

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

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Matthew Bushey
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Philip Hammerslough, Alt.
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DESIGN ADVISORY BOARD Tuesday, August 11, 2015 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

*Each applicant has about 10 minutes to present his/her application to the board within their allotted session time. **Please note session times are approximate.***

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

1. **16-0020CA; 6 Proctor Place (RLW, Ward 5 S) S. Chapin Spencer, Rebecca Grannis**
Install fiberglass replacement windows, new insulation, and siding. Construct small rear addition with solar panels.

Session II – 3:30-4:00 p.m.

2. **15-1123CA; 83 Hyde Street (RM, Ward 2) Nathan J. Cross (continued)**
Remove existing side porch, remove rear addition and construct new 1 1/2 story addition to home.

Session III – 4:00-4:30 p.m.

3. **15-1232CA; 78 Henry Street (RL, Ward 1E) Molly Loomis & Thomas Hughes**
Two story addition at back of existing single family residence, replacement of door way, two new windows.

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
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David White, AICP, Director
Ken Lerner, Assistant Director
Vacant, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Interim Chief Administrative Officer
Mary O'Neil, AICP, Senior Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: 6 & 8 Proctor Place; ZP16-0020CA
Date: August 11, 2015

File: ZP16-0020CA

Location: 6 & 8 Proctor Place

Zone: RL-W **Ward:** 5S

Date application accepted: July 6, 2015

Applicant/ Owner: Chapin Spencer and Rebecca Grannis

Request: Renovation of 6 Proctor Place, including a small rear addition and new fiberglass windows.

Background:

- o Non-applicability of Zoning Permit Requirements 07-563NA; repair existing back porch. No change in size or materials. April 2007.

Overview: 6 & 8 Proctor Place is a single parcel with two single family homes. This project is specific to 6 Proctor Place. It is unclear if 6 Proctor Place is listed on the Vermont State Register of Historic Places; it was included in preliminary Historic Sites and Structures Survey data preliminary to the Lakeside Historic District. It is not included on the map for that nomination. It may, however, be considered eligible (if not already listed) for its association with Burlington's maritime activities, the earliest development of "Lakeside Park" and as worker housing for the former Queen City Cotton Mill.



MAP NUMBER:	DATE BUILT: 1899	SURVEY NUMBER: 6 Proctor Place
FUNCTIONAL TYPE: dwelling	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER: Lendor Masse	
DESCRIPTION: 1 1/2 story, 3 x 2 bay workers dwelling. Beautifully imbricated slate roof. Aluminum siding, 2/2 sash windows. Main facade orientation. Stone foundation.		

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:

No changes proposed.

(b) Topographical Alterations:

No changes proposed.

(c)Protection of Important Public Views:

There are no protected public views from this 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.

(e)Supporting the Use of Renewable Energy Resources:

No part of this application will prohibit the use of water, wind, geothermal or other alternative energy resources. Solar infrastructure is included within the submission materials.

(f) Brownfield Sites:

None identified.

(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 applicant has submitted an Erosion Prevention and Sediment Control Plan for review by the Stormwater engineers.

The project offers a covered front entry for refuge from inclement weather. A rear entry is not similarly protected; a small canopy or eave extension is recommended.

The existing one car driveway that serves this residential unit has an area to the south that would accommodate snow storage.

(h) Building Location and Orientation:

No changes are proposed to the driveway or parking area. The addition is proposed to replace a small back porch. The primary structure will continue to face north, and be oriented in the same manner as existing.

(i) Vehicular Access:

No change.

(j) Pedestrian Access:

No change.

(k) Accessibility for the Handicapped:

Requirements for access and visibility will be under the jurisdiction of the building inspector.

(l) Parking and Circulation:

No change.

(m) Landscaping and Fences:

No landscaping information has been submitted. For a small addition, additional plans for landscaping are typically not mandated.

(n) Public Plazas and Open Space:

There are no public plazas included in the development site.

(o) Outdoor Lighting:

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

A spec sheet for a recessed light fixture has been submitted; its intended location unidentified. The applicant will need to define this and any other lighting proposed to assure compliance with this, and Standard 5.5.2 of the ordinance.

(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 are visible on submitted photographs, but not included on elevation or site plans. These shall be appropriately revised to include annotations to define the location of meters, HVAC equipment, utility connections, etc.

Similarly, the mailbox location needs to be defined.

The applicant shall indicate the location of trash and recycling storage.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

The rear addition is appropriately scaled for the existing single family home.

1. Massing, Height and Scale:

The proposed addition is at the rear of the dwelling, and is appropriately located and scaled relative to the existing structure.

2. Roofs and Rooflines.

A shed roof is proposed for the new addition, which effectively minimizes the impact of the new volume and marries the new space with the existing dwelling.

3. Building Openings

The front door is proposed to be relocated; windows to be rearranged and some increased in size to accommodate egress requirements.

(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:

A new front door and additional windows will warm the building front, which presently has minimal openings and is rather closed to the street. Replacement siding, trim, windows and doors will present an enhanced, fresh face that will visually enhance the street view.

(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.

The applicant has chosen replacement siding and trim from tradename "Boral", a relatively recent player in the replacement materials stage. Significant alteration has already occurred on this property, with soffit and trim covered, apparent reorganization of the primary façade, a cinderblock chimney addition, and aluminum siding. As there is substitute siding at present (aluminum), new sheathing is acceptable. Wood siding is identified on the elevation plan for the principle structure, cedar shakes on the new addition.

The durability of the "Boral" products is not known. They are a composite of plastic and ash. This is the applicant's choice for building trim.

Fiberglass windows are proposed for both the new addition and as replacement sash for the primary structure. The existing building has primarily 2/2 double hung windows. No significant trim remains, and the openings appear to be surrounded by a "j" channel, with only the outer sill (stool) exposed. The historic description of the property confirms the 2/2 fenestration pattern. One over One replacement sash is proposed. See Section 5.4.8 for further discussion.

(f) Reduce energy utilization:

All new construction is required to 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.

Solar infrastructure is included in the plan.

(g) Make advertising features complementary to the site:

No signs are proposed.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p.)

(i) Make spaces secure and safe:

Windows meeting egress standards are proposed as part of the renovation.

The project will be required to meet all applicable building and life safe codes, as defined by the building inspector and fire marshal.

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.

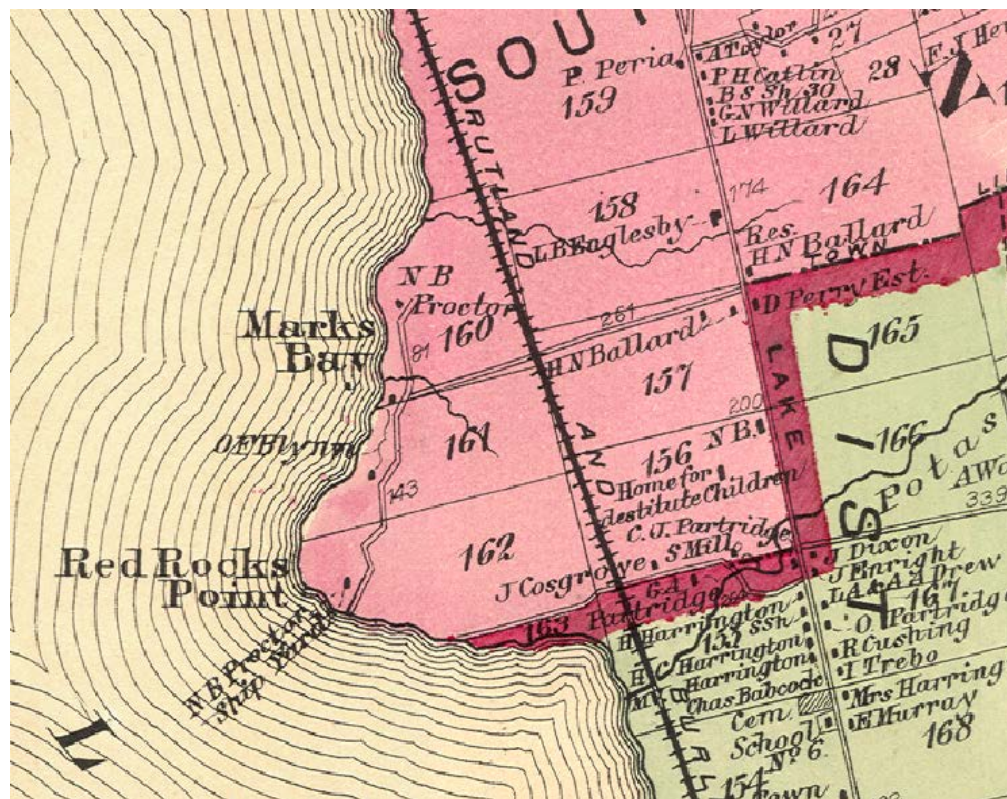
6 Proctor Place was included within a Historic Sites and Structures assessment prior to the Lakeside District nomination. The Vermont Division for Historic Preservation cannot confirm whether it is listed on the Vermont State Register of Historic Resources, but acknowledges its inclusion on the HS&S Survey.

Its eligibility (if not already listed) may certainly be secured when understood that this most likely the dwelling of Napoleon B. Proctor, shipbuilder and captain of several vessels on Lake Champlain. Proctor's wife, Nancy (Englesby) was deeded part of her father Ebenezer

Englesby's land in November 1852. (Englesby's Brook!) Burlington Historian David Blow confirms Proctor's ownership (Proctor Farm, later Oakledge Farm). From *Historic Guide to Burlington Neighborhoods*, Volume I:

*In 1850 Captain Proctor looked around for a suitable place to build a steamboat and purchased Mark's Bay for \$400...Proctor was captain of the **Oakes Ames**, built for the Rutland Railroad by Orson S. Spear in 1868...**Oakes Ames** was the largest boat launched on the lake at that time, being 238 feet long with 270 horse power engines and a speed of 19 ½ miles per hour. In 1874 she was sold and rebuilt as a passenger steamer named the **Champlain** which was wrecked at Steam Mill Point near Westport, NY in 1875...Mark's Bay was an active shipyard for many years and attracted a cluster of carpenters, blacksmiths and other supporting shops around the cove, but no trace is left of this yard...*

Proctor was guaranteed passage to the shipyard by warranty deed; “until said road so reserved shall be opened and worked for travel reserving a right of way or passage across any part of that said land to said sand beach.” That path is illustrated on the 1869 Beers Atlas Map:



Napoleon and Nancy Proctor deeded the land to H. R. Conger (in part) in 1888, who developed the “Lakeside Park”, having a plat drawn in 1894. With a few exceptions, the street layout and individual parcels reflect that plan.

(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 building historically served a residential purpose; one that continues today.

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

The building retains its orientation, location, and association; however significant alteration has occurred to its materials, the spatial organization of its primary façade, and potentially its design and workmanship (as exterior renovations have masked original features and spaces.) The setting, the location, the massing, the imbricated slate roof, and the window pattern and configuration are the few remaining features that have not been altered. The building is at a tipping point; a decision to allow alteration (and change of window material and design) will signal that the property has reached a point of alteration that no longer merits retention of remaining features. If the existing features are deemed of enough merit to retain and define the character of the structure, than the window alterations (material and design) would not meet this standard.

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 new addition is an anticipated alteration, typical of how buildings may grow and expand to meet current needs. No conjectural features are proposed.

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

There are no identified changes to the property that have significance in their own right.

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

The sheathing and trim have either been covered or compromised with new material. The characteristic slate roof is proposed to be retained. The windows are intended to be replaced with larger and differently designed fiberglass sash; re-arranged across facades. If the property is deemed to retain enough integrity to warrant historic merit, then these alterations are in conflict with this standard. If the Board believes that the building no longer retains enough of its original materials, features, finishes, and overall historic character, than alterations may be acceptable.

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.

Replacement windows on historic properties have been the subject of significant scrutiny and in some cases, litigation involving city staff. To cite examples that tested this standard of the ordinance (after its adoption in 2007) were these cases:

66-68 King Street ZP07-473CA Vinyl replacement windows denied by DRB 3/2007
Decision not appealed.

17 Johnson Street ZP07-471CA Vinyl replacement windows denied by DRB
4/2007
Decision not appealed.

45-47 Clarke Street ZP06-604CA Denied by DRB, appealed to VEC, upheld. 7/2007

55-57 Blodgett Street ZP 07-556CA Denied by DRB, appealed to VEC, upheld
11/2007

In each case, the review board (Development Review Board, or ultimately the Vermont Superior Court, Environmental Division) was asked to evaluate an application for replacement window sash that was of a different material than the existing wood double hung sash.

This standard was used in each review.

The DRB, and VEC concurred that the city has established a standard for the treatment of historic properties, and that the proposed replacement sash did not comply with the specific standard as expressed in the Comprehensive Development Ordinance.

None of these decisions were appealed to the Vermont Supreme Court. Finality rules and the decisions stand.

It was through these decisions, however, that the DRB expanded their interpretation, and found clad wood window sash and simulated divided light (with exterior muntins, factory adhered) to be acceptable in meeting this standard. Since these decisions, which established a precedent in reviewing alterations to historic properties, staff and the DRB have consistently applied this standard as directed by the court and the DRB. The zoning ordinance has not changed since these decisions relative to this Section; and no further decisions have served to alter the precedent established.

The Design Advisory Board does not have the authority to alter the ordinance. The Planning Commission, in concert with City Council, has the authority to change policy, ordinance, and practice.

Fiberglass windows have been permitted for new additions, new construction, and as visually appropriate replacement windows where the historic windows have already been replaced with appropriate permitting, where the property owner wishes to return to a compatible historic appearance. One such case was 35 Crombie Street, where non-original windows were replaced with fiberglass windows (ZP07-373CA, December 2006.)

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

None are understood to be proposed.

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

No archaeological resources have been identified at the site. If any are found during ground disturbance, appropriate remedies shall be exacted to protect any such resources.

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

The new addition will minimally impact the existing primary structure, and only at the point of contact. As a replacement to an existing porch, it is positioned to be minimally visible and understandable as part of a building's growth. It is clearly differentiated from the principle structure; subordinate in size and massing to protect the integrity of the original.

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

The new addition has the potential to be removed in the future, and therefore a reversible change.

Items for the Board's consideration:

1. Preliminary assessment of the historic integrity of 6 Proctor Place will be essential in determining the course of review. If the building retains integrity of location, design, setting, materials, workmanship, feeling and association, than the standards of Section 5.4.8 and the precedent of decisions shall be applicable to this review. See item #6, below.
2. The applicant shall define the location and fixture for proposed new lighting to assure compliance with the lighting standards defined in Section 5.5.2.
3. The location of the mailbox, utility connections, mechanical equipment, and trash/recycling storage shall be defined on the site plan and/or building elevation as appropriate. Landscaping or similar screening may be advised, depending upon location and visibility.
4. Some form of canopy or roof cover is recommended for the rear entry.
5. The applicant shall indicate the location of trash and recycling storage.
6. The judgments and interpretations made by the Development Review Board and the Vermont Superior Court, Environmental Division have set the precedent for decisions relative to window replacement on historic structures. At present, only wood or clad wood replacement sash have been found to be acceptable replacement alternatives for historic structures with wood windows. A change in policy or ordinance standard would require action by the Planning Commission and City Council.

July 13, 2015

RECEIVED
JUL 13 2015

DEPARTMENT OF
PLANNING & ZONING
Dear Planning and Zoning, Design Advisory Board, and Historic Preservation Review Committee,

In Re: Zoning permit request for 6 & 8 Proctor Place.

I am writing you today to encourage you to grant my request to use fiberglass windows to replace existing window in the project I have submitted for your review. I understand that you have a very complicated job to do in regards to the thankless task of historic preservation in our community. I appreciate your efforts that are so clearly evidenced in how beautiful the City of Burlington is.

I believe that there are many good reasons to consider high quality fiberglass windows as a replacement option.

I understand and commend the desire to preserve the historic character of a building and that the windows are an important part of the façade of the building. I have found that fiberglass windows have wonderful aesthetic options that are in line with the historic sizes and dimensions of older windows. I also observe that a great part of the beauty of a window is often determined by the trim details around the window. In fact I find the trim around a window to be the most compelling feature on the exterior of a house.

If historic aesthetics are the goal that drives our decision-making, the allowance of materials other than wood and wood/aluminum should be allowed. There are other materials that are not detrimental to the environment should be allowed to be specified in historic renovations. You currently allow for that with the replacement of wood claddings with fiber cement siding. It is allowed because it is visually in keeping with the historic design and leads to a more durable building over time that doesn't need to be painted as often (this also conserves resources). Fiberglass is a great option for windows for this same reason. Wood and wood clad windows are not as durable with out regular maintenance. When a window is neglected it leads to more frequent replacement and use of resources.

I also argue that wood and wood clad windows do not perform in modern high performance homes. The wood and wood clad window options available are not what is required to build a robust energy efficient high performance home. It is true that windows are usually only 10% of a building envelope and could be considered to not be a location of major heat loss. However, as the building becomes more and more insulated and air tight the windows become the weakest link in the home and contribute to a greater part of the heat loss. A lower performing wood window (u factor .30 to .28) will be the coldest surface in the house and thus a common and constant surface for condensation in the winter. This will lead to early window failure and a need for replacement much sooner. This was not the case in older

homes that had lots of passive ventilation and lots of heating energy input to keep the house dry and the windows from rotting. This is not the case with modern high performance homes that have much, *much* lower rates of controlled air exchange and very low energy input into the house.

We are now in an environmental crisis of our own making. The use of fossil fuel energy is causing global climate change. Buildings consume a large portion of this energy. In 2014, 41% of total U.S. energy consumption was consumed in residential and commercial buildings. Old houses as well as new ones need to have the option of the most efficient window available at a reasonable cost. The most efficient windows (u factor .27 to .10) are predominately made from fiberglass. These windows are leaps and bounds ahead of other wood and wood clad windows. These windows allow for the best performance that is possible and the lowest energy use possible.

Materials that were used 50 or more years ago are not necessarily the best choice for our model building standards. As we can see from the wide spread use of asbestos in the past. We now acknowledge that that material is harmful to our health and safety and do not use it any longer. In this vein we need to be able to conserve as much energy as possible for the future health and safety of everyone on this planet.

Our building codes are evolving to recognize the need for greater performance and efficiency for homes. The guidelines of historic preservation also need to evolve to acknowledge the pressure of a changing climate and allow for the technological advances in building materials.

We must all be a part of the solution in every way we can. This responsibility also rests with you as the Historic Preservation Review Committee and Design Advisory Board.

I would urge you to hold a hard line on the aesthetic integrity of historic buildings. But at the same time I would ask that you consider the advent of superior technologies and materials to achieve those goals.

Thank you so much for taking the time to consider my request. I am more than willing to discuss my request with you further at your convenience. Please do not hesitate to contact me.

Kindest Regards,

Rebecca Grannis

RECEIVED
JUL 06 2015

DEPARTMENT OF
PLANNING & ZONING

ZONING DISTRICT: RL

MAX. LOT COVERAGE = 35%

+10 COVERAGE FOR PATIOS, DECKS PORCHES

FRONT: AVE. OF 2 ADJACENT LOTS ON BOTH S

SIDE: 10% OF LOT WIDTH, BUT IN NO EVENT LE

REAR: 25% OF LOT DEPTH, BUT IN NO EVENT L

EXISTING LOT COVERAGE

EXISTING LOT SIZE: 10,513 S.F.

EXISTING HOUSE 1: 443 S.F.
EXISTING HOUSE 2: 739.5 S.F.
EXISTING GARAGE: 479 S.F.
EXISTING PORCHES: 186 S.F.
EXISTING SHED: 218 S.F.

EXISTING DRIVEWAY: 306 S.F.
EXISTING CONCRETE: 7.5 S.F.

EXISTING LOT COVERAGE = 2,379.5 S.F. = 22.6%

PROPOSED LOT COVERAGE

EXISTING LOT SIZE: 10,513 S.F.

