

Department of Permitting and Inspections

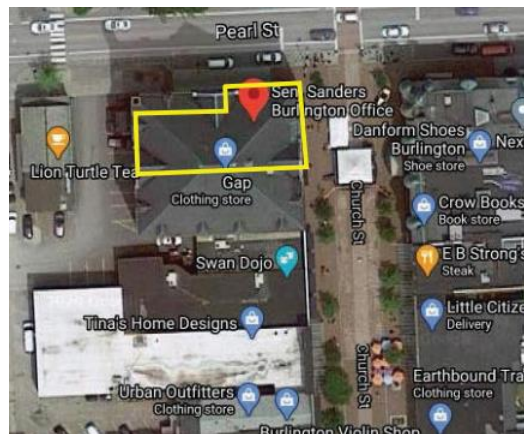
Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-479, 1-7 Church Street
Date: June 22, 2021



File: ZP21-479

Location: 1-7 Church Street (Masonic Temple)

Zone: FD6 **Ward:** 3C

Parking District: Multi Modal Mixed Use

Date application accepted: June 4, 2021

Applicant/ Owner: Courtney Boutin, SB Signs / One Church Street Partnership LLC

Request: Alternative/Alternate Compliance for blade sign.

Background:

- **ZP21-0793SN;** One blade, one band and two wall signs. Existing Master Sign Plan 14-0492MP. April 2021.
- **ZP21-0522CA;** change of use from retail to bank. November 2020.
- **ZP16-0402SN;** replace one parallel, non illuminated metal sign for Paul Frank + Collins Attorneys. September 2015.
- **Non-applicability of Zoning Permit Requirements 14-1041NA;** tenant fitup of first and second floor retail spaces for GAP and Athleta. Renovation of basement for storage. Relocating air intake. May 2014.
- **ZP15-0356SN;** install two parallel signs and two projecting signs for GAP. Locations approved by Master Sign Plan. September 2014.
- **ZP15-0297SN;** install three awnings with signs for Gap per Master Sign Plan 14-0492MP. September 2014.
- **ZP15-0146SN;** install two parallel signs and one projecting sign for Athleta. August 2014.
- **ZP14-0492MP;** modification of Master Sign Plan. July 2014.
- **ZP14-0492MP,** Master Sign Plan for whole building. November 2013.
- **ZP13-0526SN;** two parallel signs in sign band and one metal projecting non illuminated sign for One Church Street Place. November 2012.

- **ZP05-319SN**; parallel sign for Paul Frank + Collins. No illumination included. November 2004.
- **ZP95-472**; three parallel signs to be located above the fabric awnings of the building façade for the existing retail space Anne Taylor. June 1995.
- **ZP95-368**; awnings with lettering and infill of rear door for existing retail space, Anne Taylor. April 1995.
- **ZP92-204**; installation of two signs, no illumination and one parallel sign no illumination for “Kids Ink” bookstore. January 1992.
- **ZP90-229**; build out vestibules to protect against weather at three locations. May 1990.
- **ZP84-007**; restore and rehab the exterior of the building. One floor to be used for retail purposes, five floors to be used for offices. January 1984.
- **ZP76-788**; Nate’s Inc to remodel the office area and relocate the stairway at 5 Church Street. April 1976.

Overview:

This past spring the applicant applied for a permit to install one blade, one band and two wall signs for Chase Bank. The application was approved in April. The sign installer found, however, that the requirement for the blade sign to be within 48” of a principal entry (Section 7.2.4) was not achievable due to the large glazing area on both sides of the entrance. This standard reflects the requirements of the relatively new Sign regulations, adopted in October 2019.

The current application reflects a request for “Alternative Compliance” to allow a minor deviation in installation for the blade sign alone. The maximum allowance of 20% deviation from a numerical standard cannot be met. (20% of 48” = 57.6”. That allowance provides an area still within the window glazing.) Therefore, *Alternate Compliance* under the Form Code is explored.



Article 7: Signs

Section 7.1.11

Alternative Compliance

Minor variation and relief any non-numerical standard found in this Article, and any numerical standard by no more than 20% of such requirement, may be granted by the Development Review Board after review and recommendation by the Design Advisory Board and a Public Hearing.

a) The relief sought is necessary in order to accommodate unique circumstance or opportunity;

The Masonic Temple is a National Register listed historic building with well articulated building features and architectural characteristics. The existing masonry pier which separates the glazed retail windows is set further away from the entry than the maximum allowance for blade sign placement by Article 7 (48" from principal entrance, *Alternative Compliance* would allow up to 57.6" – still glazing area.) The existing conditions mandate either denial of the request, or consideration of alternative solutions as there is no solid surface for sign attachment within the allowable distance.

b) The relief, if granted, will yield a result equal to or better than strict compliance with the standard being relieved;

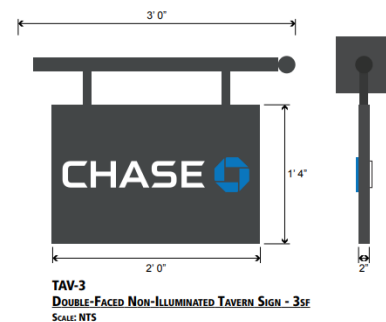
The proposed installation site will center the blade sign on an existing pier; a visually and functionally more appropriate installation location for the blade sign.

c) The relief, if granted, is the minimum variation necessary from the applicable standard to achieve the desired result;

As there is no solid surface on which to install the proposed blade sign within the allowed 48", centering it on the pier is an understandable deviation from the applicable standard.

d) The relief, if granted, will not impose an undue adverse burden on adjacent properties;

The alternate location introduces no undue adverse burden on adjacent properties.



and,

e) The remainder of the sign will otherwise be developed consistent with the purpose of this Article, and all other applicable standards.

No other relief is sought. The dimensions and area of the sign, height above the sidewalk, projection, and placement next to a building entrance installation below the floor level of the 2nd floor are acceptable.

Article 14 Form Based Codes

Section 14.7 Administration and Procedures

e) Application Review

ii. Development Review Board (DRB) Review:

Applications subject to any of the following as applicable shall require review and approval by the Development Review Board pursuant to Sec. 3.2.8 of the BCDO:

- *Conditional Use Review or Major Impact Review pursuant to Sec. 3.5.2 of the BCDO;*
- *Request regarding the Alteration or Demolition of a Historic Building pursuant to Sec. 5.4.8 of the BCDO;*
- *Civic Buildings and Civic Spaces pursuant to Section 14.7.1 f);*
- *Applicable provisions of Article 10 of the BCDO regarding Subdivision review;*
- *Applicable provisions of Article 9 of the BCDO regarding Inclusionary and Replacement Housing;*

- *Request for additional Building Height pursuant to Sec. 14.6.4 f);*
- *Request for DRB Relief pursuant to Sec. 14.7.3 b);*
- *Request for a Variance pursuant to Article 12, Part 1 of the BCDO; and,*
- ***any other section of the BCDO that specifically requires DRB review and approval.***

In such cases, the Development Review Board's review shall be limited to making findings only under the specific review criteria for the required approval listed above. All other elements and aspects of the application shall remain entitled to administrative review and approval by the Department.

The application specifically requests relief from the standard that limits blade sign installation to within 48" from a principal entrance. The installation distance proposed is 76" from the entrance, to secure a firm structural component on which to install the sign, centering it on an architectural pier. *Alternate Compliance* under Article 7 requires DRB review, however the 20% deviation from the standard still does not secure a firm foundation for the sign.

Unable to find a conforming solution with the *Alternate Compliance* standard of Article 7 *Alternate Compliance* under Article 14 directs this discretion to the DRB. The unique circumstances specifically associated with the notable architecture of the building, the limited and specific request for installation distance from a principal entry for a single sign, the visual characteristics of the proposed installation on a historic building, and the opportunity to request such *Alternate Compliance* support the applicant's request. Every other standard relative to the sign application remain compliant to the standards of Article 7, Section 7.2,4,

Recommendation: DAB support of the requested *Alternate Compliance* under Article 14, and forward to the DRB for approval.

DOWNTOWN BURLINGTON

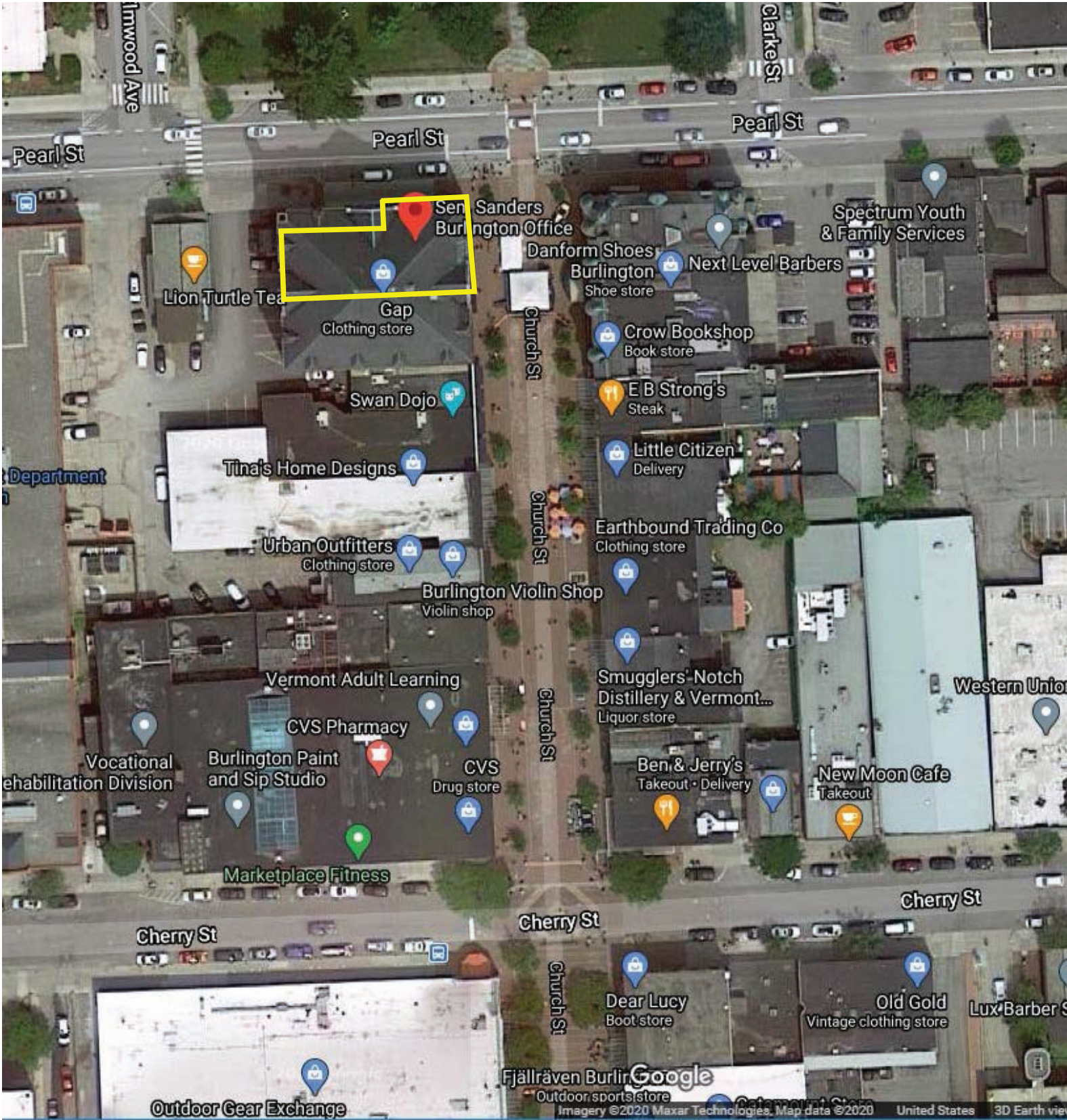
1 Church Street
Burlington, VT 05401



REVISION NOTES:			
11.19.20	MMS	Added E05.	
11.19.20	MMS	Added notes.	
11.25.20	MMS	Added I09.	
02.03.21	MMS	Revised E05.	
02.05.21	MMS	Revised E05.	
03.03.21	MMS	Revised E01, E02, E05.	
04.01.21	MMS	Revised E01-E03 & E05.	

