

Burlington Design Advisory Board

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

Ron Wanamaker
Emily Morse
Jay White
Jack Qualey
Gabriel Stadecker
Kathleen Ryan, Alt
Michael Alvanos, Alt



DESIGN ADVISORY BOARD

Tuesday, May 9, 2023 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09>

Webinar ID: 871 5565 5137

Passcode: 796731

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Agenda

Session I – 3:00 PM – 3:30 PM

ZP-22-615; 19 Fletcher Place (RM, Ward 1E) Five Seasons Real Estate, LLC / Grant Lawrence

Continued review of proposed two-story addition on south elevation of existing triplex, listed on the Vermont State Register of Historic Resources. (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.

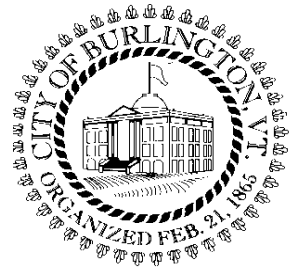
Non-Discrimination

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.

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

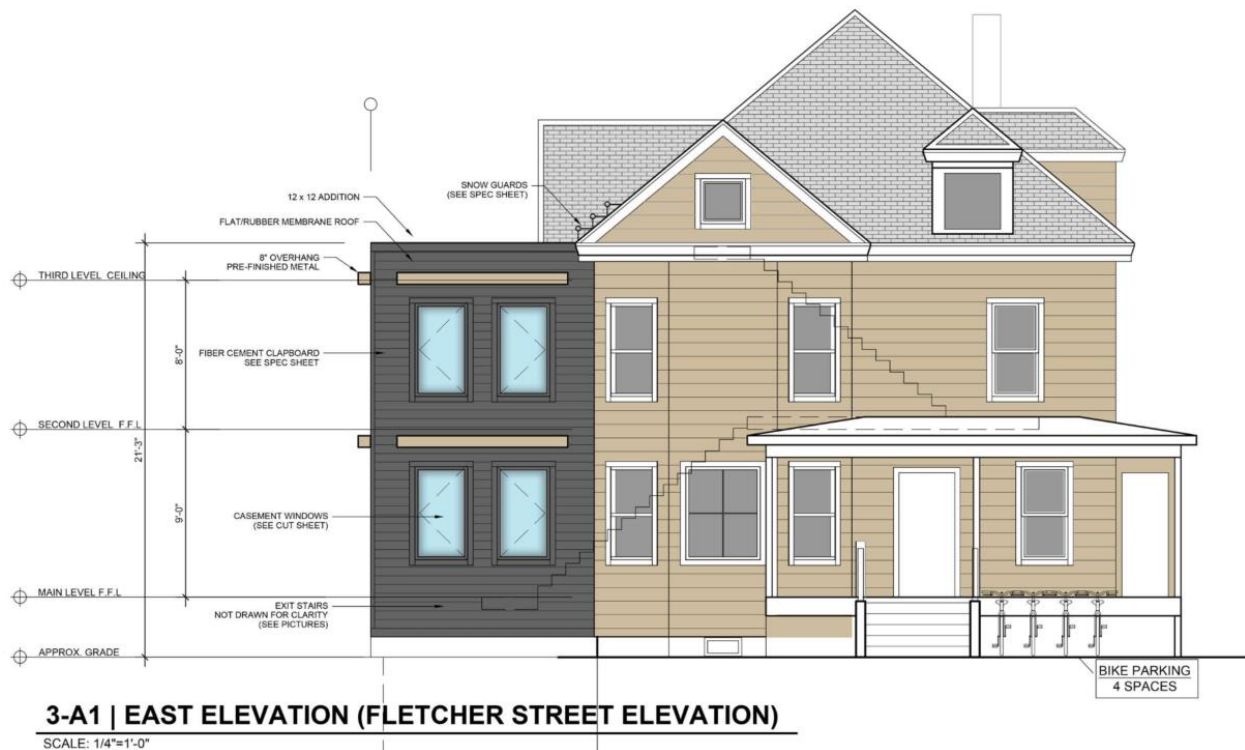
William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Vacant, Permit Administrator
Theodore Miles, Zoning Specialist



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-22-615
Location: 19 Fletcher Place
Date: ~~April 25, 2023~~ **May 9, 2023**

File: ZP-22-615
Location: 19 Fletcher Place
Zone: RM **Ward:** 1
Parking District:
Date application accepted: November 29, 2023 (incomplete)
Revised Plans provided: April 6, 2023
Applicant/ Owner: Grant Lawrence / Five Seasons Real Estate LLC
Request: Addition to existing triplex.



Background:

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **Zoning Permit 15-0694CA**; modification to second floor entry and window infill. December 2014.
- **Zoning Permit 15-0627CA**; remove window at side first floor entry, enclose extended entry area, create entry to basement within. No change to lot coverage. Remove bathroom window and exterior vent south side 2nd storey, infill siding to match. November 2014.
- **Zoning Permit 15-0249CA/CU**; convert duplex to triplex, install new parking area at southern portion of property, replace 6 windows. September 2014.
- **Zoning Permit 07-550CA**; remove existing porches and rebuild with wood, same size. Code requirement will be met with additional rail at 42 inches. Posts shall be maintained, or replaced with similarly turned posts. March 2007.
- **Non-applicability of zoning permit requirements 07-354NA**; remove stair landing to repair porch roof leak, and replace as existing. November 2006.
- **Zoning Permit 04-364**; acknowledge pre-existing 2 parking space area, no additional lot coverage proposed. February 2004.
- **Non-applicability of Zoning Permit Requirements**; replace existing fire escape same design, no change. June 1993.
- **Zoning Permit 78-654**; David Rice to erect a two story stairway on the north side of the house. May 1978.

Overview: 19 Fletcher Place is an existing triplex within the Residential Medium Density Zoning District. Fletcher Place in general was re-zoned from Institutional to RM in 2017.

