

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

Matthew Bushey
Ron Wanamaker
Leo Sprinzen
Steven Offenhartz
Tom Cullins
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday, September 12th, 2017 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I - 3:00PM–3:30 PM

1. 18-0059CA/CU; 308 Main St (RH, Ward 8E) 308 Main Street LLC

Continued review; Convert use from office to residential; add rear addition to provide a total of 8 dwelling units. Reconfigure parking and vehicular circulation.

(Project Manager: Mary O'Neil)

Session II - 3:30 PM-4:00 PM

2. 18-0221CA; 19 Kingsland Terrace (RL, Ward 6S) Malina Kirn/Brian Corcoran

Replace garage door and roof, replace driveway, install patio and fence, wall up basement door and install egress window, expand master bedroom into enclosed deck.

(Project Manager: Ryan Morrison)

MEETING MUST END BY 4:40 PM.

The programs and services of the City of Burlington are accessible to people with disabilities.

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

Department of Planning and Zoning

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

David White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Interim Chief Administrative Officer
Mary O'Neil, AICP, Senior Planner
Ryan Morrison, CFM, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, CFM, Associate Planner
RE: 19 Kingsland Terrace, ZP18-0221CA
Date: September 12, 2017

File: ZP18-0221CA

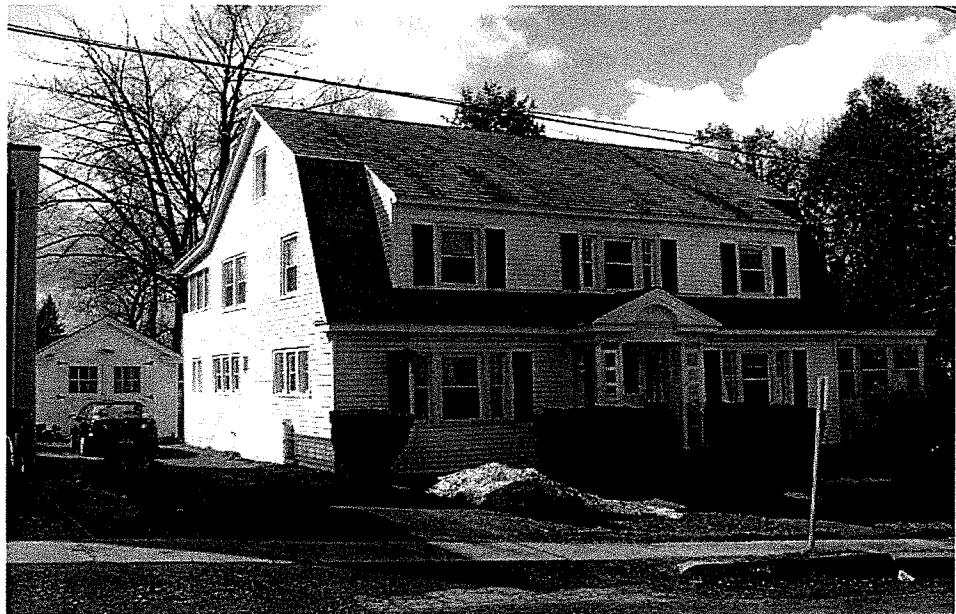
Location: 19 Kingsland Terrace

Zone: RL **Ward:** 6S

Date application accepted: August 24, 2017

Applicant/ Owner: Malina Kirn & Brian Corcoran

Request: Replace wooden garage doors with a custom sliding aluminum garage door, and replace the garage's asphalt shingle roof with a metal shingle roof. The garage (c. 1919) is listed in the South Union Street National Historic District. The project also includes the following, which is not subject to review under Sec. 5.4.8 CDO: expanding a master bedroom into the rear enclosed second story deck, installing a basement egress window, installing a patio and fence, and replacing the driveway.



Background:

- **Zoning Permit 07-191CA;** install 12 ft. wide French door in rear, close in upper seasonal porch and install two windows. Approved 10/3/06.