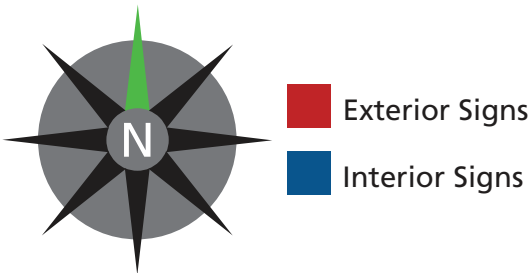


B91408



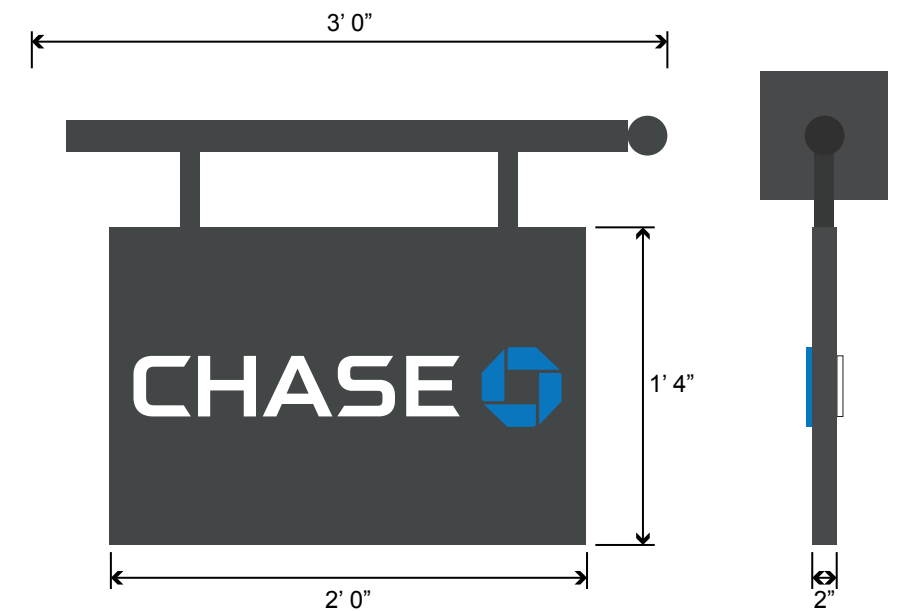
Exterior Scope of Work

E03	TAV-3	DOUBLE-FACED NON-ILLUMINATED TAVERN SIGN	3SF
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DIMENSIONS TO BE FIELD VERIFIED



TAV-3

DOUBLE-FACED NON-ILLUMINATED TAVERN SIGN - 3SF

SCALE: NTS



CHS.NB.929 - Downtown Burlington

1 Church Street
Burlington, VT 05401

DESIGNER - MMS

CREATED - 11/13/20

DRAWING - B91408



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ARCHITECTURAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF INTERIOR WALL STUD AND EXTERIOR WALL STUD. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT/DESIGNER.
- PLUMBING FIXTURES, APPLIANCES, CABINETS AND LIGHTING FIXTURES TO BE DETERMINED BY OWNER.
- ROOF CONSTRUCTION TO COMPLY WITH R-49 REQUIREMENTS. PROVIDE 24" MIN. OF ICE AND WATERSHIELD AT RIDGE, VALLEYS AND EDGE OF ROOF. PROVIDE CONTINUOUS AIR FLOW FROM SOFFIT VENTS TO RIDGE VENTS.
- CONTRACTOR TO COMPLY WITH LOCAL BUILDING CODES & VERMONT ENERGY CODES.
- ALL BATHROOM WALLS & CEILINGS TO BE 1/2" MOISTURE RESISTANT GWB. BATHROOM WALLS TO BE SOUND INSULATED.
- ALL HEADERS OVER OPENINGS TO BE SIZED BY CONTRACTOR.
- G4 DESIGN STUDIOS IS NOT RESPONSIBLE FOR FRAMING DETAILS, STRUCTURAL DETAILS, FINISH WORK, MILLWORK, WEATHER TIGHT CONSTRUCTION, FINISH GRADING OR CONCRETE WORK.
- GENERAL CONTRACTOR TO COORDINATE WITH CONCRETE CONTRACTOR AND OWNER FOR PENETRATIONS THROUGH CONCRETE SLAB OR WALLS.
- IF OWNER/CONTRACTOR MAKE CHANGES DURING THE CONSTRUCTION PROCESS WITHOUT WRITTEN AUTHORIZATION FROM G4 DESIGN STUDIOS (G4), G4 IS NOT LIABLE FOR ERRORS OR OMISSIONS THAT MAY OCCUR TO THE CONSTRUCTION DRAWINGS.
- OWNER TO SELECT WINDOW MANUFACTURER, VERIFY WITH OWNER PRIOR TO ORDERING WINDOWS.
- GENERAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR HVAC SYSTEM.
- GENERAL CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR & OWNER FOR LOCATIONS OF OUTLETS, LIGHTING FIXTURES, CABLE, INTERNET & LIGHT SWITCH LOCATIONS.
- GENERAL CONTRACTOR TO COORDINATE W/ OWNER FOR ALL INTERIOR MATERIAL/FINISH SELECTIONS

2020 VERMONT RESIDENTIAL BUILDING ENERGY STANDARDS:

NEW CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING R-VALUES (BASED ON PACKAGE 4: CAVITY ONLY)

CEILING:	R-60 (ATTIC), R-49 (SLOPE)
WOOD FRAME WALLS:	R-20 (CAVITY)
COMMON WALL INSULATION:	R-10
FLOOR:	R-38
BASEMENT/CRAWL SPACE WALL:	R-20 (CONTINUOUS) OR R-13+10
SLAB EDGE:	R-15 (FOR 48") OR R-10 (PERIMETER) + R-7.5 (UNDER ENTIRE REST OF SLAB)
HEATED SLAB:	R-15 (EDGE & UNDER)
FENESTRATION (WINDOW & DOOR):	U-0.28 MAX.
SKYLIGHT:	U-0.55 MAX.
AIR LEAKAGE:	≤ 3.0 ACH50 (TESTED)
DUCT LEAKAGE:	INSIDE THERMAL BOUNDARY
PERCENT HIGH EFFICACY LAMPS:	100%

CONTRACTOR TO COMPLY WITH LISTED THERMAL VALUES AND WITH ALL ADDITIONAL REQUIREMENTS OF THE 2020 VTRBES



38 LATHAM COURT

NEW ADDITION BURLINGTON, VERMONT

INDEX OF DRAWINGS:

- A-0 COVER
- A-1 SCHEMATIC SITE PLAN/BUILDING PLANS
- A-2 EXTERIOR ELEVATIONS

STAIR NOTES:

- NEW HANDRAILS SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE SURFACE OF THE TREAD, MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD.
- HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT MORE THAN 2".
- PER LIFE SAFETY SECTION 7.2.2.3.5: RISER HEIGHT SHALL BE MEASURED AS THE VERTICAL DISTANCE BETWEEN TREAD NOSINGS. TREAD DEPTH SHALL BE MEASURED HORIZONTALLY, BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE, BUT SHALL NOT INCLUDE BEVELED OR ROUNDED TREADS SURFACES THAT SLOPE MORE THAN 20 DEGREES, AT TREAD NOSINGS, SUCH BEVELED OR ROUNDING SHALL NOT EXCEED 1/2" IN HORIZONTAL DIMENSIONS.
- THE VARIATION BETWEEN THE SIZES OF THE LARGEST AND SMALLEST RISER OR BETWEEN THE LARGEST AND SMALLEST TREADS DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT.
- MAXIMUM HEIGHT BETWEEN LANDINGS CAN ONLY BE 12'-0".
- MINIMUM HEADROOM MUST BE 6'-8"
- MAXIMUM HEIGHT OF RISERS SHALL ONLY BE 7.75"
- MINIMUM TREAD DEPTH SHALL BE 10"
- HANDRAILS TO PROVIDE A CLEARANCE OF NOT LESS THAN 2 1/4" BETWEEN THE HANDRAIL AND THE WALL/GUARDRAIL TO WHICH IT IS FASTENED.
- REQUIRED GUARDS AND HANDRAILS SHALL CONTINUE FOR THE FULL LENGTH OF EACH FLIGHT OF STAIRS. AT TURNS OF NEW STAIRS, INSIDE HANDRAILS SHALL BE CONTINUOUS BETWEEN FLIGHTS AT LANDINGS.
- OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR BALUSTERS SUCH THAT A SPHERE 4" IN DIA. IS NOT ABLE TO PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34".
- THE TRIANGULAR OPENING FORMED BY THE RISERS, TREAD AND BOTTOM ELEMENT OF THE GUARDRAIL AT THE OPEN SIDE OF A STAIR SHALL BE OF SUCH THAT A SPHERE 6" IN DIA. IS NOT ABLE TO PASS THROUGH THE TRIANGULAR OPENING.
- THE MINIMUM STAIR WIDTH CLEAR OF ALL OBSTRUCTION, EXCEPT PROJECTION NOT MORE THAN 4 1/2" AT OR BELOW HANDRAIL HEIGHT ON EACH SIDE, SHALL BE 36".

DRAWING FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"
DATE: 4/26/2021
DRAWN BY: WGT
CHECKED BY: SG
PROJECT: 38 LATH.

SHEET TITLE:

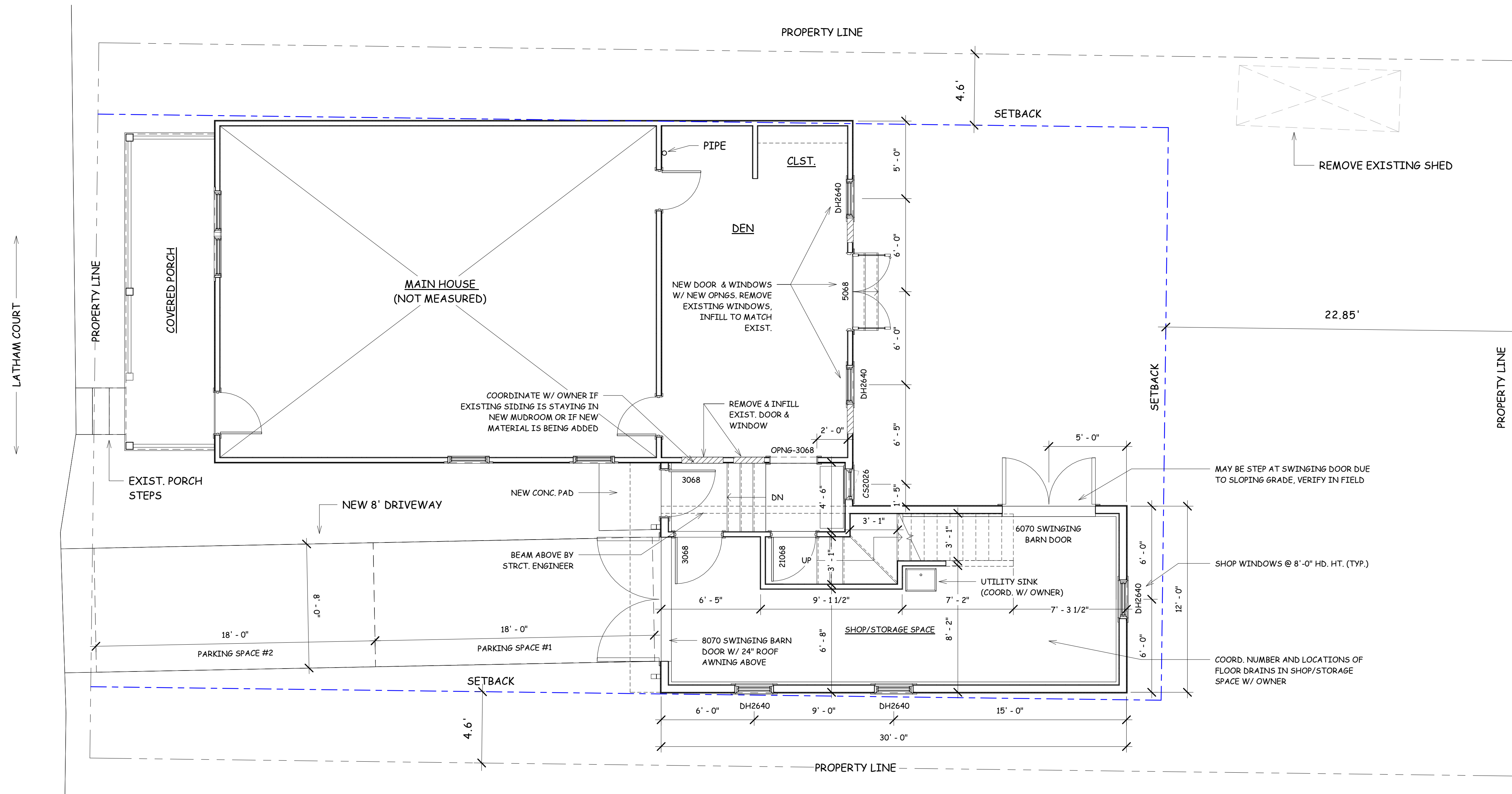
COVER

A-0

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(P)802-487-0895 (F)802-861-3110 G4designStudios.com

