

**Burlington Historic Preservation Review Committee
Certified Local Government Program**

Department of Planning and Zoning
149 Church Street
Burlington, Vermont 05401

Steven Offenhardt, Chair

Tom Cullins

Phil Wagner

Ron Wanamaker, alternate



Memorandum to: Historic Preservation Review Committee
From: Mary O'Neil AICP, Coordinator, CLG Program
Date: July 10, 2018
RE: Requested de-listing of 36 Convent Square

Champlain Housing Trust has requested consideration of removing 36 Convent Square from the Vermont State Register of Historic Resources. CHT has filed an application to demolish the dwelling and replace it with a new single family home.

The Vermont Advisory Council of Historic Preservation will be considering this request at their July 26, 2018 meeting. Although CLG participation is not a requirement prior to their review (as it is for properties listed on the National Register of Historic Resources), the CLG may participate and provide comment.

Attached is a letter informing you of the request to delist the house from the State Register of Historic Places. Also attached is a Historic Sites and Structures Survey form documenting the property as it exists today, as well as a detailed evaluation of its historic integrity.

Suzanne Jamele

Historic Preservation Consulting

1 High Street

Plainfield, Vermont 05667

802-454-7825 phone 802-454-7780 fax scjamele@gmail.com

June 6, 2018

Devin Colman
VT Division for Historic Preservation
VT Dept. of Housing & Community Development
Davis Building, Floor 6
1 National Life Drive
Montpelier, VT 05620

Re: 36 Convent Square, Burlington

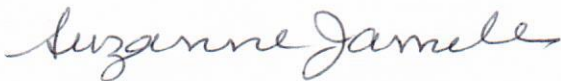
Dear Devin:

The house at 36 Convent Square is listed on the State Register of Historic Places as part of the Convent Square Urban District Building Inventory which was conducted in 2000.

Champlain Housing Trust is requesting that the Advisory Council evaluate the house at 36 Convent Square in Burlington for removal from the State Register of Historic Places due to loss of integrity resulting from cumulative changes to the building. These changes include loss of historic materials and architectural features, changes in fenestration and changes to the footprint of the building, all of which have erased all evidence of the building's late 19th century period of construction and significance.

Attached is a survey form for the building which includes current photographs of other buildings on Convent Square, as well as an assessment of the seven areas of integrity for the building.

Sincerely,



Suzanne Jamele

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Plainfield, Vermont 05667

802-454-7825 phone 802-454-7780 fax scjamele@gmail.com

Integrity Assessment: 36 Convent Square, Burlington Vermont June 6, 2018

The vernacular building at 36 Convent Square in Burlington was constructed circa 1885 as a single-family dwelling and remains as such. At the time of the 1869 Beers map the area was a fairground. Sanborn maps from 1885, 1889 and 1900 do not include the buildings on Convent Square although the 1889 map indicates the street had been laid out. The 1886/87 city directory includes residents on Convent Square so the buildings appear to have been extant at that time. The 1890 G. M. Hopkins Map of Burlington and Winooski indicates Convent Square had been fully developed.

Convent Square is a short “L” shaped street that is just two blocks long. It is located on the east side of North Avenue just south of the former St. Joseph’s Orphanage. It is an area of working and middle-class homes built in the late 19th century and turn of the 20th century. The neighborhood represents the expansion of residential housing on the northern edge of the city after the construction of streetcar lines on North Avenue made this area of the city accessible to workers in city industries. The Period of Significance for the Convent Square neighborhood is 1885 to 1920, which are the years in which the neighborhood was constructed, and common changes were made to the buildings by their early owners. Sanborn maps show that these changes included adding front and side porches. Beyond this period there was little overall change to the neighborhood.

This house, as well as the rest of Convent Square, first appears on Sanborn Fire Insurance maps in 1906 and had a rectangular main block facing the street and a single-story rear wing that was slightly wider than the main block. By 1919 a wraparound porch spanned the front and south side of the main block. The house retained this form through the 1950 Sanborn map. Sometime after that, the wing gained a second floor and another single-story addition with a shallow gable roof was added across the back of the original wing. The front portion of the wrap around porch was removed and the south side portion enclosed and two three-part Chicago style windows added on its south side. Pre-formed concrete steps with a wrought iron railing were placed to access a modern storm door entering into the enclosed porch. The primary entry into the building is within the porch. A three-part Chicago style window was added on the first floor front elevation of the main block.

Each of the seven elements of integrity identified by the National Register of Historic Places has been applied to the building at 36 Convent Square. The elements of integrity that are critical to understanding this dwelling, its significance, and place within the development of Convent Square are design, materials, workmanship, feeling, and association. The following evaluation of integrity, reveals the building lacks sufficient integrity and no longer retains the character-defining physical features necessary to represent its significance. The cumulative effect of

alterations, additions, and loss of stylistic features and materials has compromised the integrity of the building.

Location: integrity of location evaluates the place where the historic property was constructed or the place where the historic event occurred. The dwelling at 36 Convent Square remains in its original location and has not been moved since its construction circa 1885. The dwelling was intentionally constructed within this developing neighborhood which contained other single-family dwellings of similar form, style, and plan. The building retains its integrity of location.

Setting: integrity of setting is the physical environment of a historic property, referring to the character of the place in which the property plays its historic role. This involves how a property is situated and its relationship to the surrounding features and open space, and reflects the plan and preferences of those who laid out and constructed Convent Square and its dwellings in the late 19th century. Buildings on this residential side street are closely spaced with narrow side yards and all have a regular shallow setback from the street. Main blocks face the street and most have front or side porches and rear ells, wings and/or single-story rear shed roof additions. The close and regular placement of the buildings with their main blocks facing each other on the small side street creates a sense of place and community. The main block of this house fronts on Convent Square with two rear additions that span the back of the building, similar to its neighbors. The dwelling has narrow side and front yards that conform to others on the street. Because of its placement on its lot and the consistent placement of the neighboring buildings, the building retains integrity of setting.

Design: integrity of design is the combination of elements that create the form, plan, space, structure and style of a property. The circa 1885 main block is a 1 ½ story, 3x2 bay, rectangular plan, gable front house with rear gable roofed wing that is slightly wider than the main block on the south side and is flush with the main block on the north side. A modern shallow, gable roofed, single story, 2x3 bay rear addition spans the back of the wing and has a rear entry on the right side of the back elevation. The addition has a wide roof overhang and heavy solid triangular brackets on the rear elevation. An enclosed 1x2 bay shed roof entry porch spans the south side of the main block and the west side of the rear wing's projecting south end. Three-part Chicago style windows have been added on the south wall of the porch and on the first floor front elevation in the living room that is now enclosed. A vinyl storm door enters the porch on the west side. Windows throughout the building are replacement 1/1 wood double hung sash and those on the rearmost addition are short 1/1 wood double hung. Application of vinyl siding has obscured all original trim save the molded cornice on the front elevation. The main block retains a mortared stone foundation that has had concrete block or concrete walls cast against them for reinforcement in some locations and in some locations the original walls were completely rebuilt. The rear portion of the building has a concrete foundation. Because of these changes it is difficult to determine the age of the various additions to the main block.

The proportions, scale and organization of the main block and rear wing of the building at 36 Convent Square are similar to others on the street. It seems likely that the building originally had a form and style similar to that of the dwelling at 9 Convent Square, which appears to be the most intact example of this house type on the street. The house at 9 Convent Square is a simple sidehall plan, two bay wide dwelling with a single story shed roof addition across the back that

projects beyond the plane of the main block on one side. This type of single story shed roof rear addition is seen throughout the neighborhood and is likely the type of rear addition that originally existed on 36 Convent Square. The wrap around front porch, with wood shingle half-wall, at 9 Convent Square was added in the early 20th century, like others in the neighborhood, including a wrap around front and south side porch at #36. The house at 9 Convent Square retains peaked lintels over windows and the front door and has flat corner boards and frieze.

Changes made to the house at 36 Convent Square largely occurred after the 1950 Sanborn map. These changes included removal of the front portion of the wrap around porch, enclosing of the south portion of the porch, raising the height of the rear single story shed roof addition, giving it a gable roof and perhaps expanding its width incorporating part of the main block which appears shortened as compared to others on the street. The rear roofline of this addition now has a much longer slope on the south side than on the north. Other additions include appending a new single-story gable roof addition at the back of the building, adding a sliding window in the rear gable of the second floor of the expanded second floor, installing three-part Chicago style windows on the first floor of the main block and in the south side wall of the enclosed porch.

The loss of history stylistic features and materials and addition of late 20th century windows, doors, and vinyl siding, as well as the loss of the front porch, and expansion of the rear additions have completely changed the character of the building and erased all physical evidence of its original late 19th century style or footprint. The building no longer conveys its period of construction and does not retain integrity of design.

Materials: integrity of materials is the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property. It is expected that the building would retain a combination of materials and architectural features that reflect styles popular in the late 19th century as well as commonly used building materials found in Vermont buildings of the period. Taken together, these help convey the neighborhood's sense of time and place in the late 19th century. Commonly found materials in the neighborhood that remain include clapboard siding with a narrow reveal, flat wood trim such as corner boards and door surrounds. It is possible many of the dwellings originally had peaked lintels over windows as is found on the intact dwelling at 9 Convent Square but these have been lost on all but that building. Other common historic materials include stone foundations and slate roofs, some with bands of scalloped shingles. Most windows have 1/1 wood double hung sash. 2/2 windows remain at 8 Convent Square and may represent the original window treatment in the neighborhood.

Key exterior materials must be retained to reflect the dwelling's period of significance (1885-1920). The subject building has vinyl siding and trim, originally it would have had wood clapboards and trim. The remaining historic material is limited to the molded wood cornice on the front gable and the stone foundation. Portions of the mortared stone foundation remain; other areas have been replaced or reinforced with poured concrete or concrete block. The original roof likely was slate similar to others in the neighborhood. The present roof is asphalt shingle and retains a brick chimney. Windows were originally either 1/1 or 2/2 wood double hung sash. The current windows are modern replacement 1/1 double hung wood sash, a sliding window on the rear gable end, and three-part Chicago style windows that date from a time much later than the

building's construction period. Historic wood porch steps and railings have been replaced with cast pre-formed concrete steps with wrought iron railings. The side porch retains no evidence of historic porch materials in either its vinyl half-wall beneath the windows, or its skirt area which is now poured concrete. The interior of the porch is finished with sheetrock on the walls and ceiling where traditionally one would expect narrow ceiling boards. Replacement entry doors include a vinyl storm door on the front elevation that enters into the south side porch, and an interior primary door that opens from the porch into the main block that is a modern insulated half-glass door with a multi-pane arched window over two vertical raised panels.

The cumulative loss of historic materials and replacement with modern ones has resulted in the building no longer conveying its period of construction or significance or any stylistic elements to tie it to a particular time. There are not enough historic materials remaining to reflect the period during which it was constructed, its original architectural style, and the materials and technologies of the late 19th century. The house no longer retains sufficient integrity of materials.

Workmanship: integrity of workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of artisans' labor and skill in constructing a building and can apply to the property or to its individual components. Expressed in vernacular methods, like the dwelling at 36 Convent Square, workmanship illustrated the aesthetic principles of the late 19th century when the house was erected. The loss of materials indicative of the 1880s (and late 19th century) contributes to the loss of workmanship. The original clapboard siding and wood trim is now covered (or replaced) with vinyl siding, except for a molded cornice on the front elevation. Some double hung windows have been replaced with three-part Chicago style windows. Modern 1/1 sash have replaced historic windows of either 1/1 or 2/2 configuration. Any historic window or door trim is gone. Historic doors have been replaced with modern materials. Portions of the mortared stone foundation remain, others have been reinforced with concrete. The front portion of the wrap around porch, added in the early 20th century, has been lost and the remaining side portion of the porch has been rebuilt as an enclosed porch with three-part Chicago style windows of a later date. The porch's front entry steps and railings have been replaced with pre-formed concrete steps and wrought iron railings. The original single-story shed roof wing that spanned the back of the building has been expanded in height and perhaps length and given a gable roof with differing length slopes, and a late 20th century single-story gable roofed addition appended to the back of the building. Due to all the replacement materials and changes to the rear portion of the building, the structure no longer conveys the workmanship of the original late 19th century builders. The building has lost integrity of workmanship.

Feeling: integrity of feeling is a property's expression of the aesthetic or historic sense of a particular period of time. This results from the presence of physical features, that together, convey the property's historic character. The dwelling at 36 Convent Square no longer expresses the aesthetic of the late 19th century when it was constructed. Only its size, scale and placement on the street continue to convey its role as a modest late 19th century dwelling that was developed contemporaneously with others in the neighborhood, all of which are uniformly set on narrow rectangular lots with shallow street setback. Loss of all historic materials, save portions of the stone foundation and the front molded cornice, and loss of stylistic features, as well as changes to its porches, fenestration and rear additions no longer represent a house built as part of

36 Convent Square
Assessment of Integrity
June 6, 2018

a late 19th century residential neighborhood. The addition of three three-part Chicago style windows, replacement 1/1 sash, and the porch changes to this small scale dwelling all result in a building that feels as though it relates to the mid-20th century rather than the late 19th century. Due to the loss of materials and features that tie the building to its period of significance, the building has lost integrity of feeling.

Association: integrity of association is the direct link between an important historic event or person and a historic property. For the dwelling at 36 Convent Square, association requires the presence of physical features to convey its historic character, that being a circa 1885 modest vernacular single family dwelling in a late-19th-century residential neighborhood. The building is still located within a closely built residential neighborhood with few modern intrusions. The dwelling's size, scale and placement on the street, and its general plan of a street-facing gable front main block with side porch and rear addition, a form commonly found in the neighborhood, tie it to the late 19th century development of this residential neighborhood. However, the loss of all historic materials and changes to its fenestration, doors, porches and rear additions have significantly altered its appearance and historic character severely limiting its ability to convey its style and period of construction. The house no longer retains integrity of association due to the loss of design, materials and workmanship.

STATE OF VERMONT Division for Historic Preservation 1 National Life Drive, Floor 6 Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Property Survey Form	SURVEY NUMBER: (Assigned by VDHP)
	Listed in State Register ☐ Date:
	PRESENT FORMAL NAME:
	ORIGINAL FORMAL NAME:
COUNTY: Chittenden	PRESENT USE: vacant
TOWN: Burlington	ORIGINAL USE: house
ADDRESS: 36 Convent Square	ARCHITECT/ENGINEER:
COMMON NAME:	BUILDER/CONTRACTOR:
PROPERTY TYPE: house	DATE BUILT: c. 1885
OWNER: Champlain Housing Trust ADDRESS: 88 King Street, Burlington, VT	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐	PHYSICAL CONDITION OF STRUCTURE: Good ☐ Fair ☐ Poor ☒
LEVEL OF SIGNIFICANCE: Local ☐ State ☐ National ☐	STYLE: Vernacular
GENERAL DESCRIPTION: Structural System: 1. <u>Foundation</u> : Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☒ 2. <u>Wall Structure</u> a. Wood Frame: Post & Beam ☐ Plank ☐ Balloon ☒ Platform ☐ b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐ c. Metal: Iron ☐ Steel ☐ d. Other: 3. <u>Wall Cladding</u> : Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Aluminum Siding ☐ Asphalt Shingle ☐ Vinyl Siding ☒ Brick Veneer ☐ Stone Veneer ☐ Other: 4. <u>Roof Structure</u> Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐ Other: 5. <u>Roof Covering</u> : Slate ☐ Wood Shingle ☐ Asphalt Shingle ☒ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Standing Seam ☐ Other: 6. <u>Engineering Structure</u> : 7. Other: Appendages : Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☒ Bay Window ☐ Other: Roof Styles : Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other: Number of Stories: 1 ½ Entrance Location: right side Number of Bays: 2 bays wide Approximate Dimensions:	
Criteria for Eligibility: A: Historic ☐ B: Person ☐ C: Architectural ☐ D: Archeological ☐	
Integrity: Location ☒ Design ☐ Setting ☒ Materials ☐ Workmanship ☐ Feeling ☐ Assoc. ☐	
Areas of Significance: Building is not individually eligible and does not appear to be a contributing building to a neighborhood historic district due to alteration.	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1 ½ story gable front house with rear gable roofed wing that is slightly wider than the main block on the south side and is flush with the main block on the north side. A modern shallow, gable roofed, single story, 2x3 bay rear addition spans the back of the wing and has a rear entry on the right side of the back elevation. The addition has a wide roof overhang and heavy solid triangular brackets on the rear elevation. Windows on the addition are short 1/1 wood double hung.

The two bay wide main block has undergone many changes. A porch once wrapped around the front and south sides of the main block. The front portion is gone and the shed roofed south portion has been enclosed and has two three-part Chicago style windows on the south wall and a vinyl entry door in the west side. The porch rests on a poured concrete foundation. The porch no longer reflects its historic appearance. On the front elevation, a three-part Chicago style window was added on the first floor. Replacement wood 1/1 windows rest above it on the second floor. The north side of the main block has no windows and the wing's north side has one 1/1 nonhistoric wood window at its east end. The north gable end of the wing has a sliding window. The entry into the house, within the enclosed porch, has a modern half glass door with a multi-pane arched window.

The building has a stone and concrete block foundation, vinyl siding, and an asphalt shingle roof. Windows are not historic and have triple track aluminum storm windows. There is a deteriorated brick chimney on the ridge. There is a remnant molded cornice along the front gable. All other cornices are flat. Historic trim around windows is gone or covered by the vinyl siding.

There are no historic features or finishes on the interior. Finishes include narrow flat stock trim; laminate hardwood, carpet and sheet vinyl flooring; flush or modern four panel doors. The building is in poor condition with many areas of bowing walls, sloping ceilings and floors, and rotted trim.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This building was included in the Vermont Historic Sites and Structures Urban Street Survey for Convent Square conducted in 2000 that was listed on the State Register.

The building's first resident was Charles Cameron who, at the time of the 1886/87 city directory was working for the Shepard and Morse Lumber Company. The dwelling is part of a working class neighborhood that developed in the late 19th century after the installation of streetcars on North Avenue made the northern edge of the city accessible to workers in city industries. The short street contains a collection of 1 ½ to 2 story single and multi-family dwellings constructed in simple vernacular styles. Many have their gable fronts facing the street, are two bays wide, have front porches, and single-story shed roof additions across the back of the building. Along with simple rectangular form houses, larger tri-gable ell houses are also common. Many of the buildings have had alterations including replacement siding, windows, doors, additions, and porches that are lost, enclosed or otherwise altered.

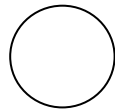
At the time of the 1890 G. M. Hopkins map of Burlington and Winooski, Convent Square was fully built out. This house, as well as the rest of Convent Square, first appears on Sanborn Fire Insurance maps in 1906 and has a rectangular main block facing the street and a single story rear wing that is slightly wider than the main block. By 1919 a wrap around porch spans the front and south side of the main block. The house retains this

form through the 1950 Sanborn map. Some time after that the wing gained a second floor and another addition with a shallow gable roof was added across the back of the original wing. The front portion of the wrap around porch was removed and the south side portion enclosed. The three-part Chicago windows were added. Preformed concrete steps with a wrought iron railing were placed to access a modern door entering into the enclosed porch.

The building retains its simple gable front, two bay wide form and street setback, similar to others along the street. However, it retains no other character-defining features other than its stone foundation and molded front eave cornice. The accumulation of replacement materials, change in the fenestration on the front elevation, loss of the porch, and construction of the rearmost addition have erased most of the late 19th century character of the building and it no longer contributes to the neighborhood streetscape.

REFERENCES: Sanborn Fire Insurance Maps 1906, 1912, 1919, 1926, 1942, 1950
1890 Hopkins map of Burlington

MAP: (Indicate North in Circle)
See attached ☒



SURROUNDING ENVIRONMENT:

Open Woodland ☐ Woodland ☐

Scattered Buildings ☐

Moderately Built Up ☐

Densely Built Up ☒

Residential ☒ Commercial ☐

Agricultural ☐ Industrial ☐

Roadside Strip Development ☐

Other:

RECORDED BY:

Suzanne C. Jamele

ORGANIZATION:

Champlain Housing Trust

DATE RECORDED:

June 5, 2018



1. View east of front (west) and south elevations with enclosed remnant porch, three-part Chicago windows on the porch and front elevation..



2. View east of front and north sides with windows likely removed.



3. View west of back (east) and south sides.



4. View west of rear (east) side with nonhistoric addition.



5. View east of molded cornice on front eave.



6. View southeast at stone foundation.



7. View west in main block at nonhistoric finishes and doors.



8, 14, 16 Convent Square



8 Convent Square with single-story shed roof rear addition common in neighborhood.



20 Convent Square



20, 30, 32, 36 Convent Square



30 Convent Square



32 Convent Square



40 Convent Square



46 Convent Square with typical rear shed roof addition.



9 Convent Square front (north) and east sides with shed roof rear addition commonly found in the neighborhood. This house appears to be an intact example of the house type seen at the subject building at 36 Convent Square. Front proc is an early 20th century addition.



9 Convent Square front and west sides with typical single story shed roof addition projecting beyond plane of main block.



