

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
Steven Offenhartz
Tom Cullins
vacant
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday August 13, 2019 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

Session I – 3:00 PM – 3:30 PM

1. 19-0932CA; 28 Central Ave (RL-W, Ward 5S) Karen Dawson
Continued review; Second story addition to existing residence. (Project Manager: Scott Gustin)

Session II – 3:30 PM – 4:15 PM

2. Historic Preservation Review Committee: Review of final CLG 2018 grant project (07110-VT-18-005), State Register Grant Mapping Project.

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 Permitting and Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

Department of Permitting & Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Design Advisory Board
FROM: Scott Gustin
DATE: August 13, 2019
RE: 19-0932CA; 28 Central Avenue

=====
Zone: RL-W Ward: 5S
Owner/Representative: Karen Dawson

Request: Construct second story addition to existing residence.

OVERVIEW:

The applicant is requesting approval to construct a second story addition above an existing single story wing on her triplex home. The existing single story wing appears to be an addition to the original home that was constructed circa 1899. No site changes are proposed. The proposed addition would amount to a second story above the existing single story wing. No additional dwelling units are proposed. The applicant's dwelling in the existing wing would simply expand into two stories with the new addition.

The application was initially reviewed at the Design Advisory Board's July 23, 2019 meeting. Project plans contained insufficient detail, and the review was continued to the August 13 meeting. Revised plans with additional detail have been provided for the north and west elevations. The following staff comments have been updated accordingly. An east elevation drawing remains pending. No action is recommended until such time as all elevations are provided.

The residence is listed in the National Register of Historic Places and is located within the Lakeside Historic District. As such, the proposed work is subject to review under the city's historic preservation standards of Sec. 5.4.8 in addition to the design review criteria of Article 6. The proposed addition is 22.25' X 22.25' (~495 sf) and can be acted upon administratively following recommendation from the Design Advisory Board.

ARTICLE 5: CITYWIDE GENERAL REGULATIONS

Sec. 5.4.8, Historic Buildings and Sites

(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 property's use as a residence will remain unchanged. As noted above, no additional dwelling units are proposed.
- 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 form and style of the existing historic structure will remain. No features are to be removed or altered as part of this request. The addition will be constructed upon the single story wing set back from the front of the residence.

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

No conjectural features or alterations are proposed.

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

The single story wing may have been an addition to the original structure; however, there is no documentation to confirm. The wing will be retained in any event. Only minimal exterior alterations will occur to the existing wing in order to construct the 2nd story.

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

The existing building and its exterior finishes will remain intact.

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.*

No distinctive features of the existing historic home will be altered.

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.*

Not applicable.

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. No site work is proposed.

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 mass and scale of the proposed addition is compatible with the existing building. It is set back from the front façade of the residence, and the roofline is lower than that of the existing building. Distinction as an addition can be achieved with different cladding and/or detail work. Such will be the case here. A wooden board will serve as a belt course of sorts separating the clapboard sided existing structure from the live edge sided addition above.

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.*

See #9 above.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The existing residence is fairly large. Perceived mass is significantly lessened by the numerous building projections, recesses, porches, and elaborate detailing and variation in siding. As noted above, the mass, scale, and height of the proposed addition is compatible with the existing structure. Different cladding as noted above will be used to distinguish the proposed addition from the existing structure.

2. Roofs and Rooflines

Roof forms are generally gable, although, there are several variations. The proposed addition will incorporate a gable roof and will tie into the gable roof section of the existing residence.

3. Building Openings

Fenestration varies within the existing residence and reflects the eclectic elegance of this Queen Anne style building. The proposed addition will include several clad wooden awning windows and a double hung window. A sliding door will provide access to a small balcony on the street-facing side of the proposed addition. Lacking uniformity in the existing fenestration, the proposed fenestration may be acceptable.

(b) Protection of important architectural resources

See Sec. 5.4.8 above.

(c) Protection of important public views

There are no important public views from or through the subject property.

(d) Provide an active and inviting street edge

The street edge of the building will remain unchanged. As noted above, the addition will be set back from the primary façade of the residence.