19 Fletcher Place is listed on the Vermont State Register of Historic Resources.

The applicant proposes a two story, flat roof addition on the south elevation, fronting Fletcher Place. **The initial DAB review was March 14, 2023, where the application was tabled for design revisions. Minutes reflect the following action:**

Motion by Emily Morse to table; encourage applicant to come back with design that is more sympathetic to the character and massing of the existing structure; with a redesigned roof or redesigned integration into the existing building.

2nd – JQ

Vote 4-1 (RW)

Motion carries.

Revised plans were provided April 6, 2023.

This application is under administrative review, subject to recommendation by the Design Advisory Board.

Part 1: Land Division Design Standards

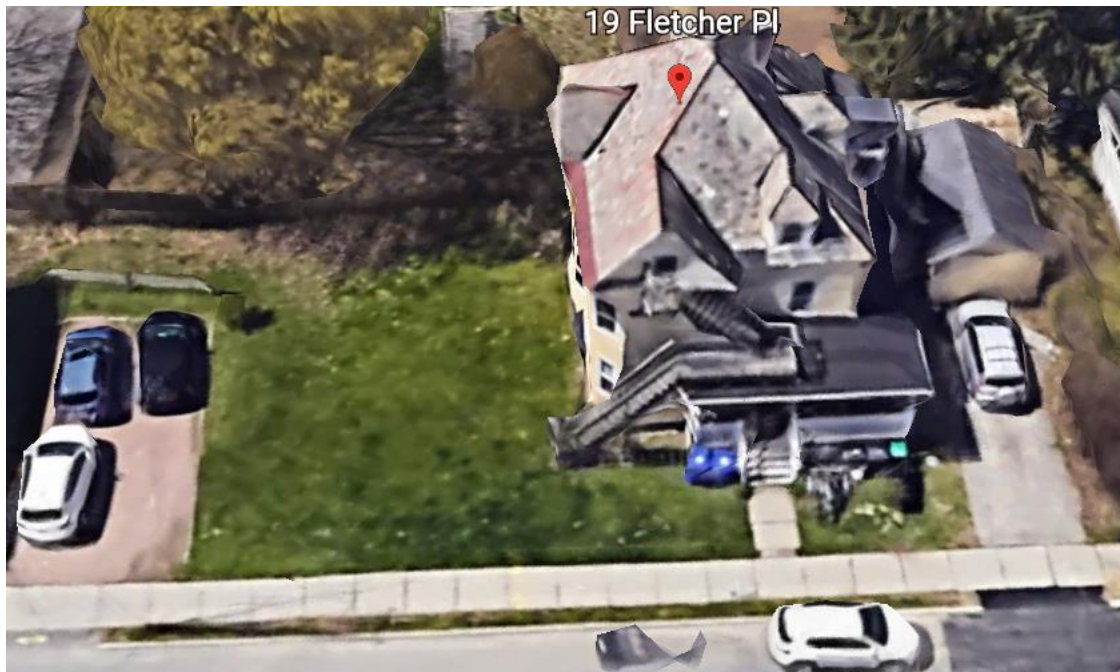
Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There are no identified important natural features at the location of the proposed addition,



(b) Topographical Alterations:

None proposed.

(c) Protection of Important Public Views:

There are no protected 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 this application would preclude the use of wind, water, solar, geothermal or other renewable energy resource. Where proposed (south elevation) would be advantageous for solar installation. It is suggested that the design incorporate "solar ready" construction.

(f) Brownfield Sites:

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.

The addition footprint is not large enough to trigger an Erosion Prevention and Sediment Control Plan.

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 proposed addition will have no exterior access, but be limited to interior circulation.

(h) Building Location and Orientation:

The addition is prominently attached to the existing structure's south elevation; facing Fletcher Place.

(i) Vehicular Access:

No change is proposed. There are two driveway/parking areas that are not proposed for alteration.

(j) Pedestrian Access:

No change proposed.

(k) Accessibility for the Handicapped:

ADA is under the jurisdiction of the building inspector. Vermont's "Visitability Standards" are encouraged.

(l) Parking and Circulation:

No change.

(m) Landscaping and Fences:

No landscaping plan has been submitted.

(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.

There is no lighting within the submission documents. If exterior lighting is proposed, the applicant shall provide fixture and illumination levels for staff review.

(p) Integrate infrastructure into the design:

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

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

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

The structure currently has two egress stairs; the north one permitted in 1978 and rebuilt in 1993. The existing egress stairs on the primary elevation does not have a zoning permit; however a building permit was issued in 1986 for a “second means egress stairs”. It does not appear in the state register photograph of 1983. Staff recommends including an alternate egress with the addition application; provide the access point through the location of the third floor dormer within the design so as to meet the required function yet on a secondary façade and less visible.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The two story, flat roof addition is awkwardly attached to the south elevation of an easily defined Queen Anne structure which displays a transition to the popular four square style. The addition is simply added volume without any compatibility with the existing structure.

2. Roofs and Rooflines.

A flat roof is proposed; the existing roof is more complex with hip roof dormers. Incorporation of the egress stairs onto this elevation would facilitate a modulation of the design for greater compatibility and functionality. **Revised plans continue the flat roof design, with snow guards added to the existing slate roof.**

3. Building Openings

Addition windows are now proposed as single casements; paired on the primary elevation.

(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 addition is an obvious add-on, with no similarity to the existing structure, and no effort to be sympathetic to the expressed architectural style of the listed building. **The change to dark fiber cement clapboard with casement windows introduces a modern vocabulary which does not reflect any compatibility with the existing historic structure.**

(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.

There is no evidence that the applicant consulted with an architectural historian to inform his application for form, massing, or materials.

