

light into the interior. A roof covering, however, would allow some snow and rain protection at the rear entry stairs that will be welcome in severe weather.

(h) Building Location and Orientation:

There is no change to the building location and orientation.

(i) Vehicular Access:

The access from North Champlain Street via a residential driveway will remain.

(j) Pedestrian Access:



There is currently a pedestrian walkway from the public sidewalk to a side porch.

(k) Accessibility for the Handicapped:

Although encouraged, this is not a requirement for a single family home.

(l) Parking and Circulation:

No change is proposed.

(m) Landscaping and Fences:

No landscaping plan has been provided. As this addition is located atop an existing foundation, the homeowners are likely to maintain the landscaping currently in place.

(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 information has been provided about intended lighting. If light fixtures are proposed, specification sheets and illumination levels shall be submitted for staff review.

(p) Integrate infrastructure into the design:

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

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

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

Meters and utility connections shall be illustrated on the site plan and/or building elevations as appropriate. No mechanical equipment is included within the plans. If any is proposed, they, too shall be illustrated on plans.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:



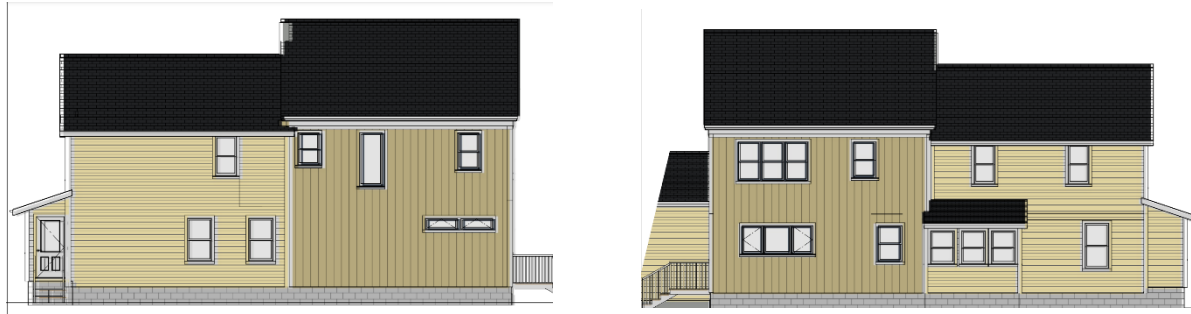
The proposed replacement addition is significantly higher and greater in breadth than the existing dwelling, skewing the scale and the ability of the original historic structure to maintain its essential form and character.

2. Roofs and Rooflines.

A gable-front, eaves roof is proposed, similar to the existing home.

3. Building Openings

The plan includes a mixture of fenestration styles and arrangement; double hung, transom, casement, triple mulled and one sash set on diagonal. There is no regularity, sequence or rhythm to the arrangement.



The rear door, although centrally located, continues the uneven arrangement of building openings.

If the third floor is intended to be living space, then that floor area must be included within this application. Requirements for life safety (building egress) will need to be incorporated within this review.

(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:

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

(d) Provide an active and inviting street edge:



The principal, historic structure will continue to front North Champlain Street. While modeled images show less impact when viewed from the north, the view from the southeast confirms the greater proportioned addition and the disparity in scale; typically avoided with additions to historic structures.

(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.

No specifics are provided to sheathing materials. Images show vertical siding on the rear, with narrow corner boards and fascia. More details are required.

(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. Solar is always encouraged.

(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:

All requirement of life safety and building code as directed by the building inspector shall be observed.

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.

221-223 North Champlain Street, constructed c. 1888 and home to Patrick Doyle, a Central Vermont Railroad employee, is listed 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.*

The property was constructed as a single family home; a use that continues.

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 addition of a single story kitchen and service addition was quite typical in the 19th and early 20th century. Its removal and replacement with a structural addition that exceeds the height of the principal structure is contrary to the tenants of [Preservation Brief #14](#), *New Exterior Additions to Historic Buildings*. Specifically: "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."



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 diagonal window (sometimes called “Witch windows” or “Coffin windows”) may be inspired by other 19th century rural farmhouses in Vermont; however none has existed here and is therefore conjectural.

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

None are identified here.

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

The principal house will remain; the only alteration is to the point of contact with the proposed addition.

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 is not to address deterioration, but to maximize living space on the existing foundation footprint. There is no inclusion of replacement of missing features.

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, other than the removal of the existing single story rear addition.

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 location. As the foundation will remain, no subsurface disturbance is proposed.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work*

shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposed two story addition will alter the spatial relationships of the property, introducing a visibly larger mass that is not deferential and secondary to the existing historic dwelling.

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.

While unlikely, it is possible to consider the removal of the rear addition and retention of the existing dwelling.

Items for the Board's consideration:

1. The superior height of the proposed addition ignores the mandate to maintain spatial characteristics of historic structures, and the challenge to introduce new spaces in a manner sympathetic and compatible with the existing historic building.
2. If light fixtures are proposed, specification sheets and illumination levels shall be submitted for staff review.
3. Meters and utility connections shall be illustrated on the site plan and/or building elevations as appropriate. No mechanical equipment is included within the plans. If any is proposed, they, too shall be illustrated on plans.
4. Specific sheathing materials shall be defined. Window specs are required.
5. If the third floor is intended to be living space, then that floor area must be included within this application.
6. Standard Permit Conditions 1-15 if recommended for approval.

ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

~~OWNER~~ Lot: 10,595 sq ft

10,230
by 02

SIGNED

DATE _____

**PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT**

BEFORE

House	1280 sq ft
Path	75 sq ft
Garage	478 sq ft
Coop	56 sq ft
Drive	1411 sq ft
Shed	305 sq ft

Total: 3605 sq ft

Existing Coverage: ~~34%~~

35.23

AFTER:

House: 1280 sq ft
Path: 75 sq ft
Garage: 478 sq ft
Coop: 56 sq ft
Drive: 1411 sq ft
~~Shed: 305 sq ft~~
Exist: 127 sq ft
Conc Slab