- **Zoning Permit 07-749FC**; install aluminum rod fence and gate to enclose rear and side yards. Approved 6/8/07.
- **Zoning Permit 09-734CA**; add 17' x 10' deck (including stairs) and 3' x 3' stairs at rear of dwelling. Approved 5/4/09.
- **Non-Applicability of Zoning Permit 18-0209NA**; 1) replace garage foundation; 2) replace furnace; 3) augment or replace basement supports, replace basement stairs; 4) improve attic insulation in floor; 5) augment attic floor; 6) widen and deepen attic stairwell; 7) expand and move master closet; 8) convert one bedroom to office and master bathroom; 9) repair front porch.

Overview: The property owner proposes several alterations to the existing single family residence and garage. These alterations include replacing the wooden garage doors with a custom sliding aluminum garage door, replacing the garage's asphalt shingle roof with a metal shingle roof, expanding the master bedroom into the rear enclosed second story deck, installing a basement egress window, installing a patio and fence, and replacing the driveway. The garage (c. 1919) is listed in the South Union Street National Historic District, and the proposed changes to it are subject to Sec. 5.4.8 CDO

ARTICLE 5: HISTORIC BUILDINGS AND SITES

(a) Applicability

1. The building is 50 years old or older.

The garage at 19 Kingsland Terrace was constructed ca. 1919 and is more than 50 years old.

2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the city, state, or nation in history, architecture, archeology, technology, and culture because on or more of the following conditions is present:

A. Association with events that have made a significant contribution to the broad patterns of history; or,

B. Association with the lives of persons significant in the past; or,

C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,

D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,

E. Yielding, or may be likely to yield, information important to prehistory.

The garage is a contributing resource on the National Register of Historic Places – South Union Street National Historic District. According to register entry, the garage is a 1-bay, clapboarded garage, topped by a gable roof. The doors are highly decorated, with 6 glass panels found in the top half and diagonal clapboards in the lower. Iron strap hinges are attached to the swinging doors at the corners.

According to the applicant, the garage has vinyl siding, and the roof is asphalt shingled. One of swinging doors is missing, and the other has significant rot.

3. *The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.*

See item 2 above. The garage is visible from the public street. There is no history of zoning permits for any work done on the garage. As the applicant states, the siding is currently vinyl, not the clapboard siding as noted in the historic register listing. While the presence of vinyl siding today may play a role in future zoning permit requests to repair and/or replace it, it should not play a role in the discussion of the proposed garage door and single roof replacements.

(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 primary and accessory buildings at 19 Kingsland Terrace were constructed for residential use. There are no plans to change the use 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.*
As the applicant states, the garage siding is now vinyl, instead of the clapboard siding noted in the historic listing. The wooden garage doors are original, however, in clear need of replacement. The applicant proposes to replace the garage doors with a custom sliding aluminum door that will have a similar, but not identical, appearance to the original doors. Additionally, the applicant proposes to replace the asphalt shingle roof with a metal shingle roof.
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 applicant proposes a custom sliding aluminum garage door as a replacement to the existing wooden doors, and to replace the asphalt shingle roof with a metal shingle roof. These proposed changes represent changes to the historic materials and appearance of the garage. However, these replacements appear to simulate the appearance of the original materials. This is basis of the DAB review: to see if the proposed replacements maintain the historic integrity of the garage.
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
There appear to be no changes to the garage that have acquired historic significance.
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
The crux of this review is to determine whether or not the DAB will consider allowing the replacement garage doors to be of an aluminum material and similar appearance, and for the asphalt shingle roof to be replaced with a metal shingle roof.

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 applicant proposes replacing the deteriorated garage doors with a custom sliding aluminum garage door that, while not identical, will maintain a similar appearance to the original wooden doors.
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
No such treatment is included in this proposal.
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 archeological resources on the property.
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 basis of DAB review of the proposal is to determine whether or not it will support the request to replace the deteriorated wood garage doors with a custom sliding aluminum garage door. While the door material will change, the applicant is clearly making an effort to maintain the appearance of the existing garage doors.
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.*
There are no additions proposed.

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 important natural features on the subject property. Existing green space amounts to lawn and garden areas.

(b) Topographical alterations

The property is essentially flat and will remain so. No topographical alterations are proposed.

(c) Protection of important public views

The subject property is not affected by any identified public view corridor.

(d) Protection of important cultural resources

The garage, constructed c. 1919, is listed on the South Union Street National Historic District. See Sec. 5.4.8 above.

