

Burlington Design Advisory Board

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Ron Wanamaker
Eric Morrow
Karyn Norwood
Emily Morse
Jay White, Alt.
Kathleen Ryan, Alt.



DESIGN ADVISORY BOARD Tuesday July 27, 2021 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/81501961239?pwd=UnpPUEQzQ2NEekU2REFiUWF5VlRBZz09>

Webinar ID: 815 0196 1239

Passcode: 232998

Or Telephone: US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Agenda

Session I – 3:00 PM – 3:30 PM

- 1. ZSP-21-2; 237-241 Riverside Ave (RCO-O Ward 1E) Karass Properties, LLC**
Sketch plan review of multi-family apartment building. (Project Manager, Scott Gustin)

Session II – 3:30 PM – 4:00 PM

- 1. ZP-21-213; 38 Latham Court (RL, Ward 1E) Mark McGee**
Continued review for demolition of garage and construction of two-story addition on existing single family home: First floor shop and second floor office space. Roof replacement, patio door and window replacements on rear of existing house. (Project Manager, Mary O'Neil)

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Department of Permitting and Inspections

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



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-0918CA/CU ZP21-213OG
38 Latham Court
Date: June 22, 2021 **July 27, 2021**



File: ZP21-0918CA/CU ZP21-213OG

Location: 38 Latham Court

Zone: RL **Ward:** 1E

Parking District: Neighborhood

Date application accepted: April 21, 2021

Applicant/ Owner: G4 Design Studios (Steve Guild) / Mark McGee

Request: Demolish existing garage, construct two story addition with homeowner shop on first floor and home office on 2nd floor. New roof at existing rear single story, new patio door and two new windows.

New information is in **red**.

This project was reviewed at the Jun 22, 2021 DAB meeting.

Motion by Ron Wanamaker: I move we table the application and ask the applicant to come back with a revised design that is both distinct from and sympathetic to the existing design.

2nd: Jay White.
Vote 3-2.
Motion carries.

Background:

- There are no zoning permits on file for 38 Latham Court.

Overview:

The application proposes removal of an existing, 1925 single bay automotive garage and replacement with a two story addition to the single family home. The house and garage are listed on the Vermont State Register of Historic Resources. See attached narrative. Demolition of a historic structure requires Conditional Use review by the DRB.

Part 1: Land Division Design Standards

Not applicable.

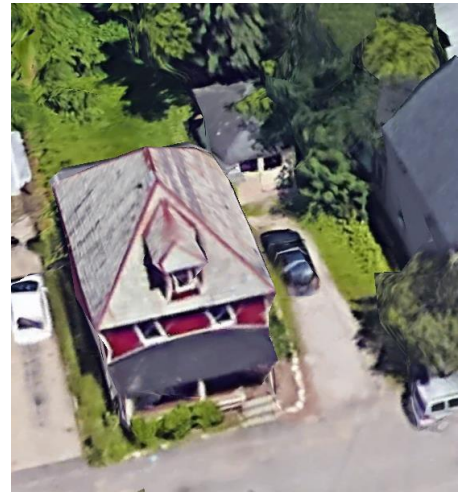
Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

a) Protection of Important Natural Features:

A Google Earth image illustrates mature plantings and trees next to the garage. The applicant will be required to submit a landscaping plan, and, if appropriate, a tree removal plan. Tree removal requires a permit for the following:

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period.



b) Topographical Alterations:

There is no identified alteration to the topography with the submitted plans.

c) Protection of Important Public Views:

There are no protected important public views from or through this property.

d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

e) Supporting the Use of Renewable Energy Resources:

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

f) Brownfield Sites:

38 Latham Court is not an identified Brownfield with the Department of Environmental Conservation. Not applicable.

g) Provide for nature's events:

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

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

The new entrance to the addition will be under a small pent roof. The newly proposed patio door will be situated under an eaveline, with a modicum of protection from inclement weather.

There is limited room for snow storage north of the driveway unless the garden area may provide such space. South of the driveway has approximately 4'7" that could accommodate snow storage needs.

h) Building Location and Orientation:

No change is proposed to the building orientation; it will continue to front the public way.

i) Vehicular Access:

The existing driveway will remain and continue to serve the single family home. It will accommodate two on-site parking spaces.

j) Pedestrian Access:

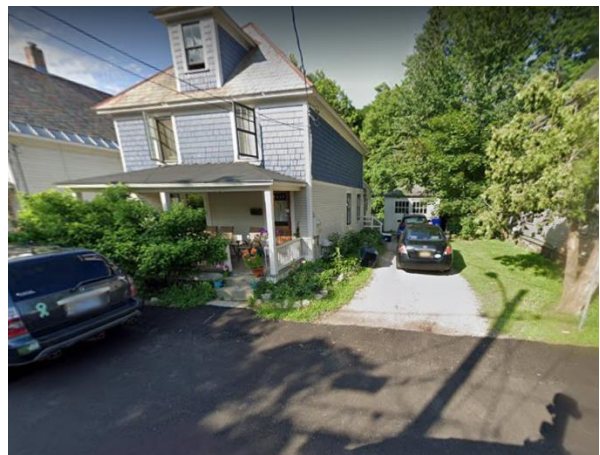
There is no public sidewalk on Latham Court. The parcel immediately fronts the public ROW.

k) Accessibility for the Handicapped:

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

l) Parking and Circulation:

Parking will be located in the existing driveway. Zoning Amendment 20-04 now



allows all required parking to be located in a driveway. Barn doors have been modified to allow parking of 2 vehicles in the driveway.

m) Landscaping and Fences:

As noted, a landscaping plan shall be required to define tree removal and new plantings.

n) Public Plazas and Open Space:

Not applicable.

o) Outdoor Lighting:

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

No lighting information has been provided. Anticipating the need for lighting at building entrances, fixture information and illumination levels shall be provided prior to review by the DRB.

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.

Meters, utility connections, and any mechanical equipment **must be** illustrated on building elevations or site plan as appropriate.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

38 Latham Court has a pattern of two story homes, most gable or hipped roof; many with one story single or two car garages. The garage at 38 Latham is certainly the most intact for its period of construction. The demolition of this “automotive shed” and replacement with a two story residential addition proposes a structure of more significant massing than currently



56 Latham Ct.



48 Latham Ct.



57 Latham Ct.

exists.

The proposed addition is readable as new.

2. Roofs and Rooflines.

The roof has been modified to be a full gable and eave structure. The west gable end has been extruded, with decorative brackets below.

3. Building Openings

The proposed addition has glazing each gable end, with three windows in each eaves side of the structure. The replacement of two double hung windows in the principal structure and the addition of a French door are included. See plan A-2.

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The design introduces the addition as set back from the principal structure; with entrances enjoying an abbreviated pent roof. Materials, fenestration pattern and colors are intended to be sympathetic with the principal residence.

(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.

Clapboard siding with shake detail in the gable end, and a standing seam roof are intended for the addition.

Replacement windows are wood core. Window pattern, as illustrated in Plan A-2, represent a mix of 6/1 on the first floor and second floor west gable end, and four-lite window sash on the 2nd floor. Egress may be required from the second floor as it is intended to be habitable space. The applicant/design team shall confer with the building inspector to determine whether the proposed windows will meet life safety requirements.

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

Construction shall adhere to all applicable building and life safety code as defined by the building inspector.

Section 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.

38 Latham Court and its garage are listed individually on the Vermont State Register of Historic Resources. See attached narrative.

(b) Standards and Guidelines:

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

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

Constructed as a single family dwelling, the use shall continue.

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.*

While the original historic residence is not proposed for alteration, the proposed demolition of the single bay garage alters the features, spaces and spatial relationship that characterizes the property. Demolition of the garage is subject to discretionary review of the Development Review Board. See Section 5.4.8 (d).

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 proposed addition is not a conjectural feature, but readable as new construction.

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

Early automotive sheds are identified as significant within their context, and a tangible remnant of early automobile ownership. This application proposes demolition, which is under discretionary review by the DRB.

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



The Vermont State Register listing details the automobile shed as c 1925; contemporary with the home. It is highly possible that the home and garage were the result of “kit house plans”, pre-fabricated house and garage plans popularized by retailers like Sears and Roebuck, Aladdin, Gordon Van Tine and Bennett’s among others. The Gordon Van Tine Garage No. 102 (left) seems a close match, available in 1923.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement*

of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

The application proposes demolition with the addition of a substantial residential addition. Demolition is under discretionary review by the DRB.

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.*

Demolition is the most serious and irreversible of physical treatments.

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 this site.

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 is proposed to replace the c. 1925 garage. It will be differentiated from the historic home. The DAB must assess the compatibility in materials, features, size, scale, proportion and massing.

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.*

If considered, the proposed addition may be removed in the future retaining the essential form and integrity of the historic home. The context will be altered, however, with removal of the original garage.

Section 5.4.8 (d) Demolition of Historic Buildings:

The purpose of this subsection is:

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

1. Application for Demolition.

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

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

The applicant has provided a letter from Marc Dowling, Licensed Architect (5.24.2021). His analysis determined the structure to be in stable condition. The remainder of the letter is relative to the community benefit of owner instruction in bicycle repair.