(e) Quality of materials

The existing home is clad in two styles of wooden shingle siding as well as with wooden clapboard siding. Most of the existing roofing appears to be standing seam metal. The addition will utilize the same type of standing seam metal roofing. Cladding will mostly be wooden “live edge” siding, although the gable end will be wooden clapboard, and the cupula will be wooden shingle. Corner

boards and other trim will be wooden material. The proposed balcony will be pressure treated framing and decking with wooden posts and stainless steel cable. It will be a true cantilever.

(f) Reduce energy utilization

The proposed addition must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No new mechanical equipment or other building infrastructure is proposed.

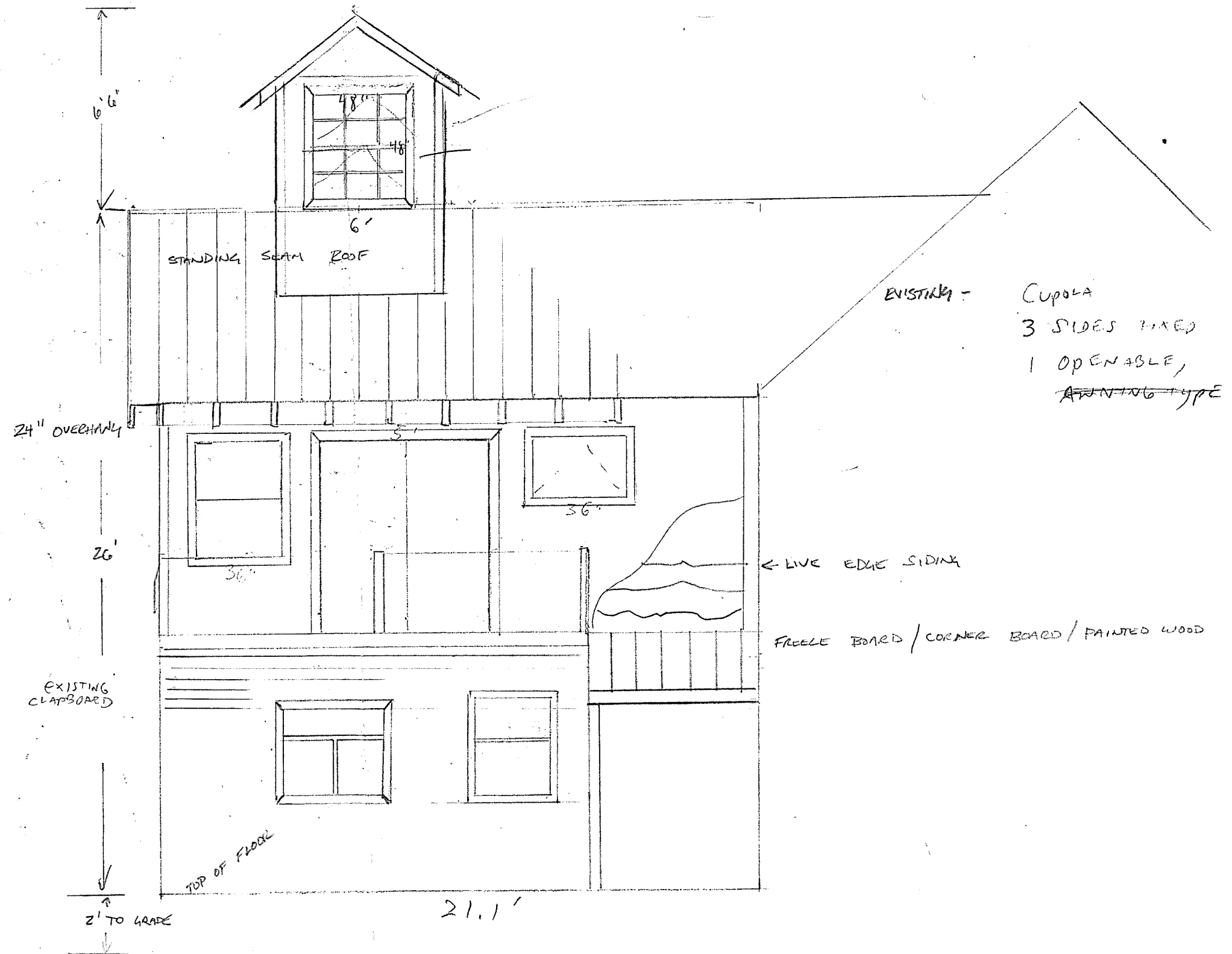
(i) Make spaces safe and secure

The proposed addition must comply with the city's current egress requirements. If the doorway onto the proposed balcony is to be illuminated, a fixture specification sheet must be provided, and the fixture location must be noted on the elevation drawings.

RECOMMENDED MOTION:

No action is recommended until such time as an east elevation drawing is provided.

