

Department of Planning and Zoning

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Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: 159 Locust Terrace, ZP18-0857CA
Date: April 24, 2018

File: 18-0857CA
Location: 159 Locust Terrace
Zone: RL **Ward:** 5S
Parking District: Neighborhood
Estimated Construction Cost: \$200,000
Date application accepted: April 3, 2018
Applicant/ Owner: Norman Benoit / William Marquess / Terry and Pat Rivers
Request: Renovation and addition to existing single family residence.



Background:

- ♣ There are no zoning permits on file for this property.

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Overview: 159 Locust Terrace was built in 1949, and is a 600 sf. single family home on a 6780 sf parcel. It was included within the Historic Sites and Structures Survey of the Five Sisters (New Harlam) Neighborhood in 2007.

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 is a large tree in the front yard, and a cedar hedge along the northerly property line in the back yard. The development is placed immediately south and west of the existing structure.

(b) Topographical Alterations:

None proposed. Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from this property. Not applicable.

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

There is nothing within the application that would prevent the use of wind, water, solar, geothermal or other renewable energy resources.

(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.

A Small Project Sediment and Erosion Control Plan has been forwarded to the Stormwater Engineering Program for their review. Written approval of the plan will be a condition of any permit. was received April 12, 2018.

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 rebuilt front mud room and entry will provide a pleasant and sheltered place to access the property. Similar to other small residential properties, there is sufficient room to store shoveled snow adjacent to the driveway.

(h) Building Location and Orientation:

The building's location and principal orientation will not be altered. The addition is located in the rear (west); consistent with historic practice of residential additions.

(i) Vehicular Access:

No change from existing.

(j) Pedestrian Access:

A new walkway will be added to address the traditional front door from the driveway. An entry patio at the mudroom will direct guests and residents to that improved entry.

(k) Accessibility for the Handicapped:

While not required of single family homes, ADA accessibility is encouraged. Vermont "visitability" standards may apply. The building inspector will provide any such guidance and direction.

(l) Parking and Circulation:

No change is proposed from existing conditions. The garage is slated to be rebuilt on the same footprint. The driveway will not be altered.

(m) Landscaping and Fences:

No landscaping plan has been provided; however, the new building mass is proposed behind the existing residence and will not demand any screening. The gas and electric meters are on the north elevation, but it appears that existing landscaping on the lot obscures their view from the public way. If the large tree in the front yard is removed, planting to screen their visibility is recommended.

(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.

Building elevations and specification sheets illustrate residential scale (down) lighting fixtures.

(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.

Electric and gas meters are currently on the north elevation and are proposed to remain. A large tree in the front yard currently obscures most of the building. If the tree is to be trimmed or removed, some form of screening is recommended to reduce the visibility of these utility connections. Hotwater heater vent and furnace vent are proposed for the south elevation, obscured by the new mudroom/garage. The microwave vent will be behind the gable of the mudroom; similarly hidden from street view. A dryer vent and fireplace vent are located on the north elevation; sufficiently set back from the building's façade so as to minimize visibility.

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.

No exterior trash containers or dumpsters are proposed. Trash and recycling will assumedly be contained with the rebuilt garage. See condition about screening of utility meters.

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 application defines installation of HVAC, but an exterior condensing unit is not illustrated on the site plan. If proposed for exterior installation, it must be identified on the site plan; it must observe required setbacks; and be screened from view or located away from the principal façade of the building.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The existing house is quite modest: about 600 sf of living space. The addition will nearly double the size of the house, but is located so as to be almost completely hidden behind the existing structure. There will be very little observable change to the scale of the dwelling from the public right-of-way.

2. Roofs and Rooflines.

An asphalt shingled gable and eave roofline is proposed; consistent with the existing roof. Roof intersections are done sensitively, with deferential roofs on the garage and porch, and the new addition quietly touching the existing roof on the west. The pergola porch on the front entry of the mud room is an elegant and light roof assembly, appropriate for a welcoming entrance.

3. Building Openings

The principal entrance and the mud-room entrance will both be retained, albeit with replacement doors. The west elevation will have another exit from a new screened porch to access the rear yard. Windows will be replaced in the existing house with thermal rated replacement sash. The west elevation will feature a window bay with paired double hung sash, and an ornamental feature window. All are appropriately scaled and positioned.

(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 new walkway to the front door, the rebuilt mud room with pergola entrance and replacement doors, and the new asphalt shingle roof will refresh the dwelling and present a greatly enhanced appearance.

(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.

The house currently has vinyl siding. Until 2007 under the new ordinance, the neighborhood was non-design control, so exterior changes would not have required a zoning permit.

The application does not include changing the exterior siding, but will continue it around the rear addition and replacement garage.

(f) Reduce energy utilization:

Replacement and new windows and doors will be thermally rated. The house interior will be gutted to accommodate new insulation, wiring and plumbing.

(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:

New development is required to meet all applicable building and life safety code as defined by the building inspector and/or fire marshal.

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.*

159 Locust Terrace was included within the Historic Sites and Structures Survey (2007) of the Five Sisters / New Harlam neighborhood. Although among the last group of houses developed, it was identified as eligible for historic designation within the context of the overall neighborhood. See attached narrative and HS&S sheet. Further information and maps of that survey are available here:

https://www.burlingtonvt.gov/sites/default/files/PZ/Historic/sites-and-structures/CLG.07-011.survey.report.final_.PDF.

(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.*

The dwelling was constructed in 1949 as a single family home; a use that is proposed to remain.

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 bulk of new construction will be concealed behind the existing dwelling. The historic character of the property will be retained and preserved.

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

No conjectural features are proposed. The original (observable) massing, scale and appearance of the dwelling will be retained.

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

No later significant modifications have been identified. The building is virtually intact, although with replacement synthetic siding.

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

159 Locust Terrace is an example of immediate post-war housing; small in scale and very modest in detail. Although not identified as anything particularly remarkable architecturally, it is a good reminder of national housing trends as America scrambled to accommodate the explosive rise in housing demand and provide affordable, entry level homes for returning GIs. The timing of its construction, its inclusion within a neighborhood reflecting housing development from the 1920s to 1950s, and the observable changes in style, scale and site development all contribute to its importance.

The proposed development will not obscure the original massing and scale of the 1949 home.

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 garage and mudroom connection will be replaced on the same footprint with “in-kind” materials. No missing features are identified or proposed.

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.*

None proposed.

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

Not applicable.

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

The replacement garage/mud room will be constructed on the same footprint and will therefore not negatively impact the appearance and scale of the building from the street. The remainder of the new construction is reserved for the rear (west), and will not be apparent from the public way. The integrity of the property and its environment will be retained.

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

Although unlikely, it is possible to consider the new addition reversible and therefore consistent with this standard.

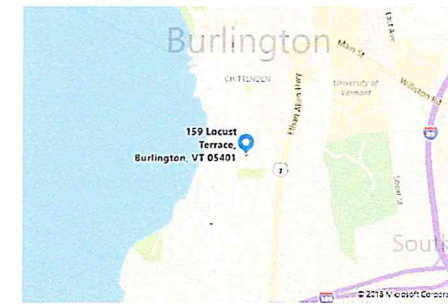
Items for the Board’s consideration:

1. If there is not sufficient existing landscaping to screen the gas and electric meters on the north elevation, some planting or other method of screening is recommended to limit their visibility from the street/sidewalk.
2. If HVAC is proposed for exterior installation, it must be identified on the site plan; it must observe required setbacks; and be screened from view or located away from the principal façade of the building.
3. 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.
4. Standard Permit Conditions 1-15.



PARCEL ID# 053-4-010-000
Span # 114-035-18634
Zoning RL

Maps



LOCATION MAP

COVERAGE CALCULATIONS

159 LOCUST TR BURLINGTON, VT

EXISTING COVERAGE :

Building	600 sf
Garage attached	240 sf
Patio	72 sf
Driveway 9' x 45'	405 sf
Enclosed Porch	32 sf
Sidewalk	0 sf
Total	1349 sf
Lot size 60' x 113'	6780 sf

EXISTING COVERAGE

20%

PROPOSED COVERAGE:

Building	600
New additi 21' 10"x26'	568
Enclosed Porch	48
Screen Por 10 x10	100
Pergola 8 x 10	80
Driveway	405
Existing Garage	240
Sidewalk	58
TOTAL	2099
Lot Size	6780

PROPOSED COVERAGE

31%

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL ST #212 WINOOSKI, VT
802-355-4130
www.nlbconsultingllc.com