- B. *A statement addressing compliance with each applicable review standard for demolition;*
The application includes supporting information only relative to the owner's desire to create a home office and bicycle repair workshop.

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

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

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

There is no claim for economic hardship, and no market value provided. There is no analysis about rehabilitation and reuse, **although the owner has made inquiries about relocation**. Mr. Dowling's communication notes that building relocation would "greatly exceed...economic practicality."

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

A redevelopment plan has been provided. See 38 Latham Court Final Permit Set (*as revised 7.14.2021*).

and,

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

Elevations, drawings, plans and statements have been submitted for the new development.

2. Standards for Review of Demolition.

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

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

The submitted architect's opinion indicates the garage is structurally stable.

or,

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

The desire is for an expansion to the existing home, not reuse of the garage. The owner has shared his effort to offer the building for relocation, but has not received any interest.

or,

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

The application weighs on the "community wide benefit" provision, as they intend to offer bicycle repair workshops. Of course any change in use of the property will require separate permitting.

The value of the redevelopment is primarily to enhance the use and enjoyment of the single family home.

And all of the following:

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

The existing single family home is impacted only with minor surface attachment by the proposed addition. *The City continues to experience an increasing loss of early 20th century automotive sheds:* When land values increase, available developable land on individual parcels becomes *targeted* for desired expansion. Coupled with their typical

diminutive size that no longer accommodates a full size vehicle, these early garages face extinction by the greater value in their footprint and loss of original function. As fewer remain, those still standing increase in importance.

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

As an accessory structure to an existing single family home, building demolition does not warrant documentation by HABS standards. This small structure is likely associated with the national proliferation of pre-fabricated structures or kit house plans, a phenomena already identified in Burlington. (See *A Guide to the Catalogue Houses in Burlington Vermont.*) Therefore, if approved, photo documentation of the existing structure for the zoning record will be required.
and,

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

This application includes a redevelopment plan that includes a replacement structure.

(i) *Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*
The DAB shall discern the compatibility of the replacement structure within the context of the architectural character of the home itself.

(ii) *Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project;*
The zoning permit, if approved, will have a three year life. All work must be completed within that timeframe.
and,

(iii) *The time between demolition and commencement of new construction generally shall not exceed six (6) months.*
This shall be a condition of approval.

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

The applicant does not intend to deed-restrict the property to provide for open space.

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

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to

purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

Items for the Board's consideration, if recommended for approval:

- A landscaping and tree removal plan will be required (as appropriate) for DRB review.
- Lighting information, including fixture specs, illumination levels and intended location are needed.
- Meters, utility connections, and any mechanical equipment must be illustrated on building elevations or site plan as appropriate.
- The time frame between building demolition and new construction shall not exceed 6 months.
- No change in use is included within this proposal
- All building materials shall be disposed of in a safe and legal manner.
- Standard Permit Conditions 1-15.

ARCHITECTURAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF INTERIOR WALL STUD AND EXTERIOR WALL STUD. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT/DESIGNER.
- PLUMBING FIXTURES, APPLIANCES, CABINETS AND LIGHTING FIXTURES TO BE DETERMINED BY OWNER.
- ROOF CONSTRUCTION TO COMPLY WITH R-49 REQUIREMENTS. PROVIDE 24" MIN. OF ICE AND WATERSHIELD AT RIDGE, VALLEYS AND EDGE OF ROOF. PROVIDE CONTINUOUS AIR FLOW FROM SOFFIT VENTS TO RIDGE VENTS.
- CONTRACTOR TO COMPLY WITH LOCAL BUILDING CODES & VERMONT ENERGY CODES.
- ALL BATHROOM WALLS & CEILINGS TO BE 1/2" MOISTURE RESISTANT GWB. BATHROOM WALLS TO BE SOUND INSULATED.
- ALL HEADERS OVER OPENINGS TO BE SIZED BY CONTRACTOR.
- G4 DESIGN STUDIOS IS NOT RESPONSIBLE FOR FRAMING DETAILS, STRUCTURAL DETAILS, FINISH WORK, MILLWORK, WEATHER TIGHT CONSTRUCTION, FINISH GRADING OR CONCRETE WORK.
- GENERAL CONTRACTOR TO COORDINATE WITH CONCRETE CONTRACTOR AND OWNER FOR PENETRATIONS THROUGH CONCRETE SLAB OR WALLS.
- IF OWNER/CONTRACTOR MAKE CHANGES DURING THE CONSTRUCTION PROCESS WITHOUT WRITTEN AUTHORIZATION FROM G4 DESIGN STUDIOS (G4), G4 IS NOT LIABLE FOR ERRORS OR OMISSIONS THAT MAY OCCUR TO THE CONSTRUCTION DRAWINGS.
- OWNER TO SELECT WINDOW MANUFACTURER, VERIFY WITH OWNER PRIOR TO ORDERING WINDOWS.
- GENERAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR HVAC SYSTEM.
- GENERAL CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR & OWNER FOR LOCATIONS OF OUTLETS, LIGHTING FIXTURES, CABLE, INTERNET & LIGHT SWITCH LOCATIONS.
- GENERAL CONTRACTOR TO COORDINATE W/ OWNER FOR ALL INTERIOR MATERIAL/FINISH SELECTIONS

2020 VERMONT RESIDENTIAL BUILDING ENERGY STANDARDS:

NEW CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING R-VALUES (BASED ON PACKAGE 4: CAVITY ONLY)

CEILING:	R-60 (ATTIC), R-49 (SLOPE)
WOOD FRAME WALLS:	R-20 (CAVITY)
COMMON WALL INSULATION:	R-10
FLOOR:	R-38
BASEMENT/CRAWL SPACE WALL:	R-20 (CONTINUOUS) OR R-13+10
SLAB EDGE:	R-15 (FOR 48") OR R-10 (PERIMETER) + R-7.5 (UNDER ENTIRE REST OF SLAB)
HEATED SLAB:	R-15 (EDGE & UNDER)
FENESTRATION (WINDOW & DOOR):	U-0.28 MAX.
SKYLIGHT:	U-0.55 MAX.
AIR LEAKAGE:	≤ 3.0 ACH50 (TESTED)
DUCT LEAKAGE:	INSIDE THERMAL BOUNDARY
PERCENT HIGH EFFICACY LAMPS:	100%

CONTRACTOR TO COMPLY WITH LISTED THERMAL VALUES AND WITH ALL ADDITIONAL REQUIREMENTS OF THE 2020 VTRBES

INDEX OF DRAWINGS:

A-0	COVER
A-1	SCHEMATIC SITE PLAN/BUILDING PLANS
A-2	EXTERIOR ELEVATIONS



38 LATHAM COURT

NEW ADDITION
BURLINGTON, VERMONT

STAIR NOTES:

- NEW HANDRAILS SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE SURFACE OF THE TREAD, MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD.
- HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT MORE THAN 2".
- PER LIFE SAFETY SECTION 7.2.2.3.5: RISER HEIGHT SHALL BE MEASURED AS THE VERTICAL DISTANCE BETWEEN TREAD NOSINGS. TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE, BUT SHALL NOT INCLUDE BEVELED OR ROUNDED TREADS SURFACES THAT SLOPE MORE THAN 20 DEGREES, AT TREAD NOSINGS, SUCH BEVELED OR ROUNDING SHALL NOT EXCEED 1/2" IN HORIZONTAL DIMENSIONS.
- THE VARIATION BETWEEN THE SIZES OF THE LARGEST AND SMALLEST RISER OR BETWEEN THE LARGEST AND SMALLEST TREADS DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT.
- MAXIMUM HEIGHT BETWEEN LANDINGS CAN ONLY BE 12'-0".
- MINIMUM HEADROOM MUST BE 6'-8"
- MAXIMUM HEIGHT OF RISERS SHALL ONLY BE 7.75"
- MINIMUM TREAD DEPTH SHALL BE 10"
- HANDRAILS TO PROVIDE A CLEARANCE OF NOT LESS THAN 2 1/4" BETWEEN THE HANDRAIL AND THE WALL/GUARDRAIL TO WHICH IT IS FASTENED.
- REQUIRED GUARDS AND HANDRAILS SHALL CONTINUE FOR THE FULL LENGTH OF EACH FLIGHT OF STAIRS. AT TURNS OF NEW STAIRS, INSIDE HANDRAILS SHALL BE CONTINUOUS BETWEEN FLIGHTS AT LANDINGS.
- OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR BALUSTERS SUCH THAT A SPHERE 4" IN DIA. IS NOT ABLE TO PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34".
- THE TRIANGULAR OPENING FORMED BY THE RISERS, TREAD AND BOTTOM ELEMENT OF THE GUARDRAIL AT THE OPEN SIDE OF A STAIR SHALL BE OF SUCH THAT A SPHERE 6" IN DIA. IS NOT ABLE TO PASS THROUGH THE TRIANGULAR OPENING.
- THE MINIMUM STAIR WIDTH CLEAR OF ALL OBSTRUCTION, EXCEPT PROJECTION NOT MORE THAN 4 1/2" AT OR BELOW HANDRAIL HEIGHT ON EACH SIDE, SHALL BE 36".