28 CENTRAL AVE
DAWSON
WEST ELEVATION



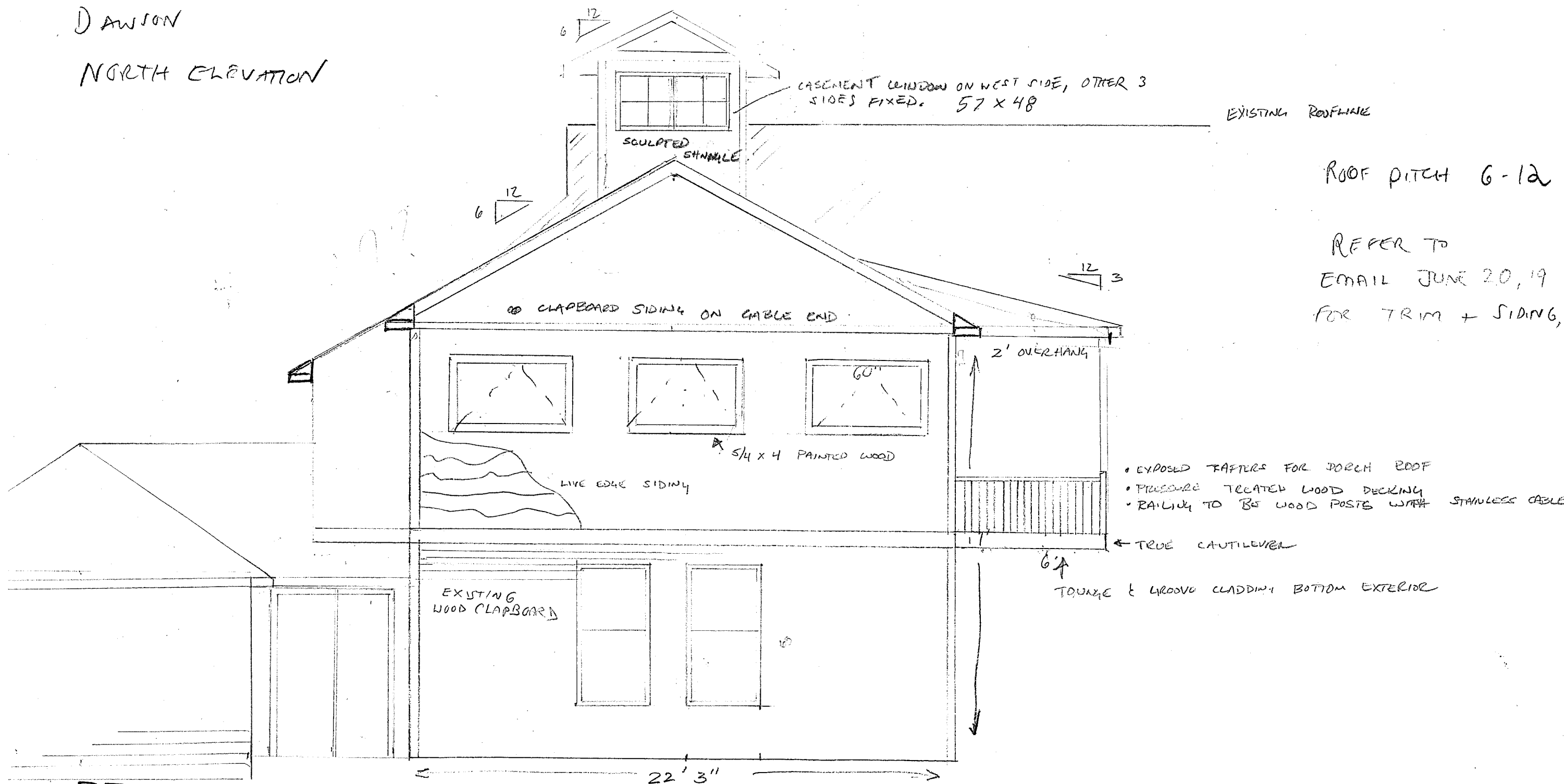
RECEIVED
AUG 05 2019

DEPARTMENT OF
PLANNING & ZONING

28 CENTRAL AVE

DAWSON

NORTH ELEVATION



ROOF PITCH 6-12

REFER TO
EMAIL JUNE 20, 19
FOR TRIM + SIDING,

RECEIVED
JUL 09 2019

$\frac{1}{4}'' = 12''$

DEPARTMENT OF
PLANNING & ZONING

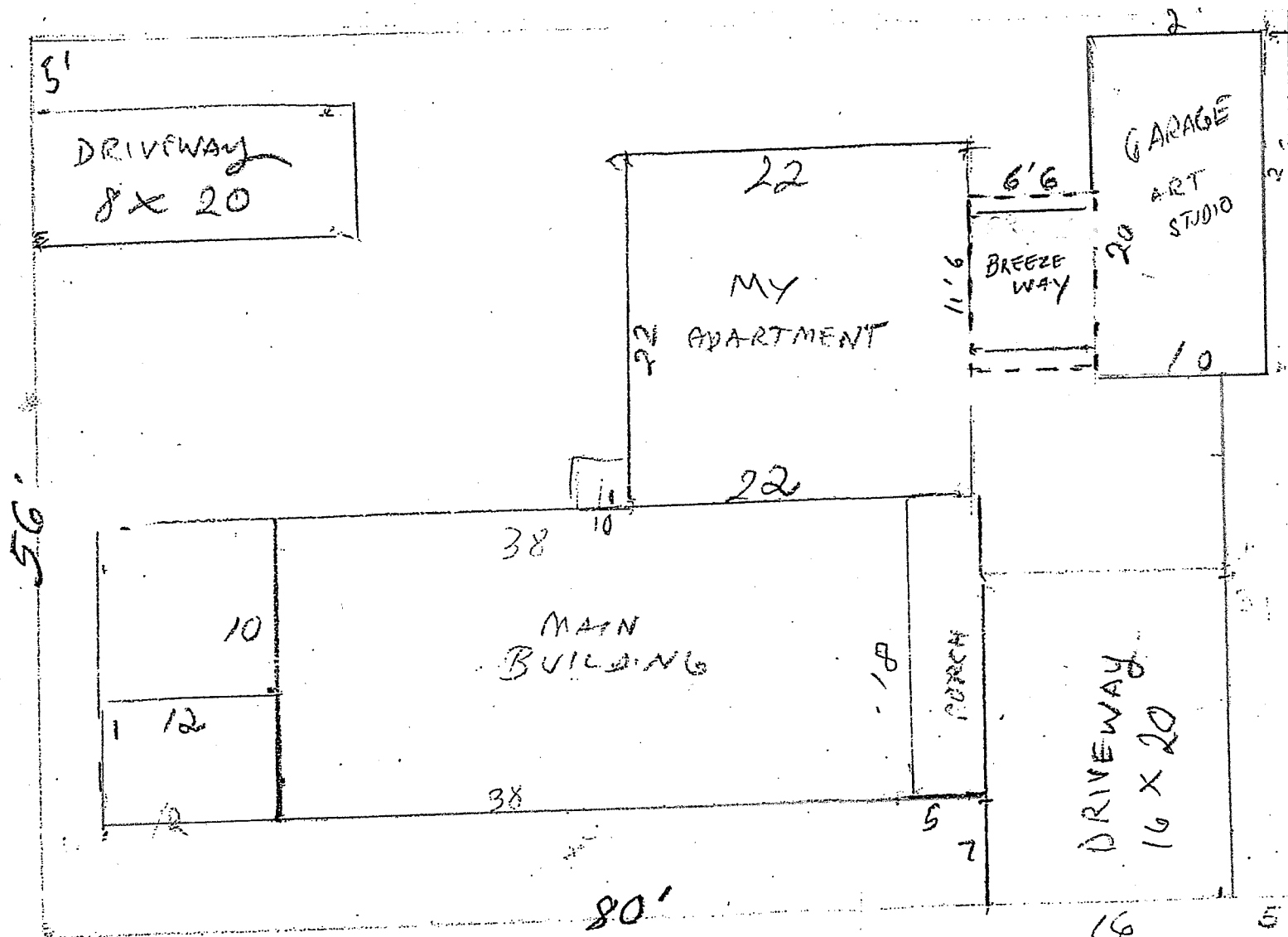
MAY 31 2019

RECEIVED

50 WRIGHT AVE

28 CENTRAL AVE

SIDEWALK



SIDEWALK

Department of Permitting and Inspections

Zoning Division
149 Church Street, City Hall
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
Tracey Crocker, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: Completion of CLG18 Grant project
Date: August 13, 2019

Background:

Burlington's Certified Local Government applied for and was granted an award of \$8,461.55 from the National Park Service/Department of the Interior under the CLG 2018 grant cycle. The project awards were formally extended that year to allow for a 2 year project window.

Burlington's grant focused on digitizing all properties listed on the Vermont State Register of Historic Resources; and making this information accessible via a GIS ArcMap, integrated with Burlington's master COBland dataset. Burlington was previously awarded a