EXISTING/ PROPOSED
SITE PLAN

PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

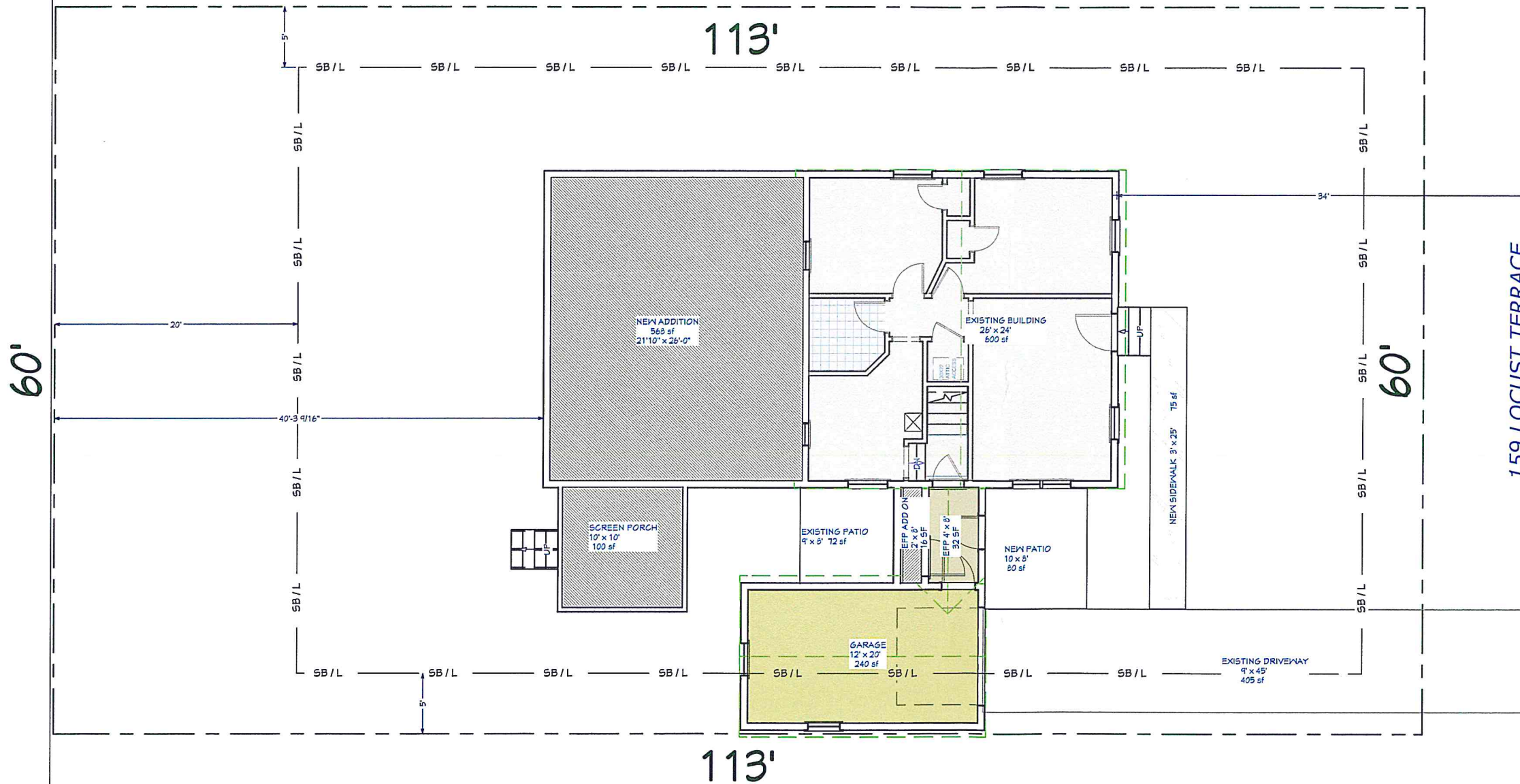
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3/23/2018

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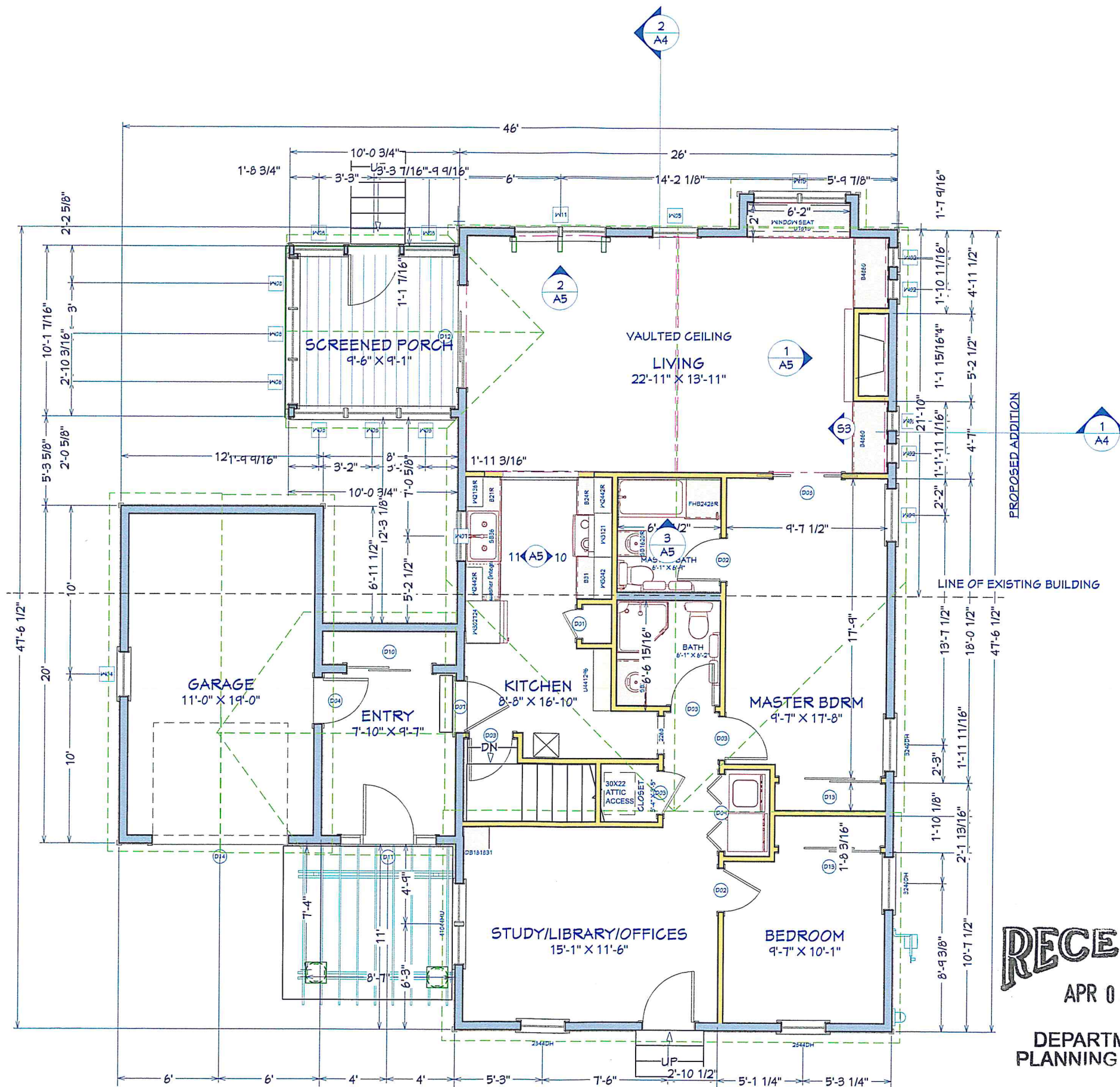
NOTE: EXISTING GARAGE AND PORCH
TO BE DEMOLISHED AND REBUILT IN KIND

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APR 03 2018

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PLANNING & ZONING

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FOR PERMIT REVIEW



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REVISIONS:
 3/17/18

NLB CONSTRUCTION CONSULTING LLC
 20 WEST CANAL STREET #212
 WINDSOR, VT 05404
 802.355-4150

FLOOR PLAN

RENOVATION/ADDITION
 PAT & TERRY RIVERS
 159 Locust Terrace
 Burlington, VT 05401

DATE:
 3/30/2018
 SCALE:
 1/4"=1'-0"
 DRAWN BY:
 Norm Benoit

SHEET:
A1

EXISTING EAST ELEVATION



NEW PERGOLA
NEW ENTRANCE DOOR
GARAGE AND MUD ROOM TO BE
DEMOLISHED AND REBUILT



EXISTING ASPHALT SHINGLES
ALL NEW ROOFS TO MATCH

EXISTING
VINYL SIDING

NEW SIDEWALK

PROPOSED EAST ELEVATION

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SHEET TITLE:
EAST ELEVATION

PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

SCALE:
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DATE:

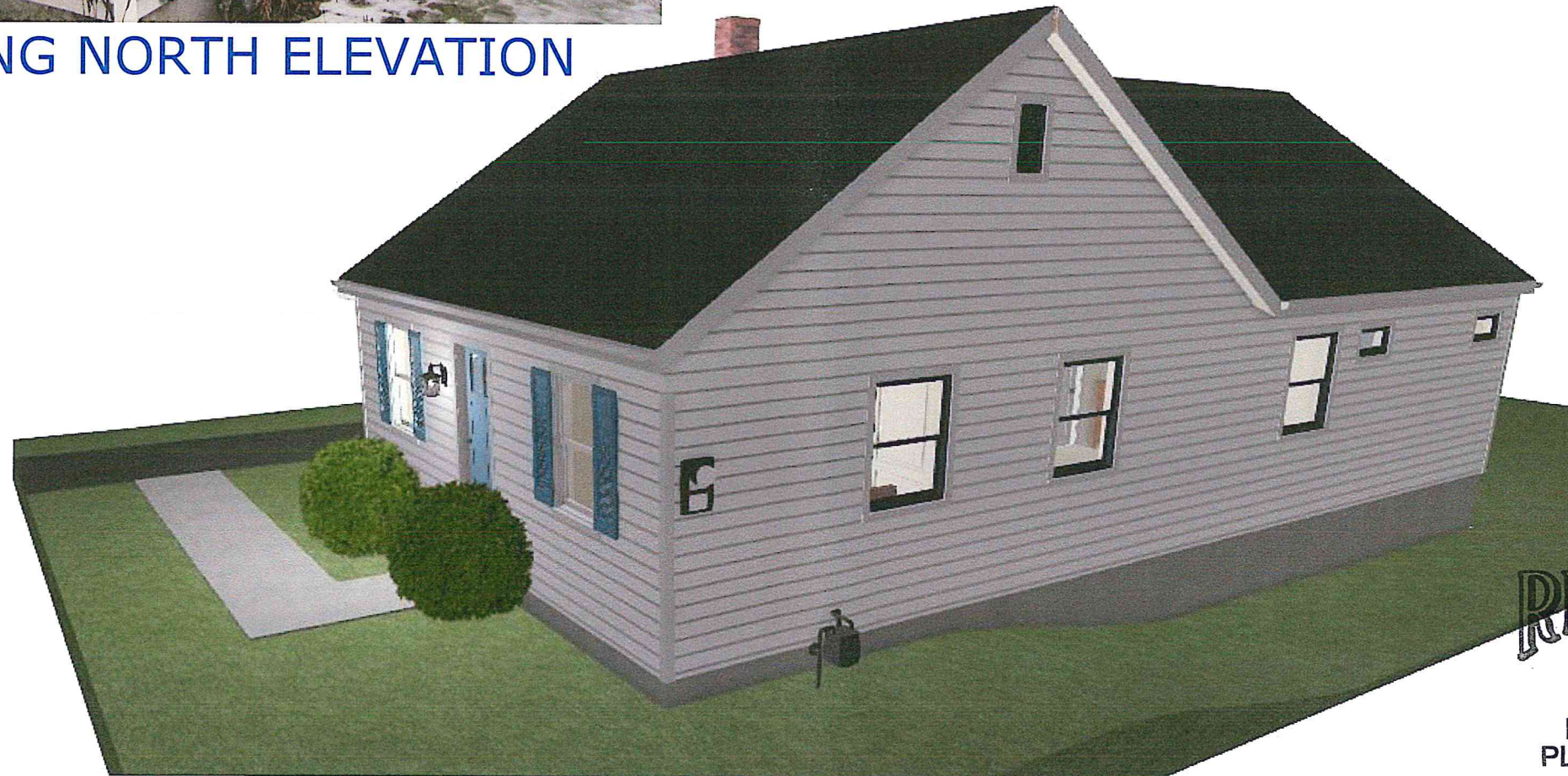
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EXISTING NORTH ELEVATION