DRAWING FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"
DATE: 7/14/2021
DRAWN BY: WGT
CHECKED BY: SG
PROJECT: 38 LATH.

SHEET TITLE:

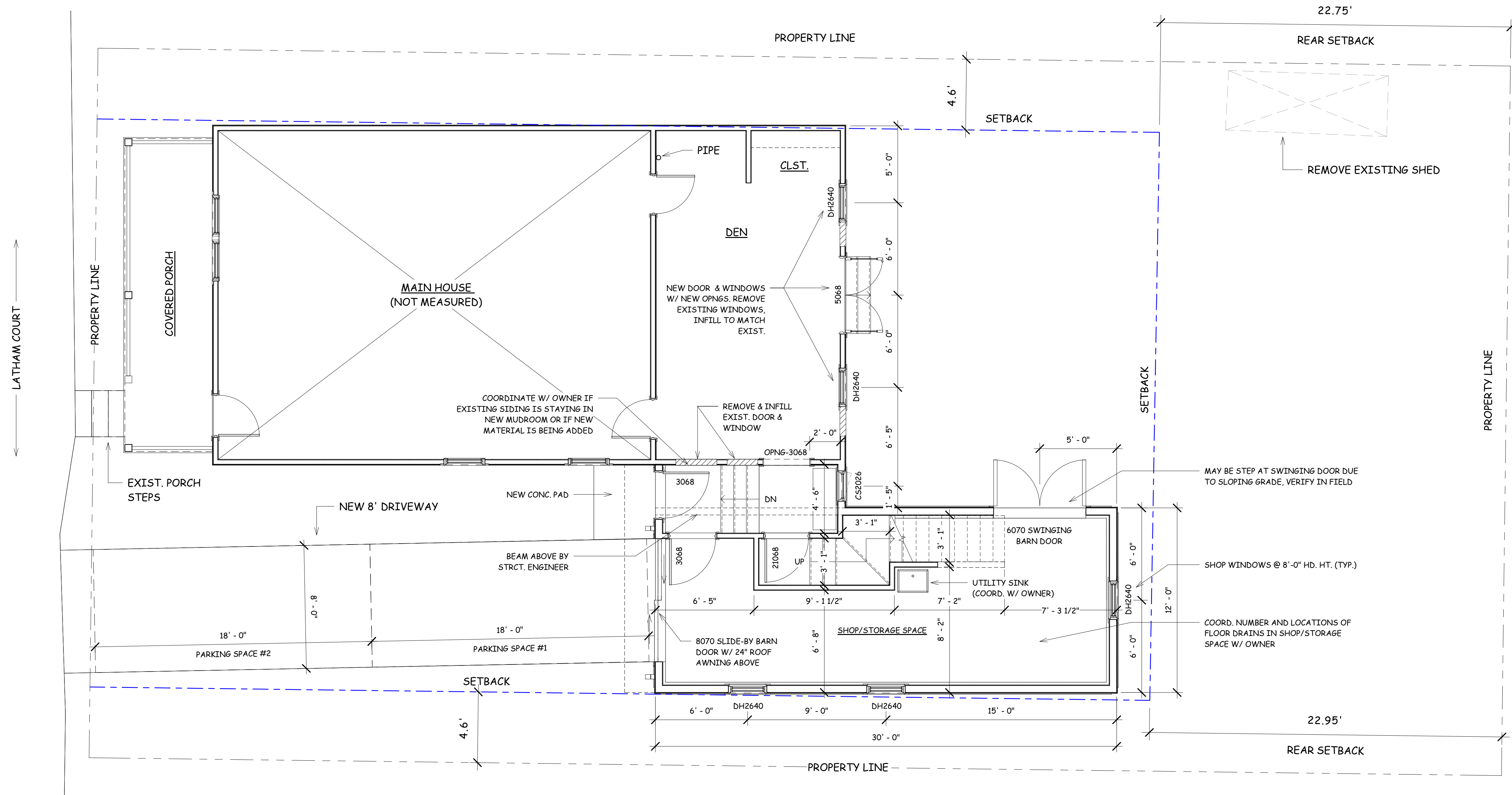
COVER

A-0

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38 LATHAM COURT
MARK MCCREE
BURLINGTON, VERMONT



1 PROPOSED SHOP/SITE
1/4" = 1'-0"

NOTES

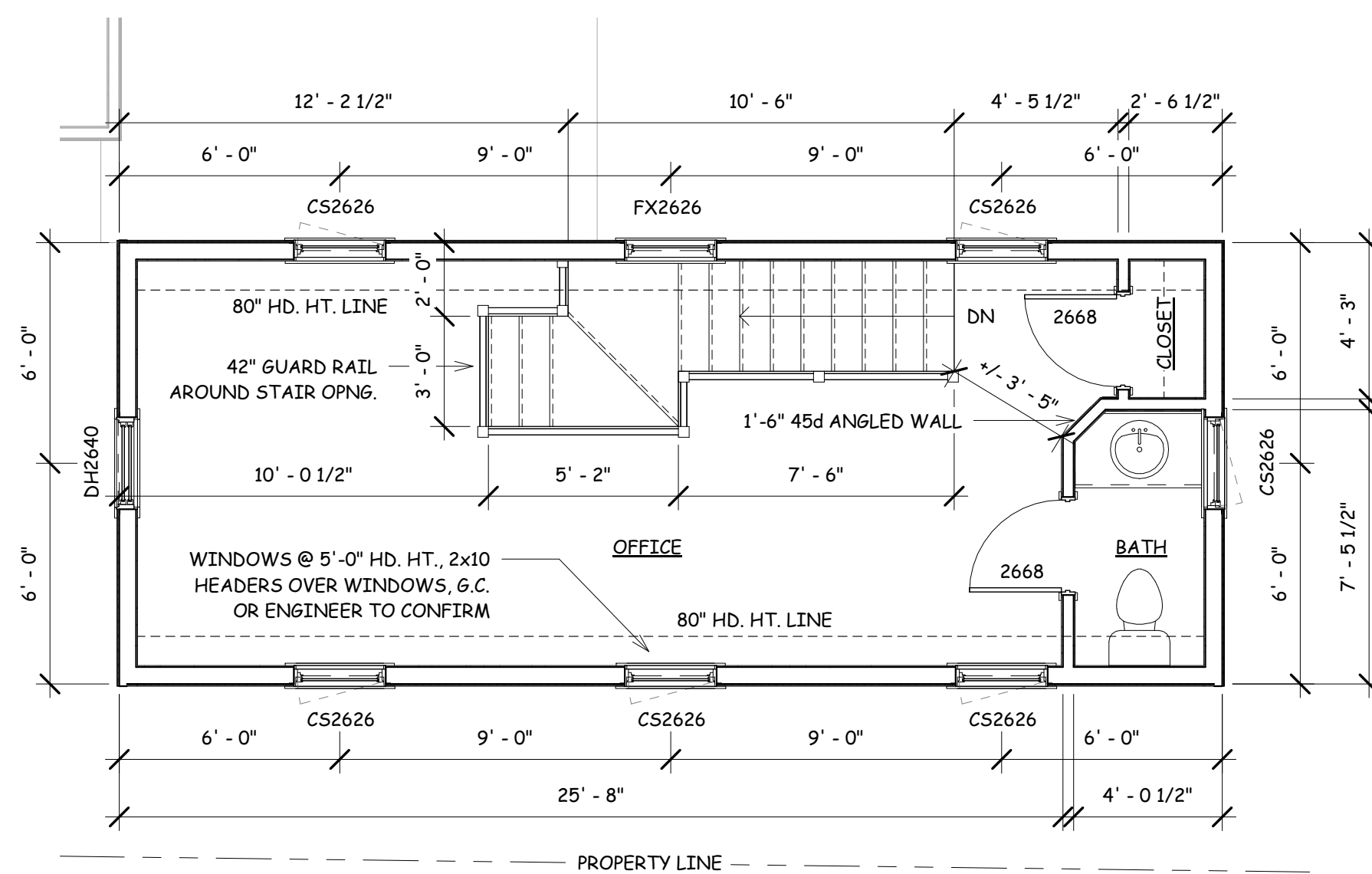
1) WINDOW & DOOR SIZES NOTED IN FEET & INCHES, WIDTH & HEIGHT.
FOR EXAMPLE DH2640 MEANS: DOUBLE HUNG 2'-6" WIDE BY 4'-0" TALL.

2) G4 DESIGN IS NOT RESPONSIBLE FOR ACCURACY OF ANY SITE FEATURES
SHOWN, EXISTING OR PROPOSED. REFER TO LICENSED SURVEY FOR
OFFICIAL SITE PLAN.

3) BOUNDARIES SHOWN HEREON WERE DERIVED FROM REFERENCE #1

REFERENCES

1) A PLAT ENTITLED "PLAT OF LANDS OF MARK R.J. McGEЕ & VALERIE A.
RACINE, 38 LATHAM COURT, BURLINGTON, VERMONT", PREPARED BY
VERMONT MAPPING & SURVEY CO., LLC, DATED DECEMBER, 2020, AND
PROVIDED BY VERMONT MAPPING & SURVEY CO., LLC.



