURAL CEDAR CLAPBOARD

Drawing: South Elevation

pill-maharam architects

PMA

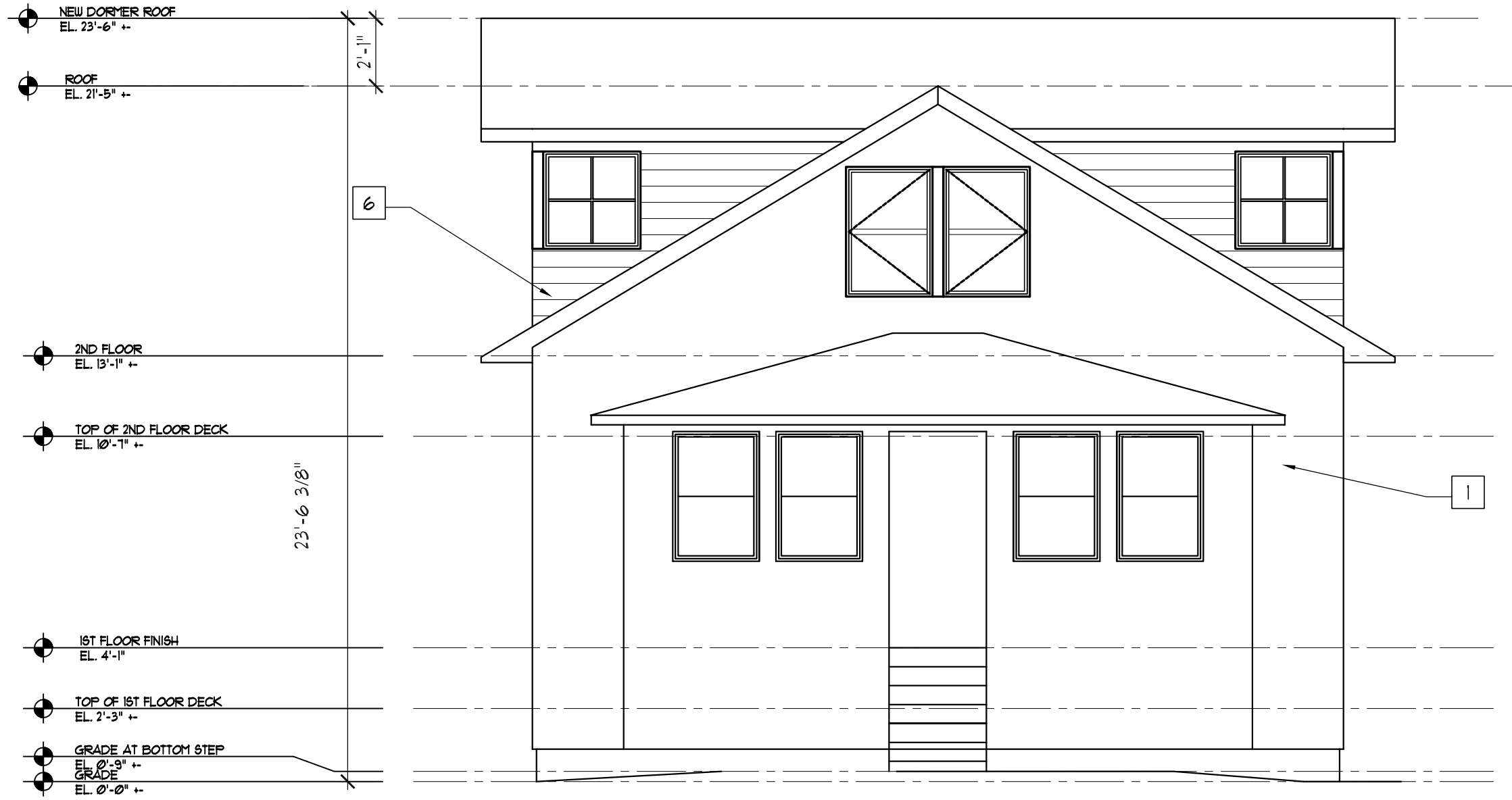
Jake Pill
43 Adams CT

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

Date 05.21.2021

Revisions

05.21.21	For Zoning Permit
08.16.21	For Zoning Permit revised



ELEVATION KEYNOTES:

- | | |
|---|--------------------------------------|
| 1 | EXISTING SHINGLES |
| 2 | EXISTING ASPHALT ROOFING |
| 3 | STANDING SEAM 16" GRAY METAL ROOF |
| 4 | ANDERSON 400 SERIES, CASEMENT WINDOW |
| 5 | WOOD TRIM, TO MATCH EXISTING |
| 6 | NEW NATURAL CEDAR CLAPBOARD |

Drawing: West Elevation

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

Revisions

Revisions	Date	For Zoning Permit
05.21.21	05.21.2021	For Zoning Permit
08.16.21		For Zoning Permit revised

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43 Adams CT

Pma



NEW DORMER ROOF
EL. 23'-6" +-
2'-11"

ROOF
EL. 21'-5" +-
2'-11"

2ND FLOOR
EL. 13'-1" +-
2'-11"

TOP OF 2ND FLOOR DECK
EL. 10'-7" +-
2'-11"

1ST FLOOR FINISH
EL. 4'-1" +-
2'-11"

TOP OF 1ST FLOOR DECK
EL. 2'-3" +-
2'-11"

GRADE AT BOTTOM STEP
EL. 0'-9" +-
GRADE
EL. 0'-0" +-
2'-11"

NEW WALL
MOUNTED
CONDENSER

ELEVATION KEYNOTES:

- 1 EXISTING SHINGLES
- 2 EXISTING ASPHALT ROOFING
- 3 STANDING SEAM 16" GRAY METAL ROOF
- 4 ANDERSON 400 SERIES, CASEMENT WINDOW
- 5 WOOD TRIM, TO MATCH EXISTING
- 6 NEW NATURAL CEDAR CLAPBOARD

Drawing: East Elevation

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

Date 05/21/2021

Revisions

05/21/21	For Zoning Permit
08/16/21	For Zoning Permit revised

pill-maharam architects

PMA

Jake Pill
43 Adams CT

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

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



DESIGN ADVISORY BOARD

Tuesday September 14, 2021

645 Pine Street and via Zoom

Present: Matthew Bushey, Ron Wanamaker, Emily Morse, Jay White

Absent: Karyn Norwood, Kathleen Ryan (alternate).

Staff present: Mary O'Neil

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-21-457; 43 Adams Court (RL, Ward 6S) Jake Pill

Rebuild north facing dormer and add south facing dormer. Rebuild back deck and stairs. Remove one parking space from the existing site plan. Remove false chimney

Present: Jake Pill, applicant.

Motion by Jay White: I move we recommend approval as proposed (Alternate A), including removal of the chimney.

2nd. Emily Morse.

Vote 3-1 (RW)

Motion carries.

Session II – 3:30 PM – 4:00 PM

ZP-21-614; 77-87 Pearl Street (FD6, Ward 3C) Hinsdale Properties

Demolish barn structure and return to green space. (Project Manager, Mary O'Neil)

Present: Jacob Hinsdale, applicant.

Motion by Jay White to approve.

No second. Motion fails.

Motion by Matthew Bushey: Approve demolition, condition that materials are salvaged and building is photographed; a new structure built to reference size, location of the barn (site wall, hardscape vs grass, or a pergola.) No parking on the site. Reference is made to Benjamin Franklin's house.
No second.

Motion by Ron Wanamaker: Motion to Table application to review proposed structure, wall or whatever applicant might propose.
Applicant defines he does not intend to build anything.

Ron Wanamaker withdraws new motion, reverts back to Motion by Matthew Bushey.
Vote 2-2.

Motion fails.

Ron Wanamaker: Motion to deny application to demolish historic structure.

Emily Morse – 2nd.

Vote 3-1 (JW)

Motion carries.

Session III – 4:00-4:30

ZP-21-639; 48-50 Greene Street (RM, Ward 2C) Lee Bissonette

“Repair fire escape”

Present: Lee Bissonette, Liam Murphy

Motion by Motion by Jay White: I move the work that has been done be removed; apartment not occupied until approved by Fire Marshal to find safe remedy by sprinklering or other means.

2nd – Ron Wanamaker

After discussion, Ron Wanamaker withdraws 2nd.

Jay White withdraws motion.

Motion by Ron Wanamaker: I move to deny the application to reconstruct stairs, based on Section 5.4.8 and Section 6.3.2 (i), *Makes Spaces Safe and Secure*.

Emily Morse: 2nd.

Vote 4-0.

Motion carries.

Meeting adjourns 4:46.