The existing home has asbestos shingle siding. A repair/infill on the north side utilized fiber cement board, which is proposed here. The existing siding has a large (8"+) reveal, while fiber cement clapboard typically comes in 4" reveal siding. Submission documents don't define the product dimensions, but the image shows the 4" reveal James Hardie product. The applicant shall define dimensional characteristics of the proposed material, as this too could introduce more conflict with the existing structure.

(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. An RBES form shall be supplied as a condition of approval.

(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 must adhere to all building and life safety codes as defined by the building inspector and fire marshal. It is recommended that the egress stairs be relocated off the front of the building and incorporated into the addition design.

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.

19 Fletcher Place is listed 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.*

19 Fletcher Place was constructed c. 1895 for William E. Prior. The original residential use remains.

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.*

The proposed addition is merely appended to the original structure without consideration of compatibility or sensitivity to the visual aspects from the public way. **Other than a change in the color of the siding, overhangs, and the addition of snow guards, the revisions seems the same as the original plan.** Secondly, the staircase attached to the front of the building obscures the primary elevation and did not receive a zoning permit. Both hinder the character of the property.

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; however the building did not originally have a southerly expansion so any addition must be done thoughtfully and purposefully.

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

None identified.

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

19 Fletcher Place retains the irregular projections that commonly characterize a Queen Anne structure, although the egress modifications obscure or detract from what otherwise is a fairly intact late 19th century dwelling. Most of Fletcher Place was constructed by George Armstrong, and it may be assumed that his handiwork includes this building.

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 is not a response to material deterioration.

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

Not applicable.

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

If any archaeological resources are disturbed during construction, the applicant shall immediately cease work and notify the City and the Division for Historic Preservation to identify, evaluate, and discern appropriate disposition of any resource.

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.*

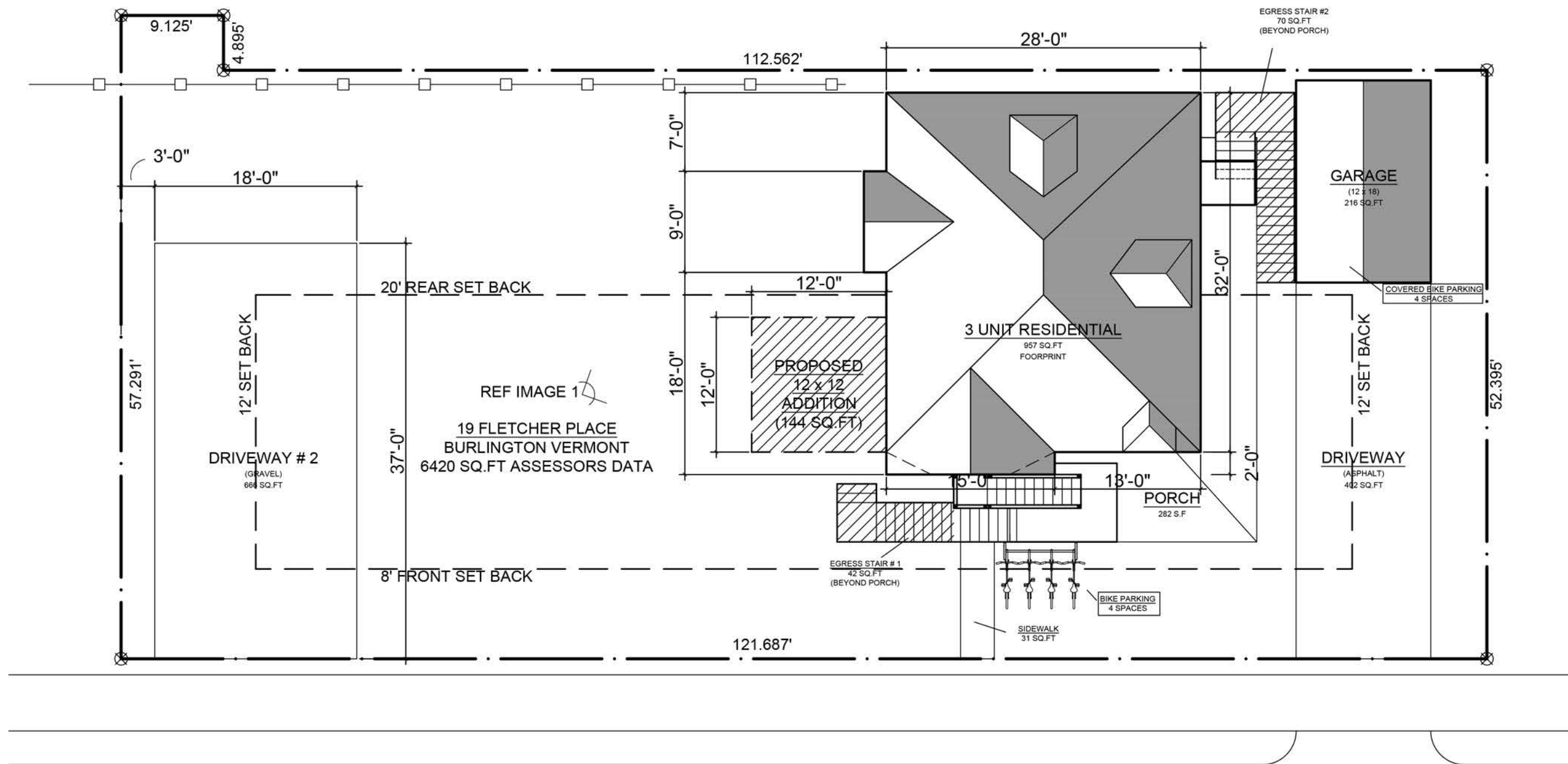
The proposed addition is differentiated from the original structure by its simplicity, placement and modern aesthetic. It does not, however, find a comfortable compatibility with size, scale, proportion, massing and detail. Greater design effort has the promise of increased function (incorporating egress where required) and careful attachment to the existing structure in a manner that complements and is cohesive with the existing building. It is noted that the creation of an interior hallway eliminates closets in both existing bedrooms; an elementary design loss in the plan.