2 PROPOSED SHOP 2ND FLOOR
1/4" = 1'-0"

ZONING INFORMATION:

ZONE: RESIDENTIAL LOW DENSITY (RL)

MAX LOT COVERAGE: 39.69% (EXISTING IS GRANDFATHERED)
- 39.69% OF +/- 4,223 sqft = 1,675.9 sqft **MAX COVERAGE**

MAX ACCESSORY LOT COVERAGE: 10%
- 10% OF +/- 4,223 sqft = 422 sqft **MAX ACCESSORY COVERAGE**

SIDE SETBACK: 10% OF LOT WIDTH (OR AVG. OF 2 ADJACENT LOTS EACH SIDE)
- 10% OF 46' = 4.6' **SIDE SETBACK**

REAR SETBACK: 25% OF LOT DEPTH (NO LESS THAN 20')
- 25% OF NORTH (91') = 22.75' **NORTH REAR SETBACK**
- 25% OF SOUTH (91.8') = 22.95' **SOUTH REAR SETBACK**

EXISTING LOT COVERAGE:

- EXISTING HOUSE =	+/- 935 sqft
- EXISTING GARAGE =	+/- 225 sqft
- EXISTING DRIVEWAY =	+/- 496 sqft
- EXISTING FRONT STEPS =	+/- 5.8 sqft
- EXISTING SIDE STEPS =	+/- 14.1 sqft
TOTAL =	+/- 1,675.9 sqft (39.69%)

PROPOSED LOT COVERAGE:

- EXISTING HOUSE =	+/- 935 sqft
- PROPOSED SHOP & CONNECTOR =	+/- 399 sqft
- PROPOSED DRIVEWAY [36'-8" x 8'] =	+/- 294 sqft
- EXISTING FRONT STEPS =	+/- 5.8 sqft
- PROPOSED REAR STEPS =	+/- 8 sqft
- PROPOSED SIDE CONC. PAD =	+/- 19.4 sqft
TOTAL =	+/- 1,657.2 sqft (39.24%)

ACCESSORY LOT COVERAGE:

- FRONT PORCH =	+/- 119.2 sqft (2.8%)
-----------------	-----------------------

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CONSENT OF STEVE GUILD

G4 Design Studios
77 College Street, Ste. 2A, Burlington, VT 05401
(P) 802-487-0895 (F) 802-861-3110 G4designstudios.com

38 LATHAM COURT
MARK MCGEE
BURLINGTON, VERMONT

SCALE: As indicated
DATE: 7/14/2021
DRAWN BY: WGT
CHECKED BY: SG
PROJECT: 38 LATH.

SHEET TITLE:

**PROPOSED
CONDITIONS**

A-1

DRAWING FOR CONSTRUCTION



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



2 EAST ELEVATION
1/4" = 1'-0"

NOTE
ONLY EXISTING FIRST FLOOR EXTERIOR VERIFIED,
2ND FLOOR, DORMER, AND ROOF ARE SHOWN
SCHEMATICALLY ONLY BASED ON PHOTOGRAPHS.



3 SOUTH ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

DRAWING FOR CONSTRUCTION

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38 LATHAM COURT
MARK MCGEE
BURLINGTON, VERMONT

SCALE: 1/4" = 1'-0"
DATE: 7/14/2021
DRAWN BY: WGI
CHECKED BY: SG
PROJECT: 38 LATH.

SHEET TITLE:
PROPOSED
ELEVATIONS

A-2

7/14/2021 11:37:10 AM

I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING. TERRY W. WILSON, L.S.

NOTES

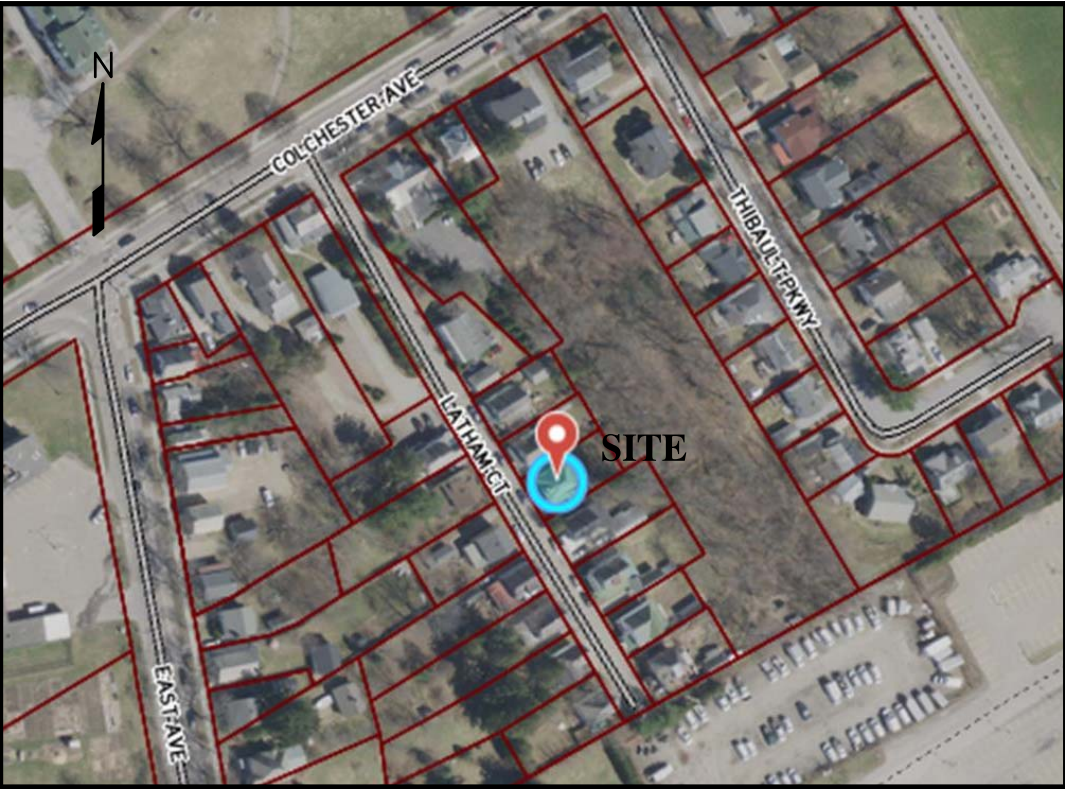
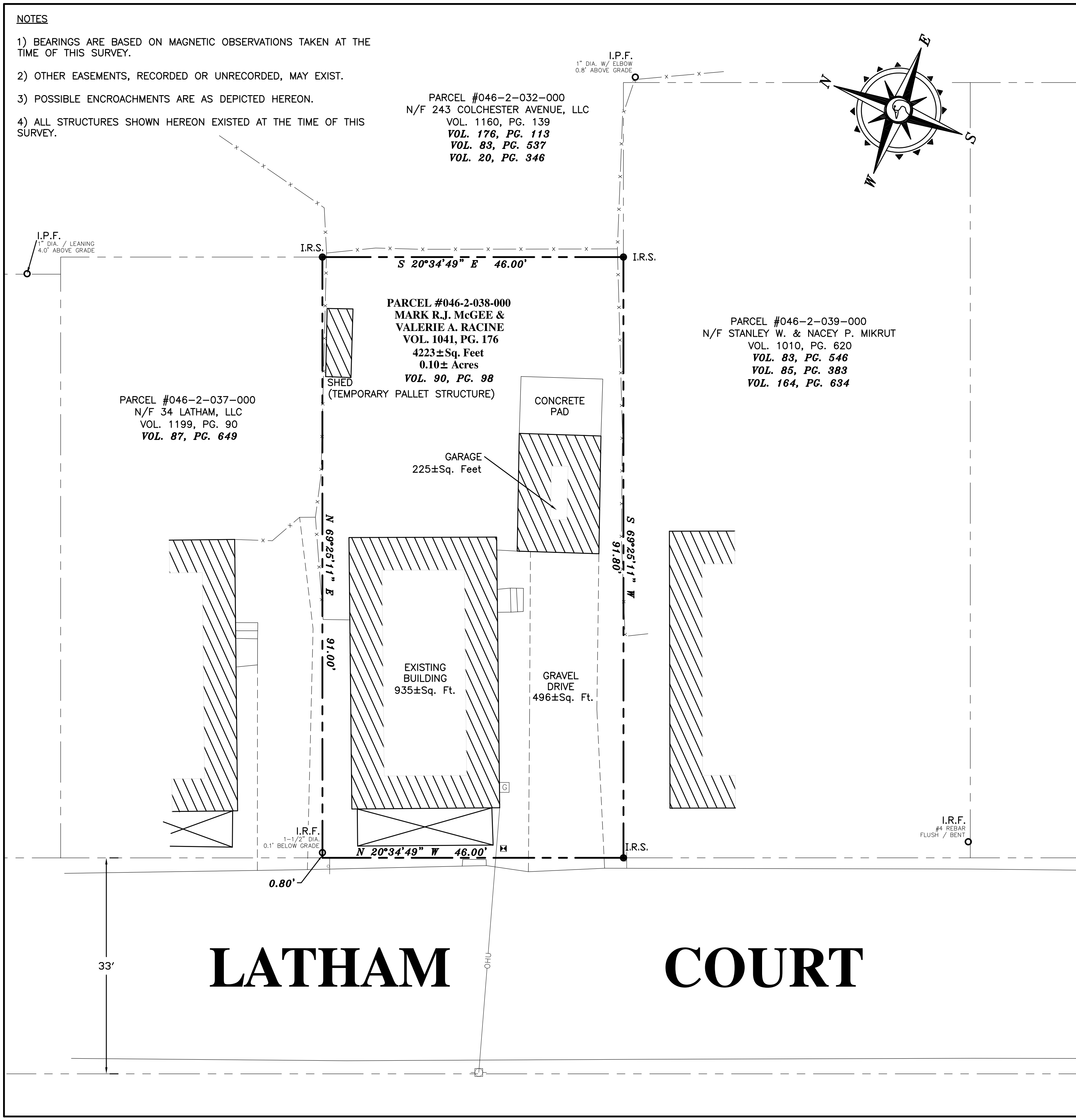
- 1) BEARINGS ARE BASED ON MAGNETIC OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY.
- 2) OTHER EASEMENTS, RECORDED OR UNRECORDED, MAY EXIST.
- 3) POSSIBLE ENCROACHMENTS ARE AS DEPICTED HEREON.
- 4) ALL STRUCTURES SHOWN HEREON EXISTED AT THE TIME OF THIS SURVEY.