38 LATHAM COURT
MARK MCGEE
BURLINGTON, VERMONT



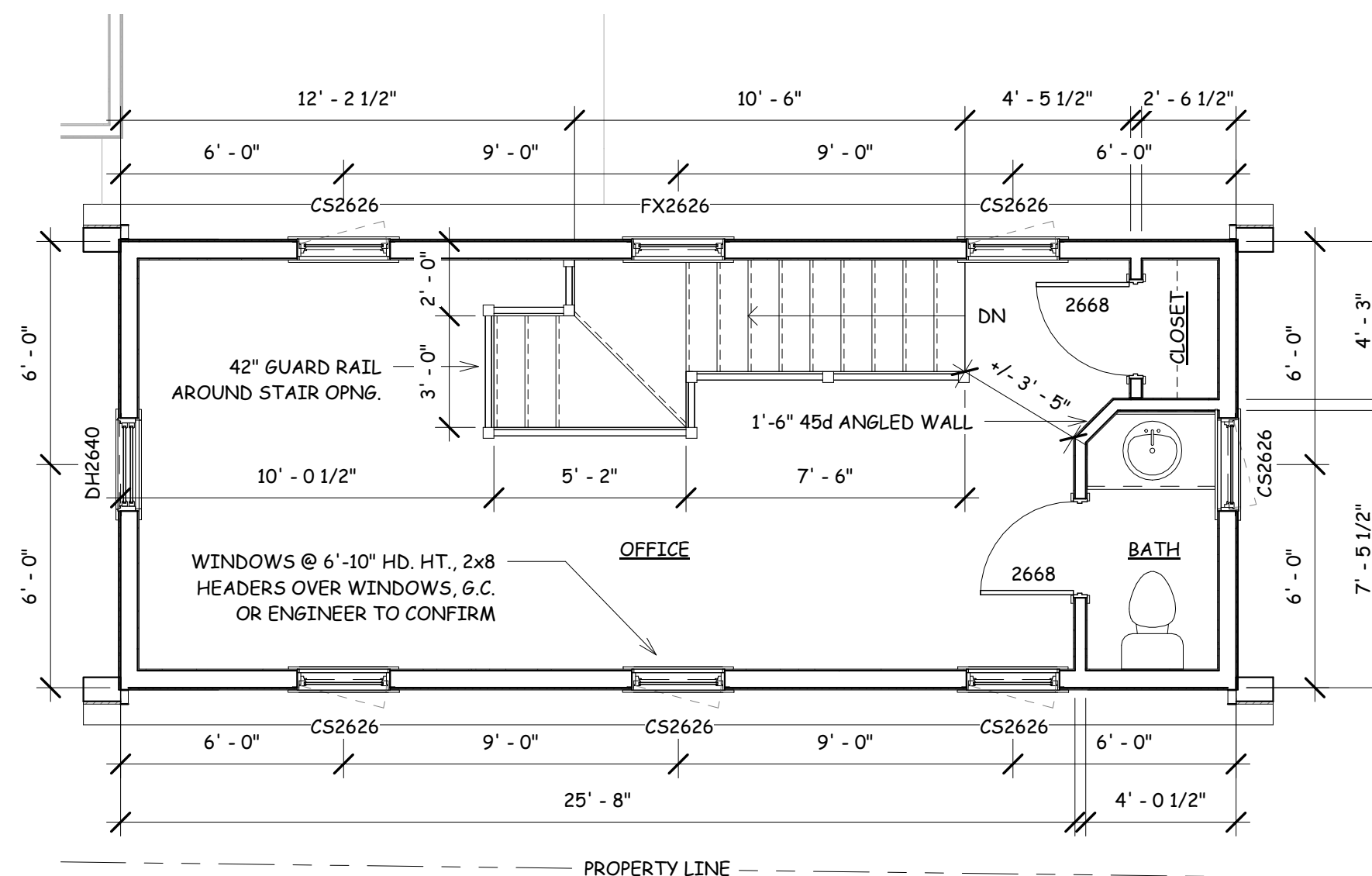
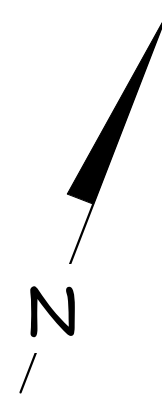
1 PROPOSED SHOP/SITE
1/4" = 1'-0"

NOTES

- 1) WINDOW & DOOR SIZES NOTED IN FEET & INCHES, WIDTH & HEIGHT. FOR EXAMPLE DH2640 MEANS: DOUBLE HUNG 2'-6" WIDE BY 4'-0" TALL.
- 2) G4 DESIGN IS NOT RESPONSIBLE FOR ACCURACY OF ANY SITE FEATURES SHOWN, EXISTING OR PROPOSED. REFER TO CIVIL ENGINEER FOR OFFICIAL SURVEY & SITE PLAN.
- 3) BOUNDARIES SHOWN HEREON WERE DERIVED FROM REFERENCE #1

REFERENCES

- 1) A PLAT ENTITLED "PLAT OF LANDS OF MARK R.J. McGEE & VALERIE A. RACINE, 38 LATHAM COURT, BURLINGTON, VERMONT", PREPARED BY VERMONT MAPPING & SURVEY CO., LLC, DATED DECEMBER, 2020, AND PROVIDED BY VERMONT MAPPING & SURVEY CO., LLC.



2 PROPOSED SHOP 2ND FLOOR
1/4" = 1'-0"

ZONING INFORMATION:

ZONE: RESIDENTIAL LOW DENSITY (RL)

MAX LOT COVERAGE: 39.2% (EXISTING IS GRANDFATHERED)
- 39.2% OF +/-4,223 sqft = **1,656 sqft MAX COVERAGE**

MAX ACCESSORY LOT COVERAGE: 10%
- 10% OF +/-4,223 sqft = **422 sqft MAX ACCESSORY COVERAGE**

SIDE SETBACK: 10% OF LOT WIDTH (OR AVG. OF 2 ADJACENT LOTS EACH SIDE)
- 10% OF 46' = **4.6' SIDE SETBACK**

REAR SETBACK: 25% OF LOT DEPTH (NO LESS THAN 20')
- 25% OF AVG (91.8' & 91') - 91.4' = **22.85' REAR SETBACK**

ACTUAL LOT COVERAGE:
- EXIST. HOUSE = +/-935 sqft
- PROPOSED DRIVEWAY = +/-294 sqft
- PROPOSED SHOP = +/-395 sqft
TOTAL = +/-1,624 sqft (38.5% COVERAGE)

ACTUAL ACCESSORY COVERAGE:
- EXIST. PORCH = 119.6 sqft
- EXIST. PORCH STEPS = 5.8 sqft
- PROPOSED SHOP WALKWAY = 17.5 sqft
TOTAL = 142.9 sqft (3% COVERAGE)

DRAWING FOR CONSTRUCTION

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38 LATHAM COURT
MARK MCGEE
BURLINGTON, VERMONT

SCALE: 1/4" = 1'-0"
DATE: 4/26/2021
DRAWN BY: WGT
CHECKED BY: SG
PROJECT: 38 LATH.

SHEET TITLE:
PROPOSED CONDITIONS

A-1

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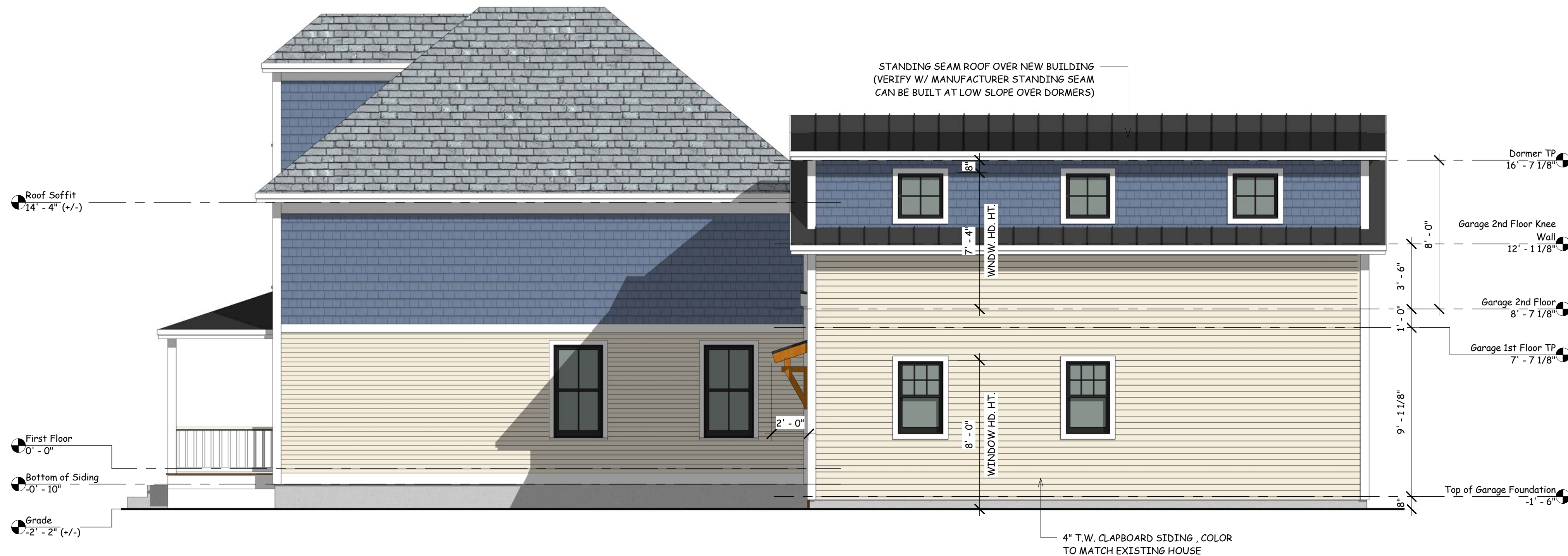


