

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/pz>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner *moveil*
RE: ZP 14-1300CA/CU 85 Lakeview Terrace
Date: July 8, 2014

File: ZP 14-1300CA/CU

Location: 85 Lakeview Terrace

Zone: RM **Ward:** 7

Date application accepted: June 25, 2014

Applicant/ Owner: William Schebaum/Jovial King

Estimated Construction Cost: \$300,000

Request: Construction of a 2 story addition to existing single family home; remove existing shed and construct new accessory structure for accessory dwelling unit and storage.

Background:

- **Zoning Permit 08-267CA;** Enclose existing front porch and replace two attic windows at gable ends. **Denied**, January 2008.
- **Zoning Permit** to erect a 14' x 16' open deck and railing on the rear of existing house; demolish existing porch except the roof. Approved April 1975.

Overview: 85 Lakeview Terrace is a single family home with a small accessory (garage). The owners wish to build a rear addition; demolish the garage and construct an accessory building to be used for an Accessory Dwelling Unit. Parking will be reconfigured to meet the requirements of the ordinance. Conditional Use Review is required for the construction of a new building to house an Accessory Dwelling Unit.



PART 1: LAND DIVISION DESIGN STANDARDS

Not applicable.

PART 2: SITE PLAN DESIGN STANDARDS

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The proposed addition and new accessory structure are in the same locations as existing features (deck, garage.) No impact is anticipated on any important natural features.

(b) Topographical Alterations:

No changes to topography are proposed.

(c) Protection of Important Public Views:

This is private property. Existing views between parcels will remain; the proposed new accessory structure will not unduly impede views toward the west (although this standard excludes views from private property.)

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

The addition to 85 Lakeview Terrace includes ample window glazing facing the west, which will provide passive solar. The new accessory structure will be required to meet energy efficiency standards as defined by Burlington Electric Department. No part of this application will prohibit the use of solar, wind, water, geothermal, or other alternate energy resource.

(f) Brownfield Sites:

None identified. Not applicable.

(g) Provide for nature's events:

An Erosion Prevention and Sediment Control plan have been filed for review by the City Stormwater Engineer. Its approval will be a condition of any permit issued.

Design features, including a covered porch, covered entryway and mono-pitch rooflines address the effects of rain, snow, and ice at building entrances. It appears that the location for snow storage will be at the head of the newly configured driveway. This will be effective, as long as it doesn't prohibit access to the new addition on the rear of 85 Lakeview, or the sidewalk to the accessory dwelling unit. The bulkhead, however, may be inaccessible if covered in a snowbank.

(h) Building Location and Orientation:

The existing garage is proposed to be removed for the construction of the accessory structure intended as an accessory dwelling unit. The structure has been designed to have a "polite" front to the street, with barn doors facing east. This is not the building entrance, however, but access to storage. The functional access is proposed to be through a side door on the south elevation.

In location and orientation, the new accessory structure is deferential to the existing primary structure, and located on the site to be respectful of the same traditional arrangement.

(i) Vehicular Access:

An existing curb cut will be utilized. No change.

(j) Pedestrian Access:

The proposed site plan illustrates a walkway from the parking area/drive to the accessory dwelling (walkways are permitted to encroach within setbacks.) There is no walkway to the primary residence from either the sidewalk or from the drive to the house. Some method of pedestrian connection will need to be illustrated for the primary residence.

(k) Accessibility for the Handicapped:

It would be possible to design the new accessory unit to be completely accessible as it is proposed at or near grade. Although suggested, it is not a requirement for any single family home.

(l) Parking and Circulation:

The single family home requires 2 parking spaces, and the proposed accessory dwelling unit 1 parking space (Per Zoning Ordinance Amendment 13-10). Three parking spaces are illustrated on the site plan; outside the front yard setback, 2 in tandem to serve the primary residence. The existing curbscut will be utilized.

(m) Landscaping and Fences:

A planting box is illustrated at the foot of the stairs on modeling studies, and three unidentified trees on the site plan. No formal landscaping plan has been submitted, and further planning in that regard will be a requirement prior to review by the DRB.

(n) Public Plazas and Open Space:

There are no public plazas included within the project plan. Not applicable.

(o) Outdoor Lighting:

The applicant proposed recessed can lighting, residential grade, for the covered porches and ACU entry canopy. Assurance will be required that no unnecessary light spill will occur onto neighboring properties.

(p) Integrate infrastructure into the design:

The applicant will be required to identify the location of meters, mailboxes, utility connection, and any proposed HVAC equipment prior to review by the DRB to assess the appropriateness and potential need for screening.

A storage shed is proposed to be attached to the new accessory structure. It is assumed that this will be a location for trash/recycling as well as bicycles and other typical outdoor equipment. The applicant shall provide the intended location of trash.

PART 3: ARCHITECTURAL DESIGN STANDARDS

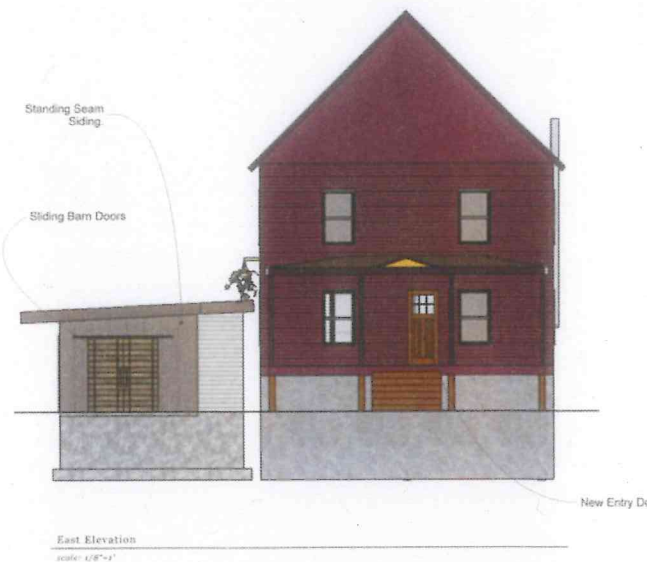
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed rear addition to 85 Lakeview will be largely hidden behind the primary structure and minimally visible from the street. The design “cascades” away from the rear gable elevation, beginning at 2 stories, decreasing to one story and a deck extension.

The new accessory structure, proposed to be one story, remains deferential and secondary in the structural hierarchy on the lot. The new building, with a modern vocabulary been inserted next to its historic antecedent; a companionship appearing with some regularity in this neighborhood.



2. Roofs and Rooflines.

Roof pitch for the proposed porch, addition, and new accessory structure are all monopitch. While not so common for primary buildings residential buildings in the neighborhood, it is a common roof form for porches, garages, and sheds. In that manner (and considering the new construction) the proposed roof pitches are consistent with the neighborhood.

3. Building Openings



Window openings for the new rear addition are regularly placed, mimicking the placement, arrangement and size of windows in the primary residence. The westerly elevation clearly and understandably intends to exploit the incredible lake views.

Windows and doors on the accessory structure are limited in size and number; with the largest facing west. It remains odd that the primary entrance for the ADU is facing the southerly property line (remote, and close to the property boundary), with small windows that will prohibit passive solar gain on the southerly exposure. A reassessment of this arrangement is recommended to

relocate the entrance to the east or north, with greater window glazing on the south.