17 Convent Square and 35, 39, 45 Convent Square.



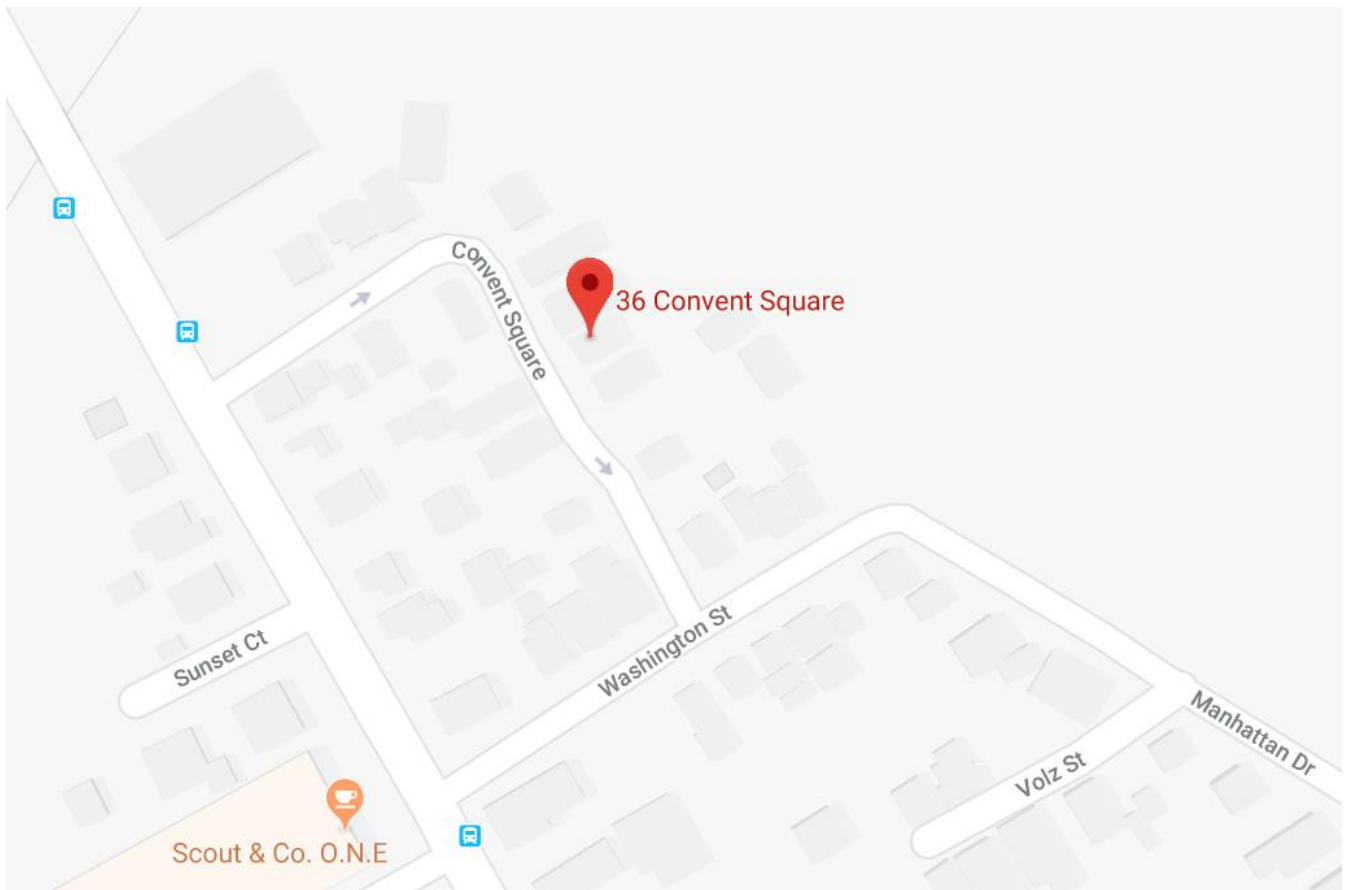
35 (right) and 39 (left) Convent Square.



39 Convent Square (left), 35, 17 Convent Square.



45 Convent Square and Washington Street buildings in background.





Map of Convent Square building locations.

**Vermont Division for Historic Preservation
Agency of Commerce and Community Development**

One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620-0501

<http://accd.vermont.gov/historic-preservation>

[phone] 802-828-3211
[fax] 802-828-3206

June 13, 2018

Property Owner:

Lee Buffinton
c/o Champlain Housing Trust
88 King Street
Burlington, VT, 05401

☒ Sent via email to: Lee.Buffinton@champlainhousingtrust.org

Chief Elected Local Official:

Mayor Miro Weinberger
City of Burlington
149 Church Street, City Hall
Burlington, VT, 05401

☒ Sent via email to: miro@burlingtonvt.gov

Regional Planning Commission Director:

Charlie Baker, Executive Director
Chittenden County Regional Planning Commission
101 West Canal Street, Suite 202
Winooski, VT, 05404

☒ Sent via email to: cbaker@ccrpcvt.org

**Re: Request to Delist from the State Register of Historic Places
36 Convent Square, Burlington, VT**

Dear Ms. Buffinton, Mayor Weinberger, and Mr. Baker:

The Vermont Division for Historic Preservation has been asked to evaluate whether the building located at 36 Convent Square in Burlington meets the criteria for listing in the State Register of Historic Places. This request was made by the Champlain Housing Trust, which is seeking a local zoning permit to demolish the building and build a new single-family home in its place. The existing building was documented in the Historic Sites and Structures Survey in 2000 and listed in the State Register of Historic Places in 2007 as part of a larger Old North End survey project.



Built c. 1885, the 1 ½ story, gable-front house is presently vacant. A detailed description of the history and construction of the building is contained in the attached Historic Sites and Structures Survey form. Devin Colman, State Architectural Historian, conducted a site visit to the property on May 29, 2018. Based on the site visit and the information provided by the Champlain Housing Trust, including a detailed assessment of historic integrity, the Division has made a preliminary determination that the building does not retain its historic integrity and is no longer eligible for listing in the State Register of Historic Places. We are requesting that the Vermont Advisory Council on Historic Preservation (the "Advisory Council") make a formal determination of eligibility for the State Register of Historic Places and, if they agree that the building lacks historic integrity, to delist it from the State Register of Historic Places.

We would like to consider your comments as we complete this review. In order to be eligible for listing in the State Register of Historic Places, a historic resource must meet the *National Register Criteria for Evaluation* (the "Criteria") as established by the National Park Service. A copy of the Criteria is attached, along with a Historic Sites and Structures Survey form and supporting materials documenting the historic resource. Do you have additional information about the history or potential cultural values of the historic resources in this project area that we should consider during our review? If you wish to share additional information about this historic resource or comment on its eligibility for the State Register of Historic Places, please contact me by **July 16, 2018**. Any comments you submit will be provided to the Advisory Council for their consideration. In addition, at the request of the municipality in which the resource is located, the Division will hold a public hearing on the historic significance of the property under review.

If you would like to attend the Advisory Council meeting, it will be held on **July 26, 2018** in Montpelier. Please contact me directly at 802-828-3043 or devin.colman@vermont.gov for more details about the meeting location and time.

Thank you in advance for your interest and help.

Sincerely,

VERMONT DIVISION FOR HISTORIC PRESERVATION



Devin A. Colman
State Architectural Historian

Cc: Mary O'Neil, Department of Planning and Zoning
Suzanne Jamele, Historic Preservation Consultant

Encl. National Register Criteria for Evaluation
HSSS Form and supporting materials

NATIONAL REGISTER CRITERIA FOR EVALUATION

In 2001, the Vermont Division for Historic Preservation adopted the *National Register Criteria for Evaluation* to determine whether or not a resource is eligible to be listed in the State Register of Historic Places.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

For more detailed information about the
National Register Criteria for Evaluation
and how to apply them, please visit:

<http://www.nps.gov/nr/publications/bulletins/nrb15/>

**City Neighborhoods
Burlington and Winooski, Vermont**

**Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009**

36 Convent Square, Burlington, VT, c. 1890

Historic and Architectural Significance:

The house at 36 Convent Square is not eligible for the National Register due to alterations.

This one and one-half story, gable front, wood frame dwelling has undergone numerous alterations. Modern changes with replacement materials include vinyl siding, one-over-one wood windows, the three-part Chicago type window on the front elevation, and a rebuilt brick chimney. The redstone foundation appears original. For many years a porch spanned the front elevation and wrapped around to the south side; currently only the south side portion of the porch remains, although it has been enclosed and no longer reflects its historic appearance. The interior does not retain features or finishes of historic significance.

Recommendations for Preservation:

N/A. The building is not considered a historic resource due to its alterations.



View of front elevation looking easterly.



The molded cornice is one of few remaining historic elements.

**City Neighborhoods
Burlington and Winooski, Vermont**

**Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009**



Rear elevation, showing non-historic rear addition.



The north elevation has only 1 window, most likely others were removed or covered over.



Typical interior view showing modern finishes.

CONVENT SQUARE
Burlington

Convent Square, Manhattan Drive, North Avenue, Voltz Street, Washington Street Neighborhood

This neighborhood is located in the northwest corner of the Old North End historic district. It is comprised of a short stretch of North Avenue and small side streets to the east of North Avenue.

The land to the north of downtown Burlington saw little commercial or residential development, and was sparsely settled before the second half of the 19th century. It was mostly farmland until after the Civil War.

As lakeside factory development increased in the last quarter of the 19th century, so did the need for housing for the immigrant French Canadian, Irish, and German workers. Farmland to the north of the city began to be developed with lots of vernacular, often Queen Anne, style, housing. Neighborhoods developed ethnic identities and maintained a cultural bond among their residents. Community centers, such as the Goethe Lodge (1891) on nearby Crowley Street, facilitated these ties and led to a strong German neighborhood in the survey area.

The laying of the tracks for the horse-drawn street car line, completed in 1888, led to increased residential development in the area. The line started at Champlain Street, proceeded to North Street, turned west to the intersection of North Avenue, and continued out to Lake View Cemetery. In 1893 the horse-drawn cars were replaced by electric trolleys. Construction continued into the early years of the 20th century but lots were largely occupied by this time in this densely settled neighborhood and very little new construction occurred after this period. .

Buildings are largely vernacular, 1 ½ to 2 story, wood frame, gable-front buildings. Tri-gable ells are common. Houses are set close together in a regular pattern, close to the street with small front yards separated from the road by a side walk and in some areas, a strip of green space.

Observations and Update

On September 22, 2006, Sue Jamele and Nancy Boone revisited the areas surveyed in the Old North End in 2000 and 2001, to make observations regarding changes the areas may have undergone since the survey was conducted. Streetscape photos, as well as some of individual buildings, were taken at this time. Neighborhoods revisited were: Bright Street, Hyde Street, and 256-340 North Winooski Avenue as well as 230-267 North Avenue and the small streets to the east- Convent Square, 39-59 Manhattan Drive, Voltz Street, and Washington Street.

In general, buildings were in good condition and had not undergone much alteration since the time of the survey. The most common changes observed, as expected, were replacement windows, synthetic siding, enclosed porches, and rear additions. However, most buildings which had seen these changes had already undergone the alterations at the time of the survey in 2000/2001.

As expected in these working class neighborhoods that developed in the late 19th and early 20th centuries to house waves of immigrant workers arriving in the city with the growth of its mills, the majority of the buildings are multi-family houses which have undergone alterations to accommodate additional housing units. However, there are a surprising number that were originally small, single family homes that have been altered or added to, to create additional housing units. Common wear and tear and replacement associated with rental housing is prevalent. Residents encountered indicated that turnover in the housing units is frequent with few tenants remaining for long periods of time. Buildings are primarily vernacular with stylistic details from the Greek Revival, Gothic, Italianate, Queen Anne, Colonial Revival and Bungalow styles.

The two survey areas each have a different feel to them. The area to the north of North Street-Bright, Hyde and North Winooski, is very urban in character with large buildings set close together and close to the street. There is a mix of both residential and commercial/mixed use, although residential use predominates. On Hyde Street deep lots have accommodated the construction of large, long two story additions on the backs of buildings #17,28,31,42 in response to demands for increased affordable housing in the city. Remnants of the early 20th century Jewish neighborhood exist in the former Hebrew Day School at 264 North Winooski Avenue and a former stage house for nearby temple productions at 129 Hyde Street. 105 Hyde Street was surveyed in 1978 and is another remnant from this era-a former synagogue (1899) which altered and reused as a carpet business.

The area off North Avenue is less urban and more residential in character with smaller buildings placed on small lots. 1 ½ and 2 story wood frame, open eave, gable front boxes march down the streets. Tri-gable ell forms are common and porches are often located in the crook of the ell, although they are also found on the fronts of some buildings. Common features in this neighborhood include patterned slate roofs and enclosed porches. From many lots there is a slight view of either the Winooski Intervale or Lake Champlain and porches allowed residents the opportunity to enjoy these views and the

summer breezes that passed through. Some houses still have deeded access to the Lake across North Avenue. As demand for housing space has grown, these porches have been enclosed for additional space. A number of buildings in this neighborhood have been renovated by a local contractor and painted bold colors which highlight their architectural features. These renovations emphasize the sense of place encountered in this small neighborhood of compact but densely built small homes.

Convent Square

There is one building that was omitted from the survey:

#40- 1 ½ story, gable front, slate roof, with sidehall entry, 1/1 windows, cinder block chimney on front of building, one story hipped roof porch wraps around front and east façade which is open on front and enclosed with 4/1 windows on the side. *Listed*

There are two questionable buildings-

14- 1/1 replacement windows, vinyl siding *Listed*

17-aluminum siding, 1/1 replacement windows, front porch has been converted to living space, two wall dormers and heavy pedimented door hood added to east façade. *Listed*

Additional information was documented for the following buildings:

8- No photo in original survey. 2/2 windows, original paneled front door with large window sheltered by door hood supported by scalloped brackets. Enclosed porch has shed roof and is enclosed with small 2/2 windows.

9- There are 1/1 windows.

18- One story industrial building with vertical metal siding.

26-28- Side gabled Cape with clapboard siding.

30- Modern sunburst in front gable peak, paired square modern windows. Two story addition on back.

32- Three part picture window centered on front façade of addition, scalloped shingles in gable.

35- 1/1 replacement windows, aluminum siding

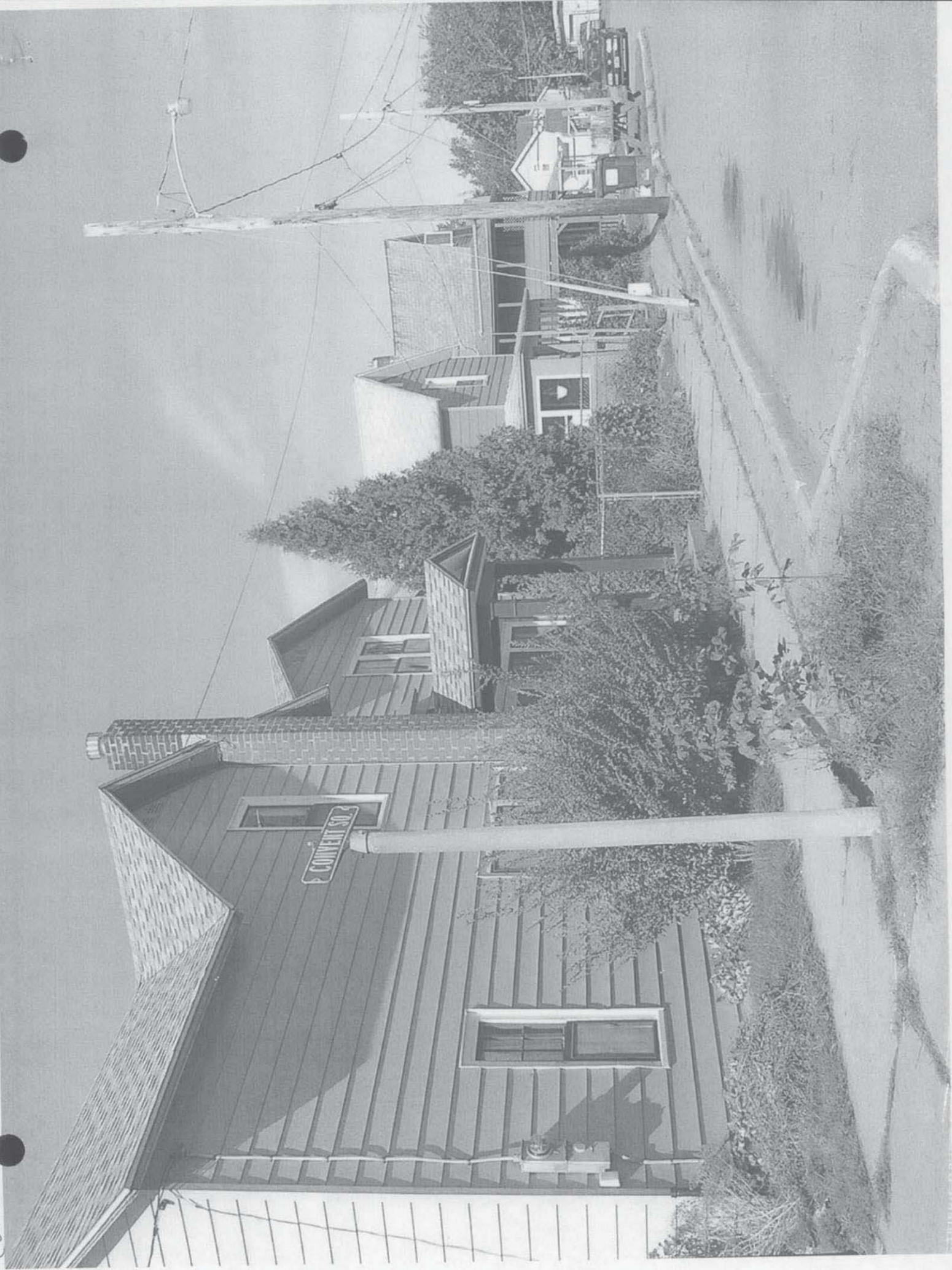
36- 1 ½ story, aluminum sided, 1/1 windows, three part picture window.

39-front gable has scalloped and clipped shingles, two story porch wraps around front and side of building.

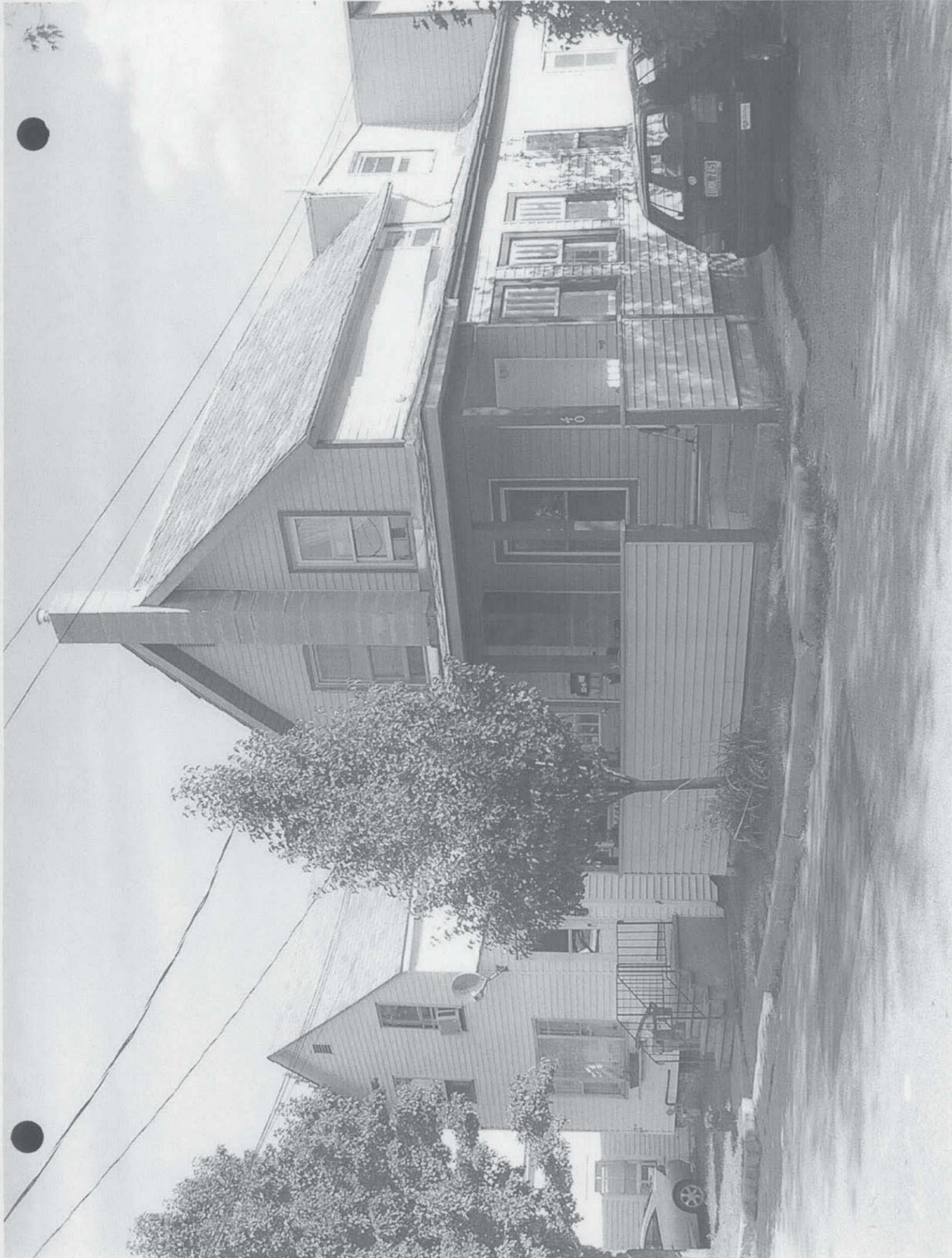
45- 1 ½ story, 1/1 windows.

46- 1 ½ story, clapboard siding.