1 WEST ELEVATION
1/4" = 1'-0"

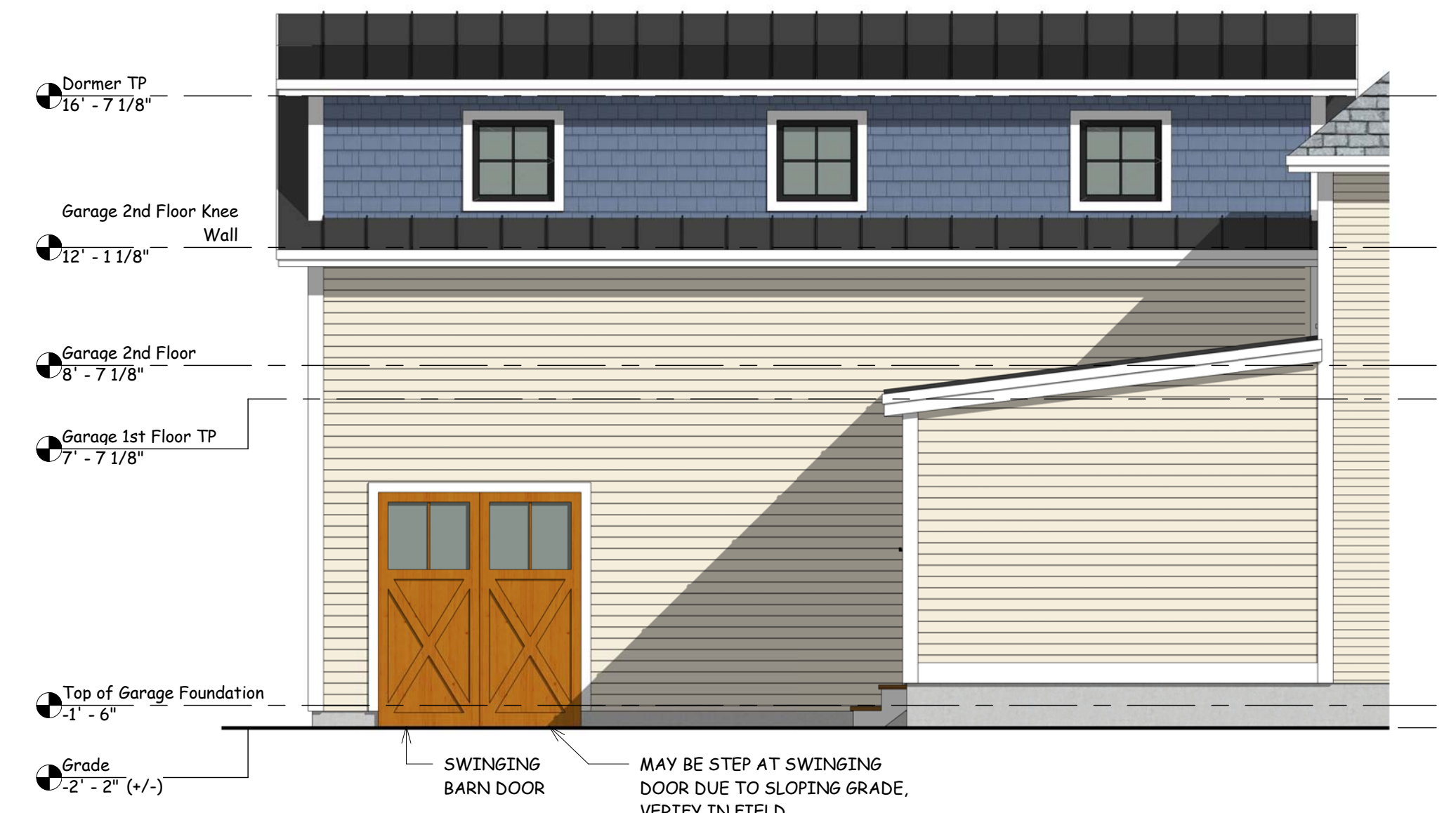


2 EAST ELEVATION
1/4" = 1'-0"

NOTE
ONLY EXISTING FIRST FLOOR EXTERIOR VERIFIED,
2ND FLOOR, DORMER, AND ROOF ARE SHOWN
SCHEMATICALLY ONLY BASED ON PHOTOGRAPHS.



3 SOUTH ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

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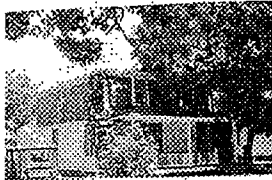
38 LATHAM COURT
MARK MCGEE
BURLINGTON, VERMONT

SCALE: 1/4" = 1'-0"
DATE: 4/26/2021
DRAWN BY: WGI
CHECKED BY: SG
PROJECT: 38 LATH.

SHEET TITLE:
PROPOSED
ELEVATIONS

A-2

4/26/2021 3:05:40 PM



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	38 Latham Court Four lots northwest from dead-end of street
COMMON NAME:	
FUNCTIONAL TYPE:	House
OWNER:	Marguerite Stone
ADDRESS:	38 Latham Court Burlington
ACCESSIBILITY TO PUBLIC:	Yes ☐ No ☒ Restricted ☐
LEVEL OF SIGNIFICANCE:	Local ☐ State ☒ National ☐

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
- Wall Structure
 - Wood Frame: Post & Beam ☐ Balloon ☒
 - Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
 - Iron ☐ d. Steel ☐ e. Other: ☐
- Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: ☐ Other: ☐
- Roof Structure
 - Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - Other: ☐
- Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other: ☐
- Engineering Structure: ☐
- Other: ☐

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

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

Number of Stories: 2 1/2

Number of Bays: 2 x 2

Approximate Dimensions: 14' x 18'

SURVEY NUMBER:
0402

NEGATIVE FILE NUMBER:
83-A-138

UTM REFERENCES:
Zone/Easting/Northing
18/643700/4926900

U.S.G.S. QUAD. MAP:
Burlington 7.5

PRESENT FORMAL NAME:
Marguerite Stone House

ORIGINAL FORMAL NAME:
Stevenson Hill House

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER: Unknown

BUILDER/CONTRACTOR:
Elmer E. Davis

PHYSICAL CONDITION OF STRUCTURE:
Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: vernacular

DATE BUILT: 1925

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other: ☐

LOCAL ATTITUDES:
Positive ☐ Negative ☐
Mixed ☐ Other: ☐

Entrance Location: Front right

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2½-story, four-square plan house with first story clapboard, second story shingle, box cornice, fascia trim, corner and sill boards. Center hip roof dormer with 2/2 sash windows. Front hip roof porch with chamfered posts, box cornice, square railing and trellis skirt. Half pane and half panel door. Large 2/2 sash window with frosted panes outlining upper sash. 2/2 sash windows with lip molds on facade. Rear shed addition. Front center chimney.

RELATED STRUCTURES: (Describe)

Single bay, clapboard, asphalt hip roof garage: Double hinge doors with 8 lights over raised panels, on a cement foundation (12' x 14') c.1925.

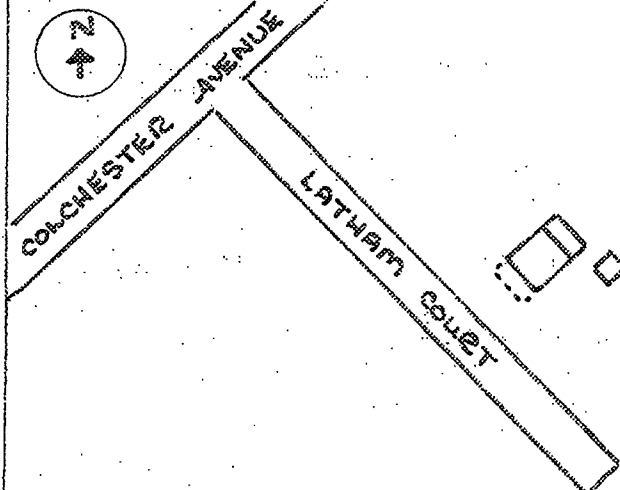
STATEMENT OF SIGNIFICANCE:

This well-preserved four-square house was built for a University of Vermont professor. Both the house and the garage are the only unaltered examples of this style on Latham Court, which was developed during 1920-40 to accommodate a need for housing in east Burlington.

REFERENCES:

Burlington Directory, 1925
Interview with Marguerite Stone, Dec. 1982

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Karen Czaikowski

ORGANIZATION:

Vt. Div. for Historic Preservation

DATE RECORDED:

June 24, 1983

NOTES

- 1) BEARINGS ARE BASED ON MAGNETIC OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY.
- 2) OTHER EASEMENTS, RECORDED OR UNRECORDED, MAY EXIST.
- 3) POSSIBLE ENCROACHMENTS ARE AS DEPICTED HEREON.
- 4) ALL STRUCTURES SHOWN HEREON EXISTED AT THE TIME OF THIS SURVEY.

PARCEL #046-2-032-000
N/F 243 COLCHESTER AVENUE, LLC
VOL. 1160, PG. 139
VOL. 176, PG. 113
VOL. 83, PG. 537
VOL. 20, PG. 346

PARCEL #046-2-038-000
MARK R.J. McGEE &
VALERIE A. RACINE
VOL. 1041, PG. 176
4223±Sq. Feet
0.10± Acres
VOL. 90, PG. 98

PARCEL #046-2-039-000
N/F STANLEY W. & NACEY P. MIKRUT
VOL. 1010, PG. 620
VOL. 83, PG. 546
VOL. 85, PG. 383
VOL. 164, PG. 634

PARCEL #046-2-037-000
N/F 34 LATHAM, LLC
VOL. 1199, PG. 90
VOL. 87, PG. 649

SHED
(TEMPORARY PALLET STRUCTURE)

GARAGE
225±Sq. Feet

EXISTING BUILDING
935±Sq. Ft.

GRAVEL DRIVE
496±Sq. Ft.

CONCRETE PAD

S 69°25'11" W
91.80'

N 69°25'11" E
91.00'

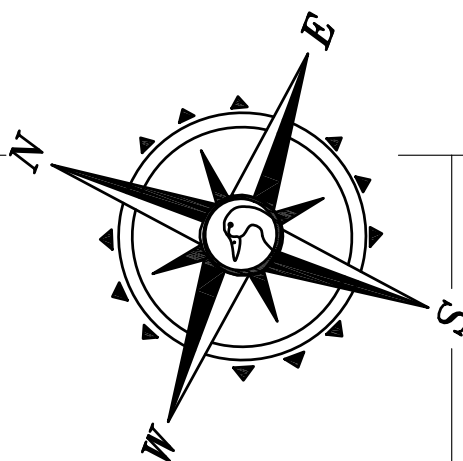
S 20°34'49" E 46.00'

N 20°34'49" W 46.00'

I.R.F.
1-1/2" DIA.
0.1' BELOW GRADE

I.P.F.
1" DIA. W/ ELBOW
0.8' ABOVE GRADE

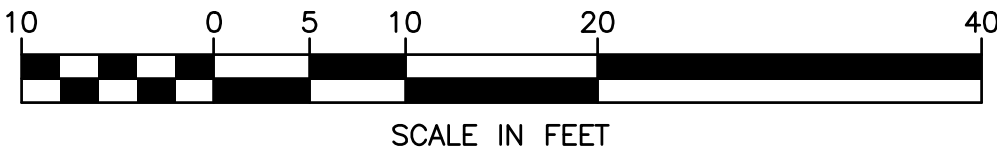
I.R.F.
#4 REBAR
FLUSH / BENT



LOCUS
NOT TO SCALE

LEGEND

- — — — — PROPERTY LINE
- — — — — RIGHT OF WAY OR PARCEL LINE
- x — — — WIRE FENCE
- □ — — — WOOD FENCE
- UTILITY POLE
- ⊠ GAS SHUTOFF
- I.R.F. IRON ROD FOUND
- I.R.S. IRON ROD SET
- I.P.F. IRON PIPE FOUND
- VOL. XX, PG. XX KEY DEED



CERTIFICATION

I CERTIFY THAT THE SUBJECT PARCEL BOUNDARIES SHOWN HEREON ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID BOUNDARIES WERE DETERMINED FROM PERTINENT RECORDS AND RESOURCES AND EVIDENCE FOUND IN THE FIELD. THIS SURVEY WAS PERFORMED WITH AN ELECTRONIC TOTAL STATION WITH A POSITIONAL TOLERANCE LEVEL EXCEEDING 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

DATED DEC. 21, 2020

TERRY W. WILSON, L.S. #60812 VT

© COPYRIGHT 2020

PROJ. #20761

DATE: DECEMBER, 2020

SCALE: 1"=10'