grant to complete a similar project for all National Registered Listed historic resources. The total project costs were \$16,722.03; the balance beyond the grant supplemented with staff time and a budget allowance from the former Department of Planning and Zoning. Our GIS consultant, Colin Dowey, completed the work in about eight months, and the final product may be viewed [here](#), and is adjacent to the similar project for NR listed properties.

Final reporting to the Vermont Division for Historic Preservation was completed July 31, 2019.

Staff can provide all budget and finalization documents upon request.

I am happy to receive HPRC comments about the final product. We think this new tool will provide homeowners, realtors, tradesmen, and the general public with additional informational resources about Burlington's built environment.

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)

Steve Offenhartz, Chair

Matt Bushey, Vice Chair

Tom Cullins

Ron Wanamaker

vacant

Philip A. Wagner, Alternate

Phil Hammerslough, Alternate



DESIGN ADVISORY BOARD Tuesday August 13, 2019 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

Present: Steve Offenhartz, Matt Bushey, Ron Wanamaker

Absent: Phil Wagner (alternate) and Phil Hammerslough (alternate).

Staff present: Mary O'Neil, Scott Gustin

Applicants present: Karen Dawson, Larry White (contractor)

Session I – 3:00 PM – 3:30 PM

1. 19-0932CA; 28 Central Ave (RL-W, Ward 5S) Karen Dawson

Continued review; Second story addition to existing residence. (Project Manager: Scott Gustin)

Motion by Matt Bushey: I move we approved the application, with revised plans showing roof over porch will be 3/12 starting 2/3 the way down as shown on north elevation.

2nd – Ron Wanamaker

Friendly amendment by Steve Offenhartz: Conditioned that the applicant provide a drawing of the roof pitch on the west elevation and submit to staff.

Vote 3-0.

Motion carries.

Session II – 3:30 PM – 4:15 PM

2. Historic Preservation Review Committee: Review of final CLG 2018 grant project (07110-VT-18-005), State Register Grant Mapping Project.

Mary O'Neil presents an overview of the mapping project, and invites the board to explore the link to see the finished product. Matt Bushey asks how the public will be informed of the availability of the information. He suggests that it be announced at NPA meetings. Mary suggested that a banner be included on the Planning page to alert folks and direct them to the new tool.

No action taken.