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 simple attachment could be removed in the future and be considered reversible.

Items for the Board's consideration:

- In the residential zoning districts, not more than 4 unrelated adults may occupy any unit. Floor plans are needed to confirm the proposed number of bedrooms, and to calculate required bicycle parking.
- The southerly driveway was conditioned upon meeting a minimum 5' side yard setback. That dimension is not provided on the submitted site plan. The setback must be confirmed.
- No change in use or number of units is included within this review. The property remains a triplex.

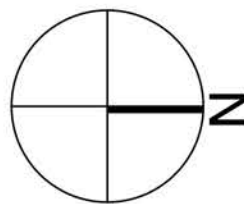


FLETCHER PLACE

REF IMAGE 2

C200 - PROPOSED SITE PLAN

SCALE: 1"=10'-0"



ZONING DIMENSIONAL CRITERIA OVERALL			
DISTRICT	ZONING BY-LAW	EXISTING	PROPOSED
MAX. RESIDENTIAL DENSITY	RM - MEDIUM DENSITY 20 UNITS / ACRE 2,178 SQ. FT. / UNIT	MEDIUM DENSITY 3 UNITS	MEDIUM DENSITY 12 x 12 ADDITION
MAX. BUILDING HEIGHT	35 FT.		35 FT.
MIN. LOT SIZE	N/A	5,000 SQ. FT.	5,000 SQ. FT.
MIN. FRONTAGE	30 FT.	50.0 FT.	50.0 FT.
FRONT YARD SETBACK	AVERAGE OF 2 ADJACENT LOTS	8 FT.	8 FT.
REAR SETBACK	25% OF LOT DEPTH - MIN. 20 FT.	20 FT.	20 FT.
SIDE SETBACK	10% OF LOT WIDTH OR AVE. OF 2 ADJACENT LOTS	8 FT.	8 FT.
LOT SIZE		6,420 SQ. FT.	-----
BUILDINGS	-----	1,173 SQ. FT.	1,317 SQ. FT.
DRIVEWAY	-----	1,068 SQ. FT.	1,068 SQ. FT.
WALKWAYS	-----	143 SQ. FT.	143 SQ. FT.
DECKS/PORCHES	10%	28.2 SQ.FT	28.2 SQ.FT
TOTAL LOT COVERAGE		2,384 SQ. FT.	2,556.2 SQ. FT.
LOT COVERAGE	40%	37.1%	39.8%
PARKING	2 PER UNIT	2 +/-	
BICYCLE PARKING	1 PER 2 BEDROOMS	-----	

ZONING CALCS

BREAKDOWN OF THE NUMBERS

MAIN HOME =	957 SQ.FT	FOOTPRINT	FRONT PORCH =	282 SQ.FT	FOOTPRINT
DETACHED GARAGE =	216 SQ.FT	FOOTPRINT	10% CALC =	28.2 SQ.FT	FOOTPRINT
TOTAL BUILDINGS =	1173 SQ.FT	FOOTPRINT	TOTAL	28.2 SQ.FT	FOOTPRINT
DRIVEWAY # 1 =	402 SQ.FT	FOOTPRINT	SIDWALK =	31 SQ.FT	FOOTPRINT
DRIVEWAY # 2 =	666 SQ.FT	FOOTPRINT	EGRESS STAIR 1 =	42 SQ.FT	FOOTPRINT
DRIVEWAY TOTAL =	1068 SQ.FT		EGRESS STAIR 2 =	70 SQ.FT	FOOTPRINT
			TOTAL	143 SQ.FT	FOOTPRINT

