

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, June 24, 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.

11-0565CA: 440 PEARL STREET (RL, Ward 1) Lambda Iota Society

As-built request for stair tower materials on approval for stair and exit addition at rear of building and associated site alterations. (Project Manager: Scott Gustin)

Session II - 4:00 – 4:30 p.m.

12-0776CA/MA: 151 SAINT PAUL STREET (DT, Ward 5) Catamount/Van Ness, LLC

Review of proposed sculpture per condition of approval. (Project Manager: Scott Gustin)

Department of Planning and Zoning

149 Church Street
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Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin *[Signature]*
DATE: June 24, 2014
RE: 12-0776CA/MA, 151 Saint Paul St.

=====
Zone: DT **Ward:** 5
Owner/Representative: Catamount/Van Ness, LLC

Request: Review of proposed sculpture for 139-room hotel and associated parking garage

OVERVIEW:

The applicant is requesting review of the proposed sculpture along St. Paul Street associated with the new hotel presently under construction. The sculpture is to be located in front of a large brick wall immediately north of the Hinds Lofts and is intended to provide visual interest in front of a relatively stark backdrop. During the application process, the details of the proposed sculpture were unknown. When they approved the project in June 2012, the Development Review Board included the following condition:

Prior to construction, final details of the sculpture garden shall be provided and are subject to review and approval by the Design Advisory Board prior to installation.

While no new permit is needed for the sculpture, review and approval by the Design Advisory Board is needed prior to installation.



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TO: Design Advisory Board
FROM: Scott Gustin
DATE: June 24, 2014
RE: 14-1161CA, 440 Pearl Street

Zone: RL Ward: 1
Owner/Representative: Lambda Iota Society / Spencer Baker

Request: Amend zoning permit 11-0565CA to change stair tower from painted steel to bare galvanized steel

OVERVIEW:

The applicant is requesting approval to amend a previous zoning permit (11-0565CA) issued for a rear stair and exit addition and associated site changes. The permit was administratively approved and included construction of a new exterior egress stairway to be constructed of painted galvanized steel. As-built, the new egress stairway is bare galvanized steel. Planning & Zoning staff declined to grant as-built approval to the bare metal stair and referred this requested amendment to the Design Advisory Board. The subject building dates to 1913 and is included on the National Register of Historic Places as a contributing structure within the University Green Historic District.

ARTICLE 5: CITYWIDE GENERAL REGULATIONS

Part 4: Special Use Regulations

Sec. 5.4.8, Historic Buildings and Sites

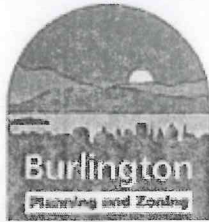
(b) Standards and Guidelines

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 property is currently used as a fraternity. No change in use is included in the proposal.
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.*
No changes to the primary structure are sought in this application.
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 alterations are proposed. There is no attempt to fabricate faux historic elements.

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.*
All of the primary building's significant materials, features, and finishes will be retained.
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.*
No changes to the historic structure are included in this proposal.
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.*
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 newly constructed exterior stairway is located behind the building and does not impact the primary façade in any way. Conversely, however, it is visible from North Prospect Street. As approved, the stairway was to be painted. While clearly differentiated from the historic materials of the primary structure, the painted stairway would have shared a common finish with existing building trim, columns, and other accents. The bare galvanized metal requested in this application presents a stark contrast to the rest of the structure and appears unsympathetic and out of place. The painted finish as previously approved, while requiring maintenance, is recommended.
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.*
See #9 above.

RECOMMENDED MOTION:

Deny the requested bare galvanized metal finish on the exterior stairway. Require painted finish as previously approved.



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Burlington, VT 05401-8415

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DEPARTMENT OF
PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 440 Pearl Street

PROPERTY OWNER*: Lambda Iota Society

*If condominium unit, written approval from the Association is also required

APPLICANT: Spencer Baker

POSTAL ADDRESS: 123 Shunpike Rd

POSTAL ADDRESS: same

CITY, ST, ZIP: So Burlington, VT 05403

CITY, ST, ZIP: _____

DAY PHONE: 802-233-5977

DAY PHONE: _____

EMAIL: wspencerbaker@comcast.net

EMAIL: _____

SIGNATURE: W. Spencer Baker

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

SIGNATURE: W. Spencer Baker

Description of Proposed Project: Change from "painted, galvanized steel" to "galvanized steel" - rear stair tower

Existing Use of Property: ☐ Single Family ☐ Multi Family: # _____ Units ☒ Other: _____

Proposed Use of Property: ☐ Single Family ☐ Multi Family: # _____ Units ☒ Other: _____

• Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes ☐ No ☒

(If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details.)

• Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☐ No ☒

(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)

• For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☒

(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)

• Are you proposing any work within or above the public right of way? Yes ☐ No ☒

(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$ - 0 -

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: _____ Eligible for Design Review? _____ Age of House _____ Lot Size _____

Type: SN _____ AW _____ FC _____ BA _____ COA 1 ☒ COA 2 _____ COA 3 _____ CU _____ MA _____ VR _____ HO _____ SP _____ DT _____ MP _____

Check No. 1064 Amount Paid \$ 80 Zoning Permit # 14-1161C

GUILLOT • VIVIAN • VIEHMAN

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Architects Inc.
MAY 23 2014

May 22 2014

City of Burlington Department of Planning/Zoning
City Hall
Burlington, Vermont

DEPARTMENT OF
PLANNING & ZONING

To whom it may concern;

I am submitting as-built drawings on behalf of Lambda Iota Society at 440 Pearl Street Burlington in response to the letter dated Mar 1 2013 from Certificate of Occupancy Inspection.

Six items were identified in the letter as different from plans approved for construction.

1. Roofs on stair and entry were changed from Faux Slate to Copper to match existing lower roofs and drip edge on building.
2. Stair tower was approved as galvanized. The inspector assumed the detail for the railing at the stair to the boiler room applied to the stair tower as well. (See item #5)
3. During construction it was determined that one less riser was required which allowed us to reconfigure steps and exit further from possible snow slide off of roof. No change to coverage/footprint was made. (see photo #4)
4. Owner decided that few tenants would park in rear and use front door. In practice tenants who park use new rear entry door. Redundant concrete walk less than 20 feet from city sidewalk was removed and concrete drip pads along the foundation were installed using same total area of paving. (see photo #1)
5. Final boiler sizing allowed us to eliminate the exterior entrance to the boiler room and its related leaking issues. Therefore the existing steps were removed and new railing system not installed. (see photo #2)
6. The existing side walk was removed when owner decided to add waterproofing and insulation to exterior of foundation below grade. See Item 4 for new concrete installation. Total paved area on the site is less than that shown in approved drawings by about 200 sf. (see photos)

Please contact me if you have any questions regarding these changes.

Sincerely;



Douglas R. Viehmann

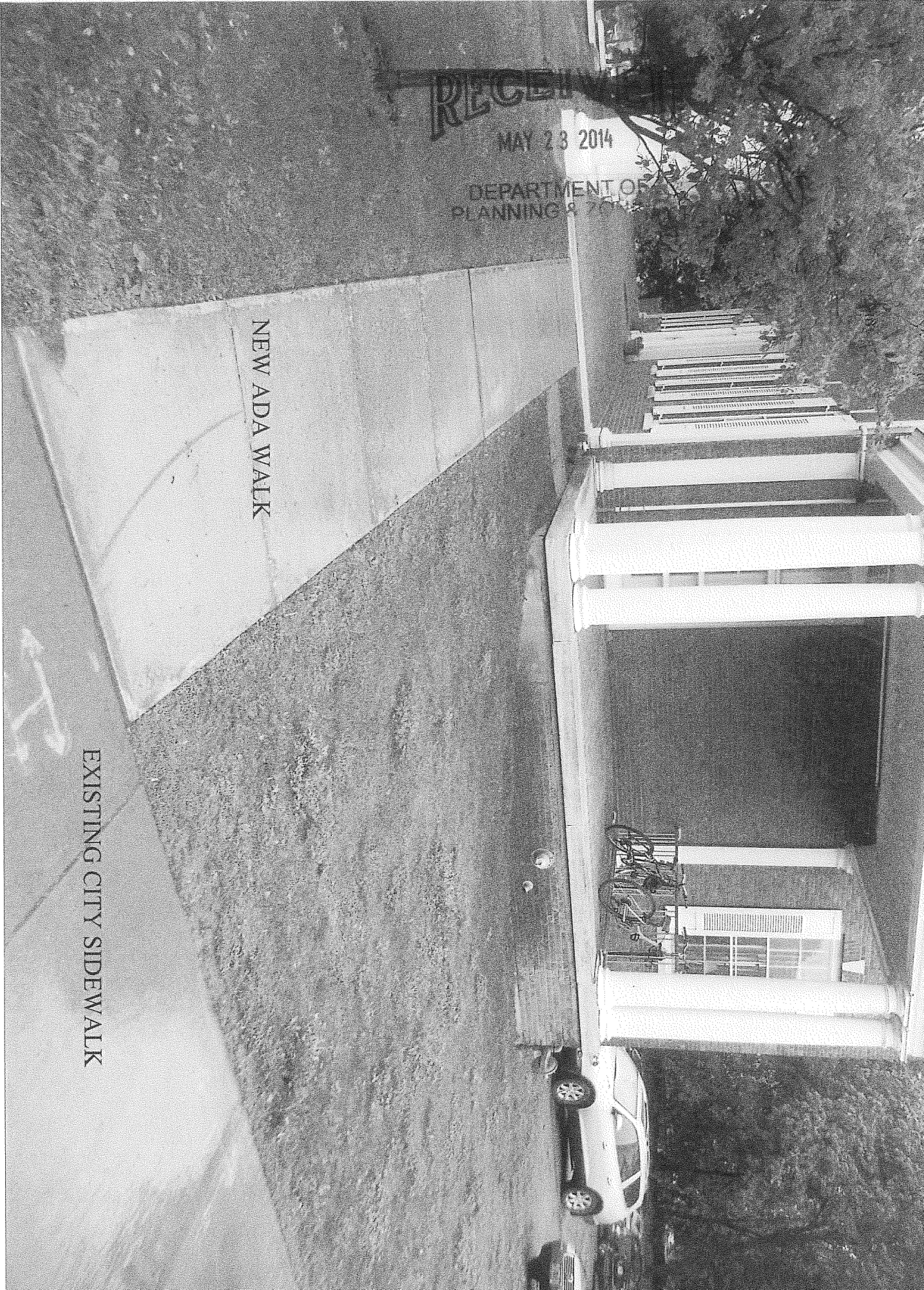
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NEW ADA WALK

