

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

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



DESIGN ADVISORY BOARD Tuesday, June 23, 2015 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

*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 - 3:00-3:30 p.m.

- 1. 15-1232CA; 78 Henry Street,(RL, Ward 1), Molly Loomis**
Proposed two story addition to existing single family home in a Design Control district; expanding the gross floor area of the principle structure by more than 50% requiring DRB review.

Session II – 3:30-4:00 p.m.

- 2. 15-1314CA; 495 Colchester Ave., (Neighborhood Mixed Use, Ward 1), Brisson Properties**
Raise buildings repair and restore exterior, remove porch. Add one floor of living space. Associated site improvements.

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Department of Planning and Zoning

149 Church Street
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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
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: June 23, 2015
RE: 15-1314CA, 495-497 Colchester Avenue

=====
Zone: NMU **Ward:** 1E
Owner/Representative: Brisson Properties / Jay White

Request: Raise building in place, insert additional story, and remove front porch. Retain 4 dwelling units and establish cafe.

OVERVIEW:

The applicant is seeking approval to renovate and expand an existing 4-unit apartment building. The original ground level story was largely buried following installation of an elevated bridge across the Winooski River following the 1927 flood. This proposal includes elevating the buried first story (and upper stories) and inserting a new first story in its place. The footprint of the building, including the basement, will remain unchanged. The four residential apartments will be retained and renovated, and a café will be established in the newly inserted ground floor level.

This proposal underwent sketch plan review with the Development Review Board on February 17, 2015. Much of the site work associated with that sketch plan has been eliminated from the current proposal largely due to its encroachment into the public right-of-way. The proposed building work remains largely the same. Staff had raised concerns with the significant alterations to the historic structure and loss of the physical documentation (burial) associated with one of Vermont's most significant natural disasters. The Development Review Board, however, felt that the proposed work was acceptable, particularly in light of the deteriorating condition of the buried portions of the structure. They encouraged documentation of the building in its present condition prior to making alterations. Other concerns relative to proposed work within the street right-of-way are no longer pertinent, as that work has been eliminated.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

Limited site work is included in this proposal. Existing window wells along the north elevation will be removed. New concrete steps from the public sidewalk along Colchester Avenue will be installed, providing a connection to the rebuilt walkway along the building's southern elevation. This rebuilt walkway will be installed following limited excavation to moderately lower the grade.

The covered porch on the building's eastern elevation will be removed, and the walkway will be retained.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

While the building will become larger with the insertion of a new floor level, its general massing will remain essentially the same. The symmetric rectangular shape will be retained along with the gable roof and evenly proportioned fenestration. Building height, too, will obviously increase. The greater building mass and height, however, remain within a scale consistent with the nearby mix of commercial and residential buildings.

While not a criterion under the Design Advisory Board's purview, it bears noting that the increased building volume may result in additional required off-street parking per Sec. 8.1.7, *Non-conforming Residential Structure*. For every new (i.e. additional) room added, 1 off-street parking space is needed until conformity is achieved. In this case, there is presently just 1 off-street parking space (although it is not noted on the site plan), and 4 are required. Given the limitations of the site, it appears that, at most, 2 off-street parking spaces could be provided.

2. Roofs and Rooflines

As noted above, the pitched gable roof will be retained in its present condition.

3. Building Openings

Generally, existing doors and windows will be retained. Former window and door openings that have been bricked in and buried will be re-opened and fit with new windows and doors within the rough openings. Several unoriginal doors and windows will be removed and filled in with siding material. The proposed window and door alterations/additions reflect the building's established fenestration pattern.

(b) Protection of important architectural resources

See Sec. 5.4.8.

(c) Protection of important public views

The building is not located along any defined view corridor. The proposed renovations and addition will not impact any important public views.

(d) Provide an active and inviting street edge

The proposed construction will liven the structure's Colchester Avenue frontage, reintroducing shopfront windows and doors that were buried following the 1927 flood. Note that the west elevation plans contain a labeling error, referring to buried windows versus doors on the existing versus proposed building elevation plans. The newly reintroduced doors on the west elevation are somewhat elevated above grade. Presumably, steps will be provided as the doors appear to be functional, but none are evident on the site or elevation plans. If so, an encumbrance permit from the Dept. of Public Works will likely be needed for encroachment into the street right-of-way.

(e) Quality of materials

Existing brick veneer will be retained and filled in as needed. The newly inserted ground floor will be constructed of concrete, clad in stone veneer. New lintel materials are not noted and must be. Likewise, window materials are not noted and must be.

(f) Reduce energy utilization

No exceptional measures for reducing energy consumption are noted in the project plans.

(g) Make advertising features complimentary to the site

No outdoor signage is included in this proposal.

(h) Integrate infrastructure into the building design

The utility meter cluster will be relocated to the building's south elevation. They will be largely hidden from view in this location. Similarly, new heat pumps will be located along the southern elevation.

(i) Make spaces safe and secure

Doorways will be illuminated with exterior light fixtures. New windows must be sized appropriately for compliance with current egress requirements.

ARTICLE 5: CITYWIDE GENERAL STANDARDS

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

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

The subject building is included in the National Register of Historic Places and the VT Historic Sites & Structures Survey. It is located within the Winooski Falls Mill Historic District and was constructed prior to 1822. As such, it is one of the oldest industrial structures in Burlington.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help

preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

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

For most of its history, the building was used for commercial purposes. More recently, the building has been used for residential apartments. The apartment use will be retained, and a new café space will be established. Materials and features will remain largely unchanged except for the introduction of concrete with stone veneer along the new ground level and the reintroduction of several windows and doors into bricked-in openings. Although the overall building mass will increase, the spatial relationship amongst building features will remain consistent.

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.*

Exterior building materials will remain intact and be repaired as needed. As noted above, several bricked-in window and door openings will be opened up again with new windows and doors. The newly inserted ground level will, of course, contain additional fenestration. Contiguity amongst the spatial relationships of building features will be retained.

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.*

Within the original structure, no conjectural features or elements will be added. New windows and doors will be inserted into original openings that were bricked-in when the building was partially buried. The newly inserted ground level will be clad in stone veneer and will be distinct from the original structure to be set upon it. The proposed work is another clearly discernable chapter in the history of this structure.

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

The partial burial of the building following the 1927 flood is historically significant in its own right. While most of the original structure will be raised out of the ground, the surrounding grades and building volume within the ground will remain unchanged. Deteriorating buried brick will be raised out of the ground and replaced with concrete for the new ground floor.

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

It appears that all such materials, features, finishes, and construction techniques represented by the original structure will be preserved. As noted previously, window and lintel material information is needed.

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.*

When the original structure is raised, damaged brick will be repaired as needed. Previously bricked-in (and buried) window and door openings will be reopened with new windows and doors.

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

No such treatments are included in this proposal.

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

The property contains no known archaeological resources, and only limited excavation is proposed.

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

The new addition in this proposal amounts to a new ground level floor. The original structure (sans the basement) will be lifted and placed on top of a newly constructed ground floor. The existing exterior building materials and features will be retained. The new construction will be constructed of concrete and clad in stone veneer. It will be clearly distinct from the original structure to be placed upon it. The new ground floor is compatible with the rest of the structure in terms of its size, scale, and proportion. As noted previously, spatial relationships amongst building features will remain consistent. Although the building will become larger, its overall massing and fenestration pattern will be retained.

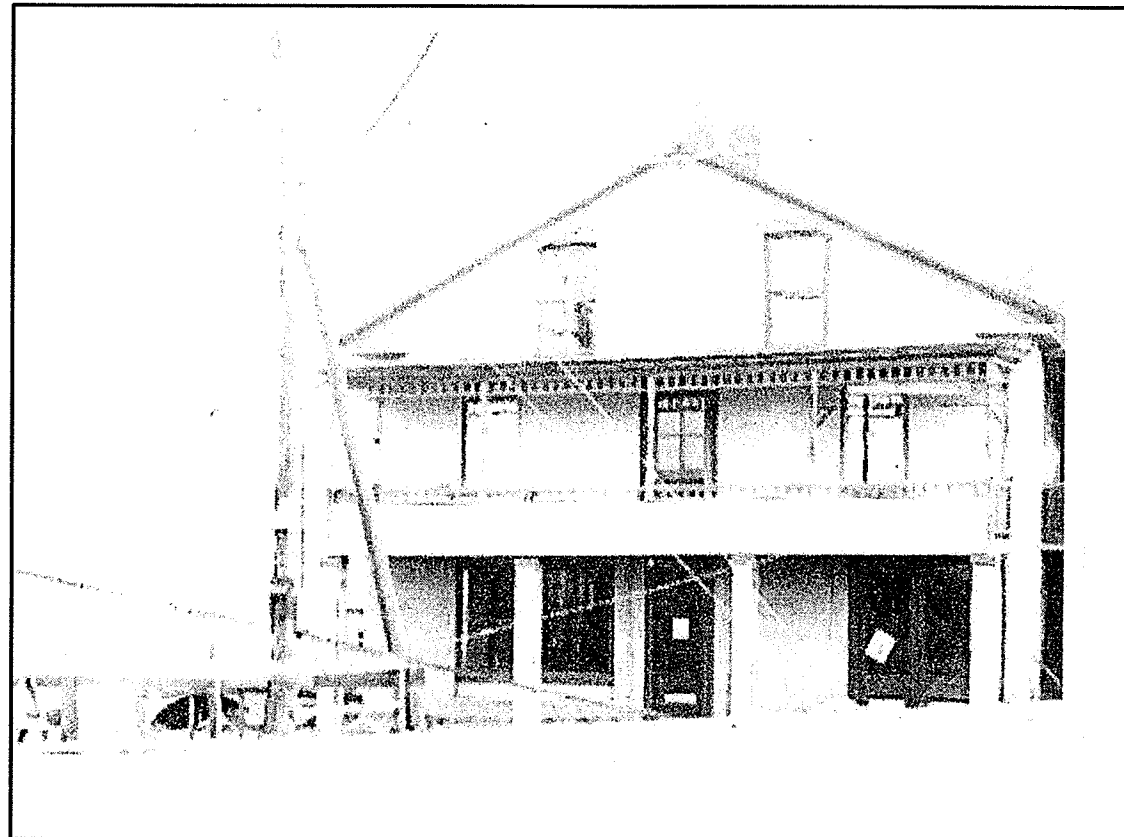
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

While the proposed construction could technically be removed in the future, it is essentially a permanent alteration. Insofar as the historic structure will be retained and placed upon the new ground floor, its removal would simply amount to re-burying much of the original structure.

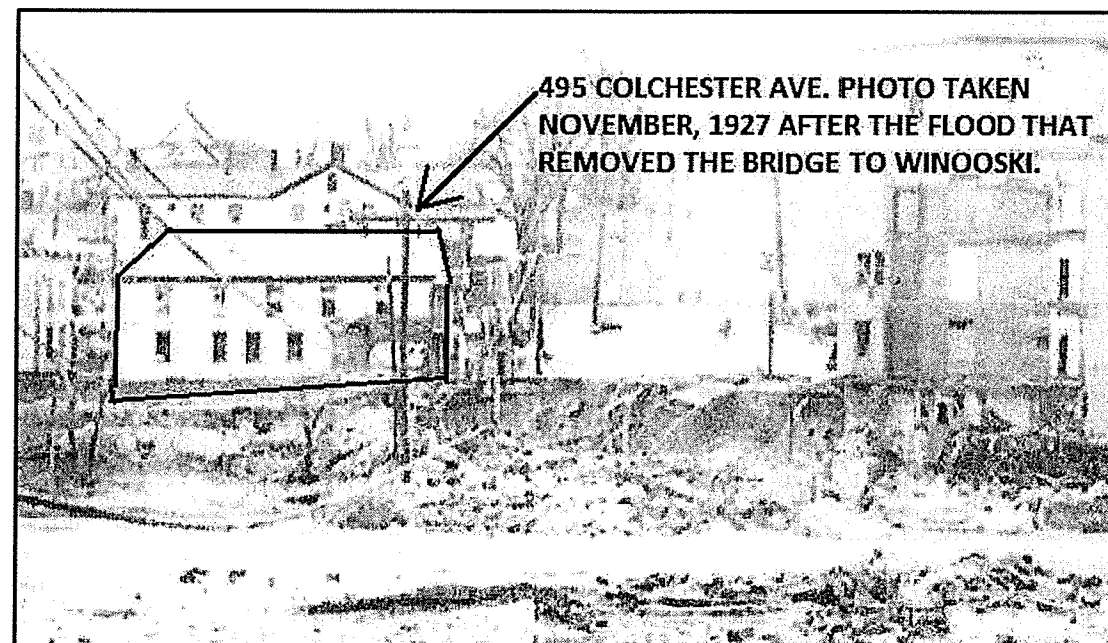
RECOMMENDED MOTION:

Approval and forward to the Development Review Board with the following conditions:

1. Correct the labeling error on the west elevation plans (bricked-in doors vs. windows).
2. Note window and lintel materials.
3. Clarify whether a step or steps will accompany the re-installed doors on the west elevation.
4. Indicate the net new number of rooms constructed and associated off-street parking.



HISTORIC VIEW BEFORE BRIDGE TO WINOOSKI WAS RECONSTRUCTED TALLER AFTER FLOOD OF 1927



HISTORIC CONDITIONS PRIOR TO BUILDING BEING BURIED DURING BRIDGE TO WINOOSKI RECONSTRUCTION.

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- A101 PROPOSED INSERTED GROUND FLOOR PLAN
- A102 PROPOSED FIRST FLOOR PLAN
- A103 PROPOSED SECOND FLOOR PLAN
- A201 EXISTING AND PROPOSED WEST ELEVATIONS
- A202 EXISTING AND PROPOSED EAST ELEVATIONS
- A203 EXISTING NORTH ELEVATION
- A203A PROPOSED NORTH ELEVATION
- A204 EXISTING SOUTH ELEVATION
- A204A PROPOSED SOUTH ELEVATION
- A301 EXISTING AND LIFTED BUILDING SECTIONS
- A302 LIFTED AND PROPOSED BUILDING SECTIONS
- A401 WINDOW DETAILS

495 COLCHESTER AVENUE BUILDING RESTORATION Burlington, Vermont

BRISSON PROPERTIES
1047 BARNUM HILL ROAD
SHOREHAM, VERMONT 05770

RECEIVED
JUN 10 2015

DEPARTMENT OF
PLANNING & ZONING

JAY WHITE, ARCHITECT, PLC
COMMERCIAL - RESIDENTIAL - HISTORIC PRESERVATION - HOSPITALITY
100 State Street, Suite 230, Montpelier, Vermont 05602
Email: jaywhitevt@gmail.com Phone: (802) 793-1850

PROJECT: 495 COLCHESTER AVE. RESTORATION
BRISSON PROPERTIES
JOB No. 14-03

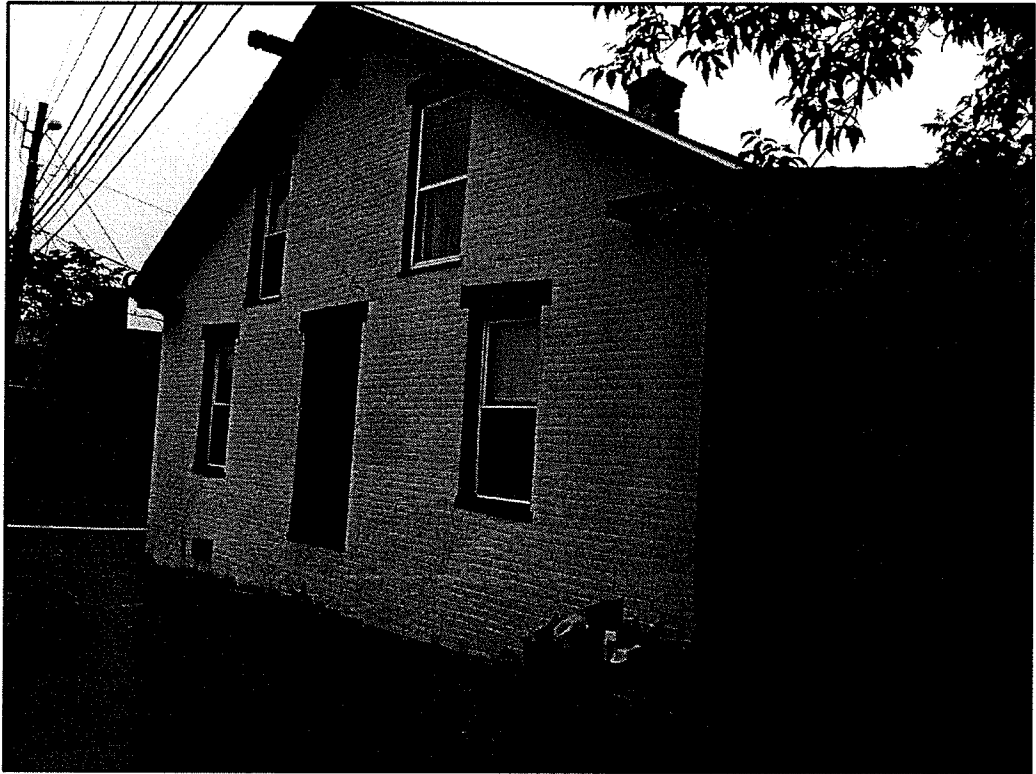
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SCALE:

ISSUE DATE: 6 4 15
REVISIONS:

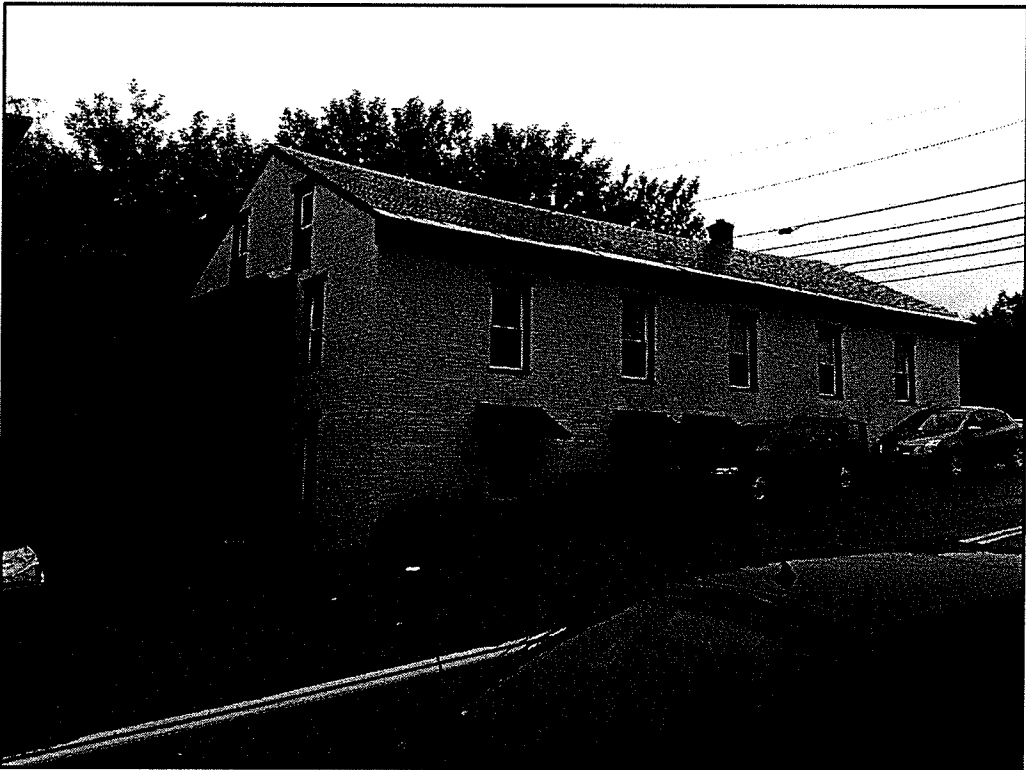
SHEET No. A001



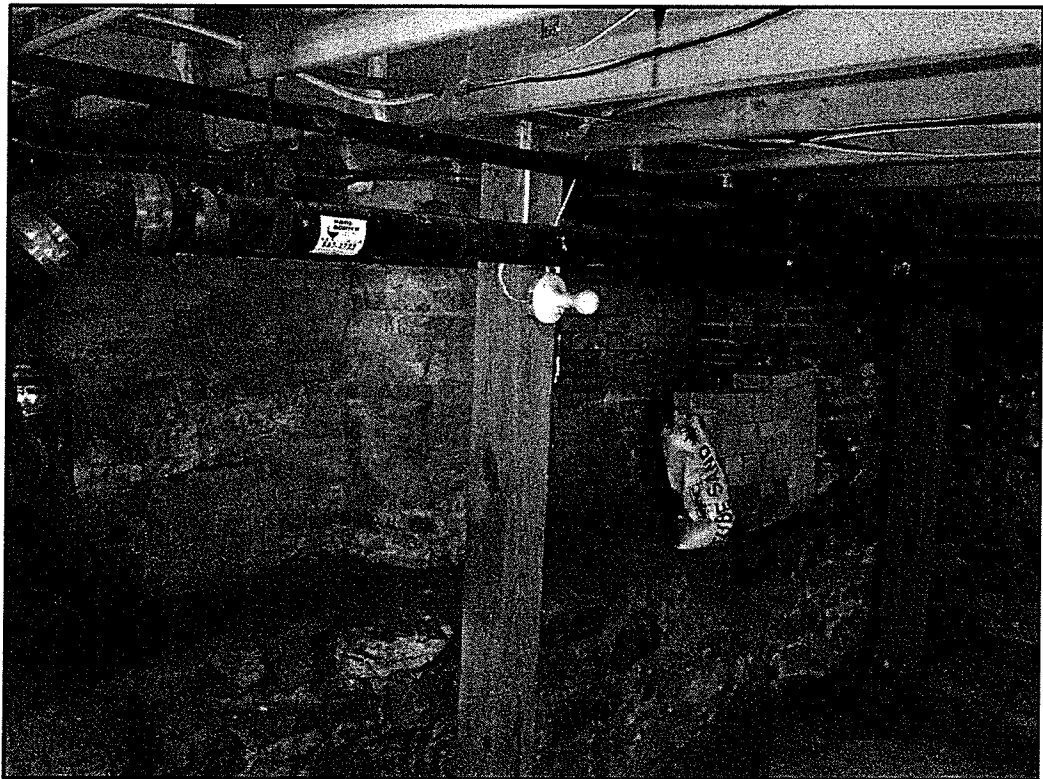
EXISTING CONDITIONS, SOUTH SIDE COURTYARD



EXISTING CONDITIONS, WEST ELEVATION



EXISTING CONDITIONS EAST AND NORTH ELEVATIONS



EXISTING CONDITIONS VIEW OF EXISTING CELLAR

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PROJECT: BRISSON PROPERTIES
495 COLCHESTER AVENUE RESTORATION
BURLINGTON, VERMONT
JOB NO. 14-03