TOTAL LOT COVERAGE = 2,556.2 SQ.FT
TOTAL LOT SIZE = 6,420 SQ.FT***

2,556.2 SQ.FT / 6,420 SQ.FT = .398 or 39.8%

****(CITY ASSESSOR LOT SIZE USED USED)

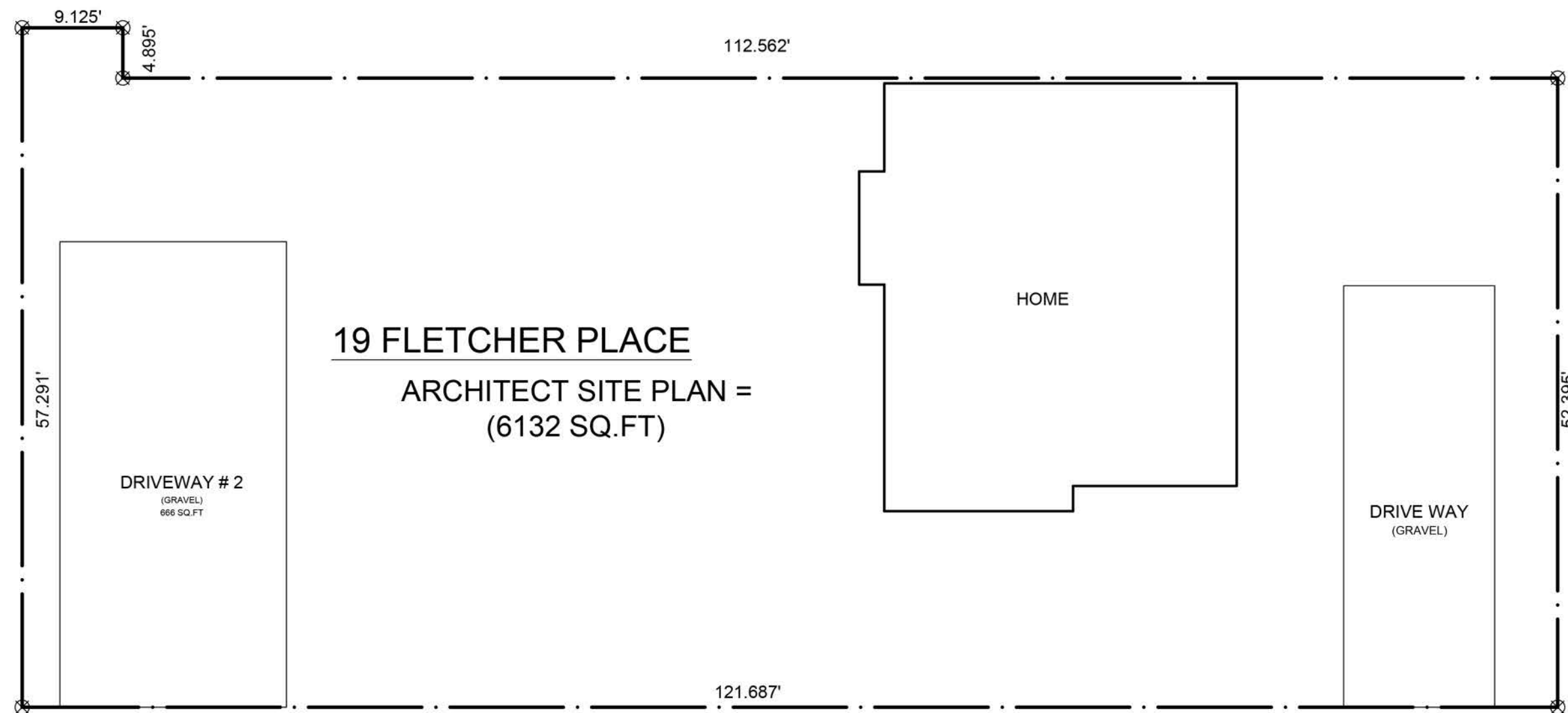


REFERENCE IMAGE - SOUTH ELEVATION

PROJECT NARRATIVE

ADDITION OF A (2) TWO- LEVEL ATTACHED STRUCTURE TO THE SOUTHERN PORTION OF THE MULTI-FAMILY. THE TWO LEVEL STRUCTURE WILL BE 12 x 12 (144 SQ.FT) AND HAVE A FLAT-RUBBER MEMBRANE ROOF.