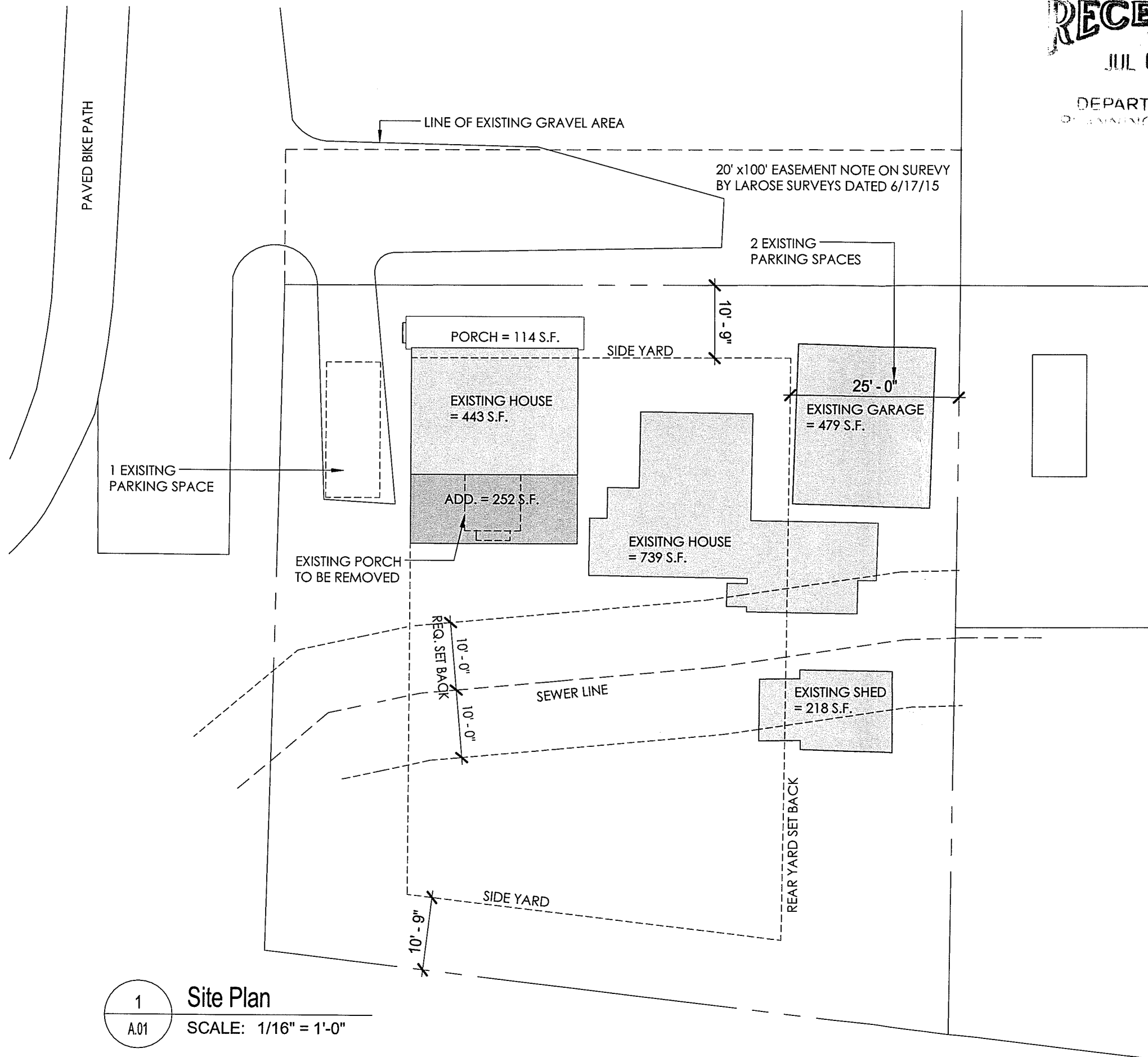
HOUSE 1: 695 S.F.
HOUSE 2: 739.5 S.F.
GARAGE: 479 S.F.
PORCHES: 114 S.F.
SHED: 218 S.F.

DRIVEWAY: 306 S.F.

PROPOSED LOT COVERAGE = 2,551.5 S.F. = 24.3%

DRAWING KEY

EXISTING STRUCTURE
ADDITION
PROPERTY LINE
SETBACK LINE



1
A.01

Site Plan

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

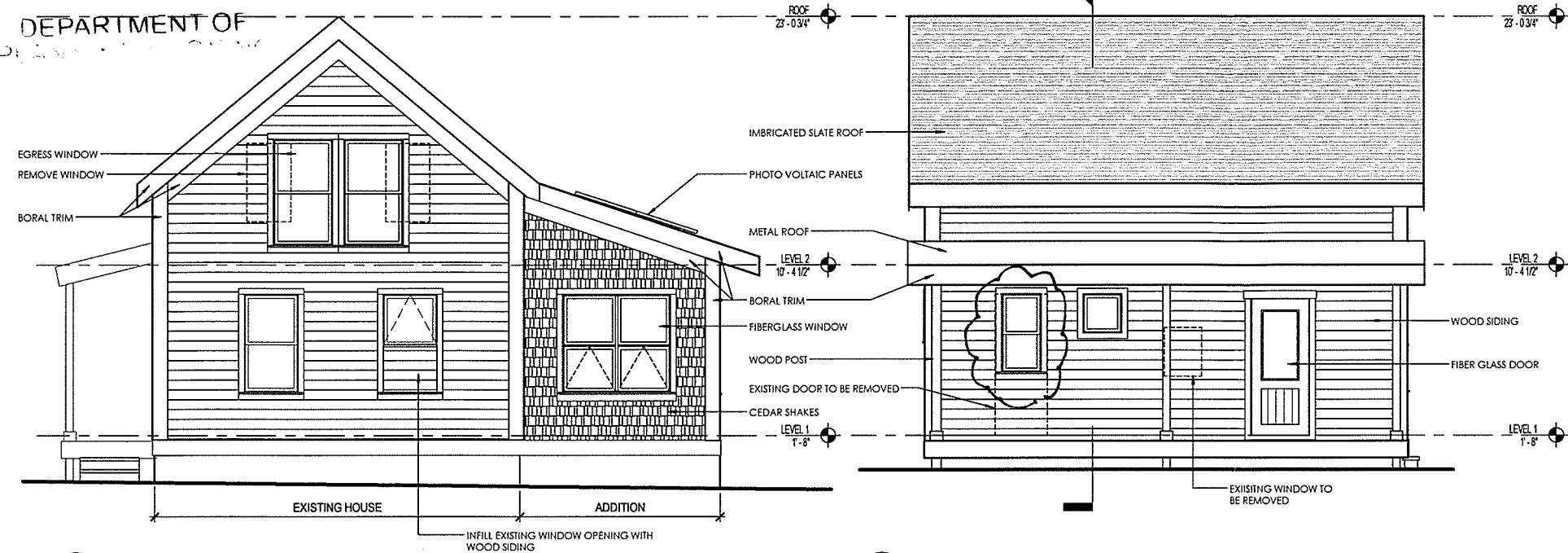
6 PROCTOR PLACE

The design ideas and plans represented by these documents are the property of the design firm.

DATE:

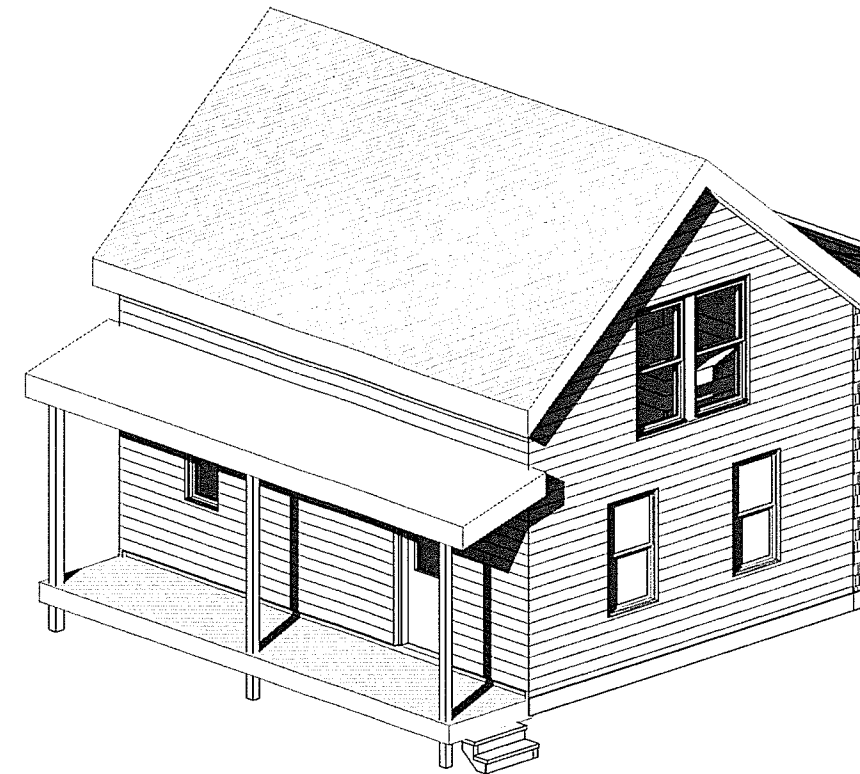
RECEIVED
JUL 14 2015

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

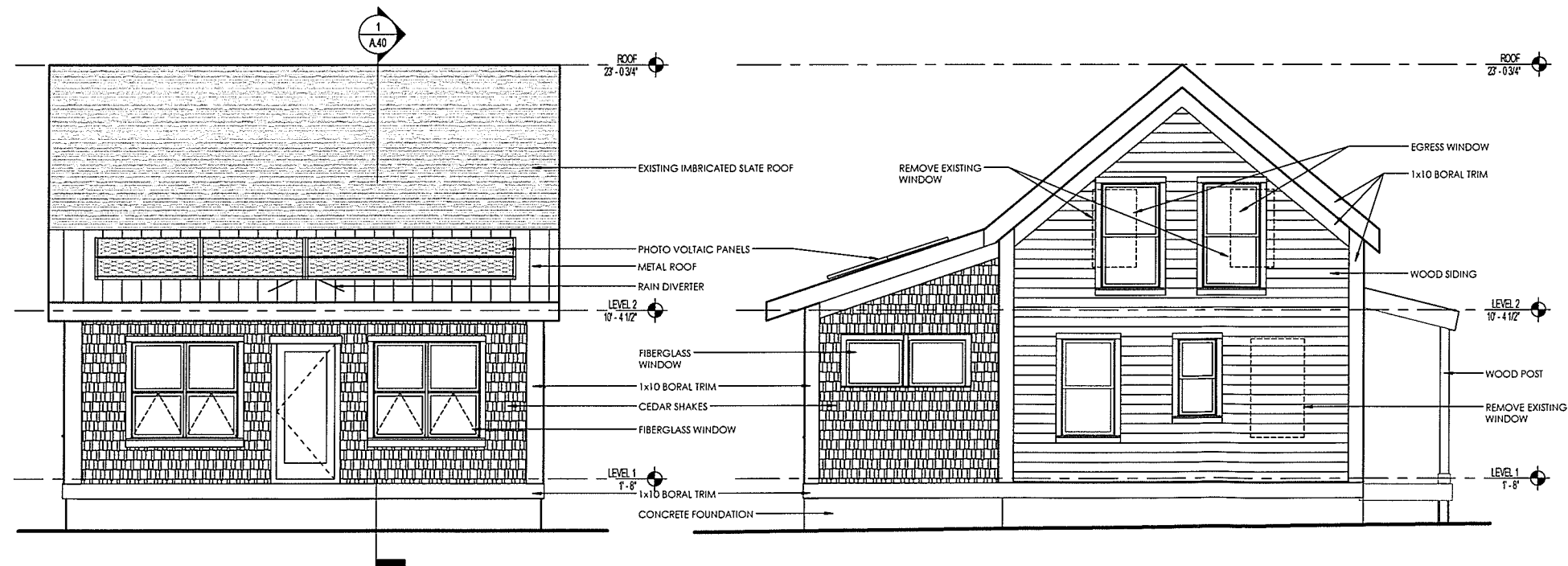


4 WEST ELEVATION
SCALE: 1/4" = 1'-0"
Glazing percentage: (57.2/449.8) x100 = 12.7%

3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
Glazing percentage: (20.28/302.85) x100 = 6.69%

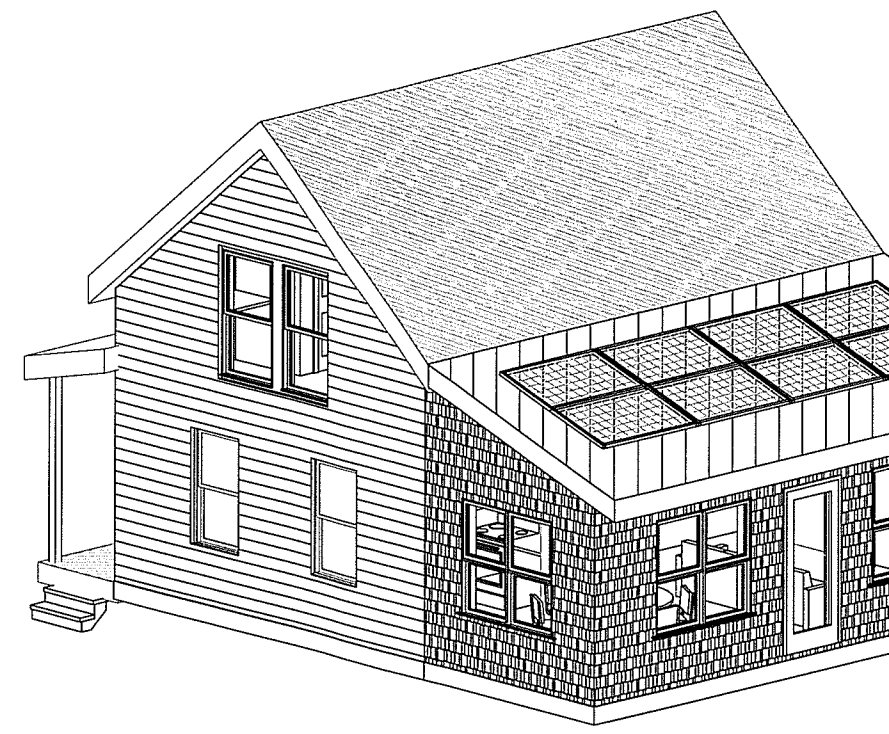


5 VIEW FROM NORTH WEST
SCALE:
REPRESENTS MASSING ONLY AND DOESNT SHOW EXTENT OF TRIM AND OTHER DETAILS. PLEASE REFER TO THE ELEVATIONS FOR MORE DETAIL.



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
Glazing percentage: (57.2/245) x100 = 23.4%

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"
Glazing percentage: (54.7/445.45) x100 = 12.27%



6 VIEW FROM SOUTH WEST
SCALE:
REPRESENTS MASSING ONLY AND DOESNT SHOW EXTENT OF TRIM AND OTHER DETAILS. PLEASE REFER TO THE ELEVATIONS FOR MORE DETAIL.

grand total glazing percentage: (173.38/1443.1) x 100 = 13.12% (should not exceed 20%)

NOTE: EXISTING ALUMINUM SIDING TO BE REMOVED. EXTERIOR TO HAVE 4" OF RIGID AND 1x3 STRAPPING UNDER NEW SIDING.

The design ideas and plans represented by these documents are the property of Hinge, Inc. Use or copy is permitted by contract only.

6 PROCTOR PLACE



DATE:
SCALE:

July 13, 2015

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I am writing you today to encourage you to grant my request to use fiberglass windows to replace existing window in the project I have submitted for your review. I understand that you have a very complicated job to do in regards to the thankless task of historic preservation in our community. I appreciate your efforts that are so clearly evidenced in how beautiful the City of Burlington is.

I believe that there are many good reasons to consider high quality fiberglass windows as a replacement option.

I understand and commend the desire to preserve the historic character of a building and that the windows are an important part of the façade of the building. I have found that fiberglass windows have wonderful aesthetic options that are in line with the historic sizes and dimensions of older windows. I also observe that a great part of the beauty of a window is often determined by the trim details around the window. In fact I find the trim around a window to be the most compelling feature on the exterior of a house.

If historic aesthetics are the goal that drives our decision-making, the allowance of materials other than wood and wood/aluminum should be allowed. There are other materials that are not detrimental to the environment should be allowed to be specified in historic renovations. You currently allow for that with the replacement of wood claddings with fiber cement siding. It is allowed because it is visually in keeping with the historic design and leads to a more durable building over time that doesn't need to be painted as often (this also conserves resources). Fiberglass is a great option for windows for this same reason. Wood and wood clad windows are not as durable without regular maintenance. When a window is neglected it leads to more frequent replacement and use of resources.

I also argue that wood and wood clad windows do not perform in modern high performance homes. The wood and wood clad window options available are not what is required to build a robust energy efficient high performance home. It is true that windows are usually only 10% of a building envelope and could be considered to not be a location of major heat loss. However, as the building becomes more and more insulated and air tight the windows become the weakest link in the home and contribute to a greater part of the heat loss. A lower performing wood window (u factor .30 to .28) will be the coldest surface in the house and thus a common and constant surface for condensation in the winter. This will lead to early window failure and a need for replacement much sooner. This was not the case in older

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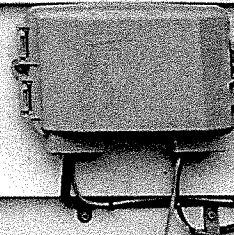
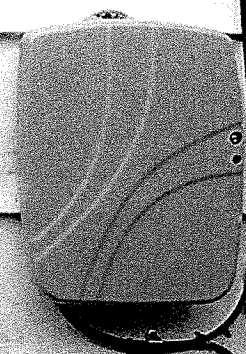
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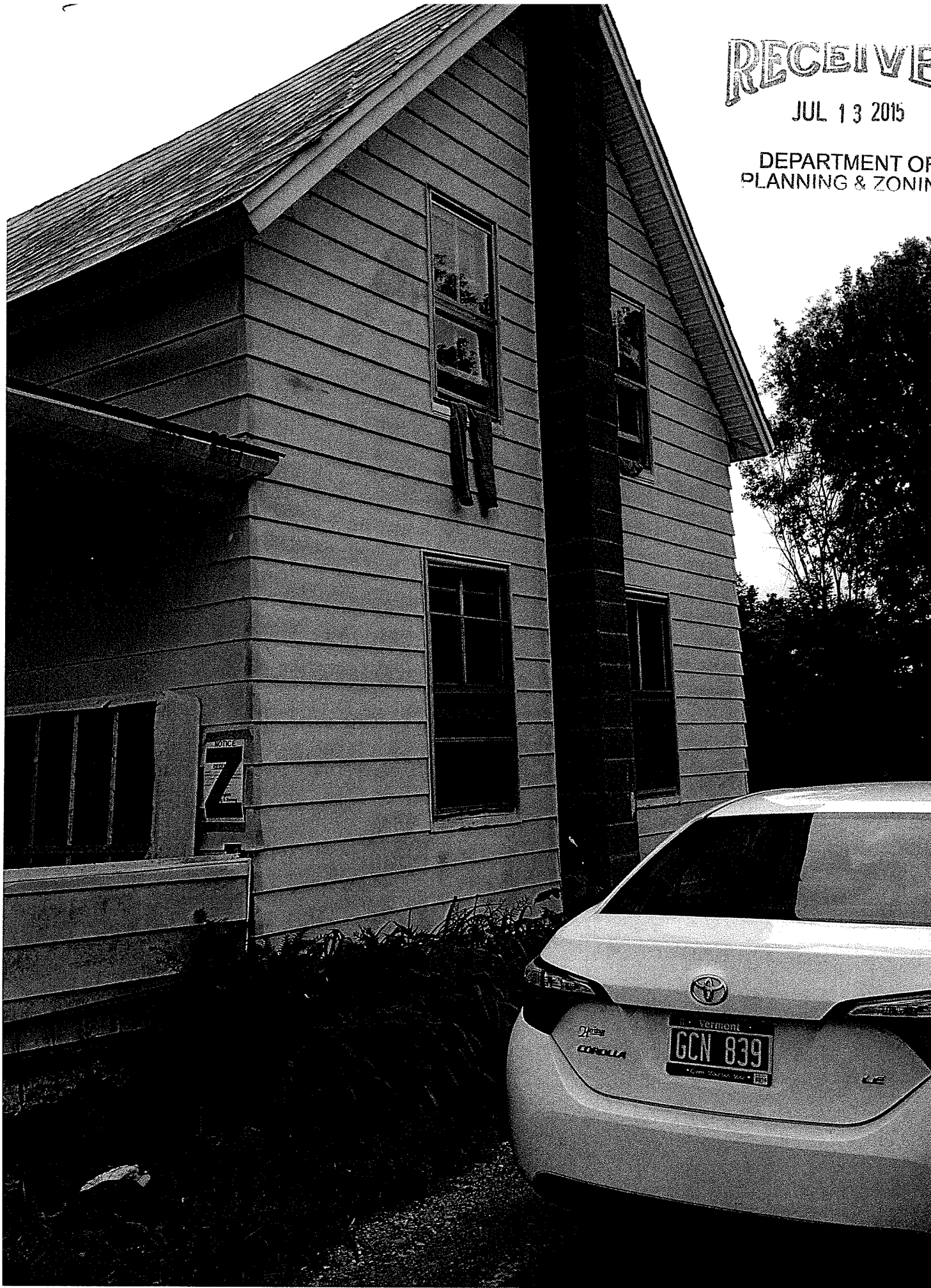
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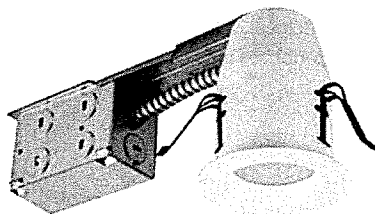
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3-Inch LED Remodel Non-IC Recessed Light Kit



Item # PEP3-RE-30

Rating

(2 Reviews)

Price

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Options

Select a Finish:

--Choose--

Availability

Usually ships in 2-3 business

Quantity

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About our 3-Inch LED Remodel Non-IC Recessed Light Kit

» [Description](#)» [Specifications & Measurements](#)» [Product Reviews](#)» [Questions & Answers](#)

Description

[Back to Top](#)

Everything you need to install your recessed light is included in this convenient package that includes the built-in light engine, integrated trim, remodel can with integrated lens, power junction box, mounting hardware, and more. This recessed light has a warm white LED with high color rendering to produce attractive accent lighting with true color rendering.