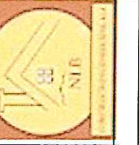


PROPOSED NORTH ELEVATION

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SHEET TITLE: **NORTH
ELEVATION**

PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

SCALE:
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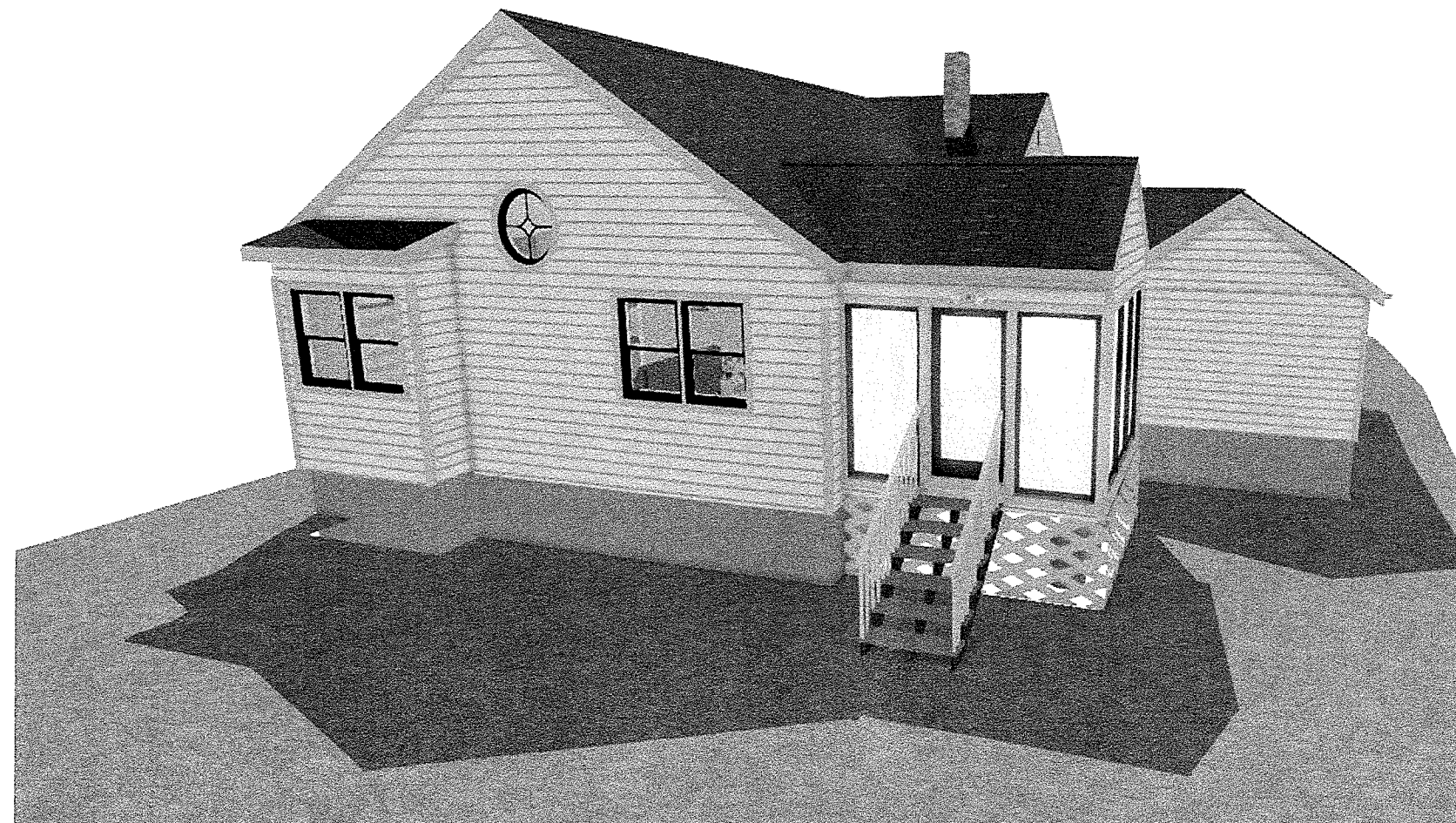
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3/30/2018

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EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

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SHEET TITLE:
WEST ELEVATION

PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

SCALE:
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DATE:

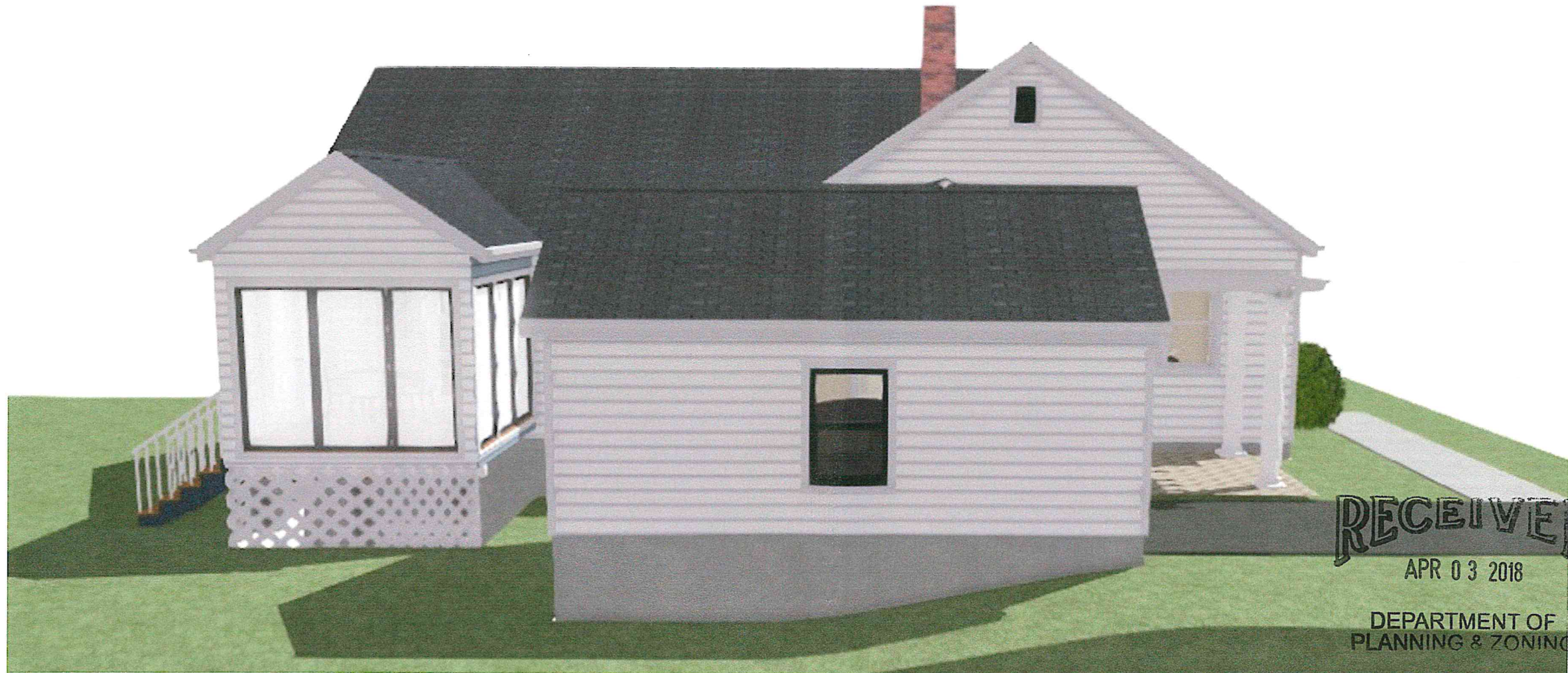
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EXISTING SOUTH ELEVATION

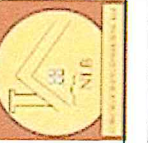


PROPOSED SOUTH ELEVATION

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SHEET TITLE:
SOUTH ELEVATION

PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

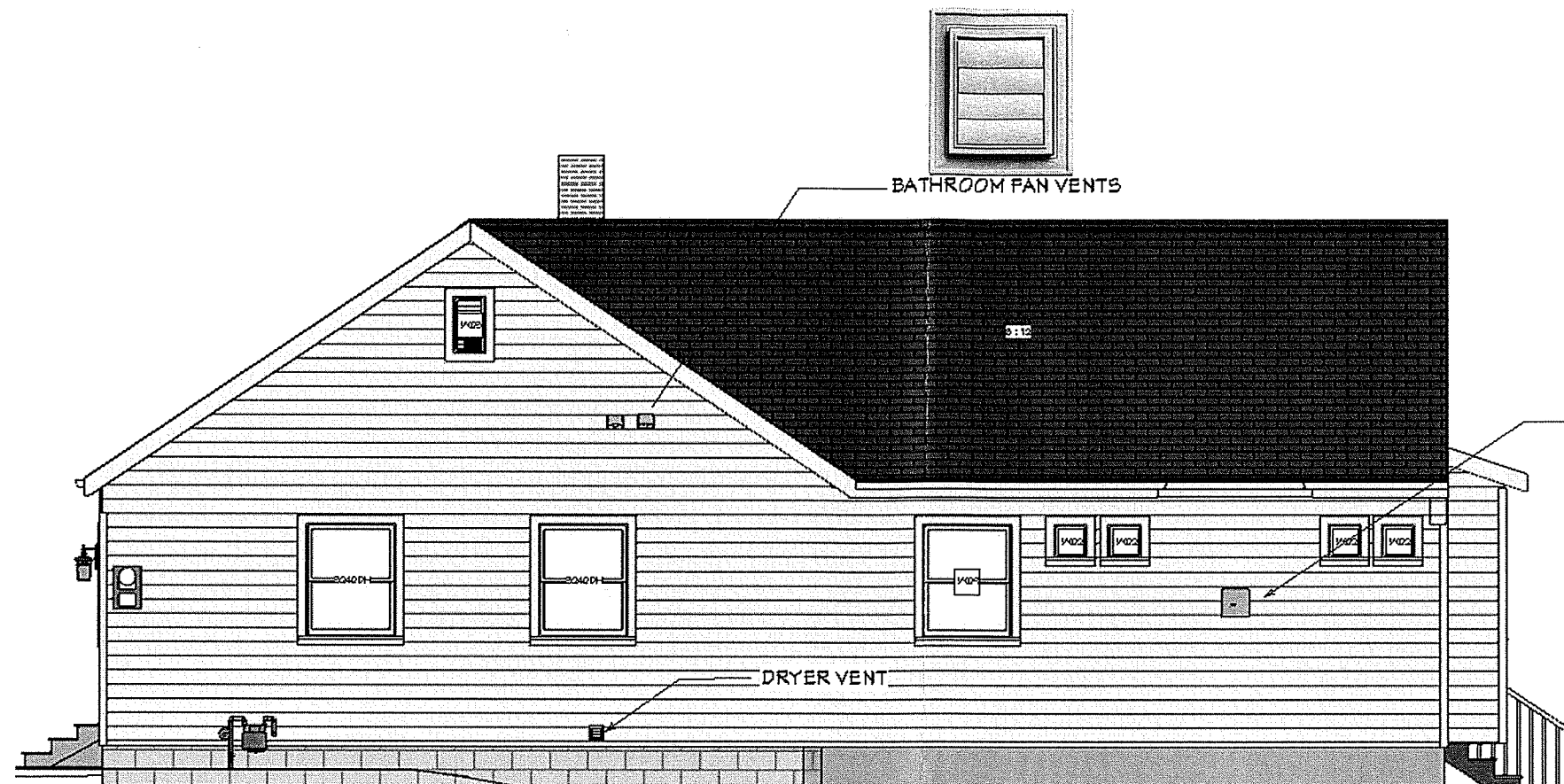
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NORTH ELEVATION



HOT WATER HEATER VENT

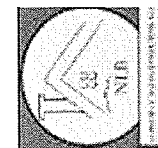
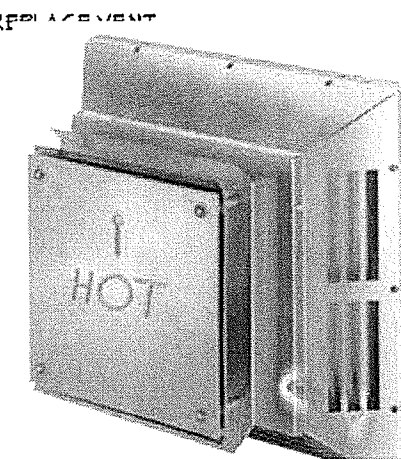
FURNACE VENT



SOUTH ELEVATION

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EXTERIOR VENTS

SHEET TITLE:

PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

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

DATE:

4/4/2018

SHEET NO.

NTS

FOR PERMIT REVIEW

CKO

ACROSS
THE
STREET



NEIGHBOR TO THE LEFT

NEIGHBOR TO THE RIGHT



REVISIONS:

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
KINGSDALE, VT 05404
802-395-4130

SHEET TITLE
NEIGHBORS

RENOVATION/ADDITION
PAT & TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

DATE:
3/28/2018

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

DRAWN BY:
Norm Benoit

SHEET:

P1

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Door Details



Email



Post It

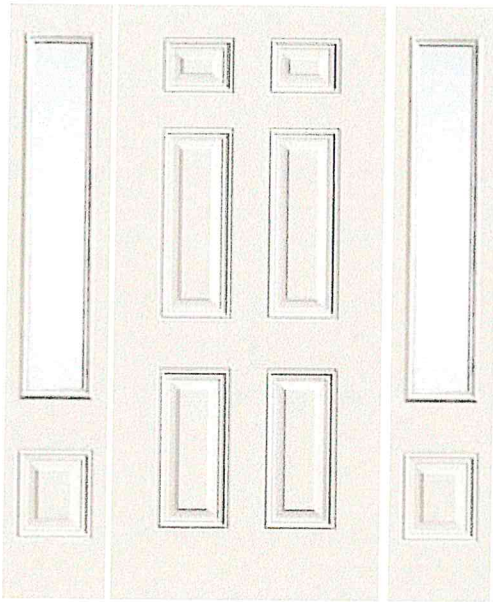


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Save My Door



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Style and affordability. Profiles offers options to suit many home styles at an affordable price. From front entry to house-to-garage, the high-definition detail on these doors can't be missed.

Steel Entry Door Systems: Profiles

About this entry door system

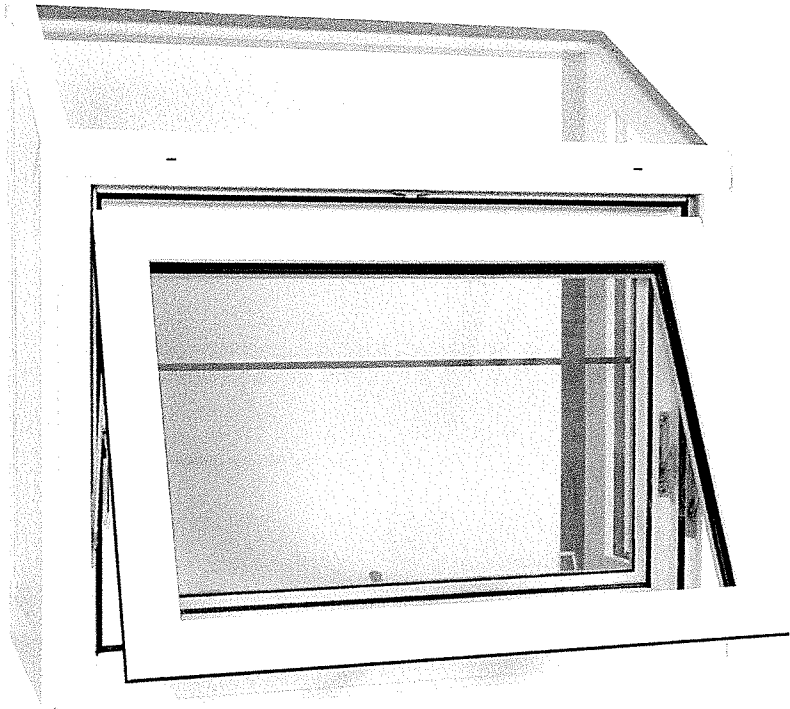
This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

6 Panel Flush Style IDs	Available Sizes	Available Options
	2'6" N x 6'8"	
	2'8" x 6'8"	
	2'10" x 6'8"	
	3'0" x 6'8"	
	2'6" N x 7'0"	
	2'8" x 7'0"	
	2'10" x 7'0"	
	3'0" x 7'0"	

Sidelites

Left Sidelite Style ID	Available Sizes	Features
	12" x 6'8"	



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Meadow View
Garden Window
White, 30x36, Clear
Insulated Glass

 21 Sizes: 30 x 36

2 Designs: Laminated Seat Board

4 Configurations:
Laminated Seat Board,
Clear Insulated Glass

Product Specifications +

Need more info? Ask a question >

Keywords Awning Style Garden Window · garden window · greenhouse window · Herb window · meadow view · Vinyl Garden Window

Variations Meadow View Garden Window White, 30x36, Clear Insulated Glass
Meadow View Garden Window White, 30x36, Low-E Insulated Glass
Meadow View Garden Window White, 30x36, Clear Insulated Glass
Meadow View Garden Window White, 30x36, Low-E Insulated Glass
Meadow View Garden Window White, 30x42, Clear Insulated Glass



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TILT-WASH

DOUBLE-HUNG WINDOWS

Andersen® 200 Series tilt-wash double-hung windows feature a tilt-in sash for easy cleaning. They have low-maintenance Perma-Shield® exteriors along with clear pine interiors to bring the warmth of natural wood into your home. Or, if you prefer, choose a factory-painted white interior with an ultra-smooth low-maintenance finish. Either way, they come in our most popular sizes and give you our most requested options, along with our renowned Owner-2-Owner® warranty.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Wood sash members are treated with a water-repellent preservative and coated on the exterior with a Flexacron® finish
- The frame members are covered with seamless rigid vinyl cover to eliminate corner joints/welds that adds rigidity and provides an attractive appearance