SURVEYED BY: TWW/MLC

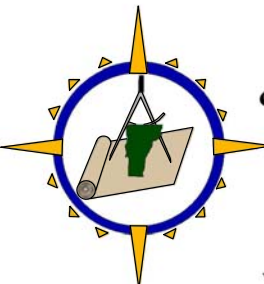
DRAWN BY: TWW

CHECKED BY: TWW

PLAT OF LANDS OF
MARK R.J. McGEE &
VALERIE A. RACINE
38 LATHAM COURT
BURLINGTON, VERMONT

SHEET 1 OF 1

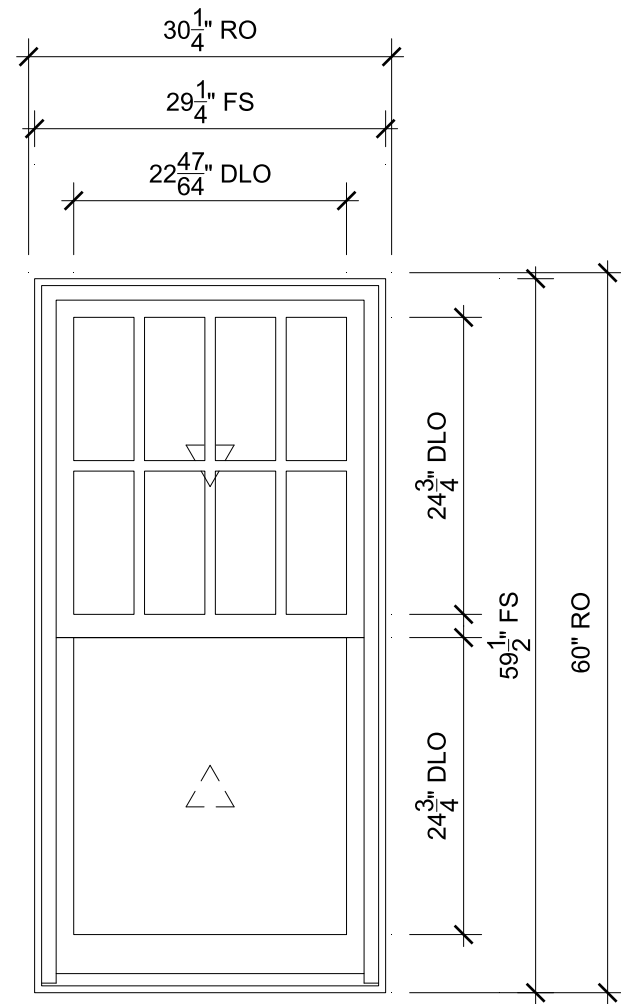
DWG. # M-761



Vermont Mapping
& Survey Co., LLC

8 Essex Way, Suite 200B
Essex Jct., VT 05452
(802) 857-5207
www.vermontmapping.com

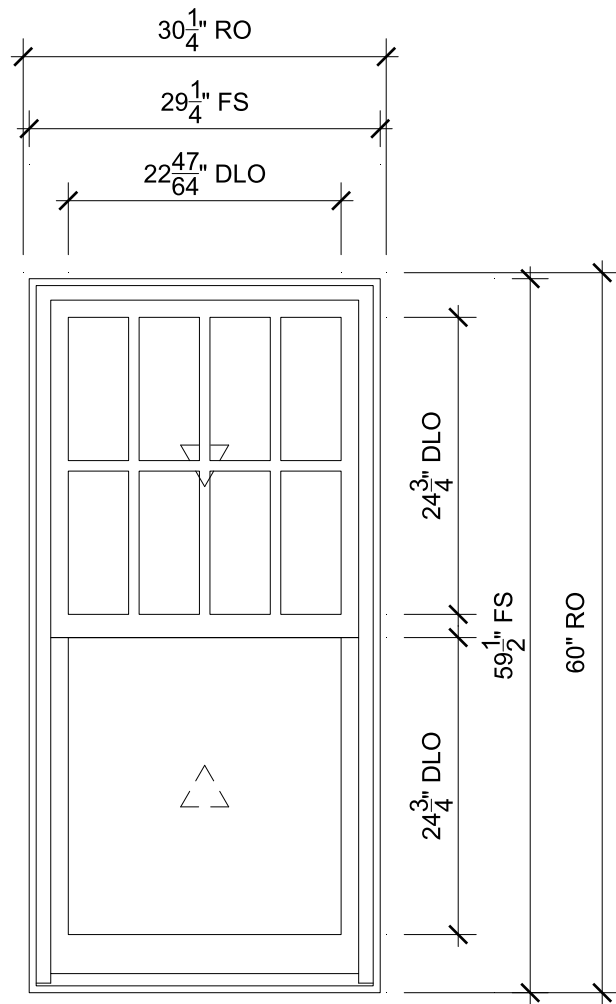
I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING. TERRY W. WILSON, L.S.



NORTH - OFFICE

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

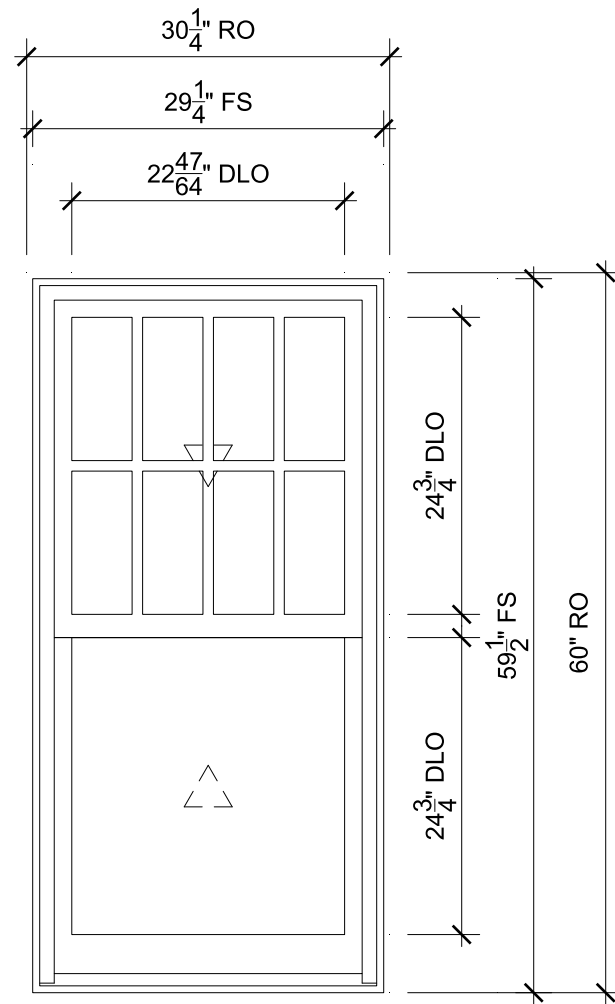
- | | |
|-------------------------|----------------------------|
| $\frac{1}{4}$ Head | $\frac{2}{4}$ Jamb |
| $\frac{3}{4}$ Sill | $\frac{4}{4}$ Divided Lite |
| $\frac{5}{4}$ Checkrail | |



EAST - SHOP

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

- | | |
|-------------------------|----------------------------|
| $\frac{1}{4}$ Head | $\frac{2}{4}$ Jamb |
| $\frac{3}{4}$ Sill | $\frac{4}{4}$ Divided Lite |
| $\frac{5}{4}$ Checkrail | |



EAST - DEN

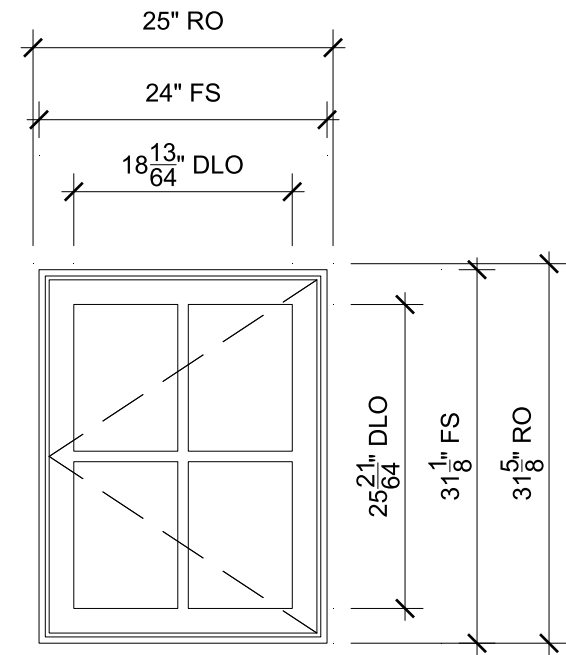
SCALE: 3/4" = 1'-0"

- | | |
|-------------------------|----------------------------|
| $\frac{1}{4}$ Head | $\frac{2}{4}$ Jamb |
| $\frac{3}{4}$ Sill | $\frac{4}{4}$ Divided Lite |
| $\frac{5}{4}$ Checkrail | |



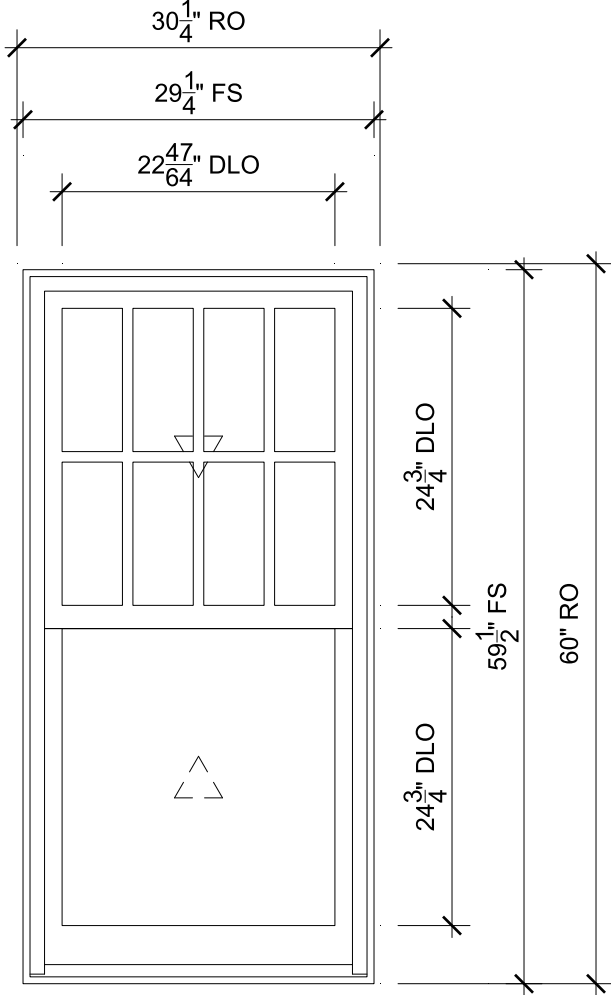
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Vermont Construction / 38 Latham Court
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: TED SAY
QUOTE#: PBYB3BS PK VER: 0003.08.01 CREATED: 05/06/2021 REVISION:



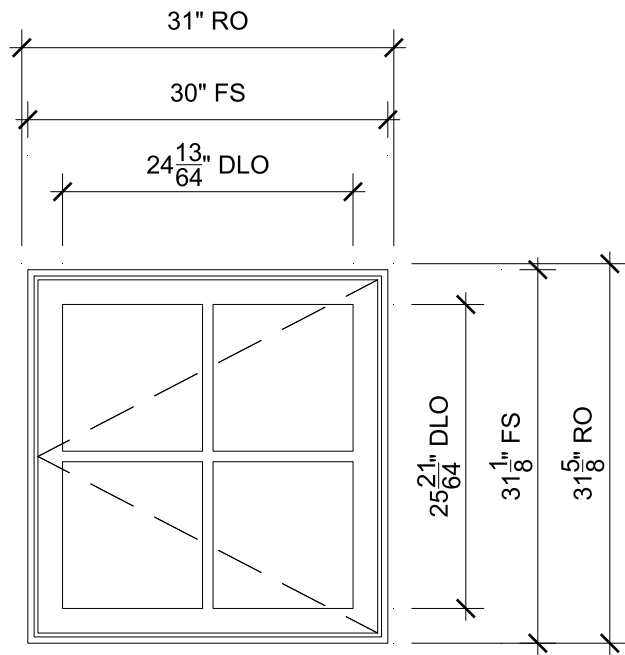
EAST - STAIRS
SCALE: 3/4" = 1'-0"