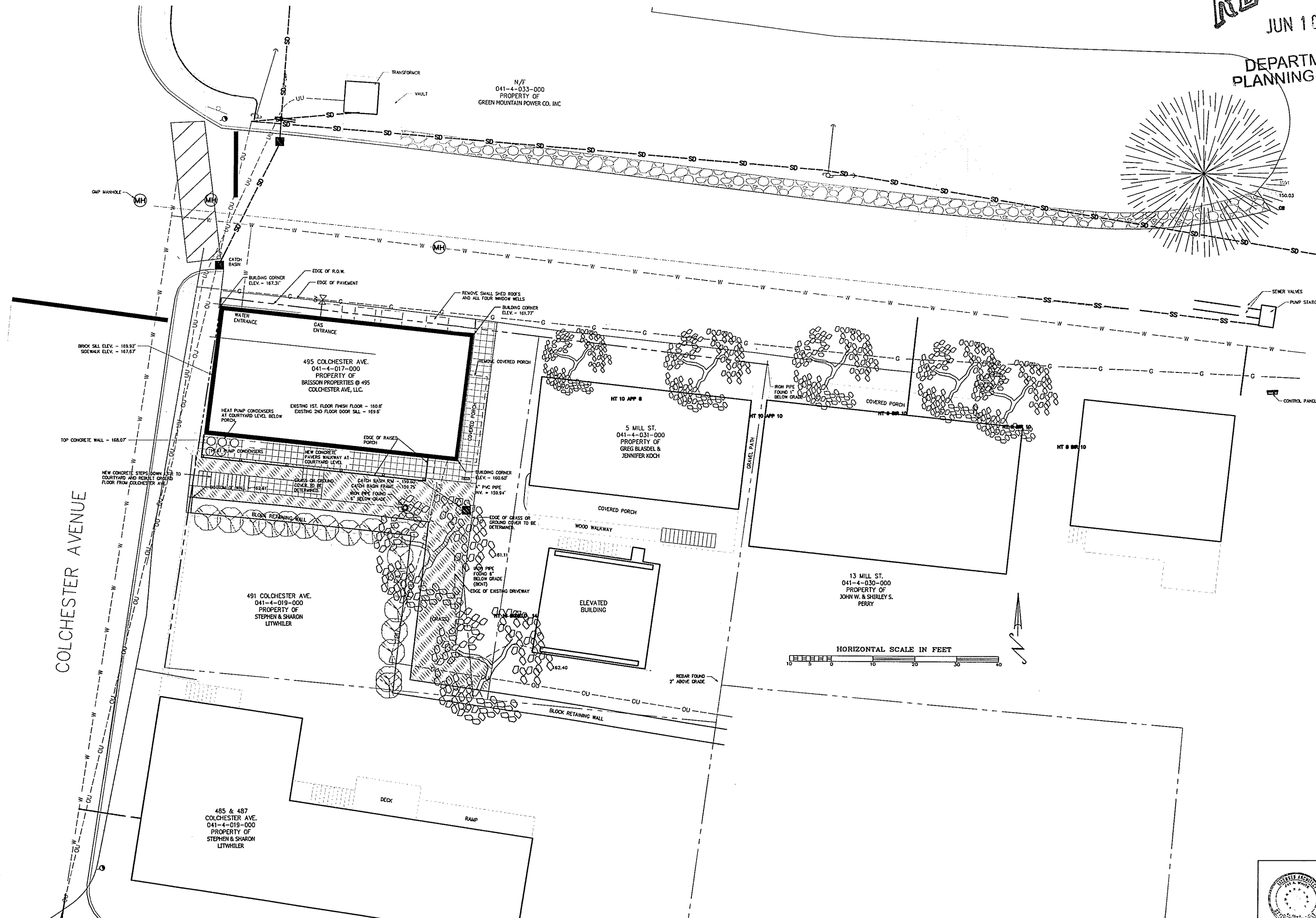
TITLE:

PROPOSED SITE PLAN

SCALE: 1" = 10' IF PRINTED 24X36

ISSUE DATE:
6 3 15
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SP 1



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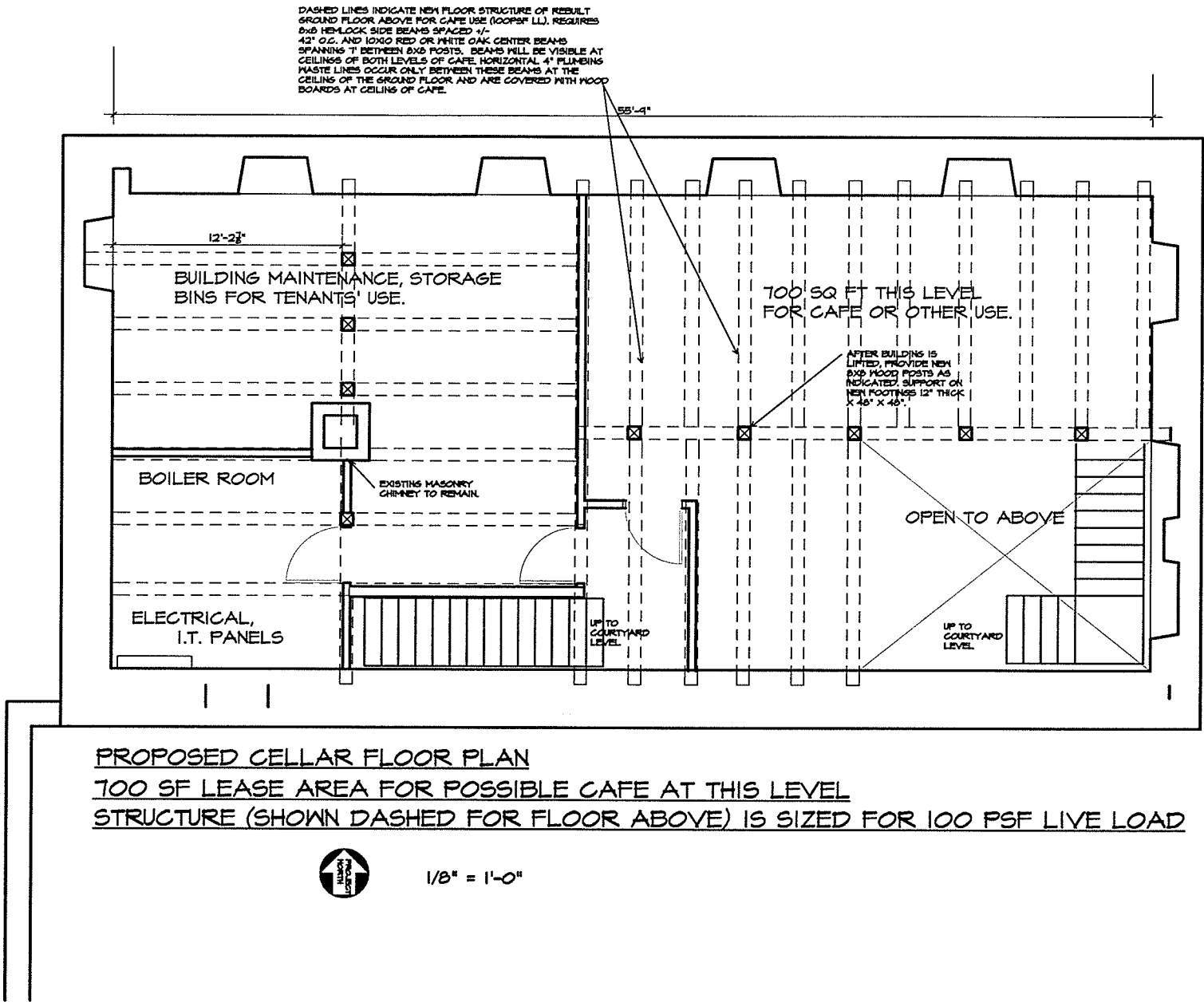
PROJECT:
4415 COLCHESTER AVE RESTORATION
BRISCON PROPERTIES
JOB No. 14-08

TITLE:
PROPOSED CELLAR FLOOR
SCALE: 1/8" = 1'-0"

ISSUE DATE:
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A100

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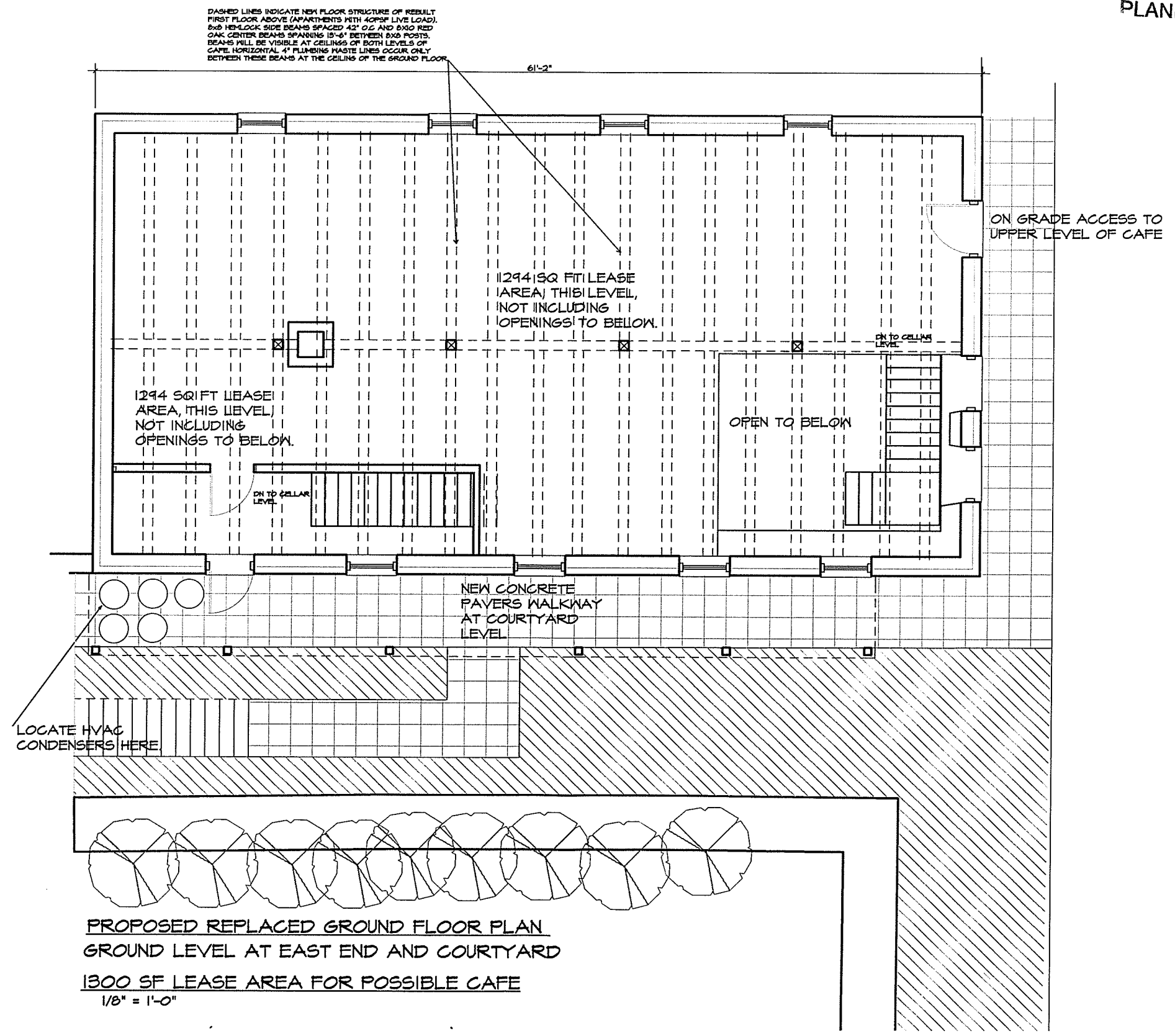
PROJECT:
445 COLCHESTER AVE RESTORATION
ERISSON PROPERTIES
JOB No. 14-08

TITLE:
INSERTED FLOOR PLAN
SCALE: 1/8" = 1'-0"

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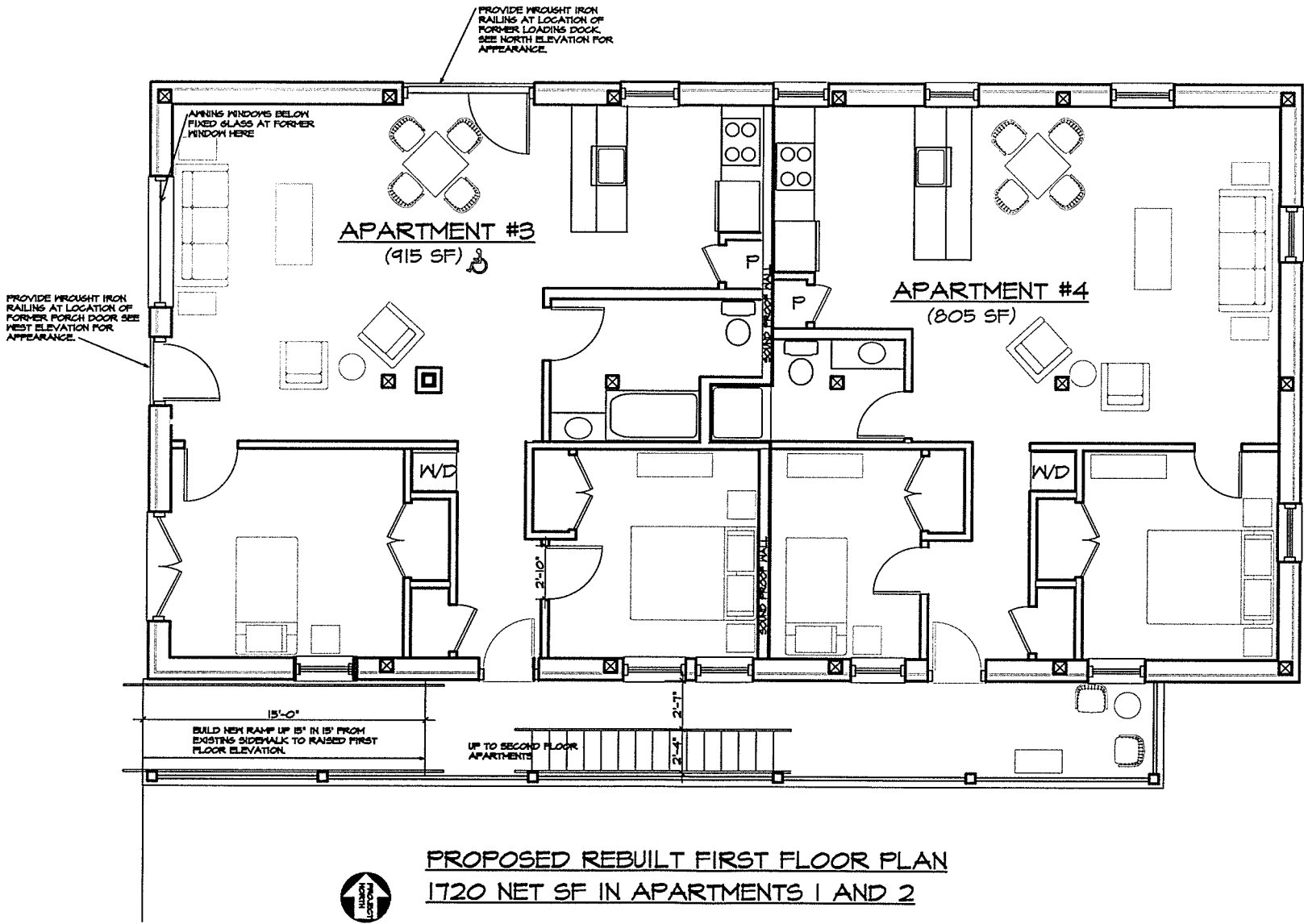
PROJECT:
445 COLCHESTER AVE. RESTORATION
BRUSSEN PROPERTIES
JOB No. 14-08

TITLE:
PROPOSED FIRST FLOOR
SCALE: 1/8" = 1'-0"

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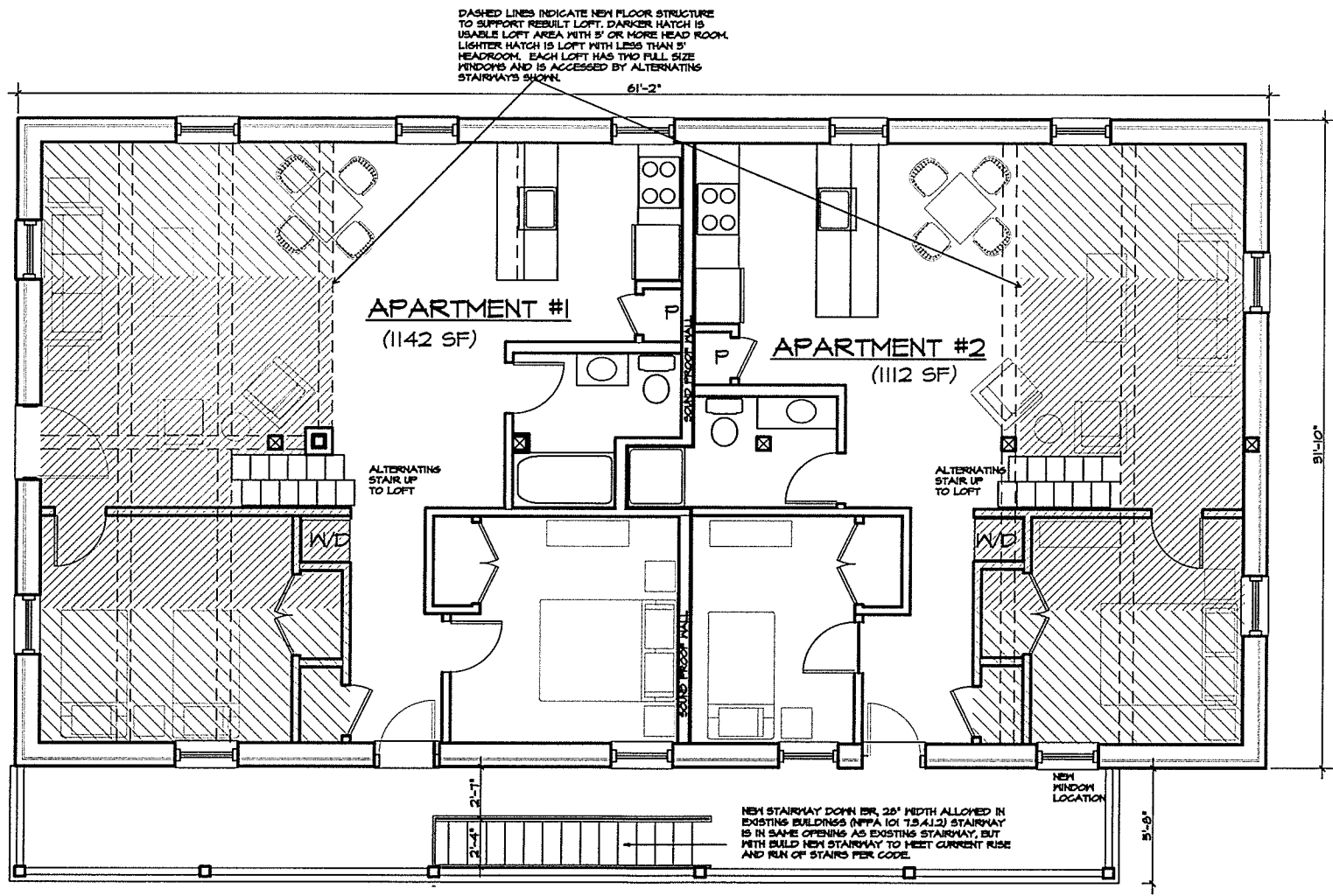
PROJECT:
445 COLCHESTER AVE. RESTORATION
BRUSCON PROPERTIES
JOB No. 14-08