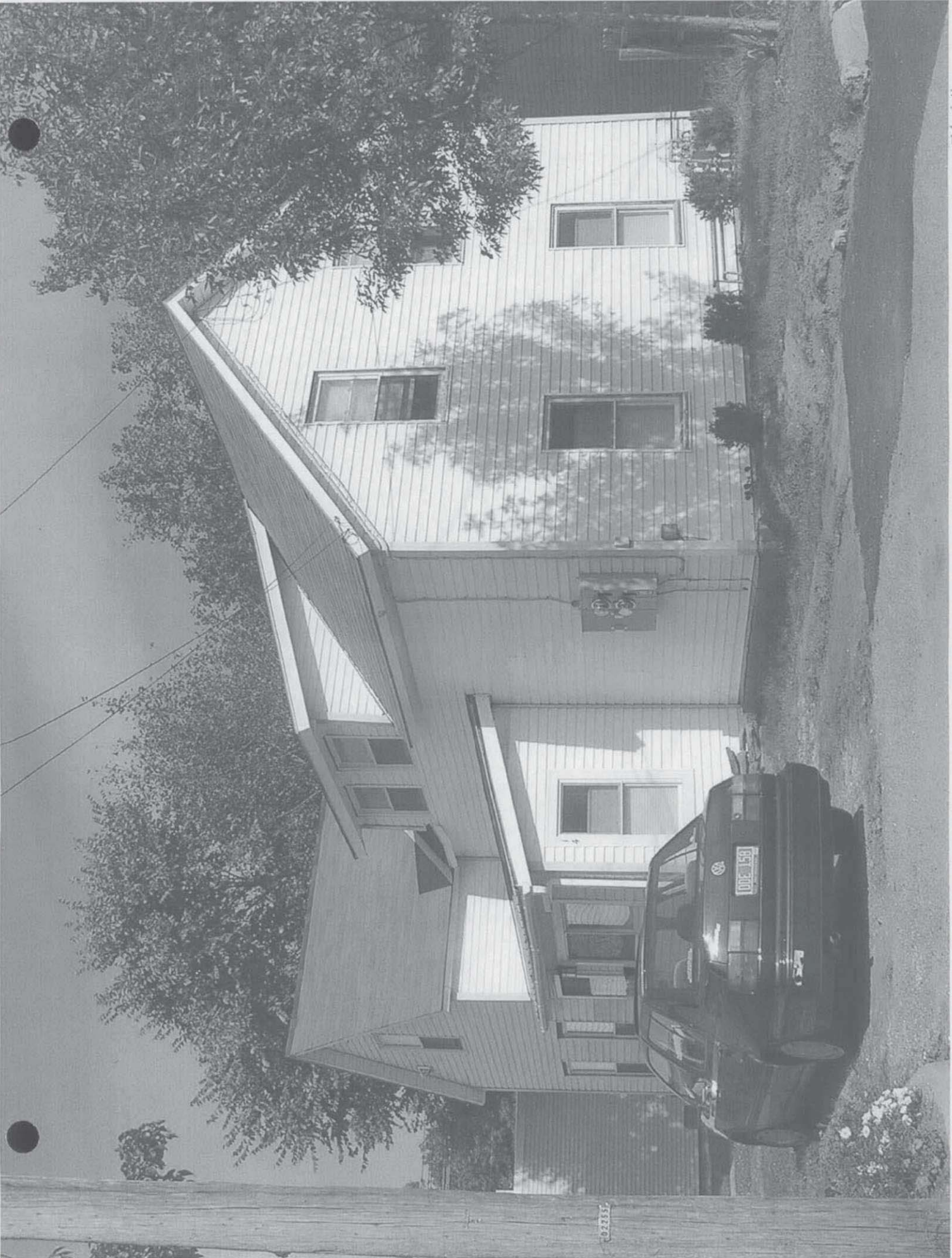
Convent Square

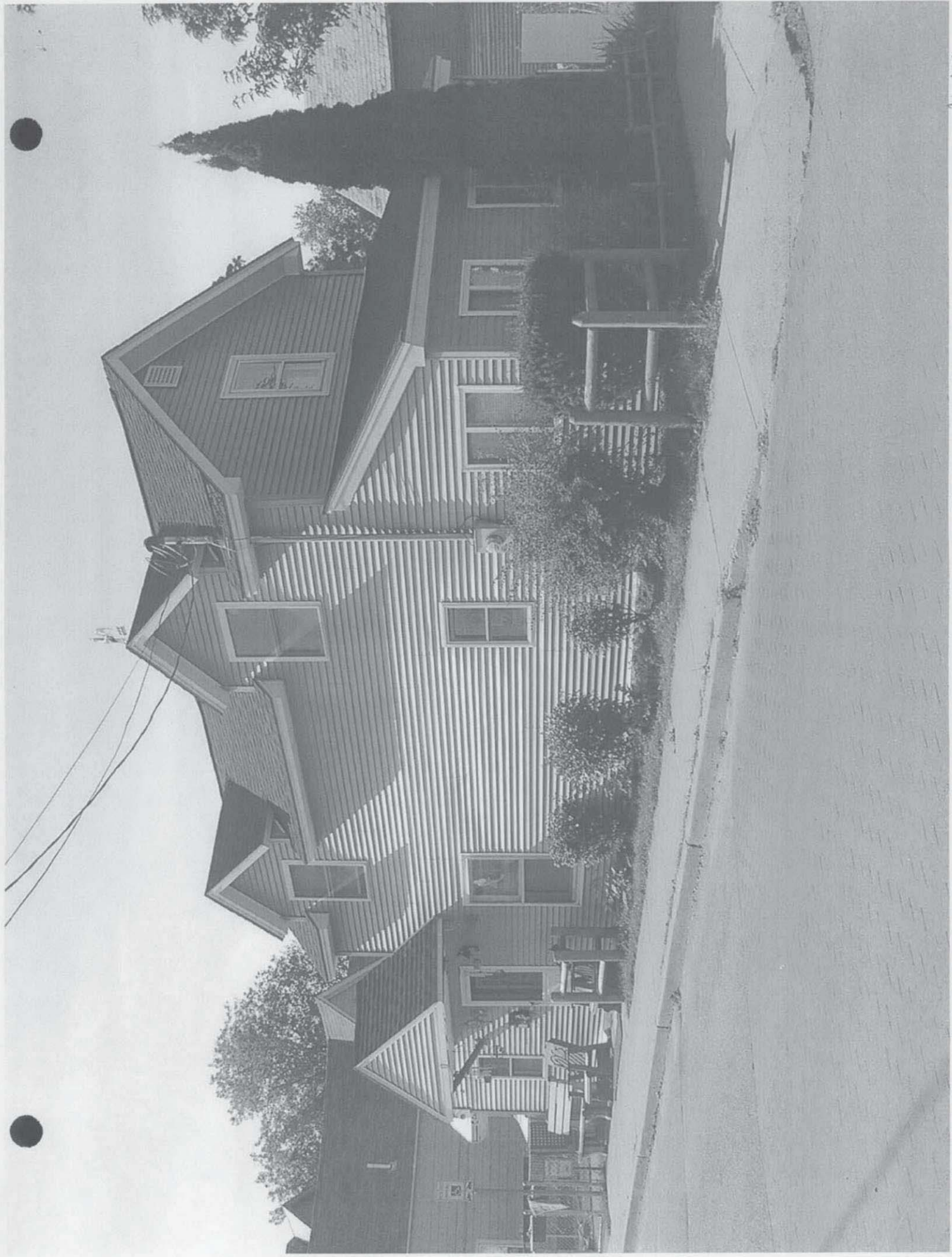


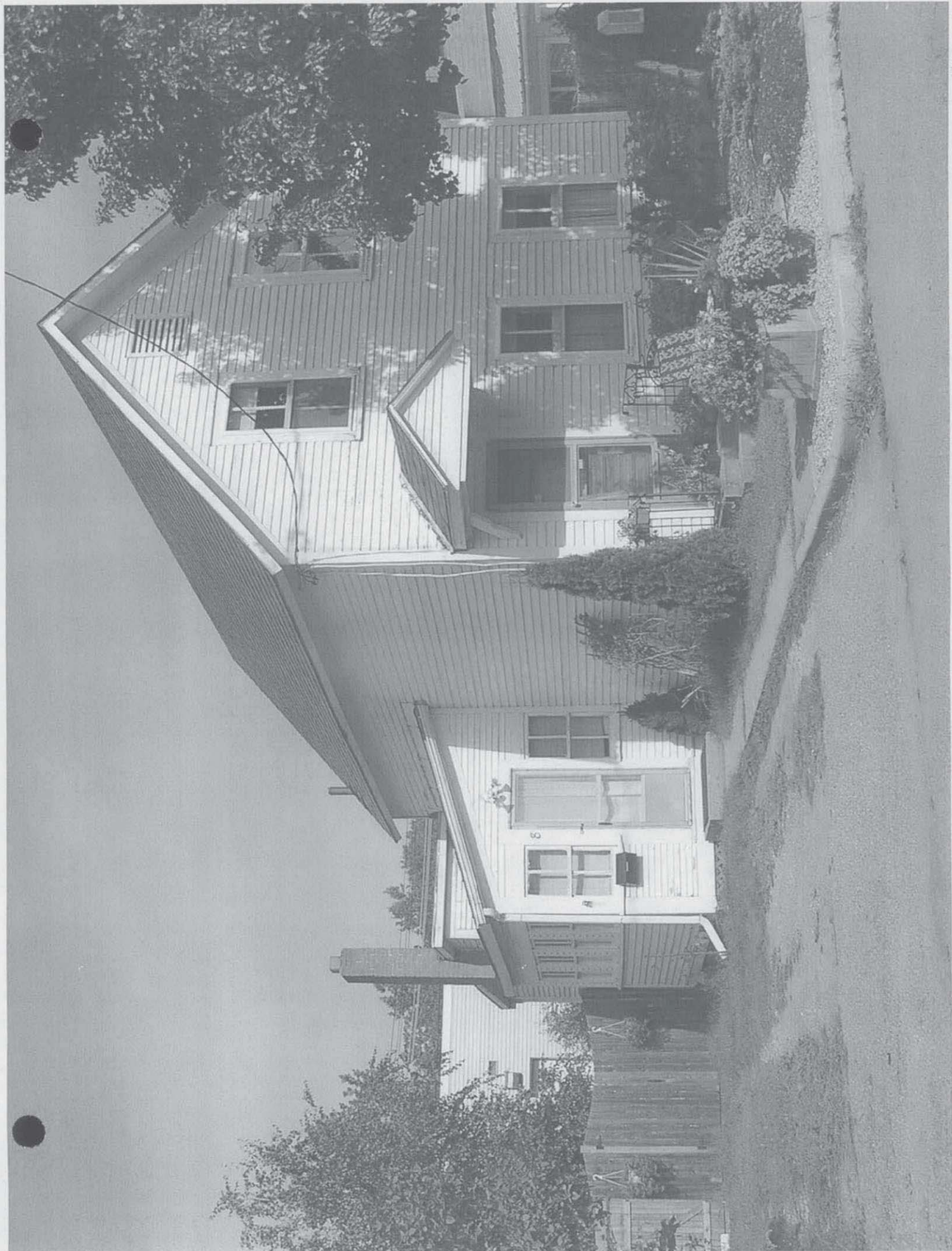
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URBAN DISTRICT BUILDING INVENTORY

SURVEY NUMBER:

PAGE

of

8 Convent Square, c. 1885

Clapboard sided, asphalt-shingle-roofed house with enclosed porch on southwest façade and door hood over entrance. Shed roof addition on rear of house.

9 Convent Square, c. 1885

1 ½-story house with slate gable roof, wood clapboard siding, wraparound porch with gabled corner entrance. Windows have peaked lintels. Shed roof addition to the rear of the house.

14 Convent Square, c. 1890

A 1 ½-story gable roof house with extensive and irregular wings attached to the rear. Main entrance is through shed roof addition on east façade. Rear ell has steeper pitched gable roof than main block.

16 Convent Square, c. 1895

Small, 1 ½-story tri-gable ell with 1 ½-story shed roof addition built in the angle of the ell. A one-story, flat roof enclosed porch extends across the front façade. Wood clapboard siding.

17 Convent Square, c. 1900

1 ½-story, gable roof house. A shed roof addition with false parapet is built onto the south façade of main block. The main entrance has been moved from the gable front to the east façade of the addition.

18 Convent Square, c. 1980

Non-contributing due to age.

26 - 28 Convent Square, c. 1985

Non-contributing due to age.



URBAN DISTRICT BUILDING INVENTORY

SURVEY NUMBER:

PAGE

of

30 Convent Square, c. 1890

1 ½ story, tri-gable house with addition to the rear. Decorative wood fanlight in front gable peak. Main entrance to the house has been moved from gable front to the rear. Shed roof porch extends across front façade. Vinyl siding and wood trim.



32 Convent Square, c. 1890

1 ½-story, tri-gable house with wood clapboard siding. Small shed roof addition on front façade. Main entrance has been moved to south façade. Decorative shingles in gable peaks.



35 Convent Square, c. 1890

1 ½-story, tri-gable ell house with attached 2-story gable roof ell at the rear. Shed roof porch across front (east) façade of main block. Rear ell addition also has shed roof porch across east façade.



36 Convent Square, c. 1885

1 ¾-story, gable roof house with gable roof wing. Enclosed porch on south façade contains main entrance. Picture window has been installed on front façade.



39 Convent Square, c. 1900

A tall, 2 ½-story gable roof house with patterned slate roof shingles and gable roof dormers on both roof slopes. A 2-story open porch extends across front façade. Some 2/2 sash windows remain. Clad in aluminum siding.



45 Convent Square, c. 1890

1 ¾-story, gable roofed house with wraparound hipped roof porch. A one-story shed roof addition on rear façade. Fenestrated with 2/2 sash windows. Clad in aluminum siding.



URBAN DISTRICT BUILDING INVENTORY

SURVEY NUMBER:

PAGE

of

46 Convent Square, c. 1885

1 $\frac{3}{4}$ -story, gable roof house with sidehall entrance. Main entrance and ancillary entrance covered by gable roofs. Front entrance is a small porch with roof supported by square posts.



Introduction

The Historic Sites and Structure Survey - Summer 2000, was conducted by Pamela Daly, a 36 CFR 61 qualified Architectural Historian and David Provost, a summer intern graduate student from the Historic Preservation Program at the University of Vermont, working for the City of Burlington. The survey was conducted during the months of June 2000 through May 2001. The survey was done for the City of Burlington and the Vermont Division for Historic Preservation through a grant received by the City under the Certified Local Government Program.

Of the city's over 10,000 buildings, only about 2,500 are currently identified in the Burlington Register of Historic Resources (BRHR) as having national, state, or local historic significance. Much of the original survey work was completed in the 1970's with the assistance of the VT Division for Historic Preservation as part of a statewide initiative. The City of Burlington is resuming the efforts to complete a survey of the historic sites and structures following the format and recommendations of the *Burlington Historic Sites and Structures Survey Plan* completed in 2000.

Project Area

The area surveyed followed the recommendations of the *Burlington Historic Sites and Structures Survey Plan* completed in 2000. The survey work for the Summer 2000 project consisted of the following streets:

Shelburne Street	Convent Square
North Willard Street	Manhattan Drive
Pomeroy Street	North Avenue
North Street	Archibald Street
North Prospect Street	Colonial Square
North Willard Street	Germain Street
Volz Street	
Washington Street	

Methodology

The Vermont Historic Sites and Structures Survey, begun in 1971 and strengthened by provisions of the 1975 Vermont Historic Preservation Act, is the official state inventory of all buildings and structures that are significant locally, statewide, or nationally for their historic, architectural, or engineering merit. After the survey of all the towns in a county is completed, it is reviewed by the Vermont Advisory Council on Historic Preservation, which officially enters it on the State Register of Historic Places.

The goal of the Vermont Historic Sites and Structures Survey is to adequately document all historic structures in the state that appear to meet the State Register of Historic Places criteria (as of November 2000) and thereby provide data on historic resources that can be used in planning, protection and research activities. The Survey is generally conducted on a systematic town-by-town basis. More recently, a survey project involves less than an entire town. In those cases, the survey area is carefully and fully defined before the survey begins. In recent years, some survey projects have involved updating and refining previously completed Surveys.

To perform the work for the survey, architectural historians are employed to research the history of the town using old maps, historic photographs, written histories, and the oral histories provided by knowledgeable older town residents. They then look at every structure in the assigned area, identifying which appear to be historic, i.e., more than fifty years old. The background research points the way to the locations of many historic structures. The surveyor then more fully investigates each identifies site, inspects the exteriors of each building, and where possible, talks with building occupants about its history. If the building or structure appears to meet the state Register of Historic Places criteria, the architectural historian photographs it and records information on its architectural features and history on a survey form. The information includes data on location, construction date, architectural style, materials, approximate size, height, decorative design features, architect or builder (when known), names of original or historic owners, historic uses of the building, and architectural significance. Information is also collected on associated structures like garages, barns, sheds and other outbuildings.

Complementing the written descriptions of buildings, black and white photographs are used to illustrate their architectural character and setting. An individual photograph, usually a three-quarters view, is taken of each contributing primary building and outbuilding. A single photograph may show both the primary building and outbuilding(s) if both appear clearly in the frame. In the cases of buildings that possess extraordinary stylistic feature, additional photographs may be taken to record such features in detail. Photographs are generally not taken of buildings that are judged non-contributing either by age or alteration.

In an urban format survey, such as has been conducted in Burlington, recording of buildings proceeds street-by-street, with structures identified and located according to street address. Normally all structures on a historic street (a street in existence prior to 1950) are recorded and classified as contributing or non-contributing. Within a project area, non-historic streets (those laid out after 1950) or historic streets on which no historic structures remain will be recorded only in the index for the survey and in the survey

report. On historic streets where the vast majority of structures postdate 1950, or have become non-contributing due to alteration, the surveyor may elect to only record the contributing structures on the street while noting the existence of the other structures in the Statement of Significance and the Building Descriptions for the street. For historic streets that have non-historic extensions, a combination of the above-mentioned three treatments may be prescribed for distinct, specified portions of the streets.

The Criteria

The criteria for inclusion in the State Register of Historic Places cover four areas: architectural merit, engineering merit, association with an important historic person or group, association with important events, trends and patterns of history.

Buildings with architectural merit are defined as those that are noteworthy examples of historic architectural styles and/or methods of construction, the work of significant architects and master builders, rare or one-of-a-kind buildings, or historic districts make up of structures that may not be individually important but as a group create a significant historic environment. Elaborate houses, churches, and public buildings are easily evaluated on the basis of architectural merit. Their complex ornament, fine quality materials, substantial or innovative structural systems, and/or evidence of skilled craftsmanship and advanced concepts or architectural design and style set them apart from other buildings. These landmark buildings represent only a small part of Vermont's historic structures, however. Most of the architectural fabric of the state is made up of buildings that are more common or have less elaborate architectural detail, but are equally important and equally eligible for the State Register. They may be vernacular interpretations of formal architectural styles, good examples of traditional building forms (such as classic cottage houses or bank barns), or good or unusual examples of building types (such as factories, silos, or early gas stations). By today's standards, these more common historic structures also exhibit high quality materials, design, and workmanship. Such historic resources as Cape Cod houses, rows of identical homes built for industrial workers, 19th century middle-class neighborhoods, and small commercial buildings each proclaim their status as architecture built to serve the need of people in their everyday lives. They are what make up most of the cities, villages, and rural landscapes that merit preservation.

Engineering significance applies to structures that are not buildings. Covered bridges, metal truss bridges, and masonry arch bridges, carefully designed and built of sturdy materials to span long distances, withstand inclement weather, and carry heavy loads may be important for their engineering merit. Also eligible for inclusion on the State Register are historic dams and docks,

engineering systems such as the intake and outflow of water in water-powered mills and in hydroelectric facilities, and industrial properties that retain machinery in place, thus illustrating historic technological solutions to production needs and problems.

Structures associated with important historic figures or groups are also eligible for the State Register. The figure may be a well-known historical character such as Vermont hero Ethan Allen. Oftentimes, however, he or she may be important for a contribution in a smaller sphere, perhaps as the owner of a major local industry. Critical in the assessment of a building under this criterion is whether or not the building has a direct relationship to the years when the person was most productive or achieved his or her greatest reputation. Therefore, a birthplace might not be as significant as the home the person lived in while running the biggest factory in town. Buildings and historic districts can also be important for their associations with ethnic groups, for example, who left behind diverse neighborhoods, churches, schools and farms bearing their distinctive imprints.

Also of significance are structures that have associations with important events, trends, and patterns in local, regional, state, and/or national history. The events may be ones that occurred on a single day, such as a meeting that shaped the lives of people for many years thereafter. Historic resources associated with such events might include the meeting site or the homes of the key people involved in the meeting. Buildings can also be significant for their association with broad patterns of history. The growth of government and development of county seats is reflected, for example, in village centers that developed around county courthouses. Readily visible evidence of the impact of the railroad can be seen in the historic train stations remaining throughout the state, but is perhaps even more noticeable in the rapid construction of adjoining ware houses and commercial buildings, the establishment of nearby industries that procured and shipped goods by rail, and even in the relocation of village centers to trackside sites.

The criteria for inclusion in the State Register are modified by several factors. One is age of the resource. In general, a structure must be fifty years old, the length of time generally acknowledged by historians as necessary to establish the importance of past events and trends and evaluate the resources associated with them in an unbiased way. Rare exceptions to this guideline may be made if a more recent resource is particularly fragile and scholarship has already established its importance. Some studies on such structures as motor courts, diners, gas stations, and World War II - related sites have already been conducted, partly in response to the destruction of so many, and allows for their evaluation and listing on the State Register now.

The second consideration applied to properties evaluated under the State Register criteria is integrity: the degree to which a structure retains its historic characteristics. To be eligible, structures must retain most of their important historic characteristics. These include location and setting (is it on its original site?), design, materials, and workmanship (does it retain its original important historic features, its original detailing, its evidence of historic craftsmanship?), and feeling and association (would people who knew the site or district during its period of historic significance recognize it today and does it still evoke that link with history?). In historic districts, while most properties meet both significance and integrity considerations and thus "contribute" to the historic character of the district, a minority of properties may not. They may either have been built too recently to be considered historic, or may have been remodeled, altered, or moved to a new and inappropriate site. Because such structures are either too new or lack a sufficient degree of integrity to merit status as contributing components of the district, they are classified as "non-contributing": they are not protected by state and federal preservation laws and are not eligible for preservation grants.

National Register/Vermont Register Criteria and Themes

The buildings and communities surveyed in this project met or addressed the following criteria and themes:

Criteria: Criteria C - The properties embody the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Themes: Religious Trends, Immigration - Second Phase (1870-1920), Good Example - Architectural Style, Good Example - Porch, Good Example - Garage, Streetcar Developments, Automobile Suburbs, Small Manufacturers.

Recommendations for further study.

It is recommended that the City of Burlington continue to survey and record historic sites and structures in accordance with the *Burlington Historic Sites and Structures Survey Plan* completed in 2000.

Location of Survey Information

Copies of the City of Burlington Historic Sites and Structures Survey -
Summer 2000 are filed at the Vermont Division for Historic Preservation,
Montpelier, Vermont.

Bibliography

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- Sanborn Fire Insurance Maps 1898-1970 *Burlington, Vermont*. Sanborn Map Company Inc., New York.
- Thompson, Zadock, *1853 History of Vermont*. Burlington, Vermont

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602		HISTORIC SITES & STRUCTURES SURVEY ☒ District ☐ Complex ☐ Survey Form	
COUNTY: Chittenden TOWN: Burlington LOCATION: The Old North End of Burlington, north of Washington St. and south of the railroad tracks NAME OF DISTRICT: West North End TYPE OF DISTRICT: Residential PHYSICAL CONDITION OF STRUCTURES: Excellent Fair Good Poor LEVEL OF SIGNIFICANCE: ☒ Local ☐ State ☐ National THEMES: Commercial Development (Urban) Immigration - Second Phase Streetcar Developments		STATEMENT OF SIGNIFICANCE: The westernmost portion of the neighborhood known as the Old North End, forming the gateway to what has become known as the New North End. This area of Burlington did not develop until the late nineteenth century, when the streetcar lines were extended to Lakeview Cemetery. Once development began, however, it proceeded quickly, and the neighborhood existed almost exactly as it appears today by the turn of the twentieth century. The houses are small and uniform, built for Burlington's growing working class. Though many are altered, their similarity of age and design makes them worthy of preservation.	
LOCAL ATTITUDES: ☐ Negative ☒ Positive ☐ Mixed ☐ Other		THREAT TO STRUCTURES: ☐ No Threat ☐ Zoning ☐ Deterioration ☒ Roads ☐ Development ☒ Alteration ☐ Other	
SURVEY NUMBER NEGATIVE FILE NUMBER (S): UTM REFERENCES: Zone/Easting/Northing A: B: C: D: U.S.G.S. QUAD. MAP: COMPLEX INFORMATION ONLY COMMON NAME: PRESENT FORMAL NAME: ORIGINAL FORMAL NAME: TYPE OF COMPLEX: TYPES OF STRUCTURES: PRESENT USE: ORIGINAL USE: ARCHITECT/ENGINEER: BUILDER/CONTRACTOR: ACCESSIBILITY TO PUBLIC: ☐ Restricted ☐ No ☐ Yes			

BOUNDARY DESCRIPTION:		For the purposes of this survey, the West North End includes all houses north of Washington Street and south of the railroad tracks, extending south along Manhattan Drive to include Volz Street.	
REFERENCES:		Urbanborn Fire Insurance Maps; Burlington City Directories; David Blow's Historic Guide to Burlington Neighborhoods; Pam Daly's Historic Sites and Structures Survey Plan; Owner Interviews	
RECORDED BY:	ORGANIZATION:	DATE RECORDED:	
David Provost	Burlington Dept. Planning & Zoning	Sep-00	

Department of Planning and Zoning

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

David White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Vacant, Zoning Clerk



MEMORANDUM

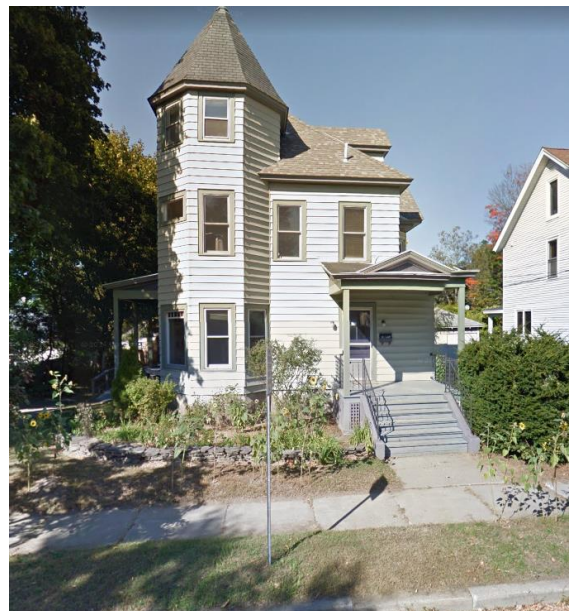
To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP18-1050CA, 16 Wilson Street
Date: June 26, 2018

File: ZP18-1050CA
Location: 16 Wilson Street
Zone: RL **Ward:** 1E
Parking District: Neighborhood
Date application accepted: May 15, 2018
(Application incomplete. Need to resolve use disparity.)
Applicant/ Owner: Doug Viehmann, GVV Architects / Fred Magdoff & Amy Demarest
Request: Remove west porch and replace with new multi-story addition; bump-out addition on north elevation. Extension to deck on west side. New accessory dwelling unit.