- $\frac{6}{4}$ Head
- $\frac{7}{4}$ Jamb
- $\frac{8}{4}$ Sill
- $\frac{1}{5}$ Divided Lite



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

- $\frac{1}{4}$ Head
- $\frac{2}{4}$ Jamb
- $\frac{3}{4}$ Sill
- $\frac{4}{4}$ Divided Lite
- $\frac{5}{4}$ Checkrail



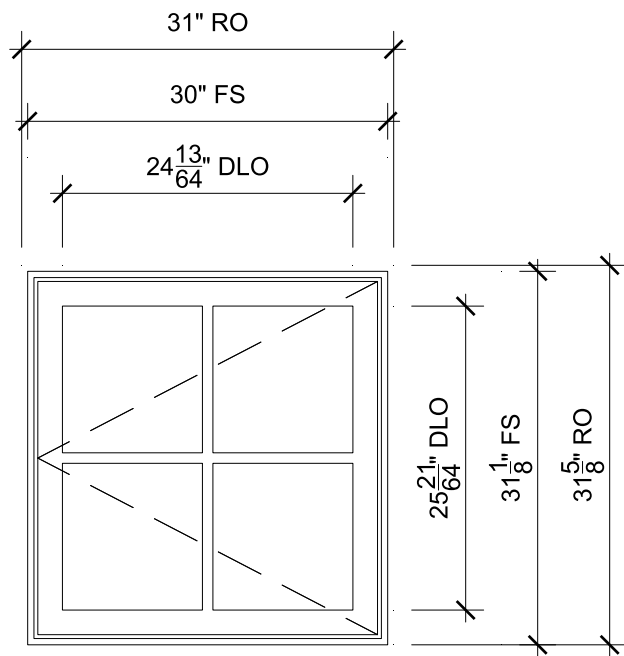
SOUTH - OFFICE
SCALE: 3/4" = 1'-0"

- $\frac{6}{4}$ Head
- $\frac{7}{4}$ Jamb
- $\frac{8}{4}$ Sill
- $\frac{1}{5}$ Divided Lite



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DRAWN: TED SAY
QUOTE#: PBYB3BS PK VER:0003.08.01 CREATED: 05/06/2021 REVISION:

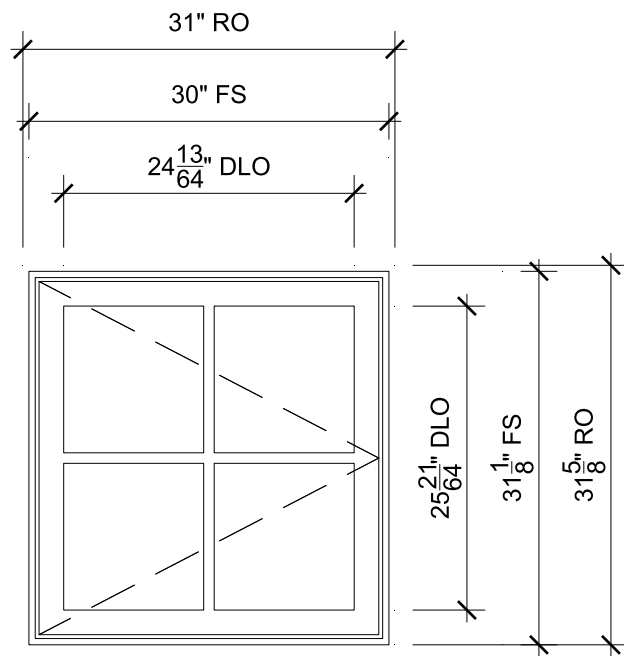


SOUTH - OFFICE (FIXED)

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

$\frac{6}{4}$ Head
 $\frac{8}{4}$ Sill

$\frac{7}{4}$ Jamb
 $\frac{1}{5}$ Divided Lite

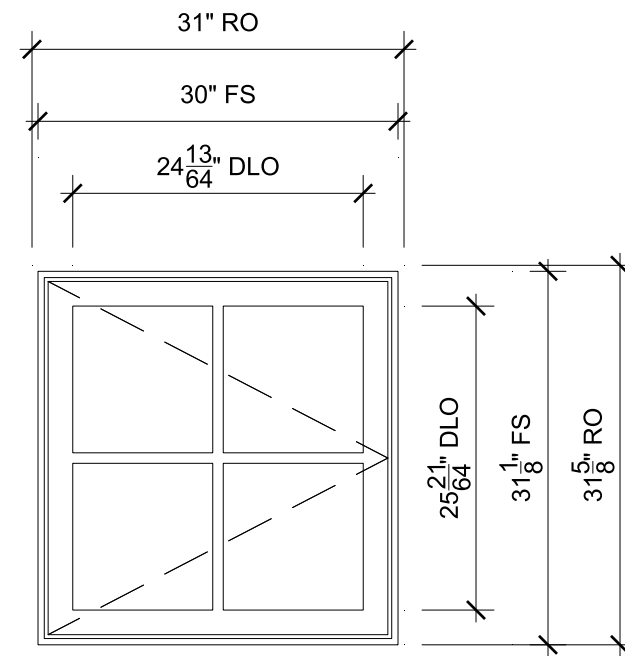


NORTH - OFFICE

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

$\frac{6}{4}$ Head
 $\frac{8}{4}$ Sill

$\frac{7}{4}$ Jamb
 $\frac{1}{5}$ Divided Lite



NORTH - OFFICE (TEMP)

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

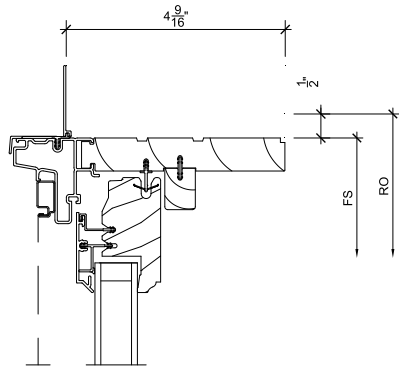
$\frac{6}{4}$ Head
 $\frac{8}{4}$ Sill

$\frac{7}{4}$ Jamb
 $\frac{1}{5}$ Divided Lite



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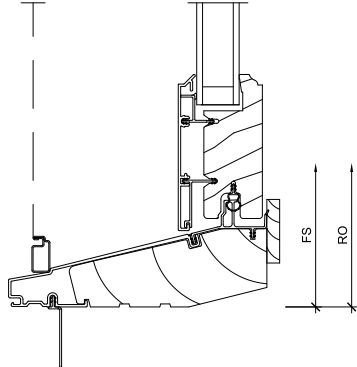
PROJ/JOB: Vermont Construction / 38 Latham Court
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: TED SAY
QUOTE#: PBYB3BS PK VER: 0003.08.01 CREATED: 05/06/2021 REVISION:



1
4

Head

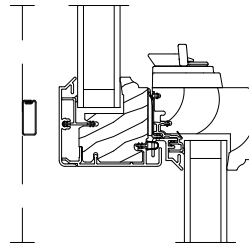
SCALE: 3" = 1'-0"



3
4

Sill

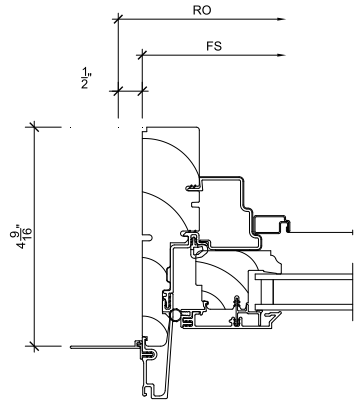
SCALE: 3" = 1'-0"



5
4

Checkrail

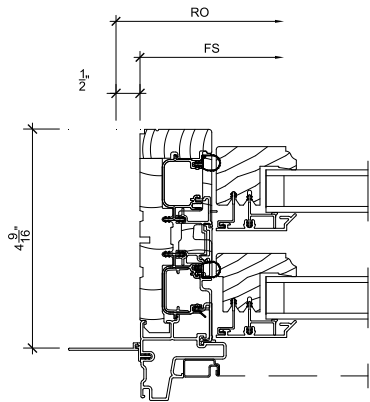
SCALE: 3" = 1'-0"



7
4

Jamb

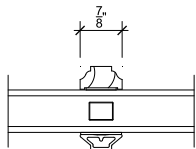
SCALE: 3" = 1'-0"



2
4

Jamb

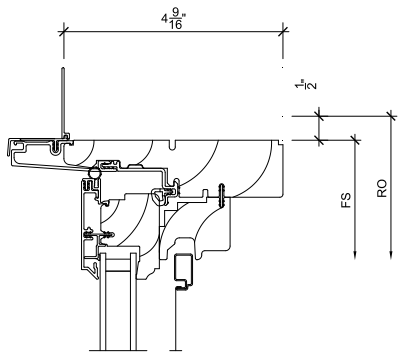
SCALE: 3" = 1'-0"



4
4

Divided Lite

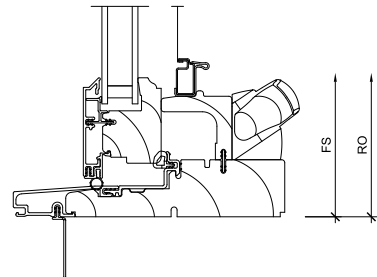
SCALE: 3" = 1'-0"



6
4

Head

SCALE: 3" = 1'-0"



8
4

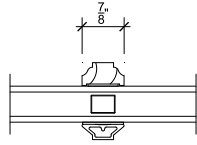
Sill

SCALE: 3" = 1'-0"



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DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: TED SAY
QUOTE#: PBYB3BS PK VER:0003.08.01 CREATED: 05/06/2021 REVISION:



1
5

Divided Lite

SCALE: 3" = 1'-0"

3
5

NOT USED

SCALE: 3" = 1'-0"

5
5

NOT USED

SCALE: 3" = 1'-0"

7
5

NOT USED

SCALE: 3" = 1'-0"

2
5

NOT USED

SCALE: 3" = 1'-0"

4
5

NOT USED

SCALE: 3" = 1'-0"

6
5

NOT USED

SCALE: 3" = 1'-0"

8
5

NOT USED

SCALE: 3" = 1'-0"



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DRAWN: TED SAY
QUOTE#: PBYB3BS PK VER:0003.08.01 CREATED: 05/06/2021 REVISION:

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-0918CA/CU ZP21-213OG
38 Latham Court
Date: June 22, 2021



File: ZP21-0918CA/CU ZP21-213OG

Location: 38 Latham Court

Zone: RL **Ward:** 1E

Parking District: Neighborhood

Date application accepted: April 21, 2021

Applicant/ Owner: G4 Design Studios (Steve Guild) / Mark McGee

Request: Demolish existing garage, construct two story addition with homeowner shop on first floor and home office on 2nd floor. New roof at existing rear single story, new patio door and two new windows.

Background:

- There are no zoning permits on file for 38 Latham Court.

Overview:

The application proposes removal of an existing, 1925 single bay automotive garage and replacement with a two story addition to the single family home. The house and garage are listed on the Vermont State Register of Historic Resources. See attached narrative. Demolition of a historic structure requires Conditional Use review by the DRB.