TITLE:
PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"

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REVISIONS:

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A103

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↑
PROPOSED SECOND FLOOR PLAN
2254 NET SF IN APARTMENTS 3 AND 4 (SECOND FLOOR)
DARKER HATCHED AREA INDICATES LOFTS WITH MORE THAN 5' HEAD ROOM.
1/8" = 1'-0"

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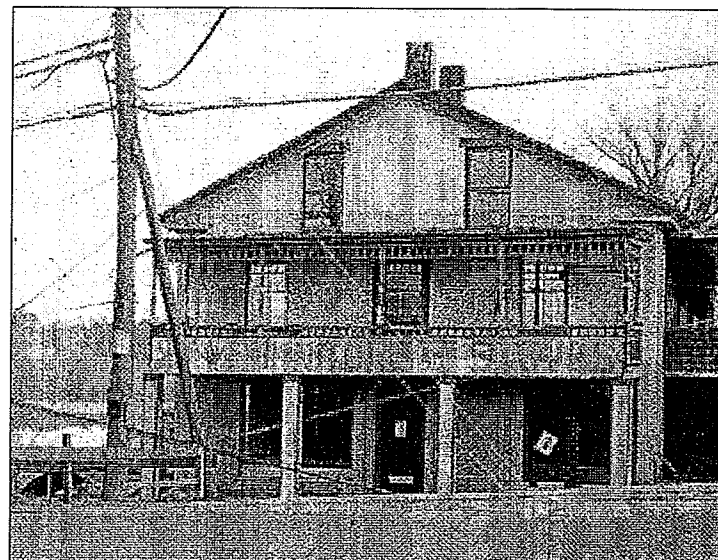
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PROJECT:
445 COLCHESTER AVE. RESTORATION
BRISCON PROPERTIES
JOB No. 14-09

TITLE:
EXISTING WEST ELEV.
PROPOSED WEST ELEV.
SCALE: 1/8" = 1'-0"

ISSUE DATE:
6.4.15
REVISIONS:

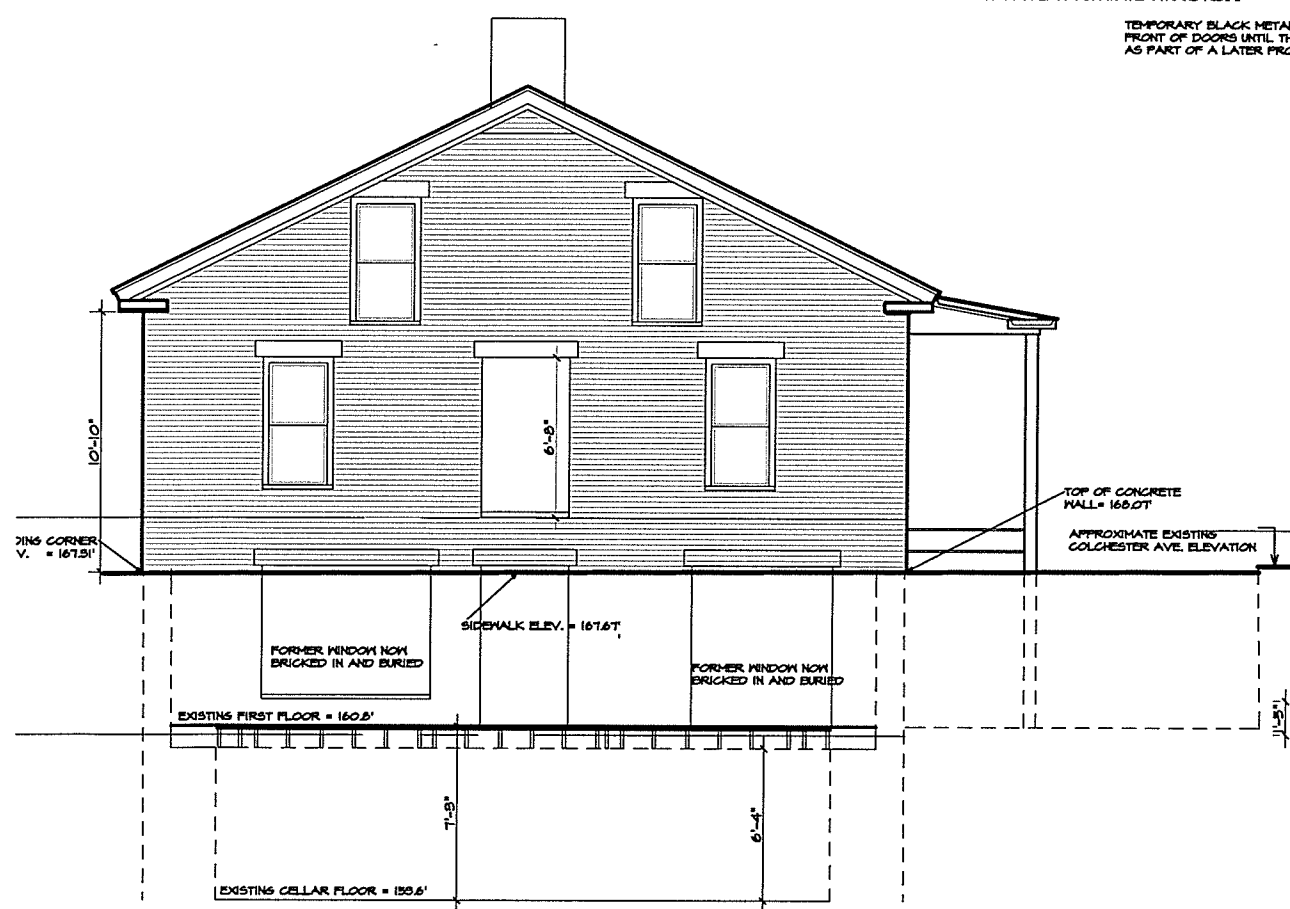
SHEET No.
A201



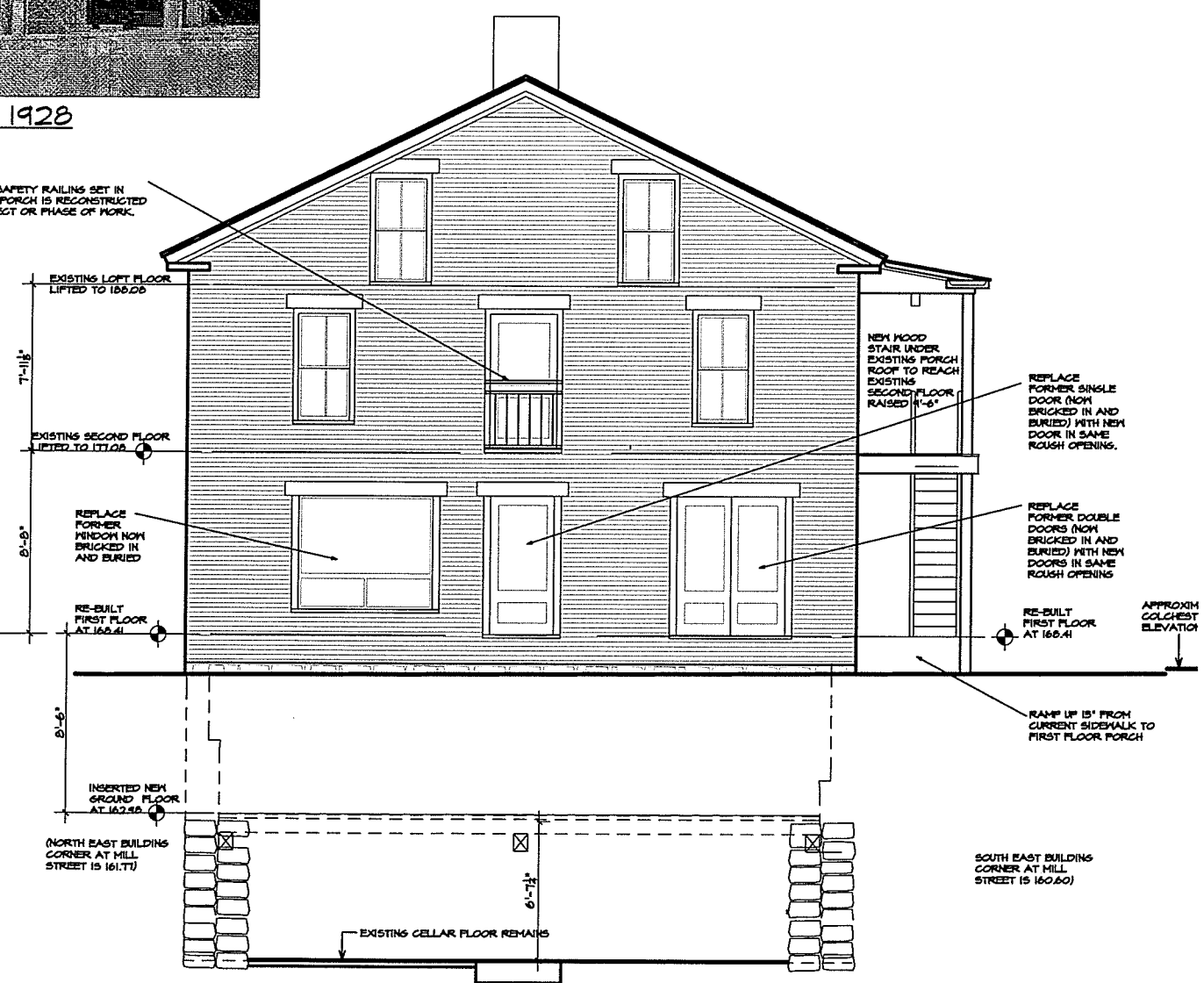
HISTORIC PHOTO c. 1928

NOTE: RECONSTRUCTION OF HISTORIC PORCH
DEPENDS ON GETTING OWNERSHIP OR AN EASEMENT
OF PROPERTY NOW IN THE VTRANS R.O.M.

TEMPORARY BLACK METAL SAFETY RAILINGS SET IN
FRONT OF DOORS UNTIL THE PORCH IS RECONSTRUCTED
AS PART OF A LATER PROJECT OR PHASE OF WORK.



EXISTING WEST ELEVATION
1/8" = 1'-0"



PROPOSED WEST ELEVATION
1/8" = 1'-0"

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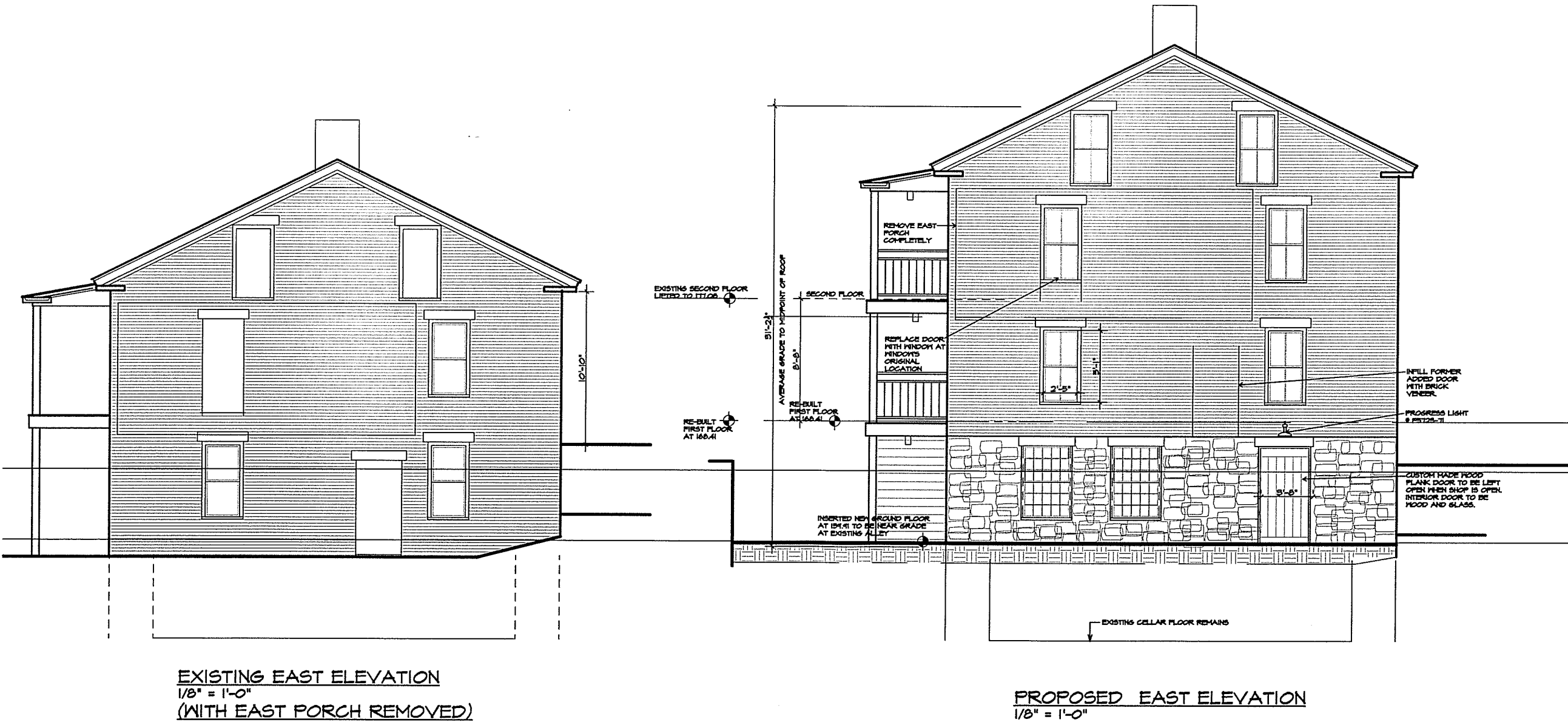
PROJECT:
445 COLCHESTER AVE RESTORATION
BRISSON PROPERTIES
JOB No. 14-08

TITLE:
EXISTING WEST ELEV.
PROPOSED WEST ELEV.
SCALE: 1/8" = 1'-0"

ISSUE DATE:
6 4 15
REVISIONS:

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A202

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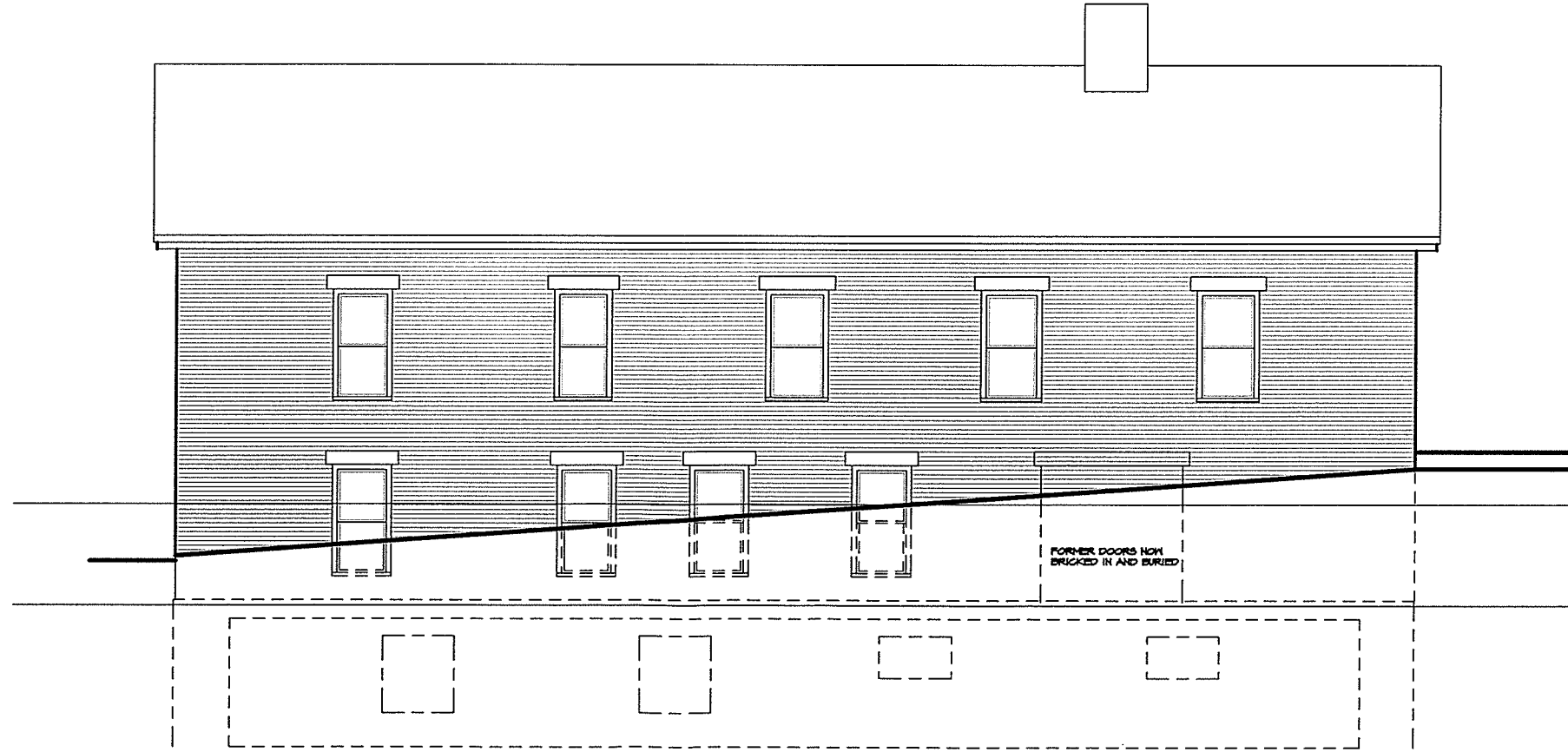
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EXISTING NORTH ELEVATION
1/8" = 1'-0"
(WITH WINDOW HOODS REMOVED)

PROJECT:

445 COLCHESTER AVE. RESTORATION
BRUSSEAU PROPERTIES

JOB No. 14-08

TITLE:

EXISTING NORTH ELEV

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

ISSUE DATE:

6 4 15

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A203

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PROJECT:
445 COLCHESTER AVE RESTORATION
BRISCON PROPERTIES

JOB No. 14-09

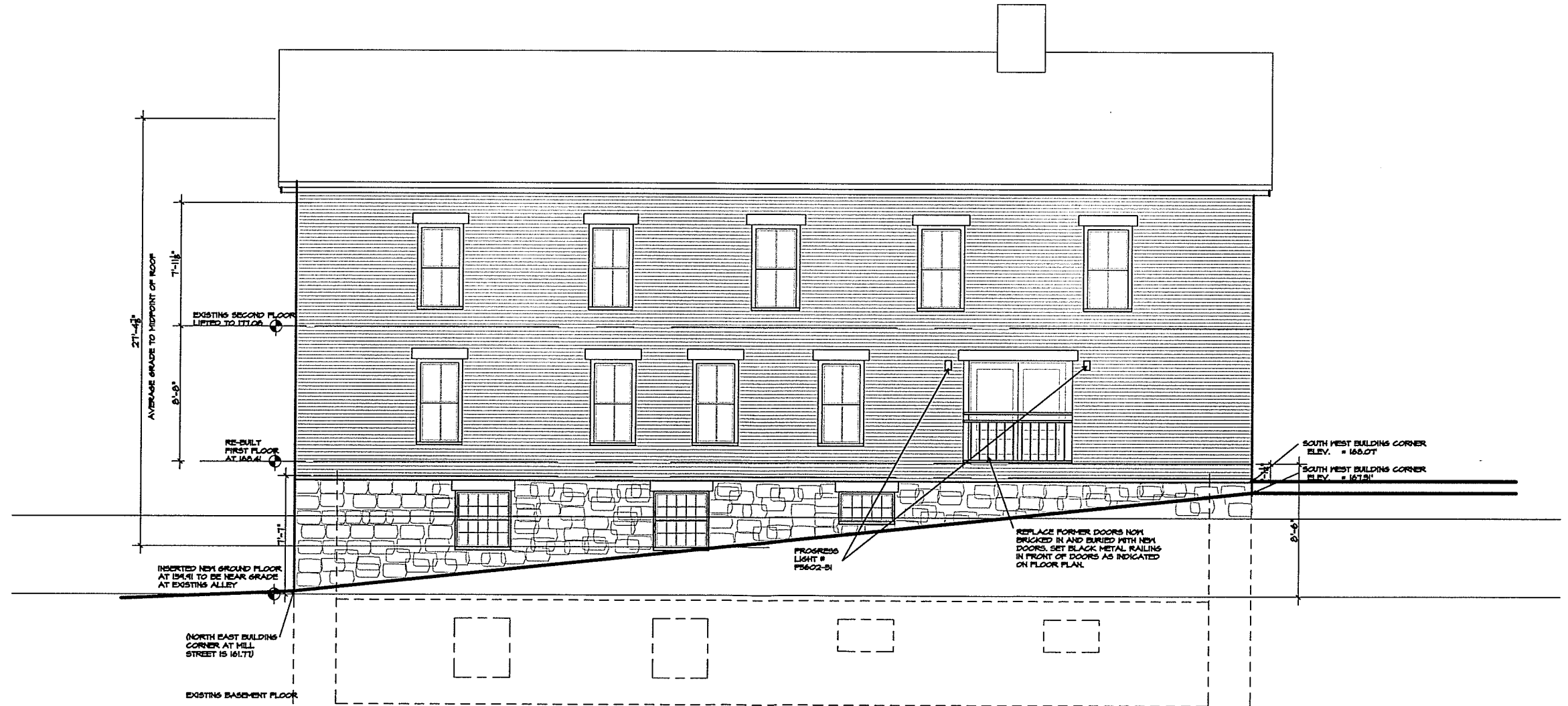
TITLE:
PROPOSED NORTH ELEV

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

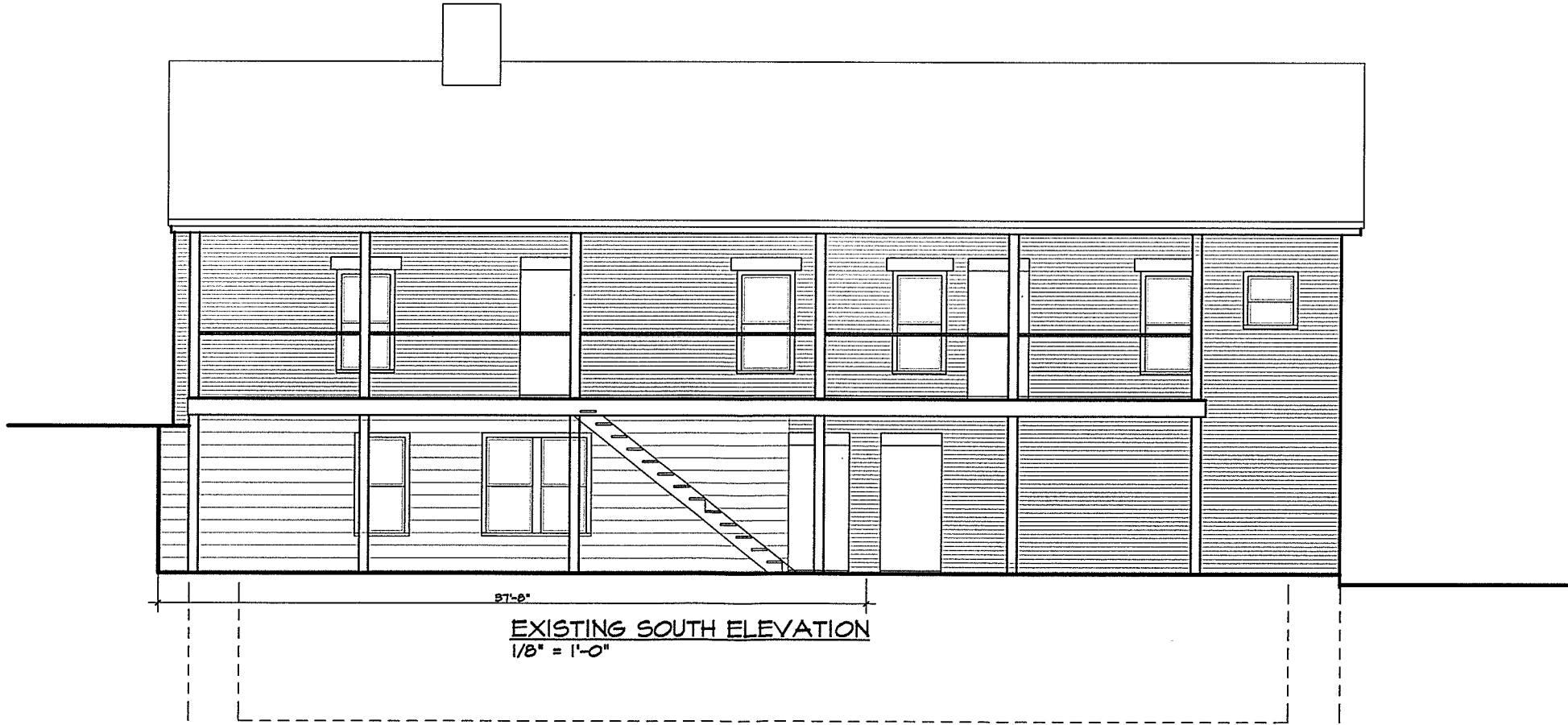
ISSUE DATE:
6 4 15
REVISIONS:

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A203a

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PROPOSED NORTH ELEVATION
1/8" = 1'-0"
(AFTER LIFTING 8' 0")



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PROJECT:

445 COLCHESTER AVE. RESTORATION
BRISBON PROPERTIES

JOB No. 14-08

TITLE:

EXISTING SOUTH ELEV.

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

ISSUE DATE:

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REVISIONS:

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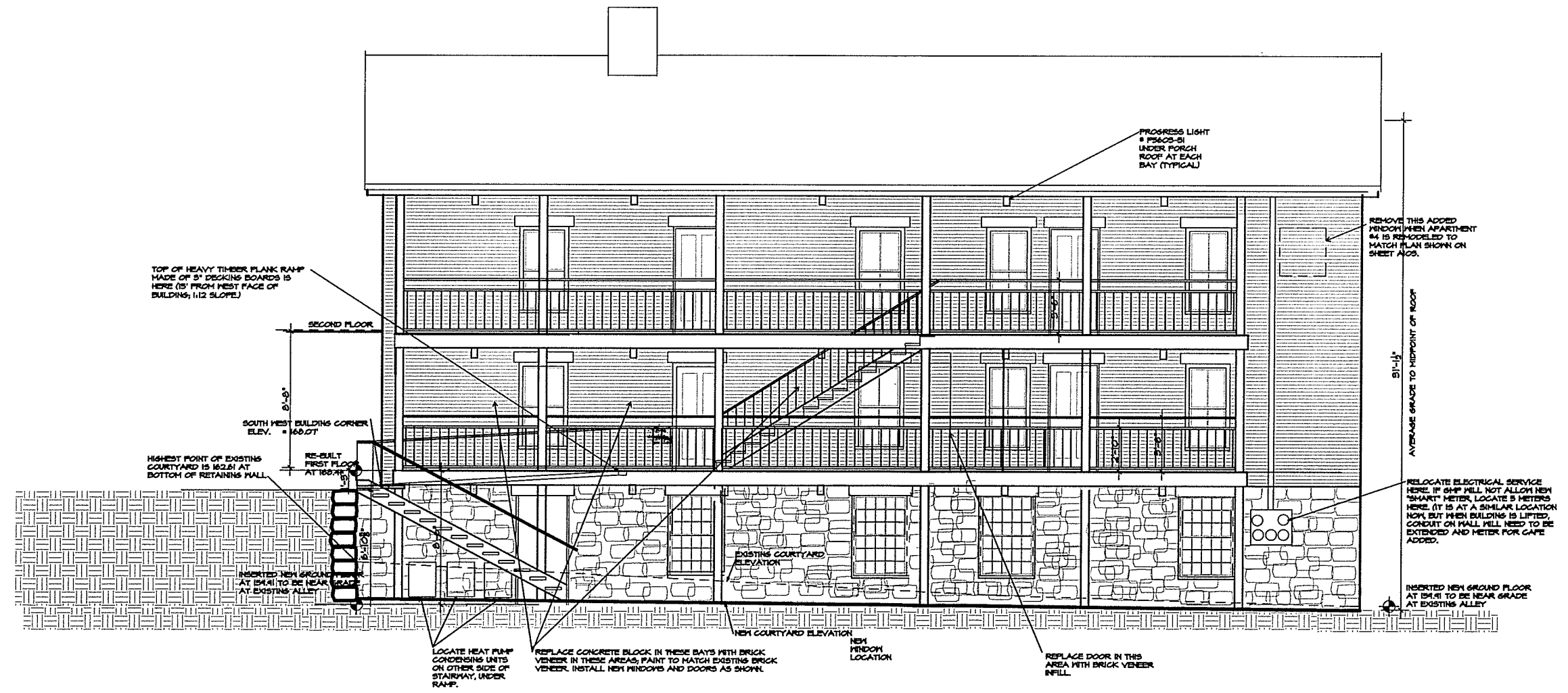
PROJECT:
445 COLCHESTER AVE. RESTORATION
BRUSCON PROPERTIES
JOB No. 14-09

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EXISTING SOUTH ELEV.
SCALE: 1/8" = 1'-0"

ISSUE DATE:
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PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

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Email: jaywhitev@gmail.com Phone: (802) 793-1850

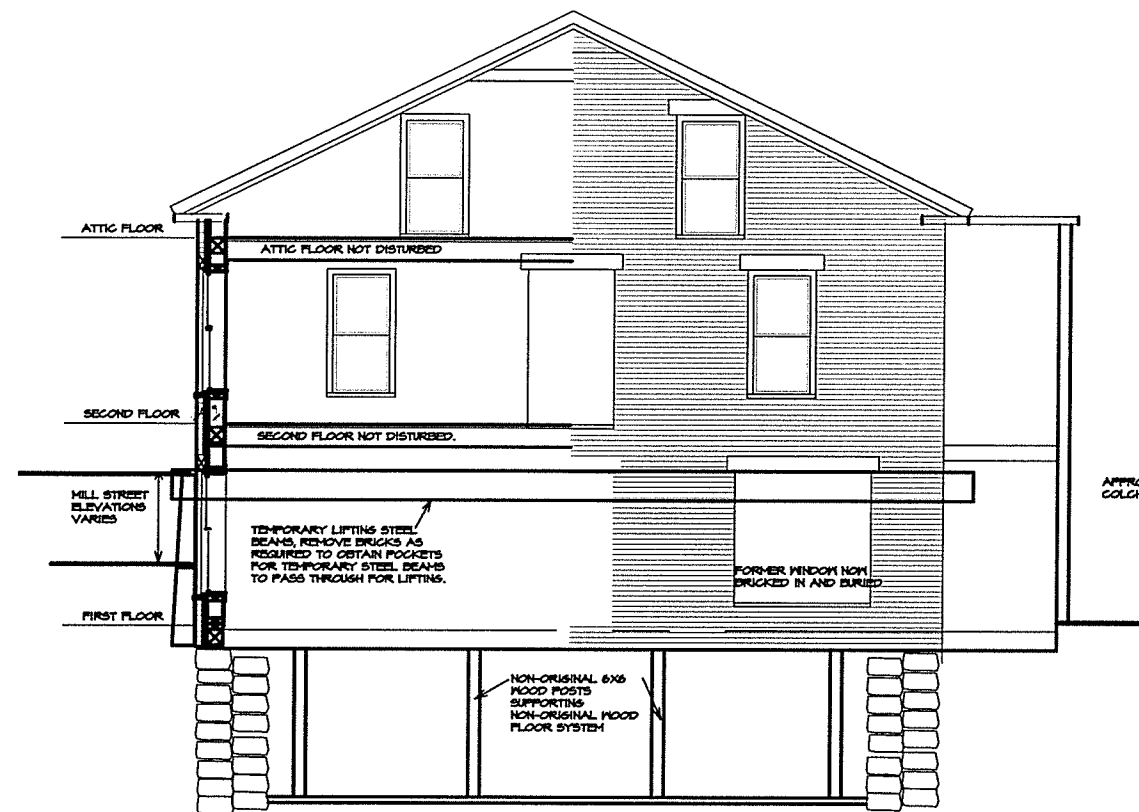
PROJECT: 445 COLCHESTER AVE. RESTORATION
BRISBON PROPERTIES
JOB No. 14-08

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PROPOSED SECTION FACING EAST
SCALE: 1/8" = 1'-0"

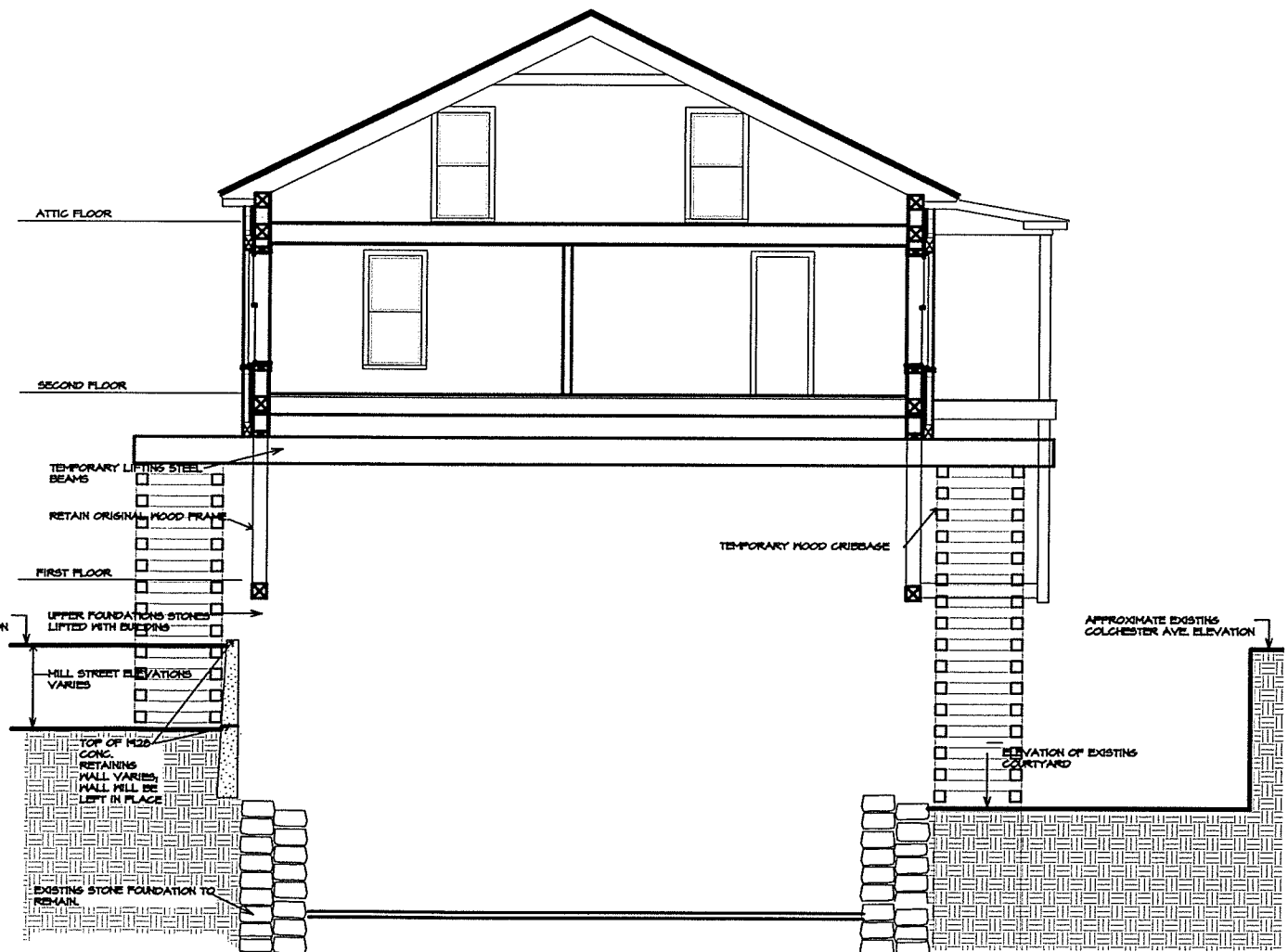
ISSUE DATE: 6 4 15
REVISIONS:

SHEET No. A301

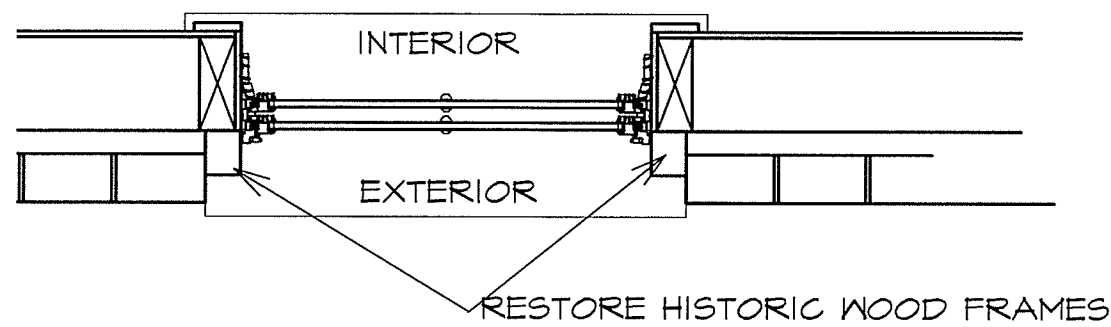
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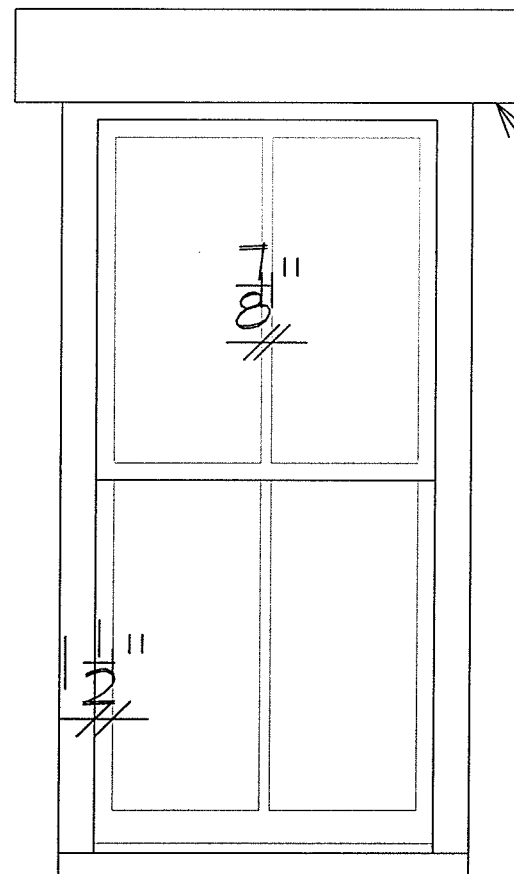
EXISTING SECTION LOOKING EAST
1/8" = 1'-0"
(BEFORE LIFTING)



PROPOSED SECTION LOOKING EAST
1/8" = 1'-0"
(AFTER LIFTING)



WINDOW JAMB DETAIL



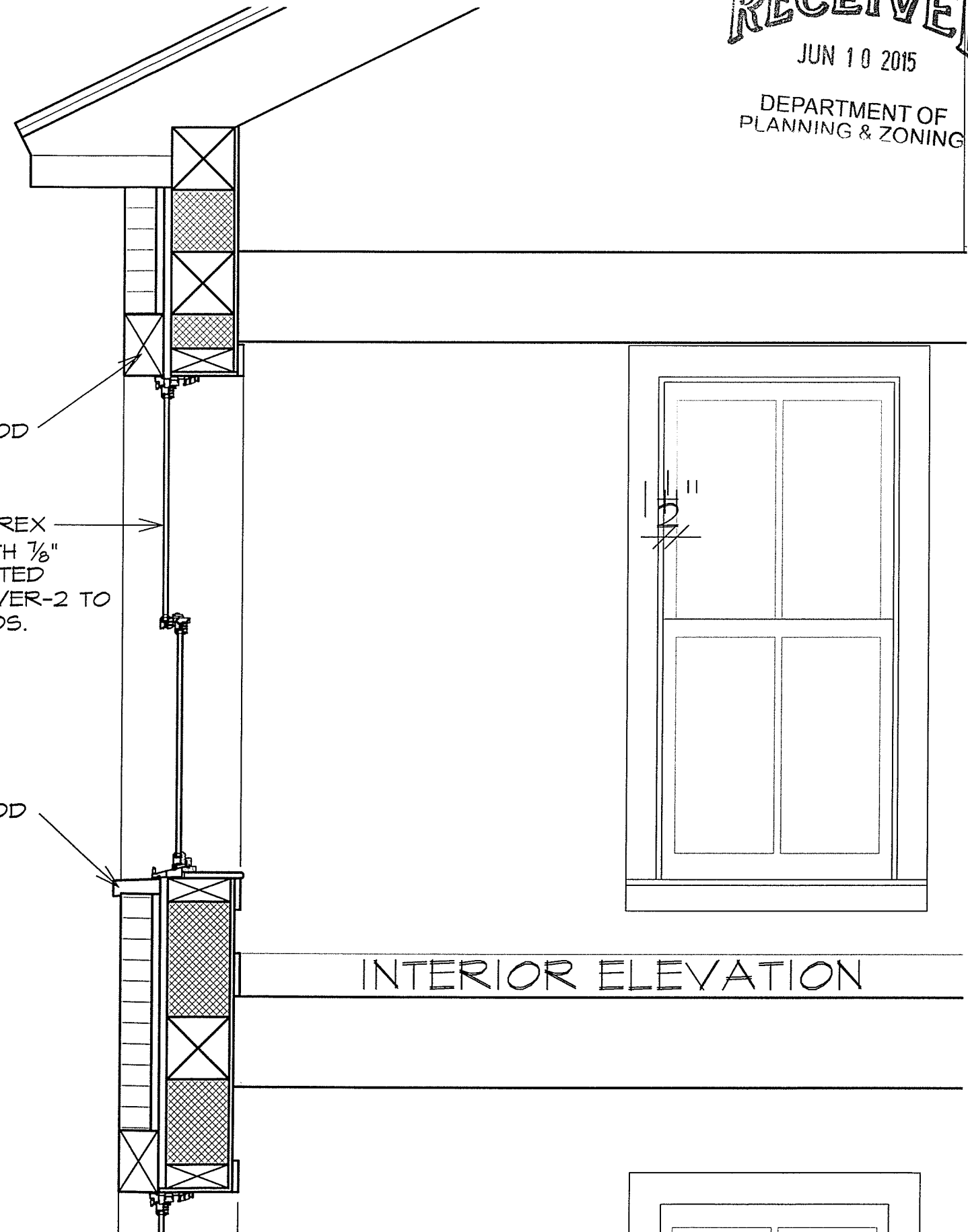
RESTORE HISTORIC WOOD HEADERS.