MINOR INTERIOR CHANGES TO THE INTERIOR WALLS TO ACCOMMODATE A NEW HALLWAY TO ACCESS THE NEW BEDROOMS



FLETCHER PLACE

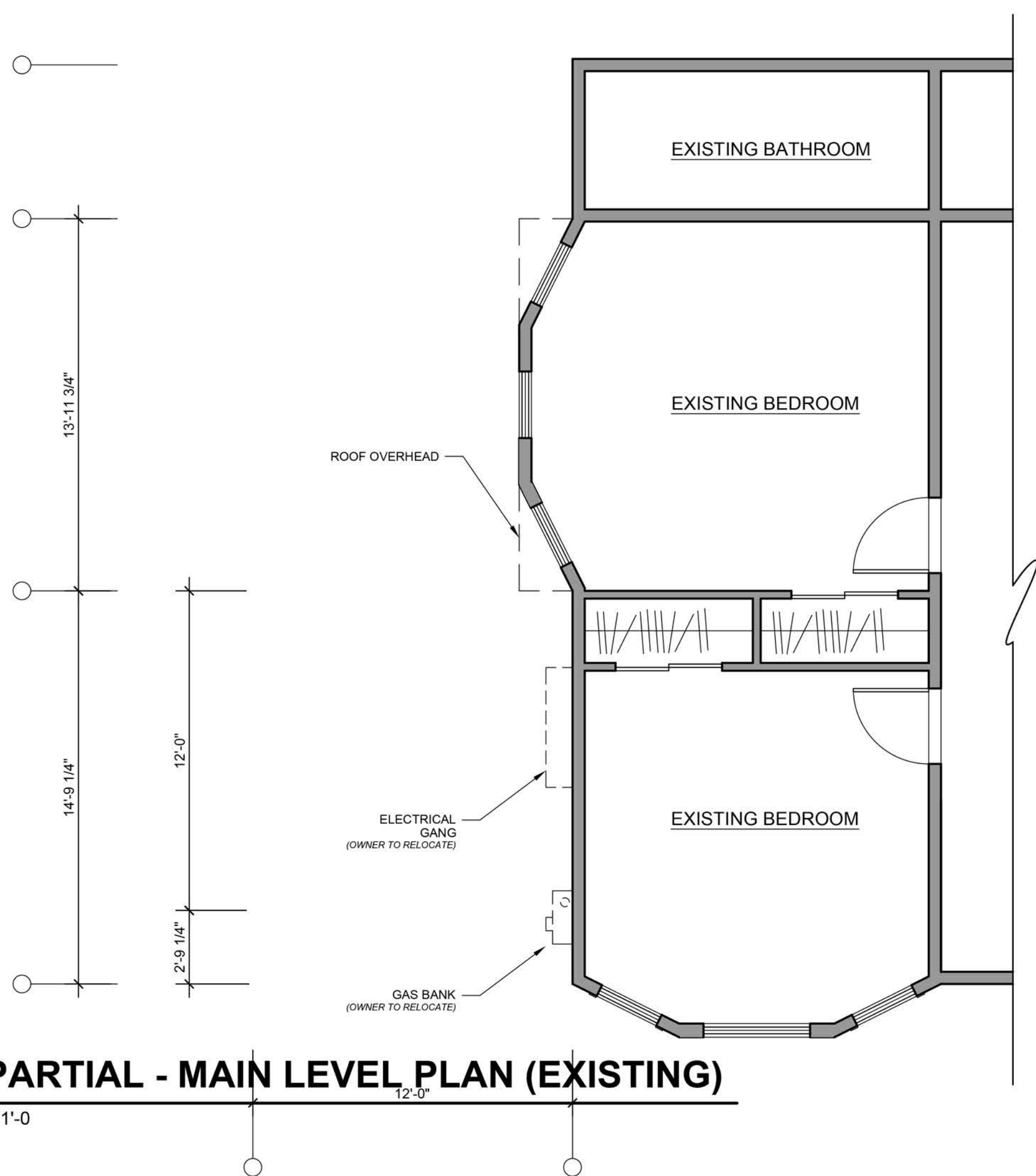