Total: 3427 sq ft

Proposed Coverage: 32%

33.49

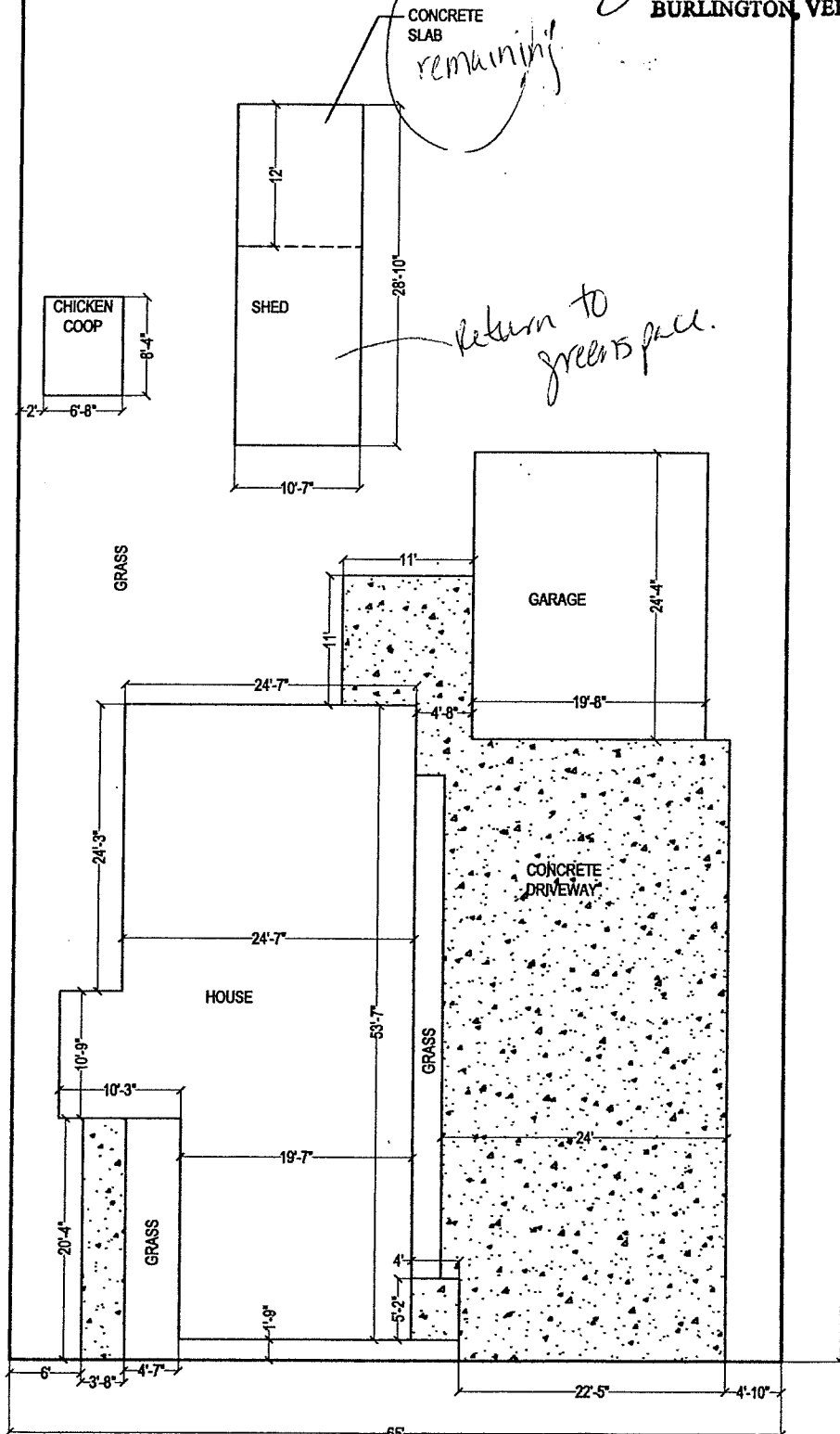
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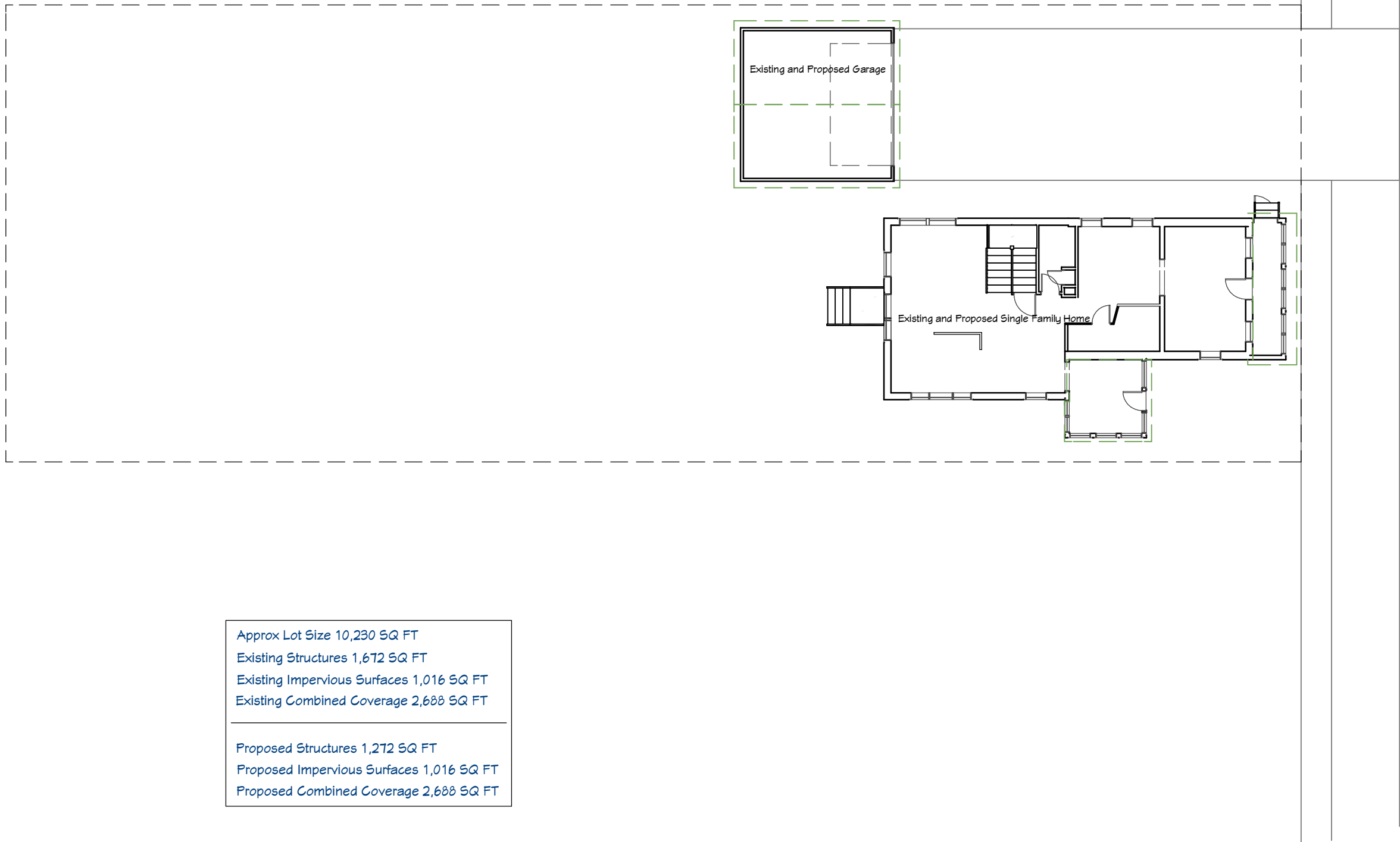
JUN 24 2008

DEPARTMENT OF
PLANNING & ZONING

JUNE 23, 2006

SCALE: 1" = 15'-0"