(e) Supporting the use of alternative energy

No part of this application would prevent the use of wind, solar, water, or other alternative energy device.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

There are no site changes proposed.

(h) Building location and orientation

No changes to the garage's location and/or orientation are proposed.

(i) Vehicular access

No changes to the existing vehicular access are proposed.

(j) Pedestrian access

No changes to the existing pedestrian access are proposed.

(k) Accessibility for the handicapped

None is required for single family uses; however encouraged.

(l) Parking and circulation

No changes to the current parking situation are proposed or required.

(m) Landscaping and fences

No new landscaping is proposed.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

There are no new outdoor lighting fixtures proposed.

(p) Integrate infrastructure into the design

The applicant has not identified changes that would require additional utilities or mechanical units.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

There will be no changes to the garage's existing massing, height and scale.

2. Roofs and Rooflines

No change to the garage's roof/roofline will occur as a result of the proposal.

3. Building Openings

The existing 2-door garage door is proposed to be replaced with a single sliding garage door, custom built to replicate the appearance of the original 2-door garage door. Building openings will not change.

(b) Protection of important architectural resources

See Sec. 5.4.8.

(c) Protection of important public views

Not applicable.

(d) Provide an active and inviting street edge

Nothing in this proposal will take away from the property's inviting street edge.

(e) Quality of materials

The current garage doors are made of wood. The applicant proposes to replace the missing/rotten wooden garage doors with an aluminum sliding garage door. While not true to the existing door material, an aluminum door will certainly maintain its integrity for decades.

(f) Reduce energy utilization

Because there is no habitable space in the garage, it is not subject to the city's energy efficiency standards.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

There is no proposal to add meters, mechanical units, etc.

(i) Make spaces safe and secure

The garage currently has exterior motion-detected lighting on the front and side façade. No new lighting is proposed.

REQUESTED ACTION:

Staff requests that the Design Advisory Board determine whether or not it will support the existing wooden garage doors to be replaced with a single, custom built aluminum sliding door that takes on the appearance of the existing doors.



Department of Planning and Zoning

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DEPARTMENT OF
PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 19 KINGSLAND TERRACE, BURLINGTON VT

PROPERTY

OWNER*: MALINA KIRN & BRIAN CORCORAN

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 19 KINGSLAND TER

CITY, ST, ZIP: BURLINGTON, VT 05401

DAY PHONE: 571-332-3895

EMAIL: M.A.KIRN@GMAIL.COM

SIGNATURE:

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

APPLICANT: MALINA KIRN

POSTAL ADDRESS: 19 KINGSLAND TER

CITY, ST, ZIP: BURLINGTON, VT 05401

DAY PHONE: 571-332-3895

EMAIL: M.A.KIRN@GMAIL.COM

SIGNATURE:

Description of Proposed Project: See attached proposal.

Existing Use of Property: ☒ Single Family ☐ Multi Family: #___ Units ☐ Other:___

Proposed Use of Property: ☒ Single Family ☐ Multi Family: #___ Units ☐ Other:___

• **Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled?** Yes ☒ No ☐

(If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details)

• **Will 400 sq ft or more of land be disturbed, exposed and/or developed?** Yes ☐ No ☒

(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)

• **For Single Family & Duplex, will total impervious area be 2500 sq ft or more?** Yes ☐ No ☒

(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)

• **Are you proposing any work within, below, or above the public right of way?** Yes ☐ No ☒

(If yes, you will need to receive prior approval from the Department of Public Works)

• **Are you proposing any onsite food or beverage production/manufacturing?** Yes ☐ No ☒

(If yes, you will need to consult with Water Resources Division at the Department of Public Works: 863-4501)

Estimated Construction Cost (value)*: \$ 21,335

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: RL Eligible for Design Review? Y Age of House 19/18 Lot Size 8300

Type: SN___ AW___ FC___ BA___ COA 1 ☒ COA 2___ COA 3___ CU___ MA___ VR___ HO___ SP___ DT___ MP___

Check No. CAS14 Amount Paid 80.00 Zoning Permit # 18-0221CA

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 30

34. Dr. Whitney House (19 Kingsland Terrace); c.1918.

This Dutch Colonial house was built c.1918 by Eugene Chausee (builder of #s 22-26 also) for a Dr. Whitney. This eaves front, gambrel roofed house of 2 1/2 stories and 3 x 2 bays displays wooden clapboards, slate roof tiles and a stone foundation. A 3 bay continuous shed dormer projects from the lower front slope of the roof. A wooden water table, corner boards and fascia boards enframe the house. Projecting from the center of the main facade is a gabled entrance porch; a semi-circular arch joins the cornice returns of this gable, and projects up into the gable; supporting the gable are paired, narrow, Doric columns which are separated from each other and the wall by lattice work. An entablature caps the entrance, which is composed of deeply recessed, 4-pane, 2/3 length sidelights flanking a paneled door.