(b) Protection of Important Architectural Resources:

See Section 5.4.8, below.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

The front of 85 Lakeview Terrace will be relatively unchanged as the rear addition will only be minimally apparent from the public ROW.

The removal of the existing garage/shed will allow for the new accessory structure, which is proposed to have a streetfront presence resembling a storage building. In that manner, it is unobtrusive and in step with traditional storage type buildings. The building face of the accessory structure would be improved both visually and functionally with the addition of a window in the northeast corner; but this is at the discretion of the applicant and board.

(e) Quality of materials:

New materials are proposed to be corrugated siding, vertical standing seam siding, and wood siding. Soffits and fascia for the primary structure are proposed to be boxed with wood; on the ADU to be trimmed in metal. Railings on the deck are intended to be metal. All are considered to be durable with a reasonable life expectancy.

(f) Reduce energy utilization:

All new construction must 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.

Encouragement is offered for the new ADU to take advantage of solar access where available (southerly exposure).

No shade impact is anticipated on neighboring properties from any portion of this development.

(g) Make advertising features complementary to the site:

Not signage is proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All requirements for ingress and egress, as well as for building and life safety code as defined by the building inspector and fire marshall, shall be met.

It is again encouraged to move the primary entrance of the ADU off the south elevation near the property boundary toward the interior of the lot.

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

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

- 1. The building is 50 years old or older;*
- 2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:*
 - A. Association with events that have made a significant contribution to the broad patterns of history; or,*
 - B. Association with the lives of persons significant in the past; or,*
 - C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,*
 - D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*
 - E. Yielding, or may be likely to yield, information important to prehistory; and,*
- 3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association*

85 Lakeview Terrace, including the shed/garage, are listed on the Vermont State Register of Historic Resources (see attached information.)

(b) Standards and Guidelines:

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

The residential use of the property is proposed to be continued.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Any alteration on the primary structure is restricted to the rear, and will have minimal impact on the structure (particularly as can be viewed from the public ROW.) The existing shed/garage is proposed to be replaced with a new accessory structure, which will clearly be new construction. In location, the new building continues the building arrangement on the lot. The new structure will look like a shed/storage building from the street.

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

No conjectural features are proposed. The new structure will clearly look new.

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

Not applicable.

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

Not applicable.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The shed/garage is not proposed to be replaced due to deterioration, but to provide another housing unit of safe, durable and structurally sound construction. The rear addition on the primary structure is to enhance the livability and enjoyment of the home, and is entirely consistent with residential building evolution.

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

Not applicable.

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

There are no known archaeologically sensitive areas on this parcel. Not applicable.

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

The new work will clearly be differentiated from the old, yet compatible with the historic character of the original. The introduction of new materials will provide a counterpoint to the existing clapboard/wood frame construction. Several successful examples are extant on the Lakeview Terrace streetscape.

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

It would be possible to remove the rear addition at 85 Lakeview with easy reversal to the existing structure.

The new accessory structure could be removed from the site without notable damage to site features or arrangement; however the demolition of the shed can be considered irreversible. In an assessment of the greater public good, it may be determined that

providing an additional unit of housing accessory to an existing single family home is a greater benefit to the community and property owner than a deteriorated storage shed.

(c) Demolition by Neglect:

Not applicable.

(d) Demolition of Historic Buildings:

1. Application for Demolition.

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

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*
- B. A statement addressing compliance with each applicable review standard for demolition;*
- C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*
 - (i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,*
 - (ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*
- D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites; and,*
- E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

2. Standards for Review of Demolition.

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

- A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure; or,*
- B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,*
- C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

And all of the following:

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

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

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

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

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

This section of the ordinance applies due to the proposed removal of the shed/garage at 85 Lakeview Terrace. Although a very minor structure on the lot, it was included within the description of the property on the Vermont State Register.

In previous, similar permit review, the DRB has given a measured assessment of structural merit based on the prominence, integrity, function, and condition of individual structures. (See 107 Ledge Road, demolition of garage, ZP 13-0768.)

The existing accessory structure at 85 Lakeview Terrace is importance for its association to the primary residential building, but may be interpreted for its very purpose; as a small structure intended for storage. It's replacement would provide a greater public benefit than the existing wood frame building, which should be photo documented for inclusion in the zoning record.

The building's marginal importance does not merit documentation per HABS or HAER standards, which are reserved for structures of national significance and federally listed on the National Register of Historic Resources. The existing shed is not.

The application has not included an engineer's report; however an architectural designer has provided replacement plans for the new building (redevelopment plans required per these standards.) This is sufficient for the proposal.

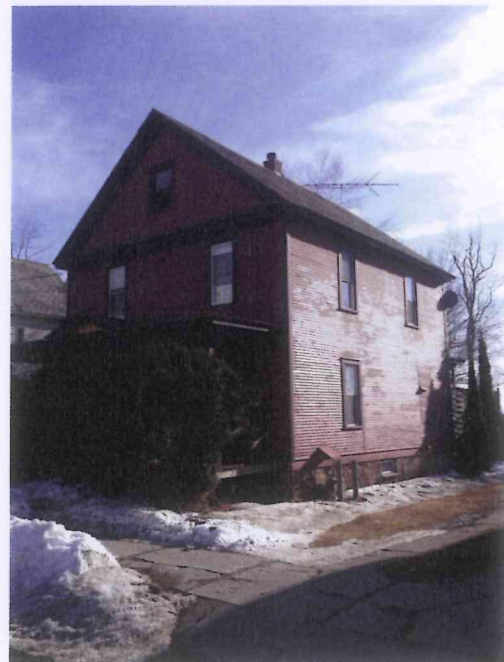
3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

If any building materials warrant re-use, then they shall be made available to ReSource or a similar outlet. Building deconstruction must be done with appropriate safe practices; all construction debris must be disposed of in a safe and legal manner.

Recommended Conditions if considered for approval:

1. An EPSC plan shall be approved by the City Stormwater Engineer **prior to release of any zoning permit.**
2. A pedestrian walkway shall be included between the public sidewalk and the primary residence, and/or between the parking area and the primary residence. A coverage recalculation will be required for this addition/revision.
3. It is recommended that the primary entrance to the accessory dwelling unit be relocated from the south elevation to either the east or north to direct resident traffic toward the interior of the lot rather than against a property line. It is further suggested that a primary window would be welcome on the streetfront/east façade, as would a window to capture easterly light into the accessory dwelling unit. “Flipping” the project plan would accomplish locating the entrance on the interior, and providing a greater amount of glazing on the south elevation, increasing solar gain.
4. A landscaping plan shall be submitted prior to review by the DRB.
5. The applicant will be required to identify the location of meters, mailboxes, utility connection, and any proposed HVAC equipment prior to review by the DRB to assess the appropriateness and potential need for screening.
6. Trash and recycling locations shall be confirmed on plans.
7. There shall be no undue lightspill from exterior lighting onto neighboring properties.
8. Building deconstruction must be done with appropriate safe practices; all construction debris must be disposed of in a safe and legal manner.
9. If any patio, deck, or pavers are proposed for the rear of the ADU, they shall be included on the site plan and submitted coverage calculation.
10. Dimensional standards, including required setbacks, shall be met.
11. All other requirements of Section 5.4.5 (a) and (b), **Accessory Dwelling Units, General Standards.**
12. Standard Permit Conditions 1-15.