Background:

- **Zoning Permit 11-0323CA;** replace 12 windows on existing single family home. October 2010.
- **Zoning Permit 91-254;** Conversion of one bay of two car garage into living space, retaining one side as parking, with construction of access ramp where exterior stairs were located. Use is and will remain a single family home. March 1991.
- Non-Applicability of Zoning Permit Requirements; new larger windows on north east and west sides of room over garage. No change in living space, parking or site coverage. March 1991.
- Zoning Permit 82-240; renovate kitchen and to add two windows, doubling the window area. Add a bathroom on the second floor of existing single family home. May 1982.
- Zoning Permit 76-263; erect a one story outside stairway and relocate the second and third floor outside stairway to the interior. August 1975. (Same owner as today)

Overview: The owners of 16 Wilson Street seek to expand living space by removing an open, westerly porch and constructing a new multi-story addition. A bump out on the north elevation will provide stair access to the north, above the garage.



All zoning permits reflect single family use; the application was filed with a description of 2 units. The applicant team is currently attempting to rectify and has applied for Conditional Use review of an Accessory Dwelling Unit (ADU) identified on the third floor.

The site plan as submitted with the original application is not consistent with the approved site plan of March 1991, where 45% site coverage was recognized. See Plan SP. a, and approved site plan dated 3.8.91.

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There are no identified natural features on the site plan. The proposed addition is located where an open porch exists on the westerly elevation.

(b) Topographical Alterations:

Plan SP indicates the intent to raise the grade of the existing gravel driveway. If more than 400 sf are to be disturbed here, at the rear of the driveway, or for the new addition, an Erosion Prevention and Sediment Control Plan will be required. Approval by the Stormwater Engineering program will be a condition of approval.

(c)Protection of Important Public Views:

There are no protected views from or across 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).

16 Wilson Street is not listed on the state or National Register. It is certainly greater than 50 years old, and of an identifiable architectural style that would warrant consideration of eligibility for historic designation.

(e) Supporting the Use of Renewable Energy Resources:

There does not appear to be any impediment to the use of solar, wind, water, geothermal, or other renewable energy resource.

(f) Brownfield Sites:

The site is not listed on DEC's Brownfield list. 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.

As more than 400 sf will be disturbed in regrading and new construction, an Erosion Prevention and Sediment Control plan will be required. Approval of the Stormwater Administrator will be a condition of any approval.

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.

[Revised plans of June 19, 2018 do not include the new westerly addition. The following comments are based on the original application, which may have been amended.]

The removal of the westerly porch will eliminate an opportunity for shelter from inclement weather. A canopy will be provided at that proposed entrance, however; as will the remaining porch roof on the central westerly deck.

The front porch canopy will remain.

(h) Building Location and Orientation:

The building will continue to front Wilson Street, with parking access on the side (west.)

(i) Vehicular Access:

Access remains a single vehicular width access drive on Wilson Street.

(j) Pedestrian Access:

An existing walk leads to the front entrance; a replacement walk is proposed toward the new entry on the west.

(k) Accessibility for the Handicapped:

ADA access is not a requirement for single family dwellings; visitability standards may apply. The 1991 permit was for a handicap ramp on the west which apparently was not constructed as approved.

The Burlington building inspector has jurisdiction over compliance with ADA standards.

(l) Parking and Circulation:

Three parking spaces are required for a single family home with an Accessory Dwelling Unit (ADU); a secondary component of this zoning application. Three spaces are provided on-site; two in the parking area and one in the garage. For the use proposed, the parking meets the requirements of Article 8. The spaces drawn on the site plan have been revised to include one standard parking space (9' x 20' standard) and one compact parking space (8' x 18'.) Calculation of those parking areas will influence coverage calculations, as the 10% bonus provision does not apply for parking.

(m) Landscaping and Fences:

Other than a timber retaining wall and notation for new fencing, there is no landscaping plan. A 5' high cedar fence is proposed, with a gate to enclose the drive and rear yard. Any additional landscaping will spur a new plan for review by the DRB.

(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. If any new fixtures are proposed, spec sheets and lumens information shall be provided.

(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.

Any new mechanical equipment shall be illustrated on site plans and/or building elevations as appropriate to discern the need for screening.

The location of mailboxes shall be defined.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposal includes a new volume on the rear which appears to enclose a stairway and provide a bathroom to the attic. The replacement of a side porch on the west with a two

story addition adds to the complexity of volumes on this small lot. [It is not clear if this part of the proposal is still within the application request. The applicant shall confirm.]

2. Roofs and Rooflines.

Asphalt roofing is proposed for the rear and side additions.

3. Building Openings

There is an assortment of entry doors; three on the west, one on the south. Window pattern changes dramatically on the proposed westerly addition where track gliders are proposed. {unknown if this is still part of the request.]

(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 house is not listed on the state or National Register of Historic Places. Although a recognizable architectural style that relates more to the dwellings on North Prospect Street or Mansfield Avenue, it was likely among the first dwellings on "Dodge Street", where the remainder of the buildings date from the 1920s. It is likely this dwelling was constructed for Mrs. P.C. Dodge.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The new building volume on the west diverges from the existing style of the house, presenting a very modern vocabulary (in siding, windows, and roofline) on an otherwise 19th century house. The new addition will be visible from the streetfront and clearly divergent in design and feeling. [Unknown if this westerly addition is still requested.]

The loss of the westerly porch removes a common characteristic amenity of Burlington's older housing stock.

(e) Quality of materials:

Asphalt shingles are proposed; with Boral NickelGap vertical siding on new additions. Both have been accepted as of acceptable durability for new construction.

(f) Reduce energy utilization:

New development 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.

(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:

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

Items for the Board's consideration:

1. An EPSC plan, reviewed and approved by the Stormwater Engineering program will be required.
2. If additional landscaping changes are proposed, a landscaping plan will be required for review by the DRB.
3. The site plan shall reflect coverage calculations of the parking spaces, which are not eligible under the 10% bonus provision.
4. In no event shall coverage exceed 45%.
5. If any new lighting fixtures are proposed, spec sheets and lumens information shall be provided.
6. The location of mailboxes shall be defined.
7. Any new mechanical equipment shall be illustrated on the site plan and/or building elevations as appropriate. Screening may be required.
8. New development 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.
9. As a single family home in a residential zoning district, Functional Family provisions of the ordinance apply. Not more than four unrelated adults may occupy the principal unit.
10. The Accessory Dwelling Unit may not have more than 2 occupants, and is required to comply with all provisions of Section 5.4.5, including owner occupancy.
11. Standard Permit Conditions 1-15.

DRAWING LIST

SP	SITE PLAN
A0.1	BASEMENT & ATTIC DEMOLITION PLAN
A0.2	FOUNDATION PLAN
A0.2	FIRST & SECOND FLOOR DEMOLITION PLAN
A1.0	BASEMENT & ATTIC PLAN
A1.1	FIRST FLOOR PLAN & DETAILS
A1.2	SECOND FLOOR PLAN
A2.1	NORTH & SOUTH ELEVATION
A2.2	WEST ELEVATION
A3.1	BUILDING SECTIONS & WALL SECTION
A4.1	DETAILS
A5.1	SCHEDULES
A6.1	INTERIOR ELEVATIONS
A6.2	INTERIOR ELEVATIONS
S1.1	FRAMING PLANS
MEP1	MEP PLANS

NOTES:
• OWNER WILL NOT BE RESIDING IN HOME IF CONSTRUCTION OCCURS BETWEEN JUN 1 & OCT 1
• TENANT IS PERMANENT RESIDENT DURING CONSTRUCTION
• PHASING OF WORK TO ALLOW TENANT CONTINUOUS ACCESS TO BATHROOM & KITCHEN FACILITIES ON ANY FLOOR IS ALLOWED
• CONTRACTOR TO OBTAIN BUILDING PERMITS; ZONING PERMIT BY OWNER



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Demarest - Magdoff Residence

16 Wilson Street, Burlington, VT 05401

ISSUED FOR BIDDING

CONSTRUCTION MANAGER:

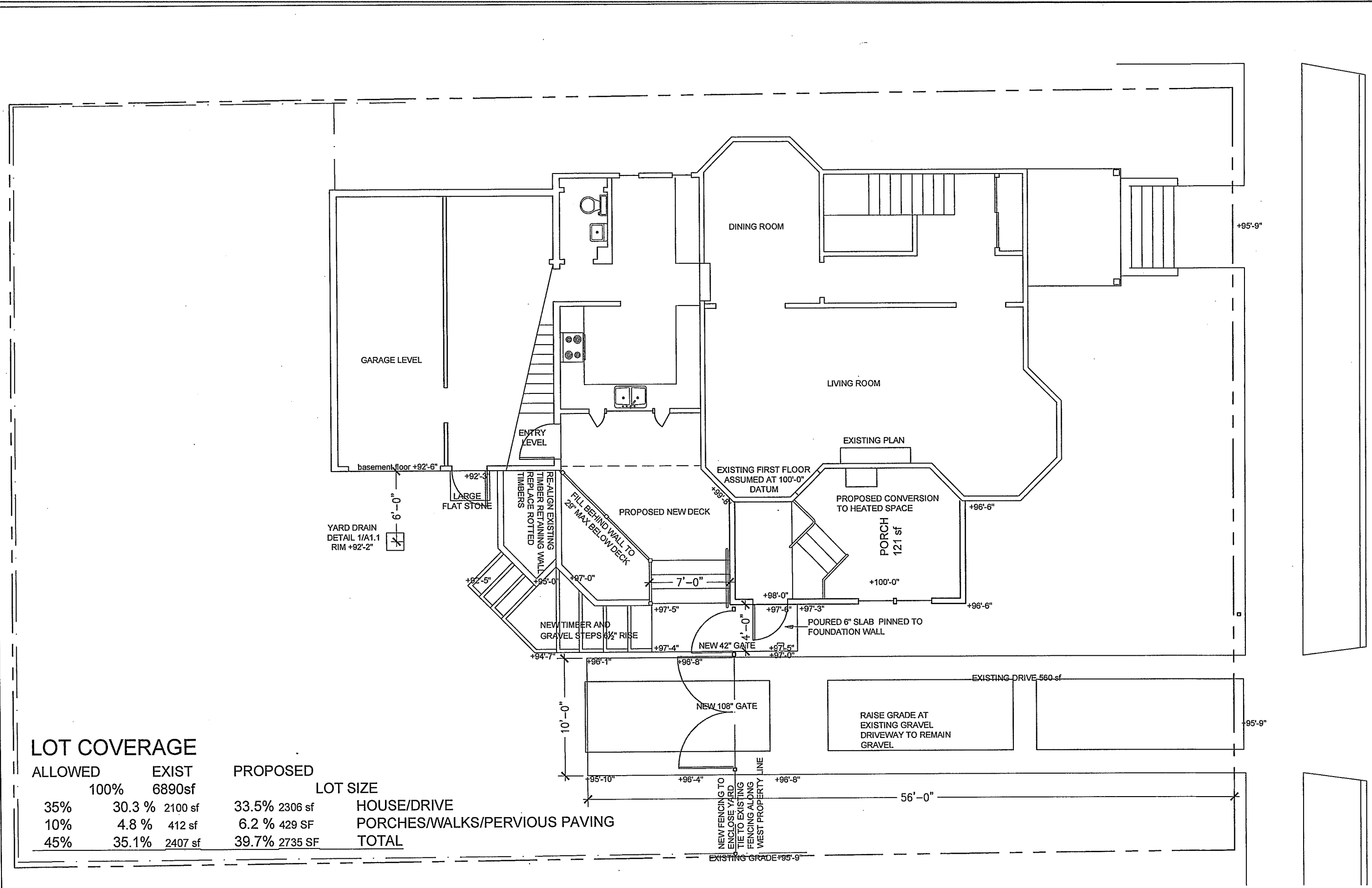
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ARCHITECT:

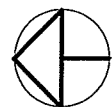
GVV Architects, Inc.
284 South Union Street
Burlington, VT 05401
802-862-9631

NOTES:

Magdoff-Demarest Residence

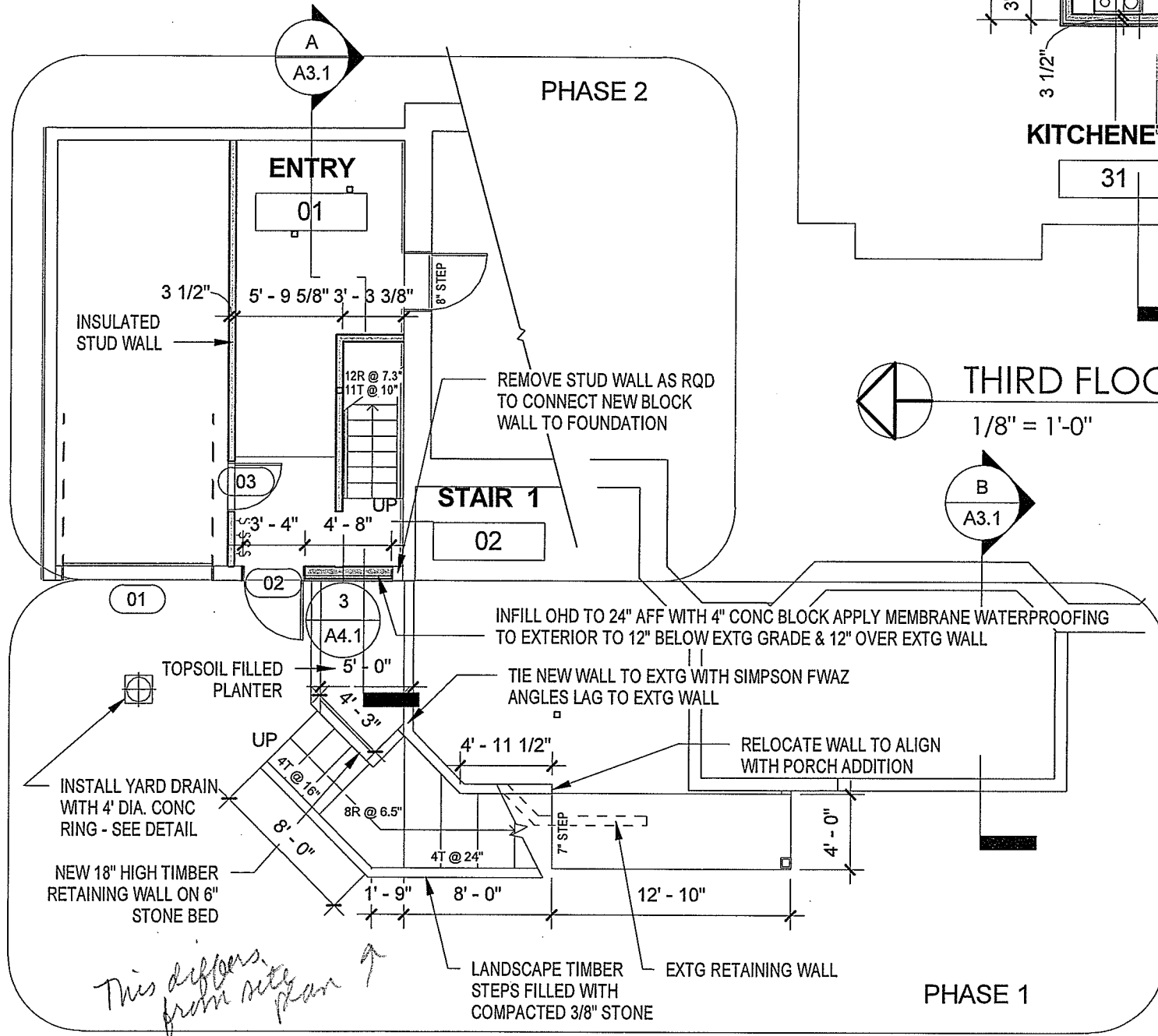


PLOT DATE & TIME: 5/8/2018 6:43:31 PM



BASEMENT FLOOR PLAN

1/8" = 1'-0"

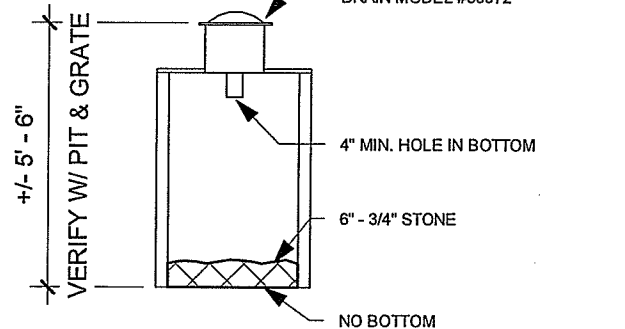
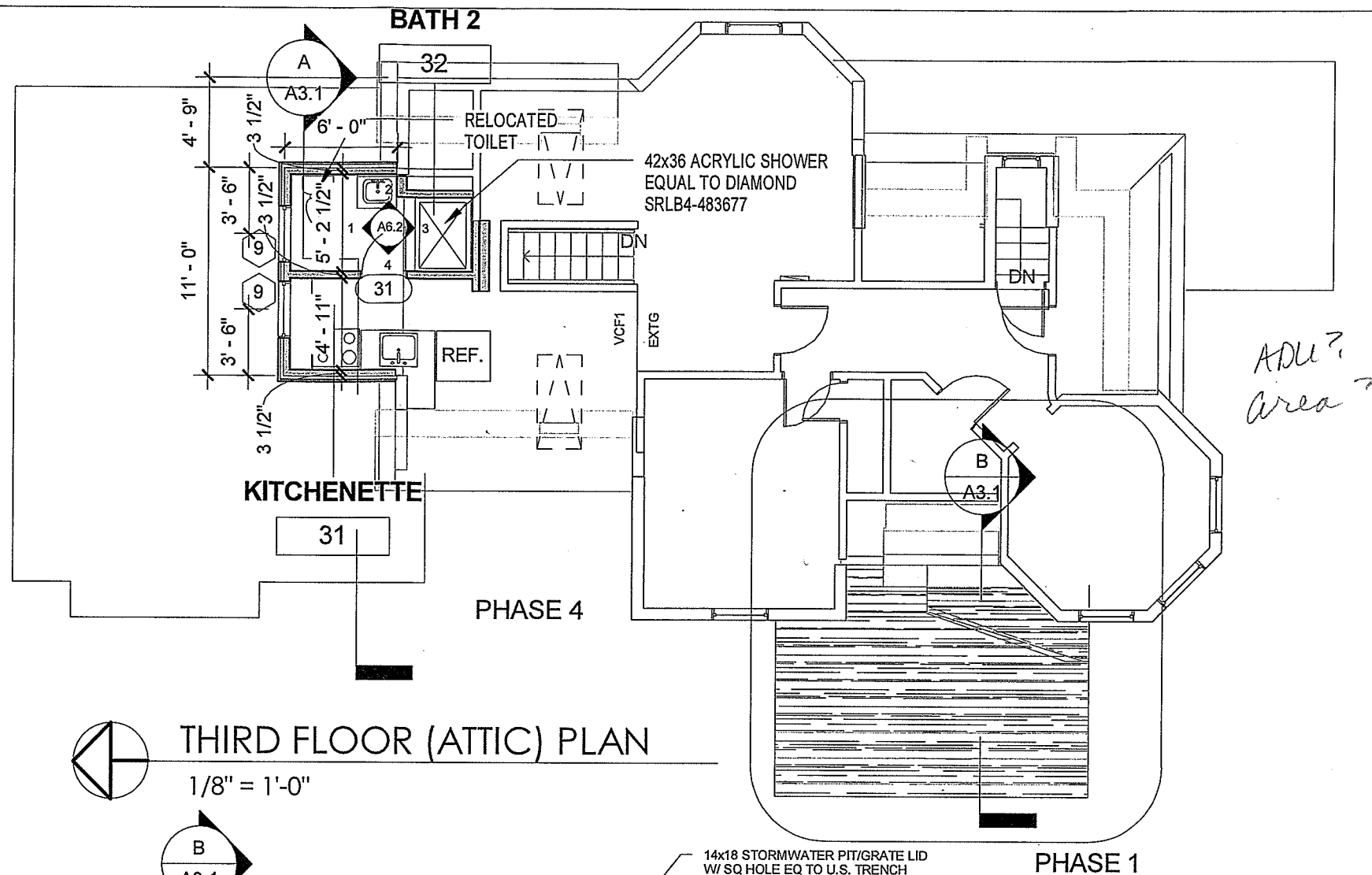


This differs from site plan



THIRD FLOOR (ATTIC) PLAN

1/8" = 1'-0"



1 Yard Drain Detail

1/4" = 1'-0"

PHASE 1

GENERAL NOTES

- 1 DIMENSIONS ARE FROM FINISH FACE OF EXISTING WALLS TO FRAMING, UNLESS NOTED OTHERWISE.
- 2 NEW WALLS SHOWN SHADED

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DATE: 05/07/2018
REVISED:
SCALE: As indicated
DRAWING: BASEMENT & ATTIC PLAN
SHEET: A1.0

Demarest - Magdoff Residence
16 Wilson Street, Burlington, VT 05401

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REVISED:

SCALE:

As Indicated

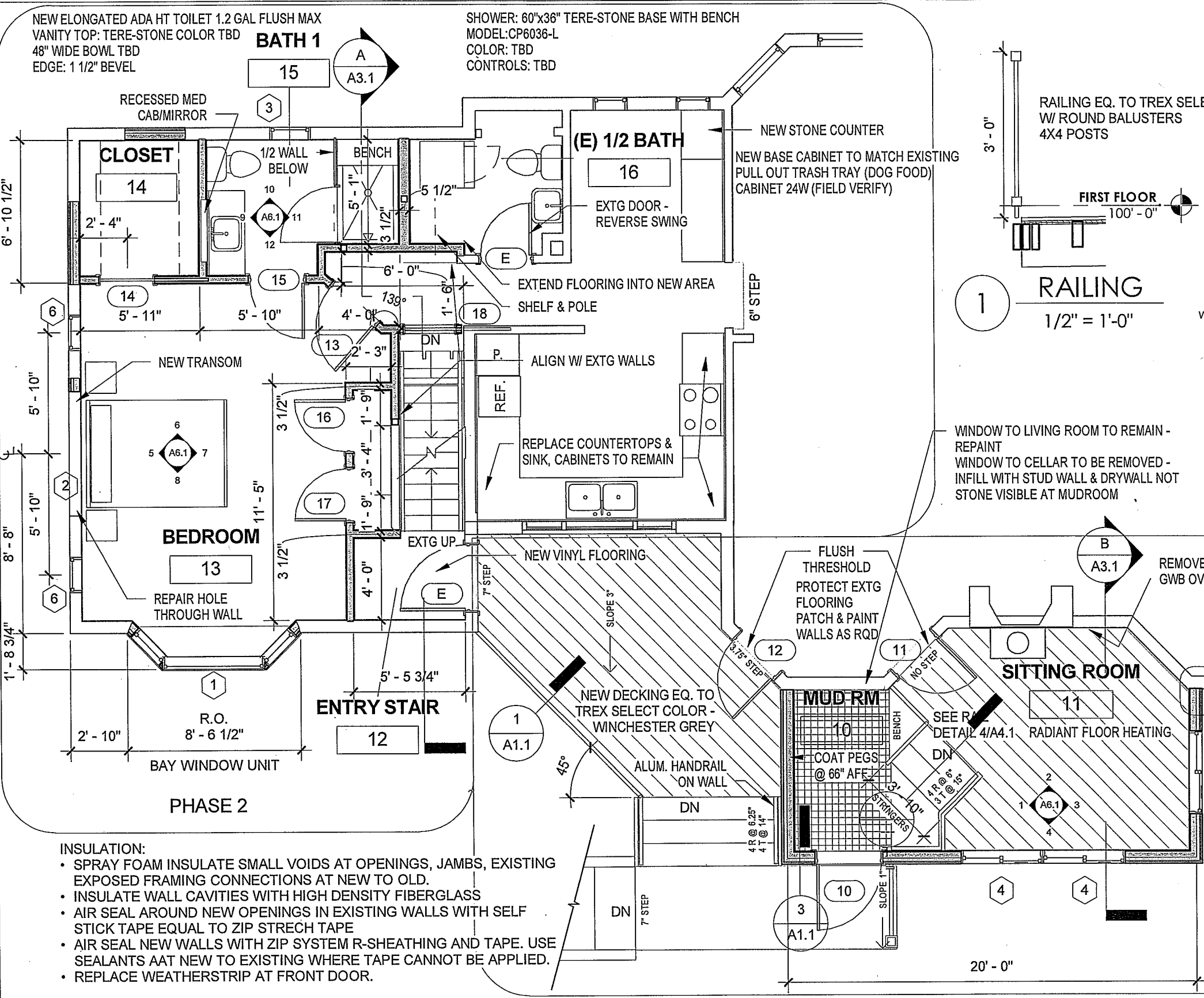
DRAWING:

FIRST FLOOR PLAN & DETAILS

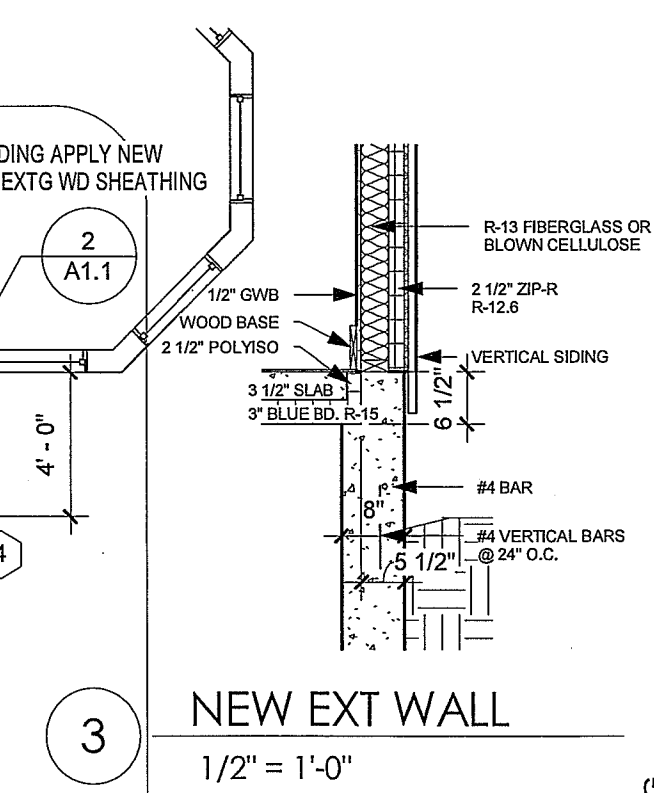
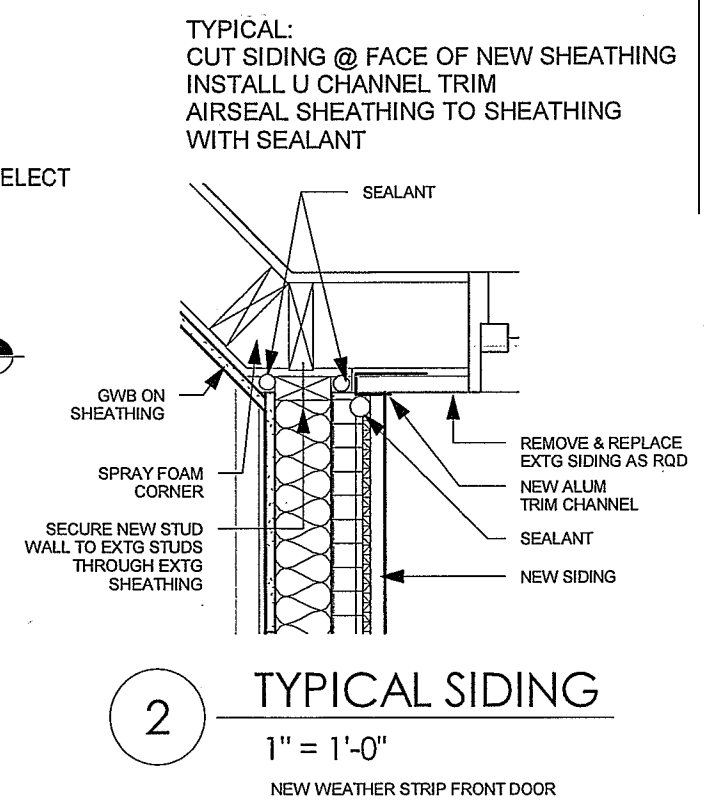
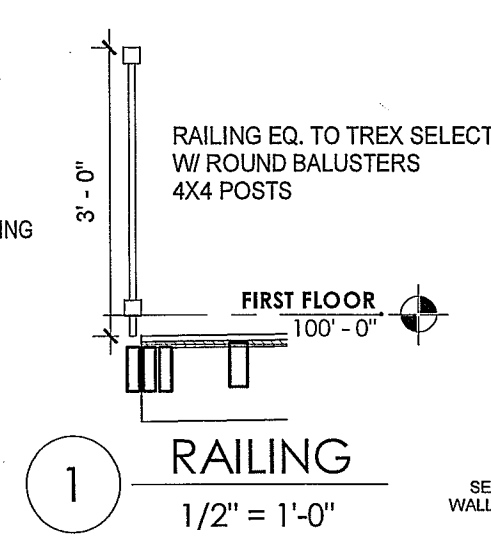
SHEET:

A1.1

ISSUED FOR BIDDING



FIRST FLOOR PLAN
 3/16" = 1'-0"

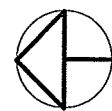


GENERAL NOTES

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- 2 NEW WALLS SHOWN SHADED

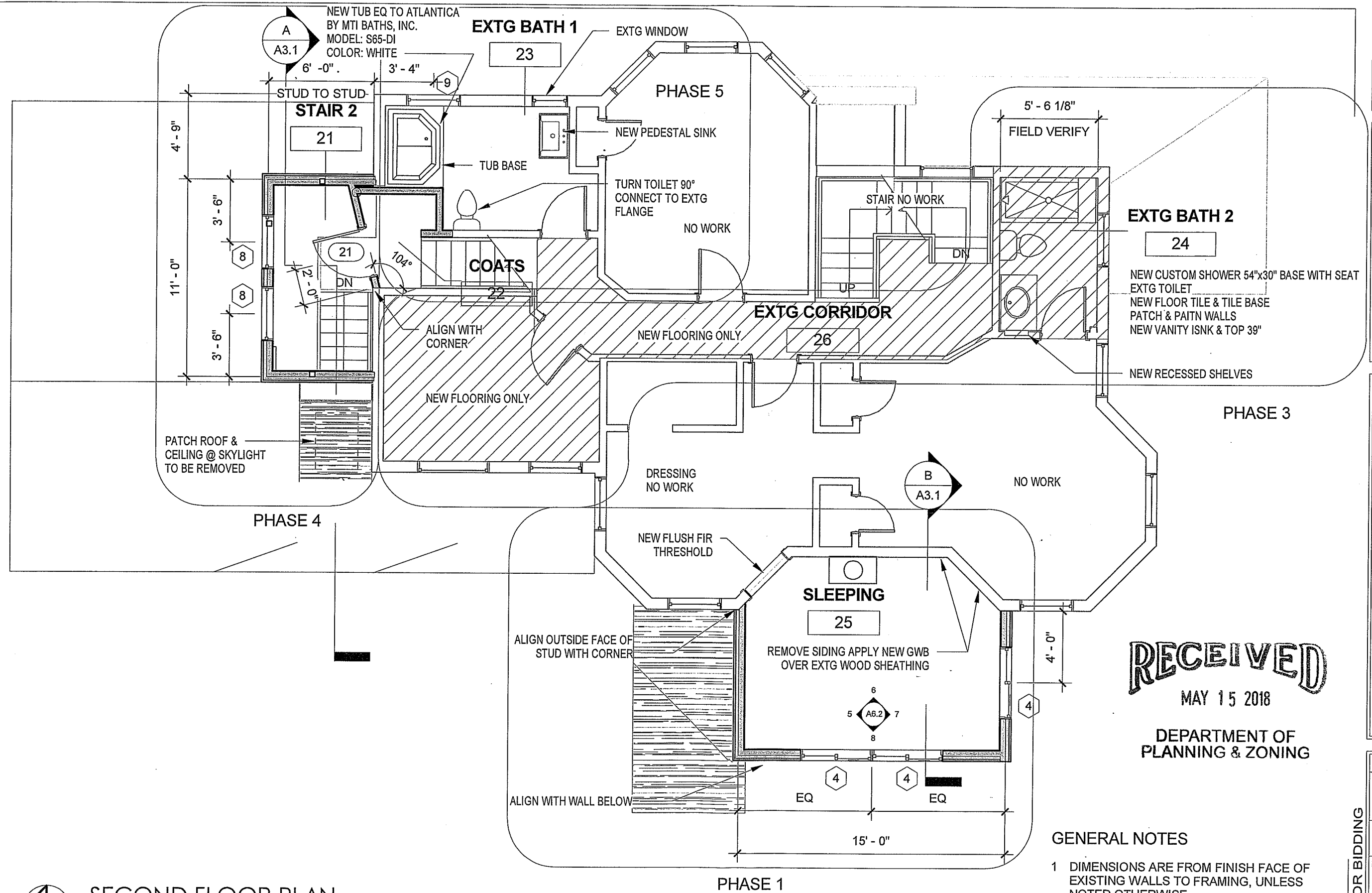
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SECOND FLOOR PLAN

3/16" = 1'-0"



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SCALE:
3/16" = 1'-0"

DRAWING:
SECOND FLOOR
PLAN

SHEET:

A1.2

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NOTES:

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16 Wilson Street, Burlington, VT 05401

DATE: 05/07/2018

REVISED:

SCALE:

1/8" = 1'-0"

DRAWING:

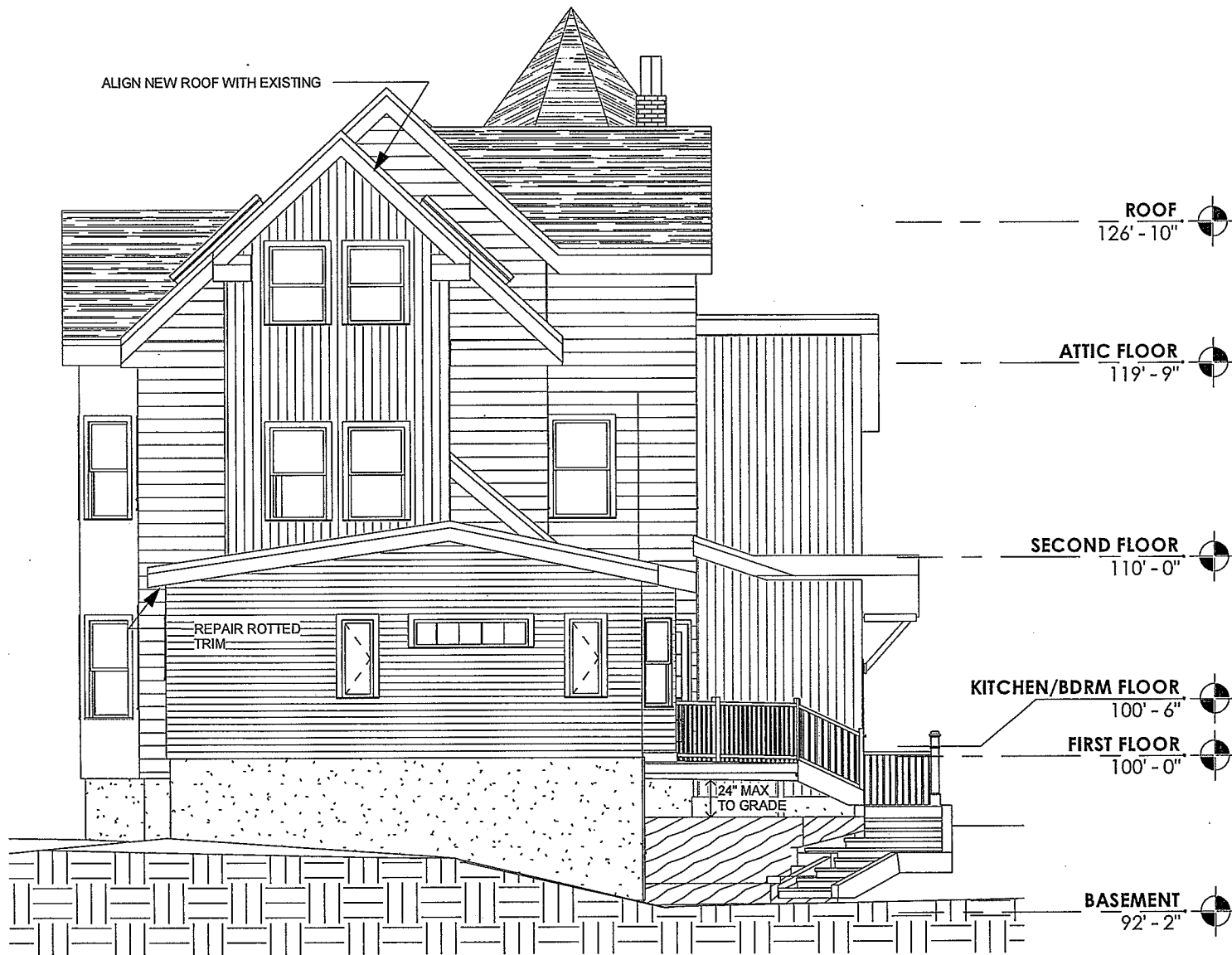
NORTH & SOUTH
ELEVATION

SHEET:

A2.1

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NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

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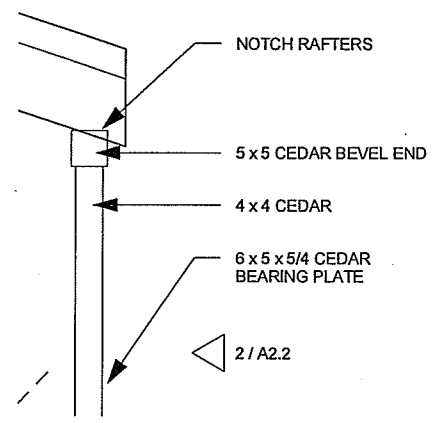
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DATE: 05/07/2018
REVISED:
SCALE:
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DRAWING:
WEST ELEVATION
SHIFT:
A2.2

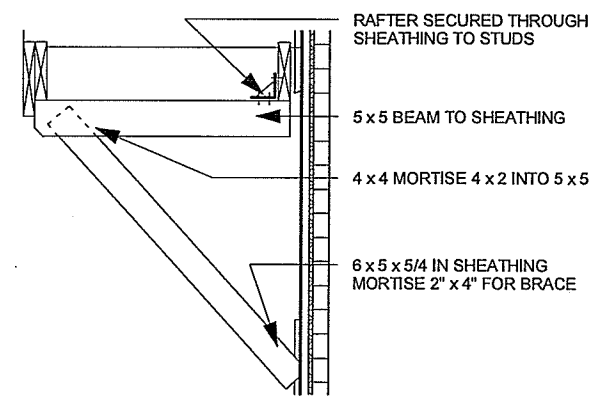


WEST ELEVATION

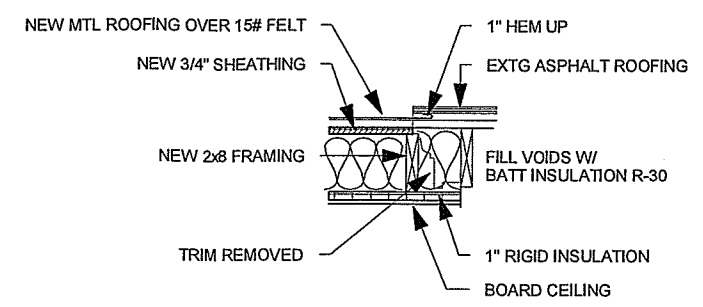
1/8" = 1'-0"



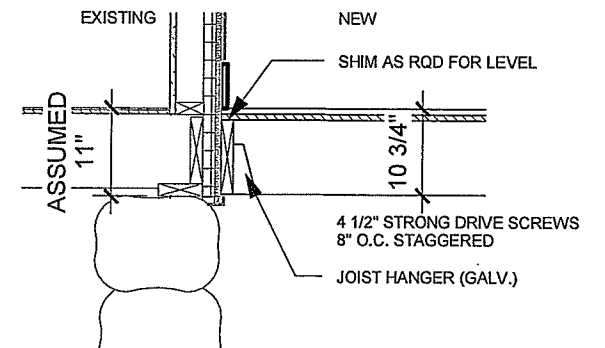
1 BRACKET
1/2" = 1'-0"



2 BRACKET DETAIL
1/2" = 1'-0"



3 ROOF CONNECTION
1/2" = 1'-0"



4 FLOOR CONNECTION
1/2" = 1'-0"

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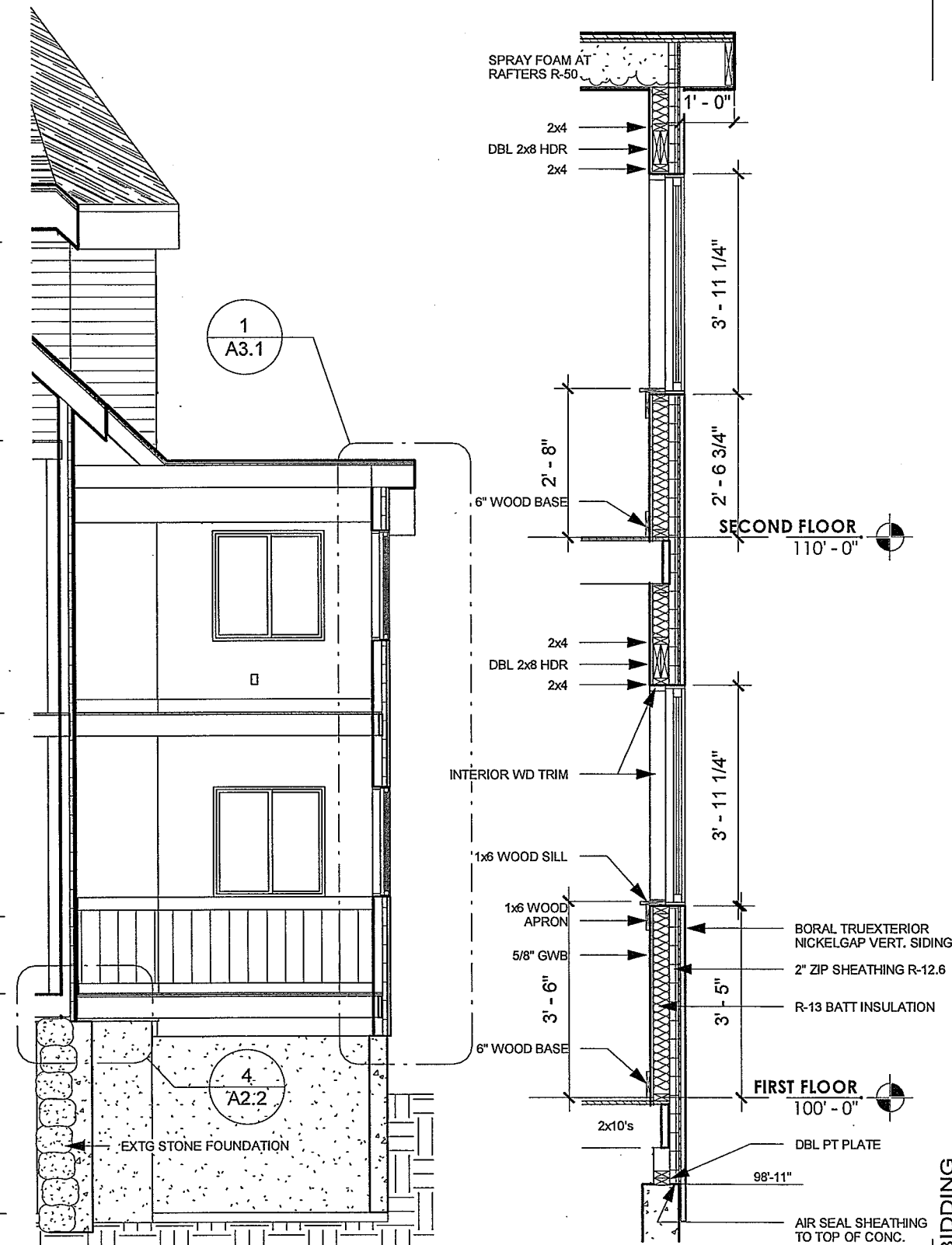
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A