The first floor front displays 3-part windows of narrow 4/1 side windows around a wider 6/1. These units, on either side of the door, are topped by a simple entablature, which abuts the fascia band. This same unit is found centered above the door in the shed dormer. On either side of this are 6/1, entablature-topped windows.

A 1 story, flat roofed sunroom projects to the west; also on the west is an exterior, brick end chimney. There is a 2 story, 1 bay deep, shed roofed rear addition.

34A. Garage (19 Kingsland Terrace); 1919.

Built by 1919, this 1 bay, clapboarded garage is topped by a gable roof. Doors are highly decorated, with 6 glass panels found in the top half and diagonal clapboards in the lower. Iron strap hinges attach the swinging doors at corners.

35. Dr. Partridge House (306 South Union Street); 1908.

This Colonial Revival dwelling is a 2 1/2 story, 3 x 3 bay, wood-frame cubical block, with pedimented gable dormers on each slope of its truncated hip roof. Below each pediment are windows with lozenge/diamond designs in the top sash over a plain bottom sash; pilasters frame the windows of the front dormer. On the north wall an elaborate two-story oriel window rests on curved, paired brackets. Serving as a means of lighting the interior stairwell, this features a round-arched window with radiating muntins over a large rectangu-

19 Kingsland Terrace Remodeling Projects

2017-08-24

Projects Under Zoning Permit Application

Current and proposed floorplans are in Appendix A, site-plans are in Appendix B, and lot coverages are in Appendix C. Note that the proposed floor and site plans include some work that does not require a zoning permit, submitted separately as a non-applicability of zoning permit requirements form.

Unless otherwise noted, the work described in this document will be performed by Galipeau construction. Scott Galipeau is available at galipeau@gmavt.net, 802-545-2680.

#	Description	Estimated construction cost
1	Replace garage door and roof	\$3,635
2	Replace driveway	\$5,000
3	Install patio and fence	\$5,000
4	Wall up basement door & install egress window	\$1,200
5	Expand master bedroom into enclosed deck	\$6,500
	Total	\$21,335

1. Replace garage door and roof

We propose to replace the wooden garage door with a custom aluminum door. The garage is tucked behind the main house and is visible from the street only when viewed directly from the end of the driveway, shown in Figure 1. The garage siding is made of vinyl and the roof is currently asphalt shingle, shown in Figure 2. Half of the current garage door, shown in Figure 3, is missing and the other half has significant rot. As-is, the door is a safety risk in high winds and needs to be removed prior to winter. The proposed custom aluminum door is shown in Figure 4 and was selected, at significant increased cost over a standard garage door (the door is \$1,835), as the closest available style in an aluminum sliding door format. The labor to install the door is estimated at \$300.

A custom wooden door was also priced and, even in a sliding door format, was estimated at \$3,295. The homeowners were told a custom carriage-style wooden door would be "quite a bit more." \$3,295 or more for custom wooden doors is deemed cost-prohibitive by the owners, especially for wood -- a material susceptible to decay -- placed on a vinyl-sided, cheaply shingled garage with minimum visibility from the street.

The garage door was quoted by Eric Lykens of Overhead Door, available at ELykens@overheaddoorvt.com, 802-864-9895 x112.

Because the roof is growing moss, seen in Figure 2, we'll replace the asphalt shingle roof with a metal shingle roof. The cost of materials and labor to replace the roof is estimated at \$1500.

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PLANNING & ZONING



Figure 1: View of garage and gravel driveway from street.



Figure 2: Current garage roof is asphalt shingle, siding is vinyl.



Figure 3: Half of current garage door is missing, other half is a safety hazard.