PARCEL #046-2-032-000
N/F 243 COLCHESTER AVENUE, LLC
VOL. 1160, PG. 139
VOL. 176, PG. 113
VOL. 83, PG. 537
VOL. 20, PG. 346

PARCEL #046-2-037-000
N/F 34 LATHAM, LLC
VOL. 1199, PG. 90
VOL. 87, PG. 649

PARCEL #046-2-038-000
MARK R.J. McGEE &
VALERIE A. RACINE
VOL. 1041, PG. 176
4223±Sq. Feet
0.10± Acres
VOL. 90, PG. 98

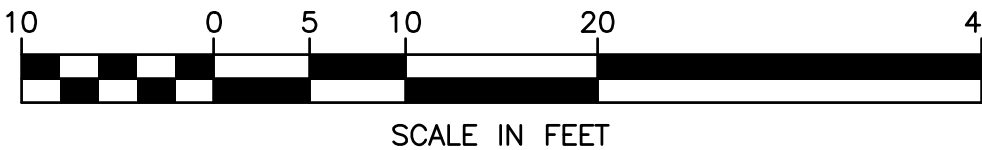
PARCEL #046-2-039-000
N/F STANLEY W. & NACEY P. MIKRUT
VOL. 1010, PG. 620
VOL. 83, PG. 546
VOL. 85, PG. 383
VOL. 164, PG. 634



LOCUS
NOT TO SCALE

LEGEND

- PROPERTY LINE
- RIGHT OF WAY OR PARCEL LINE
- WIRE FENCE
- WOOD FENCE
- UTILITY POLE
- GAS SHUTOFF
- IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND
- KEY DEED



CERTIFICATION

I CERTIFY THAT THE SUBJECT PARCEL BOUNDARIES SHOWN HEREON ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID BOUNDARIES WERE DETERMINED FROM PERTINENT RECORDS AND RESOURCES AND EVIDENCE FOUND IN THE FIELD. THIS SURVEY WAS PERFORMED WITH AN ELECTRONIC TOTAL STATION WITH A POSITIONAL TOLERANCE LEVEL EXCEEDING 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

DATED DEC. 21, 2020

TERRY W. WILSON, L.S. #60812 VT

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PROJ. #20761

DATE: DECEMBER, 2020

SCALE: 1"=10'

SURVEYED BY: TWW/MLC

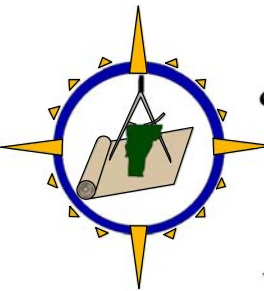
DRAWN BY: TWW

CHECKED BY: TWW

PLAT OF LANDS OF
MARK R.J. McGEE &
VALERIE A. RACINE
38 LATHAM COURT
BURLINGTON, VERMONT

SHEET 1 OF 1

DWG. # M-761



Vermont Mapping
& Survey Co., LLC
8 Essex Way, Suite 200B
Essex Jct., VT 05452
(802) 857-5207
www.vermontmapping.com



237 Riverside

Burlington, VT

237 Riverside

ZONING INFORMATION

Zoning District:
Neighborhood Mixed Use District

NAC-Riverside

- 2.0 FAR
- 80% maximum Lot Coverage
- 0 feet front, side, and rear setback
- Minimum height = 22'; Maximum height = 35'

- Table 4.4.2-2 Maximum FAR and Building Heights with Bonuses
NAC-R 3.0FAR, 45 feet

- Appendix A – Multi Family permitted

Development Bonuses

Inclusionary housing per Article 9, Part 1

- 15% of 45 units = 10 units minimum to be Inclusionary Units
- Section 9.1.12
 - NAC-R2.5FAR, 47' feet, set back 10' along the street façade

- Section 9.1.14
 - The inclusionary units will be similar to the market rate units
 - The inclusionary unit floor area will be identical to the market rate units

RCO District – Conservation

RCO-C

- 5% Lot Coverage
- 15' front setback, 10% side setback, 25% rear setback
- Maximum height = 25'

LOT SIZE (including RCO) = 72,350 sf

250' RCO zone

BUILDABLE AREA = 16,050 sf

80% lot coverage allowed

.80 x 72,350 = 57,880 sf

TOTAL proposed conditioned square footage = 39,575 sf

237 Riverside

Burlington, VT

237 RIVERSIDE

PROJECT INFORMATION & GOALS

The overarching goal of this project is to offer new, modern, environmentally conscious, sustainable, and attainable labor force housing in Burlington. The units will be relatively small and at a price point targeted toward workers, couples or single residents looking to live within the city, affordably. The units will have access directly outside of the "front" door to the bike lanes, foot path, and bus transportation providing easy access to the center of Burlington and Winooski.

- Fossil fuel free
- Carbon neutral
- Highest degree of energy efficiency; approaching net zero
- Modern, progressive housing on an underutilized site

PROJECT DESCRIPTION

Micro-Unit Apartments - 48 at approximately 350 square feet each over 2 levels

Loft Unit Apartments - 5 at approximately 645 square feet and 12 at approximately 522 square feet on level 4

Street level lobby serving the residential levels above

45 parking spaces on grade

Bicycle storage on site

Community kitchen, laundry, and gathering spaces

Potential for a formalized path between UVM and Site

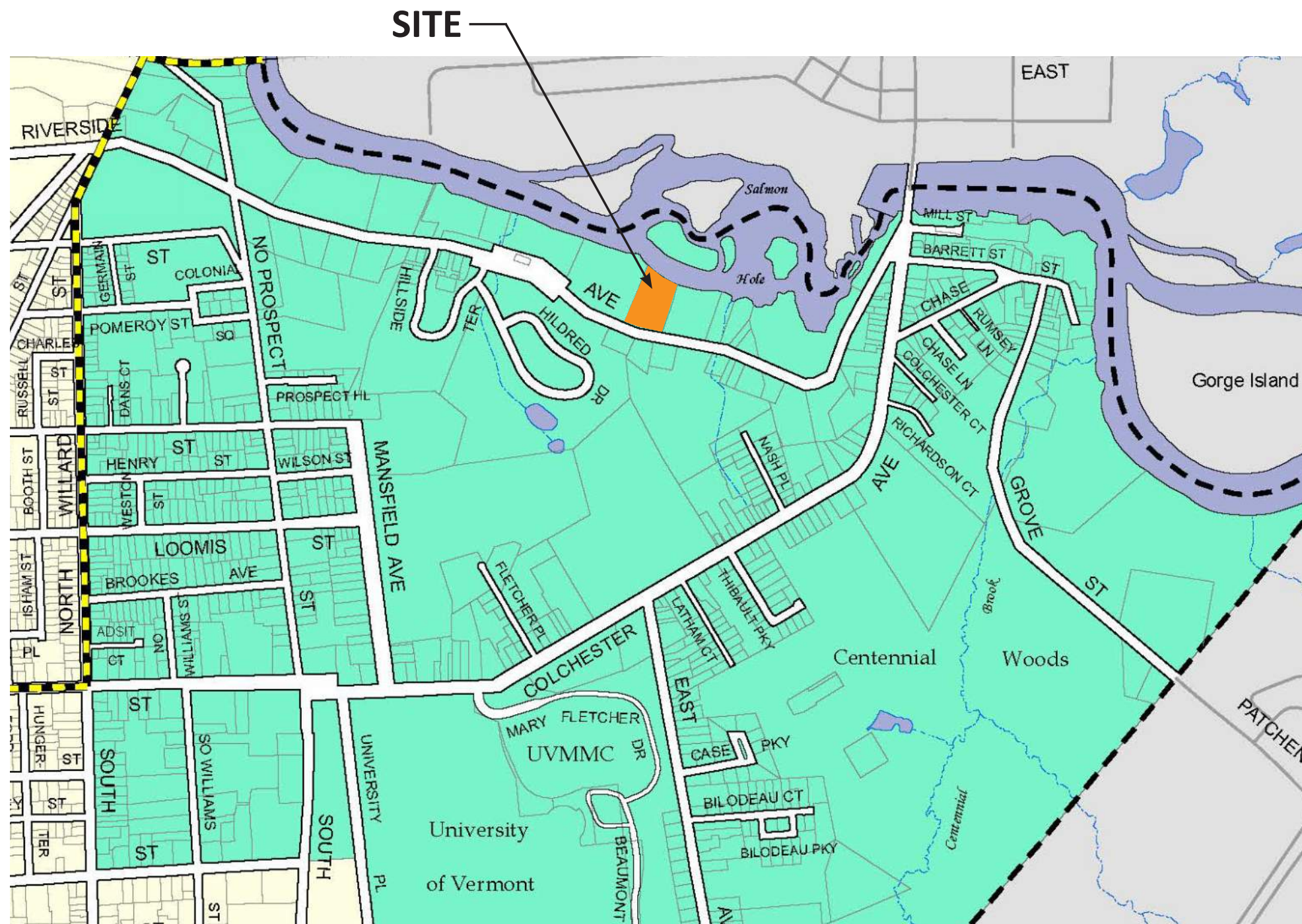
Potential outdoor recreational space looking out toward the river