ENERGY EFFICIENT

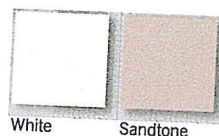
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E glass options are available to control heating and cooling costs in any climate
- Many 200 Series tilt-wash double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**



BEAUTIFUL

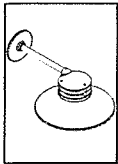
- Two exterior color options
- Natural pine or white interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



White

Sandtone



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APR 03 2018

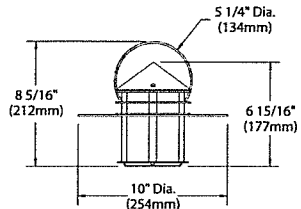
BEACON WALL MOUNT (BWM)

PROJECT:

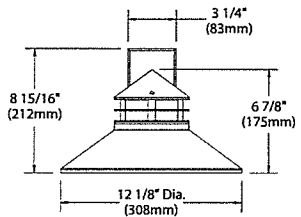
TYPE:

DEPARTMENT OF
PLANNING & ZONING

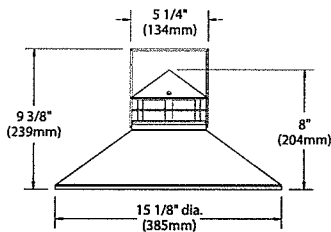
FRONT VIEW



(SD10 Style shown with 5" Round Canopy)

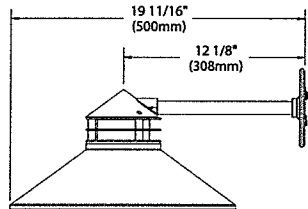
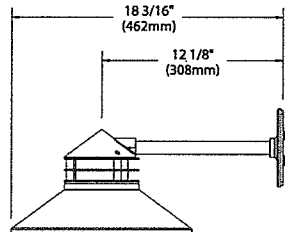
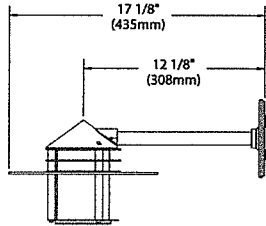


(SD12 Style shown with 3"x5" Rectangular Canopy)



(SD15 Style shown with 5" Square Canopy)

SIDE VIEW



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.tekaillumination.com/greensource for program requirements.

Materials

Copper and Brass: Constructed from copper and brass. These enduring metals are inherently corrosion resistant.

Aluminum: Constructed from Copper-Free aluminum (Type 6061-T6).

Shade

Hand spun from 16GA 3003-H14 aluminum or 16GA C101 copper Specify 12" or 15" diameter.

Disk

10" diameter disk made from 1/8" 6061-T6 Aluminum or 1/8" Copper.

Body

360 Aluminum Cast or C836 Red Brass cast. High temperature, silicone gasket provides water tight seal to shade assembly.

Lens

3-1/2" dia. frosted acrylic lens with frosted acrylic downlight lens provides sealed optical compartment.

BKSSL®

Integrated solid state system with 'L' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance available in 27000k, 3000k or 4000k specify 10W or 20W. Warm Dim LED 2200K-3500K specify 10W or 20W. Line voltage input 120V only. Compatible with electronic low voltage dimmers only.

Wiring

Tefzel™ coated wire, 18AWG, 600V, 210° C rated and certified to UL 1659 standard.

Rings

Solid aluminum accent rings with solid aluminum spacers; brass or stainless steel accent rings with solid brass spacers.

Canopy

Canopy Cover conceals mounting plate and hardware. Material is hand spun from high purity, solid copper plate with tamper resistant machined 360 aluminum or brass lock collar. Available in 5-1/4" diameter round canopy cover, 18GA Aluminum or 18GA Copper. Square Canopy cover 5-1/4" x 5-1/4" or rectangular canopy cover 3- 1/4" x 5-1/4" made from 16GA Aluminum or 16GA Copper.

Mesh Screen

Diffuses light in window. Finish to match fixture.

Dark Top

Eliminates glow in window above shade.

Installation

For Round and Square Canopy Cover: 5" diameter, machined aluminum mounting plate with black finish. For use with 4" octagonal junction box (by others). For Rectangular Canopy Cover: 3"x5" machined aluminum mounting plate with black finish for use with single gang recessed switch box (by others).

Finish

Copper and Brass: Natural (NAT): Copper and brass components are sand blasted to expose the porous metal surface. Over time, and with exposure to the elements, the metals will naturally 'weather' resulting in a unique patina.

Also available with hand-crafted metal finishes including brown patina (BP), green patina (GP), polish (POL), and nickel plate (NIC).

Copper and brass components are also available in powder coat finishes.

Optional ceramic clear coat protection (copper and brass components only) seals and protects underlying metals and protects against discoloration, fading, and wear. Highly impervious to chemicals, solvents, and graffiti. For use with natural (NAT) finish.

Aluminum: StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty

5 year limited warranty.

Listings

UL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP65 Rated. Made in USA.



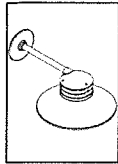
* Energy Star is a registered trademark of the United States Environmental Protection Agency.
Tefzel™ is trademark of The Chemours Company FC, LLC.

TEKA ILLUMINATION

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.tekaillumination.com • info@tekaillumination.com

RELEASED
08-14-2017

DRAWING NUMBER
SUB-2574-00



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APR 03 2018

DEPARTMENT OF
PLANNING & ZONING

BEACON WALL MOUNT (BWM)

PROJECT:	
TYPE:	
CATALOG NUMBER:	BWM LED
SOURCE:	LED - Power of 'L' Technology - Line Voltage - 120V only
NOTES:	

CATALOG NUMBER LOGIC

	BWM		LED							
Example	- BWM	- SD10	- LED	- L10	- BZW	- A	-	-	-	- CRW
Material										
Blank - Aluminum										
C - Copper										
Series										
BWM - Beacon Wall Mount										
Style										
SD10 - 10 Inch disk										
SD12 - 12 Inch Shade										
SD15 - 15 Inch Shade										
Source										
LED - 'L' Technology (Line Voltage - 120V only)										
LED Type										
L10 - 10WLED/2700K										
L11 - 10WLED/3000K										
L12 - 10WLED/4000K										
L13 - 10WLED/2200K-3500K Warm Dim										
L15 - 20WLED/2700K										
L16 - 20WLED/3000K										
L17 - 20WLED/4000K										
L18 - 20WLED/2200K-3500K Warm Dim										
Finish										
NAT - Natural*										
BP - Brown Patina*										
GP - Green Patina*										
NIC - Nickel Plate*										
BZW - Bronze Wrinkle										
See Powder Coat Finish Chart to the right for additional choices.										
*Not available with Aluminum. For Aluminum fixtures, specify Standard or Premium Powder Coat.										
	Powder Coat Standard Finish			Powder Coat Premium Finish						
	Powder Coat Color	Satin	Wrinkle	ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite	
	Bronze	BZP	BZW	AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone	
	Black	BLP	BLW	AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite	
	White (Gloss)	WHP	WHW	BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest	
	Aluminum	SAP	---	BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper	
	Verde	---	VER	BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron	
				CAP	Clear Anodized Powder	OCP	Old Copper		Also available in REAL Finishes See submittal SUB-1439-00	
Rings										
A - Aluminum										
(Finish to match Fixture.)										
B - Brass										
(Finish to match Fixture.)										
S - Stainless Steel										
(Stainless Steel Rings are provided in Natural (NAT) regardless of Finish.)										
Accessories (Select one.)										
DT - Dark Top (Eliminates glow in upper window. Material and Finish to match fixture.)										
MSH - Mesh Screen (Material and Finish to match Fixture.)										
Option										
CLR - Clear Coat Protection For use with Natural (NAT) finish only. For use with Copper Fixture only.										
Canopy										
CRW - 5" Round Canopy										
CQW - 5" Square Canopy										
CTW - 3"x5" Rectangular Canopy										

LM79 DATA

TEKA LED #	LUMENS (Delivered)	CCT	INPUT WATTS (Typ.)	CR (Typ.)	BUG Rating
L10	433	2700	10	90	B0-U3-G1
L11	459	3000	10	90	B0-U3-G1
L12	504	4000	10	90	B0-U3-G1
L13	494	2200-3500 warm dim	10	90	B0-U3-G1
L15	824	2700	20	90	B0-U3-G1
L16	871	3000	20	90	B0-U3-G1
L17	959	4000	20	90	B0-U3-G1
L18	940	2200-3500 warm dim	20	90	B0-U3-G1

L70 DATA

Minimum Rated Life (hrs.) 70% of Initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

TEKA ILLUMINATION	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.tekaillumination.com • info@tekaillumination.com	RELEASED 08-14-2017	DRAWING NUMBER SUB-2574-00
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Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Item # 656979 Model # 36016033

Comfort-Bilt White Mid-View
Storm Door with Self-Storing
(Common: 30-in x 80-in; Actual:
29.75-in x 79.75-in)

71 Ratings



4.0 Average

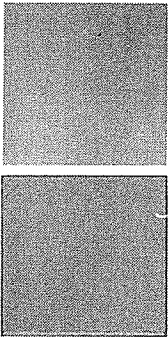
84%

Recommend
this
product



Community
Q&A

View Now



\$198.00

No Rebates. Change Location. >

- Half screen is reversible allowing for top or bottom screen position to fit your
- All metal door with heavy duty aluminum frame and rigid steel kick
- Decorative outside lever with inside lock

Manufacturer Color/Finish

White ▾

Common Width (Inches)