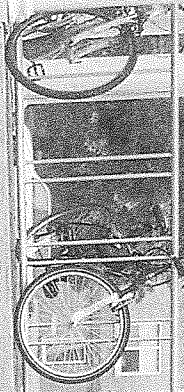
EXISTING CITY SIDEWALK



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STAIR REMOVED

NEW CONCRETE DRIP BAND



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NEW CONCRETE DRIP BAND

NEW
ENTRY

photo #3

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NEW GALVANIZED STAIR

REVISED LANDING

Photo #4



LOT SIZE =	21,693 SF		proposed
BUILDING =	2,600 SF		2,750 SF
PORCHES =	1,312 SF		1,312 SF
PAVED WALKS =	1,055 SF		975 SF
GRAVEL PARKING=	7,430 SF		7,353 SF
TOTAL COVERAGE	12,397 SF		12,390 SF
	(57.1%)		(57.1%)



CONTOURS ARE APPROXIMATE! GVV ARCHITECTS
EXTRAPOLATED CONTOURS FROM SPOT ELEVATIONS
TAKEN AT EXISTING STRUCTURES AND PHOTOGRAPHS
BOUNDARY DATA FROM CITY TAX MAP

PEARL STREET

OWL HOUSE RENOVATIONS

440 Pearl Street Burlington, Vermont

GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 02.14.2011
AS BUILT
05.22.2014

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

DRAWING:
SITE
PLAN

SHEET:
SP 1

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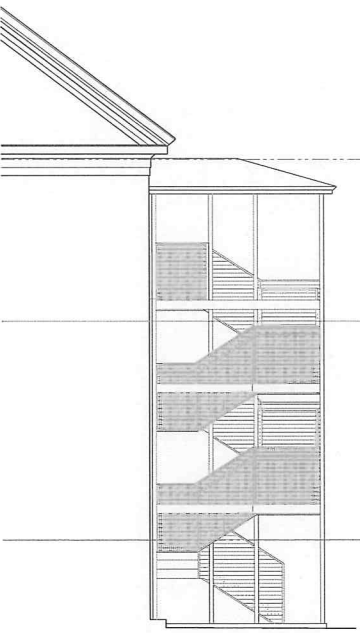
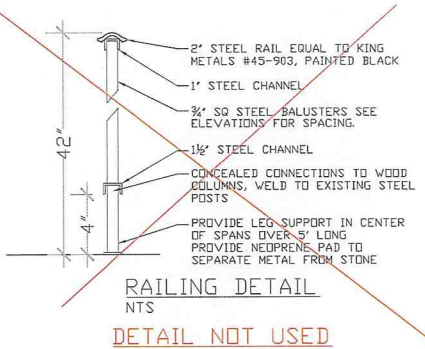
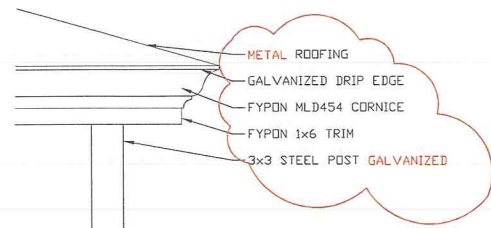
MAY 23 2014

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NOTES:



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LAMBDA IOTA
Burlington, Vermont
GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. 284 So. Union Street Burlington, VT 802 - 862 - 9631

DATED 14 FEB 2011
AS BUILT
22 MAY 2014

ELEVATIONS
NEW
STAIR
3/16" = 1'-0"
--TITL BLOC--

DRAWING:
A3