STREET LEVEL	1,328 SF of Lobby, Commercial, & Support Space
SECOND LEVEL	13,072 SF of Residential
THIRD LEVEL	11,585 SF of Residential
FOURTH LEVEL	9,842 SF of Residential
<u>LOFT LEVEL</u>	<u>3,748 SF of Residential</u>
AREA	39,575 SF (not including parking)
HEIGHT	47' above sidewalk level

237 Riverside

Burlington, VT



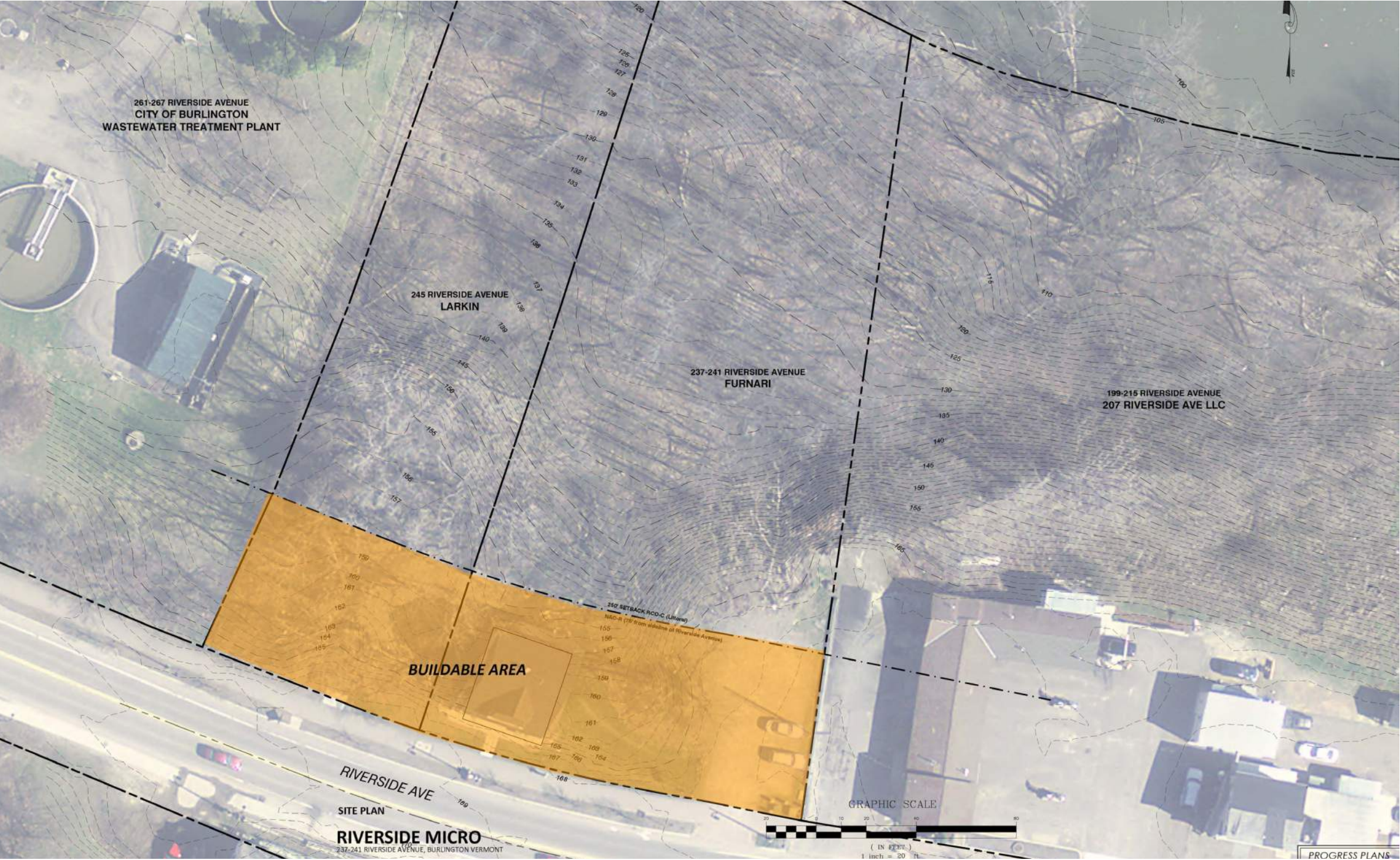


237 Riverside

Burlington, VT

WARD 1 BURLINGTON VT

LOT SIZE (including RCO) = 72,350 sf
250' RCO zone
BUILDABLE AREA = 16,050 sf
80% lot coverage allowed
.80 x 72,350 = 57,880 sf
TOTAL proposed conditioned square footage
= 39,575 sf



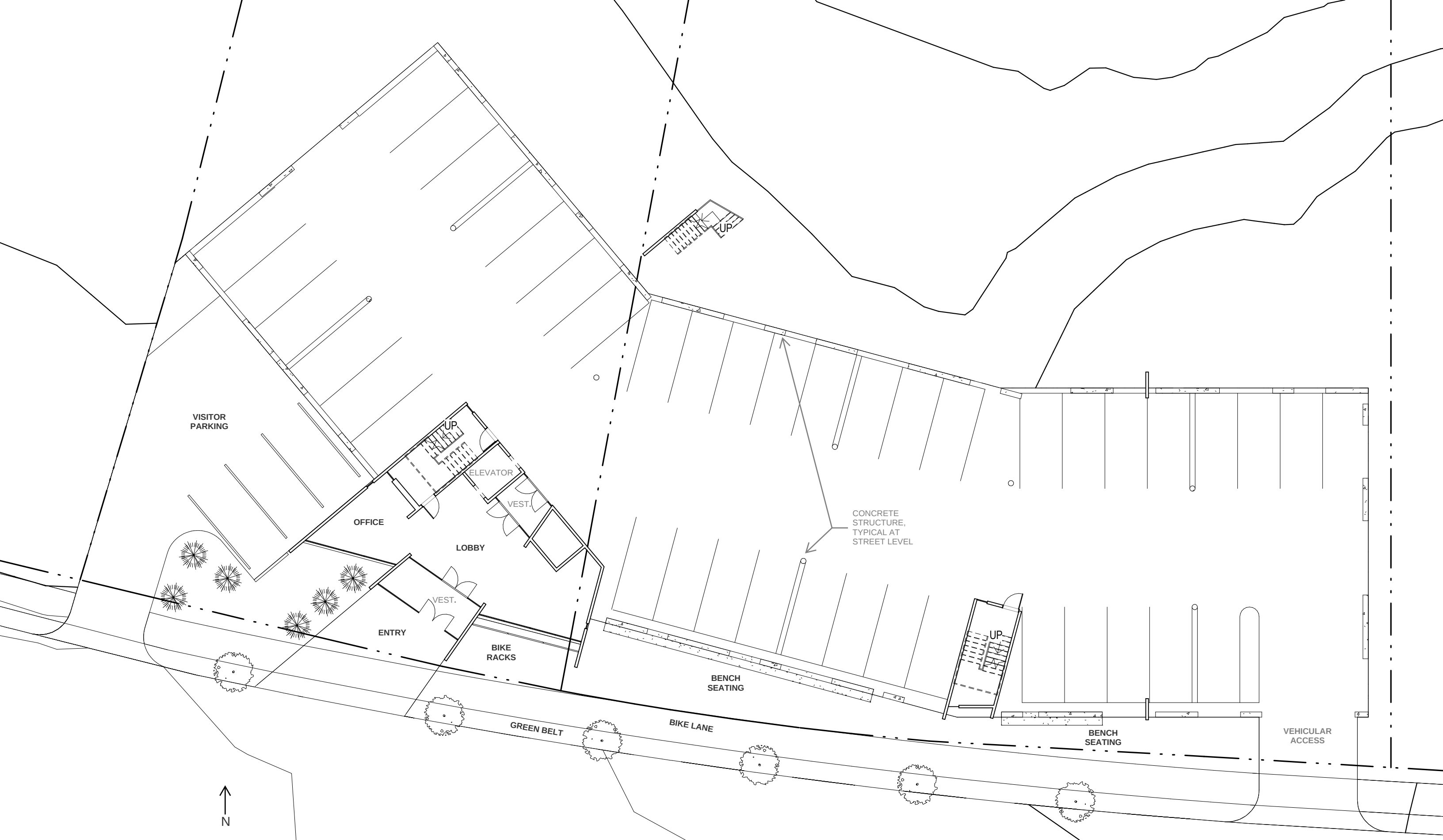


237 Riverside

Burlington, VT

LEVEL 1

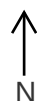
1/16" = 1'-0"