Part 1: Land Division Design Standards

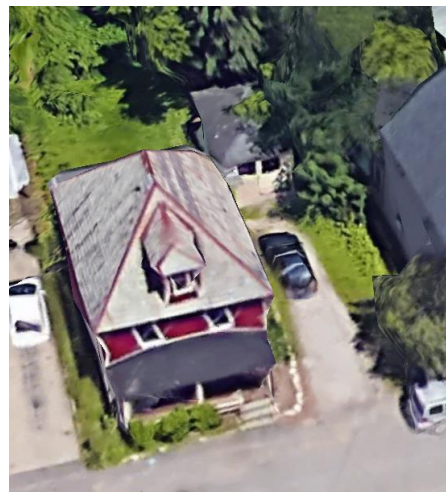
Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

a) Protection of Important Natural Features:

A Google Earth image illustrates mature plantings and trees next to the garage. The applicant will be required to submit a landscaping plan, and, if appropriate, a tree removal plan. Tree removal requires a permit for the following:



Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period.

b) Topographical Alterations:

There is no identified alteration to the topography with the submitted plans.

c) Protection of Important Public Views:

There are no protected important public views from or through this property.

d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

e) Supporting the Use of Renewable Energy Resources:

No part of the application prevents the use of water, wind, geothermal, solar or other renewable energy resources.

f) Brownfield Sites:

38 Latham Court is not an identified Brownfield with the Department of Environmental Conservation. 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.

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.

The new entrance to the addition will be under a small pent roof. The newly proposed patio door will be situated under an eaveline, with a modicum of protection from inclement weather.

There is limited room for snow storage north of the driveway unless the garden area may provide such space. South of the driveway has approximately 4'7" that could accommodate snow storage needs.

h) Building Location and Orientation:

No change is proposed to the building orientation; it will continue to front the public way.

i) Vehicular Access:

The existing driveway will remain and continue to serve the single family home. It will accommodate two on-site parking spaces.

j) Pedestrian Access:

There is no public sidewalk on Latham Court. The parcel immediately fronts the public ROW.

k) Accessibility for the Handicapped:

ADA access is not a requirement for single family homes, but is encouraged.

l) Parking and Circulation:

Parking will be located in the existing driveway. Zoning Amendment 20-04 now allows all required parking to be located in a driveway. The swinging barn doors will not accommodate the full allotment of parking required (2 spaces $9 \times 18 = 36'$; driveway $36 \frac{1}{2}'$ long.) Different operation of doors will be necessary to accommodate the two required parking spaces on-site.



m) Landscaping and Fences:

As noted, a landscaping plan shall be required to define tree removal and new plantings.

n) Public Plazas and Open Space:

Not applicable.

o) Outdoor Lighting:

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

No lighting information has been provided. Anticipating the need for lighting at building entrances, fixture information and illumination levels shall be provided prior to review by the DRB.

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

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

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

Architectural elevation drawing of a two-story house with a dormer and a garage. The drawing includes dimensions and labels for various features.

Dimensions:

- Overall height: 14' - 4"
- Garage height: 8' - 7 1/8"
- Garage 1st Floor TP: 7' - 7 1/8"
- Garage 2nd Floor TP: 8' - 7 1/8"
- Garage 2nd Floor Knee Wall: 12' - 1 1/8"
- Dormer TP: 10' - 7 1/8"
- Wood Brackets (Typ): 9' - 1 1/8"
- Tip of Garage Foundation: -1' - 0"

Labels:

- 6" ROOF FASCIA W/ 4" DROP TRIM
- WOOD BRACKETS (TYP.)
- Tip of Garage Foundation
- Garage 1st Floor TP
- Garage 2nd Floor TP
- Garage 2nd Floor Knee Wall
- Dormer TP
- WOOD DOOR TO MATCH EXISTING HOUSE
- SWINGING BARN DOOR
- 24" ROOF AWNING W/ BRACKETS

4

38 Latham Court has a pattern of two story homes, most gable or hipped roof; many with one story single or two car garages. The garage at 38 Latham is certainly the most intact for its period of construction. The demolition of this “automotive shed” and replacement with a two story residential addition proposes a structure of more significant massing than currently



56 Latham Ct.



48 Latham Ct.



57 Latham Ct.

exists. Its scale is a bit inflated in relation to the principal structure but readable as new.

2. *Roofs and Rooflines.*

The proposed addition suggests a gable roof, but includes full width dormers to maximize all the habitable area under the roof. The style is somewhat awkward and inconsistent with the existing hipped roof residence. The proposed 2/12 pitch is extraordinarily flat, having little resonance with the existing home. A similarly front single-dormered hip may visually bring down the exaggerated height and found to be more compatible with the existing structure.



3. *Building Openings*

The proposed addition has a single double-hung in each gable end, with three windows in each full dormer (north and south). The replacement of two double hung windows in the principal

structure and the addition of a French door are included. See plan A-2.



(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The design introduces the addition as set back from the principal structure; with entrances enjoying an abbreviated pent roof. Materials and colors are intended to be sympathetic with the principal residence.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Clapboard siding and a standing seam roof are intended for the addition. The applicant needs to confirm that the intended roofing is appropriate for the low pitch.

Replacement windows are wood core. Specs for the “north office”, “east shop” “south shop” and “east den” define 8/1 fenestration pattern, while building elevations illustrate 6/1. Confirmation is required.

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

Construction shall adhere to all applicable building and life safety code as defined by the building inspector.

Section 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.

38 Latham Court and its garage are listed individually on the Vermont State Register of Historic Resources. See attached narrative.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

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

Constructed as a single family dwelling, the use shall continue.

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.*

While the original historic residence is not proposed for alteration, the proposed demolition of the single bay garage alters the features, spaces and spatial relationship that characterizes the property. Demolition of the garage is subject to discretionary review of the Development Review Board. See Section 5.4.8 (d).

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

The proposed addition is not a conjectural feature, but readable as new construction.

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

Early automotive sheds are identified as significant within their context, and a tangible remnant of early automobile ownership. This application proposes demolition, which is under discretionary review by the DRB.

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



The Vermont State Register listing details the automobile shed as c 1925; contemporary with the home. It is highly possible that the home and garage were the result of “kit house plans”, pre-fabricated house and garage plans popularized by retailers like Sears and Roebuck, Aladdin, Gordon Van Tine and Bennett’s among others. The Gordon Van Tine Garage No. 102 (left) seems a close match, available in 1923.

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

The application proposes demolition with the addition of a substantial residential addition. Demolition is under discretionary review by the DRB.

- 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.*

Demolition is the most serious and irreversible of physical treatments.

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

No archaeological resources have been identified at this site.

- 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 is proposed to replace the c. 1925 garage. It will be differentiated from the historic home. The DAB must assess the compatibility in materials, features, size, scale, proportion and massing.

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

While unlikely, the proposed addition may be removed in the future retaining the essential form and integrity of the historic home. The context will be altered, however, with removal of the original garage.

Section 5.4.8 (d) Demolition of Historic Buildings:

The purpose of this subsection is:

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

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

- A. *A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

The applicant has provided a letter from Marc Dowling, Licensed Architect (5.24.2021). His analysis determined the structure to be in stable condition. The remainder of the letter is relative to the community benefit of owner instruction in bicycle repair.

- B. *A statement addressing compliance with each applicable review standard for demolition;*

The application includes supporting information only relative to the owner's desire to create a home office and bicycle repair workshop.

- C. *Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*

(i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,

(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

There is no claim for economic hardship, and no market value provided. There is no analysis about rehabilitation and reuse. Mr. Dowling's communication notes that building relocation would "greatly exceed...economic practicality."

- D. *A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;*

A redevelopment plan has been provided. See 38 Latham Court Final Permit Set.

and,

- E. *Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

Elevations, drawings, plans and statements have been submitted for the new development.

2. Standards for Review of Demolition.

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

- A. *The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;*

The submitted architect's opinion indicates the garage is structurally stable.
or,

- B. *The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;*

The desire is for an expansion to the existing home, not reuse of the garage. The owner has shared his effort to offer the building for relocation, but has not received any interest.
or,

- C. *The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

The application weighs on the "community wide benefit" provision, as they intend to offer bicycle repair workshops. Of course any change in use of the property will require separate permitting.

The value of the redevelopment is primarily to enhance the use and enjoyment of the single family home.

And all of the following:

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

The existing single family home is impacted only with minor surface attachment by the proposed addition. The loss of an early 20th century automotive garage is, unfortunately, a swelling tide in the City. When land values increase, available "real estate" on individual parcels becomes revered for desired expansion. Coupled with their typical diminutive size that no longer accommodates a full size vehicle, these early garages face

extinction by the greater value in their footprint and loss of original function. As fewer remain, those still standing increase in importance.

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

As an accessory structure to an existing single family home, building demolition does not warrant documentation by HABS standards. This small structure is likely associated with the national proliferation of pre-fabricated structures or kit house plans, a phenomena already identified in Burlington. (See *A Guide to the Catalogue Houses in Burlington Vermont.*) Therefore, if approved, photo documentation of the structure for the zoning record will be required.

and,

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

This application includes a redevelopment plan that includes a replacement structure.

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

The DAB shall discern the compatibility of the replacement structure within the context of the architectural character of the home itself.

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

The zoning permit, if approved, will have a three year life. All work must be completed within that timeframe.

and,

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

This shall be a condition of approval.

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

The applicant does not intend to deed-restrict the property to provide for open space.

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

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be

required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

Items for the Board's consideration, if recommended for approval:

- A landscaping and tree removal plan will be required (as appropriate) for DRB review.
- Lighting information, including fixture specs, illumination levels and intended location are needed.
- Meters, utility connections, and any mechanical equipment must be illustrated on building elevations or site plan as appropriate.
- The garage door must operate differently to accommodate the two on-site required parking spaces.
- Confirmation is needed for intended fenestration pattern.
- The time frame between building demolition and new construction shall not exceed 6 months.
- No change in use is included within this proposal
- All building materials shall be disposed of in a safe and legal manner.
- Standard Permit Conditions 1-15.

Burlington Design Advisory Board

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

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



DESIGN ADVISORY BOARD

Tuesday June 22, 2021 3:00 PM

AMENDED AGENDA

Physical location: 645 Pine Street, Front Conference Room, Burlington VT 05401

Zoom: <https://us02web.zoom.us/j/81532161905?pwd=MFdMSFhnY0JNQ2pTN2pBQ2k2YVFIUT09>

Webinar ID: 815 3216 1905

Passcode: 535061

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

Session I – 3:00 PM – 3:30 PM

- 1. ZP-21-213 CA/CU; 38 Latham Court (RL, Ward 1E) Mark McGee**
Demolition of a historic garage, replacement with a two-story residential addition.
Re-roofing and patio door replacement on rear of existing single-family home.
(Project Manager, Mary O'Neil)