LIGHT FIXTURE

- **Complete Kit:** includes light engine with integrated trim, 3-inch non-insulated remodel can with integrated lens and attached torsion clips, power junction box, drywall clips, insulating foam ring, and cut-out template.
- **3 Attractive Trim Finishes:** white, dark bronze, or brushed steel
- **Frosted Polycarbonate Lens**
- **Dimensions:** Housing: 4-13/16(H) x 5.5(W) x 12.5(L). Trim: 4-13/16(H) x 3-15/16 (Diameter)
- **Ceiling Cutout:** only 3-3/8in
- **Remodel Torsion Clips:** torsion clips are pre-attached to the remodel can for easy installation
- **Ceiling Insulation:** because this housing is **not** IC-rated the ceiling insulation must be kept at least 3 inches away from all outside surfaces of the housing

LIGHT SOURCE

- **Bright Samsung LEDs**

Accessories



CFL & LED Dimmers

Related Items

3-Inch LED Remodel
Non-IC Recessed
Light Kit with Swivel
Trim

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Fiberglass Entry Door Systems

Classic-Craft Rustic

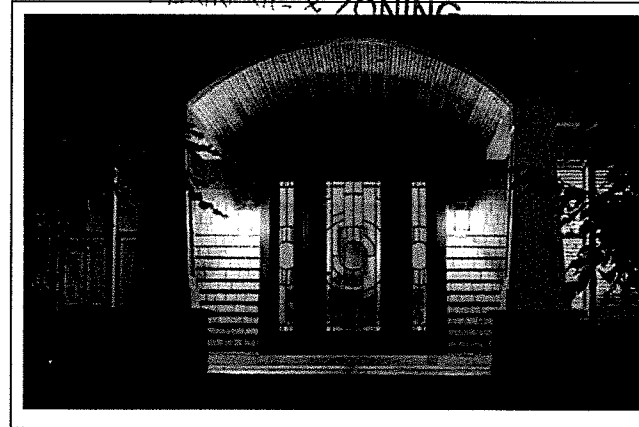
Add the character of a rustic entryway to your home's Southwestern or European country architecture with the Classic-Craft® Rustic Collection™. These front doors have the look of real wood grain, and the simple yet authentic hand-craftsmanship of the artisans that originally created these door styles.

The Rustic Collection is made with our patented AccuGrain™ technology to give the look of high-grade wood, with all of the durability of fiberglass. The exterior doors in this collection have the look and feel of a real wood front door but unlike genuine wood doors, they resist splitting, cracking and rotting.

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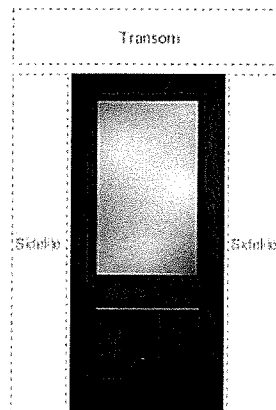


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[Dimensional Data](#)

Glass: Clear

Low-E Available (?)

Finish Options:

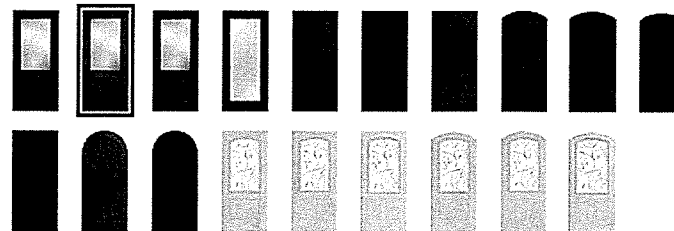
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Pick Door Height: [6'8" Doors](#) [8'0" Doors](#)

Pick a Configuration: 6 Available Styles



Pick a Door Style: 13 Available Styles



Pick a Glass Style: 18 Available Styles



[Villager](#)

[Homeward](#)

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Classic-Craft Rustic

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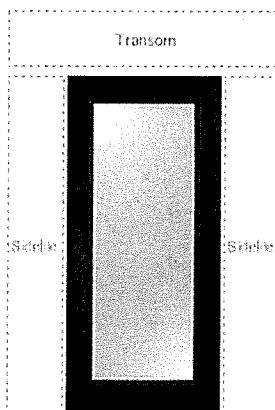


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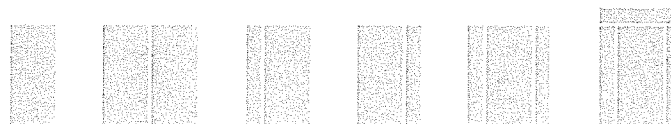
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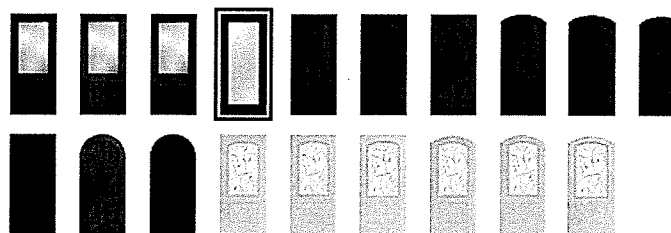


Pick Door Height: [6'8" Doors](#) [8'0" Doors](#)

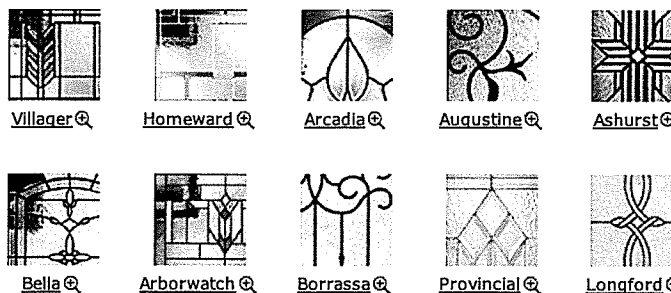
Pick a Configuration: 6 Available Styles



Pick a Door Style: 13 Available Styles



Pick a Glass Style: 18 Available Styles



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View style number(s), features and additional information.

Available Door Sizes:

- 3'0" x 6'8"

[Dimensional Data](#)

Glass: Clear

Low-E Available (?)

Finish Options:

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A New Category of Exterior Trim

A New Category of Exterior Trim

- The first and only Poly-ash trim product, consisting of a blend of proprietary polymers and coal combustion products (ash).
- Poly-ash composition provides consistency throughout the material with virtually no moisture cycling⁺ or expansion and contraction⁺.
- Developed with years of rigorous internal and 3rd party testing, proven with thousands of installations.
- Composed of more than 70% recycled materials.
- Boral TruExterior® Trim is a product you can trust to provide exceptional performance, superior workability and a lasting appearance for exterior applications.

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Like Wood, Boral TruExterior® Trim...

- is easy to handle (similar weight)
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- is easy to cut, rout, drill and fasten
- can be installed with the same tools

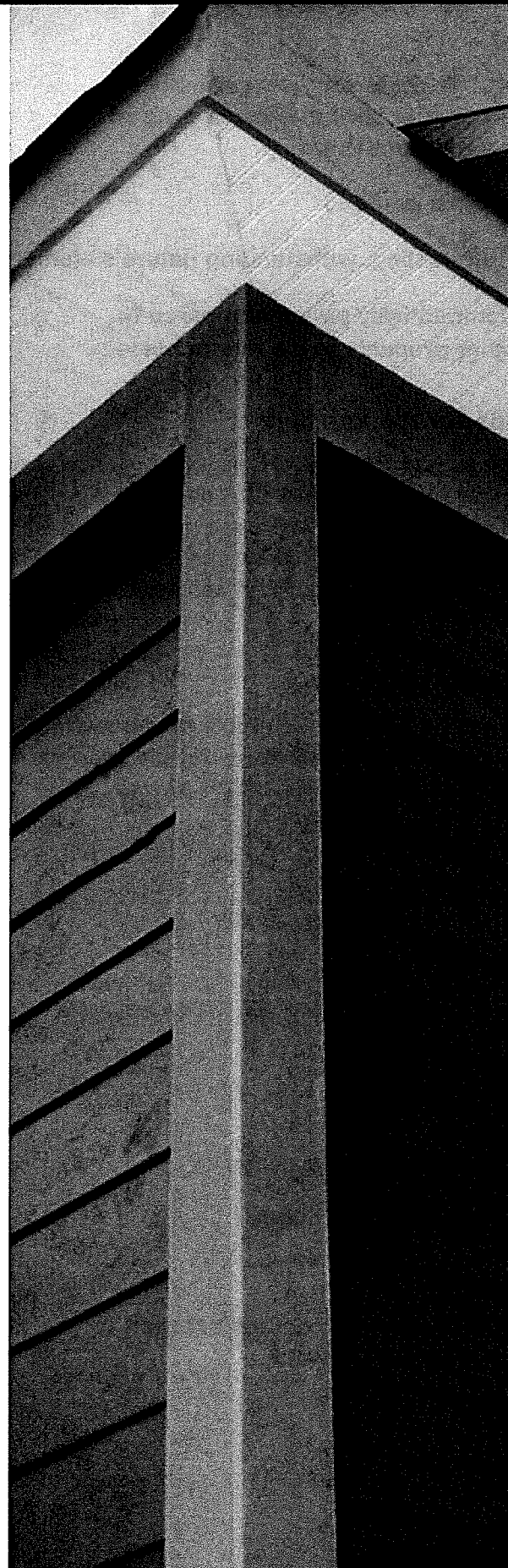
Unlike Wood, Boral TruExterior® Trim...

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Unlike most other trim products, Boral TruExterior® Trim...

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- does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color
- contains one of the highest levels of recycled content

⁺Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com



About Boral®

Boral Bricks



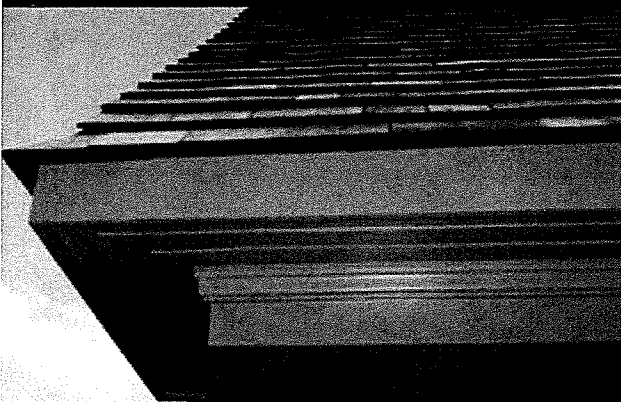
Boral Roofing



Cultured Stone® by Boral®



Boral TruExterior® Trim



Boral Limited

Boral is an international building and construction materials group, headquartered in Sydney, Australia. With annual sales over \$5.0 billion, Boral has roughly 14,000 employees working across over 580 operating sites. Boral produces and distributes a broad range of Construction Materials including quarry products, cement, fly ash, pre-mix concrete and asphalt; and Building Products including clay brick, clay and concrete roof tiles, masonry products, plasterboard, windows and timber. Boral serves customers in the building and construction industries in three key geographical markets - Australia, the USA and Asia.

Boral USA

Headquartered in Roswell, Georgia, Boral USA has been in operation for more than 30 years—with a focus on being a leading manufacturer and supplier of building products and construction materials.

- Boral USA currently holds a variety of leadership positions in the building products and construction materials markets.
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Boral Roofing – Largest manufacturer of clay & concrete roof tiles in the U.S.

Cultured Stone® by Boral® – #1 brand of manufactured stone veneer

Boral Material Technologies – A leading marketer of fly-ash

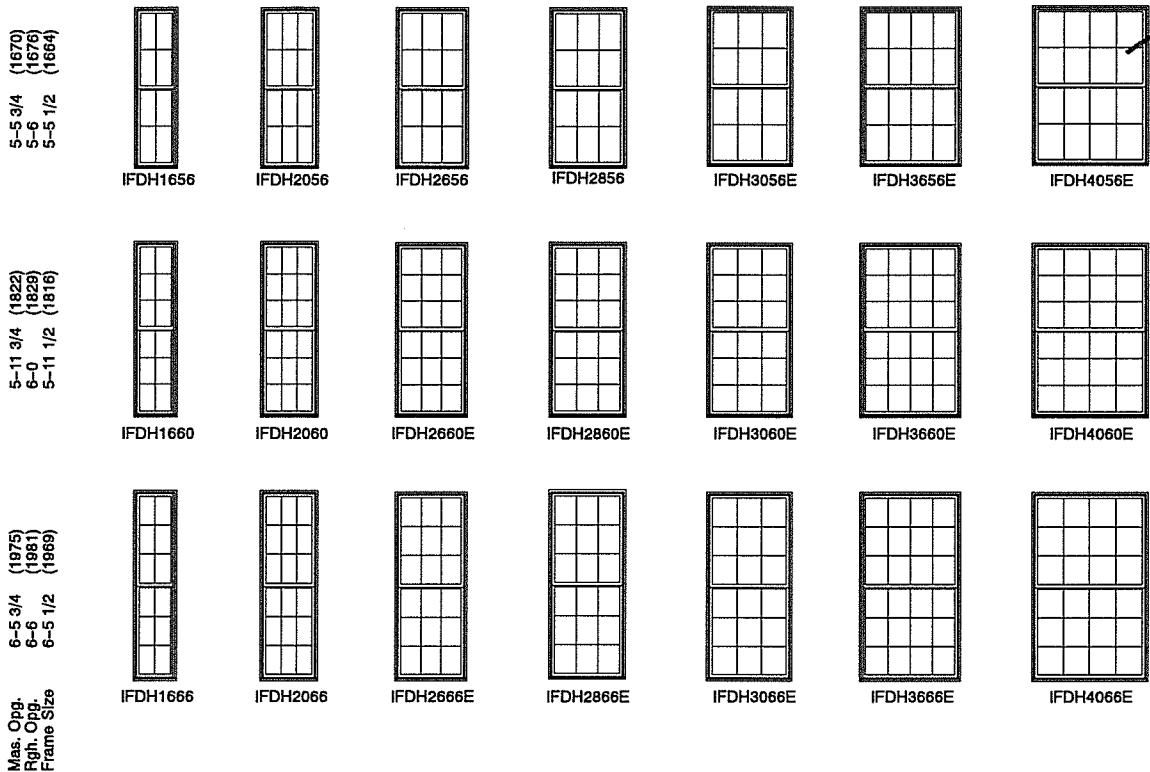
Boral Composites - Producer of Boral TruExterior® Trim and other innovative polymer-based products

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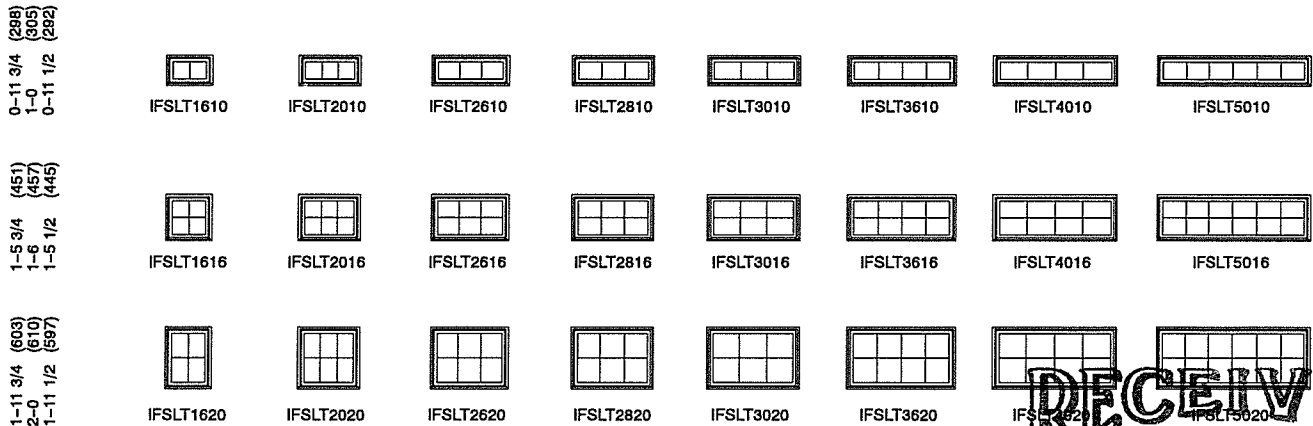
ELEVATIONS – ALL ULTREX DOUBLE HUNG UNITS Not To Scale

Mas. Opp.	1-6	(457)	2-0	(610)	2-6	(762)	2-8	(914)	3-0	(914)	3-6	(1067)	4-0	(1219)
Rgh. Opp.	1-6	(457)	2-0	(610)	2-6	(762)	2-8	(914)	3-0	(914)	3-6	(1067)	4-0	(1219)
Frame Size	1-5 1/2	(445)	1-11 1/2	(597)	2-5 1/2	(749)	2-7 1/2	(902)	2-11 1/2	(902)	3-5 1/2	(1054)	3-11 1/2	(1207)



SLIDING WINDOW TRANSOM

Mas. Opp.	1-6	(457)	2-0	(610)	2-6	(762)	2-8	(914)	3-0	(914)	3-6	(1067)	4-0	(1219)	5-0	(1524)
Rgh. Opp.	1-6	(457)	2-0	(610)	2-6	(762)	2-8	(914)	3-0	(914)	3-6	(1067)	4-0	(1219)	5-0	(1524)
Frame Size	1-5 1/2	(445)	1-11 1/2	(597)	2-5 1/2	(749)	2-7 1/2	(902)	2-11 1/2	(902)	3-5 1/2	(1054)	3-11 1/2	(1207)	4-11 1/2	(1511)



NOTE:

E=These windows meet National Egress Codes for fire evacuation. Local codes may differ.