LEVEL 1 HOUSING

- 24 Units, approximately 350 square feet
- Community Amenities
- Covered Outdoor Space
- Access to Site



237 Riverside

Burlington, VT

LEVEL 2

1/16" = 1'-0"



LEVEL 2 HOUSING

- 24 Units, approximately 350 square feet
- Community Amenities



237 Riverside

Burlington, VT

LEVEL 3

1/16" = 1'-0"



LEVEL 3 HOUSING

- 5 Units, approximately 645 square feet
- 12 Units, approximately 522 square feet
- 2 Courtesy Units
- Community Amenities
- Private Outdoor Space



237 Riverside

Burlington, VT

LEVEL 4

1/16" = 1'-0"



LEVEL 4 HOUSING
- Lofted Bedroom for each unit



237 Riverside

Burlington, VT

LEVEL 5

1/16" = 1'-0"





Department of Permitting and Inspections

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

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



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 237-241 Riverside Avenue
Date: July 27, 2021

File: ZSP-21-2

Location: 237-241 Riverside Avenue

Zone: NAC-R / RCO-RG **Ward:** 1E

Parking District: Multimodal Mixed-Use

Date application accepted: June 11, 2021, Complete June 22, 2021

Applicant/ Owner: Steve Kredell / Karass Properties, LLC

Request: Sketch plan review for 65-unit multi-family attached apartment building and related site improvements.

Overview:

The applicant is requesting sketch plan review of a proposal to construct a 65-unit apartment building and related site work across two adjacent properties along Riverside Avenue. Most of the parcel area is zoned RCO; however, approximately the front quarter of each parcel is zoned NAC-R. All of the proposed development appears to sit within the NAC-R zone. An existing residence would be torn down as part of the proposal. Presumably the two parcels will be merged, but that is not evident in the sketch plans.

This project is large enough that it will require a pre-application meeting with the local NPA, and meeting with the city's Technical Review Committee is recommended. Major impact review will be entailed, and inclusionary housing units will be required.

The Development Review Board will review this sketch plan August 3, 2021.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

No land division is proposed. Presumably the two parcels will be merged into one parcel as part of the subsequent zoning permit application. The two existing parcels will require two zoning permit applications – one for each parcel.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

Much of the property is affected by the riparian and littoral conservation overlay zone, which extends inland 250' from the bank of the Winooski River. While not clearly depicted on the sketch plans, this overlay zone looks to closely follow the RCO zone boundary. Most or all of the development appears to stay outside of the overlay and the underlying RCO zone. Clarity as to whether any development encroaches will be needed upon zoning permit application.

A portion of the property is also within the Special Flood Hazard Area along the river. No development is included within this area.

(b) Topographical alterations

The sketch plans include an aerial photo of existing conditions, including existing topographic lines. A site plan with proposed topographic lines is not included. Based on what has been provided, it looks like the proposed building will be set atop the slope nearest Riverside Avenue. How the structure will integrate with the slope as it descends towards the river is not yet clear. The zoning permit application will need to include existing and proposed topography and a cross section depicting how the proposed building will interface with the slope of the land.

Given the history of unstable slopes along this side of Riverside Avenue, a geotechnical analysis of existing and proposed conditions should accompany the zoning application. Such analysis was required prior to approval of the recently permitted senior housing facility at 362 Riverside Avenue.

(c) Protection of important public views

The site contains no identified public view corridors.

(d) Protection of important cultural resources

The project site has no known archaeological significance. The river corridor is an archaeologically sensitive area; however, no construction is proposed alongside the waterway.

(e) Supporting the use of alternative energy

See Sec. 6.3.2 (f).

(f) Brownfield sites

The subject property is not included on the Vermont DEC Hazardous Site List.

(g) Provide for nature's events

The proposed development is large enough that it will require an erosion control plan and a post-construction stormwater management plan for review by the City's stormwater engineering staff.

Building entries are sheltered. Much of the parking is underneath the building.

(h) Building location and orientation

The proposed apartment building is set appropriately close to Riverside Avenue as generally contemplated for new development in the city's mixed use zones. The pattern of development on either side of the subject property is irregular with a sewage treatment plant to the west and a carwash to the east. The scale, orientation, and placement of the proposed building more closely

reflect the multi-family residences on the opposite side of Riverside Avenue. As proposed, the building contains a clearly identifiable central entrance with vehicular access points to either side.

(i) Vehicular access

Two curb cuts are proposed – one for a small visitor parking area in front of the building and another for access into the garage. The proposed curb cuts will require review and approval by the Department of Public Works. The turning radius into the first visitor parking spot looks tight. Confirmation that it is actually accessible will be needed.

A traffic study should be provided with the zoning permit application. The basics such as nearby intersection level of service, anticipated daily trip generation, and PM and AM peak hour trip generation (now, at build out, and in the future) should be included.

(j) Pedestrian access

The building's primary entrance facing Riverside Avenue connects to the public greenway with a front walkway. No pedestrian routes within the garage are evident. Routes connecting people to building entries, while protected from vehicular circulation, are needed.

(k) Accessibility for the handicapped

Handicap accessibility details are not included in the sketch plans. Handicap parking and access points will be required and are under the purview of the building inspector.

(l) Parking and circulation

Most of the proposed parking is enclosed within a garage at street grade. The garage parking spaces are largely screened behind full or partial building walls or landscaping along the front of the building. Unlike in the downtown, activated building space is not required in front of the street-level parking spaces. The visitor parking area is small but is set in front of the building. This criterion discourages such placement. Elimination of these surface spaces in front of the building is recommended.

All of the parking spaces appear to be 18' X 8.' The 18' depth is sufficient. The width must be at least 8.5' unless compact spaces are proposed. In that case, 8' width is adequate. Back up space is 22' in most cases, just shy of the 23' needed for two-way circulation. Back up for one garage space appears to be just 18' and for one of the surface visitor spaces just 16.' Some flexibility is available in the application of these dimensional standards following consultation with the City Engineer based on unique site characteristics articulated in this criterion.

(m) Landscaping, fences, and retaining walls

Some basic landscaping details are included in the sketch plans. A more fully developed landscaping plan, with species and size at planting noted, will be required with the zoning permit application. Emphasis should be placed on enhancing the building features and the pedestrian experience along the public greenway and on screening where necessary. The proposed extent of tree clearing will also be needed on application site plan(s).

No fencing is evident in the sketch plans. If any is proposed, it must be included in the project plans with details as to placement, dimensions, and type provided.

No retaining walls are depicted on the sketch plans. Presumably, given the slope of the land and the placement of the building, retaining walls will be included in the project. If so, details will be needed as to construction type and location with cross sections provided to depict adjacent grades. If in excess of 3' tall, review by the city engineer will be required.

(n) Public plazas and open space

No public plazas or open spaces are proposed. The floor plans depict a stairway down to ground level behind the building. Is this simply emergency egress, or is a more formal access to the wooded portion of the property down to the river contemplated?

(o) Outdoor lighting

No outdoor lighting details are included in the sketch plans. Details as to fixture type, location, and illumination levels will be required with the zoning permit application.

(p) Integrate infrastructure into the design

No dumpster or mechanical equipment locations are included in the sketch plans, nor are mailbox locations noted. This information will be required with the zoning permit application.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

As noted previously, the pattern of development on adjacent properties is irregular. The proposed building bears more relationship to the multi-family condominium buildings on the other side of Riverside Avenue. Within this context, the scale and height of the proposed building is similar to that of the Riverwatch and Salmon Run condos. The individual building is somewhat larger than those individual buildings but certainly much smaller in overall extent of development.

The street level of the proposed building is clearly articulated as distinct from the upper stories. Above this street level, the 2nd and 3rd stories are matching in appearance. The top story is set back from the front of the building and clad in different material to further delineate it as a separate building component. Overall, the project design successfully incorporates varying materials, projections, and recesses to mitigate the perceived mass of the structure.

2. Roofs and Rooflines.

The proposed building has several distinct components with flat roofs at varying heights. The flat roofs, while unique in the immediate area, are appropriate to the proposed building design.

3. Building Openings

Generous glazing is a dominant feature of the building's primary façade along Riverside Avenue. Reflecting the interior layout of the building, it is concentrated in the upper stories. The sketch plans do not include building details on the backside. Presumably, similar glazing is proposed to take advantage of views across the river and towards Winooski.