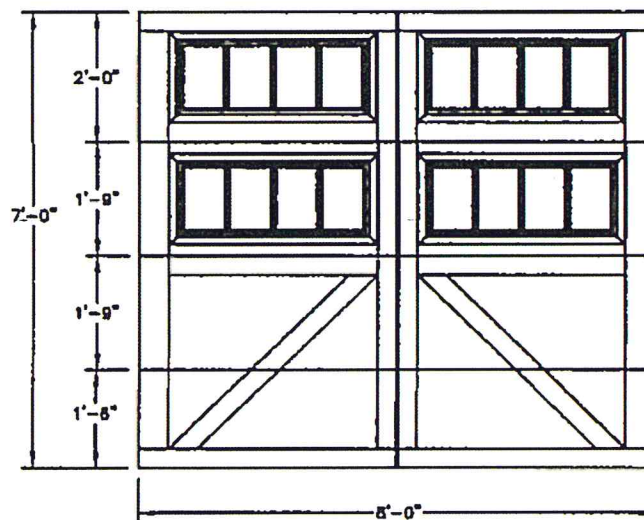


Figure 4: Proposed garage door is a custom designed aluminum door on rails.

2. Replace garage foundation & roof

The garage foundation is cracked and causing the garage to lean, shown in Figure 5. We propose to lift the garage, tear out the current foundation, and replace the foundation with properly reinforced concrete. We'll add one roof truss, as our inspector flagged the roof trusses are sparse in the back. Because the roof is growing moss, seen in Figure 2, we'll replace the asphalt shingle roof with a metal shingle roof.

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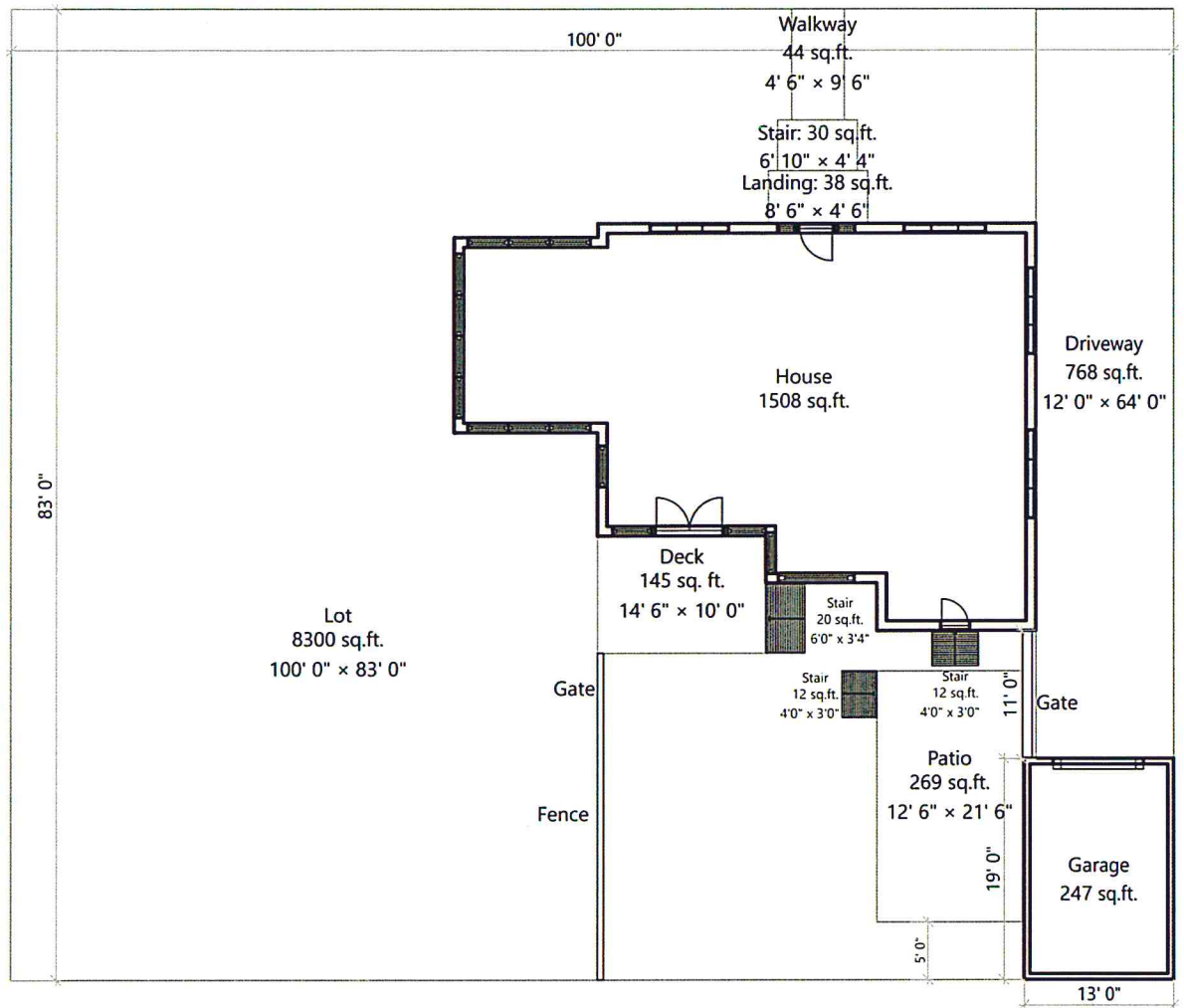