Standard GBGs patterns shown in above units. Optional: Customer specified equal lite cut patterns are available. Units are available with or without GBGs.

Imperial and metric dimensions are shown. Metric dimensions are in millimeters.

All units viewed from exterior.

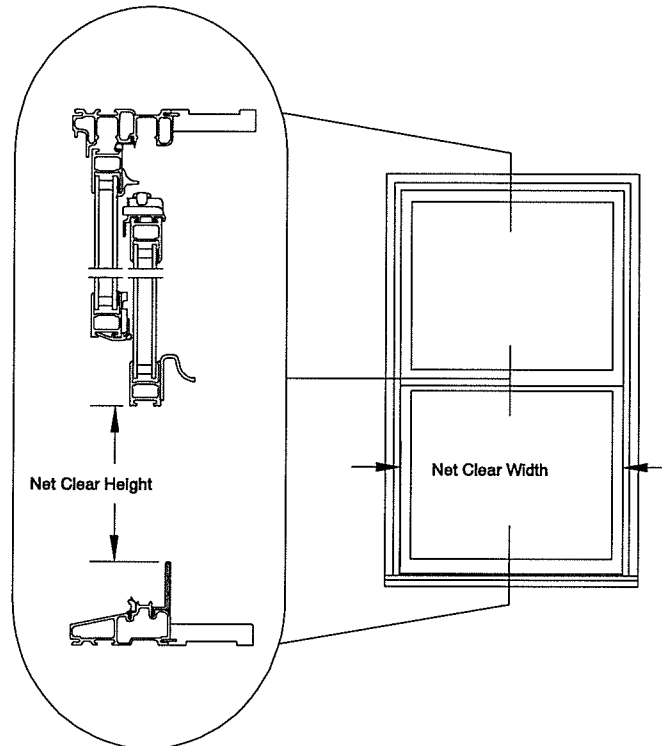
T = Tempered

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EGRESS MEASUREMENTS

EGRESS MEASUREMENTS



Code restrictions may vary depending on your local building codes. For additional information contact your local code department for IBC and IRC requirements.

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

<http://www.burlingtonvt.gov/pz>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

David E. White, AICP, Director
Vacant, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Interim Chief Administrative Officer
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 15-1232; 78 Henry Street
Date: August 11, 2015

File: ZP 15-1232CA

Location: 78 Henry Street

Zone: RL **Ward:** 1E

Parking District: Neighborhood

Date application accepted: May 29, 2015. Applicant deferred review (request June 22, 2015). Review restarted July 29, 2015.

Revised Floor Plans received: June 23, 2015.

Applicant/ Owner: Donal Dugan / Molly Loomis, Tom Hughes

Request: Remove rear deck; add 16' x 22' 2 story addition to existing single family house. New/replacement exterior doors. Remove westerly side walk and steps, pizza oven and roof canopy adjacent to garage. (None of these are on approved site plans dated 2003 and 2012.)

Background:

- Zoning Permit 12-1188FC; install three section of stockade fencing in backyard. June 2012.
- Zoning Permit 12-0781CA; install a solar hot water panel mounted on the south facing porch roof. March 2012.
- Zoning Permit 04-049; add small dormer above second floor bathroom to raise internal ceiling height to 8'. August 2003.

Overview: The applicant applied to add a 16' x 22' rear addition to the existing single family home. As the addition proposed was greater than 50% of the gross floor area of the existing house, Administrative Authority is not warranted under Section 3.2.7 (a) 9 and 10. Revised plans and calculations have now dropped the size of the addition below the 50% threshold, so administrative authority applies. As revised, the application can be reviewed by staff, who will observe the recommendations of the Design Advisory Board in their decision.



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:

No significant natural features have been identified.

(b) Topographical Alterations:

No information has been submitted about the terrain of the rear yard. As this is an existing neighborhood, no significant topographical manipulation is anticipated for the 16' x 22' addition; to be situated at the site of an existing deck.

(c)Protection of Important Public Views:

There are no protected views from this private 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).

The house is not listed on the Vermont State Register or National Register of Historic Places. It is eligible for historic designation, as an example of Bungalow style that is uniquely represented within this neighborhood. See Section 5.4.8.

(e)Supporting the Use of Renewable Energy Resources:

There is no part of this application that would prevent the use of window, water, solar, geothermal, or other alternative or renewable energy resources. Solar/pvc hot water mechanicals are present on the existing structure.

(f) Brownfield Sites:

None identified. 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.

An EPSC plan has been submitted and approved by the City Stormwater engineer.

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 rear entrance on the north will be essential to backyard access; however no protective canopy is provided over that entry where it would be beneficial.

(h) Building Location and Orientation:

The addition is proposed in the rear in the site of an existing deck. This is typical for building evolution and expansion.

(i) Vehicular Access:

No change is proposed to the existing access.

(j) Pedestrian Access:

A front walkway as well as a walkway on the west is proposed to remain unchanged; a side (westerly) walk and steps to the deck are identified for removal. Adequate access is provided at both locations.

(k) Accessibility for the Handicapped:

Handicap access for existing single family homes is not a requirement, but encouraged.

(l) Parking and Circulation:

No change is proposed to the existing parking configuration. The site continues to provide the required 2 parking spaces for the single family home.

(m) Landscaping and Fences:

Existing landscaping is not identified on the plan. As the proposed site is currently a deck, no significant trees or established landscaping is anticipated to be present. A fence permit was issued in 2012; no change is anticipated in that location.

(n) Public Plazas and Open Space:

There are no public plazas or open space that require installation or protection. Not applicable.

(o) Outdoor Lighting:

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

The application proposes the installation of a full cut-off LED exterior light at the rear entry.

(p) Integrate infrastructure into the design:

All meters and exterior mechanical equipment must be illustrated on site plans or elevations as appropriate. A gas meter is shown on the east façade in modeling and elevation.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

The proposed addition is a 2 story mass attached to a 1 ½ story bungalow. It does not exceed the height of the existing structure. As delegated to the rear, it will not be immediately discernable from the streetfront.

2. Roofs and Rooflines.

The existing craftsman inspired bungalow has a characteristic steeply pitched roof, full width shingled porch, extended and elaborated rafter ends, triangular knee braces and a gabled dormer. Although elevations suggest the inclusion of exposure rafter tails on the new addition, the steeply pitched roof or dormer is not similarly replicated. As such, stylistically the addition has little relationship with the front structure; however its relegation behind the existing structure minimizes its visibility.

3. Building Openings

Principle and secondary entrances are clearly identified. Windows maintain a rhythm and adequately correspond to interior function.

(b) Protection of Important Architectural Resources:

See Section 5.4.8.

(c) Protection of Important Public Views:

There are no public views from this private parcel. Not applicable.

(d) Provide an active and inviting street edge:

As a rear addition, there is minimal influence on appearance from the public way.

(e) Quality of materials:

A fiber cement clapboard is proposed on the addition, with a 4" reveal. Windows are clad wood casement/awning. New doors are full-lite fiberglass. All are considered of acceptable durability.

(f) Reduce energy utilization:

All new construction is required to 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.

Solar is already installed on the site. Shadow cast is not anticipated to be problematic.

(g) Make advertising features complementary to the site:

No signs are proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p).

(i) Make spaces secure and safe:

All development is required to be applicable building and life safety codes as defined by the fire marshal and the building inspector.

Section 5.4.8

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.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

- 1. The building is 50 years old or older;*

78 Henry was constructed c. 1928, and therefore greater 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 one 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;
78 Henry Street is among a trio of Craftsman inspired Bungalow dwellings on Henry Street (75, 78 and 91 Henry St. 22 Henry is the earlier, and inspiration Shingle style from which the Craftsman model grew.) Within the context of the neighborhood and the singleness of their architectural style, 78 Henry Street retains its character and integrity to a degree that would make it eligible for historic designation.
- 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; and,
3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association

(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 original and intended use is residential.

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.

Aside from a side door and canopy replacement, the historic materials and features will remain.

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

No conjectural features are proposed.

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

The rear deck/roof cover proposed for removal is later additions that have not gained significance in their own right.

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

The existing characteristics of the architectural style (roof form, central dormer, full width porch, exposed rafter tails, triangular knee braces at the roofline) are proposed to be retained.

Elevations (Plan A6, A7) suggest the duplication of rafter tails on the new addition; although they are not of a scale or within a design plan to truthfully relate to the style. However, the original house remains relatively unaffected by the work.

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.*

New exterior doors are proposed for the west and new addition. New development may utilize more modern materials, so the door at the rear is acceptable. The side door proposed for replacement is away from the primary façade, and therefore greater flexibility is afforded.

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

No chemical or physical treatments are proposed.

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

No archaeological resources have been identified with this 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 only area of impact to the historic structure is where connected; an area that is in the rear of the structure. The new work is clearly differentiated from the old, but struggles to be compatible with the characteristics of the bungalow form and components. In mass and scale, it remains a lesser bulk than can be seen from the street. The integrity of the principle structure will remain largely unaffected.

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.*

Although unlikely, it is possible to consider the reversibility of the new addition, which would leave the principle building with its essential form and integrity.

Recommended motion: If the DAB feels the development proposal adequately meets the standards addressed above, and dimensional standards can be confirmed to be compliant with Articles 4, 5 and 8, then a recommendation of approval may be offered.

Items for consideration:

1. A canopy is recommended over the northerly (rear) entrance door.
2. All meters and exterior mechanical equipment must be illustrated on site plans or elevations as appropriate.
3. Standard Permit Conditions 1-15.

Department of Planning and Zoning

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Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP15-1123CA 83 Hyde Street
Date: August 11, 2015

File: 15-1123CA
Location: 83 Hyde Street
Zone: RM **Ward:** 2C
Lot Size: 4064 sq. ft.
Date application accepted: May 8, 2015
Applicant/ Owner: Nate Cross
Request: Remove porch and rear addition. New 2 story rear addition to single family home.
Revised plans received: May 15, 2015.
DAB hearing: May 26, 2015.
Revised Plans submitted: Week of July 27, 2015.

Background:

- o **Zoning Permit 05-595FC;** replace chicken wire fence with 6' wooden stockade fence on south and west boundaries. May 2005.
- o **Zoning Permit 99-055;** metal roof over shingles on existing garage. July 1998.
- o **Zoning Permit 98-038;** install metal roofing over existing asphalt shingles on main portion of the single family house. July 1997.
- o **NPR (No permit required);** erect a 4' x 60' wire fence on the south property line. Grade back yard and install boards along the fence to retain the soil and water on his own property. September 1974. Decision appealed by neighbor relative to re-grading property; appeal upheld by Zoning Board of Adjustment November 1974.



Overview: The applicant wishes to demolish a single story rear addition and a portion of a southerly porch to construct a new, attached 2 story addition. Coverage is proposed to be reduced by 1% (59% to 58% per site plan of 5/15/2015.)

The **Design Advisory Board** reviewed this project at their May 26, 2015 meeting, voting to **table** the application to await revisions. New plans were delivered to the P & Z office the week of July 27, 2015.

Recommendation: The applicant is resubmitted some modeling studies to address concerns raised at the previous review. The DAB must assure issues of compatibility are resolved prior to making a recommendation to the Development Review Board. There are also a number of unresolved issues relative to the development; see Items for Consideration at the end of the report.

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 submitted site plan lacks information about natural features or landscaping. A Google image illustrates plantings along the front property line and a cedar tree at the entrance to the driveway. A landscaping plan will be required if the development plan progresses.

(b) Topographical Alterations:

No information has been provided.

(c) Protection of Important Public Views:

There are no protected public views from this parcel.

(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).



Although the building is not listed on the state or National Register of Historic Resources, its age and the context of the street make it eligible for consideration. See Section 5.4.8.

(e) Supporting the Use of Renewable Energy Resources:

The close proximity to the neighbor on the south makes opportunities for passive solar limited, as the abutting building rises a full 2 stories.

The shadow impacts from this proposed addition will be to the north and east; where the driveway and road exist. No adverse shadow impact to neighboring properties is anticipated.

(f) Brownfield Sites:

None identified.

(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.

There may be heightened concern about grade changes on this parcel, as a previous decision by the Zoning Board of Adjustment overturned a decision that would have allowed re-grading of the lot due to impacts on a neighboring property.

An EPSC and Stormwater Management Plan will be required, with written approval of the Stormwater Engineer. As of this date, no EPSC or Stormwater Plan has been submitted or reviewed by engineering staff.

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 originally proposed westerly door has been eliminated; an entrance with porch is illustrated on the north elevation.

There is no identified location for snow storage, although there is the potential to plow to the south of the driveway/garage.

(h) Building Location and Orientation:

The addition is proposed to replace a single story addition at the rear with a two story structure. Although oriented behind the primary structure as is typical of many residential additions, it is proportionally much larger than the existing structure. Option 2 (with a cross-gable) helps to ameliorate the difference in scale.

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

The removal of the southerly porch and entrance door places this plan in conflict with this standard of the ordinance. Although a new door is proposed for the north elevation and within the new addition, it is not "facing and clearly identifiable from the public street."

(i) Vehicular Access:

Vehicular access is proposed to remain as existing. The site plan conflicts with a previously approved site plan (ZP05-595) where the driveway access then was illustrated off the parcel, and north of the property line. This is consistent with information on a boundary line adjustment plat filed in 2005 for a neighboring property. When a discrepancy of this order is apparent, a survey is typically required to discern accurate property boundaries and to assure continued access. Additionally, that survey included with ZP05-715CA (Boundary Line Adjustment Plat for properties of Willian [sic] Lawrence Smith) notes the northerly boundary line of 83 Hyde Street as a total of 126.18 ft, not the 131 feet given on the originally submitted site plan.

(j) Pedestrian Access:

An existing sidewalk leads to the principle entrance on the east. With the removal of that porch, the applicant will need to define what will happen with the sidewalk.

No sidewalk is illustrated to the new northerly porch. Some method of pedestrian access will need to be illustrated on a site plan.

(k) Accessibility for the Handicapped:

Full ADA access is not required for a single family home. The building inspector will determine if Vermont “visitability” standards apply for the new construction.

(l) Parking and Circulation:

There is an existing driveway leading to a 2 car garage. From site plans filed for adjoining property that has been surveyed, it appears that this driveway is not entirely on this parcel but enjoys a right-of-way over a neighboring lot. Adequate parking appears to be evident for the single family use.



(m) Landscaping and Fences:

No landscaping information has been provided.

(n) Public Plazas and Open Space:

There are no public plazas on site.

(o) Outdoor Lighting:

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

No lighting information has been submitted; spec sheets and fixture location will be required.

(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.

All meters, utility connections, and HVAC equipment need to be illustrated on elevations or site plans, as appropriate to discern visibility and any need for appropriate screening.

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.

The applicant shall confirm the location of meters, mailboxes, mechanical equipment, trash and recycling facilities.

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.

None have been identified.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

In low and medium density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

It is indeed challenging to propose a building addition that meets code on such a modest structure. The existing building measures just 14' in width on the primary elevation. Primary submission materials suggested a rear addition exceeding the height and width of the primary structure; towering over the existing building. In mass, scale and proportion, the proposed addition lacked any transition and was not sympathetic or complementary to the existing building or context. Hyde Street is characterized by residential structures 1 ½ to 2 ½ stories, most with gable front orientation. 83 Hyde Street is smaller in scale than most and very subordinate in scale to the buildings that surround it.

Revised elevations give an enhanced image of the proposed addition, drawn professionally to better illustrate scale and proportion. Option 1 is similar to the original proposal, but Option 2 presents a cross gable plan that would provide a similar amount of new habitable area while diminishing the visual impact of the abrupt roof height proposed for the rear. It also reflects a continued eave line on the rear that more closely associates with the front part of the building. These are visual tricks that soften what might be a brusque change in massing and scale, and make clear the progression of

building growth. Particularly in the Old North End, these multi-gabled, multiple roofline buildings are the character of the neighborhood, and Option most closely reflects that.

2. Roofs and Rooflines.

A cross-gabled roof is proposed, which is a common roof form in the neighborhood; with gabled roofs the most prominent on the street.

3. Building Openings

Double hung windows are proposed for most of the dwelling on Option 2. What appear to be hopper style windows are suggested under the roof eaves on Option 1. There may have to be confirmation of egress adequacy by the building inspector if the building is not going to be sprinklered.

A new door is suggested on plans for the north elevation. A westerly porch and entrance are proposed to be removed. See comment under Section 6.2.2 (h) relative to the requirement for a building entrance facing the streetfront.

(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.

Although the building is not listed on the state or National Register, it may be considered eligible by age and within the context of the neighborhood. See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected public views from this site.

(d)Provide an active and inviting street edge:

The principle building will remain, but the key is to minimize the visual impact of the larger rear addition. Two options have been provided; both will enhance to livability of the residence. The roof plan illustrated in Option 2 is more successful in minimizing that sudden disparity between the small size of the principle mass with the new addition.

(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 substitute siding on the existing house (aluminum.) The applicant has not defined the materials for the proposed new addition. This will be a requirement prior to DRB review.

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. 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.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

New development is required to meet the Guidelines for Energy Efficient Construction as noted.

(g) Make advertising features complementary to the site:

No signs are proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p).

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

It will need to be confirmed that windows illustrated for the 2nd floor will meet egress requirements. Consultation with the building inspector will be essential in understanding any deficiencies in the building openings and room layout.

Development shall meet all applicable building and fire safety code as defined by the building inspector and fire marshal.

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.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. The building is 50 years old or older;

83 Hyde Street was constructed prior to 1890; therefore greater 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 one 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;

83 Hyde Street represents the modest 1 ½ -2 ½ story residential buildings that dominate the Old North End of Burlington. Typically built as affordable residential structures for the growing number of immigrants that flooded the city to work in shops, mills, and factories, these buildings characterize the close harmony of neighborhood development in the latter half of the 19th century. Within the streetscape and as part of the Old North End, 83 Hyde Street retains its integrity of location, association, feeling, design, workmanship, and setting.

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; and,

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

(b) Standards and Guidelines:

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.

Its use was and remains residential.

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 and spaces (in this instance, the rear addition) has the potential to negatively impact the character of the property. In addition, the loss of the side porch removes a traditional element of these familiar dwellings. Revised plans have helped to address both.

Precedent here is drawn from previous applications proposing oversized rear additions which been denied by the Development Review Board. (13 Lakeview Terrace, ZP06-406CA, ZP07-018CA). Several other projects that proposed similar alteration were redesigned to meet the standards of this ordinance. (65 George St., ZP 06-265CA.) New plans for 83 Hyde Street have provided greater refinement in the design, with dual options for roof plan. The DAB must discern if one or both meet this standard.

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 has been cautioned about conflict with this standard by copying large, insensitive building additions from other properties. This project and standard demand greater attention to compatibility with the host building.

3. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.* A new side porch is proposed on the northerly side, presumably to replace the side porch proposed for removal. That porch may or may not have been original to the structure, but benefits from its importance as a feature pattern of the neighborhood, building type, and characteristic building component in this period of dwelling.

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

See above note about the side porches, a predictable appendage to this type of residential building.

5. *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 has submitted that the existing rear addition is not constructed on a foundation or with structural members with sufficient integrity and structural strength for continued dwelling use. Its replacement may be considered; however scale, compatibility and visual impact remain primary issues.

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

No chemical treatments are proposed. The demolition of the rear one-story addition is included, with the intent of replacing an under-performing and under-structured portion of the house. The new addition will be of greater durability and strength; but require attentive examination to assure compatibility with the existing structure and surrounding streetscape.

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

None have been identified.

8. *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.*

As proposed, the new work will be clearly differentiated from the old. Materials have not yet been defined. The DAB shall assess the issue of scale and compatibility.