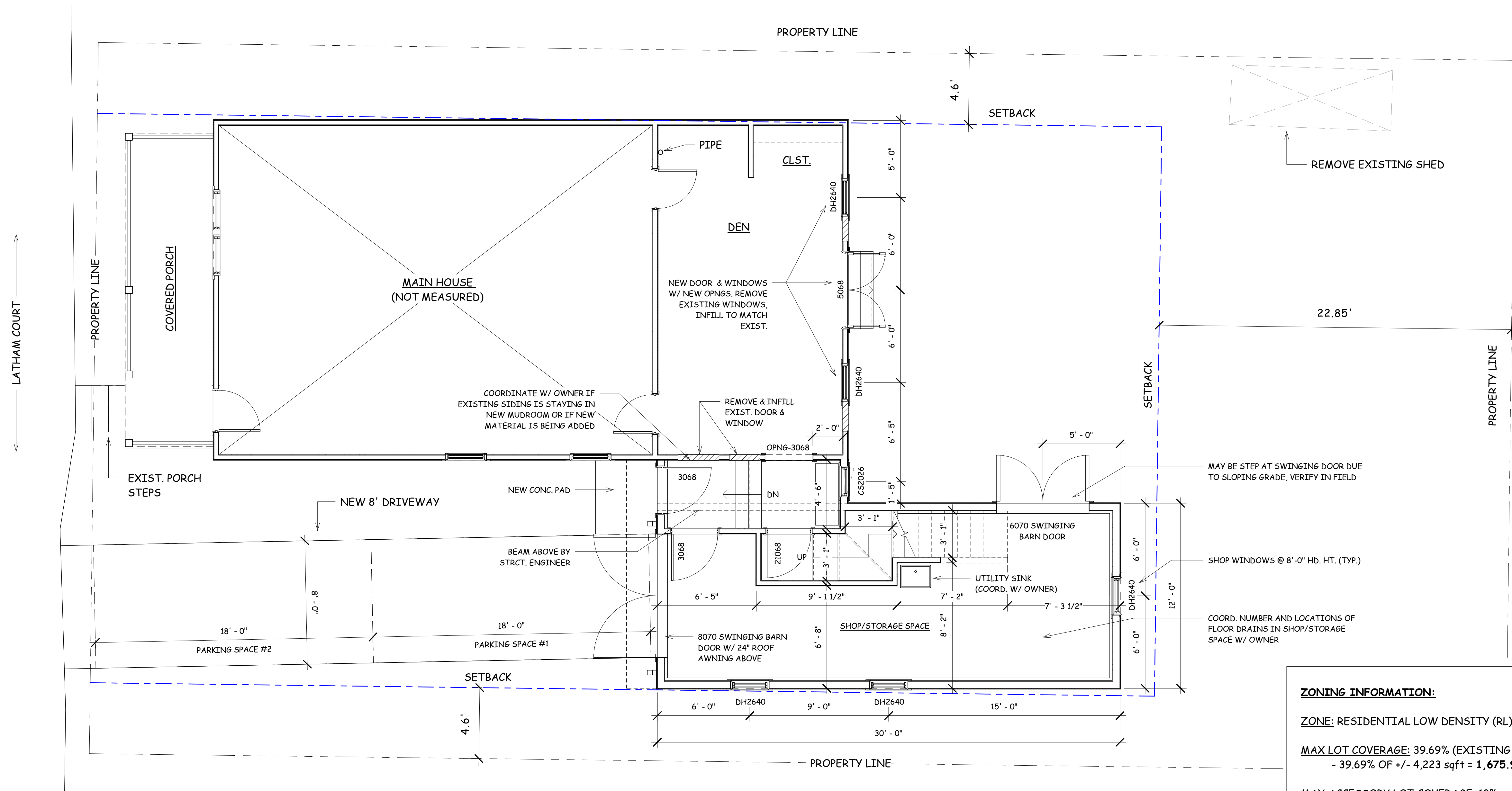
Session II – 3:30 PM – 4:00 PM

- 2. ZP-21-479; 1-7 Church Street (FD6, Ward 3C) One Church Street Partnership LLP**
Seeking alternative compliance for installation of one blade sign on building exterior. (Project Manager, Mary O'Neil)

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

Non-Discrimination

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



1 PROPOSED SHOP/SITE
1/4" = 1'-0"

NOTES

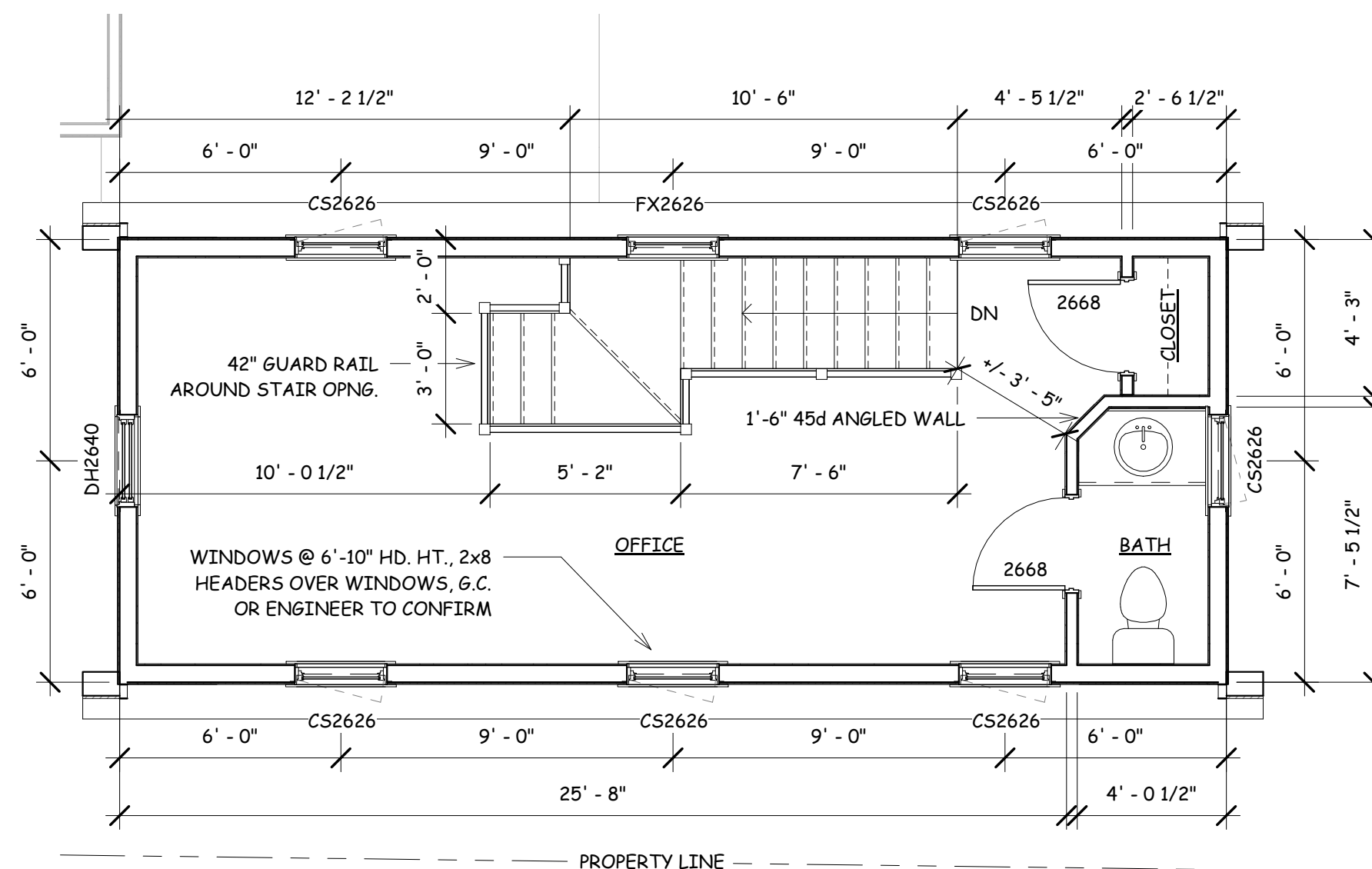
1) WINDOW & DOOR SIZES NOTED IN FEET & INCHES, WIDTH & HEIGHT.
FOR EXAMPLE DH2640 MEANS: DOUBLE HUNG 2'-6" WIDE BY 4'-0" TALL.

2) G4 DESIGN IS NOT RESPONSIBLE FOR ACCURACY OF ANY SITE FEATURES
SHOWN, EXISTING OR PROPOSED. REFER TO CIVIL ENGINEER FOR
OFFICIAL SURVEY & SITE PLAN.

3) BOUNDARIES SHOWN HEREON WERE DERIVED FROM REFERENCE #1

REFERENCES

1) A PLAT ENTITLED "PLAT OF LANDS OF MARK R.J. McGEE & VALERIE A.
RACINE, 38 LATHAM COURT, BURLINGTON, VERMONT", PREPARED BY
VERMONT MAPPING & SURVEY CO., LLC, DATED DECEMBER, 2020, AND
PROVIDED BY VERMONT MAPPING & SURVEY CO., LLC.



2 PROPOSED SHOP 2ND FLOOR
1/4" = 1'-0"

ZONING INFORMATION:

ZONE: RESIDENTIAL LOW DENSITY (RL)

MAX LOT COVERAGE: 39.69% (EXISTING IS GRANDFATHERED)
- 39.69% OF +/- 4,223 sqft = **1,675.9 sqft MAX COVERAGE**

MAX ACCESSORY LOT COVERAGE: 10%
- 10% OF +/- 4,223 sqft = **422 sqft MAX ACCESSORY COVERAGE**

SIDE SETBACK: 10% OF LOT WIDTH (OR AVG. OF 2 ADJACENT LOTS EACH SIDE)
- 10% OF 46' = **4.6' SIDE SETBACK**

REAR SETBACK: 25% OF LOT DEPTH (NO LESS THAN 20')
- 25% OF AVG (91.8' & 91') - 91.4' = **22.85' REAR SETBACK**

EXISTING LOT COVERAGE:
- EXISTING HOUSE = +/- 935 sqft
- EXISTING GARAGE = +/- 225 sqft
- EXISTING DRIVEWAY = +/- 496 sqft
- EXISTING FRONT STEPS = +/- 5.8 sqft
- EXISTING SIDE STEPS = +/- 14.1 sqft
TOTAL = +/- 1,675.9 sqft (39.69%)

PROPOSED LOT COVERAGE:
- EXISTING HOUSE = +/- 935 sqft
- PROPOSED SHOP = +/- 395 sqft
- PROPOSED DRIVEWAY [36'-8" x 8'] = +/- 294 sqft
- EXISTING FRONT STEPS = +/- 5.8 sqft
- PROPOSED REAR STEPS = +/- 8 sqft
- PROPOSED SIDE CONC. PAD = +/- 19.4 sqft
TOTAL = +/- 1,657.2 sqft (39.24%)

ACCESSORY LOT COVERAGE:
- FRONT PORCH = +/- 119.2 sqft (2.8%)

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CONSENT OF STEVE GUILD

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(P) 802-487-0895 (F) 802-861-3110 G4designstudios.com

38 LATHAM COURT
MARK MCGEE
BURLINGTON, VERMONT

SCALE: As indicated
DATE: 6/15/2021
DRAWN BY: WGT
CHECKED BY: SG
PROJECT: 38 LATH.

SHEET TITLE:

**PROPOSED
CONDITIONS**

A-1

DRAWING FOR CONSTRUCTION

6/15/2021 3:20:21 PM

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

Eric Morrow, Chair
Matt Bushey, Vice Chair
Ron Wanamaker
Karyn Norwood
Emily Morse
Jay White, Alternate
Kathleen Ryan, Alternate



DESIGN ADVISORY BOARD

Tuesday June 22, 2021

645 Pine Street and via Zoom

Present: Eric Morrow, Ron Wanamaker, Jay White, Matt Bushey, Karyn Norwood.

Absent: Emily Morse, Kathleen Ryan (alternate.)

Staff present: Scott Gustin

1. Agenda

Motion by Ron Wanamaker: Approve the agenda.

2nd: Matt Bushey

Vote: 5-0.

Motion carries.

Eric Morrow requested that Board member participation be an item on an upcoming agenda.

Session I – 3:00 PM – 3:30 PM

2. ZP-21-479; 1-7 Church Street (FD6, Ward 3C) One Church Street Partnership, LLP

Seeking alternative compliance for installation of one blade sign on building exterior.

Applicant present: Courtney Boutin.

Motion by Jay White: I move we recommend approval and forward to the Development

Review Board with the condition that mounting screws into the mortar.

2nd: Karyn Norwood

Vote 5-0.

Motion carries.

Session II – 3:30 PM – 4:00 PM

3. ZP-21-213; 38 Latham Court (RL, Ward 1E) Mark McGee

Demolition of an historic garage, replacement with a two-story residential addition. Re-roofing and patio door replacement on rear of existing single family home.

Applicants and guests present: Warren Irish, Marc McGee.

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Motion by Jay White: I move we recommend approval of the application and forward to the Development Review Board with the conditions reflected on revised plans that:

- The dormers be recessed back at least 5' from the front wall.
- Modify the garage doors with one of the two as a slider.

2nd: Eric Morrow.

Vote 1-4.

Motion failed.

Motion by Matt Bushey: I move recommend approval of the application and forward to the Development Review Board with the conditions reflected on revised plans that:

- The north and south dormers be shortened at least 5' from the west elevation.
- Reconfigure the garage doors to avoid encroachment into the driveway, such as including a sliding door.

2nd: Jay White.

Vote 2-3.

Motion failed.

Motion by Ron Wanamaker: I move we table the application and ask the applicant to come back with a revised design that is both distinct from and sympathetic to the existing design.

2nd: Jay White.

Vote 3-2.

Motion carries.

4. Adjournment

4:25 PM.