Existing Site Plan
scale: 1/16"=1'

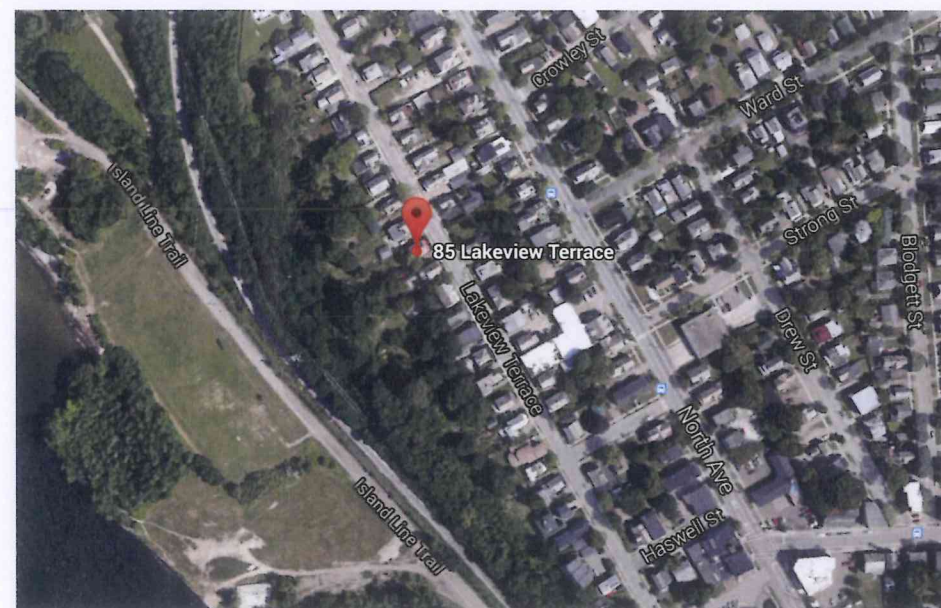
Zoned Residential Medium Density
Allowable coverage: 40%

Existing Coverage

Lot	= 7,088sqft
House and Garage	= 1,060sqft
Driveway	= 685sqft
Total	= 1,745sqft 26% Coverage
Porch, Stairs, Decks	= 731sqft 10.3% Coverage

RECEIVED
JUN 25 2014

DEPARTMENT OF
PLANNING & ZONING



Steeple-Chase Design-Build
P.O. Box 1125
Montpelier, VT
802-999-6792

ISSUE
06.25.14
DRAWN BY

PROJECT
85 Lakeview Terrace
Burlington, Vermont

Existing Site Plan



RECEIVED
JUN 25 2014

**DEPARTMENT OF
PLANNING & ZONING**

Zoned Residential Medium Density
Allowable coverage: 40%

Existing Coverage

Lot = 7,088sqft
House and Garage = 1,060sqft
Driveway = 685sqft

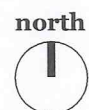
Total = 1,745sqft
26% Coverage

Porch, Stairs, Decks = 731sqft
10.3% Coverage

Proposed Coverage

Existing = 911sqft
Addition = 384sqft
Accessory Dwelling/Shed = 428sqft
Driveway = 851sqft
Deck/Screen Porch = 261sqft

Total w/ Proposed = 2,835sqft
39.9% Coverage



Proposed Site Plan
scale: 1/16"=1'

Steeple.Chase Design.Build
P.O. Box 1125
Montpelier, VT
802-999-6792

ISSUE 06.25.14
DRAWN BY

PROJECT 85 Lakeview Terrace
Burlington, Vermont

Proposed Site Plan



RECEIVED
JUN 25 2014
DEPARTMENT OF
PLANNING & ZONING



Steeple.Chase Design.Build
P.O. Box 1125
Montpelier, VT
802-999-6792



ISSUE
06.25.14
DRAWN BY
V.C.

PROJECT
85 Lakeview Terrace
Burlington, Vermont

Perspective

RECEIVED
JUN 25 2014

DEPARTMENT OF
PLANNING & ZONING



Steeple Chase Design, Build
P.O. Box 1125
Montpelier, VT
802-999-6792

ISSUE
06.25.14
DRAWN BY
[Signature]

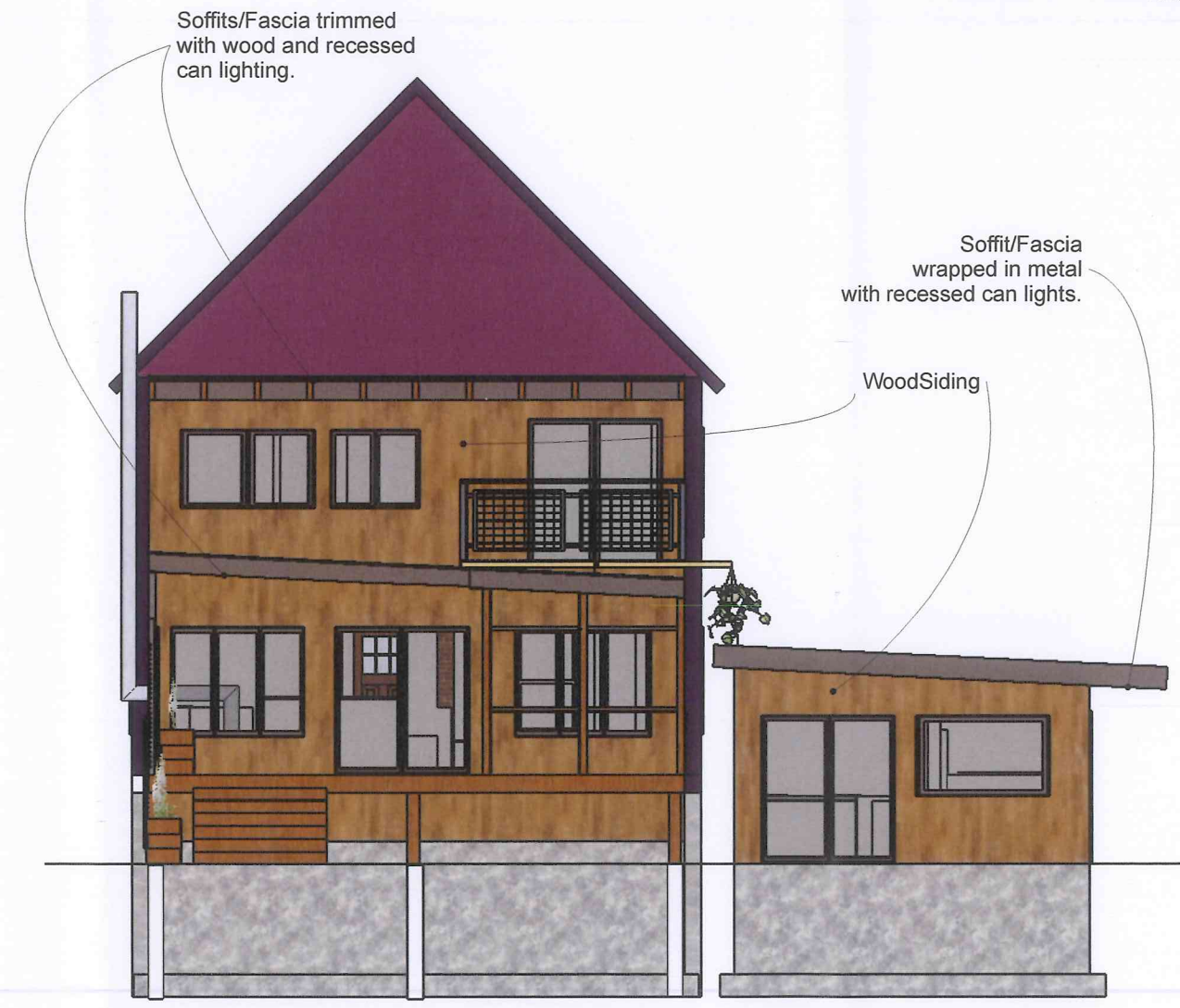
PROJECT
85 Lakeview Terrace
Burlington, Vermont