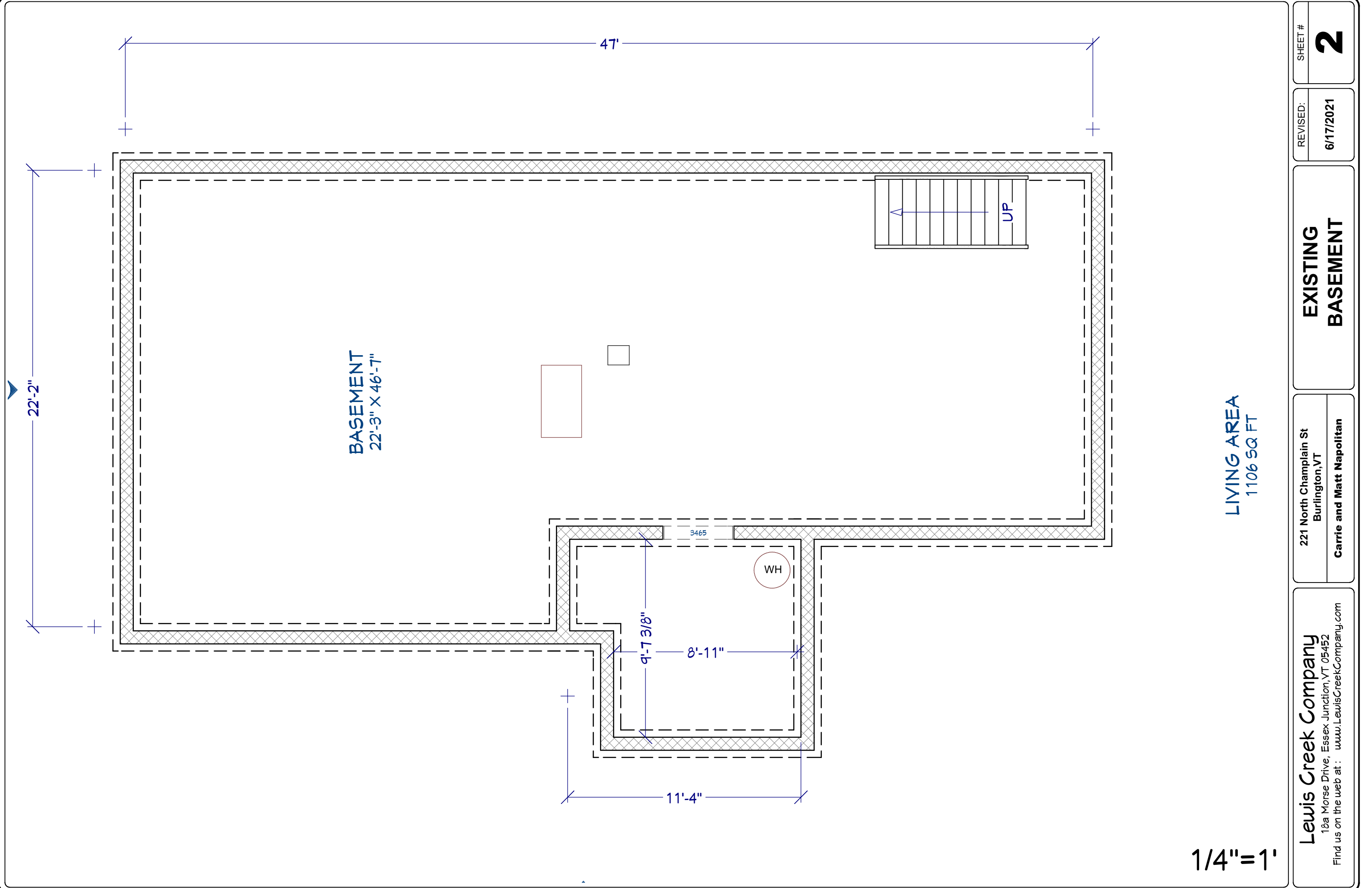




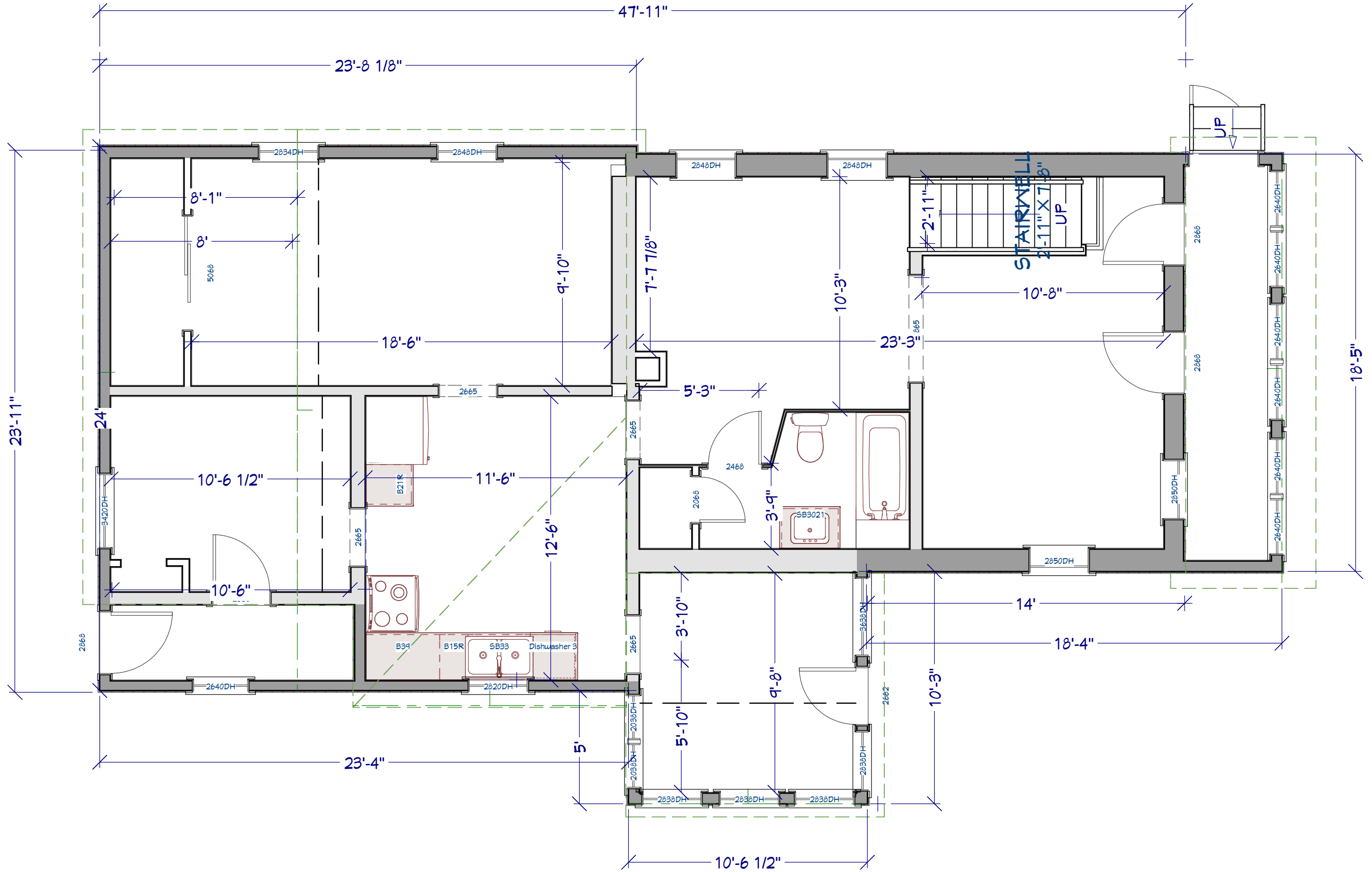
Approx Lot Size 10,230 SQ FT
Existing Structures 1,672 SQ FT
Existing Impervious Surfaces 1,016 SQ FT
Existing Combined Coverage 2,688 SQ FT

Proposed Structures 1,272 SQ FT
Proposed Impervious Surfaces 1,016 SQ FT
Proposed Combined Coverage 2,688 SQ FT

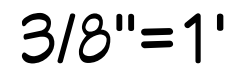
1"=15'