9. *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.*

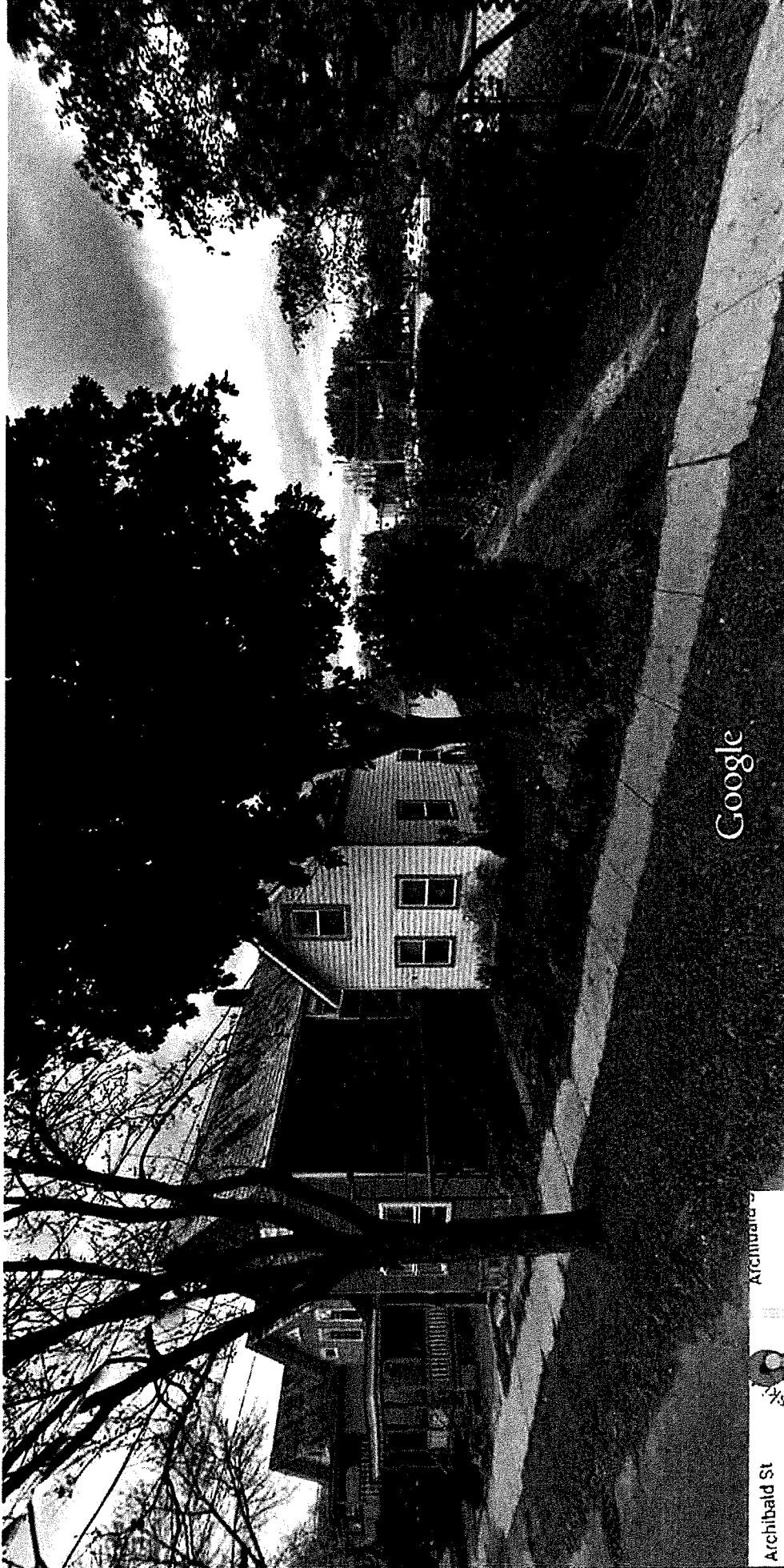
Although unlikely, it is conceivable that the addition could be removed at some future date leaving the historic structure intact.

For the Board's consideration:

1. Prior decisions under this ordinance have found development proposals for large rear additions on small historic structures to be in conflict with applicable standards. Compatibility relative to scale, massing and proportion must be assured for an affirmative finding.
2. The applicant will need to define any topographical alterations, if proposed or necessary for this application.
3. A landscaping plan will be required.
4. A lighting plan, with fixture cut sheets and location of fixture placement will be required.
5. An EPSC and Stormwater Management Plan will be required, with written approval of the Stormwater Engineer.
6. Materials will need to be defined prior to review by the Development Review Board.
7. A survey may be required to discern true property boundaries, lot size, and vehicular access that are assured to this parcel.
8. An area for snow storage will be identified on the site plan.
9. Section 6.2.2 (h) requires that "Principal buildings shall have their main entrance facing and clearly identifiable from the public street." The proposed entrance is on the north elevation, not facing the street (east) and therefore in conflict with this standard.
10. While ADA standards may not apply for the single family home, the building inspector will determine whether Vermont visitability standards are required for the new construction.
11. The applicant shall confirm the location of trash and recycling facilities.
12. All mailboxes, meters, utility connections, and HVAC equipment need to be illustrated on elevations or site plans, as appropriate to discern visibility, assess function and to determine any need for appropriate screening.
13. A pedestrian access must be illustrated from the public right-of-way to the residence. Any such walkway must be identified on a revised site plan.
14. Coverage calculations will need to be submitted prior to advancement to the DRB.
15. If recommended for approval, the above recommended conditions and Standard Permit Conditions 1-15 should be attached.

12/29/2015

85 Hyde St - Google Maps



Archibald St

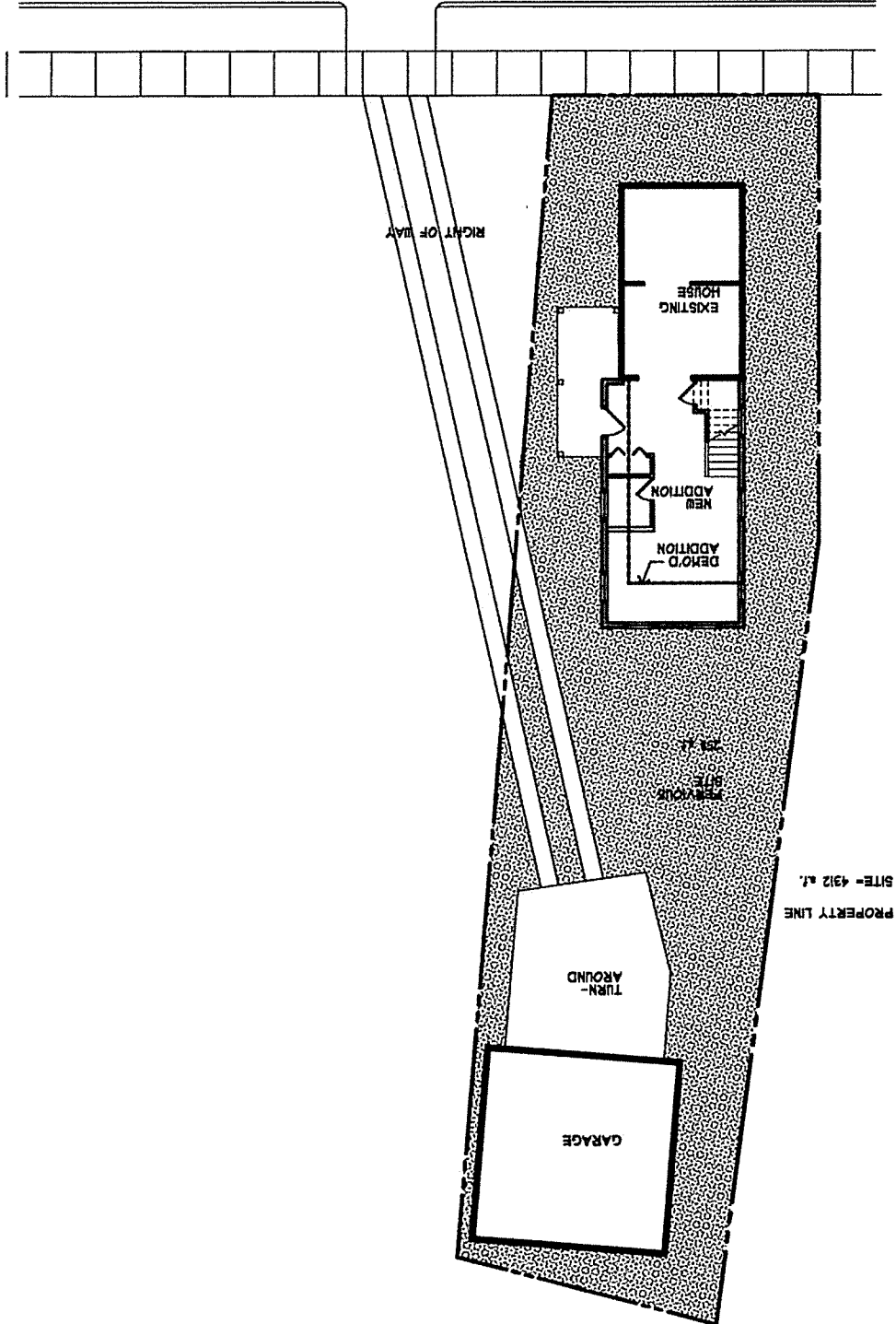
85 Hyde St

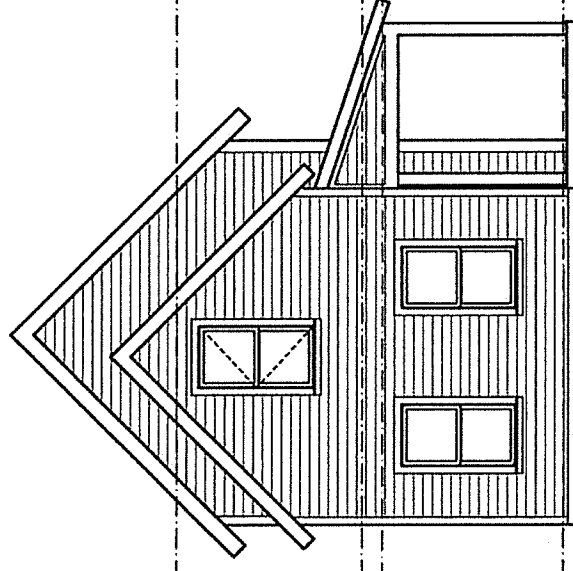
Burlington, Vermont

Street View - Oct 2014

Image capture: Oct 2014 © 2015 Google

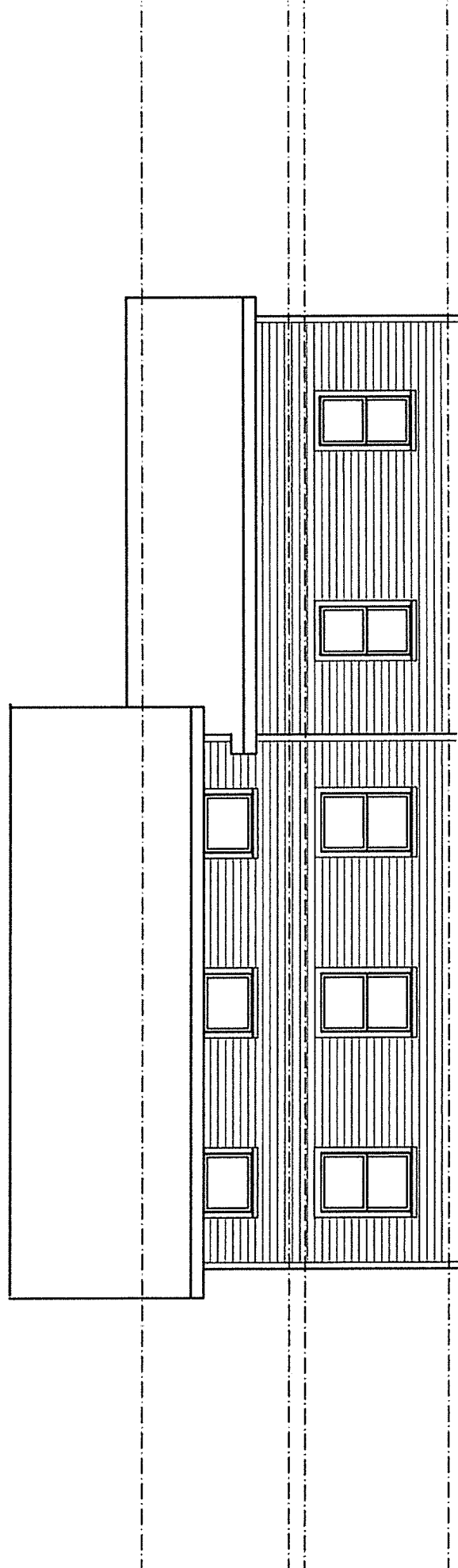
SITE PLAN BASED ON "ROUND" 1906 MAP





Cross Residence
83 Hyde St., Burlington, Vermont

EAST ELEVATION
4/30/15
1/8"=1'-0"



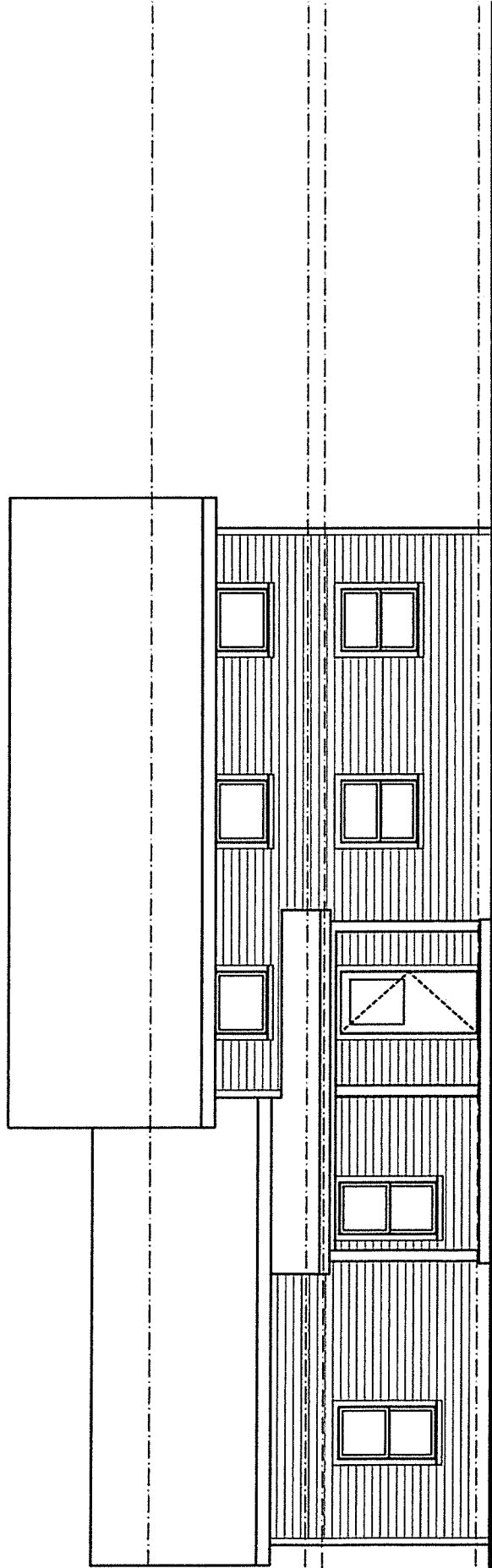
Cross Residence

83 Hyde St., Burlington, Vermont

SOUTH ELEVATION

6/30/15

1/8"=1'-0"



Cross Residence
83 Hyde St., Burlington, Vermont

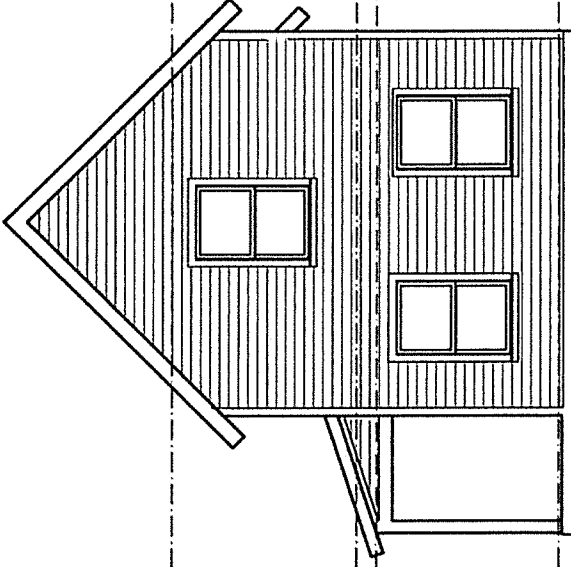
NORTH ELEVATION
4/30/15
1/8"=1'-0"





Cross Residence

83 Hyde St., Burlington, Vermont



WEST ELEVATION

4/30/15

1/8"=1'-0"

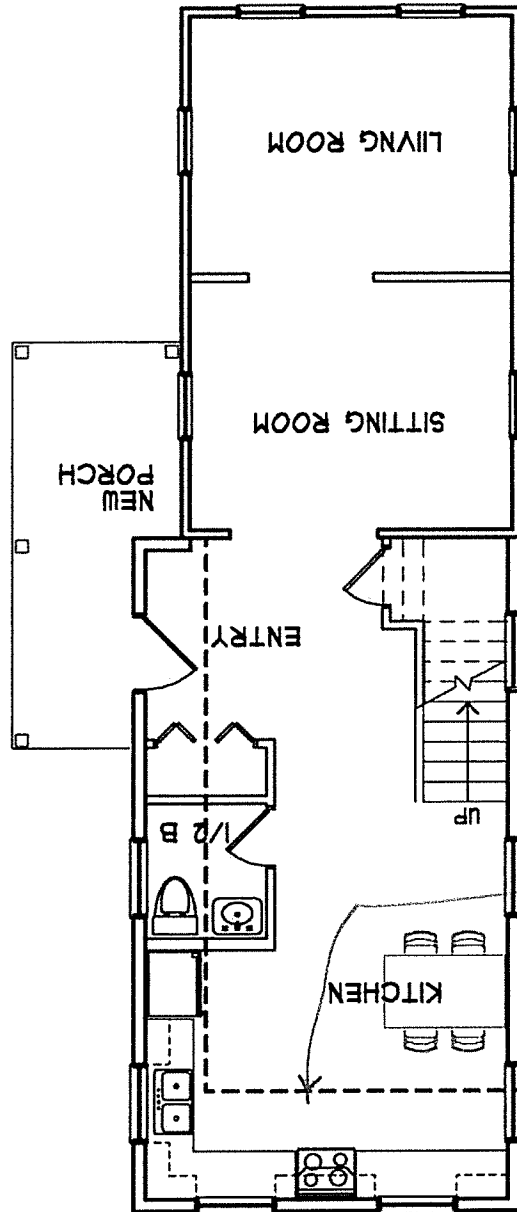


83 Hyde St., Burlington, Vermont

CROSS RESIDENCE

First Floor Plan

6/29/15
1"=20'