East/West
Elevations

A.08



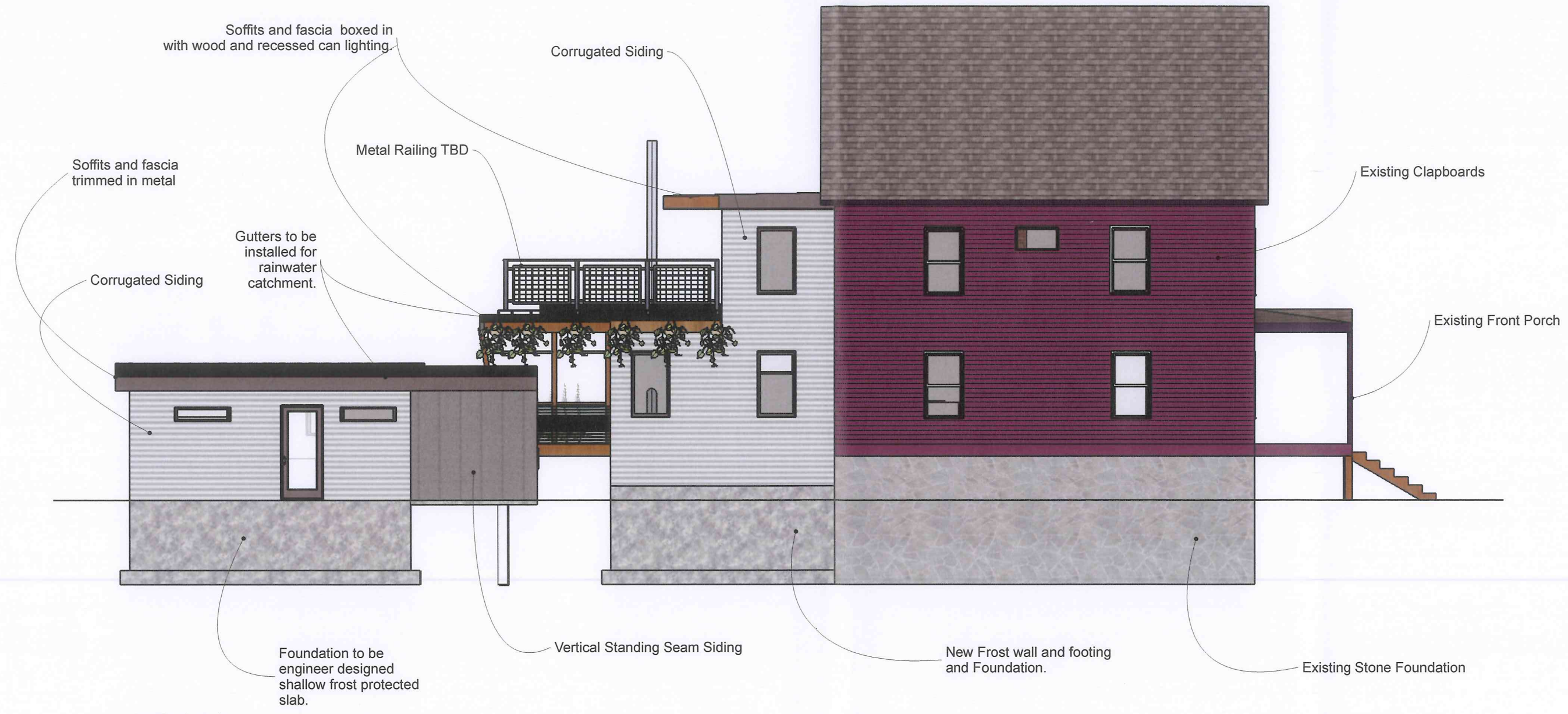
East Elevation
scale: 1/8"=1'



West Elevation
scale: 1/8"=1'

RECEIVED
JUN 25 2014

DEPARTMENT OF
PLANNING & ZONING



South Elevation
scale: 1/8"=1'



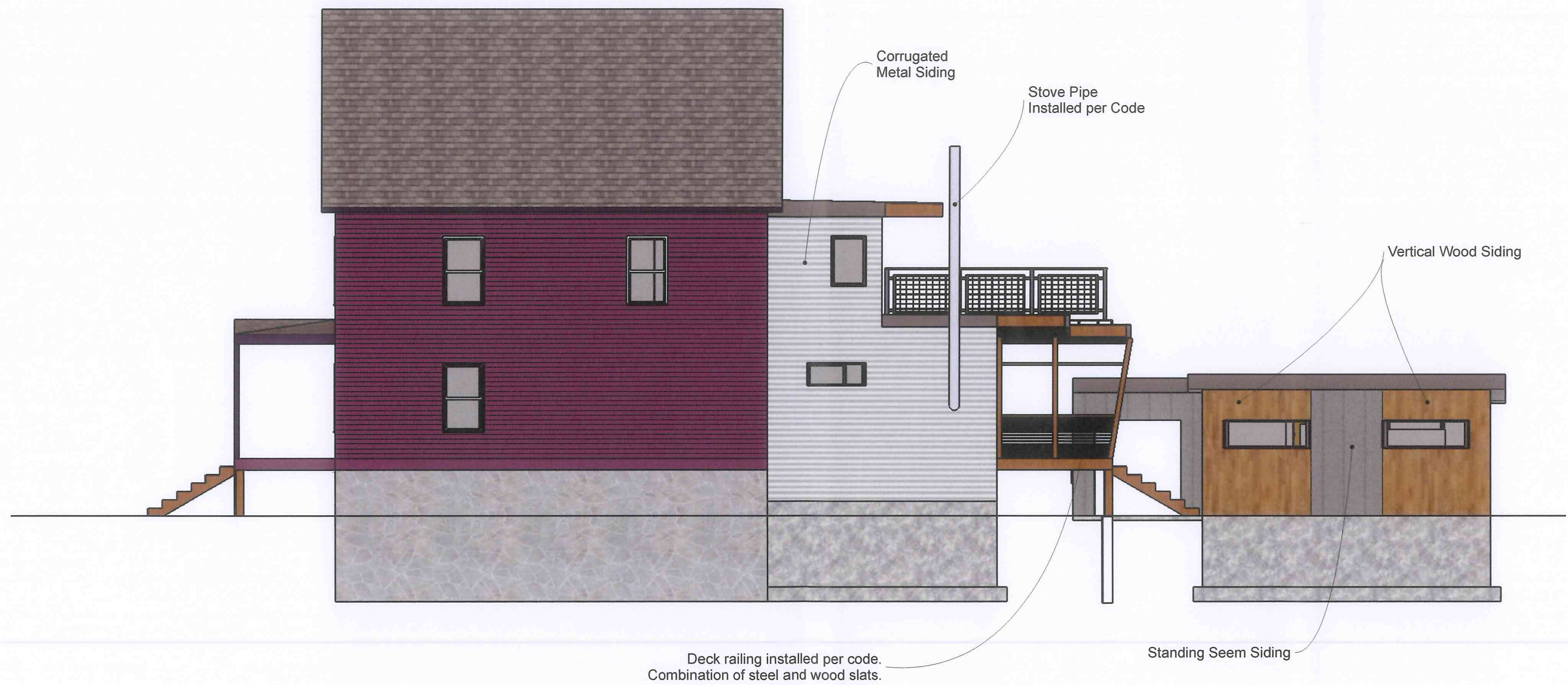
Steeple Chase Design, Build
P.O. Box 1125
Montpelier, VT
802-999-6792