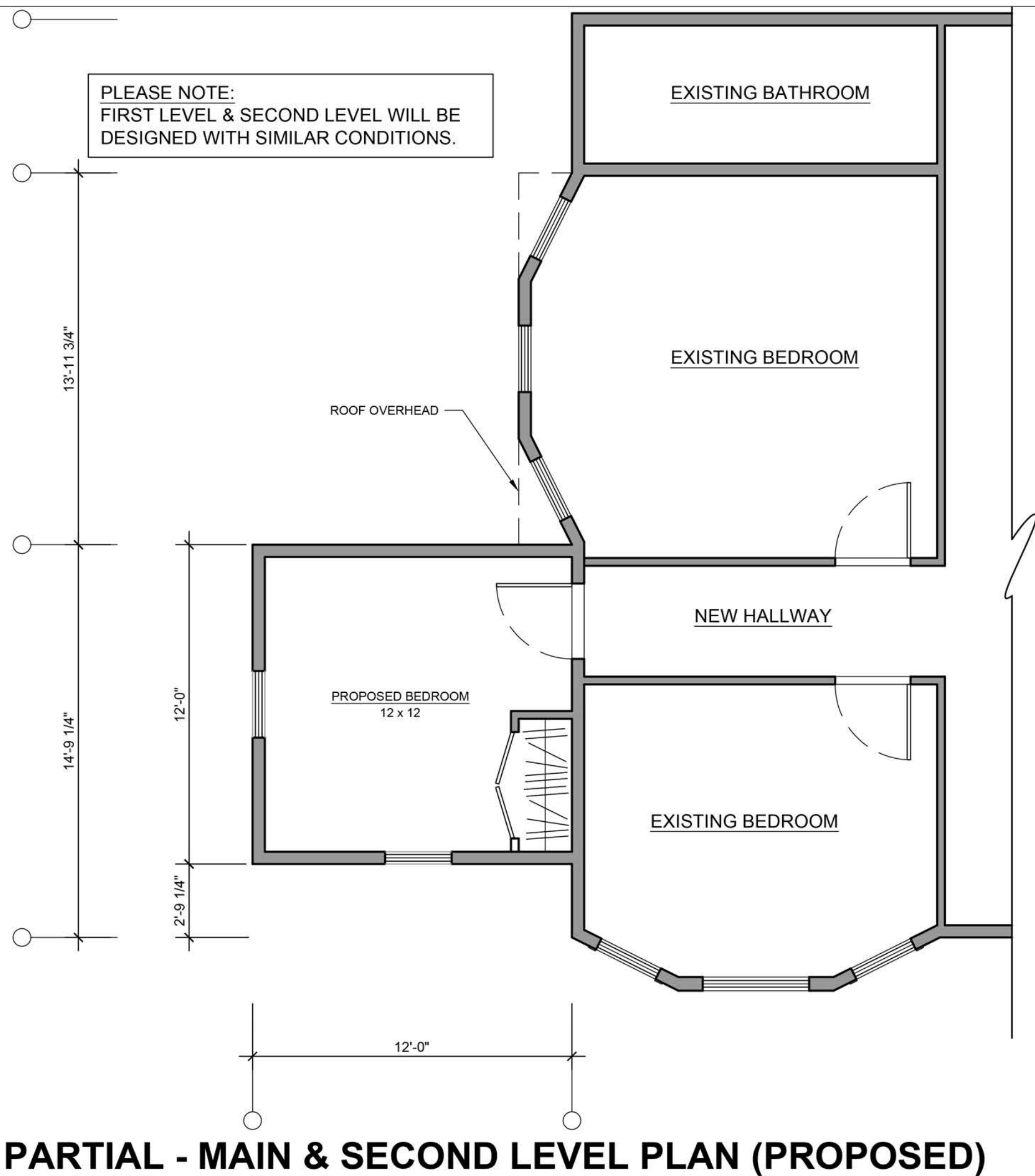
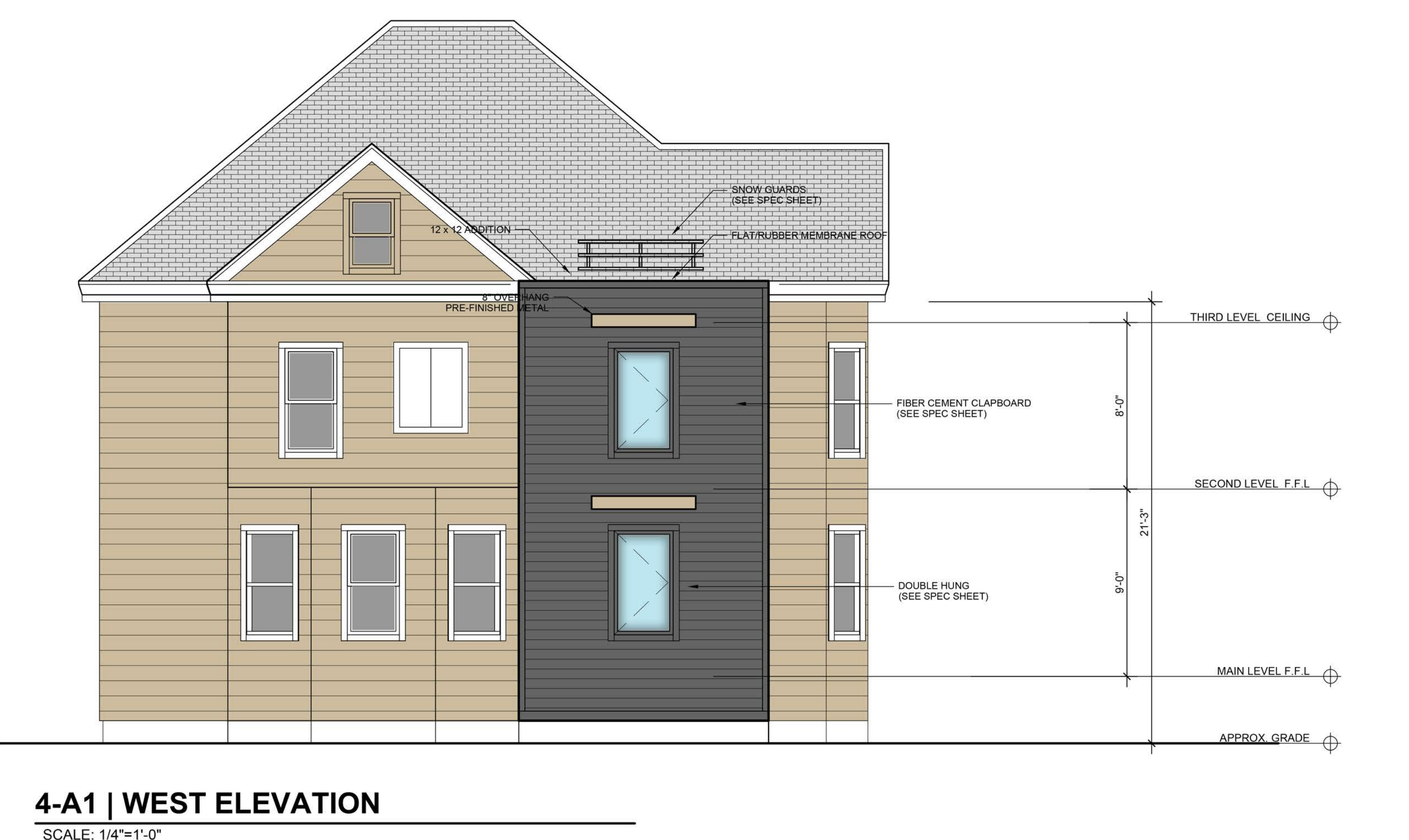
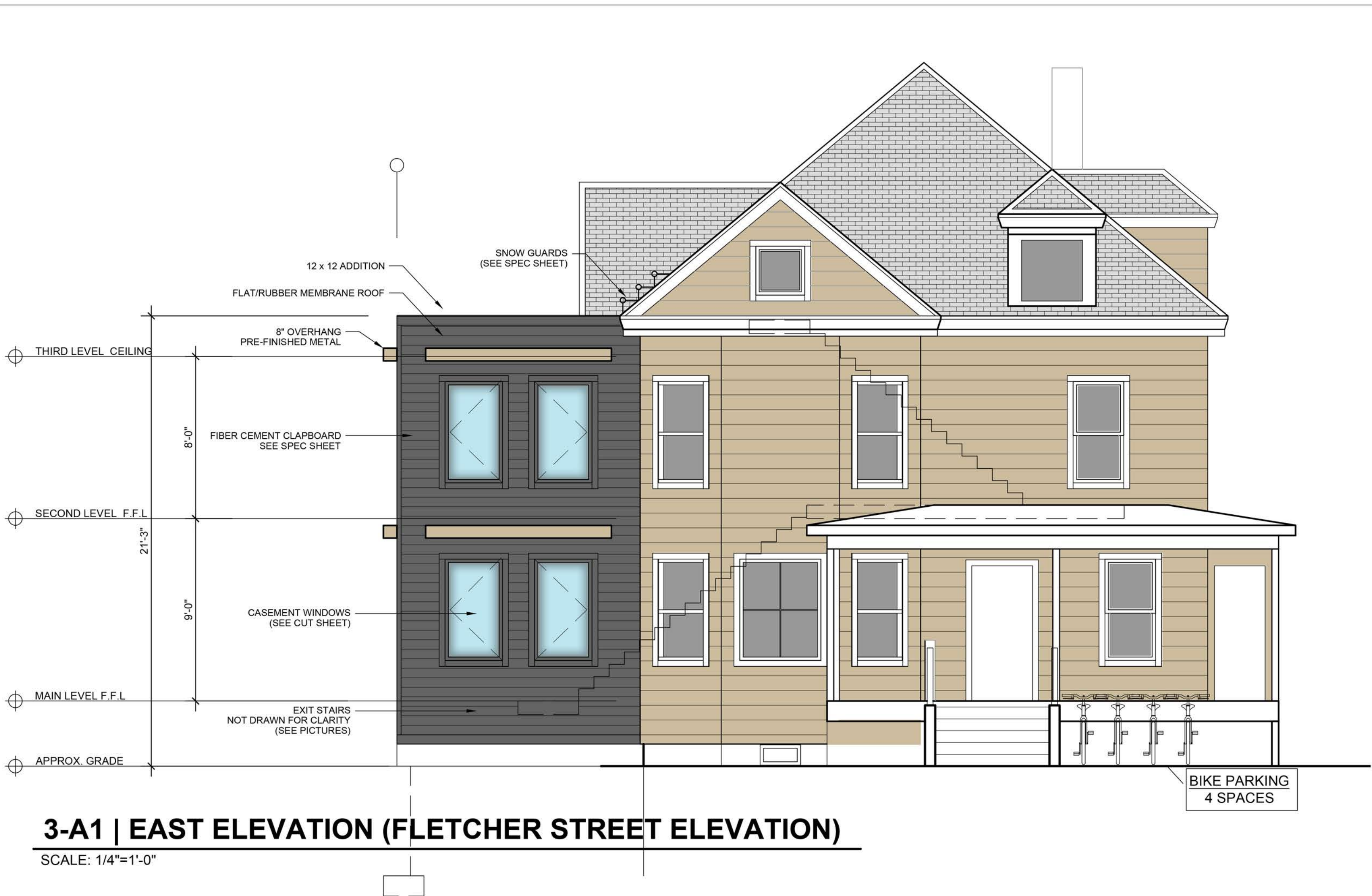
C200 - LOT LINE CALCULATION