30 ▾



Ships to Store
FREE



Delivery



Ready for
delivery:

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Item # 358401 Model # JWVYL LE 5068 RH
JELD-WEN 59.5-in x 79.5-in
Right-Hand White Vinyl Sliding
Patio Door with Screen

1 Rating

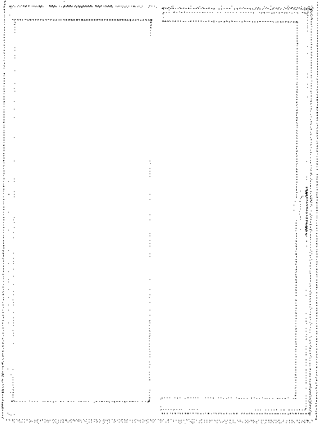
☆☆☆☆

☆☆

2.0 Average

Have an opinion?
Help others decide.
Write a Review

Community Q&A
View Now



\$596.61

DEPARTMENT OF
PLANNING & ZONING

- ENERGY STAR® certified
- 1-lite Low-E with argon gas for greater energy efficiency
- OX (right hand as viewed from the exterior)


**Ships to Store
FREE**

✓ Ready for pickup:
Estimated by
04/25/2018


Delivery

✓ Ready for delivery:
Estimated on
04/25/2018



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Subject to credit approval. Exclusions apply. Cannot be combined with Special Financing.
Get Details >

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form	SURVEY NUMBER: 0402-5 Part of: ☒ District _____ ☐ Complex _____ Contributing ☒ Non-Contributing ☐ Listed on: State Register of Historic Places N National Register of Historic Places N
COUNTY: Chittenden	CRITERIA: A ☐ B ☐ C ☐ D ☐
TOWN: Burlington VILLAGE:	NEGATIVE FILE NUMBER:
LOCATION: 159 Locust Terrace	COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 443249.52686 N 218498.54866 E911 E N
PROPERTY TYPE: House	PRESENT FORMAL NAME: Marquess House
OWNER: William Marquess ADDRESS:	COMMON NAME: Marquess House
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐	ORIGINAL FORMAL NAME: Kelsall House
HISTORIC CONTEXT: Physical Patterns of Communities	PRESENT USE: House
SIGNIFICANCE: Architectural ☒ Historic ☒ Archeological ☐ Engineering ☐	ORIGINAL USE: House
LEVEL OF SIGNIFICANCE: Local ☒ State ☐ National ☐	ARCHITECT/ENGINEER:
PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☒ Fair ☐ Poor ☐	BUILDER/CONTRACTOR:
GENERAL DESCRIPTION:	
1. Foundation: Stone ☐ Brick ☐ Concrete ☒ Concrete Block ☐ 2. Wall Structure: a. Wood Frame: Post & Beam ☐ Balloon ☒ b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐ Bonding Pattern: c. Iron ☐ Steel ☐ e. Other: 3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphalt Siding ☒ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other: 4. Roof Structure: a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐ b. Other: 5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other: 6. Engineering Structure: 7. Other: 8. Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Shed ☐ Ells ☐ Wings ☐ Bay Window ☐ Other: 9. Roof Styles: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:	
Number of Stories: 1	Entrance Location: eave center
Number of Bays: 3x2	Approximate Dimensions: 24' x 26'

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

Additional Description:

RELATED STRUCTURES:

Garage - One-bay Garage; Garage - Attached Garage;

STATEMENT OF SIGNIFICANCE:

This house occupies Lot #9 as shown on the 1947 Thibault plan. Thibault sold the lot and new house to Philip & Eileen in 1949.

REFERENCES:

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:

Open ☐

Woodland ☐

Scattered Buildings ☐

Moderately E ☐

Densely Built Up ☒

Residential ☒

Commercial ☐

Agricultural ☐

Industrial ☐

Roadside Strip Development ☐

Designed Landscape Features ☐

Other:

RECORDED BY:

Devin Colman

ORGANIZATION:

City of Burlington

DATE RECORDED:

07/13/2007

LAST UPDATE

10/13/2008



Survey 0402-5: 159 Locust Terrace
Burlington, VT. View southwest.
Photograph by Devin Colman, 12/7/2007
Digital image on file at VT Division for Historic Preservation

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

Matthew Bushey
Ron Wanamaker
Leo Sprinzen
Steven Offenhartz
Tom Cullins
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday April 24th, 2018 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Amended Agenda

Session I – 3:00 PM – 3:30 PM

18-0714CA/CU; 36 Convent (RM, Ward 3C) Champlain Housing Trust
Demolish and rebuild single family home.
(Project Manager: Ryan Morrison)

Session II – 3:30 PM – 4:00 PM

18-0857CA; 159 Locust Terrace (RL, Ward 5S) William Marquess.
Renovation and addition to existing single family home.
(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 Planning & Zoning at least 72 hours in advance so that proper accommodations
can be arranged. For information call 865-7188 (TTY users: 865-7142).*

JIH Structural Engineering, Inc.

10 Athens Dr., Essex Jct., VT 05452

phone # (802) 878 - 3504

Draft

Preliminary Structural Report

36 Convent Square

Burlington, Vermont

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FEB 26 2018
DEPARTMENT OF
PLANNING & ZONING

January 29th, 2010

The following is a preliminary structural evaluation of the 36 Convent Square building based on my observation of the structures on December 21st, 2009. The purpose of the investigation was to determine the structural condition of the building, to identify any visible structural problems and to make recommendations for repairs.

The main front part of the building is a two story wood framed structure with a full basement.

The back part is a one story addition on grade. The basement walls are stone walls. The second floor framing was not fully accessible but based on one area where the framing could be partially observed reasonable assumptions about the second floor framing could be made. The first floor framing can be observed at the basement. There have been alternations to the

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original floor framing system over the years.

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Basement and Foundations

The basement is divided into two separate spaces by a partial stone wall and 6x7 beam. The basement walls appear to be more than stone walls that were reinforced with concrete walls cast against them with CMU blocks on top of the original walls. Parts of the original walls were completely rebuilt.

First Floor Structure:

The first floor framing was visible from the basement. At the front part of the building (under the living room) the floor joists consists of 2"x 7" joists spaced at approximately 18". The joists clear spanning between the basement walls. Floor joists in the middle part of the building (the kitchen and dining room area) consists of 2"x 6" joists sistered with 1½" x 7¼" and are spaced at approximately 20". Here the joists are supported by central beam. The main central beam is 6" x 7" and bears on steel columns that seem to be added at later time. The columns are spaced 5 to 6 feet apart and most of them rest on concrete footings. Some of the existing joists were cut off, rotted or otherwise compromised and would have to be sistered or replaced, but thanks to the repairs that were done to the walls and the main beam, the first floor framing is adequate for the residential loading. The basement walls were reinforced so only some minor repointing and filling the void where plumbing enters the building will be needed but no major structural repairs are necessary.

Second Floor Structure:

Second floor structure was not accessible at all in the front part of the building, however I was able to see and measure the floor joists in the bathroom (middle part of the building) and they are 1½"x 9" at 16" o.c. They appear to bear on the bathroom wall (which is not supported by any beam in the basement) but there was no header over the door opening in the wall. Existing floors are out of level and uneven. I would suggest to assume that floor joists will need sistering or replacement and load bearing wall will need new headers. Also supports would be needed under the baring wall in the basement. The second floor in the front part is inadequate and would require to be completely rebuild.

Roof structure

The roof structure consists of 2" x 4" rafters spaced at about 18" inches on center. The rafters are supported on exterior walls. There is no ridge beam. The roof has a visible sag in the middle. The rafters themselves are adequate but all the connections to the walls and at the top would need to be fixed.

Exterior walls

It is hard to tell how the walls are constructed. The walls appear to bulge and are overhanging the foundations. The overhang varies so it seems that there is no sound connection between the walls and foundations. The exterior walls at the second floor seem to be spreading from the thrust imposed on them from the rafters.

Summary and Recommendations

The back part of the building is inadequate and needs to be rebuilt.

I would also recommend rebuilding the whole building, as the second floor will need a lot of work and it is hard to tell if the exterior walls are sound. Should the decision be made to keep the structure the exterior wall structure will need to be determined as well as how the wall is connected to the foundations and what are the details at the eaves before any recommendations about the repairs could be made.

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**City Neighborhoods
Burlington and Winooski, Vermont**

**Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009**

36 Convent Square, Burlington, VT, c. 1890

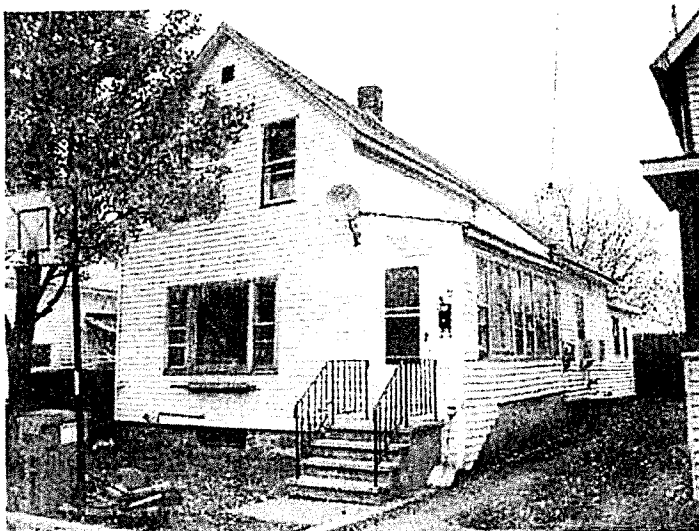
Historic and Architectural Significance:

The house at 36 Convent Square is not eligible for the National Register due to alterations.