ISSUE
06.25.14
DRAWN BY

PROJECT
85 Lakeview Terrace
Burlington, Vermont

South
Elevation

A.06



North Elevation

scale: 1/8"=1'



Steeple Chase Design Build

P.O. Box 1125
Montpelier, VT
802-999-6792

ISSUE
06.25.14

DRAWN BY

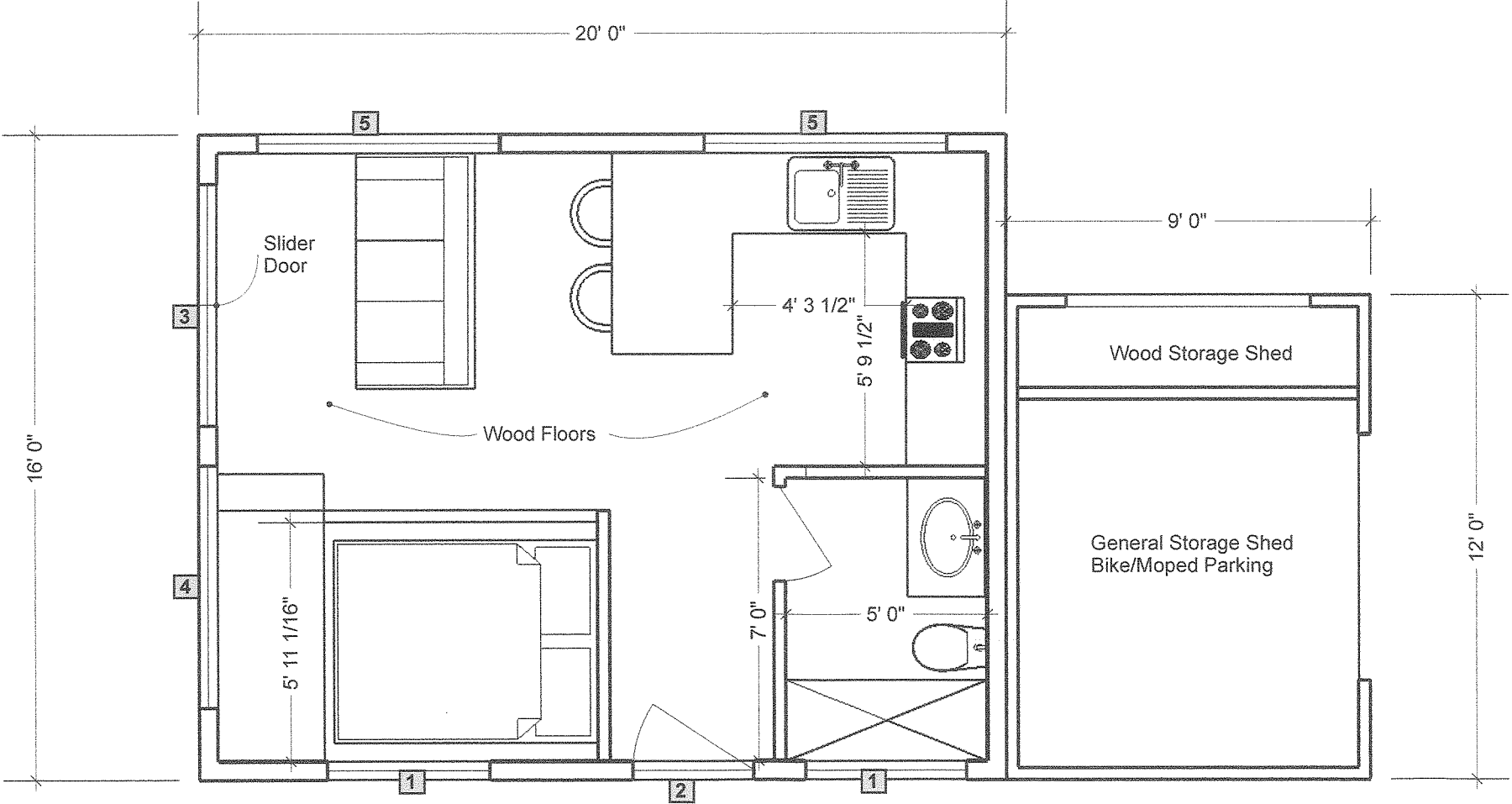
PROJECT
85 Lakeview Terrace
Burlington, Vermont

**North
Elevation**

A.07

Window	Model #-Marvin Integrity Wood Ultrex	Rough Opening (WxH)	Notes
1	IAWN4919T -Single Unit Awning	4'1" x 1' 7 5/8"	x2
2	IIFD3065XR - Inswing French Door	3'1 5/16" x 6'8"	
3	ISPD6065OX - Sliding Patio Door	6'0" x 6'8"	
4	ITGL7248 - Double Glider	6' 1/2" x 4' 1/4"	
5	IAWN3723 2W - Double Awning	6'1" x 1'11 5/8"	x2

RECEIVED
JUN 25 2014
DEPARTMENT OF
PLANNING & ZONING



Guest Cabin Floor Plan
scale: 1/4"=1'