1/4"=1'



1/4"=1'



Lewis Creek Company
18a Morse Drive, Essex Junction, VT 05452
Find us on the web at : www.LewisCreekCompany.com

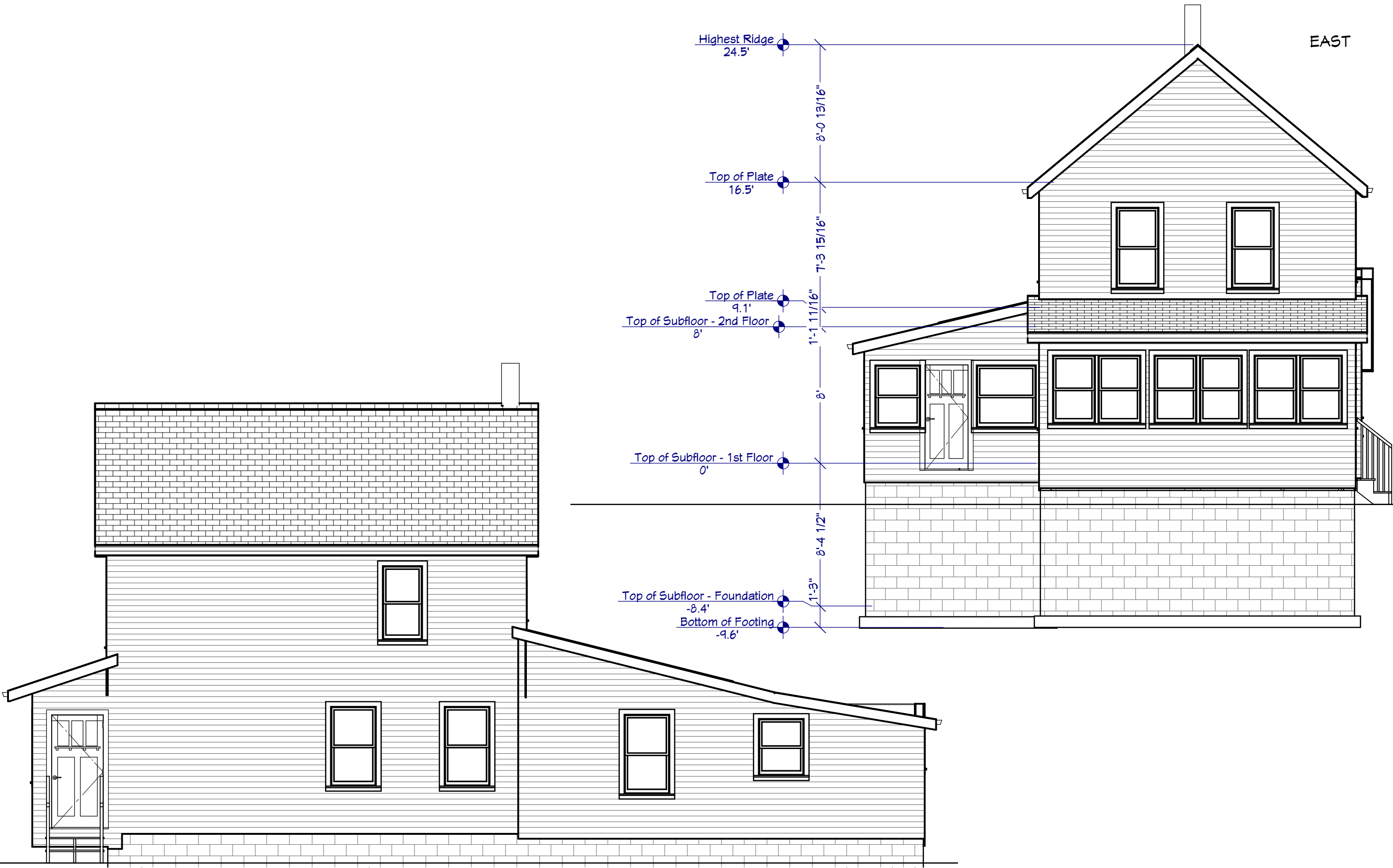
**221 North Champlain St
Burlington, VT**

Carrie and Matt Napolitano

**EXISTING 2ND
FLR**

REVISED:
6/17/2021

SHEET #
4



NORTH

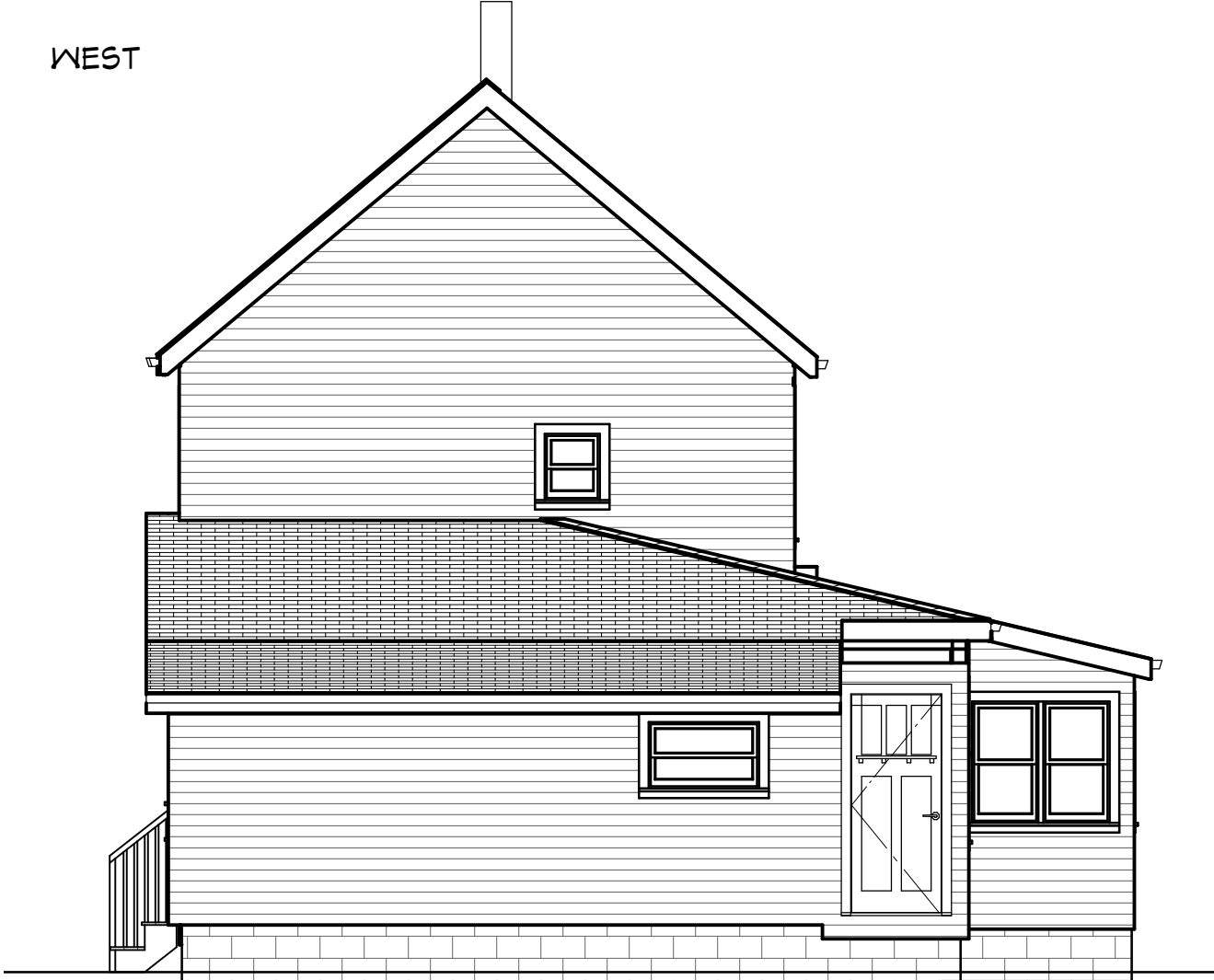
EAST

3/16"=1'