Section A
3/16" = 1'-0"



B

Section B
3/16" = 1'-0"

1

WALL SECTION
3/8" = 1'-0"

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DRAWING:

BUILDING

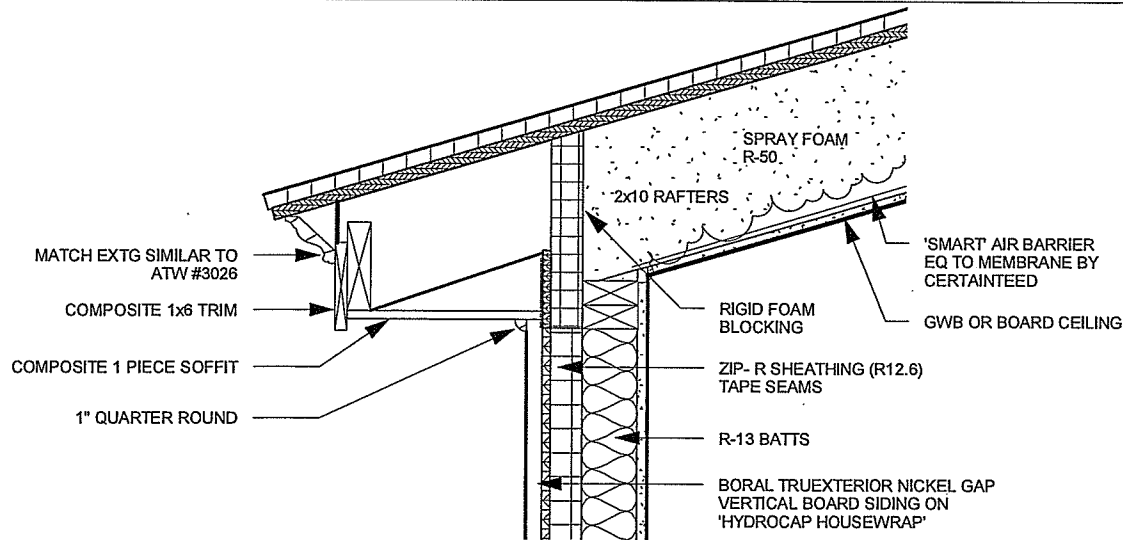
SECTIONS & WALL

SECTION

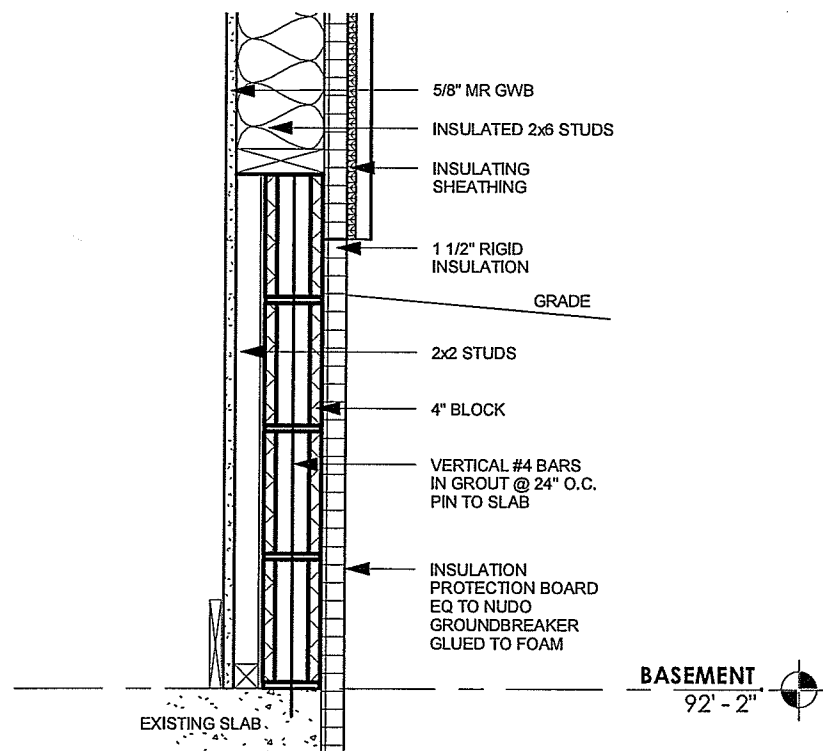
SHEET:

A3.1

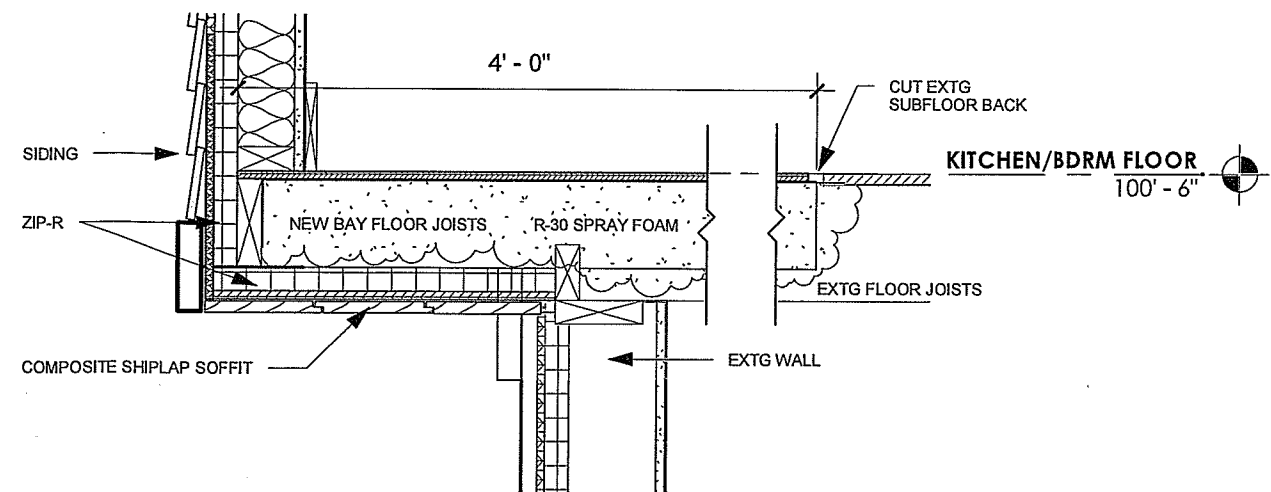
ISSUED FOR BIDDING



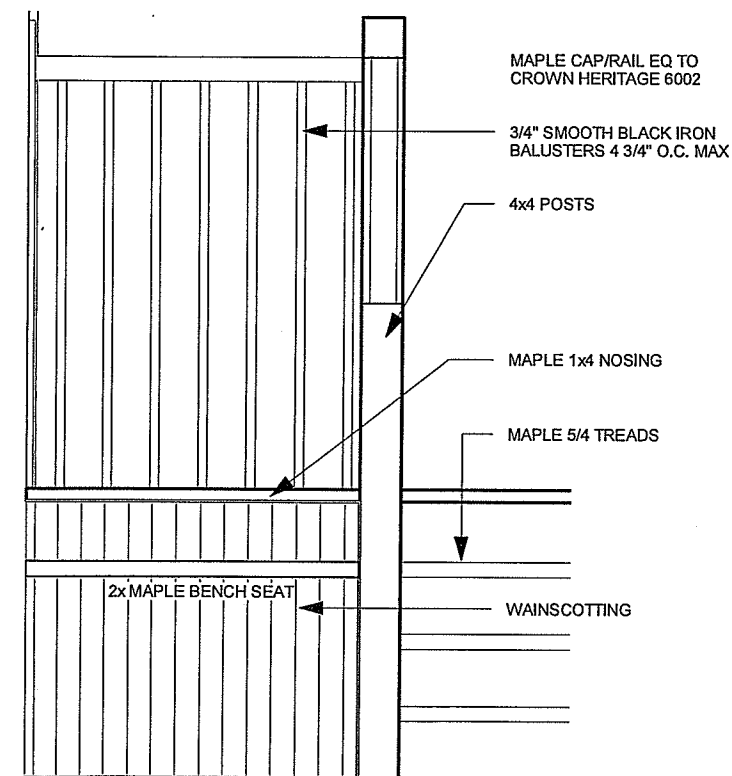
1 TYP. EAVE DETAIL
1" = 1'-0"



3 BLOCK WALL DETAIL
1" = 1'-0"



2 FLOOR @ NEW BAY
1" = 1'-0"



4 STAIR RAIL DETAIL
3/4" = 1'-0"

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DATE: 05/07/2018

REVISED: -/-/-

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DRAWING:
DETAILS

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SHIFT:
A4.1

PLOT DATE & TIME: 5/8/2018 6:43:35 PM

DOOR SCHEDULE

DOOR NUMBER	TYPE	DOOR				FINISH	HARDWARE	FRAME			COMMENTS
		WIDTH	HEIGHT	THICKNESS	MATERIAL			MATERIAL	FINISH	JAMB	
01	E	8' - 0"	6' - 6"	1 1/2"	INSUL STEEL		EXTG OPENER	WOOD			
02	F	3' - 2"	6' - 6"	1 3/8"	INSUL FG		LOCK	WOOD			
03	C	2' - 6"	6' - 8"	1 3/8"	INSUL FG		LOCK	WOOD			
10	B	3' - 2"	6' - 8"	1 3/8"	INSUL FG		LOCK	WOOD			
11	A	2' - 8"	6' - 8"	1 3/8"	WOOD		PASSAGE	WOOD			
12	A	2' - 8"	6' - 8"	1 3/8"	INSUL FG		LOCK	WOOD			
13	C	2' - 10"	6' - 8"	1 3/8"	WOOD		PASSAGE	WOOD			
14	D	2' - 8"	6' - 8"	1 3/8"	WOOD		POCKET	WOOD			CLEAR OPENING 2' - 8" (2' - 10" DOOR)
15	C	2' - 8"	6' - 8"	1 3/8"	WOOD		PRIVACY	WOOD			
16	G	2' - 6"	6' - 8"	1 3/8"	WOOD		PASSAGE	WOOD			
17	G	2' - 6"	6' - 8"	1 3/8"	WOOD		PASSAGE	WOOD			
18	D	2' - 6"	6' - 8"	1 3/8"	WOOD		POCKET	WOOD			
21	A	2' - 8"	6' - 8"	1 3/8"	WOOD		PASSAGE	WOOD			
31	C	2' - 4"	6' - 8"	1 3/8"	WOOD		PRIVACY	WOOD			

WINDOW SCHEDULE

MARK	R.O.		TYPE	MFR	MODEL	MATERIAL	FINISH	HEAD	JAMB	SILL	GLAZING		HEAD HEIGHT	COMMENTS
	WIDTH	HEIGHT									THICKNESS	TYPE		
1	8' - 6 1/2"	4' - 6 3/4"	45 Angle Bay w/ 2-0 flanking windows	ANDERSON 400 SERIES	45-41042-20								7' - 0"	
2	6' - 0"	1' - 6"	Transom with Trim										7' - 0"	CUSTOM SIZE PTR6016
3	2' - 0"	3' - 0"	Casement with Trim		C13								7' - 0"	
4	4' - 0"	3' - 11 1/4"	Glider		G44								7' - 4 1/4"	
4	4' - 0"	3' - 11 1/4"	Glider		G44								7' - 4 1/4"	
4	4' - 0"	3' - 11 1/4"	Glider		G44								7' - 4 1/4"	
4	4' - 0"	3' - 11 1/4"	Glider		G44								6' - 6"	
4	4' - 0"	3' - 11 1/4"	Glider		G44								6' - 6"	
4	4' - 0"	3' - 11 1/4"	Glider		G44								6' - 6"	
6	1' - 8 1/2"	4' - 0"	Casement with Trim		CN14								7' - 0"	
6	1' - 8 1/2"	4' - 0"	Casement with Trim		CN14								7' - 0"	
8	3' - 0"	4' - 9"	Double Hung with Trim		TW21046								6' - 8"	
8	3' - 0"	4' - 9"	Double Hung with Trim		TW21046								6' - 8"	
9	3' - 0"	4' - 0"	Double Hung with Trim		TW210310								6' - 0"	
9	3' - 0"	4' - 0"	Double Hung with Trim		TW210310								6' - 0"	
9	3' - 0"	4' - 0"	Double Hung with Trim		TW210310								7' - 0"	

FINISH LEGEND

FLOORING

C1	WALK-OFF MAT
C2	CARPET
WD	HARDWOOD (MAPLE)
MCT1	FORBO MARMOLEUM #3422 LAVENDER FIELD
MCT2	FORBO MARMOLEUM #3221 HYACINTH
LVT1	MANNINGTON #130400 LATTICE ELDERBERRY
VCF1	TARKETT 17202 CA SLATE - COLOR: FOGGY
VCF2	TARKETT 1132 FRESH START

PAINT

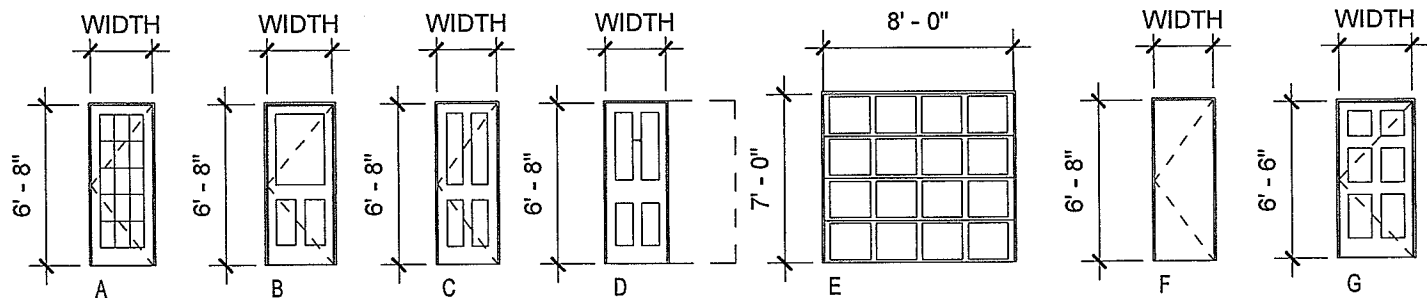
P1	FIELD COLOR
P2	ACCENT COLOR

TILE

T1	FLOOR TILE
T2	WALL TILE

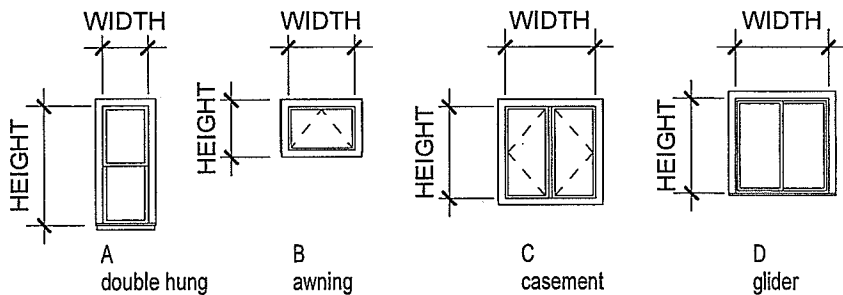
ROOM SCHEDULE

Room Number	Room Name	Floor Finish	Wall Finish	Base Finish	Ceiling Finish	Comments
01	ENTRY	VCF2	PTD GWB	WOOD	PTD GWB	
02	STAIR 1	TBD	PTD GWB	WOOD	PTD GWB	
10	MUD RM	T1	PTD GWB / WOOD	WOOD	PTD GWB	WAINSCOT
11	SITTING ROOM	MCT1	PTD GWB	WOOD	PTD GWB	WAINSCOT
12	ENTRY STAIR	VCF1	PTD GWB	WOOD	PTD GWB	
13	BEDROOM	WD	PTD GWB	WOOD	PTD GWB	
14	CLOSET	WD	PTD GWB	WOOD	PTD GWB	
15	BATH 1	MCT2	TILE 2	WOOD	PTD GWB	
16	(E) 1/2 BATH	MCT - MATCH EXTG		WOOD	PTD GWB	
21	STAIR 2	VCF1	PTD GWB	WOOD	PTD GWB	
22	COATS	VCF1	PTD GWB	WOOD	PTD GWB	
23	EXTG BATH 1	TBD	PTD GWB	WOOD	PTD GWB	
24	EXTG BATH 2	MCT2	PTD GWB	WOOD	PTD GWB	
25	SLEEPING	WD	PTD GWB	WOOD	PTD GWB	
26	EXTG CORRIDOR	LVT1	PTD GWB	WOOD	PTD GWB	
31	KITCHENETTE	VCF1	1x6 T&G PINE	WOOD	1x6 T&G PINE	
32	BATH 2	VCF1	PTD GWB	WOOD	PTD GWB	



Door Types

1/8" = 1'-0"



Window Types

1/8" = 1'-0"

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DATE: 05/07/2018

REVISED:

SCALE:

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DRAWING:

SCHEDULES

SHEET:

A5.1

ISSUED FOR BIDDING

PLOT DATE & TIME: 6/19/2018 12:41:09 PM

DRAWING LIST

SP	SITE PLAN
A0.1	BASEMENT & ATTIC DEMOLITION PLAN FOUNDATION PLAN
A0.2	FIRST & SECOND FLOOR DEMOLITION PLAN
A1.0	BASEMENT & ATTIC PLAN
A1.1	FIRST FLOOR PLAN & DETAILS
A1.2	SECOND FLOOR PLAN
A2.1	NORTH & SOUTH ELEVATION
A2.2	WEST ELEVATION
A3.1	BUILDING SECTIONS & WALL SECTION

- NOTES:
- OWNER WILL NOT BE RESIDING IN HOME IF CONSTRUCTION OCCURS BETWEEN JUN 1 & OCT 1
 - TENANT IS PERMANENT RESIDENT DURING CONSTRUCTION
 - PHASING OF WORK TO ALLOW TENANT CONTINUOUS ACCESS TO BATHROOM & KITCHEN FACILITIES ON ANY FLOOR IS ALLOWED
 - CONTRACTOR TO OBTAIN BUILDING PERMITS; ZONING PERMIT BY OWNER



Demarest - Magdoff Residence

16 Wilson Street, Burlington, VT 05401

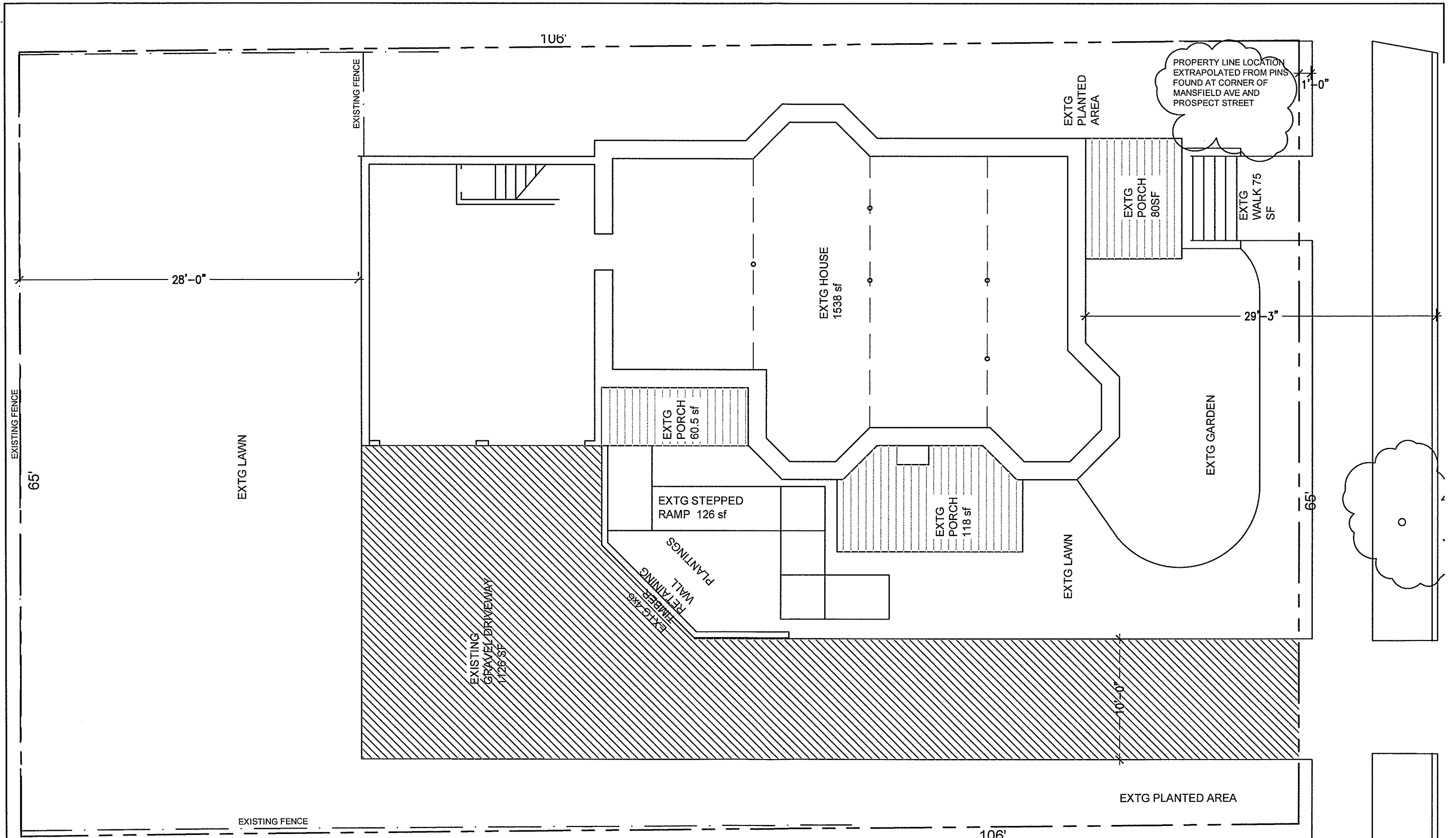
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CONSTRUCTION MANAGER:
Address

ARCHITECT:
GVV Architects, Inc.
284 South Union Street
Burlington, VT 05401
802-862-9631

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LOT COVERAGE

ALLOWED	EXIST
100%	6890sf
35%	38.6 % 2664 sf
10%	6.7 % 459.5 sf
45%	45.3% 3123.5 sf

LOT SIZE
HOUSE/DRIVE (1538+1126)
PORCHES/WALKS/PERVIOUS PAVING (80+75+118+60.5+126)
TOTAL

EXISTING HOUSE & DRIVE
3037.5 sf PLUS 8x12 DECK
FROM APPROVED PLAN IN
PLANNING OFFICE
DATED 3-8-1991

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Ownership of
this plan
is hereby
certified
to be the
owner of
the property
described
herein