Steeple.Chase Design.Build
P.O. Box 1125
Montpelier, VT
802-999-6792

PROJECT
85 Lakeview Terrace
Burlington, Vermont

ISSUE
06.25.14

DRAWN BY

Guest Cabin
Floor Plan

RECEIVED
JUN 25 2014

DEPARTMENT OF
PLANNING & ZONING

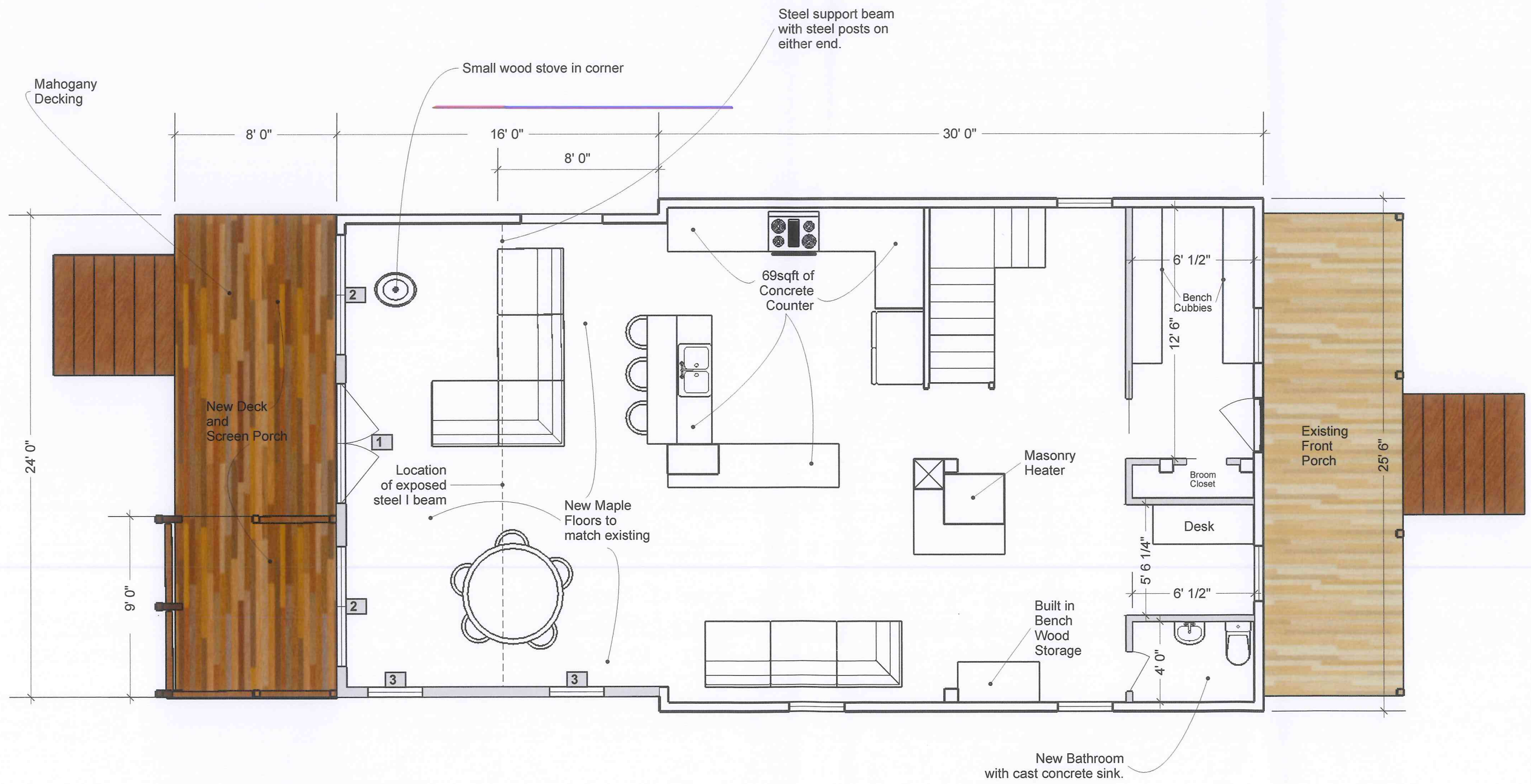
Steeple.Chase Design.Build
P.O. Box 1125
Montpelier, VT
802-999-6792

ISSUE
06.25.14
DRAWN BY
PROJECT
85 Lakeview Terrace
Burlington, Vermont

Main House
First Floor Plan

A.03

Window	Model #-Marvin Integrity Wood Ultrex	Rough Opening (WxH)	Notes
1	IIFD6065XXL Inswing French Door	6'0" x 6'8"	
2	ITGL7260 Double Glider	6' 1/2" x 5' 1/4"	x2
3	ICA3355 Casement	2' 9" x 4' 7 5/8"	x2



Main House First Floor Plan
scale: 3/16"=1'

Window	Model #-Marvin Integrity Wood Ultrex	Rough Opening	Notes
1	ICA3355 - Single Unit Casement	2' 9" x 4' 7 5/8"	
2	ISPD6065OX - Sliding Patio Door	6'0" x 6'8"	
3	ICA2943 - Fixed Casement	2'5" x 3' 7 3/4"	Fixed
4	ICA2543 2W - Double Casement	4'1" x 3' 7 3/4"	
5	ICA3743 2W - Double Casement	6'1" x 3' 7 3/4"	
6	IAWN3719 - Awning	3'1" x 1' 7 5/8"	Obscure Glass

RECEIVED
JUN 25 2014

DEPARTMENT OF
PLANNING & ZONING



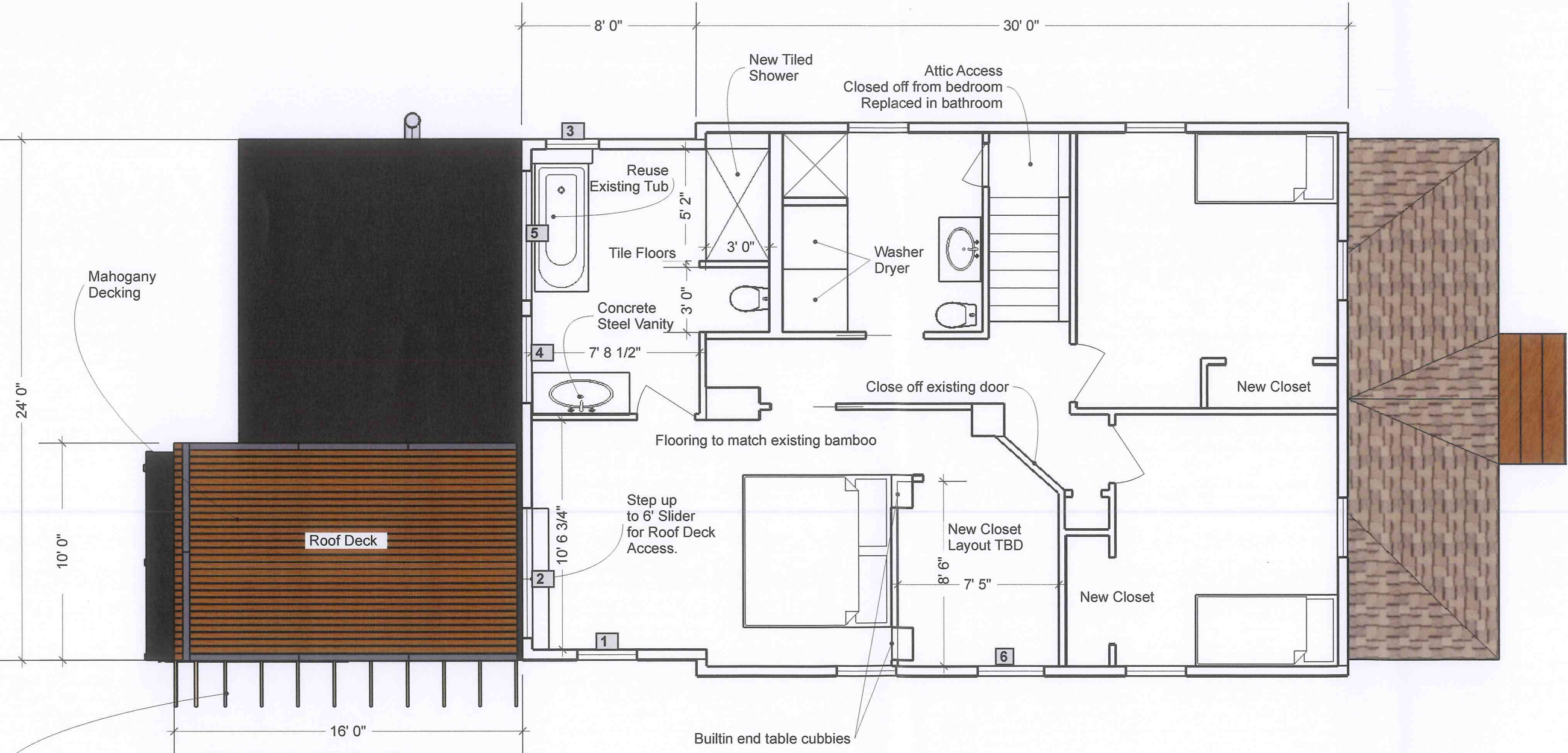
Steeple Chase Design, Build
P.O. Box 1125
Montpelier, VT
802-999-6792