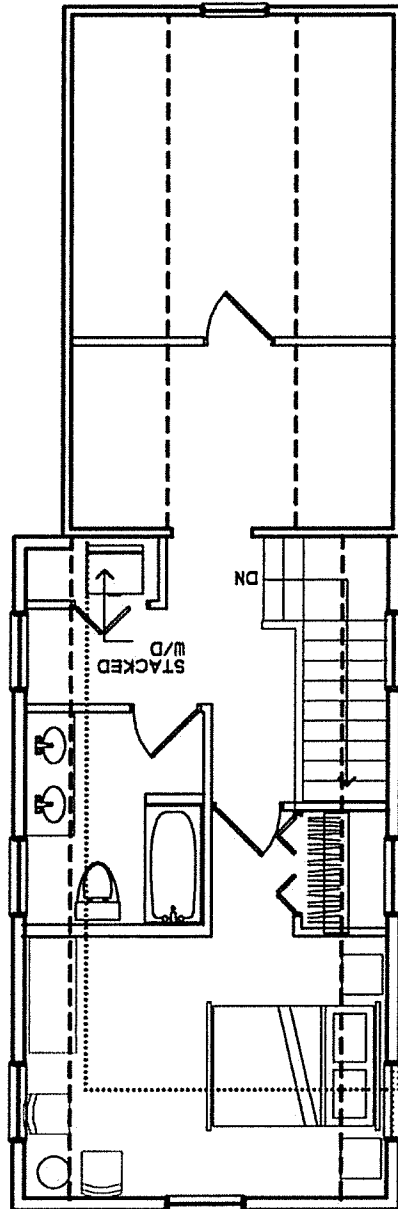
Demo'd
Addition

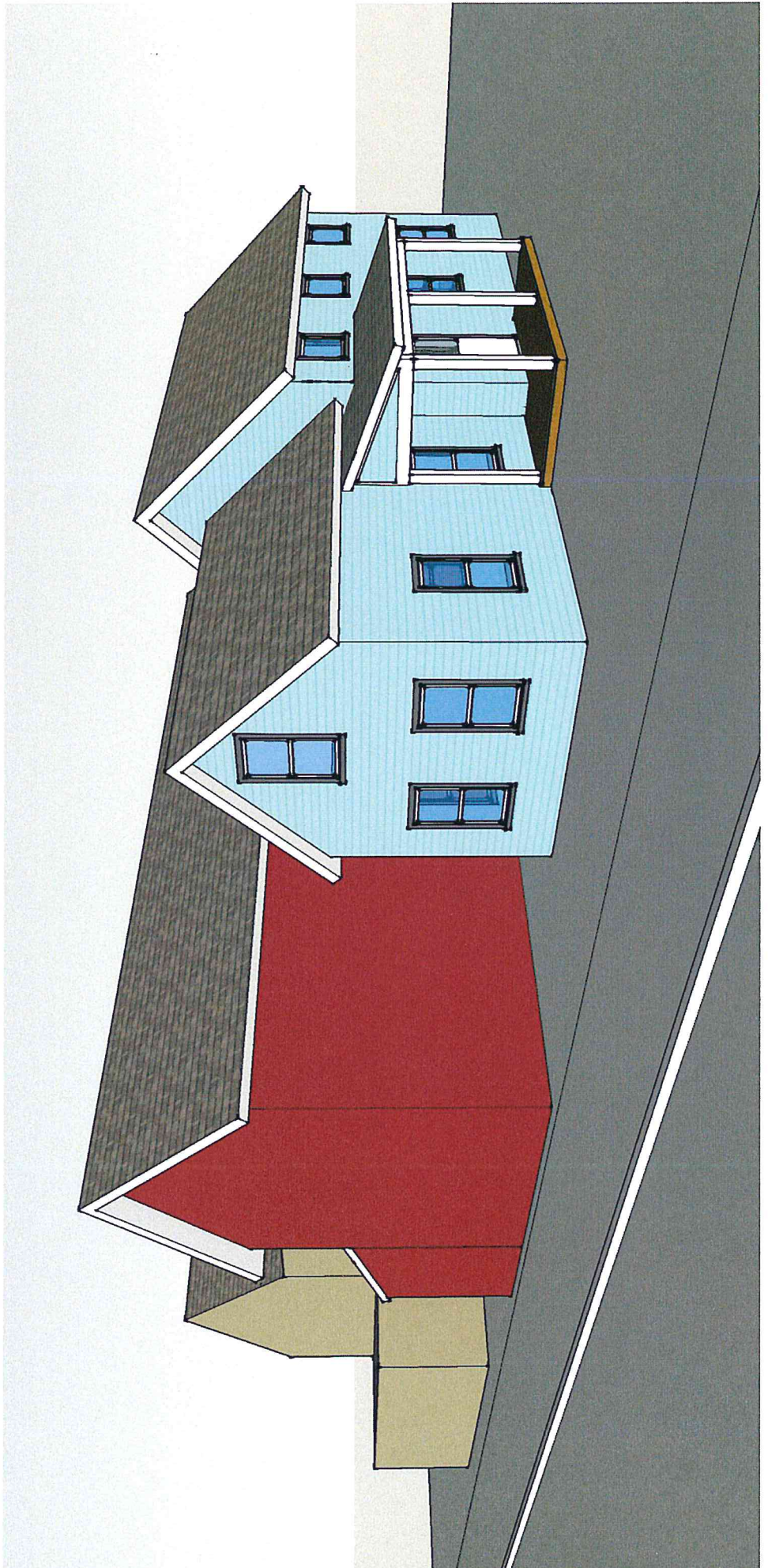


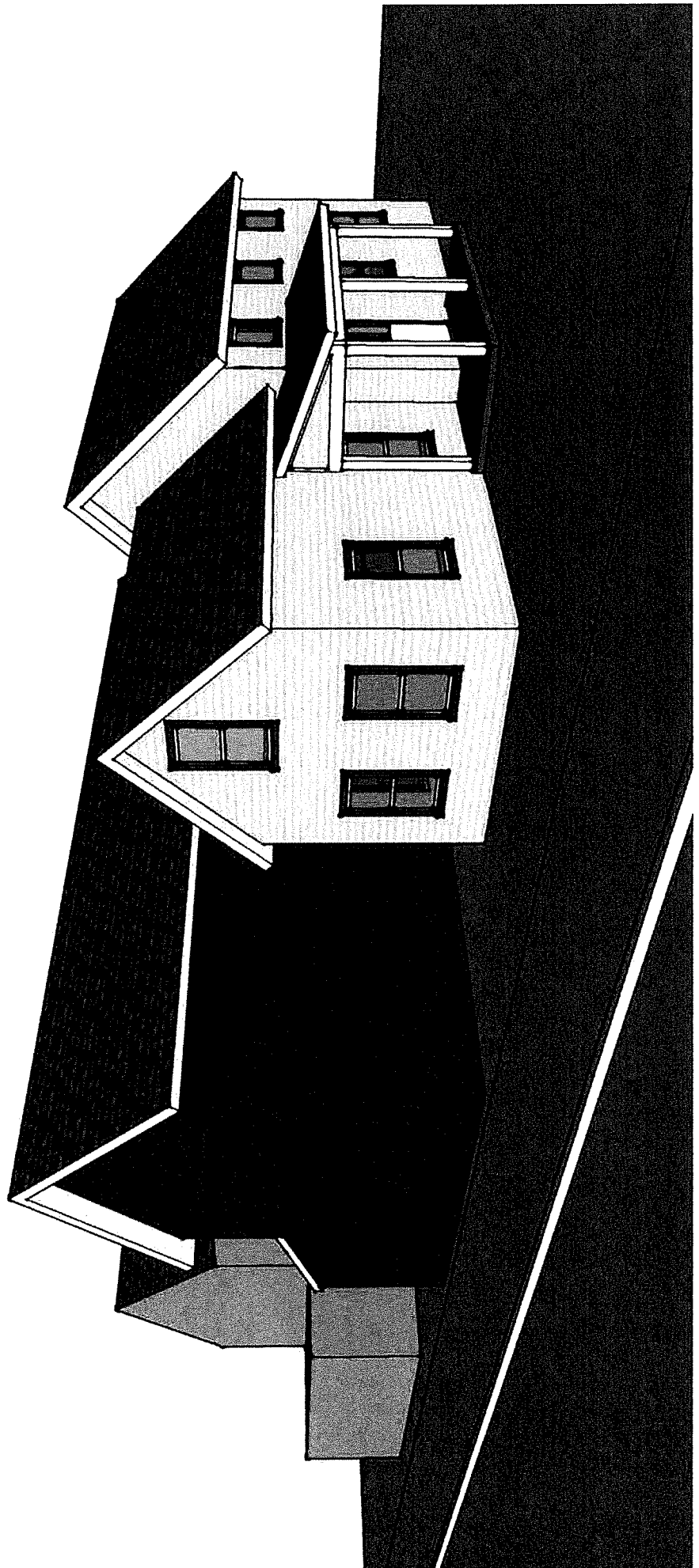
CROSS RESIDENCE

83 Hyde St., Burlington, Vermont

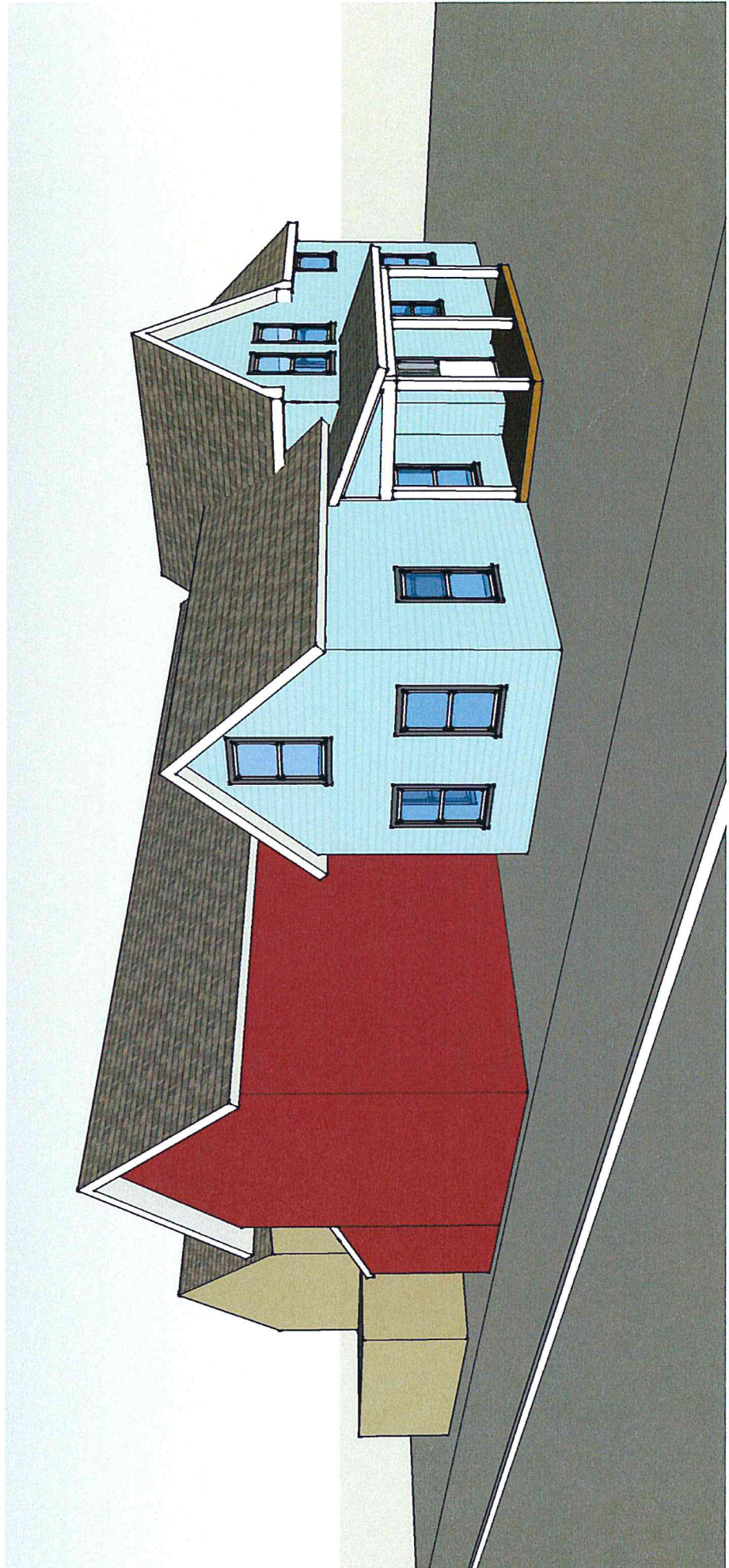
Second Floor Plan
6/29/15
1"=20'