NEW MARVIN WOOD ULTREX INTEGRITY WINDOWS WITH $\frac{7}{8}$ " WIDE VERTICAL SIMULATED DIVIDER TO MAKE 2-OVER-2 TO MATCH HISTORIC PHOTOS.

RESTORE HISTORIC WOOD HEADERS.

EXTERIOR ELEVATION AT UPPER TWO LEVELS

NOTE: REFER TO EXTERIOR ELEVATIONS FOR WINDOW PATTERNS AT GROUND FLOOR LEVEL. DETAIL OF JAMBS, HEADS AND MUNTINS MATCH THESE SHOWN AT UPPER TWO FLOORS. EXTERIOR FINISHES ARE 6" THICK GRANITE STONE AT GROUND FLOOR LEVEL INSTEAD OF BRICK SHOWN HERE.



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PROJECT:
4415 COLCHESTER AVE. RESTORATION
BRISCON PROPERTIES

JOB No. 14-08

TITLE:
WINDOW DETAILS

SCALE: 3/4" = 1'-0"

ISSUE DATE:
6 4 15
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SHEET No.
A 401

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June 6, 2015

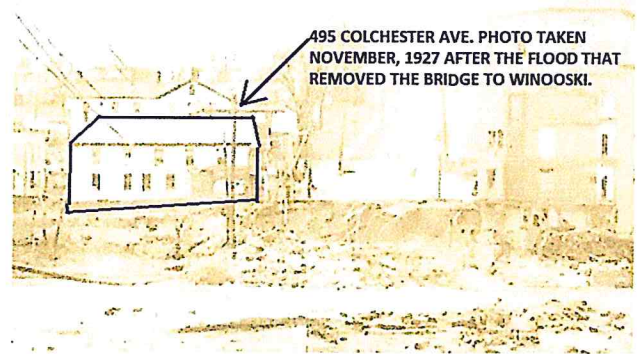
Burlington Zoning Department RE: ZP15-0747SP, 495 Colchester Ave.

**Description of Proposed Project,
Revised and Resubmitted on June 6, 2015**

EXISTING CONDITION:

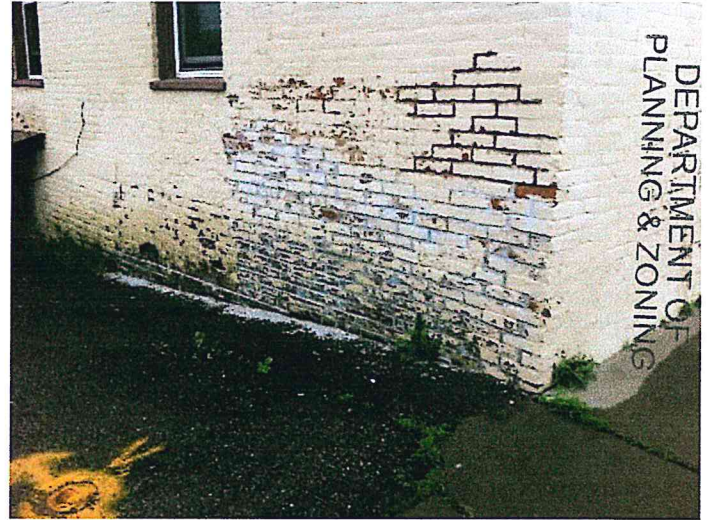
After the flood of 1927, this historic building was buried when the current bridge to Winooski was built at a higher elevation. As a result both of the lower two floors (that used to have on-grade access and daylight at both levels) are now well below grade. Basement window-wells were added in the first floor (which seems like a basement) in an attempt to get some daylight this floor. These window-wells have had to be covered with little shed roofs in an attempt to mitigate water coming off the roof and blowing rain and snow from flooding the first floor. Apartments at that level get almost no daylight.

The former stone-walled cellar below the first floor originally had windows above grade on the north side, and full on-grade access and tall windows to retail space on the east side. These have been removed and filled in with concrete block. This floor is now entirely well below grade and is useless except as a place for the building's boiler room. A sump pump runs nearly constantly to keep water out of the cellar.



Historic Photo (1927) showing building before it was buried

The upper two floors are constructed of brick veneer just one wythe thick, supported on a heavy-timber frame similar to the other mill buildings in the area. When the building was buried, a concrete retaining wall was poured against the brick veneer walls on the north and west sides. This supports the current raised street elevation, but has caused significant damage to the buried brick and wood frame behind it, as seen below in the photo of rising-damp on the west end of the north facade.



Rising damp damage to bricks at west end of north façade.

PROPOSED BUILDING WORK

This project is the restoration of the historic building at 495 Colchester Avenue to correct the water infiltration problems and return it to full use with all floors above the ground. It will improve the quality of the four apartments in the building now and make at least one of them fully accessible to people with disabilities.

The recommendation from us -- and as confirmed as the best solution by Caitlin Corkins from the Vermont Division of Historic Preservation who has conducted an on-site visit -- as the best way to prevent further damage to this historic building, is to simply lift the building straight up 8' 0" , including all of its heavy timber framing and posts, leaving all of the stone foundation walls and concrete retaining wall behind where they will remain visible in the Café space intended to occupy the eastern part of the cellar. This will get the historic brick out of the ground where it is deteriorating.

Caitlin Corkins has approved the Historic Preservation Certification Application and it is currently being reviewed by John Sandor at the National Park Service, Department of Historic Preservation in Washington. Approval as a Certified Historic Rehabilitation Project will allow the owner to take advantage the Federal tax credits available to Certified Historic Rehabilitation Projects in national historic districts.

The existing concrete Cellar Floor (not original to the building) will be lowered 12" to accommodate adequate headroom and be replaced with a new concrete slab on top of a new vapor barrier. This option will also allow uses of efficient and comfortable radiant heating coils in the new slab if the owner decides to explore that option.

A new Ground Floor level will be inserted after the building is lifted. It will be set at an elevation to provide on-grade access from a new walkway near the alley's current elevation. This design will meet current accessibility requirements necessary to reach re-captured space on part of the new ground floor and part of the new cellar floor that we would like to have available to rent to a café or coffee shop tenant of less than 2000 sf.

New concrete walls exterior walls made of insulated concrete forms will be built between the lifted building and the original stone foundation. The exterior of these wall will be faced with 6" -7" thick granite stones similar in size and texture to the existing foundation stones. These new stones will be placed under and support the existing brick veneer to match the original orientation of brick above stone. The interior of the concrete walls will be plastered, so they are not confused with the original foundation stones the will remain visible in the Café's lower floor. As envisioned now, the café would be on parts of both of the interconnected two lowest floors: the inserted, rebuilt ground floor and the rebuilt cellar floor set about 1' lower than it is now in order to gain sufficient head room.

Framing of the new ground floor and first floor above it will be heavy timber construction. This is consistent with the current mill-like framing used in the building and also allows for the required fire separation between the apartments and the café.

This solution also returns the amount of building exposed above grade to generally match its original condition without changing any of the current street elevations, street slopes, or making any changes to the public Right of Way (R.O.W.).

The building will have an automatic fire suppression system, new HVAC system. Plumbing and electrical services will also be new in the remodeled areas.

PROPOSED SITE WORK

NO SITE WORK is proposed in the R.O.W. except connection to existing utilities lined under Mill Street, and the removal of the four window-wells and the shed roofs over them when the building is lifted. These will not be necessary, nor will they be replaced.



View of window wells and shed roofs over them we want to remove.

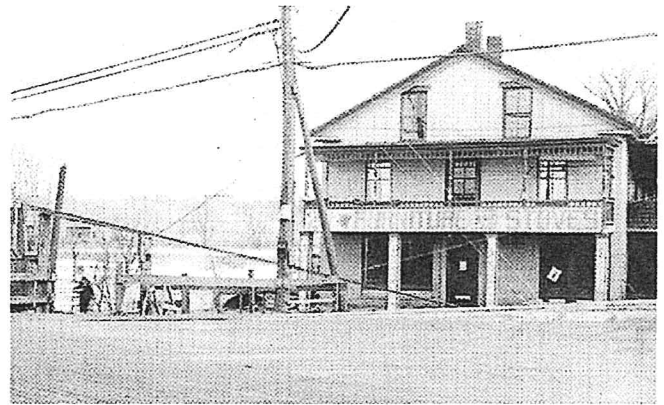
NO CHANGES IN PARKING are proposed from the current conditions. Off street parking is not required with a café space of less than 2000 sf in this Shared Use District, which is why this use is envisioned.

We will be adding a stairway from Colchester Ave. to our own courtyard as a convenient access to the café, since there is no sidewalk currently on Mill Street.

SUMMARY OF CHANGES FROM PREVIOUS SUBMITTAL

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1. Although we originally proposed rebuilding the historic west porch, we will not be able to do that unless we were to be given use of seven feet of ROW space against our west façade and the curb was moved out to align with that on the bridge. Vtrans will not allow use of non-transportation functions within the Route 7 ROW. After discussion with Laura Wheelock at the Burlington Public Works Department and Scott Gurley an historic preservation specialist at Vtrans, it may be possible, but seems unlikely within a year and won't happen without Burlington's support. If the option becomes available, we may file to do this work under a separate permit, but it is no longer part of this proposed project. The restoration of the building, however, including restoration of windows and doors that are now buried, is part of this project.



Historic photo (1927) showing original porch we are not allowed to rebuild without Vtrans permission. We will restore the façade behind the porch as you see it here.

2. Since Act 88 requires at least one of the improved apartments be accessible to people with disabilities, we have proposed building a ramp 15' long, on the first floor level of the existing side porch. This will provide handicapped access to both of the first floor apartments, one of which will be made to be fully accessible to those with disabilities.

3. We also decided to withdraw all requests related to changing the existing curbs, overhead utilities, sidewalks and parking around our block. According to Laura Wheelock, Burlington Public Works is considering changes to the intersection of Riverside Drive with Colchester Ave. Initial planning indicates aligning the curb in front of our building with that of the bridge, as well as creating a walkway on the south side of Mill Street with a new curb about 8' from our building. We support both of these changes, but since they are not finalized, we see no reason to suggest our own site changes when none are necessary to lift the building out of the ground to protect it from further deterioration, improve the apartments, and create addition rental income from leasing a café of up to 2000 sf on the lower two levels. We have changed the major access to the Café to come through our courtyard from the sidewalk at Colchester Ave. rather than rely on a new sidewalk at Mill Street.

4. Instead of lifting the building 9' 7" as originally proposed, the receipt of a Site Survey from Cross Consulting Engineers indicates that the optimal lift should just be 8' 0" instead of 9' 7". This will put the inserted Ground Floor (upper level of the café) at the right height to be accessible to people with disabilities from the new walkway we propose at the level of the alley east of our building. It also makes it possible to reach the first floor apartments from Colchester Ave. with just a 15' long ramp that we will build within the first floor of the side porch on the south side that we will also be restoring, as seen in the proposed South Elevation.
5. Rather than relocate the electrical service to the west side of the building, we will keep it where it is now on the east end of the south wall. The conduit on the façade will need to be 8' longer to reach the location of the meters so they will be visible at ground level on the back of the building and essentially away from public view.
6. A new set of drawings, including the requested Survey is attached to further clarify what is intended.

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Continuation SheetWinooski Falls Mill Historic
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Winooski, Chittenden Co., Vermont

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was the contractor. Although the surface of the road has been periodically changed since its construction, the bridge itself has remained relatively unaltered with the exception of the cobra-head lamps, which replaced the original lantern-shaped lights.

14. Burlington Flouring Company Grist Mill Site, c.1823,
1854, 1927

Located adjacent to the lower crib dam near the southwest corner of the Winooski Bridge (#13) is the site of the Burlington Flouring Company's grist mill. The portions of the mill's brick foundation walls, floodgates, and sluiceway are the district's only remaining references to the industries on the Burlington side of the Winooski River's lower falls throughout most of the 19th and early 20th centuries.

The site has served as the location for a succession of mills since the early decades of the 1800s. A grist mill was built on the site by the Catlin Brothers sometime after 1823 to harness the waterpower of the lower falls and was soon joined downstream by an oil mill and a plaster mill. The complex was expanded in the mid-1840s with the addition of a new grist mill and a cotton mill, but was destroyed by fire in January of 1852. An 1860 description of the rebuilt complex describes the mill as being five stories high and built of wood with eleven runs of stone. It could grind 70,000 bushels of wheat a year, while the adjacent plaster mill could produce about 500 tons of plaster a year. By the 1870s, however, the aging grist mill could no longer compete against the new roller mills, and through the late 1880s it was used only for occasional custom grinding. The building was eventually sold to the Burlington Woolen Mill for its water rights and used for storage until 1928, when it was torn down after suffering extensive damage in the 1927 flood.

15. Duncan Blacksmith Shop (495-97 Colchester Avenue),
c.1841, 1928

This 2-story, brick-veneered building on the southwest corner of Colchester Avenue and Mill Street is three bays across and five bays long with a gable roof that is covered by slate shingles on the north and asphalt shingles on the south. The 2/2 windows below its shallow-pitched roof are spanned by rectangular wooden lintels, which extend behind the frieze-boards above the attic windows.

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Continuation Sheet**

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The single-story, front elevation facing Colchester Avenue to the west contains a central entranceway and features a gable cornice with wide soffits and returns.

The building's south facade is composed of a second story at street level with four unevenly spaced windows separating entrances near each end. The facade is screened by a two story, four bay, shed-roofed porch, which was added between 1894 and 1900 and features turned Tuscan columns rising from its second story railing. An additional bay supported by a manufactured, wrought iron post was more recently added to the west end, allowing access to the street. Covered storage areas sheathed with wooden shingles were added on the porch's first story, between which rise two sets of wooden stairs.

The rear facade faces east and is screened by a 2-story, shed-roofed, wooden porch added between 1906 and 1912. The facade's original cornice appears to have been removed, since the roof now ends flush with the brick wall.

The building's interior consists of a top floor that has been divided into two apartments and a lower floor used for storage and mechanicals that has been finished with beaded, wooden panelling dating from the turn of the 20th century.

The building was originally constructed as a store between 1841 and 1846 to serve the rapidly expanding manufacturing and commercial center developing around Winooski Falls. From 1851 to 1882, the building was a forge and blacksmith shop operated by Albert and George Duncan. In 1883, the shop was purchased by I. S. Dubuc, who continued to use the building as a blacksmith and wheelwright shop with a painting shop on the second floor. By 1889, Dubuc had expanded his operations and built lumber drying sheds, which were connected with a carriage house to the south and a livery next door. Insurance maps indicate the building was used to sell second hand goods from 1894 until about 1912, when Dubuc converted the building into a grocery store.

In addition to being a significant example of the mid 19th century commercial development at Winooski Falls, the building also shows changes to the district brought about in the aftermath of the disastrous flood of 1927. Along with the destruction of the Winooski Falls dams and extensive damage to the mills, the flood swept away the iron bridge connecting Burlington and Winooski. To accommodate the increased height of the replacement bridge, approximately

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eight feet of fill was added to Colchester Avenue, raising the grade up to the level of the second story on the building's west side.

16. I. S. Dubuc Tenement Building (5-11 Mill Street), c.1912

Number 5-11 Mill Street is part of a continuing line of tenements stretching between the Chace Mill (#1) and the Winooski Bridge (#13). The 2-story, flat-roofed, clapboarded building features a simple bracketed cornice atop its parapet, which extends around the building's east, north, and west sides and masks the roof behind. The fenestration on both stories is four bays wide on the front and rear facades and two bays wide on the sides. The openings were partially infilled several years ago to accommodate new 1/1 windows.

Access to the building is gained from the south side, which is screened by a full-length, 2-story porch with stairs rising up to the two second-story apartments. The porch appears to be original to the building, although several of the posts have been replaced. The two apartment doors on both stories are interspersed with windows.

The building reflects the economical construction techniques intended for low cost rentals. Built as a tenement by I. S. Dubuc around the same time as the construction of the Champlain Mill across the river, it is one of the few early 20th century tenements in the Winooski Falls Mill Historic District and reflects the increased demand for factory worker housing during this period.

17. Burlington Cotton Company Tenement Building (13-19 Mill Street), c.1853, 1874

This large, 2 1/2 story, asbestos-shingled, apartment block rises from a high brick and stone foundation up to a gable roof trimmed by an overhanging cornice with soffit returns. The building's 10-bay, north facade faces Mill Street and contains two sets of paired doors on the first story. Partly covering the north facade is a shallow, 2-story porch originally constructed between 1935 and 1941 and later rebuilt and enclosed with aluminum combination storm windows. Sets of covered stairs lead to the east and west ends of the porch. Additional doorways open to the porch from the second story.

The side facades are two bays deep with windows in the attic gables and an additional entrance on the southeast corner,

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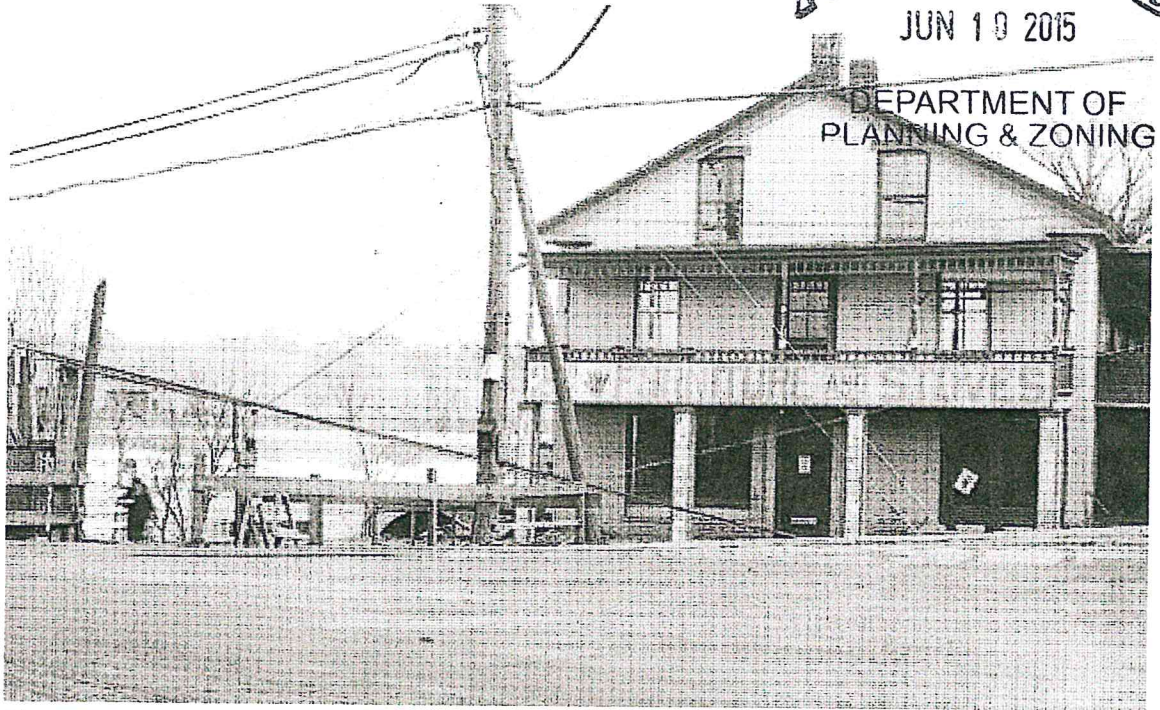


Photo 1. West elevation photo taken 1927, after the flood, but before bridge was rebuilt 9 feet higher.



Photo 2. West elevation taken 2014. What is now a blocked in doorway just above the sidewalk used to be a door to the second floor porch seen in Photo 1. The porch was removed when the building was buried. Windows have been replaced with 1-over-1 windows, instead of the original 2-over-2 windows seen in the historic photograph.