Figure 19: Proposed site plan adds brick or stone patio and wood patio stair, adds an enclosed fence, replaces gravel with concrete driveway, and replaces garage door.

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Mary O'Neil

From: John Alden <jba@scottpartners.com>
Sent: Monday, September 11, 2017 11:45 AM
To: Mary O'Neil
Cc: Bruce Baker
Subject: 308 Main - DAB packet material for tomorrow's meeting
Attachments: S+P_308 Main Street-ALTERNATIVE.JPG

Hi Mary-

As discussed this morning, here is an updated rendering of our proposed addition at 308 Main.

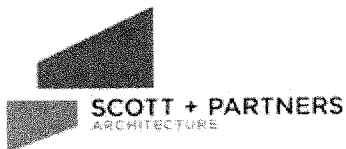
Note that we have made several adjustments based on our last DAB meeting including:

- Stronger emphasis on the horizontal elements
- Emphasis on the 2nd-3rd floor horizontal band to align with the roof overhang detailing of the main building
- Change in color to proposed third floor to help it separate from the floors below and appear more like the element of the main building.
- Modification to the window trim and removal of the panels below the windows (except on the north façade)

We are also working on some additional color options that we will bring tomorrow.

John

John B. Alden, AIA
Principal



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Essex Junction, VT 05452
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We've Moved!

Scott + Partners has moved to: 7 Carmichael Street, Suite 102 in Essex Vermont 05452



308 MAIN STREET APARTMENTS

Alternative option

09/08/17



SCOTT + PARTNERS

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
P: 802.879.5153

Mary O'Neil

From: John Alden <jba@scottpartners.com>
Sent: Monday, September 11, 2017 5:39 PM
To: Mary O'Neil
Cc: Bruce Baker
Subject: 308 Main
Attachments: S+P_308 Main Street-3d_OP1.jpg; S+P_308 Main Street-09-11-17_OP1.jpg

Hi Mary- Here are some additional drawings for the Board's packet.

No change to the floor plans, we are just manipulating the exterior materials, trim components and colors.

I further note that there is a current tree in the west side yard that will generally obscure much of the new addition. I have not been showing it as it prevents viewing of our new addition. In reality, this tree will provide some screening soften the sense that the addition is competing with the main building.

We note that this screening is effective in the Perry Hall addition on S. Willard. We will show images tomorrow both and without the tree in place. We also have some additional color studies that we will present. I think it will be very well received. I will bring my laptop and try and connect to your system.

Thank you,

John



308 MAIN STREET APARTMENTS

Alternative option

09/08/17



SCOTT + PARTNERS
7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
P: 802.879.5153



Receievd via email 8.29.2017

From: Cory Cowles <cornelius7@earthlink.net>
Sent: Monday, August 7, 2017 9:22 PM
To: Richard Deane
Cc: Richard Hillyard-Ward 1
Subject: 27 Bedroom Proposal for 308 Main Street & Parking Waiver Request

Hi Richard,

Thank you for the information you dropped on our porch Friday afternoon regarding the 308 Main Street proposal for 27 bedroom apartment project. Specifically, Exhibit A to the Zoning Permit Application (the exhibit dealing with parking); and Planning and Zoning's memo to the DRB in response to the application. Thank you also for notifying us of the DRB meeting tomorrow at 3 PM. Unfortunately I am unable to attend because of my daughter's schedule. However, if you are able to attend or to pass along concerns to the DRB, please do so.