ISSUE
06.25.14
DRAWN BY

PROJECT
85 Lakeview Terrace
Burlington, Vermont

Main House
Second Floor Plan

A.04



Main House Second Floor Plan

scale: 3/16"=1'

Cantilevered
deck joists for hanging plants.

RECEIVED
JUN 25 2014

DEPARTMENT OF
PLANNING & ZONING



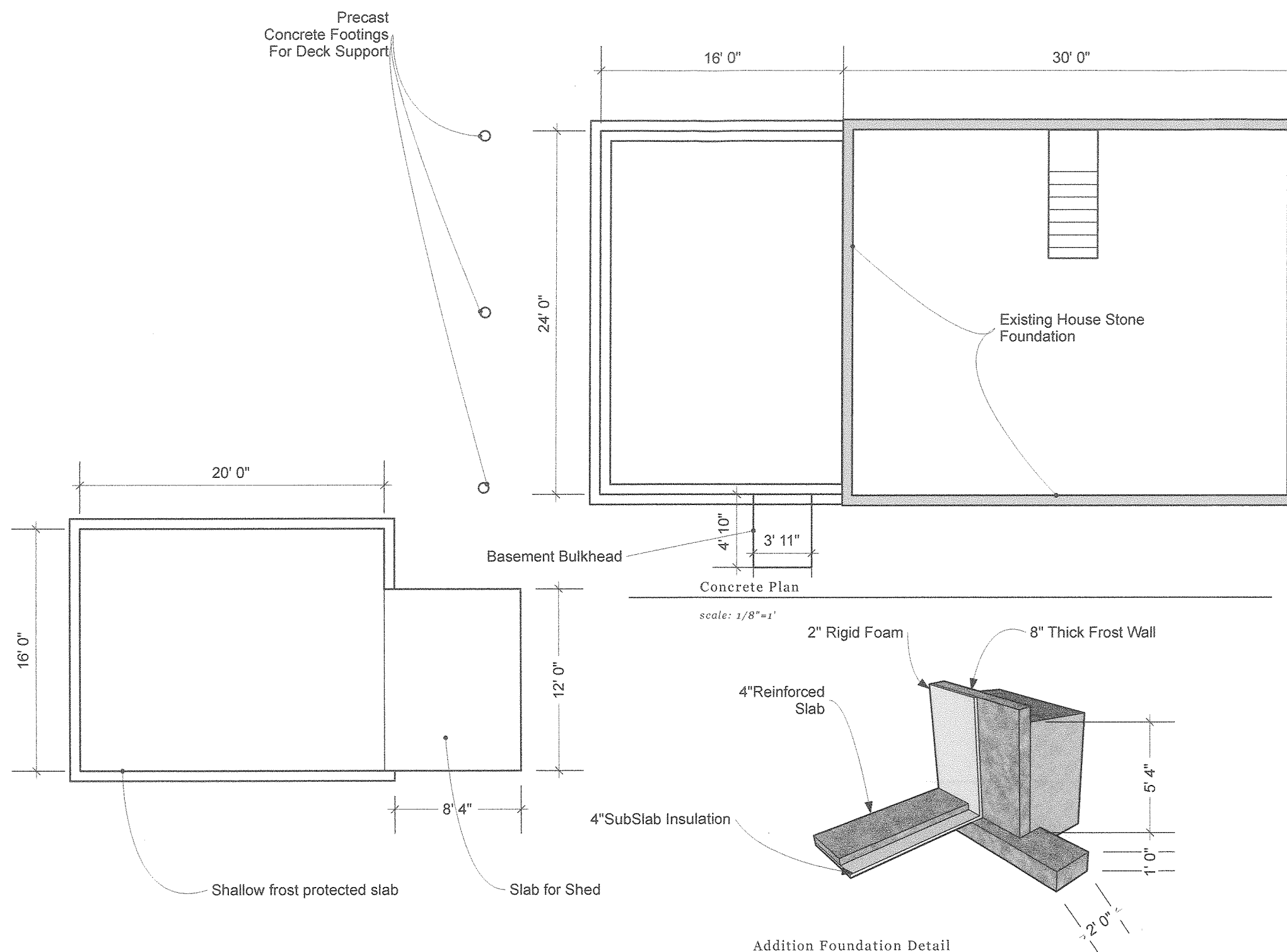
Steeple Chase Design, Build
P.O. Box 1125
Montpelier, VT
802-999-6792

ISSUE
06.25.14
DRAWN BY

PROJECT
85 Lakeview Terrace
Burlington, Vermont

Foundation Plan

A.10





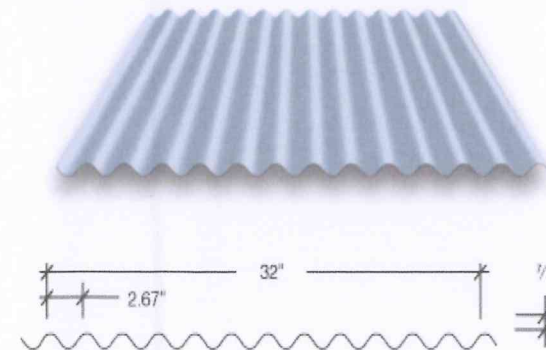
5-inch Recessed Lighting Kit - Approved For Wet Locations

Detailed Specifications

The following are detailed specifications about the 5-inch Recessed Lighting Kit - Approved For Wet Locations by Juno Lighting Group. Our customer service team is available M-F between 7am and 5pm, Sunday between 11am and 4pm (Pacific Time) at (800) 653-6556 to provide any information that is not listed on our website.