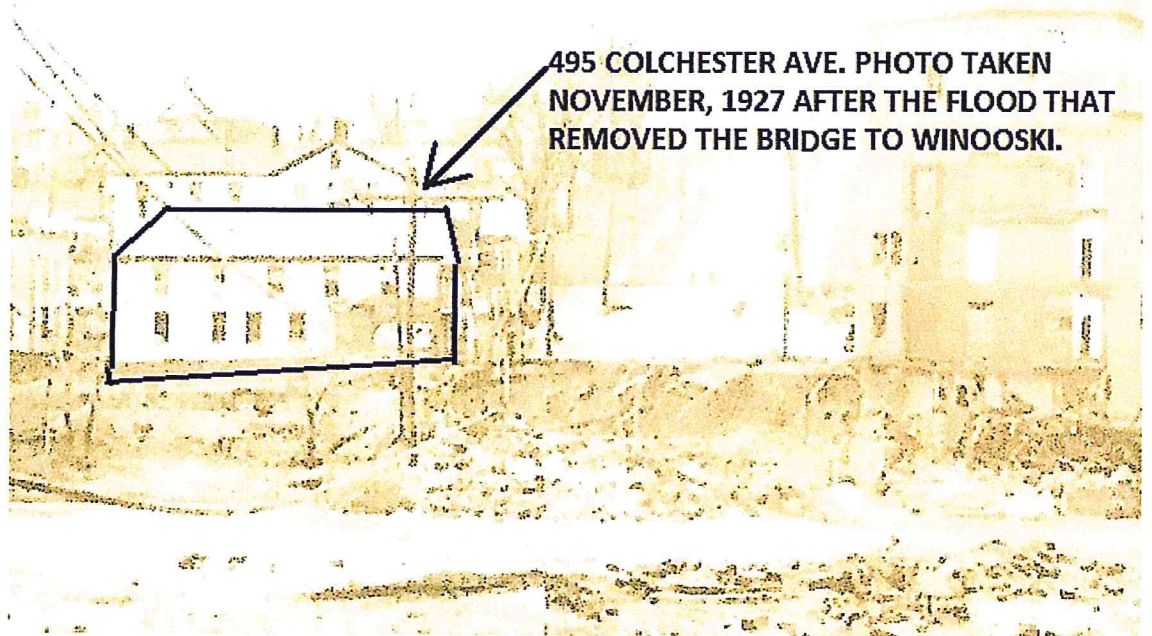


Photo 3. North elevation photo taken 1927, after the flood, but before bridge was rebuilt 9 feet higher. Dark outline is the building of this application. Note the stone foundation wall and windows visible at the Cellar level, and four windows to the left side of the loading doors.



Photo 4. North elevation photo taken 2014.



Photo 5. North elevation photo taken 2014. Note evidence of rising damp on the bricks at the west end of the north elevation, caused by the building being buried.

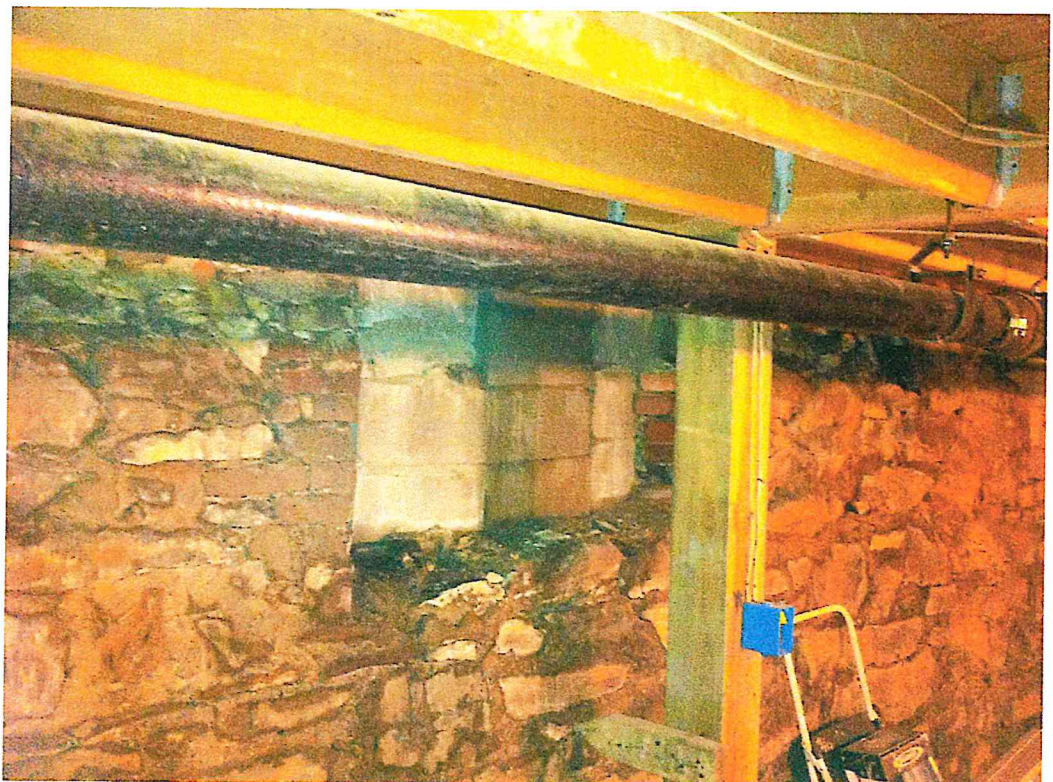


Photo 6. Interior of north wall of cellar showing original stone foundation. Former above ground windows have been filled in. The floor structure supporting the first floor is not original and will be replaced with mill construction techniques matching extant framing of the floors above. Stone walls will remain exposed in the adaptation of this level into a Café.



Photo 7. Existing south wall of cellar. Structure of First Floor above is modern, made of 2x10 joists and 6x6 posts spaced 12' apart.



Photo 8. The first floor windows are now mostly buried. The north windows have these little window wells put in to offer some protection from snow and rain. Rooms inside are dark and gloomy. The Cellar is a full floor below the floor these windows are on.



Photo 9. The first floor apartments are currently at grade level on the east end of the building shown here. The apartment door is not original and was cut into the brick façade. Originally this floor was about 9 feet above grade with the cellar having an on-grade access at this end of the building.

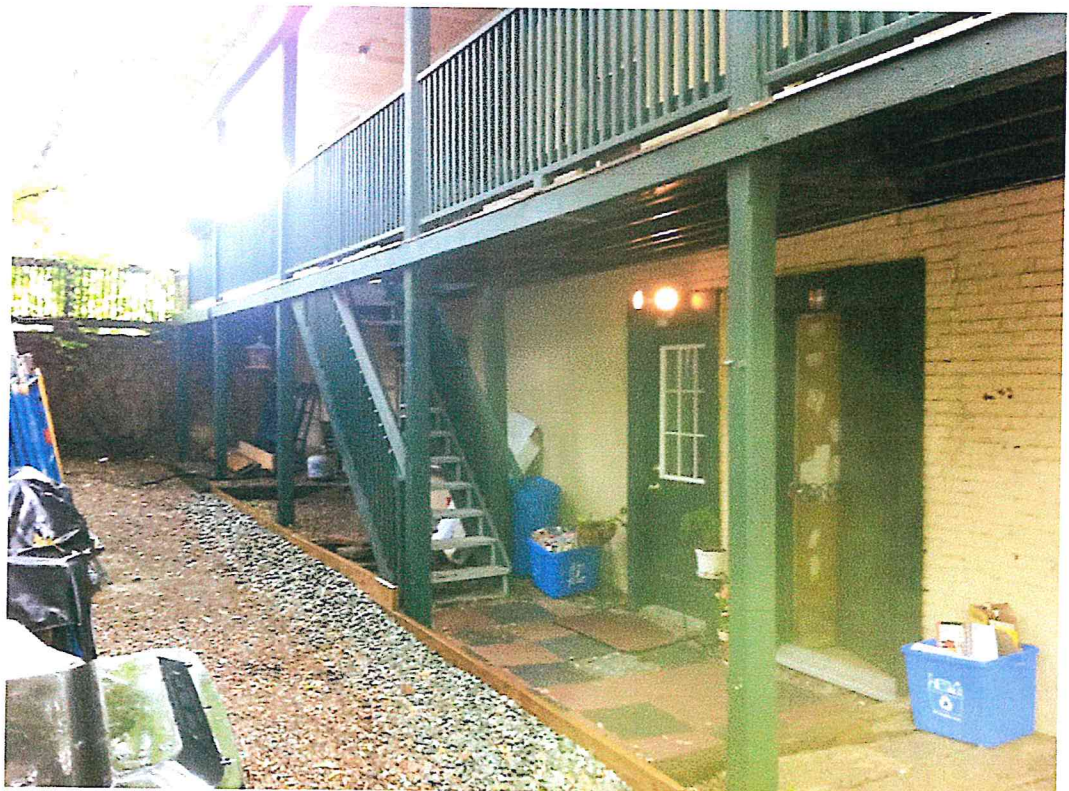


Photo 10. On the south side, a courtyard was cut in to allow access to the first floor apartments. The door on the left leads to one of the apartments. The door on the right leads to the cellar. The side porch was not part of the building prior to the flood.



Photo 11. On the south side, the wall east of the first floor apartment past the door with the light in it, was rebuilt in concrete block. We assume that the brick veneer failed at some point and was replaced with concrete block. The renovations will replace this concrete block with brick veneer to match the original brick veneer conditions.

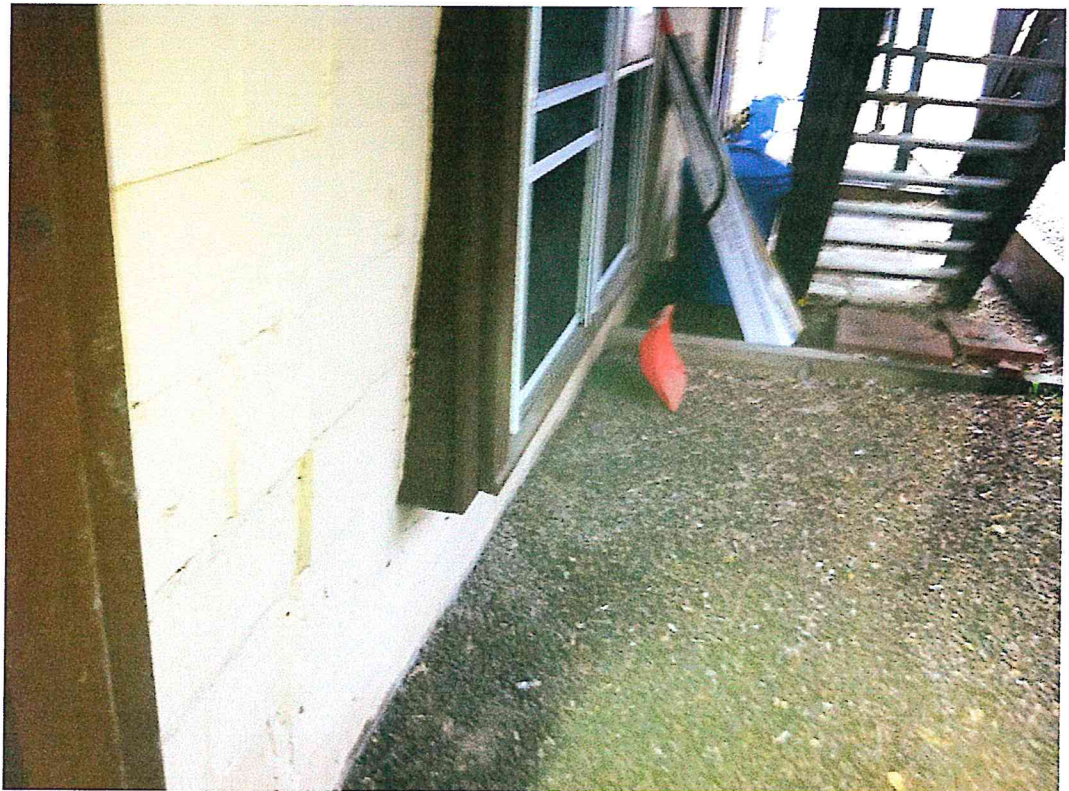


Photo 12. Part of the original south wall was replaced with concrete block. The wall has begun to lean out at the top; the boxed out windows are vertical.



Photo 13. Exterior porch, east side was first built in 1916 and remodeled later to its present condition shown here. The door at the upper level replaced a former window from the 1820 design. The lower door was put in after 1929, as the first floor was well above the ground floor on the east side.

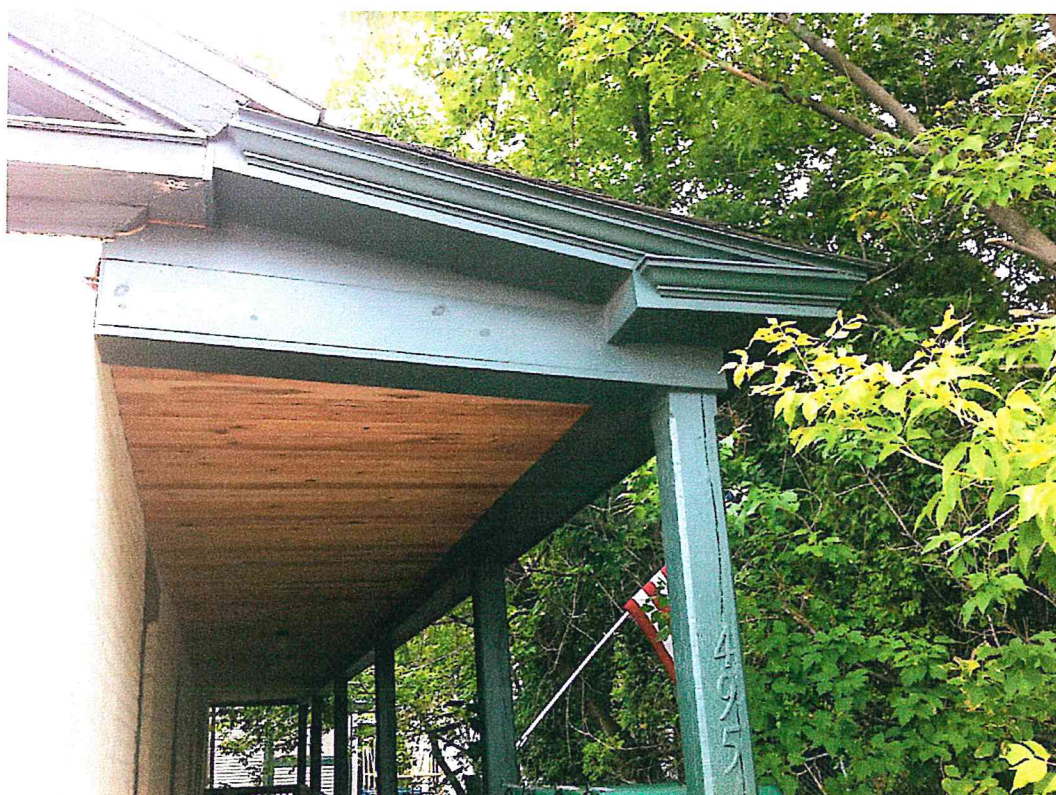


Photo 14. Replaced south side porch. Original south side porch seen in PHOTO 1, does not come all the way to the west façade as this one does. The ceiling of the porch seen here is fairly new.

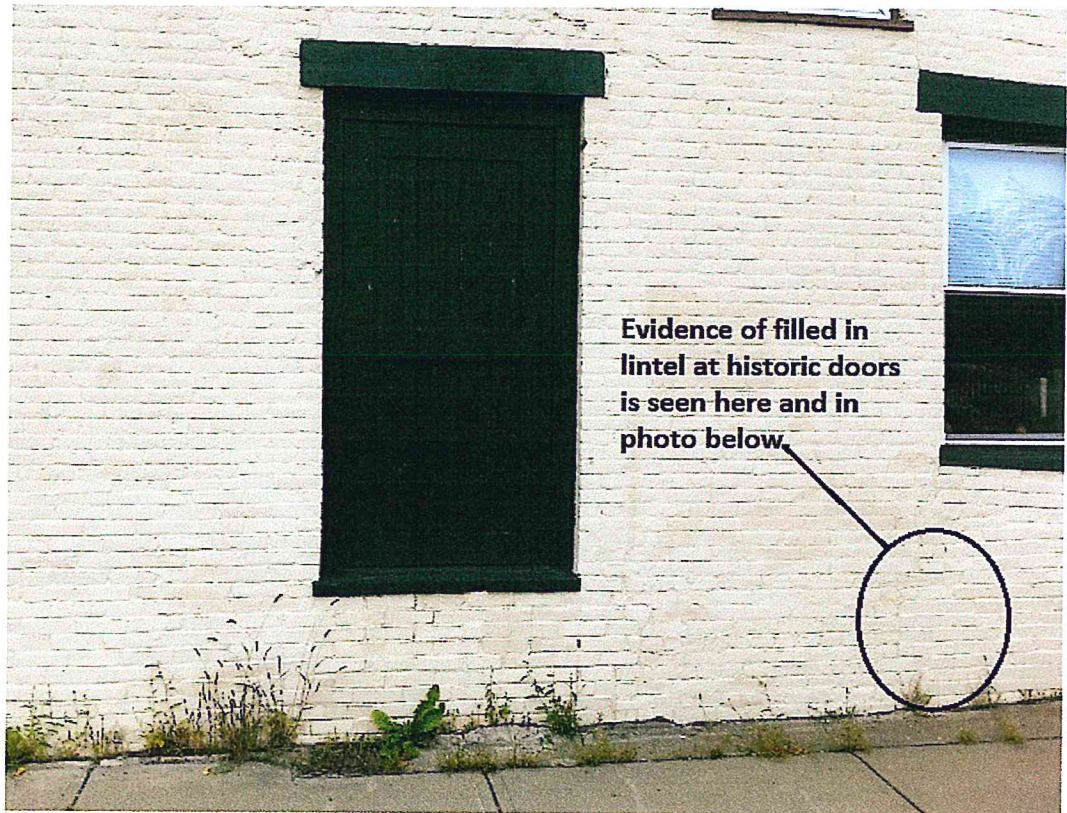


Photo 15. Evidence of where shop doors were filled in with brick. This is the lintel location.

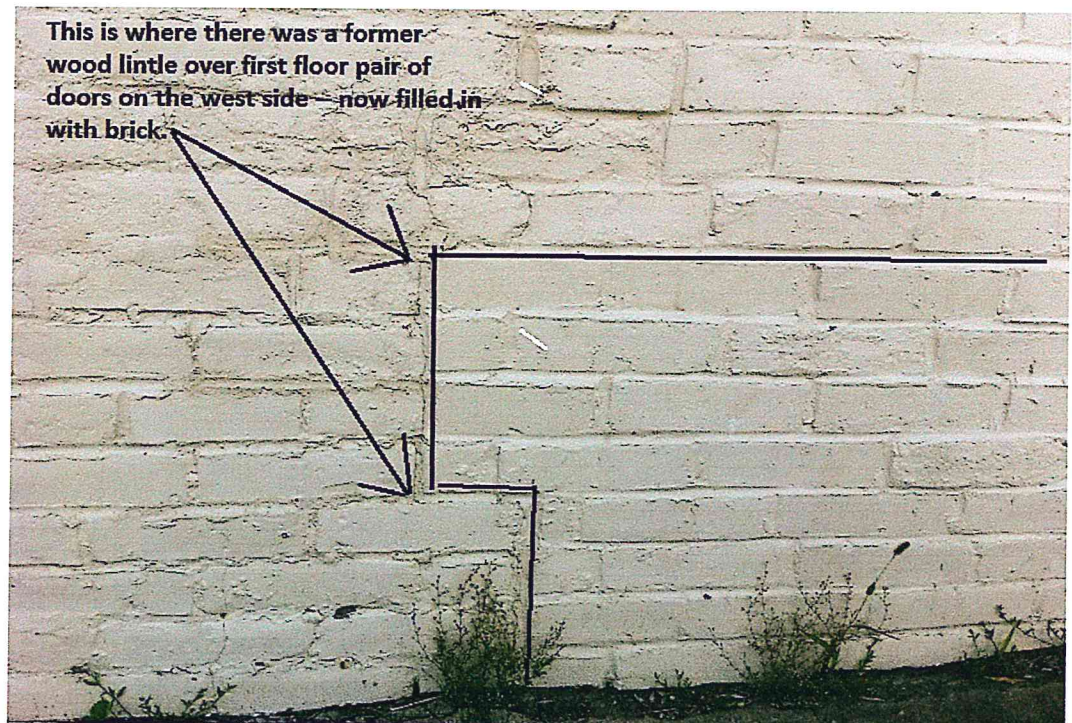


Photo 16. Evidence of where shop doors were filled in with brick. This is the lintel location. Note the difference in joint detail and brick face texture.



Photo 17. Evidence of where loading dock doors were filled in with brick on the north elevation. The painted wood lintel remains. Note damage from rising damp to the right of the blocked opening. The black lines are cable TV cables.



Photo 18. North side windows are buried to various depths. They have more exposure the closer they are to the east side of the building. None of the windows are the original 2-over-2 pattern seen in historic PHOTO 3.



Photo 19. North side first floor windows on the west are buried more than those toward the east due to the slope of the street in front of the windows. The brick window wells were built when the building was buried in 1928.



Photo 20. East and North elevation showing location of first and second floor doors and windows. The door just to the left of the window on the east elevation is not original and was cut in to access the apartment at the east end of the first floor in 1928.



Photo 21. East side showing added porch and door cut in to access the apartment at the east end of the first floor in 1928. The porch was built after 1928.