NOTES:

Magdoff-Demarest Residence

DATE: 15
REVISED

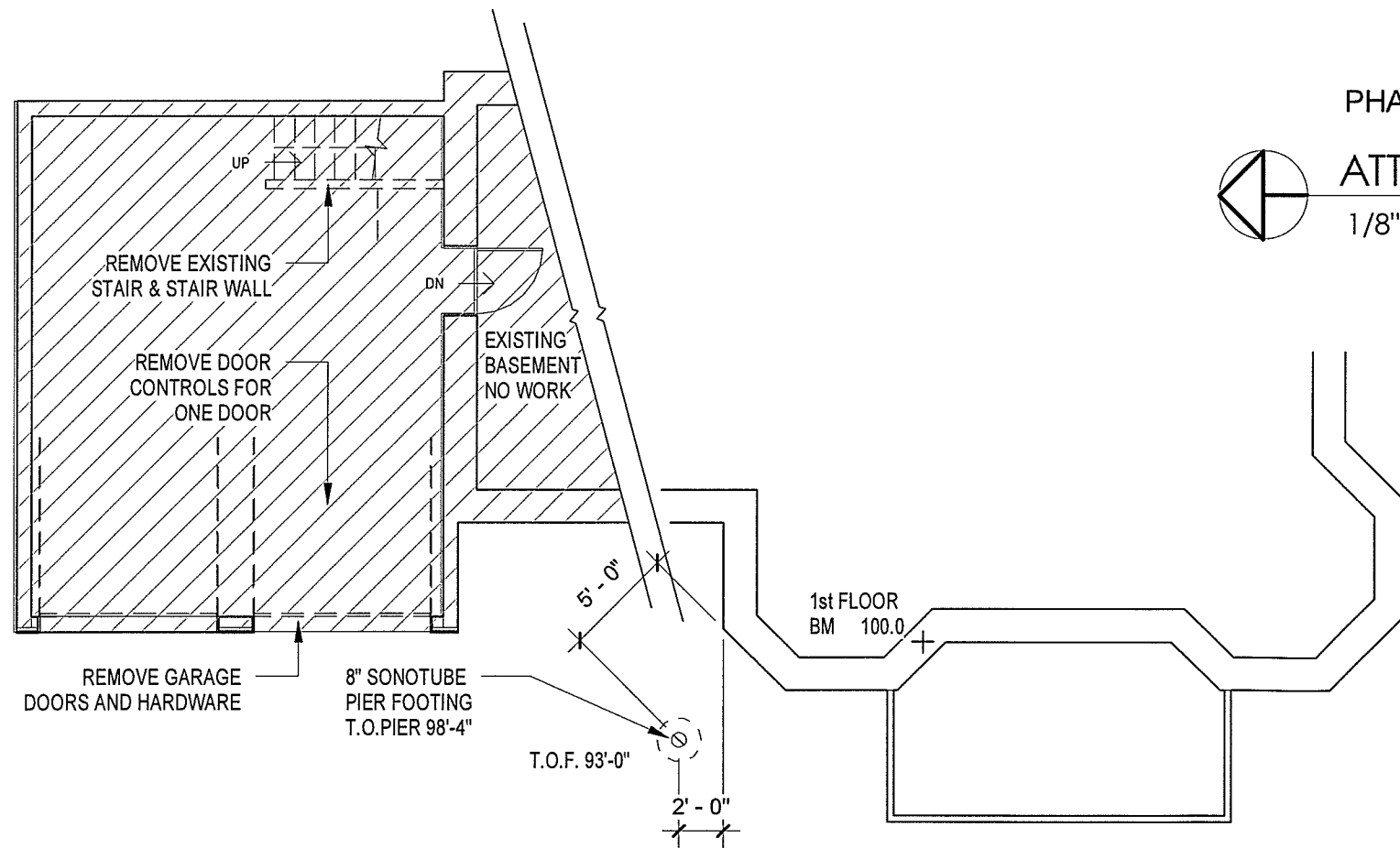
SCALE:
1/8"

DRAWING
EXIST
COND
SITE

SHEET:

SP

PLOT DATE & TIME: 6/19/2018 12:41:09 PM

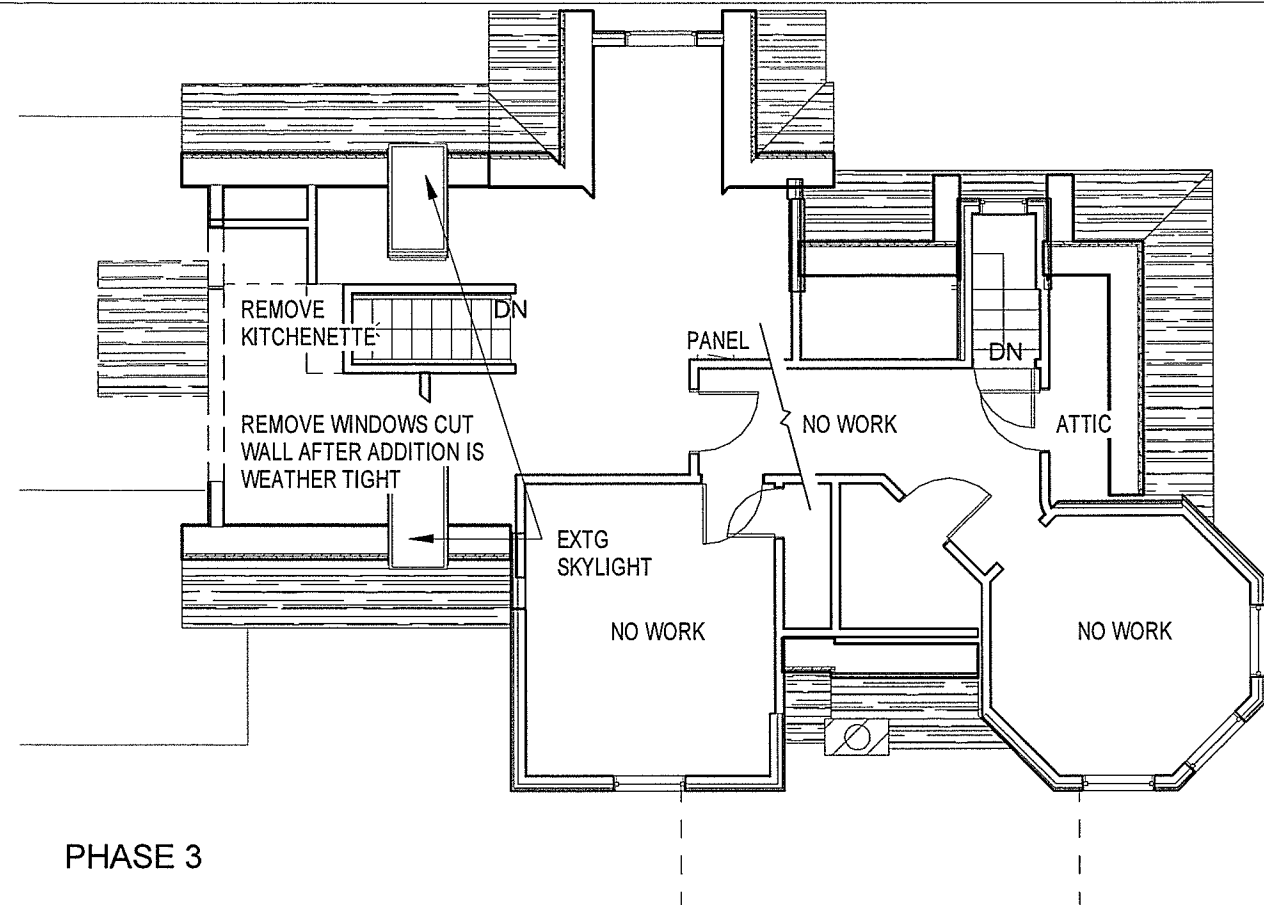


PHASE 1

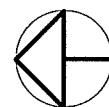


BASEMENT DEMOLITION & FOUNDATION PLAN

1/8" = 1'-0"



PHASE 3



ATTIC DEMOLITION PLAN

1/8" = 1'-0"

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NOTES:

Demarest - Magdoff Residence
16 Wilson Street, Burlington, VT 05401

DATE: 05/07/

REVISED:

SCALE:

1/8" = 1'-0"

DRAWING:

BASEMENT &
DEMOLITION
FOUNDATION

SHEET:

A0.

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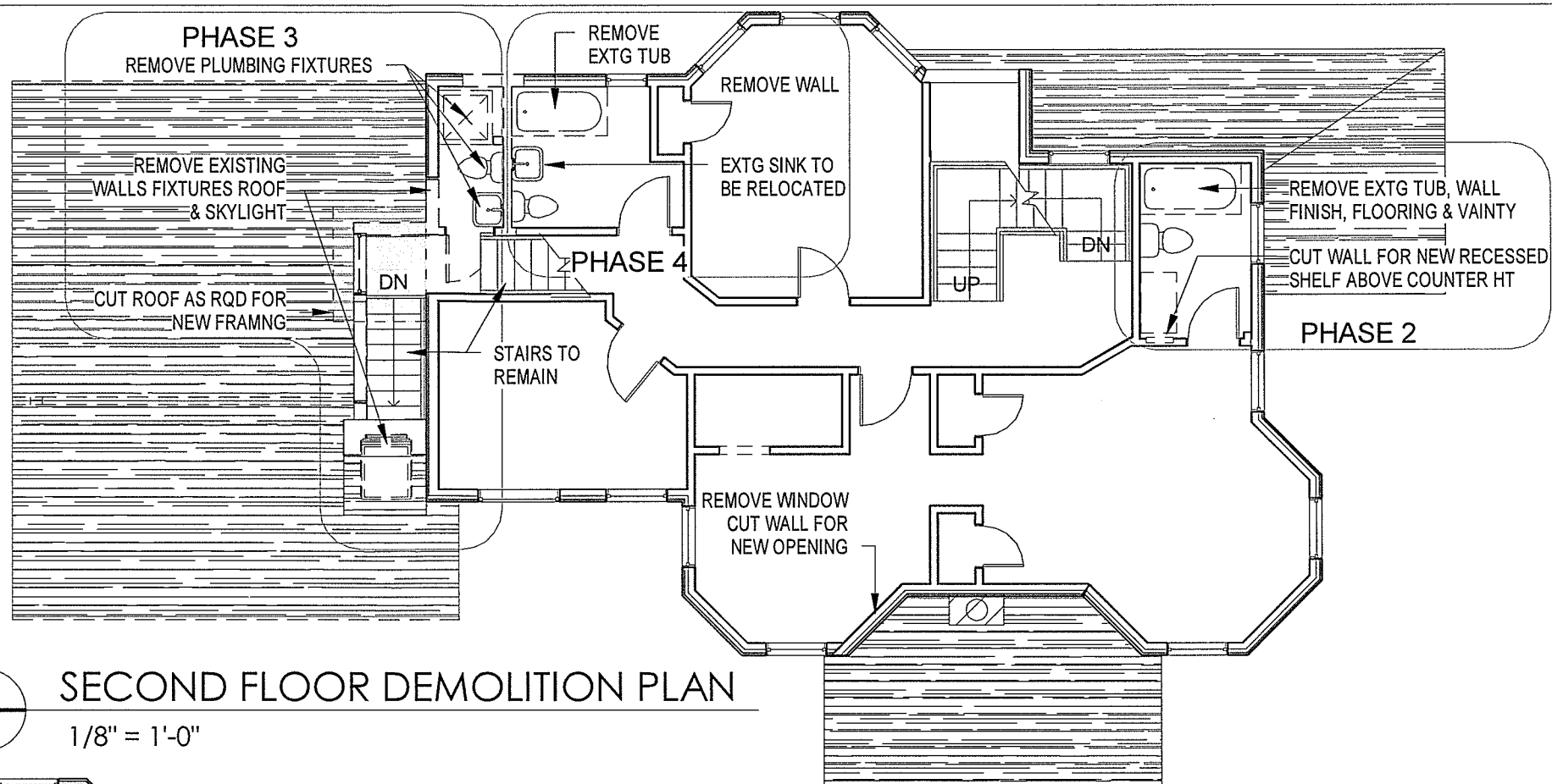
Demarest - Magdoff Residence
16 Wilson Street, Burlington, VT 05401

DATE: 05/07
REVISED:

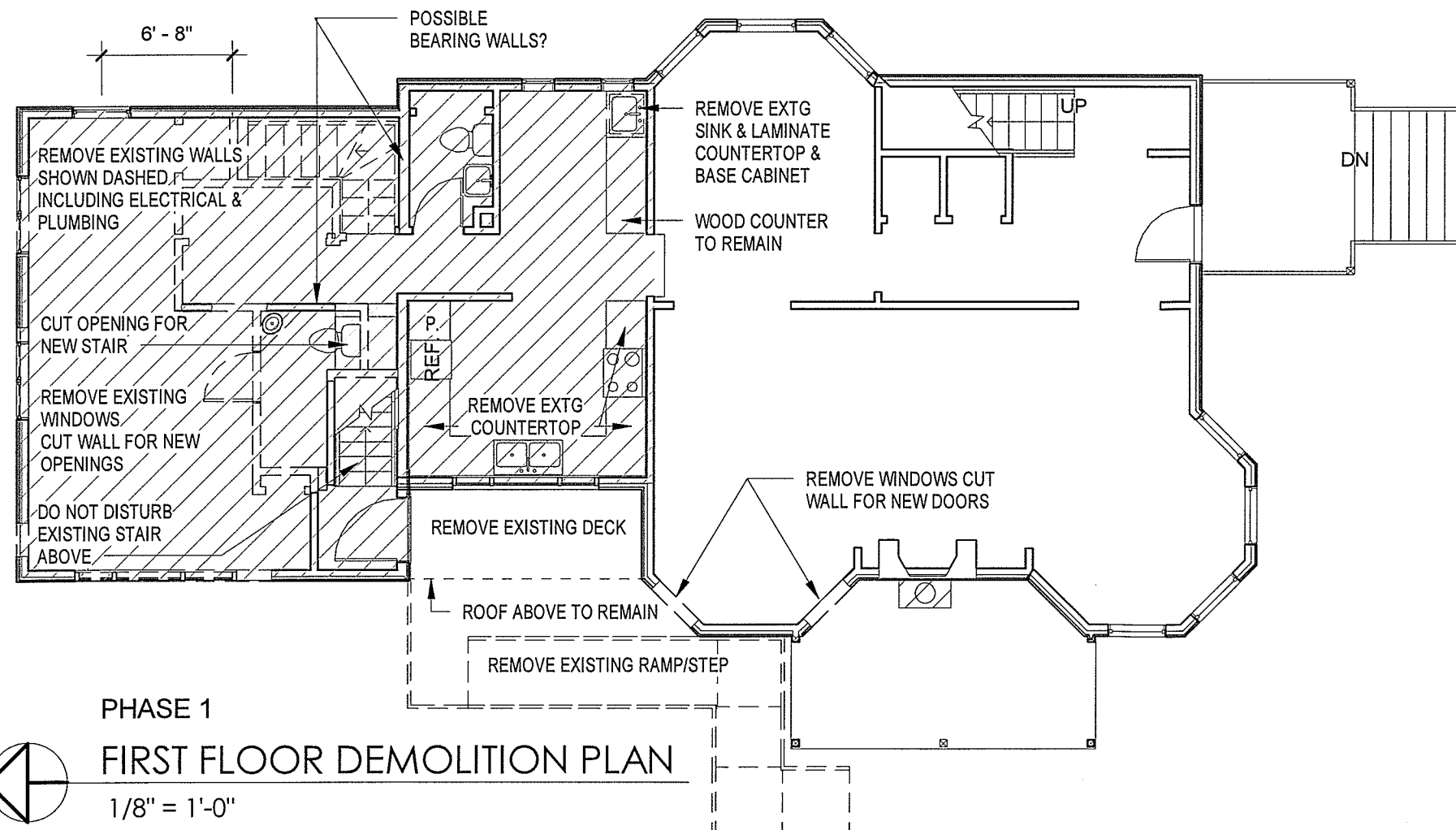
SCALE:
1/8" = 1'-0"

DRAWING:
FIRST & SECOND
FLOOR
DEMOLITION

SHEET:
A0.




 SECOND FLOOR DEMOLITION PLAN
 1/8" = 1'-0"



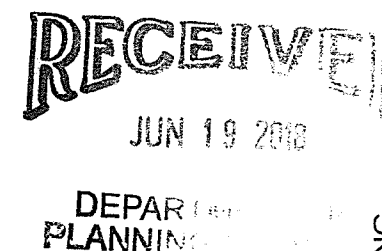
PHASE 1

FIRST FLOOR DEMOLITION PLAN

1/8" = 1'-0"

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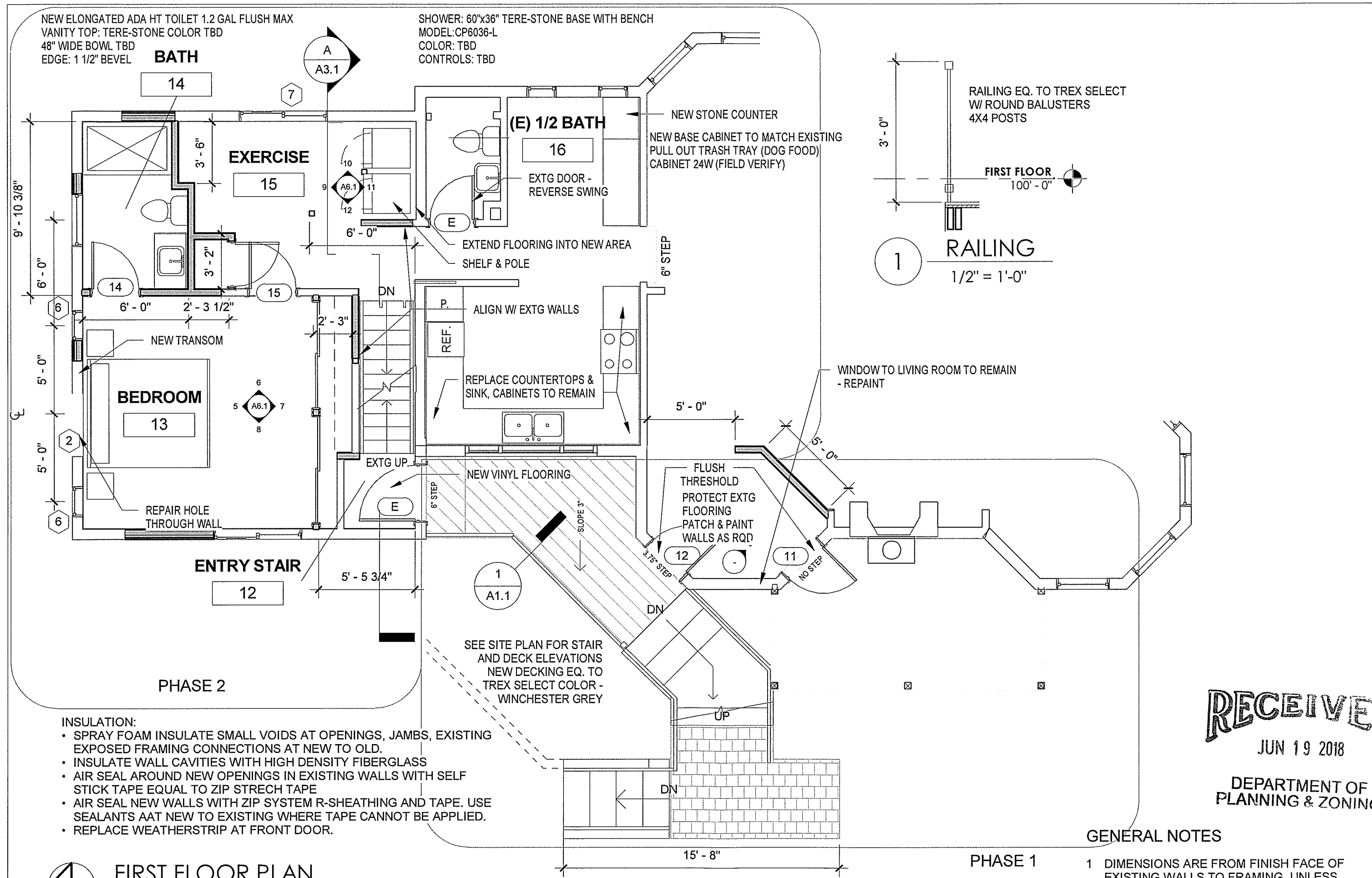
SECRET



1 DIMENSIONS ARE FROM FINISH FACE OF
EXISTING WALLS TO FRAMING, UNLESS
NOTED OTHERWISE.

2 NEW WALLS SHOWN SHADED

PLOT DATE & TIME: 6/19/2018 12:41:11 PM



FIRST FLOOR PLAN
3/16" = 1'-0"

- INSULATION:**
- SPRAY FOAM INSULATE SMALL VOIDS AT OPENINGS, JAMBS, EXISTING EXPOSED FRAMING CONNECTIONS AT NEW TO OLD.
 - INSULATE WALL CAVITIES WITH HIGH DENSITY FIBERGLASS
 - AIR SEAL AROUND NEW OPENINGS IN EXISTING WALLS WITH SELF STICK TAPE EQUAL TO ZIP STRECH TAPE
 - AIR SEAL NEW WALLS WITH ZIP SYSTEM R-SHEATHING AND TAPE. USE SEALANTS AAT NEW TO EXISTING WHERE TAPE CANNOT BE APPLIED.
 - REPLACE WEATHERSTRIP AT FRONT DOOR.