According to Planning and Zoning's memo, the project requires 16 parking spots but the applicant requests a waiver. They are proposing 8 parking spaces on-site (the same # the current office-use provides for in existing rear driveway, which would be partially replaced by the proposed building addition). And 2 more parking spots at the abutting rental property already owned by the applicant on College Street. For a total of 10 spots.

308 Main Street is located directly across the street from Edmunds Elementary School and Edmunds Middle School. Parking for Edmunds parents has been notoriously difficult for years. Granting parking waivers for this project could aggravate the situation. As Edmunds parents who have been active in volunteering at Edmunds and who face the daily drop-off and pick-up along Main Street during the school year, our main concern is with the 17 additional tenants (after the first 10) who may want or need to bring a car. Who will need to find parking spots elsewhere, whether on the street in metered spots, at the municipal lot near the Fire Station (where Edmunds parents must sometimes park), etc. For example, an additional 17 cars will help quickly fill up & clog the Main Street municipal lot next to the Fire Station.

The applicant has clearly thought about parking and has developed some pro-active strategies to try and discourage tenants from bringing cars. Including education as to free bus shuttle service; car share programs; provision of free trolleys to encourage biking or walking to City Market. The applicant indicates he asks tenants to disclose whether they are bringing a car and tenants "generally comply with this because" they are incentivized to register their car for move-in/move-out access. Based on the prior College Street project, does the applicant have statistics on how many tenants without on-site parking are nonetheless still bringing cars to Burlington to park their cars elsewhere? While the applicant is prioritizing those who say they will not bring a car, I guess there is no real way for either the applicant; nor the City to know for sure as to how many tenants without on-site parking will nonetheless still bring cars to park elsewhere? Is there a comparison as to how many parking waivers, if any, were granted for 324 Main Street, "The Ridgewood" apartments?

We very much appreciate the developer's thoughtful strategy to try and discourage tenants from bringing cars. However, we do still have some concerns about the parking waiver request given the total number of bedrooms and the location of the project directly across from Edmunds Elementary School & Middle School.

Thank you for your outstanding representation!

Best regards,

Cory Cowles

PO Box 1383

Burlington, VT 05402

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
Tom Cullins
Steve Offenhartz
Leo Sprinzen
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate*



Minutes

Burlington Design Advisory Board

Tuesday, September 12, 2017 3:00 p.m.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: , Matt Bushey (Chair), Steve Offenhartz, Leo Sprinzen, Ron Wanamaker, Phil Wagner (alternate.)

Absent: Tom Cullins, Phil Hammerslough (alternate)

Staff present: Mary O'Neil, Ryan Morrison

Session I- 3:00PM–4:00 PM

1. 18-0059CA, 308 Main Street (RH, Ward 8E) Bruce Baker

Change of use from office to residential; rear addition for a total of 8 residential units; parking reconfiguration and shared access with 323-325 College Street.

Applicant team present: Bruce Baker, Greg Doremus, John Alden from Scott & Partners.

Motion by Phil Wagner: I move we recommend approval of the revised plans prepared for this meeting.

Friendly amendments:

- a) The board expresses satisfaction with the parking management plan, and recommends a parking waiver be offered contingent upon resolution of set back issues, such as a lot line adjustment.
- b) The board recommends darker sheathing on floors one and two.

2nd: Leo Sprinzen

Vote 3-2 (MB, RW)

Motion carries.

Session II - 3:30 PM-4:00 PM

1. 18-0221CA; 19 Kingsland Terrace (RL, Ward 6S) Malina Kirn/Brian Corcoran

Replace garage door and roof, replace driveway, install patio and fence, wall up basement door and install egress window, expand master bedroom into enclosed deck.

Motion by Matt Bushey: I move we recommend approval of the application as proposed, and include the option to install faux hinges on the garage door.

2nd: Steve Offenhartz
Vote: 5-0

Motion carries.