Product Number: 236632
Manufacturer: Juno Lighting Group
Model Number: IC20/215W-WH
Manufacturer Finish: White
Total Wattage: 75 w.
Voltage Type: Line Voltage
Voltage Input: 120 v.
Aspect: 0
Height: 7-1/2 in.
Width: 13-1/2 in.
Length: 12-3/4 in.
Wattage: 75
Bulb Type: Halogen
Bulb Shape: PAR30
Base Type: Medium
Number of Bulbs: 1
EnergyStar Compliant: No
Recessed Trim Finish: White
Material: Aluminum, Plastic, Steel
Shipping: UPS Regular
Can Size: 5"
Trim Style: Baffle
Trim Size: 5"

PBC METAL PANEL



PRODUCT FEATURES

Coverage Width - 32"
Rib Spacing - 2.67" on center
Rib Height - 7/8"
Minimum Slope - 3:12
Panel Attachment - Exposed Fastening System
Gauge - 26 (standard); 29, 24, 22 (optional)
Finishes - Smooth (standard); Embossed (optional)
Coatings - Galvalume Plus®, Signature® 200, Signature® 300



Integrity Glider windows are exceptionally simple to use because they are one of the few windows designed exclusively for horizontal use. Because they offer the same contemporary sightlines as Casement windows, Gliders are ideal where there is not room for a swinging sash. Integrity Glider fiberglass windows tilt inward in one simple motion for easy cleaning.

Features

- Low-maintenance Ultrex exterior; rich pine interior
- Low-profile ergonomic sash lock
- Sash tilts and removes easily for cleaning
- Glides smoothly with minimal resistance

RECEIVED
JUN 25 2014
DEPARTMENT OF
PLANNING & ZONING

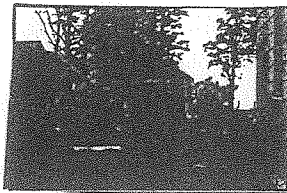
Steeple.Chase Design.Build
P.O. Box 1125
Montpelier, VT
802-999-6792

ISSUE
06.25.14
DRAWN BY

PROJECT
85 Lakeview Terrace
Burlington, Vermont

Cut Sheets

A.11



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

93-A-83, 19-20

UTM REFERENCES:

Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: single family dwelling

ORIGINAL USE: single family dwelling

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: vernacular

DATE BUILT: ca. 1912

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 85 Lakeview Ter.

COMMON NAME:

PROPERTY TYPE: dwelling

OWNER: David A. Desautels

ADDRESS: 76 Bittersweet Lane.
Burlington VT 05401

ACCESSIBILITY TO PUBLIC:

Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:

Local ☐ State ☒ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐

2. Wall Structure

a. Wood Frame: Post & Beam ☐ Balloon ☒

b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐

Concrete Block ☐

c. Iron ☐ d. Steel ☐ e. Other: ☐

3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐

Shiplap ☐ Novelty ☐ Asbestos Shingle ☒ Sheet Metal ☐

Aluminum ☐ Asphalt Siding ☐ Brick Veneer ☐ Stone Veneer ☐

Bonding Pattern: ☐ Other: ☐

4. Roof Structure

a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐

b. Other: ☐

5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐

Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other: ☐

6. Engineering Structure:

7. Other: ☐

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☐

Sheds ☐ Ells ☐ Wings ☐ Bay Window ☐ Other: ☐

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐

Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐

With Parapet ☐ With False Front ☐ Other: ☐

Number of Stories: 2 1/2

Number of Bays: 3x2

Entrance Location: front center

Approximate Dimensions: 24x28

SIGNIFICANCE: Architectural ☒ Historic ☐ Archeological ☐

Historic Contexts:

Level of Significance:

Local ☐ State ☐ National ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gable front vernacular house on lake side of street. A porch spans the first floor of the front facade. It features turned columns, a balustrade and a lattice skirt. The roof of the porch, which is slightly hipped, has a small pediment centered above the front steps. A wooden deck behind the house probably replaced an original porch which was smaller. The windows are mostly 1/1 and the front door is probably historic. The gable front is characterized by full cornice returns and symmetrical fenestration. The house faces east.

RELATED STRUCTURES: (Describe)

On the south side of the house a small 1x1 bay garage or storage shed is located. The gable front structure has swinging doors, novelty siding, corner boards and an asphalt shingled roof. It was most likely built with the house.

STATEMENT OF SIGNIFICANCE:

This vernacular house is a typical example of the dominant architectural style in the neighborhood. It's gable front contributes to a consistent streetscape which has changed very little since most of these houses were built during the first quarter of this century. The Oriol family lived here in the 20s, 30s and 40s. Louis A. Oriol was a stereotyper for the Burlington Free Press.

REFERENCES:

Sanborn maps, Assessors' record, Burlington Directories.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY: Scott Gurley

ORGANIZATION: City of Burlington

DATE RECORDED: 10/18/93

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

Ron Wanamaker
Sean McKenzie
Steven Offenhartz
Todd Thomas
Matthew Bushey
Philip Hammerslough, Alt.
Jeremy Gates, Alt.



DESIGN ADVISORY BOARD Tuesday, July 8, 2014 Conference Room 12, City Hall, Burlington, VT AGENDA

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

Session I - 3:30 – 4:00 p.m.

14-1300CA/CU: 85 LAKEVIEW TERRACE (RM, Ward 7) William Schebaum/Jovial C. King

Construct 2 story addition to existing single family home; remove existing shed and construct new accessory structure for accessory dwelling unit and storage. (Project Manager: Mary O'Neil)

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)

Steven Offenhartz, Chair

Matt Bushey, Vice Chair

Sean McKenzie

Todd Thomas

Ronald Wanamaker

Jeremy Gates, Alternate

Phil Hammerslough, Alternate



MINUTES

BURLINGTON DESIGN ADVISORY BOARD

Tuesday, July 8, 2013 – 3:30 p.m.,

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

Present: S. Offenhartz, Chair, T. Thomas, M. Bushey, S. McKenzie, P. Hammerslough

Staff: Ken Lerner

Absent: R. Wannamaker, M. O'Neil

I. Agenda

14-1300CA/CU: 85 LAKEVIEW TERRACE

Construct 2 story addition to existing single family home; remove existing shed and construct new accessory structure for accessory dwelling unit and storage. (Project Manager: Mary O'Neil)

Zone: RM, Ward: 7

Applicant/Owner: William Schebaum/Jovial C. King

Board members discussed demolition of existing deteriorated storage shed and the southern access to the new structure; both were acceptable to board members.

Applicant indicated a zoning permit will be filed for a fence along the southern property line to provide some privacy for adjacent residents. Trash will be inside and building will have a membrane roof. Deck railings will be steel and wood, similar to upper deck. Will have a front walkway from parking.

Motion:

T. Thomas: Moves to approve and refer to DRB with the following comments/recommendations:

1. Amend the site plan to include a walkway from the primary unit and to add landscaping.
2. Apply for and obtain a fence permit along with the current application.
3. Address inclusion of trash and recycling in the shed.
4. Meet all staff recommendations except for reversal of the south entrance.

S. Offenhartz: Seconds.

Vote: 5-0; motion carries.

II. Communications

None.

III. Other Business

T. Thomas noted several recent staff reports were not received by applicants and asked staff to insure that they are sent.

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).