This one and one-half story, gable front, wood frame dwelling has undergone numerous alterations. Modern changes with replacement materials include vinyl siding, one-over-one wood windows, the three-part Chicago type window on the front elevation, and a rebuilt brick chimney. The redstone foundation appears original. For many years a porch spanned the front elevation and wrapped around to the south side; currently only the south side portion of the porch remains, although it has been enclosed and no longer reflects its historic appearance. The interior does not retain features or finishes of historic significance.

Recommendations for Preservation:

N/A. The building is not considered a historic resource due to its alterations.



View of front elevation looking easterly.



The molded cornice is one of few remaining historic elements.

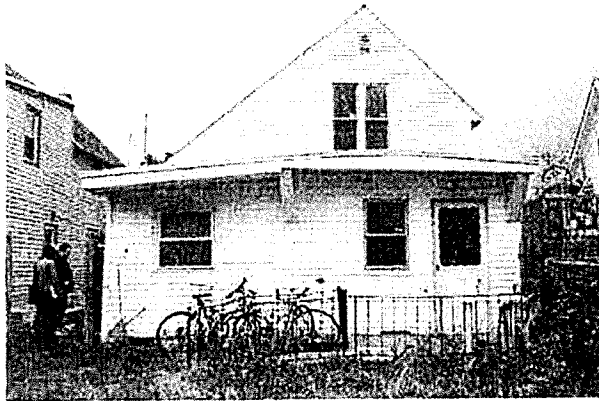
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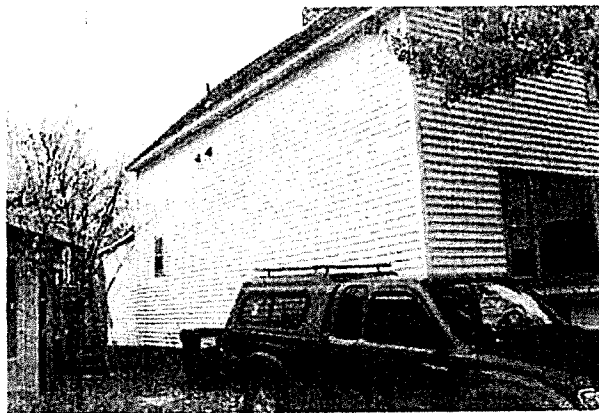
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City Neighborhoods
Burlington and Winooski, Vermont

Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009



Rear elevation, showing non-historic rear addition.

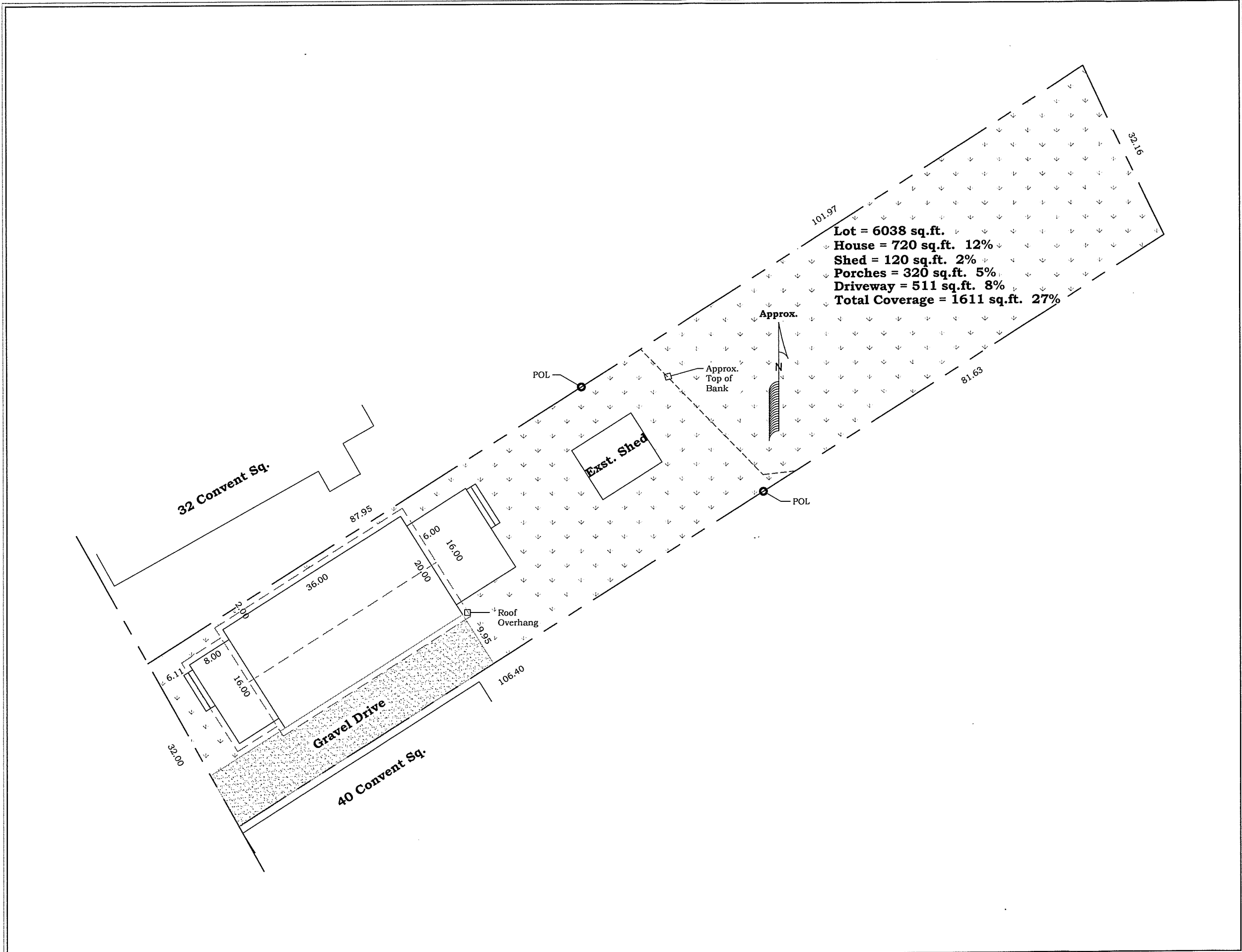


The north elevation has only 1 window, most likely others were removed or covered over.



Typical interior view showing modern finishes.

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Green Mountain
Habitat for
Humanity