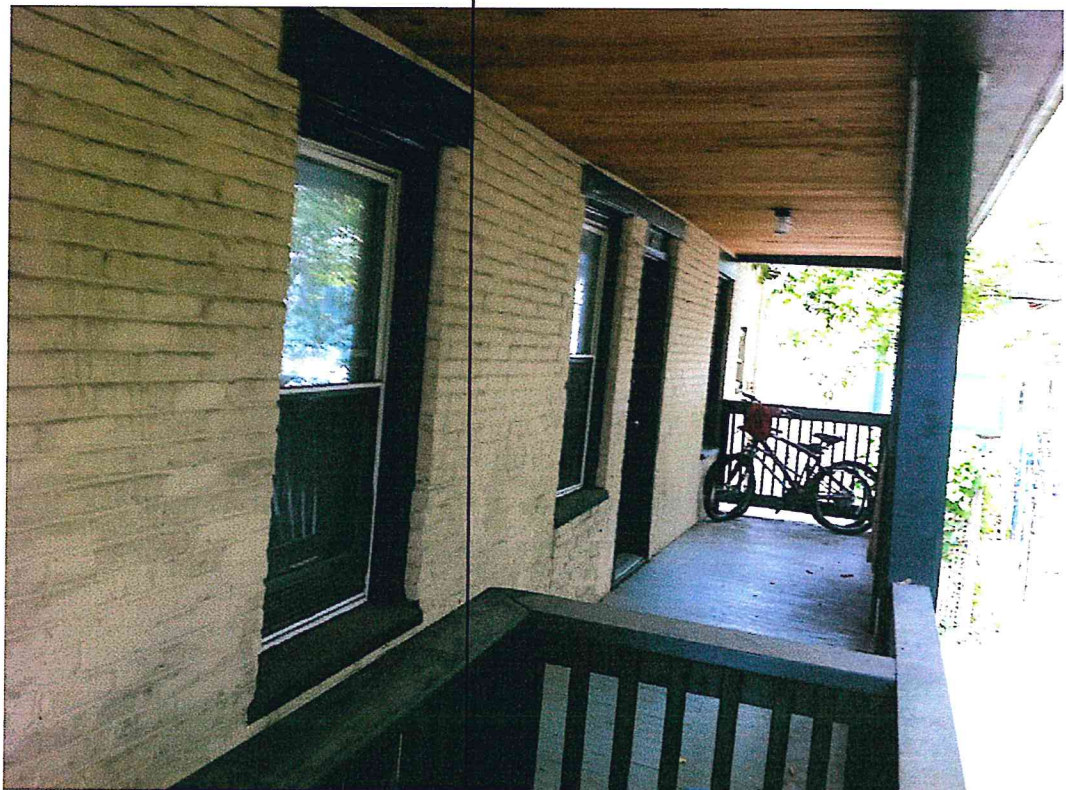


Photo 22. South side at Second Floor of south porch. Windows and doors are at original location with original solid wood headers and sills. Sash and doors are not original.

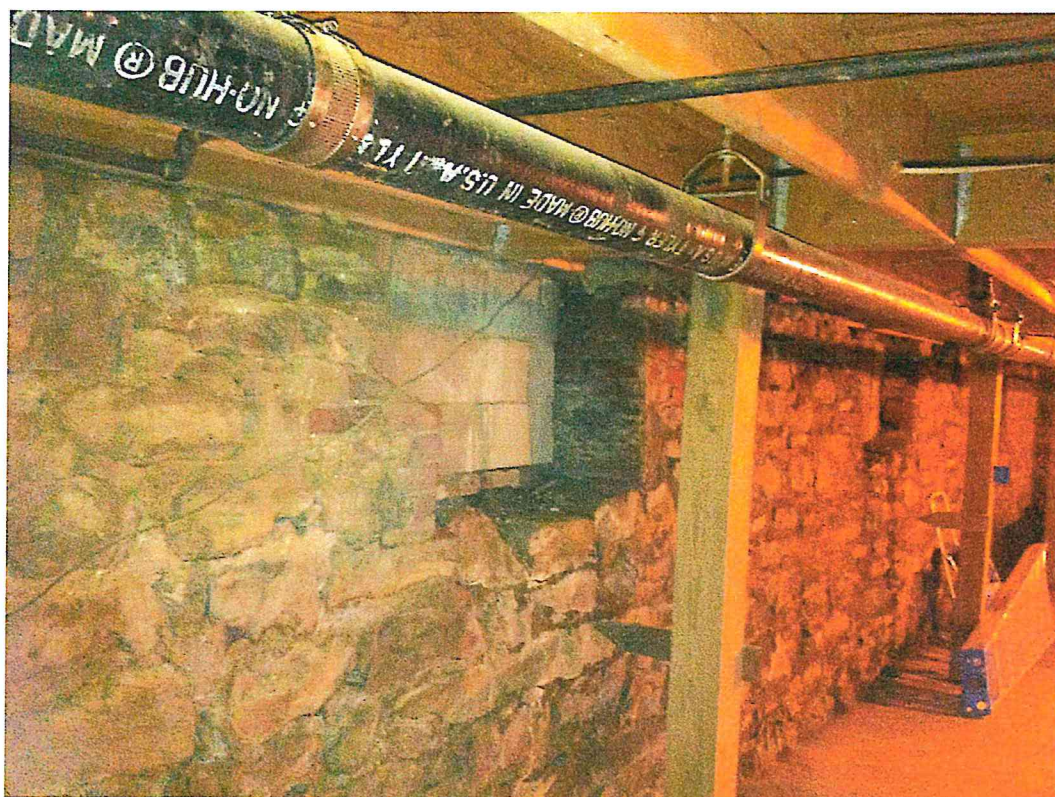


Photo 23. North wall of cellar, showing infill of windows buried in 1928. Locations of these windows will be duplicated in the new Ground Floor walls that will be inserted between these existing walls that will remain and the raised walls of the first and second floors.



Photo 24. East wall of cellar, showing original on-grade entrance on the left, now blocked with concrete blocks. The pair of windows on the right, provided natural light and display features from the east end, which was fully above grade at this level before 1928. Now sewer lines from the apartments above gather and exit here.

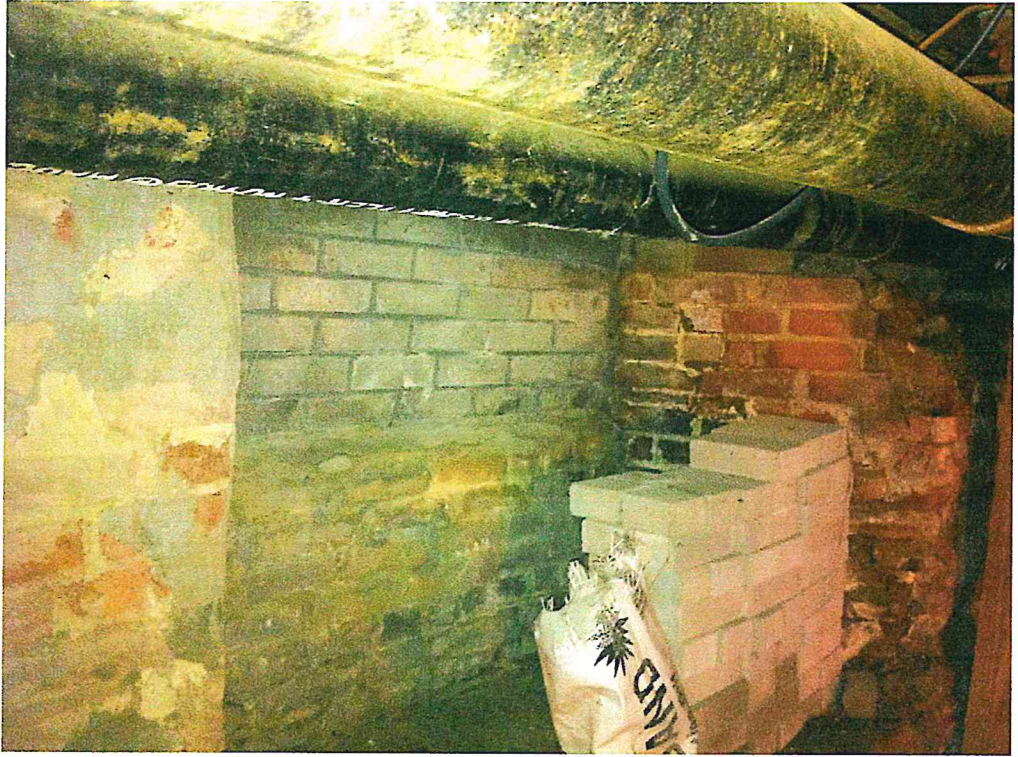


Photo 25. Eastern-most window at the north wall in the Cellar. Original sill was at the top of the remaining stone, which is recessed toward the exterior of the foundation wall. Sewer lines above will be relocated in the renovation to not be parallel to the exterior walls, so as not to block the tops of these windows. Concrete blocks will be plastered over.



Photo 26. First Floor, west end apartment (#3). The rooms in this mostly buried apartment get almost no natural light. The original beams supporting the second floor are 8x8 wood beams that have been covered in sheetrock. No historic fabric remains at the interior of this level, except for the heavy timber frame made of 8x8 beams that support the second floor and attic floor.



Photo 27. First Floor, west end apartment (#3). Note the mostly buried window visible through one of the two bedrooms in the apartment. One of the historic 8x8 beams (now covered in Sheetrock) is visible in the upper right hand corner.



Photo 28. First Floor, east end apartment (#4). This is the brightest part of the apartment.

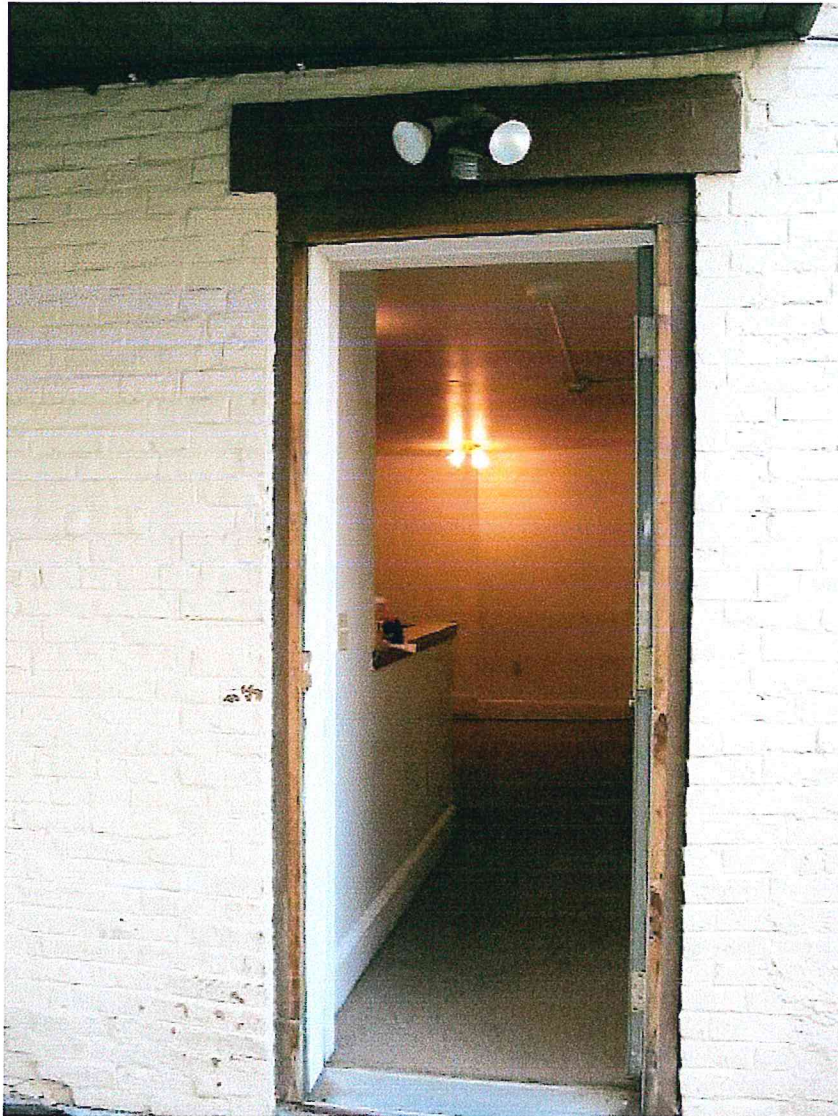


Photo 29. Door to apartment (#4) on east end of first floor. Door frame is modern and bricks have been cut to create this opening.

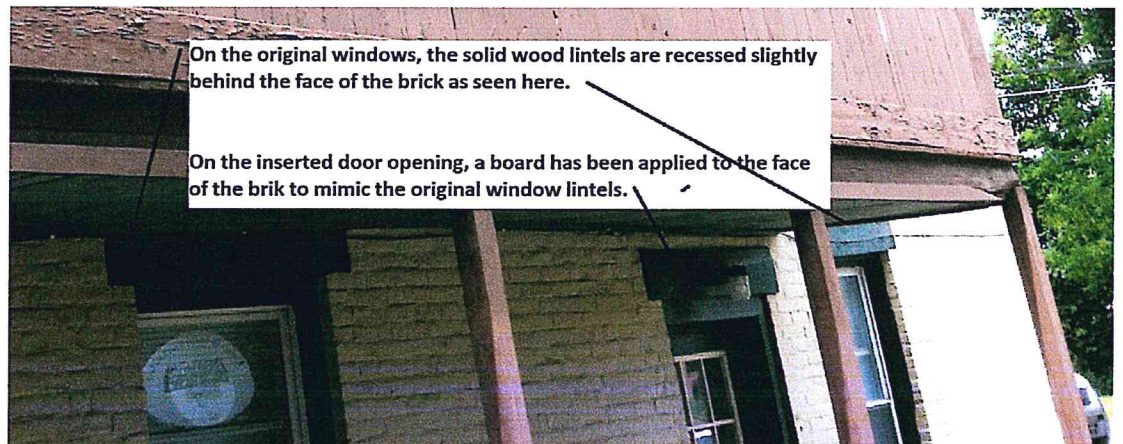


Photo 30. Note that on the historic windows, the solid wood lintels are recessed just behind the face of the brick. Where the door has been inserted under the porch, the historic lintels are mimicked with a faux lintel that is really just a board applied over the brick cut opening with the door frame acting as support for the brick veneer wall surface.



Photo 31. Living Room of apartment (#1) west side, second floor. Note that the tall space also shows the window at the attic level.



Photo 32. Kitchen of apartment (#1) at west end of Second Floor. Beam in foreground is one of the original 8x8 framing timbers, now wrapped in Sheetrock. No historic fabric exists at the interior of the first or second floors.



Photo 33. Kitchen (on raised platform) and living space of apartment (#2) at east end of Second Floor. Door with glass leading to the mostly-enclosed east porch replaces an historic window.

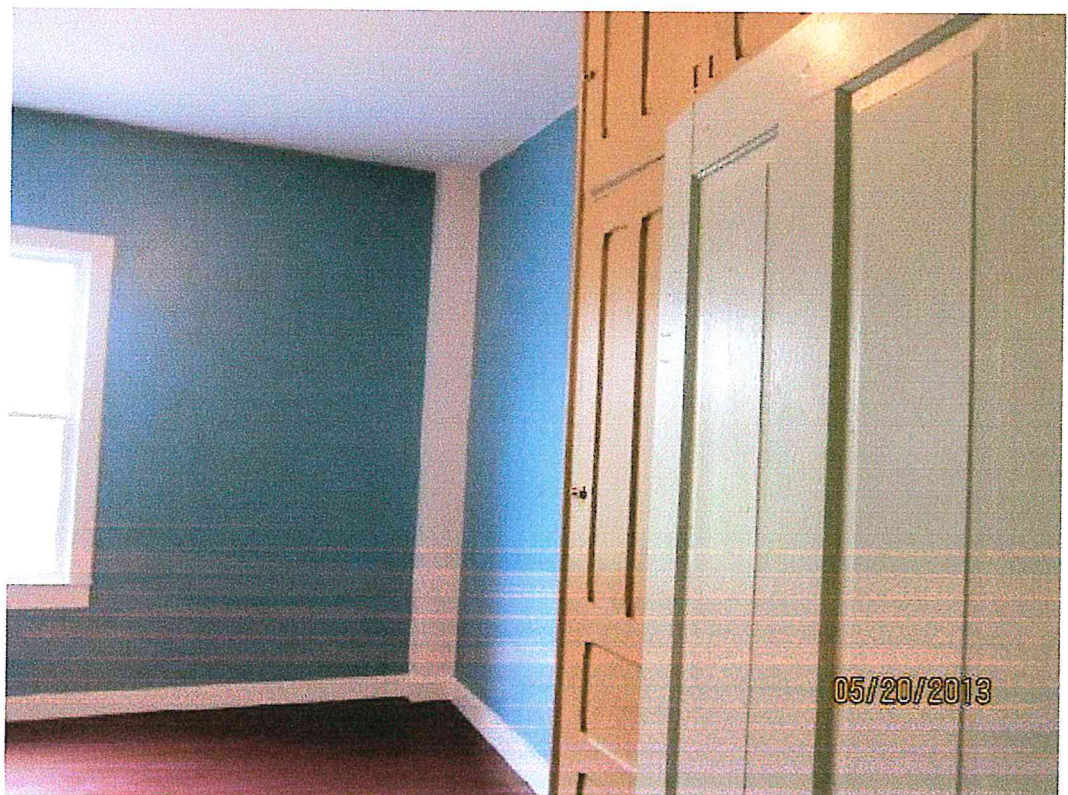


Photo 34. One of the three bedrooms of the east end apartment (#2) on the Second Floor. Note the corner post that is part of the 8x8 heavy timber frame of the building.



Photo 35. Retaining walls built in 1928 to retain the earth of the raised roads. Wall is poured directly against the brick veneer of the building, and is causing damaging rising damp to the façade. Note that original color of building was unpainted dark red/maroon colored bricks.



Photo 36. Detail at top of retaining wall at west side of building.



Photo 37. The new floor structure of the inserted floor and the first floor apartments when seen from the cellar floor will be similar to that seen here.



Photo 38. This photo shows two the granite stones that will be used to reconstruct the foundation wall between the top of the existing stone foundation that will remain and the bottom of the brick at the lifted building. Sizes are similar with similar cut to the existing stones, but these are grayer – compatible, but different so they do not fool someone to thinking they are the original stones. These stones will only be visible on the exterior and will be backed up to a new insulated concrete foundation wall on the interior, faced with plaster.



Photo 39. Location of existing meters on east end of south elevation. Intent is to move these to the west end of the south elevation after the building is lifted and service the building with an underground primary feed from the existing power pole near that location. One additional meter will be included for the Café. If possible, all meters may be put inside the building if Green Mountain Power can accept "smart metering" at this location with a remote reading ability for each meter.



Photo 40. Light at apartment doors. Lamp will be an LED lamp with 2700K color temperature to match that of incandescent lighting. Width is 4.785" Height is 7.25". Housing is black.

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Photo 41. Light at Café entrance. Light is Progress P5721-71. Width is 10". Height is 10.75". Projection is 11.75". Light will be set directly above the Café Entrance main door on the east side of the building. Color is Gilded Iron (black).

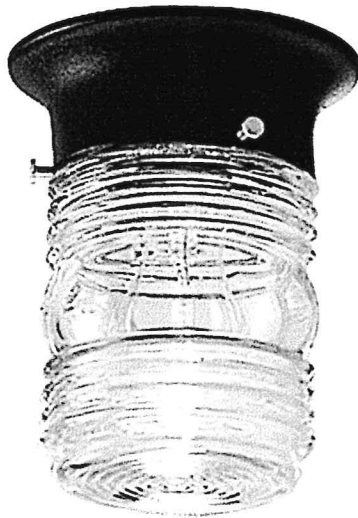


Photo 42. Lights under the porches. Light is Progress P5603-31. Width is 5". Height is 6.25". Housing is black.

Department of Planning and Zoning

149 Church Street
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Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 15-1232; 78 Henry Street
Date: June 23, 2015



File: ZP 15-1232CA

Location: 78 Henry Street

Zone: RL **Ward:** 1E

Parking District: Neighborhood

Date application accepted: May 29, 2015

Applicant/ Owner: Donal Dugan / Molly Loomis, Tom Hughes

Request: Remove rear deck; add 16' x 22' 2 story addition to existing single family house. New/replacement exterior doors. Remove westerly side walk and steps, pizza oven and roof canopy adjacent to garage. (None of these are on approved site plans dated 2003 and 2012.)

Background:

- Zoning Permit 12-1188FC; install three section of stockade fencing in backyard. June 2012.
- Zoning Permit 12-0781CA; install a solar hot water panel mounted on the south facing porch roof. March 2012.
- Zoning Permit 04-049; add small dormer above second floor bathroom to raise internal ceiling height to 8'. August 2003.

Overview:

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:

No significant natural features have been identified. **Affirmative finding.**

(b) Topographical Alterations:

No information has been submitted about the terrain of the rear yard. As this is an existing neighborhood, no significant topographical manipulation is anticipated for the 16' x 22' addition; to be situated at the site of an existing deck. **Affirmative finding.**

(c) Protection of Important Public Views:

There are no protected views from 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).

The house is not listed on the Vermont State Register or National Register of Historic Places. It is eligible for historic designation, as an example of Bungalow style that is uniquely represented within this neighborhood. See Section 5.4.8.

(e) Supporting the Use of Renewable Energy Resources:

There is no part of this application that would prevent the use of window, water, solar, geothermal, or other alternative or renewable energy resources. Solar/pvc hot water mechanicals are present on the existing structure. **Affirmative finding.**

(f) Brownfield Sites:

None identified. 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.

An EPSC plan has been submitted and approved by the City Stormwater engineer.

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.