SHEET # 5	
REVISED: 6/17/2021	
EXISTING ELEVATIONS	
221 North Champlain St Burlington, VT	Carrie and Matt Napolitan
Lewis Creek Company 18a Morse Drive, Essex Junction, VT 05452 Find us on the web at: www.LewisCreekCompany.com	

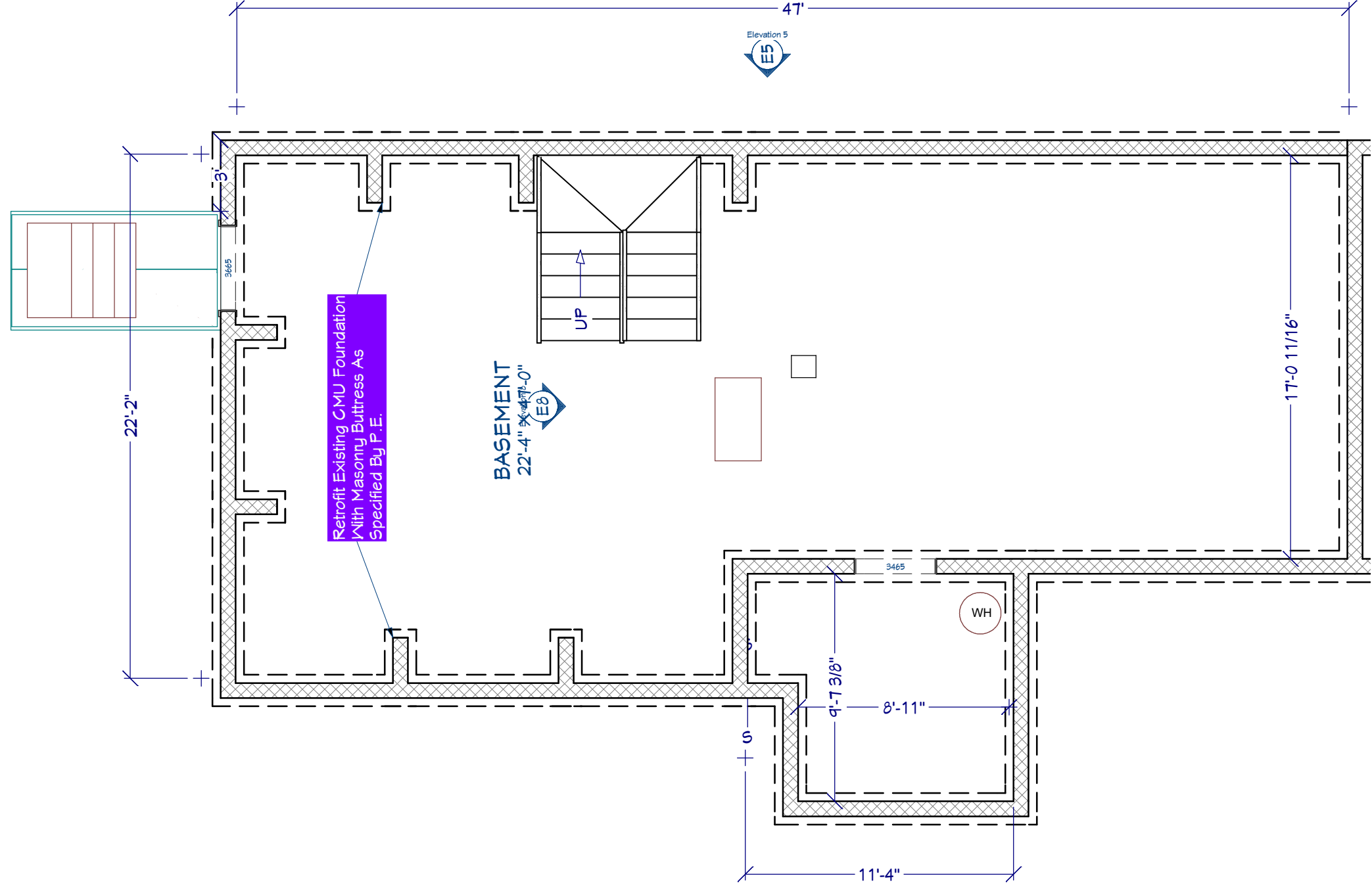
WEST

3/16"=1'