SCALE: 1"=10'-0"



REFERENCE IMAGE - EAST ELEVATION

PLEASE NOTE: THIS IS NOT A SURVEY. ALTHOUGH JRMA DESIGN STUDIO HAS, TO THE BEST OF ITS ABILITY AND PROFESSIONAL CAPABILITIES TRIED TO ENSURE ACCURACY, THIS DRAWING DOES NOT REPRESENT ANY GUARANTEE OR VALIDATE ANY INFORMATION PROVIDED. THE INFORMATION HEREIN WAS PRODUCED FROM THE BURLINGTON VERMONT ASSESSORS DATABASE, BURLINGTON ZONING MAPS, G.I.S DATA, AND GOOGLE MAPS.



ARCHITECT

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175 SUMMIT CIRCLE
SHELburnE VERMONT

**19 FLETCHER PLACE
BURLINGTON**

LOCATION
19 FLETCHER PLACE
BURLINGTON, VERMONT
05401

OWNER
FIVE SEASONS REAL ESTATE
C/O
MR. GRANT LAWRENCE
MS. ALI DESAULES
19 FLETCHER PLACE
BURLINGTON, VERMONT
05401

CONTRACTOR

STAMP

Date	Issue
01.10.2023	BASE SITE PLANS
01.28.2023	ZONING SUBMISSION
	ZONING SUBMISSION (REVISED)

**ZONING PLANS
ZONING ELEVATIONS**

Drawing Title:

Project No:	2023-256
Date:	03/28/2023
Scale:	AS-NOTED
Drawn by:	MFA

A1

Burlington Design Advisory Board

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Annual Report of the Design Advisory Board Fiscal Year 2023: July 1, 2022 – June 30, 2023

Over the past year, the Burlington Design Advisory Board has maintained its commitment to the city by advising the Development Review Board on proposed development projects. The DAB assists applicants by advising, when appropriate, how to bring their project into compliance with the CDO. As a result of the DAB review process, some applicants make adjustments to their projects that help ensure compliance with the CDO and approval by staff or the DRB, as appropriate.

This year the Design Advisory Board (DAB) reviewed 20 individual projects (some multiple times, to respond to revisions.) These projects included:

- Three applications to demolish historic carriage barns, all of which included the creation of new residential units.
- Review of the demolition and new construction for BHS;
- Review of revisions to a Civic (park) space, including compliance with the Form Code;
- Sketch Plan review of proposed redevelopment at 284 Grove Street, with removal of an existing brick triplex and 12 modular homes and replacement with multiple duplexes.
- Demolition of the Cathedral of the Immaculate Conception;
- Renovations to Duncan's Auto;
- Demolition and new construction of a single family home on Sunset Cliff;
- Demolition and new construction of a duplex on Manhattan Drive;
- Construction of a new residence on Conger Avenue;
- 2 requests for Alternative Compliance under the Form Code, including Demolition of the VFW on South Winooski Avenue, with construction of a mixed use/38 residence building;
- A 65,000 sf addition to Rhino foods.

This year we continued to maintain communication and collaboration with the other boards and committees, which helps us better understand our role within the zoning process and make more informed decisions. Ways in which we have worked with others this year include:

- On January 17, 2023, the Design Advisory Board participated in a joint meeting with the DRB, the Planning Commission, and the Conservation Board. We received updates on the Article 8 Parking Amendment, the 10 Point Housing Plan Progress (including the South End Innovation District, the Trinity Campus Overlay, and Missing Middle Housing); Short Term Rental Regulations, and Nature Based Climate Solutions.
- One of our members acts as a representative to the Planning Commission Ordinance Committee, participating in the development of zoning amendments for consideration by the full Planning Commission and the City Council.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

- The Chair has, on occasion, appeared before the DRB during a hearing to explain the DAB's recommendation for a project and to be available for questions, especially for projects that are large or of particular interest to the public.

The Design Advisory Board also has a standing subcommittee, the Historic Preservation Review Committee (HPRC), that advises the city on matters related to historic preservation. The HPRC also acts as the local advisory committee under the Vermont Certified Local Government Program and provides advice and recommendation on matters related to historic preservation, at the request of Staff.

This year the HPRC reviewed five applications: Project reviews included:

- Two sessions to review the Railyard Enterprise Project (REIP) and recommended alignment through the Pine Street Historic District, including consideration of Impacts to historic properties;
- One review of a telecommunications installation on a structure listed on the National Register within the North Street Historic District;
- One project review and support for funding to benefit the Goethe Lodge;
- One review to discuss a request to remove boulders from the Church Street Marketplace, which is part of the Church Street Historic District.
- An extended discussion of replacement windows for listed historic structures.

The DAB always strives for consistency with our recommendations and with how we interpret the Ordinance, so that applicants can be assured of a fair and predictable process. For projects that fall within the Form based code, our purview for review is typically limited to requests for Alternative Compliance, which may include additional height or use of materials not identified within Article 14. We continue to learn how this process works and the role of the DAB for these reviews.

Ron Wanamaker, Chair	Date
Jay White	Date
Gabe Stadecker	Date
Emily Morse	Date
Jack Qualey	Date
Kathleen Ryan, Alternate	Date
Michael Alvanos, Alternate	Date