A rear entrance on the north will be essential to backyard access; however no protective canopy is provided over that entry where it would be beneficial. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

The addition is proposed in the rear in the site of an existing deck. This is typical for building evolution and expansion. **Affirmative finding.**

(i) Vehicular Access:

No change is proposed to the existing access. **Affirmative finding.**

(j) Pedestrian Access:

A front walkway as well as a walkway on the west is proposed to remain unchanged; a side (westerly) walk and steps to the deck are identified for removal. Adequate access is provided at both locations. **Affirmative finding.**

(k) Accessibility for the Handicapped:

Handicap access for existing single family homes is not a requirement, but encouraged. **Affirmative finding.**

(l) Parking and Circulation:

No change is proposed to the existing parking configuration. The site continues to provide the required 2 parking spaces for the single family home. **Affirmative finding.**

(m) Landscaping and Fences:

Existing landscaping is not identified on the plan. As the proposed site is currently a deck, no significant trees or established landscaping is anticipated to be present. A fence permit was issued in 2012; no change is anticipated in that location. **Affirmative finding.**

(n) Public Plazas and Open Space:

There are no public plazas or open space that require installation or protection. Not applicable.

(o) Outdoor Lighting:

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

The application proposes the installation of a full cut-off LED exterior light at the rear entry. **Affirmative finding.**

(p) Integrate infrastructure into the design:

All meters and exterior mechanical equipment must be illustrated on site plans or elevations as appropriate. A gas meter is shown on the east façade in simulation and elevation. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

The proposed addition is a 2 story mass attached to a 1 ½ story bungalow. It does not exceed the height of the existing structure. As delegated to the rear, it will not be immediately discernable from the streetfront. **Affirmative finding.**

2. Roofs and Rooflines.

The existing craftsman inspired bungalow has a characteristic steeply pitched roof, full width shingled porch, extended and elaborated rafter ends, triangular knee braces and a gabled dormer. Although elevations suggest the inclusion of exposure rafter tails on the new addition, the steeply pitched roof or dormer is not similarly replicated. As such, stylistically the addition has little relationship with the front structure; however its relegation behind the existing structure minimizes its visibility. **Affirmative finding.**

3. Building Openings

Principle and secondary entrances are clearly identified. Windows maintain a rhythm and adequately correspond to interior function. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

See Section 5.4.8.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

As a rear addition, there is minimal influence on appearance from the public way.

(e) Quality of materials:

A fiber cement clapboard is proposed on the addition, with a 4" reveal. Windows are clad wood casement/awning. New doors are full-lite fiberglass. All are considered durable. **Affirmative finding.**

(f) Reduce energy utilization:

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

Solar is already installed on the site. Shadow cast is not anticipated to be problematic.

Affirmative finding.

(g) Make advertising features complementary to the site:

No signs are proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p).

(i) Make spaces secure and safe:

All development is required to be applicable building and life safety codes as defined by the fire marshal and the building inspector. **Affirmative finding as conditioned.**

Section 5.4.8

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

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

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;

78 Henry was constructed c. 1928, and therefore greater than 50 years old.

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;*

78 Henry Street is among a trio of Craftsman inspired Bungaloid dwellings on Henry Street (75, 78 and 91 Henry St. 22 Henry is the earlier, and inspiration Shingle style from which the Craftsman model grew.) Within the context of the neighborhood and the singleness of their architectural style, 78 Henry Street retains its character and integrity to a degree that would make it eligible for historic designation.

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*

(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 original and intended use is residential. **Affirmative finding.**

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.*

Aside from a side door and canopy replacement, the historic materials and features will remain. **Affirmative finding.**

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. **Affirmative finding.**

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

The rear deck/roof cover proposed for removal is later additions that have not gained significance in their own right. **Affirmative finding.**

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

The existing characteristics of the architectural style (roof form, central dormer, full width porch, exposed rafter tails, triangular knee braces at the roofline) are proposed to be retained.

Elevations (Plan A6, A7) suggest the duplication of rafter tails on the new addition; although they are not of a scale or within a design plan to truthfully relate to the style. However, the original house remains relatively unaffected by the work. **Affirmative finding.**

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.*

New exterior doors are proposed for the west and new addition. New development may utilize more modern materials, so the door at the rear is acceptable. The side door proposed for replacement is away from the primary façade, and therefore greater flexibility is afforded.

Affirmative finding.

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

No chemical or physical treatments are proposed. **Affirmative finding.**

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

No archaeological resources have been identified with this site. 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 only area of impact to the historic structure is where connected; an area that is in the rear of the structure. The new work is clearly differentiated from the old, but struggles to be compatible with the characteristics of the bungalow form and components. In mass and scale, it remains a lesser bulk than can be seen from the street. The integrity of the principle structure will remain largely unaffected. **Affirmative finding.**

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.*

Although unlikely, it is possible to consider the reversibility of the new addition, which would leave the principle building with its essential form and integrity. **Affirmative finding.**

Recommended motion: If the DAB feels the development proposal adequately meets the standards addressed above, and dimensional standards can be confirmed to be compliant with Articles 4, 5 and 8, then a recommendation of approval may be offered.

Items for consideration:

1. A canopy is recommended over the northerly (rear) entrance door.
2. All meters and exterior mechanical equipment must be illustrated on site plans or elevations as appropriate.
3. Standard Permit Conditions 1-15.

For ZONING of
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Perspective view
from street



Perspective view
of addition from
rear

A1

Print Date:	5/29/2015
Sketch Plans	
Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	
Construction Plans	

Perspectives

Molly Loomis
Tom Hughes

REDWORKS



South



North



East



West

For ZONING
Not for
construction

A10

Print Date:	5/29/2015
Sketch Plans	
Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	

Photos of
Existing

Molly Loomis
Tom Hughes

REDWORK

78 Henry St

Daniel Dwyer

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82 Henry St
House to the East of site



74 Henry St
House to the West of site

A11

Print Date:	5/29/2015
Sketch Plans	
Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	
Construction Plans	

Photos of
Adjacent
Homes

Molly Loomis
Tom Hughes

78 Henry St

REDWORK

Donal Dugan

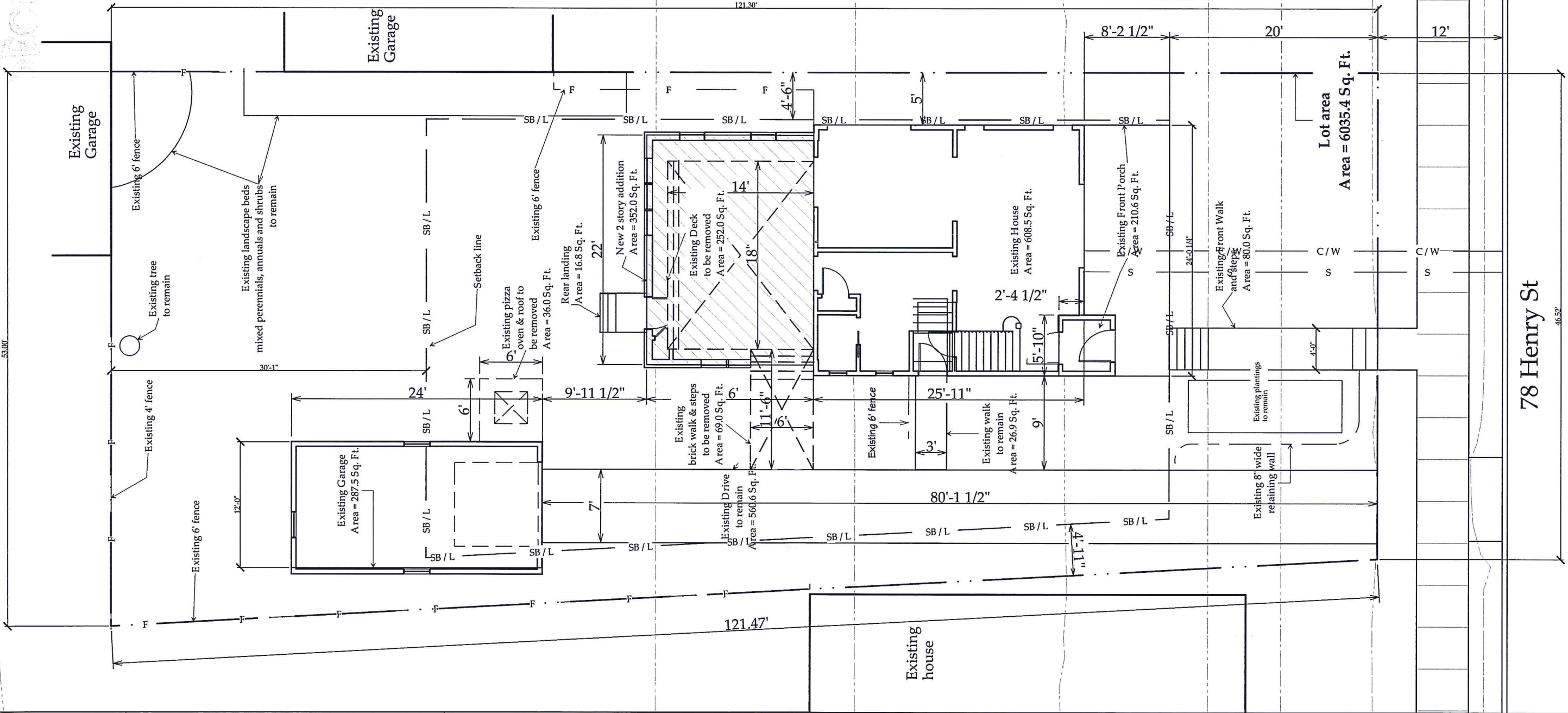
Dimensional requirements:
Zone RL Max. Lot Coverage 35%
Lot 6035 SF x 35%=2112 Buildings & Drive
10% Porches,walks & decks=604 SF
Setback Avg. of 4 adjacent w same frontage
only 82 Hernry meets criteria of frontage +/-5'
Front Setback 20'-0"
Side Setback Left 82 Henry garage on lot line
53'+46'/2=99'/2=49.5'x 10%=4'11" max
Right 4'6"
Rear Seatback-120.37'x25%=30'-1"

Lot 6035 35% max 2112			
Lot Coverage	SF	SF	
	Existing	New	change
House	609	609	
Addition		352	
Garage	288	288	
Drive	561	561	
Total	1458	1810	
%	24	29	+5

10% Porches,patios, walkways Max 603			
Front porch	208	208	change
Pizza oven	36	0	
Back deck	252	0	
brick walk	68	0	
Side walk	30	30	
Front walk	80	80	
Rear landing	0	17	
Total	422	318	
%	6	5	-1
Grand total	2132	2128	
% coverage	31	35	+4

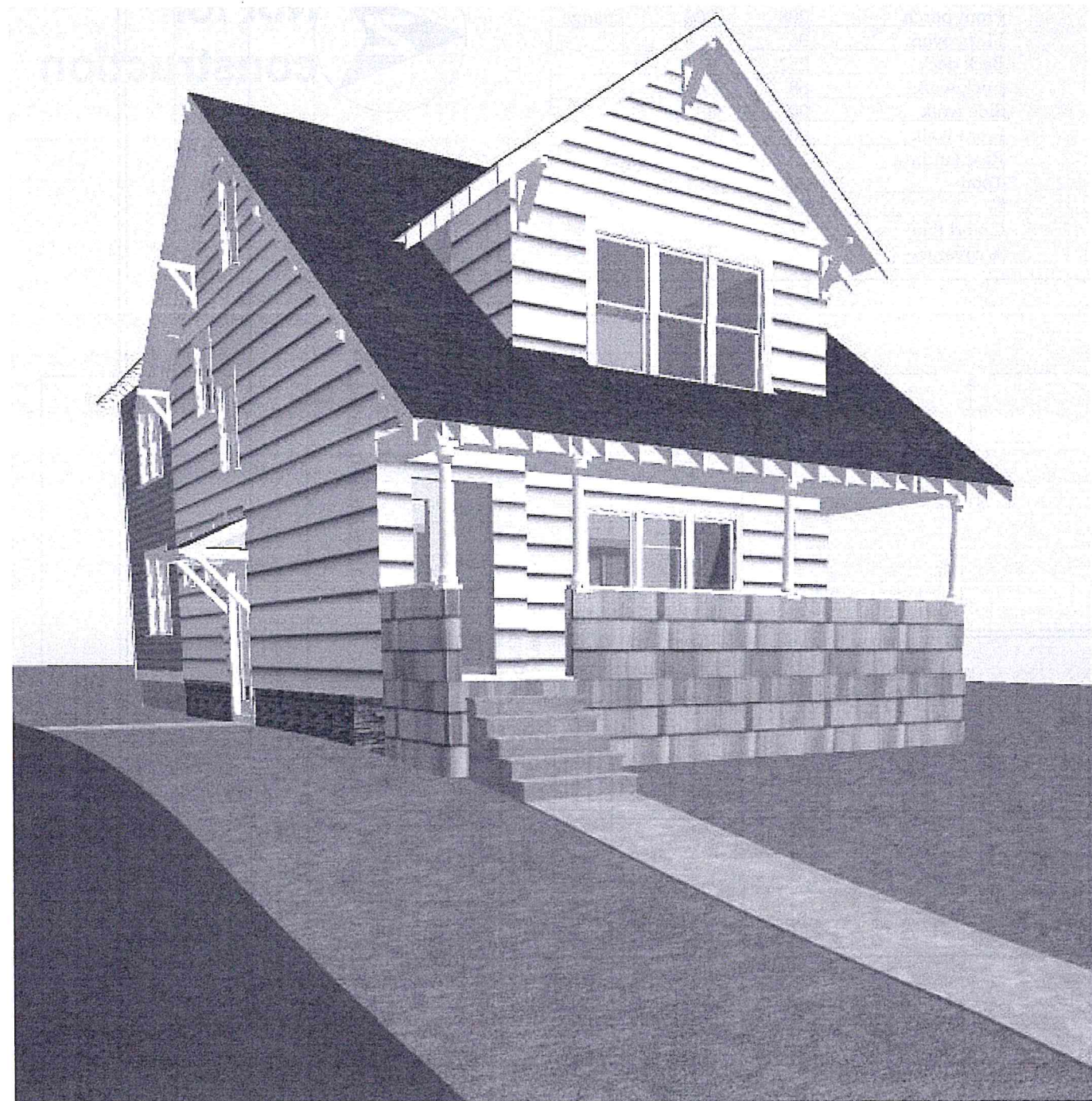


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Not for
construction



For ZONING
Not for
construction

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Perspective view
from street



Perspective view
of addition from
rear

A1

Print Date:	5/29/2015
Sketch Plans	
Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	

Perspectives

Molly Loomis
Tom Hughes

REDWORK

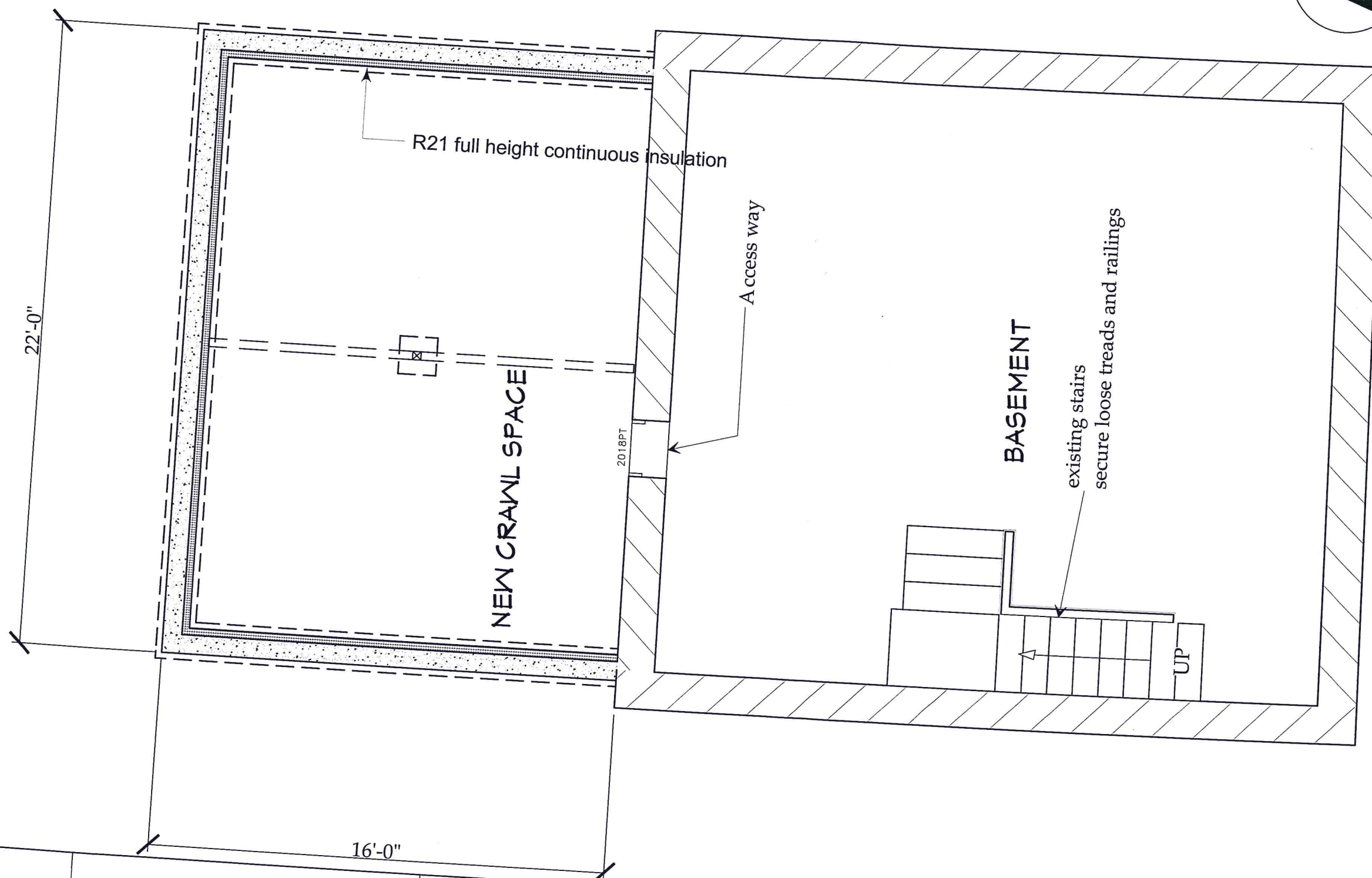
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A3

Print Date:	5/29/2015
Sketch Plans	
Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	

Foundation Plan

Molly Loomis

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Home Decorators Collection | Model # HRR1691L | Internet # 205399899 | Store SKU # 1000711964

Outdoor Oil-Rubbed Bronze LED Lake Worth Wall Lantern

★★★★☆ (1) | Write a Review | Questions & Answers (2)



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\$49.97 / each

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SUBMIT

PRODUCT OVERVIEW | Model # HRR1691L | Internet # 205399899 | Store SKU # 1000711964

The LED exterior wall lantern is uniquely designed with a contemporary feel. Hand painted in oil rubbed bronze, it provides a clean, yet warm appeal. This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

- Uses LED 10 watt light source
- Durable aluminum construction with hand painted finish gives a sophisticated look
- 3-years warranty
- Compatible with a standard wall dimmer
- Home Depot Protection Plan:



Protect your investment!

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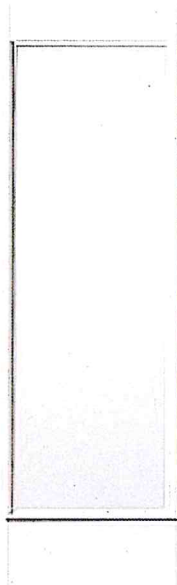
SPECIFICATIONS

DIMENSIONS

Product Depth (in.)	10.5	Product Length (in.)	10.13
Product Height (in.)	9.88	Product Width (in.)	10.38

*18 Heavy St

Door Details



Get the look of fine painted wood and the strength of steel with a front door from the Smooth-Star® Entry Door Collection. It's an excellent value in a fiberglass entry door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your door's surface.

This perfectly stylish yet rugged fiberglass front door resists the dents and dings from day-to-day traffic, and will never rust or corrode.



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Burlington Design Advisory Board

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*Matthew Bushy, Chair
Todd Thomas, Vice Chair
Ron Wanamaker
Sean McKenzie
Steven Offenhartz
Philip Hammerslough, Alt.
Jeremy Gates, Alt.*



DESIGN ADVISORY BOARD Tuesday, June 23, 2015 Conference Room 12, City Hall, Burlington, VT MINUTES

Board Members present: Steve Offenhartz, Sean McKenzie, Todd Thomas, Ron Wanamaker, Phil Hammerslough (alternate) and Jeremy Gates (alternate)

Board Members Absent: Matt Bushey

Staff: Scott Gustin

Session I - 3:30-4:15 p.m.

15-1314CA; 495-495 Colchester Avenue (NMU, Ward 1E) Brisson Properties / Jay White

Raise building in place, insert additional story, and remove front porch. Retain 4 dwelling units and establish café.

Motion by Todd Thomas

Recommend approval and forward to the Development Review Board with the following conditions:

1. Replacement and new windows shall be compliant with the standards of the Comprehensive Development Ordinance (wood or clad wood).
2. Fenestration should follow the original pattern as discovered when the building is raised and exposed.
3. Existing versus proposed room count is needed along with related parking as applicable.
4. Cutoff light fixtures should be used along the Colchester Avenue façade.
5. Meters should be relocated into the alleyway.

2nd – Steve Offenhartz

Vote: 6-0-0.

Motion passes.