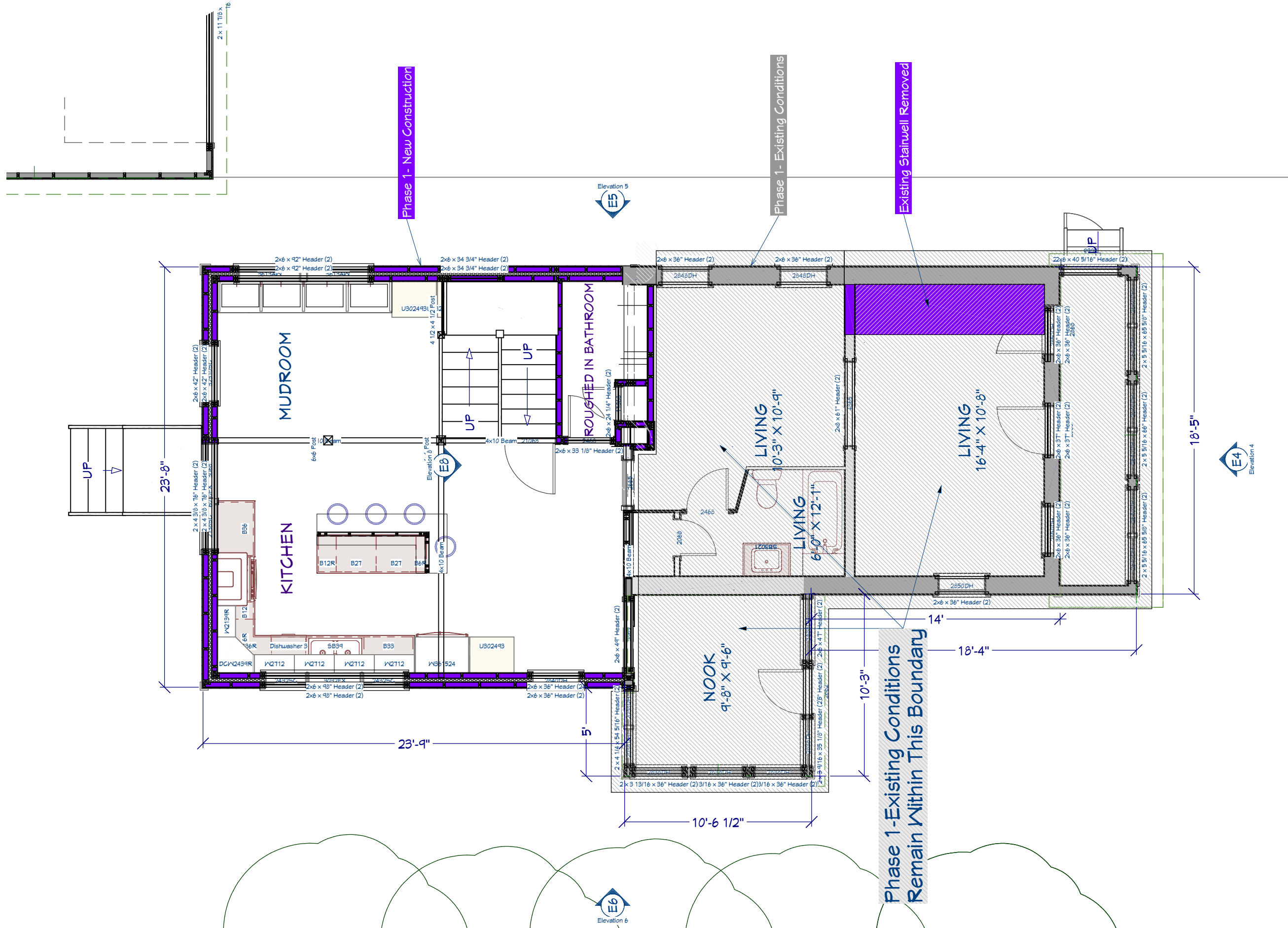


SOUTH

SHEET # 6	
REVISED: 6/17/2021	
EXISTING ELEVATIONS	
221 North Champlain St Burlington, VT	Carrie and Matt Napolitan
Lewis Creek Company 18a Morse Drive, Essex Junction, VT 05452 Find us on the web at: www.LewisCreekCompany.com	

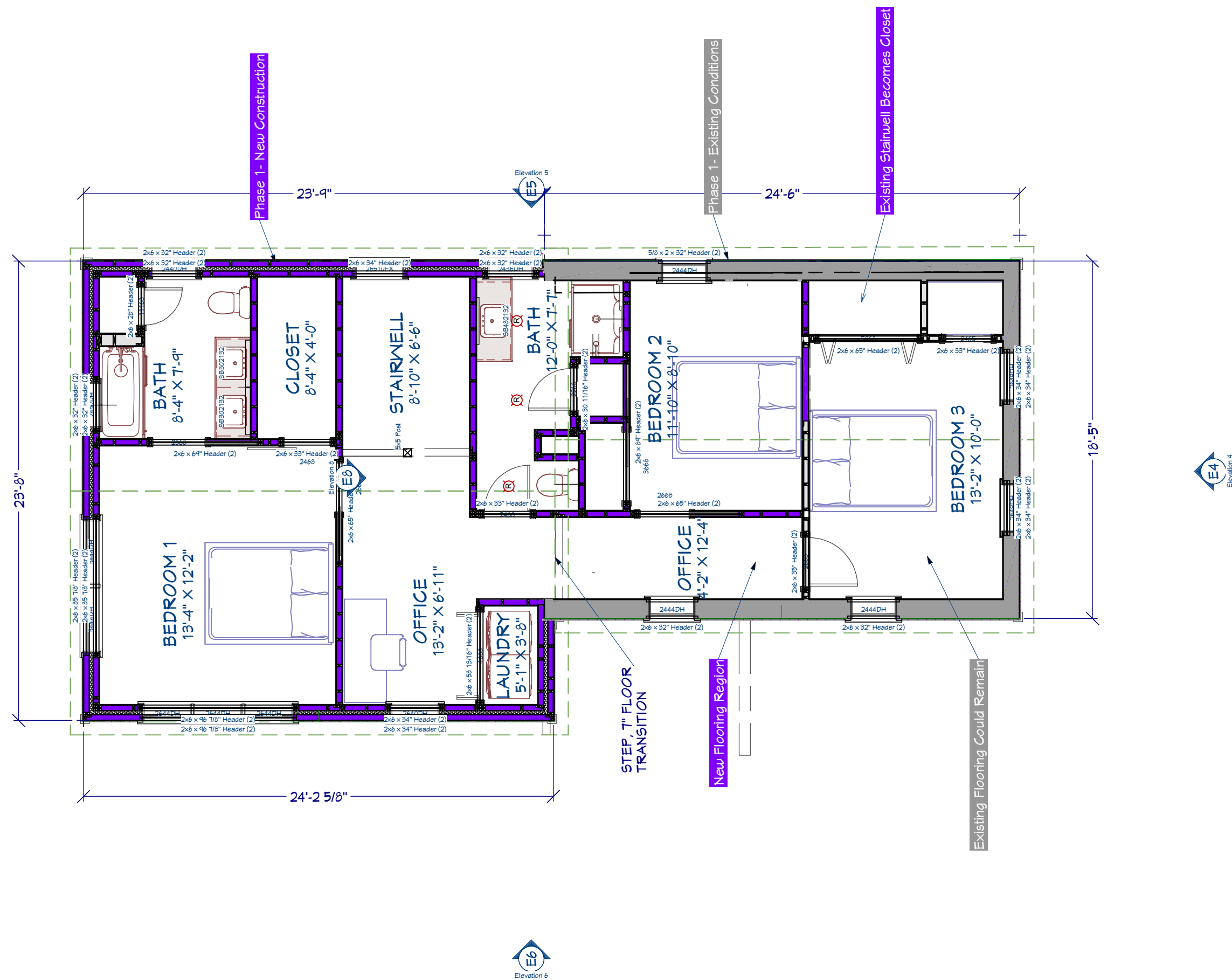


3/16"=1'



3/16"=1'

Lewis Creek Company 18a Morse Drive, Essex Junction, VT 05452 Find us on the web at : www.LewisCreekCompany.com	221 North Champlain St Burlington, VT Carrie and Matt Napolitan	PROPOSED-1ST FLOOR	REVISED: 6/17/2021	SHEET # 8
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3/16"=1'

Lewis Creek Company
18a Morse Drive, Essex Junction, VT 05452
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221 North Champlain St
Burlington, VT

Carrie and Matt Napolitan

PROPOSED-2ND
FLOOR

REVISID: 6/17/2021

SHEET # 9

EAST

SHEET #

10

REVISED:

6/17/2021

PROPOSED-EAST

221 North Champlain St
Burlington, VT

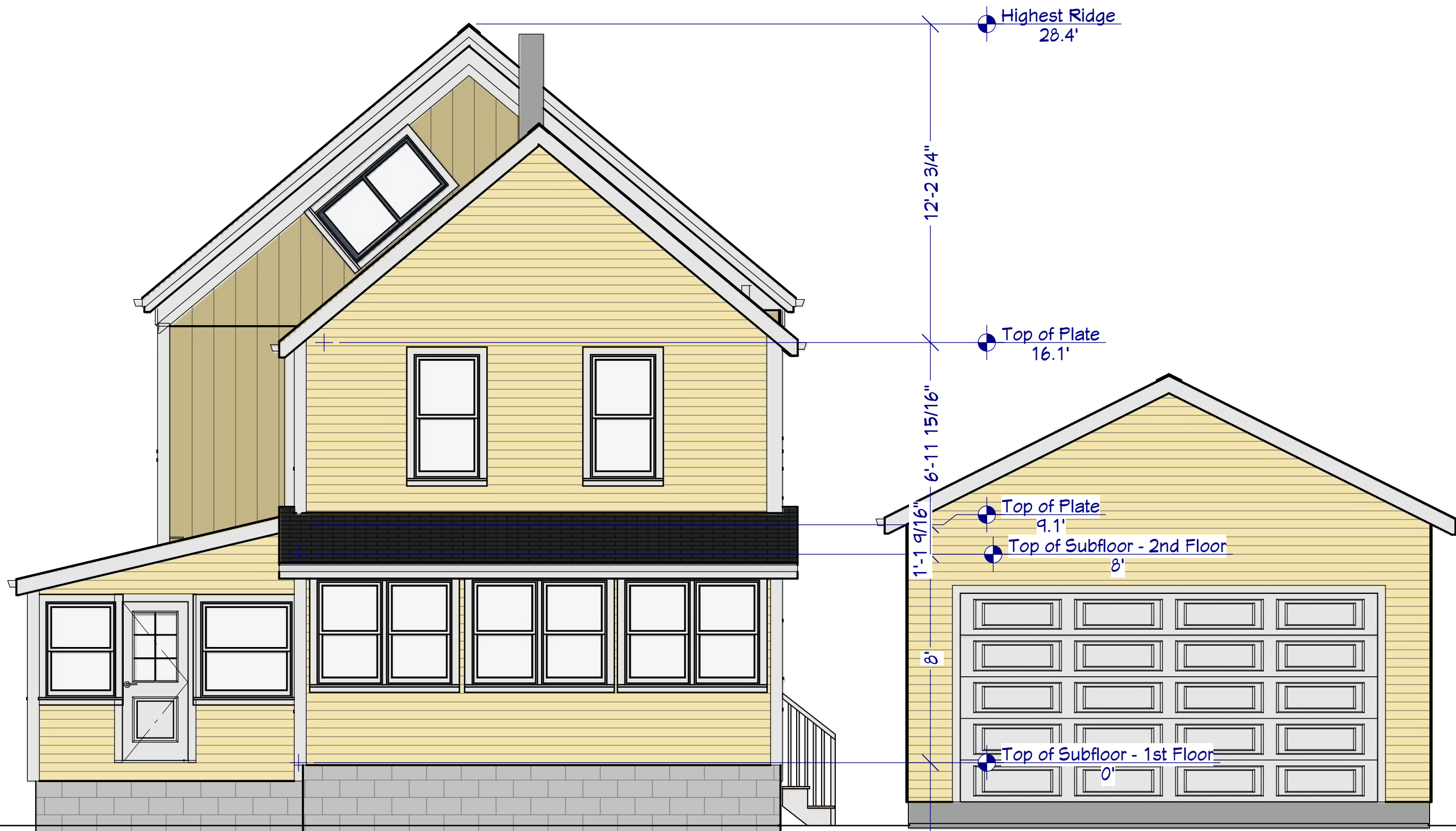
Carrie and Matt Napolitan

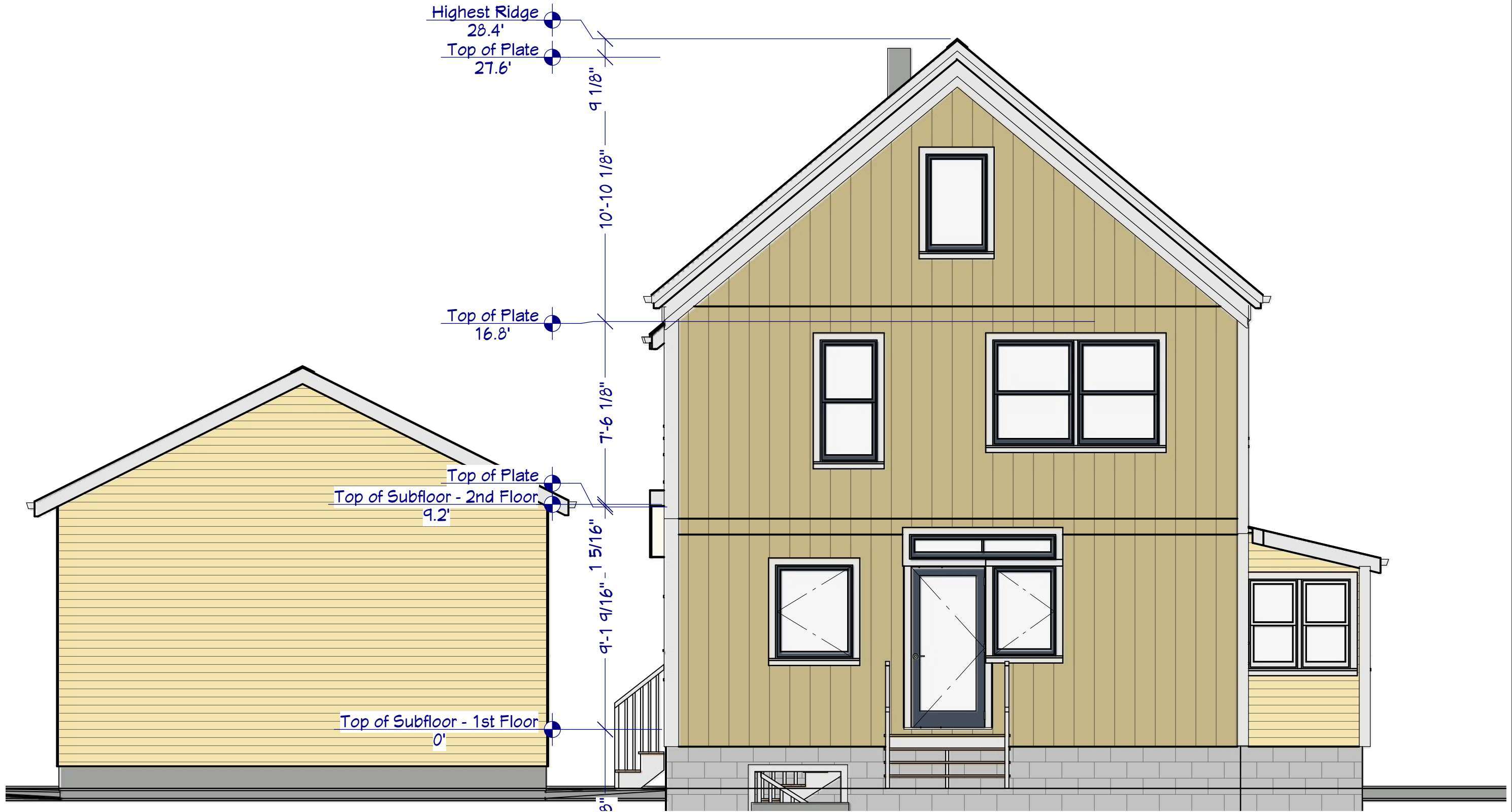
Lewis Creek Company

18a Morse Drive, Essex Junction, VT 05452

Find us on the web at: www.LewisCreekCompany.com

1/4"=1'





1/4"=1'



1/4"=1'