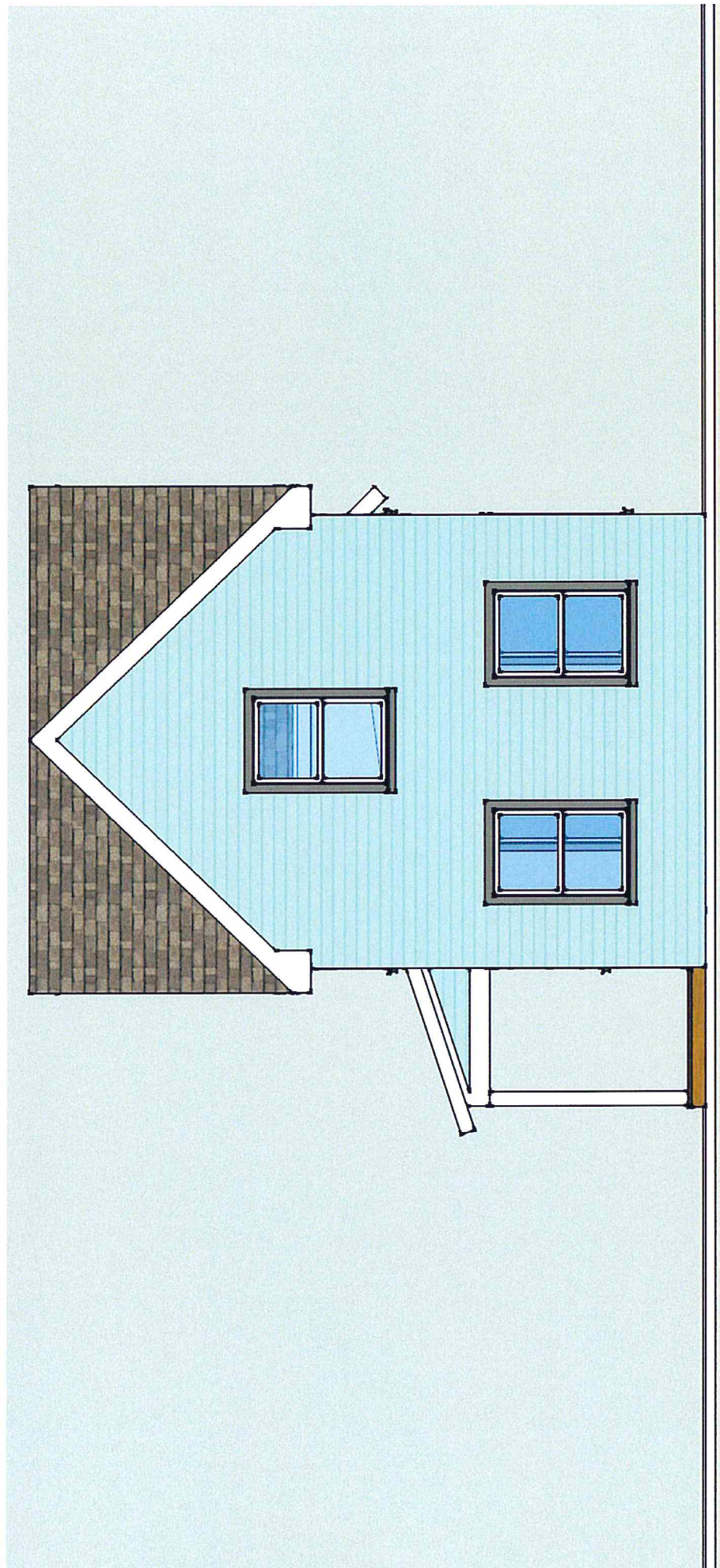


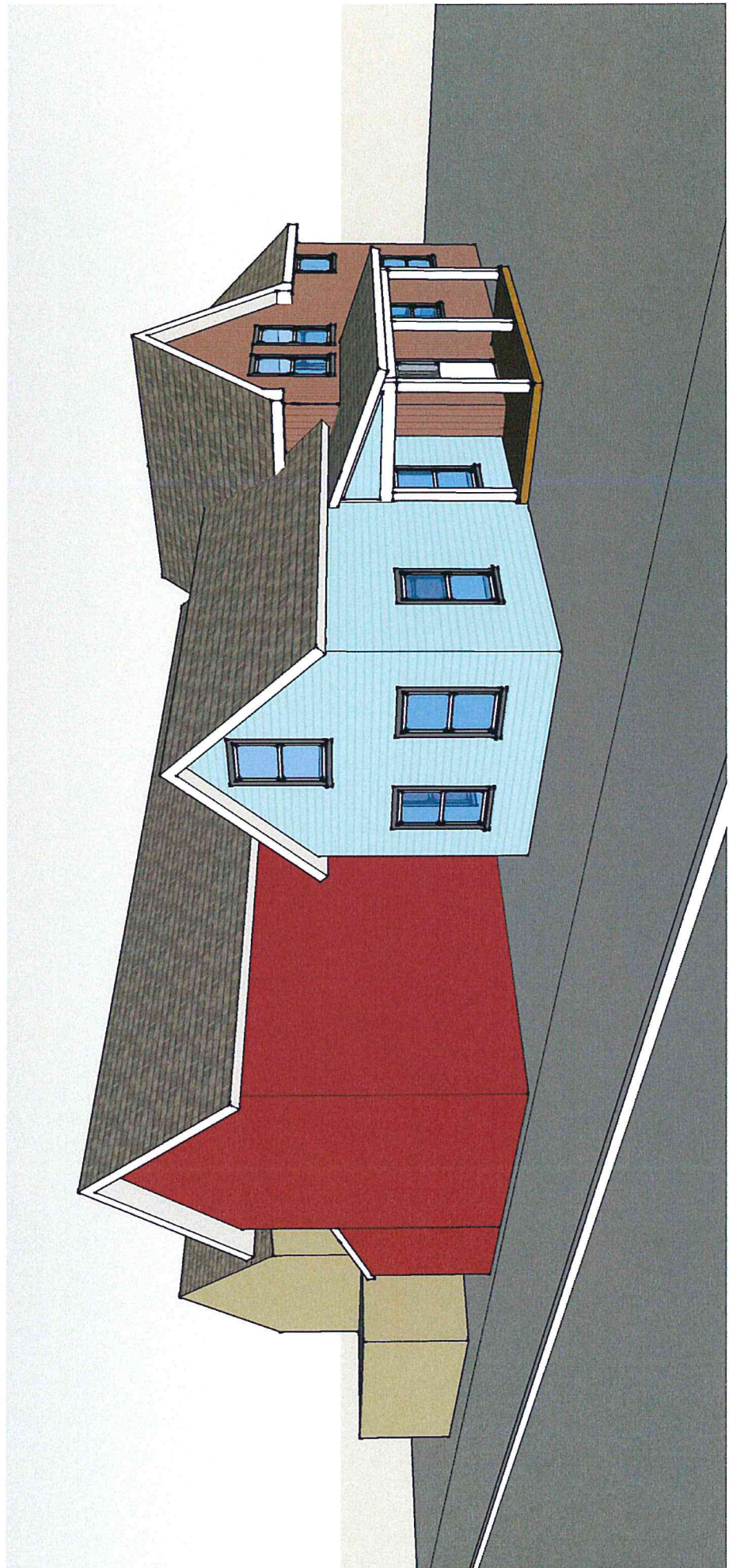


OPTION 1

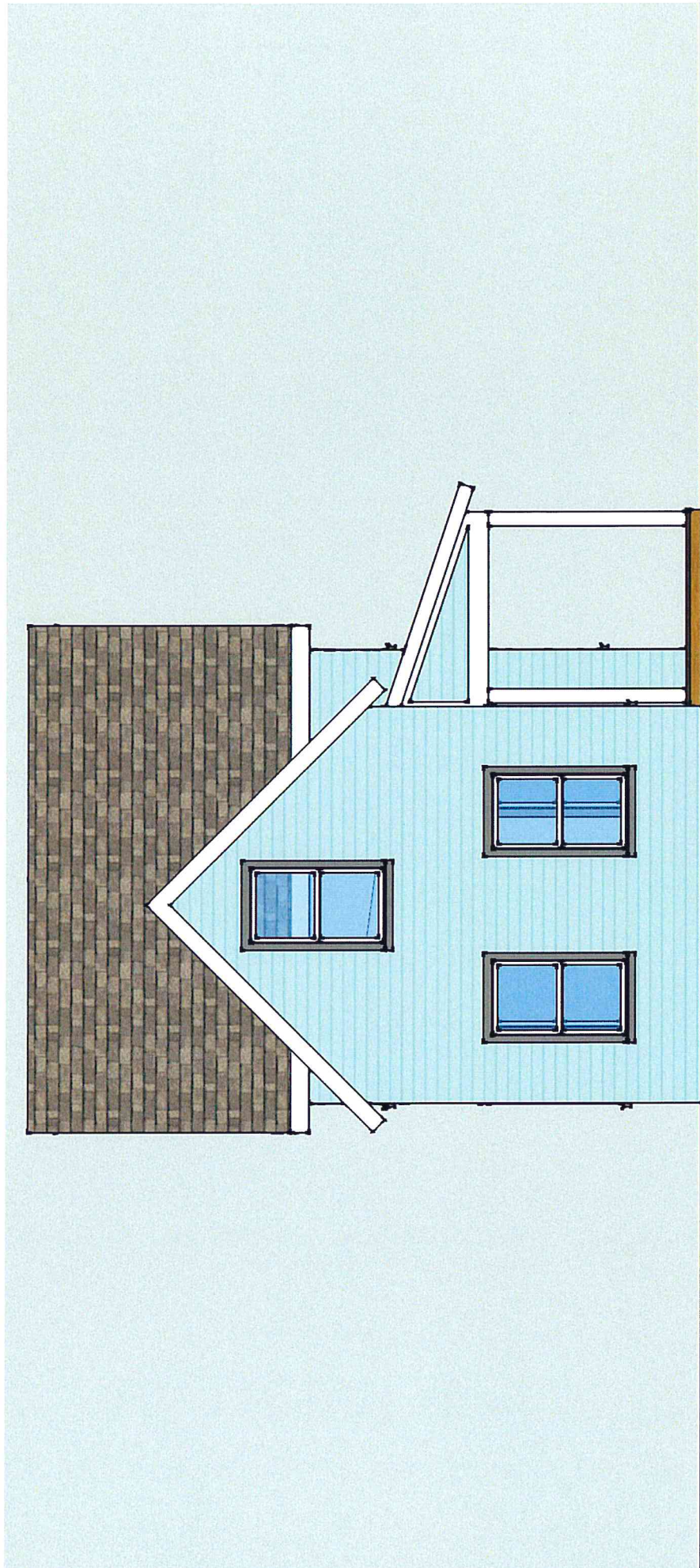


option 2 -
cross gable

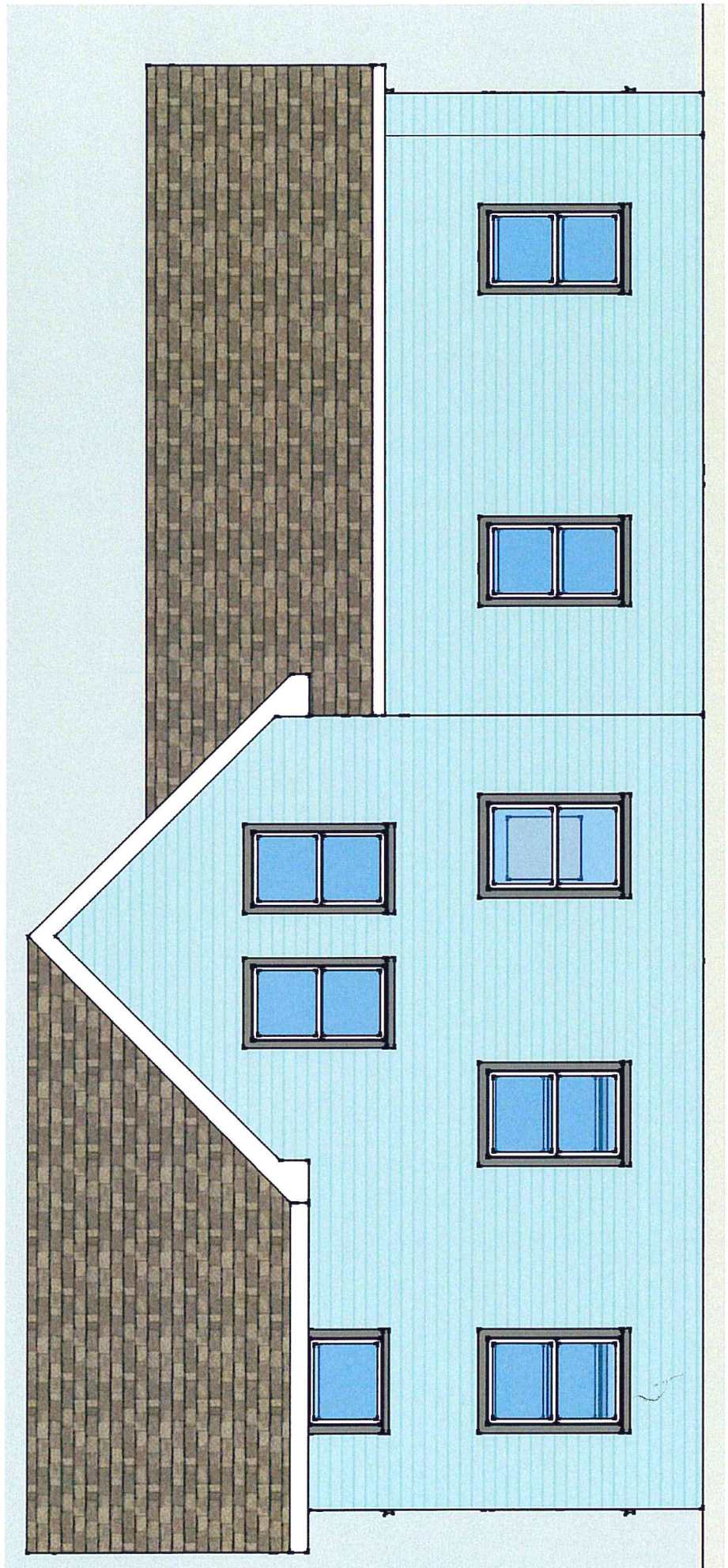




OPTION 2A -
CONTRASTING ADDITION
COLOR / TEXTURE



STREET ELEV.



S. Elev.



Perspective view
from street



Perspective view
of addition from
rear

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A1

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Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	

Perspectives

Molly Loomis
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South



North



East



West

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A10

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Photos of
Existing

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82 Henry St
House to the East of site



74 Henry St
House to the West of site

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Pricing Plans	4/20/15
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Photos of
Adjacent
Homes

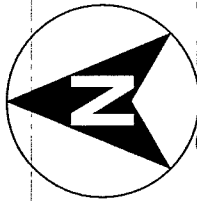
Molly Loomis
Tom Hughes

REDWORK

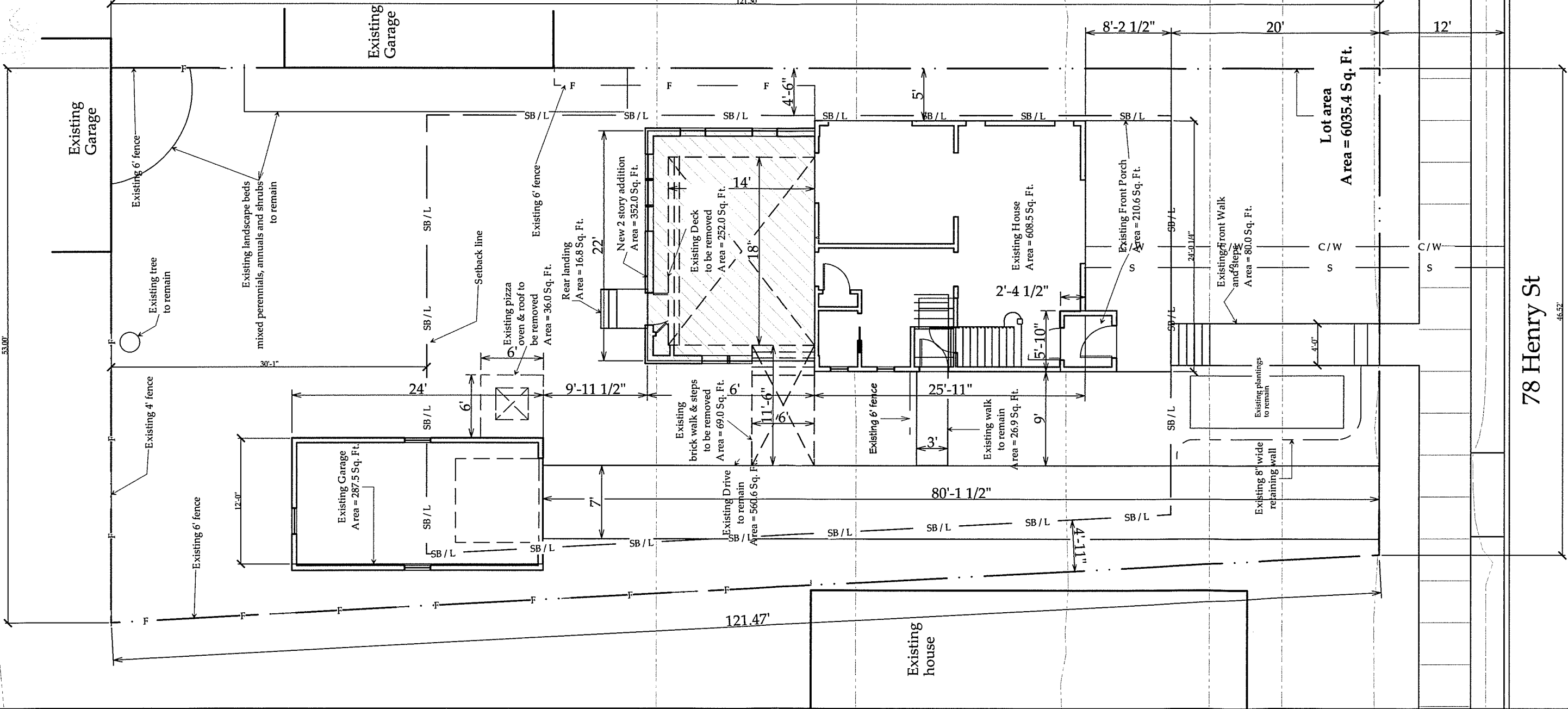
Dimensional requirements:
Zone RL Max. Lot Coverage 35%
Lot 6035 SF x 35%=2112 Buildings & Drive
10% Porches,walks & decks=604 SF
Setback Avg. of 4 adjacent w same frontage
only 82 Hernry meets criteria of frontage +/-5'
Front Setback 20'-0"
Side Setback Left 82 Henry garage on lot line
53'+46'/2=99'/2=49.5'x 10%=4'11" max
Right 4'6"
Rear Seatback-120.37'x25%=30'-1"

Lot 6035 35% max 2112			
Lot Coverage	SF	SF	
	Existing	New	change
House	609	609	
Addition		352	
Garage	288	288	
Drive	561	561	
Total	1458	1810	
%	24	29	+5

10% Porches,patios, walkways Max 603			
Front porch	208	208	change
Pizza oven	36	0	
Back deck	252	0	
brick walk	68	0	
Side walk	30	30	
Front walk	80	80	
Rear landing	0	17	
Total	422	318	
%	6	5	-1
Grand total	2132	2128	
% coverage	31	35	+4

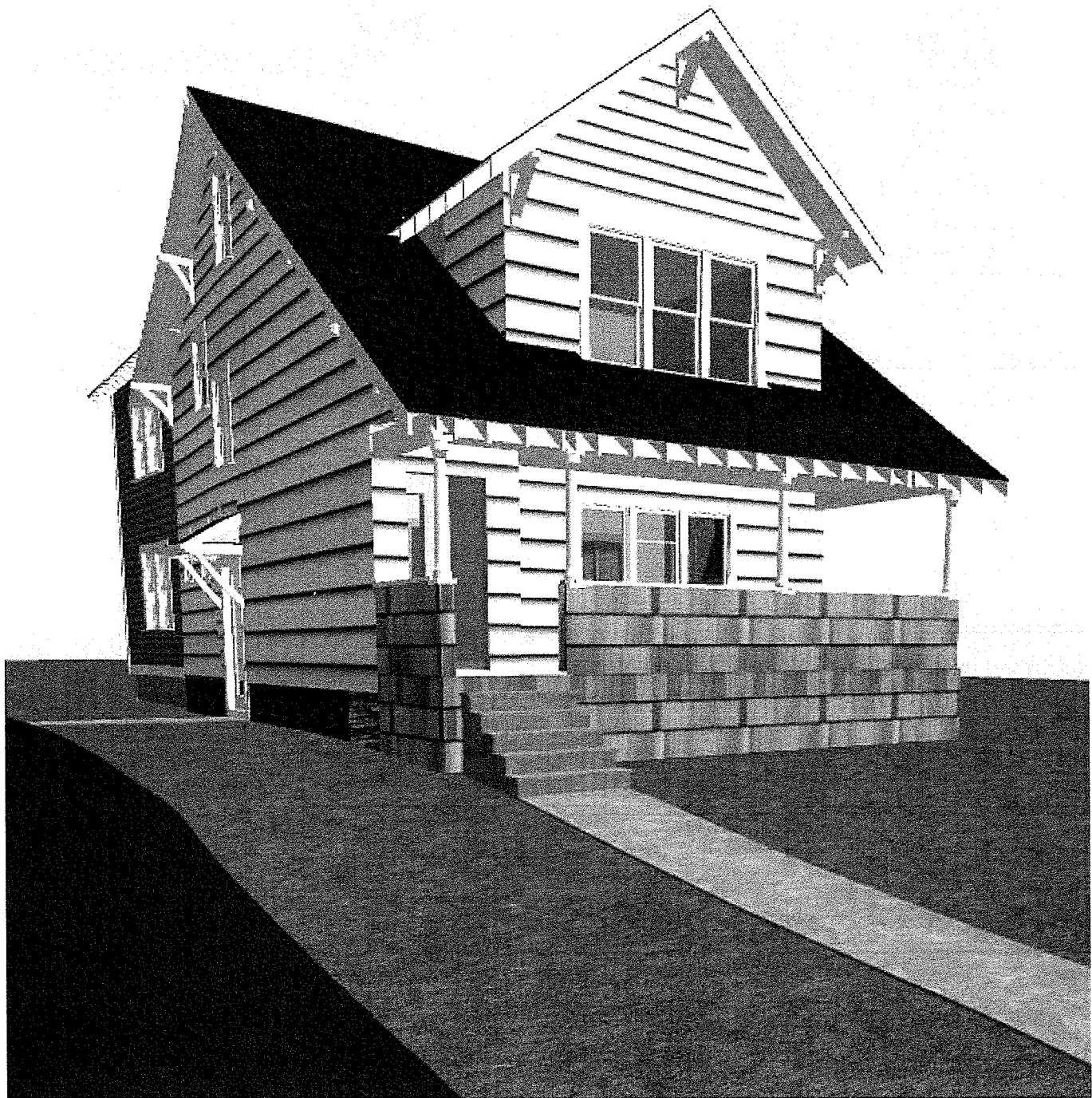


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Not for
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Perspective view
from street



Perspective view
of addition from
rear

A1

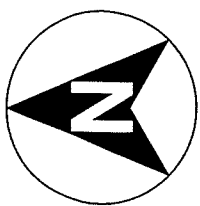
Print Date:	5/29/2015
Sketch Plans	
Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	

Perspectives

Molly Loomis
Tom Hughes

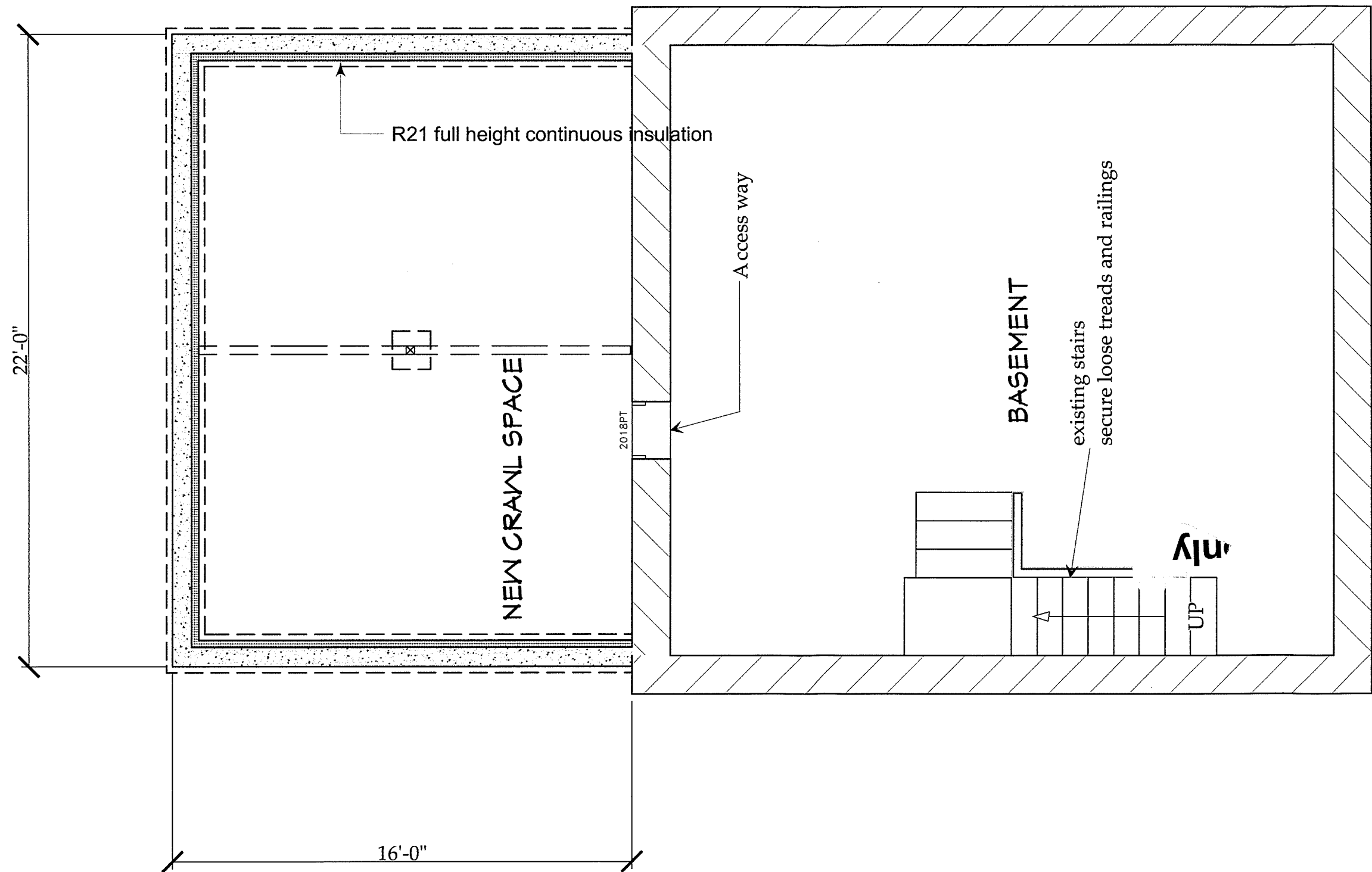
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A3

Print Date:	5/29/2015
Sketch Plans	
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Zoning Plans	5/29/15
Revision A	

Foundation Plan
scale:1/4"=1'-0"