GENERAL NOTES

- 1 DIMENSIONS ARE FROM FINISH FACE OF EXISTING WALLS TO FRAMING, UNLESS NOTED OTHERWISE.
- 2 NEW WALLS SHOWN SHADED

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16 Wilson Street, Burlington, VT 05401

DATE: 05/07/2018
REVISED:
SCALE:
As indicated
DRAWING:
FIRST FLOOR & DETAIL
SHEET:
A1

$$3/16'' = 1'-0''$$


1 DIMENSIONS ARE FROM FINISH FACE OF
EXISTING WALLS TO FRAMING, UNLESS
NOTED OTHERWISE.

2 NEW WALLS SHOWN SHADED

Demarest - Magdoff Residence
16 Wilson Street, Burlington, VT 05401

DATE: 05/07

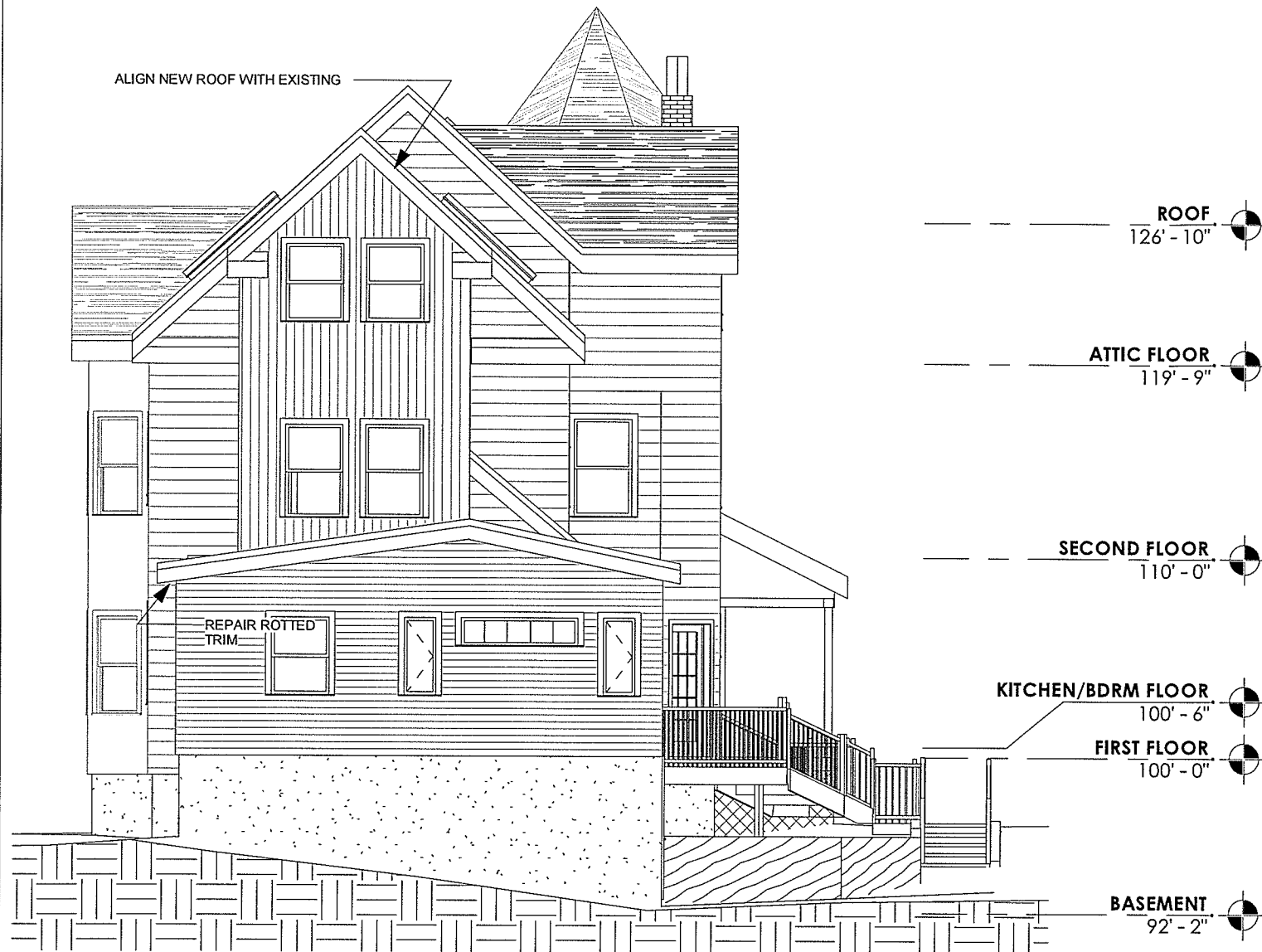
REVISED:

SALE:
3/16" = 1

DRAWING:
SECOND F
PLAN

A1.

PLOT DATE & TIME: 6/19/2018 12:41:12 PM



NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

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16 Wilson Street, Burlington, VT 05401

DATE: 05/07/2018

REVISED:

SCALE:

1/8" = 1'-0"

DRAWING:

NORTH & SOUTH
ELEVATIONS

SHEET:

A2

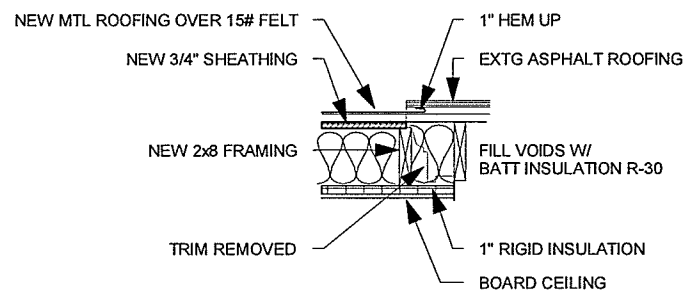
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WEST ELEVATION

1/8" = 1'-0"



ROOF CONNECTION

1/2" = 1'-0"

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DATE: 05/07/2018
REVISED:

SCALE:
As indicated

DRAWING:
WEST ELEVATION

SHEET:
A2

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16 Wilson Street, Burlington, VT 05401

DATE: 05/01/18

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SCALE:

3/16" = 1'

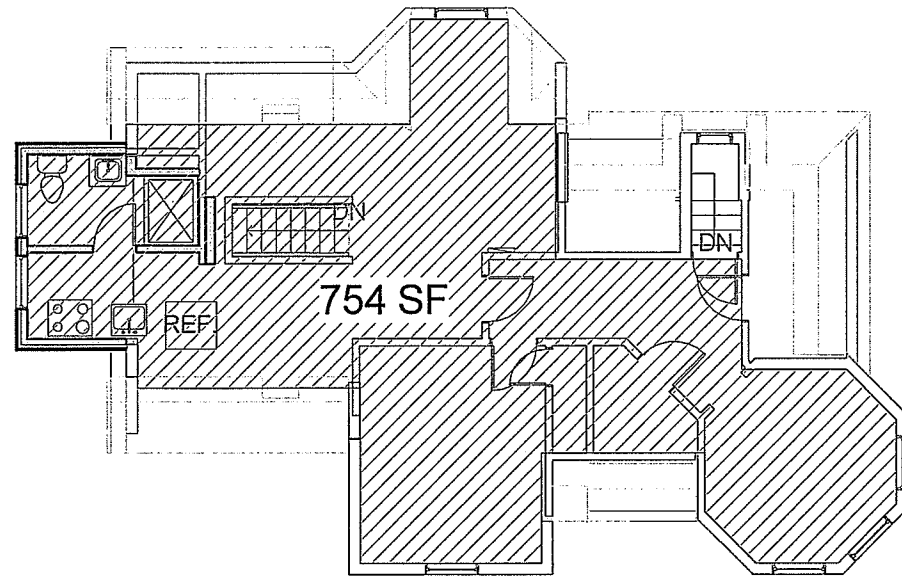
DRAWING:

BUILDING
SECTIONS &
SECTION

SHEET:

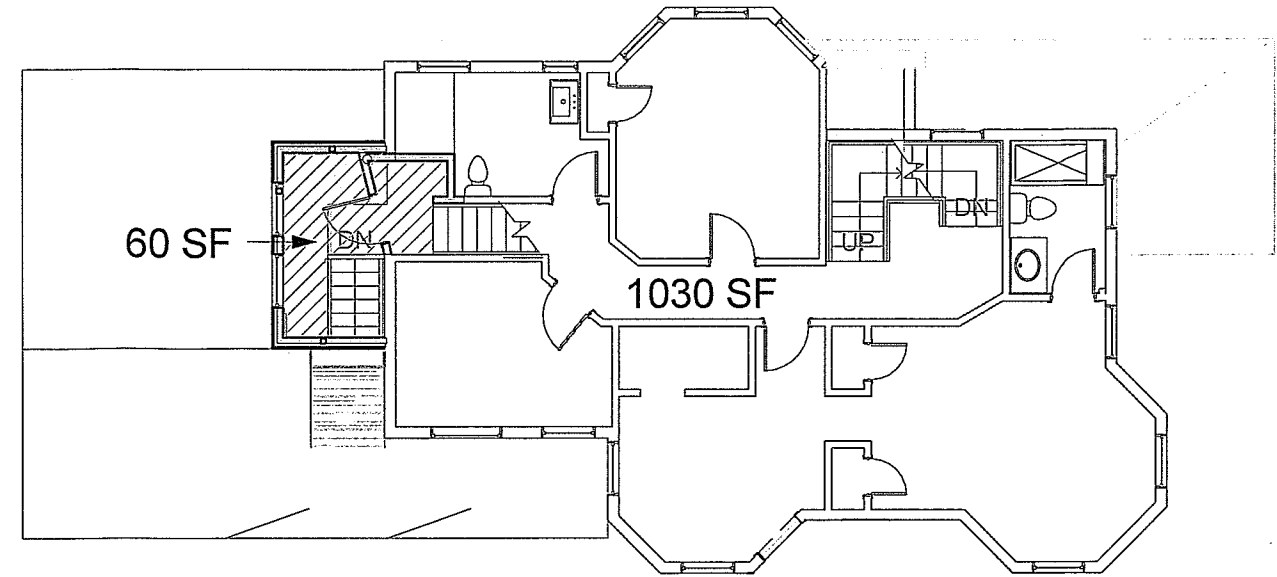
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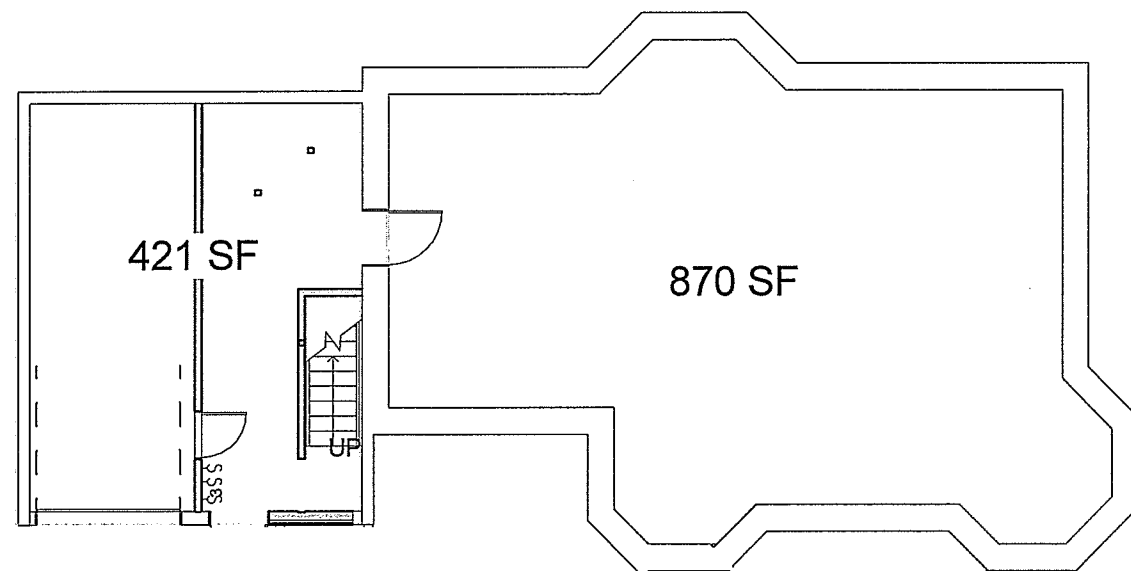
THIRD FLOOR (ATTIC) PLAN

3/32" = 1'-0"



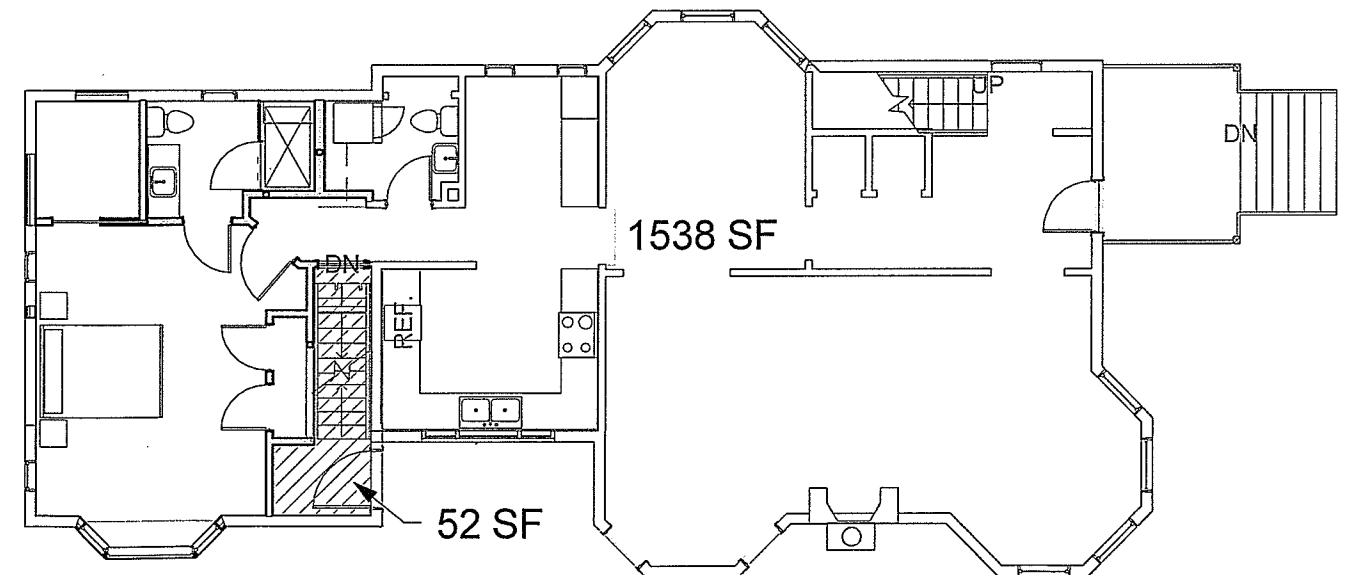
SECOND FLOOR PLAN

3/32" = 1'-0"



BASEMENT FLOOR PLAN

3/32" = 1'-0"



FIRST FLOOR PLAN

3/32" = 1'-0"

TOTAL AREA OF USABLE SPACE: 4304 SF 100%
 AREA OF OWNER USE: 3438SF 80%
 ACCESSORY APARTMENT: 866 SF 20%

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GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. BURLINGTON, VT 802.862.9631

DATE: 05/07/2018

REVISED:

SCALE:
 3/32" = 1'-0"

DRAWING:
 ACCESSORY
 APARTMENT
 LAYOUT

SHEET:

1



Southwest tower

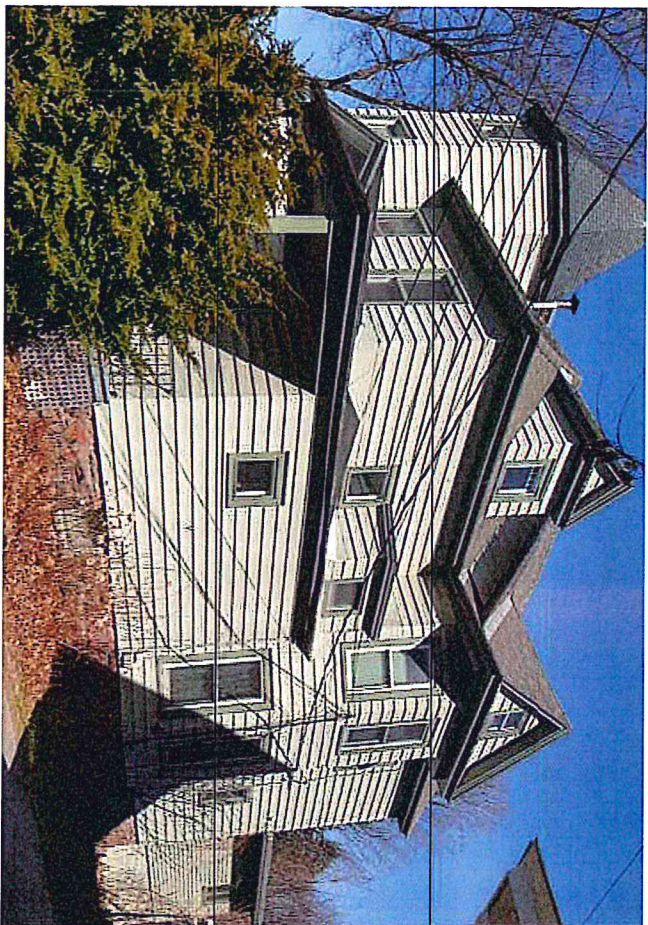


West porch

SE
AY
ARTMENT C
PLANNING & ZONING



North and west facades



South and East facade



Cedar fence and gate similar to one pictured, 5' height. Stained gray.



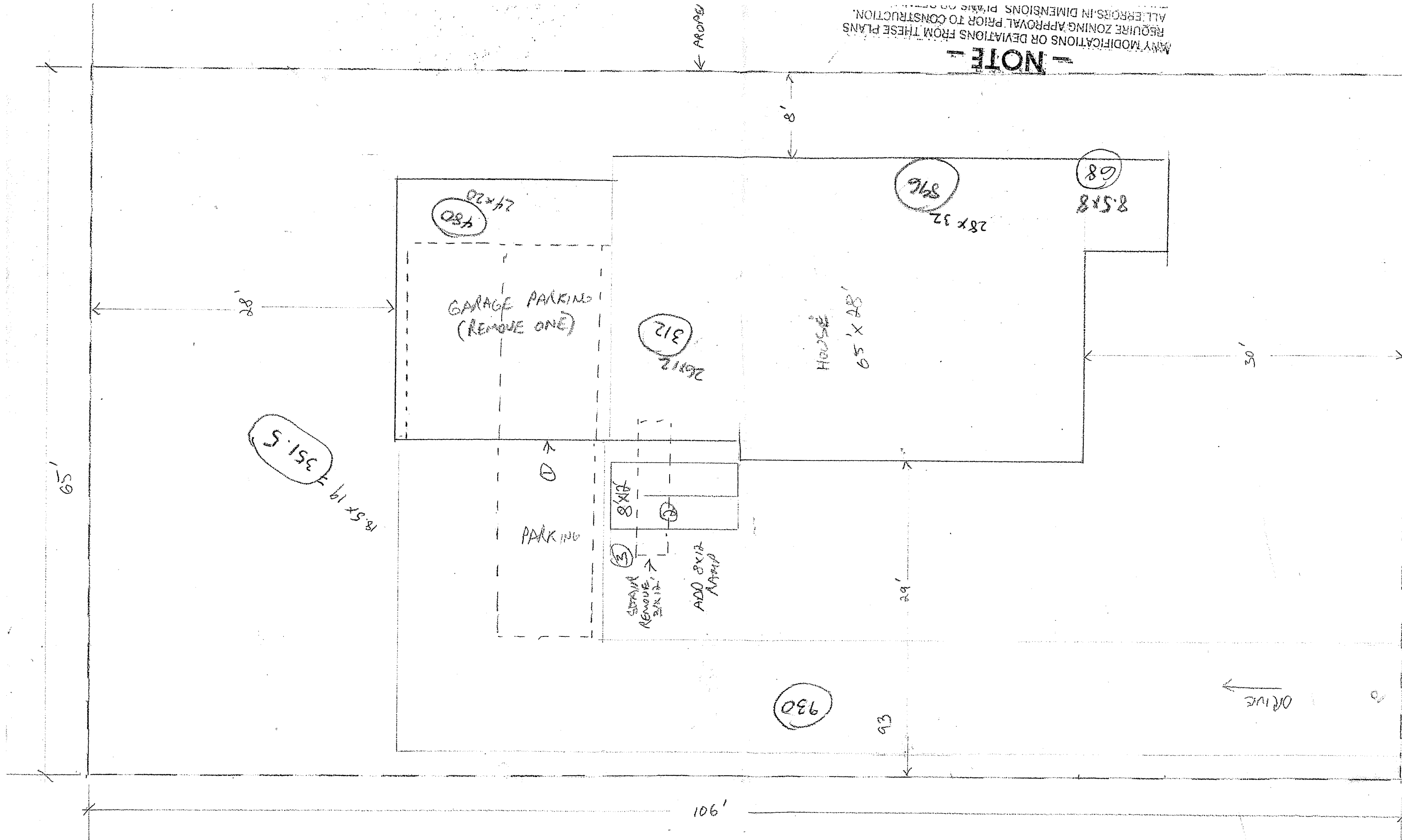
16 Wilson Street – view from street.

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ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS PLANS OR STATEMENTS

NOTE



Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

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



DESIGN ADVISORY BOARD Tuesday July 10th , 2018 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I – 3:00 PM – 3:30 PM

Annual Organizational Meeting

Session II – 3:30 PM – 4:00 PM

18-1050CA/CU; 16 Wilson Street St (RL, Ward 1E) Amy Demarest Family Trust.

Exterior west deck and site improvements. North addition over garage; increase in living space; accessory dwelling unit.

(Project Manager: Mary O'Neil)

Session III – 4:00 PM – 4:30 PM

Historic Preservation Review Committee Proposed delisting of 36 Convent Square

*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).*

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

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

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

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Tom Cullins
Steve Offenhartz
Leo Sprinzen
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate*



Minutes

Burlington Design Advisory Board

Tuesday, July 10, 2018 3:00 p.m.

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

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

Absent: Tom Cullins

Staff present: Ryan Morrison

Session I – 3:00 PM – 3:30 PM

Annual Organizational Meeting

Nomination and election of Chair, Vice Chair, Clerk, Ordinance Committee member, and Certified Local Government members.

Chair: Matthew Bushey

Vice Chair: Leo Sprinzen

Clerk: Mary O'Neil

PC Ordinance Committee member: Leo Sprinzen

Certified Local Government Program members: Steve Offenhartz (chair), Matt Bushey, Phil Wagner, Ron Wanamaker (alt.)

Session II – 3:30 PM – 4:00 PM

18-1050CA/CU; 16 Wilson St (RL, Ward 1E) Amy Demarest Family Trust

Exterior west deck and site improvements. North addition over garage; increase in living space; accessory dwelling unit. (Project Manager: Mary O'Neil)

Present from Project Team: Doug Viehmann (architect), Fred Magdoff & Amy Demarest (owners)

Motion by MB:

I move we approve the application as presented and add a condition that the site plan be updated to show the location(s) of all exterior mechanical equipment.

2nd – SO

Vote 5-0-1 (PH did not vote)

Session III – 4:00 PM – 4:30 PM

Historic Preservation Review Committee Proposed De-listing 36 Convent Square

The CLG discussed a request to the Vermont Advisory Council of Historic Preservation from the owner of 36 Convent Square, Champlain Housing Trust, to remove the existing home from the Vermont State Register of Historic Resources. The request coincides with CHT's zoning permit application to demolish the existing dwelling and replace it with a new single family home. The Vermont Advisory Council will consider this request at their July 26, 2018 meeting.

Motion by SO:

I move that the board recommend approval to the Vermont Advisory Council of Historic Preservation to de-list 36 Convent Square from the Vermont State Register of Historic Resources, based on the DAB's review of the project and recommendation of approval for the demolition, and due to the fact that the project will provide a substantial community wide benefit that outweighs the historic and architectural significance of the building proposed for demolition.

2nd – MB

Vote 3-0