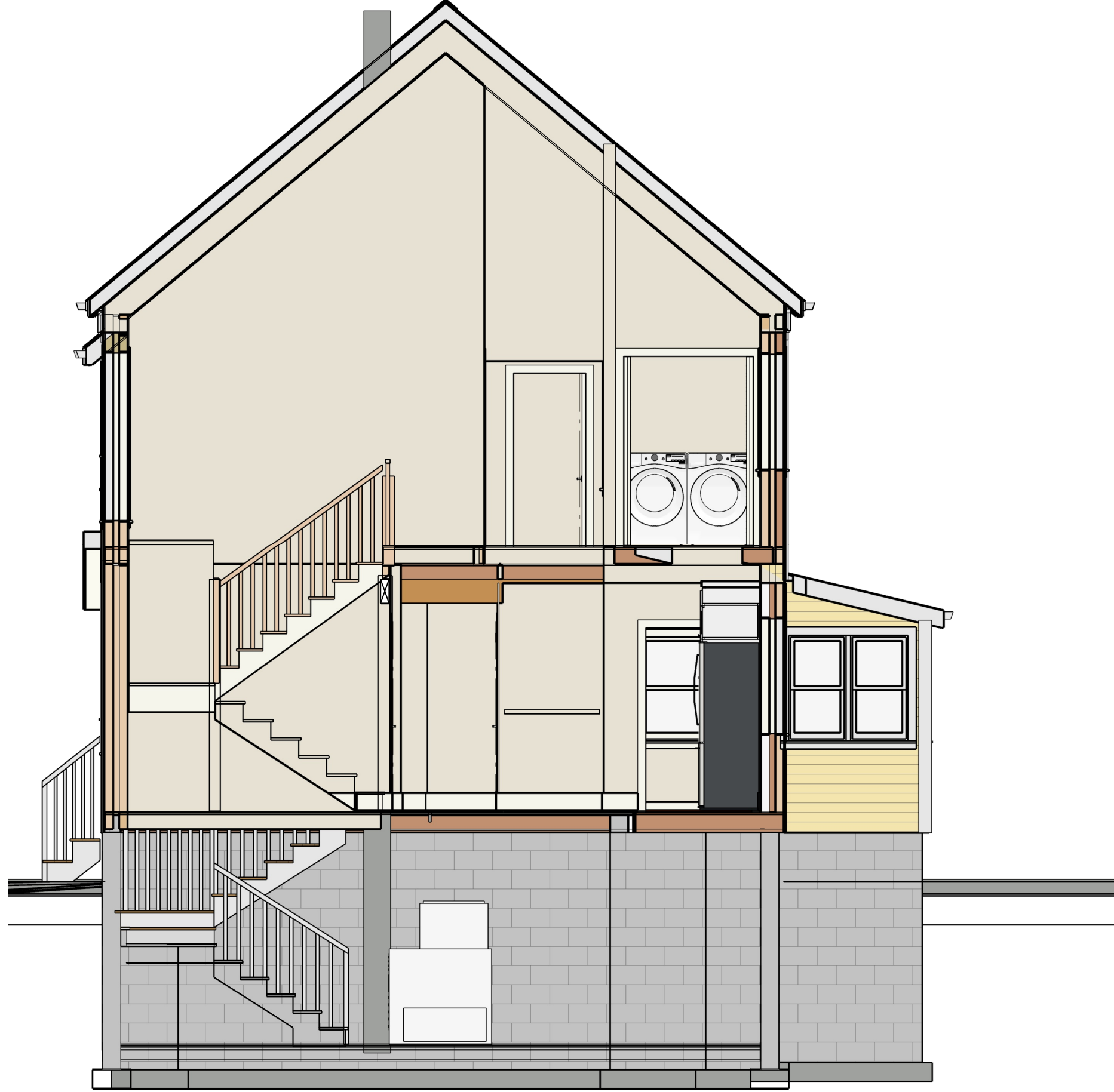
1/4"=1'

Lewis Creek Company
18a Morse Drive, Essex Junction, VT 05452
Find us on the web at: www.LewisCreekCompany.com

221 North Champlain St
Burlington, VT
Carrie and Matt Napolitan

**PROPOSED-
SOUTH**

REVISID:	6/17/2021
SHEET #	13



1/4"=1'





STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602



HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 221 North Champlain Street
COMMON NAME:
PROPERTY TYPE: Dwelling
OWNER: Lestage, Paul & Betty Ann ADDRESS: 221 North Champlain Street
ACCESSIBILITY TO PUBLIC: YES ☐ No ☒ Restricted ☐

SURVEY NUMBER:

NEGATIVE FILE NUMBER: 95-A-3. #16

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Single Family Dwelling

ORIGINAL USE: Single Family Dwelling

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒ Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT: c.1888.

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☐ Brick ☐ Concrete ☒ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☒
 - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other: _____
3. Wall Covering: Clapboard ☐ Board and Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐
Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Siding ☐
Brick Veneer ☐ Stone Veneer ☐ Vinyl ☒ Masonite ☐
4. Roof Structure:
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other: _____
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐
Built Up ☐ Rolled ☐ Tile ☐ Other: _____
6. Engineering Structure:
7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐
Wings ☐ Bay Window ☐ Other: _____

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐
With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other: _____

Number of Stories: 2

Number of Bays: 3x2

Approximate Dimensions: 18'x22'

Entrance Location: Double on front gable &
right back porch

SIGNIFICANCE:

Architectural ☒

Historic ☐

Archeological ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

(221 North Champlain)

Retaining it's 2/2 sash in plain surrounds and the slate roof, this two story gable front vernacular structure is now covered in vinyl siding. The front porch that was rebuilt in 1942 has since been enclosed for additional living space. It was at this same time, that the one story wing addition/entrance on the southwest side was constructed that replaced a 1906 one story open wrap-around porch.

RELATED STRUCTURES: (Describe)

A. Garage: There is a two bay gable roof auto garage, with overhead doors behind the house. Built in 1942, it is sided to match the house.

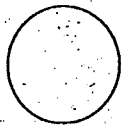
B. Shed: c.1930. One story, gable front, one bay shed with asphalt siding and rolled roofing.

STATEMENT OF SIGNIFICANCE:

Records indicate that this was originally the home of Patrick Doyle, a Central Vermont Railroad employee. However by 1901 the house stood vacant, with Phildom Young moving in in 1903. For a short time around 1942, the same time the home experienced some additions and renovations, it became a duplex. Now a single family home again, the current owners purchased the property in 1959.

REFERENCES:

Sanborn Insurance Maps, Beers Maps and Burlington Directories

MAP: (Indicate North in Circle)**SURROUNDING ENVIRONMENT:**

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

RECORDED BY: Glynis A. Jordan

ORGANIZATION: City of Burlington

DATE RECORDED: April 27, 1995

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

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



DESIGN ADVISORY BOARD Tuesday July 13, 2021 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/87055772090?pwd=Z2VPalhYeJrRENiRm81VGVMajg2QT09>

Webinar ID: 870 5577 2090

Passcode: 393724

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

Agenda

Session I – 3:00 PM – 3:30 PM

1. Annual Organizational Meeting

Session II – 3:30 PM – 4:00 PM

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

Rebuild north facing dormer and add south facing dormer with 7' ceiling height. Rebuild back deck and stairs to code. Remove one parking space from the existing site plan bringing the total number of spaces to 3. Remove false chimney. (Project Manager, Mary O'Neil)

Session III – 4:00 PM – 4:30 PM

3. ZP-21-475; 221-223 North Champlain Street (RM, Ward 3C) Matthew Napolitan and Lewis Creek Builders

Removal of rear first story and build new two story addition on existing foundation. (Project Manager, Mary O'Neil)

Session IV – 4:30 PM – 5:00 PM

4. Board Member Participation

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Permitting & Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188.

Non-Discrimination

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