Molly Loomis
Tom Hughes

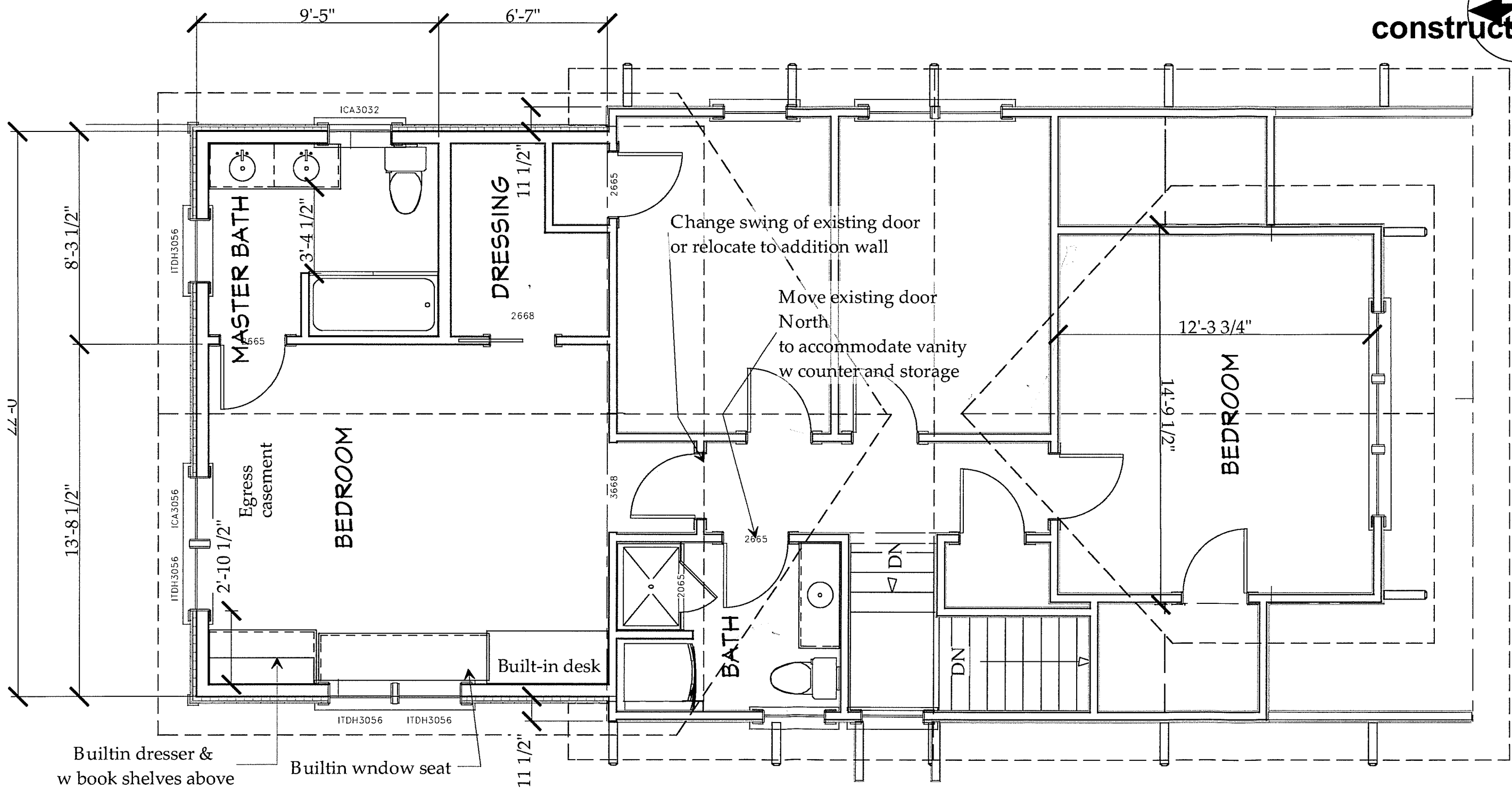
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1st Floor

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Zoning Plans	5/29/15
Revision A	

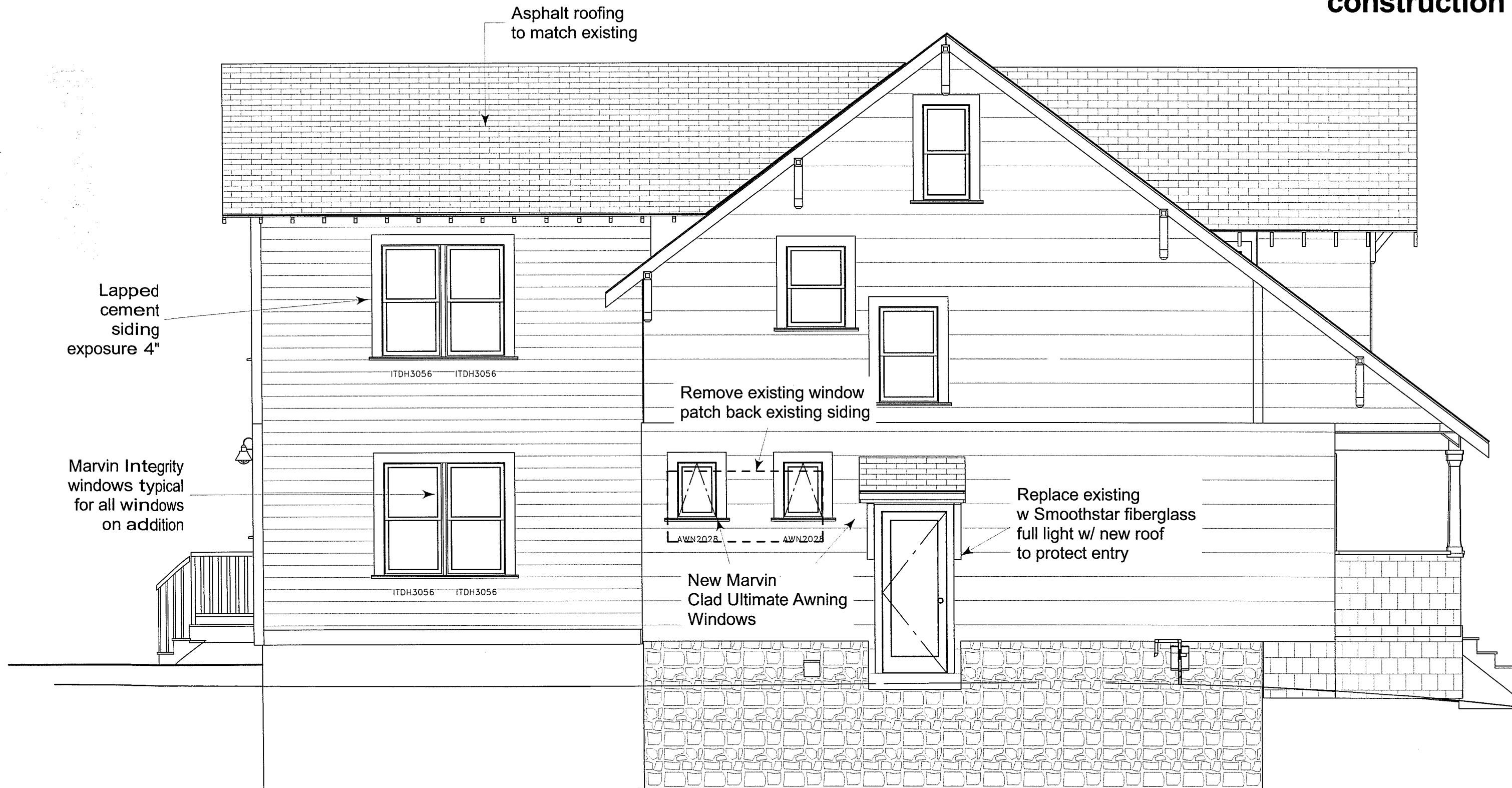
Second Floor

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

Molly Loomis
Tom Hughes

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construction



A6

Print Date:	5/29/2015
Sketch Plans	
Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	

West Elevation

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

Molly Loomis
Tom Hughes

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A7

Print Date: 5/29/2015
Sketch Plans
Pricing Plans 4/20/15
Zoning Plans 5/29/15
Revision A

West Elevation

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

Molly Loomis
Tom Hughes

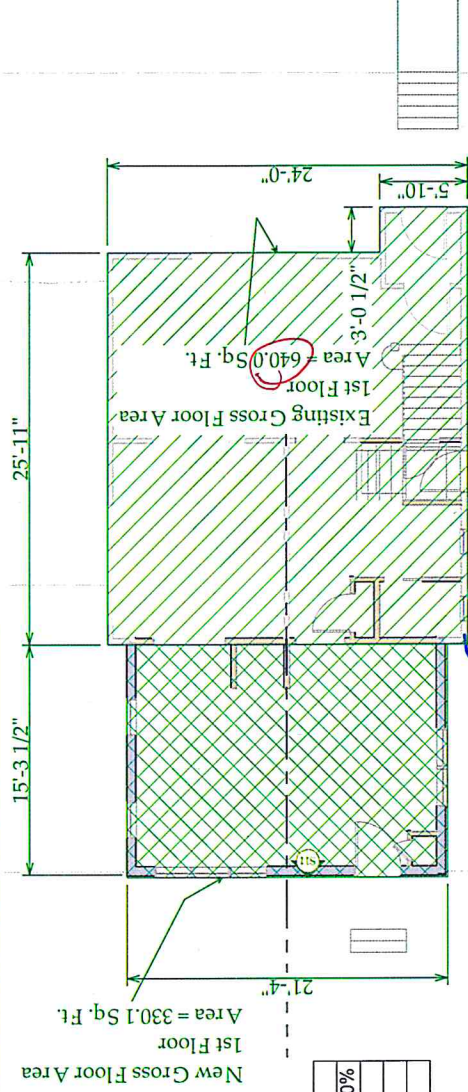
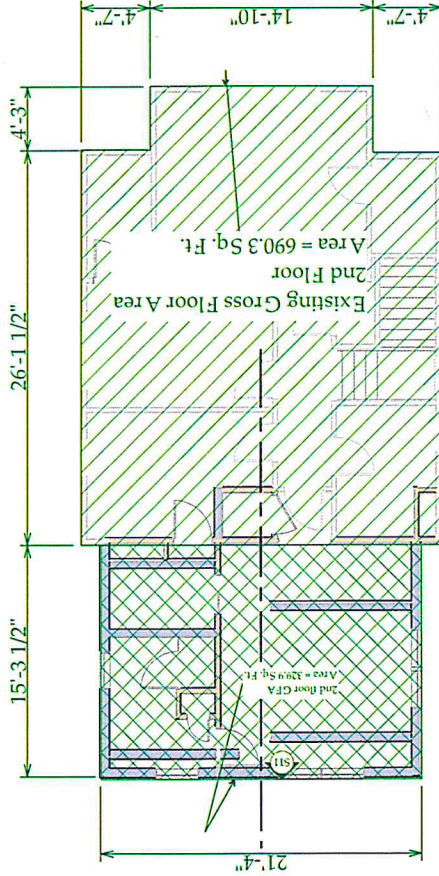
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15'3" x 21'4" = 325.28 x 2 floors = 650.56 sq ft

Gross Floor Area SF	Existing	New	% of Existing Max 50%
From Assessor	642	330	
1st	6680	330	
2nd	1322	660	< 0% = 661
Total			

1322 / 2 = 661

A3

Print Date:	6/23/2015
Sketch Plans	4/20/15
Pricing Plans	5/29/15
Zoning Plans	
Revision A	
Construction Plans	

Gross Floor Area

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

Molly Loomis
Tom Hughes

78 Henry St.
Burlington VT 05401

REDWORKS

Donald Dugan
c402.399.9954
donald.dugan@gmail.com

More saving.
More doing.Your Store:
Williston #4501 (Change)78 Hwy St
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JUN - 4 2015

Home Decorators Collection | Model # HRR1691L | Internet # 205399899 | Store SKU # 1000711964
Outdoor Oil-Rubbed Bronze LED Lake Worth Wall Lantern

★★★★★ (1)

[Write a Review](#)[Questions & Answers \(2\)](#)**\$49.97** / each

OUT OF STOCK ONLINE

Receive an email if this item is back in stock.

Enter Email Address

SUBMIT[Show Expanded View](#)[Click to Zoom](#)**PRODUCT OVERVIEW** | Model # HRR1691L | Internet # 205399899 | Store SKU # 1000711964

The LED exterior wall lantern is uniquely designed with a contemporary feel. Hand painted in oil rubbed bronze, it provides a clean, yet warm appeal. This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

- Uses LED 10 watt light source
- Durable aluminum construction with hand painted finish gives a sophisticated look
- 3-years warranty
- Compatible with a standard wall dimmer
- Home Depot Protection Plan:

**Protect your investment!**

Add a Protection Plan to your purchase.

[Learn more >](#)**SPECIFICATIONS****DIMENSIONS**

Product Depth (in.)	10.5	Product Length (in.)	10.13
Product Height (in.)	9.88	Product Width (in.)	10.38

DETAILS

Bulb Type	LED	Number of Bulbs Required	0
Bulb(s) Included	Yes	Outdoor Lighting Features	Dark Sky, Waterproof, Weather Resistant
Dusk to Dawn	No	Power Type	Hardwired
Exterior Lighting Product Type	Outdoor Sconces	Product Weight (lb.)	1.39 lb
Fixture Color/Finish	Oil-Rubbed Bronze	Returnable	90-Day
Glass/Lens Type	No glass/lens	Style	Modern
Light Source	LED	Wattage (watts)	14 W
Motion Sensor	No	Weather Resistant	Yes

WARRANTY / CERTIFICATIONS

Certifications and Listings	4-UL Certified, ETL Listed, FCC Listed	Manufacturer Warranty	3 years warranty
ENERGY STAR Certified	Yes		

SHIPPING AND DELIVERY OPTIONS

Standard Shipping includes delivery by small parcel service. Processing time varies by product.

Orders for this item may be expedited for an additional fee.

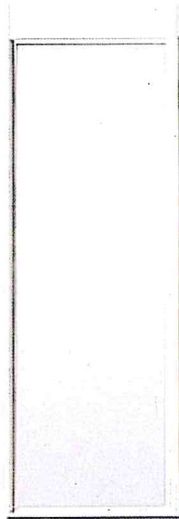
Other Delivery Options:

Express and **Expedited** shipping options are also available. Estimated arrival times are available in checkout.

If product is eligible for shipping to AK, HI and US Territories additional transit time and remote surcharges may apply.

18 Heavy St

Door Details



[Email](#)



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[Print](#)

[Save My Door](#)

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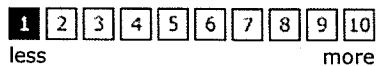
Get the look of fine painted wood and the strength of steel with a front door from the Smooth-Star® Entry Door Collection. It's an excellent value in a fiberglass entry door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your door's surface.

This perfectly stylish yet rugged fiberglass front door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

Clear Glass



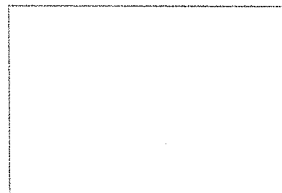
Privacy Scale Rating *



Clear Features

Our insulated clear glass doorlites are tempered and double-paned.

Grille:



Simulated Divided Lites

*Note: Glass privacy ratings are determined by the 1/2 lite size glass. As a result, the amount of privacy/glass transparency may be more or less than indicated by the privacy rating, based on glass design and the size of the glass that's inserted into the door, sidelite or transom. Glass design may differ from depiction due to size of glass. Please consult your Therma-Tru dealer for more details.

Burlington Design Advisory Board

149 Church Street, City Hall
Burlington, VT 05401

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

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Sean McKenzie
Chris Alley
Steve Offenhartz
Jeremy Gates, Alternate
Phil Hammerslough, Alternate*



MINUTES BURLINGTON DESIGN ADVISORY BOARD Tuesday, August 11, 2015, 3:00 p.m. Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Steve Offenhartz, Sean McKenzie, Chris Alley, Ron Wanamaker, Phil Hammerslough (alternate.)

Staff present: Mary O'Neil

Absent: Jeremy Gates (alternate)

1. 16-0020CA; 6 Proctor Place (RLW, Ward 5 S) S. Chapin Spencer, Rebecca Grannis

Install fiberglass replacement windows, new insulation, and siding. Construct small rear addition with solar panels.

Present: Missa Aloisi project architect, Rebecca Grannis applicant/owner.

Motion by Matthew Bushey: The Board feels 6 Proctor Place retains enough historic integrity to warrant historic eligibility. We do not approve fiberglass windows and the proposed 1/1 sash for the existing building. The Board would approve clad wood and 2/2 window sash. Window and door locations are acceptable as proposed. Materials proposed for exterior siding approved. The Board does not feel a canopy or roof cover is necessary at the rear entrance location. We incorporate the following recommended conditions within the staff report:

- The applicant shall define the location and fixture for proposed new lighting to assure compliance with the lighting standards defined in Section 5.5.2 (submitted.)
- The location of the mailbox, utility connection, mechanical equipment, and trash/recycling storage shall be defined on the site plan and/or building elevation as appropriate. Landscaping or similar screening may be advised, depending upon location and visibility.

2nd – Ron Wanamaker

Vote 4-1 (SO) PH present, as alternate but present during full board attendance, does not vote. Motion carries.

2 15-1123CA; 83 Hyde Street (RM, Ward 2) Nathan J. Cross (continued from May 26, 2015.)

Remove existing side porch, remove rear addition and construct new 1 1/2 story addition to home.

Present: Applicant Nathan Cross and his representative.

Motion by Matt Bushey: I move we recommend approval, with a preference for Option 2A (cross gable) as compatible with the existing building scale and proportion. The Board feels the main entrance door to the existing structure does not presently face the street, therefore the

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covered porch entry is acceptable and not subject to the standard of Section 6.2.2 (h). The Board approves the removal of the screen door on the south elevation. The Board approves the project conditioned upon a walkway provided from the new entry on the north elevation to the public right-of-way. The Board recommends re-labeling the new entry to “additional entrance.”

Existing entrance on south elevation to be retained.

The Board incorporates the following conditions:

1. Prior decisions under this ordinance have found development proposals for large rear additions on small historic structures to be in conflict with applicable standards. Compatibility relative to scale, massing and proportion must be assured for an affirmative finding.
2. The applicant will need to define any topographical alterations, if proposed or necessary for this application.
3. A landscaping plan will be required.
4. A lighting plan, with fixture cut sheets and location of fixture placement will be required.
5. An EPSC and Stormwater Management Plan will be required, with written approval of the Stormwater Engineer.
6. Materials will need to be defined prior to review by the Development Review Board.
7. A survey may be required to discern true property boundaries, lot size, and vehicular access that are assured to this parcel.
8. An area for snow storage will be identified on the site plan.
9. Section 6.2.2 (h) requires that “Principal buildings shall have their main entrance facing and clearly identifiable from the public street.” The proposed entrance is on the north elevation, not facing the street (east) and therefore in conflict with this standard. [See comment in motion.]
10. While ADA standards may not apply for the single family home, the building inspector will determine whether Vermont visitability standards are required for the new construction.
11. The applicant shall confirm the location of trash and recycling facilities.
12. All mailboxes, meters, utility connections, and HVAC equipment need to be illustrated on elevations or site plans, as appropriate to discern visibility, assess function and to determine any need for appropriate screening.
13. A pedestrian access must be illustrated from the public right-of-way to the residence. Any such walkway must be identified on a revised site plan.
14. Coverage calculations will need to be submitted prior to advancement to the DRB.
15. Standard Permit Conditions 1-15.

2nd – Sean McKenzie

Vote 5-0 PH present as alternate but during full board attendance, does not vote.

Motion carries.

3 15-1232CA; 78 Henry Street (RL, Ward 1E) Molly Loomis & Thomas Hughes

Two story addition at back of existing single family residence, replacement of door way, two new windows.

Present: Donal Dugan, designer; Thomas Hughes and Molly Loomis, owners.

Motion by Steve Offenhartz: I move we approve as designed.

Friendly amendment by Sean McKenzie and SO; it is recommended that a canopy be added over rear entrance incorporating brackets and design elements of the west elevation.

2nd – Ron Wanamaker.

Vote 4-1 (MB). (PH participates, CA does not.)

Motion carries.