(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.

The existing residence that will be demolished is not historic, nor are the adjacent properties. The proposed structure will not adversely impact Burlington's wealth of historic resources.

(c) Protection of Important Public Views:

There are no identified public view corridors from or through the subject property.

(d) Provide an active and inviting street edge:

As noted above, the street level of the proposed building is differentiated from the upper stories. Central within this street level is the building's primary entrance. It is well articulated and inviting with a direct connection to the adjacent greenway running parallel to Riverside Avenue. While the parking on either side of the primary entrance is permissible, effort should be made to enhance the pedestrian experience as much as feasible with hardscaping, sheltered spaces, and possibly other measures.

(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.

Limited building materials are noted in the sketch plans. Various wooden materials will clad the building's exterior. Fiberglass windows will be installed. The zoning permit application will need to include a complete exterior building materials list.

(f) Reduce energy utilization:

The sketch plans note that the building will incorporate the highest degree of energy efficiency, approaching net zero. No details are provided. 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.

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.

No utilization of renewable energy is evident in the project plans. The building is set far enough from adjacent structures to avoid adverse shadow impacts.

(g) Make advertising features complementary to the site:

No exterior signs are depicted in the sketch plans. All exterior signs are subject to separate zoning permit.

(h) Integrate infrastructure into the building design:

No exterior mechanical equipment is evident in the project plans. If any is proposed, whether at grade or rooftop, it must be depicted and screened.

(i) Make spaces secure and safe:

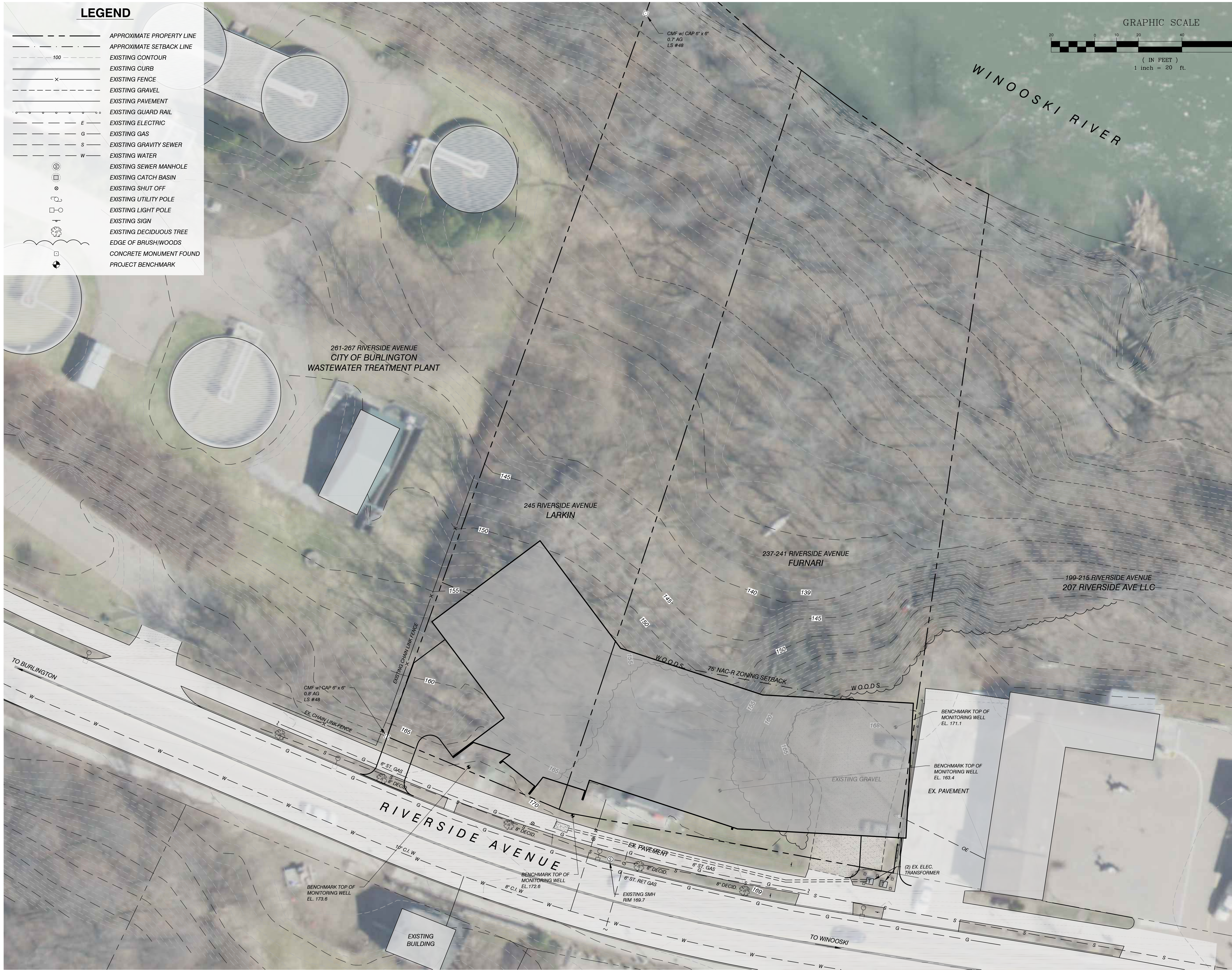
Construction shall comply with all required building and life safety codes as determined by the building inspector and fire marshal.

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.

Exterior entries should be illuminated. Intercom systems or similar are recommended to maximize personal safety.

RECOMMENDED MOTION:

None for sketch plan review.



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.ces-vt.com

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DSM

CLIENT:

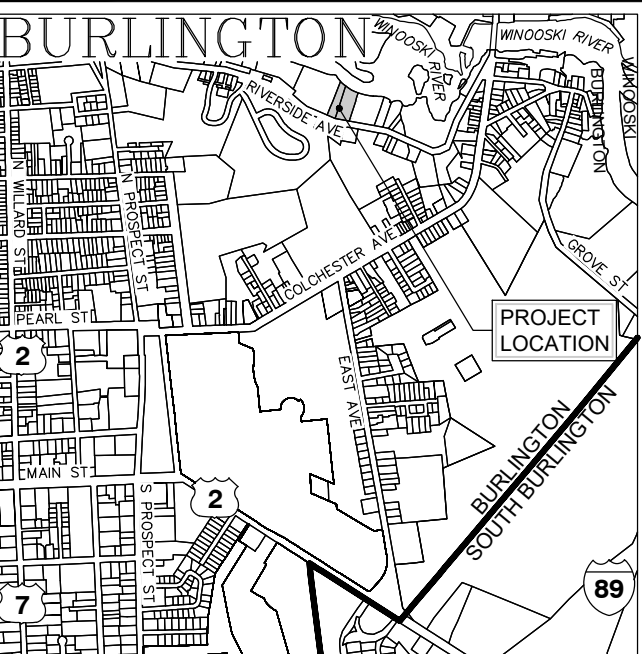
JAMES DUFOUR

RIVERSIDE AVENUE
BURLINGTON VERMONT
05401

PROJECT:

**STANDARD
BORDER AND
TITLE BLOCK**

237-241, 245 RIVERSIDE AVENUE
BURLINGTON, VT



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION

**PROPOSED
CONDITIONS
PLAN**

DATE
JUN., 2021

SCALE
1" = 20'

PROJ. NO.
21173

DRAWING NUMBER

C2.0

Burlington Design Advisory Board

Department of Permitting and Inspections
645 Pine Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/DPI/Boards/Design-Advisory-Board/>
Telephone: (802) 865-7188

*Eric Morrow, Chair
Matt Bushey, Vice Chair
Ron Wanamaker
Karyn Norwood
Emily Morse
Jay White, Alternate
Kathleen Ryan, Alternate*



DESIGN ADVISORY BOARD Tuesday July 27, 2021 645 Pine Street and via Zoom

Present: Jay White, Emily Morse and Karyn Norwood.

Absent: Eric Morrow, Ron Wanamaker, Matthew Bushey and Kathleen Ryan (alternate.)

Staff present: Mary O'Neil, Scott Gustin

Agenda

Session I – 3:00 PM – 3:30 PM

- 1. ZSP-21-2; 237-241 Riverside Ave (RCO-O Ward 1E) Karass Properties, LLC**
Sketch plan review of multi-family apartment building. (Project Manager, Scott Gustin)

Present: Steve Kredell (gBA Architects), James Dufour,

Board members present offer support and encouragement for the Sketch Plan.

Session II – 3:30 PM – 4:00 PM

- 1. ZP-21-213; 38 Latham Court (RL, Ward 1E) Mark McGee**
Continued review for demolition of garage and construction of two-story addition on existing single family home: First floor shop and second floor office space. Roof replacement, patio door and window replacements on rear of existing house. (Project Manager, Mary O'Neil)
Present: Mark McGee, Steve Guild and Warren Irish.

Emily Morse recuses herself as she is a project representative for another redevelopment that is currently in litigation. Her participation in this similar project may impact that appeal.

With only two members left, there is not a quorum for the Latham Court review. The project is pushed to the August 10, 2021 DAB agenda, with an anticipated review by the DRB September 7, 2021.