Green Mountain Habitat for Humanity
36 Convent Square
Burlington, VT

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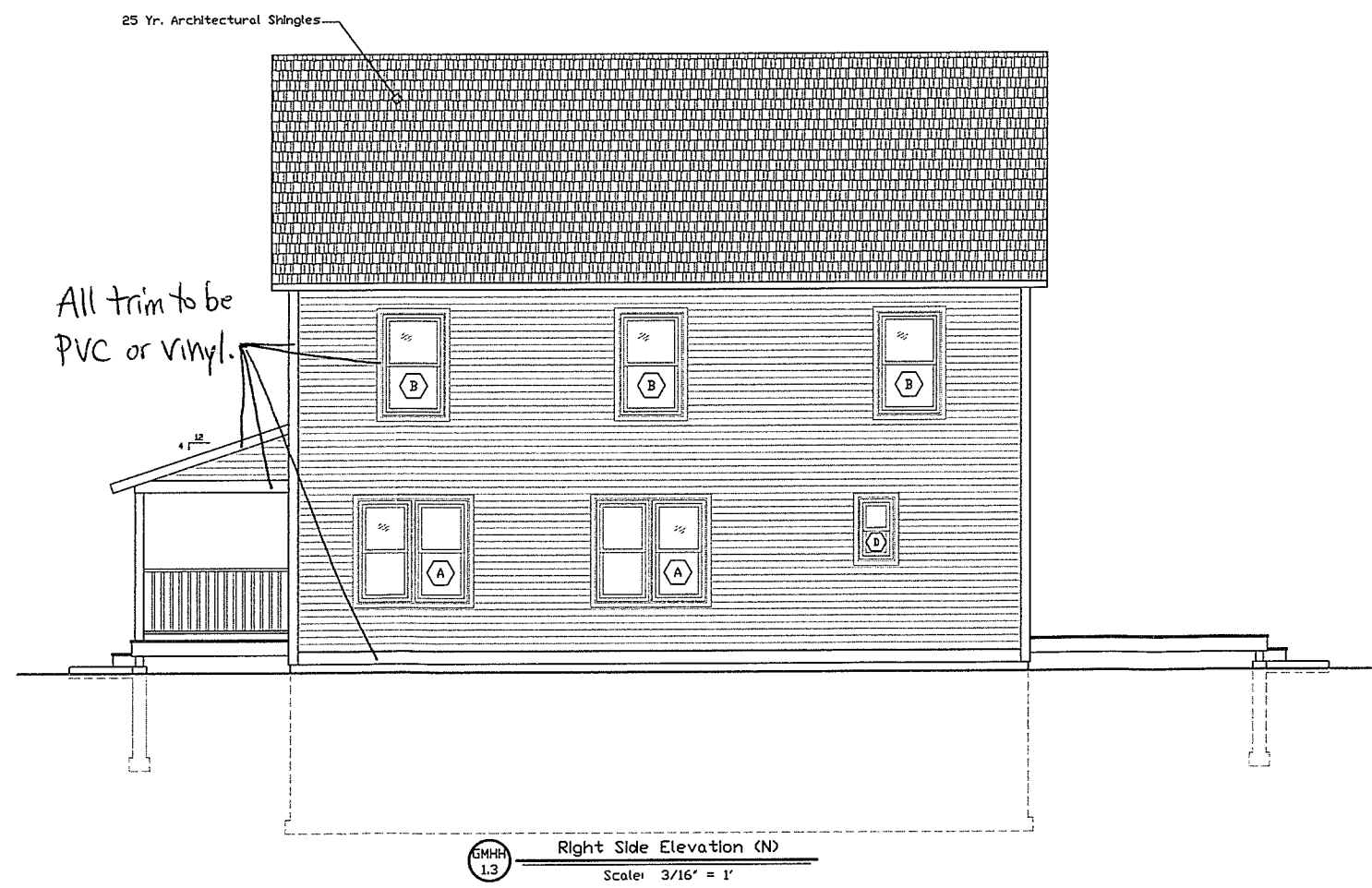
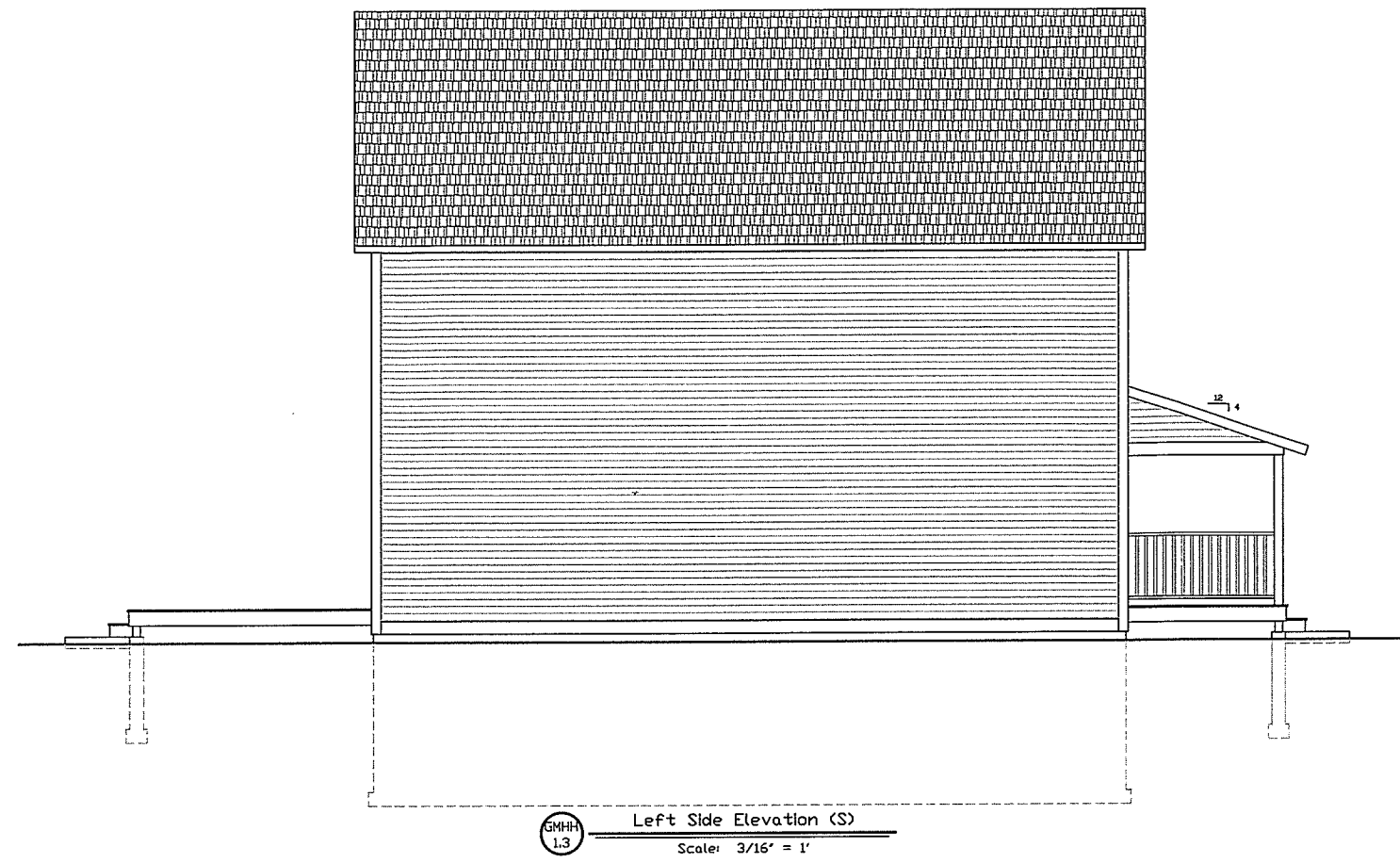
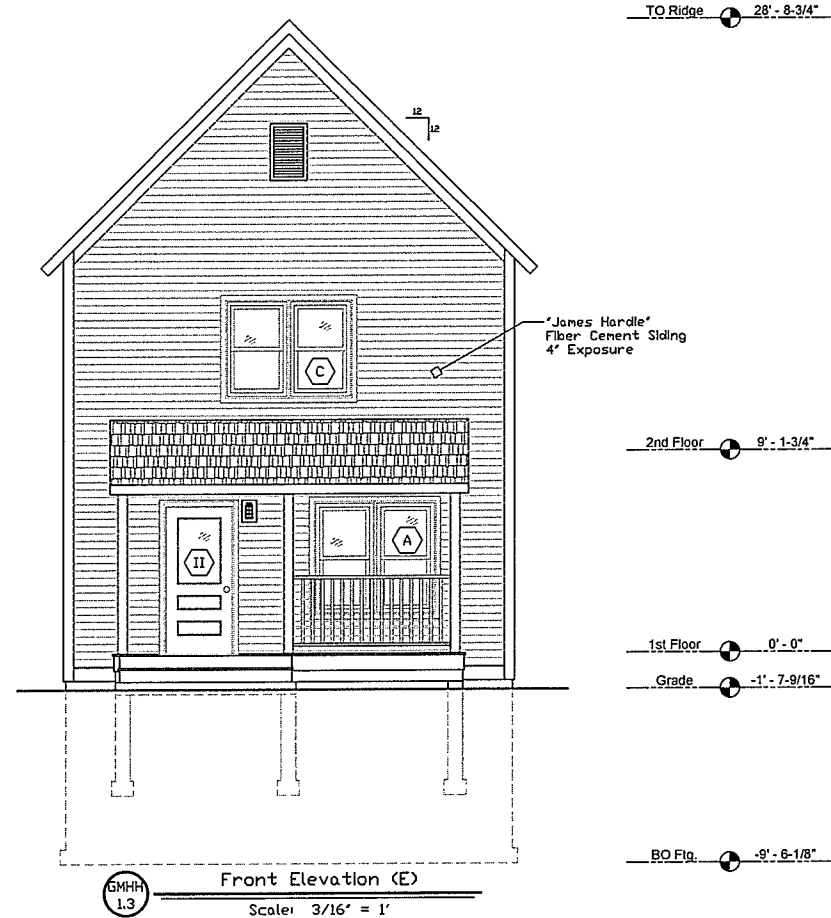
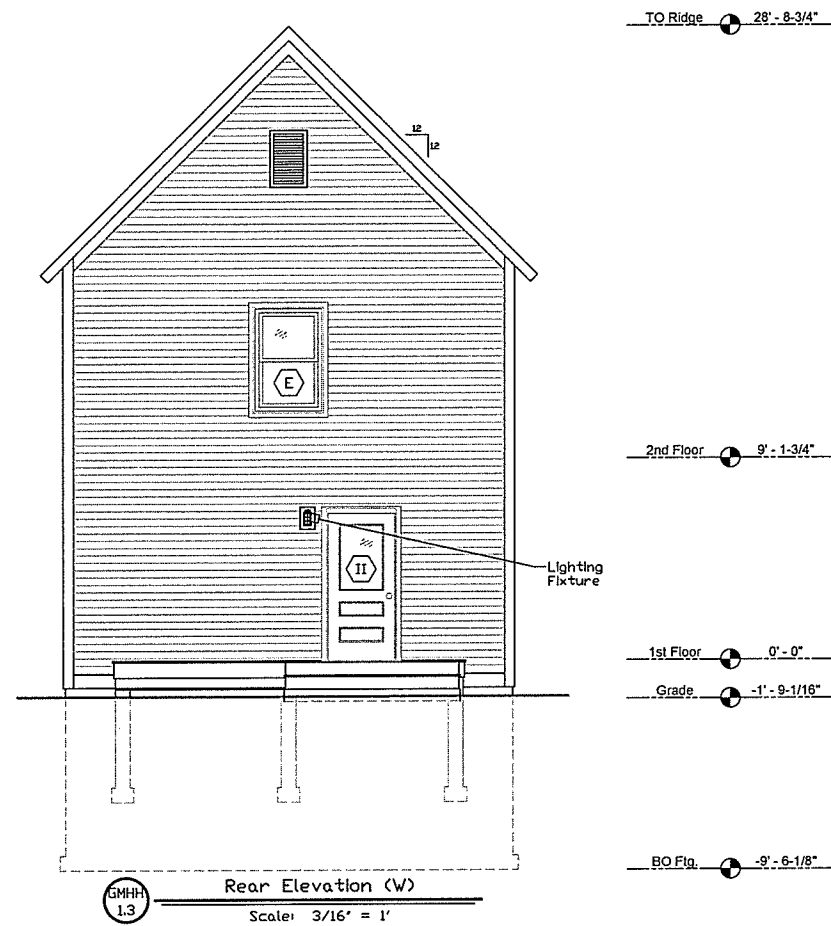
Issue Date: Sept., 2017
Rev: Jan., 2018
Rev: Feb., 2018
Rev:

Site
Plan

Drawn by: GMHH
Drawing #: 1 of 5

GMHH-1.0

Scale: 1" = 10'



Green Mountain
Habitat for
Humanity

Green Mountain Habitat for Humanity
36 Convent Square
Burlington, VT

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DEPARTMENT OF
PLANNING & ZONING

Issue Date: Dec., 2017
Rev: Jan., 2018
Rev: Feb., 2018
Rev:

Elevations

Drawn by: GMHH
Drawing #: 3 of 5

GMHH-3.0

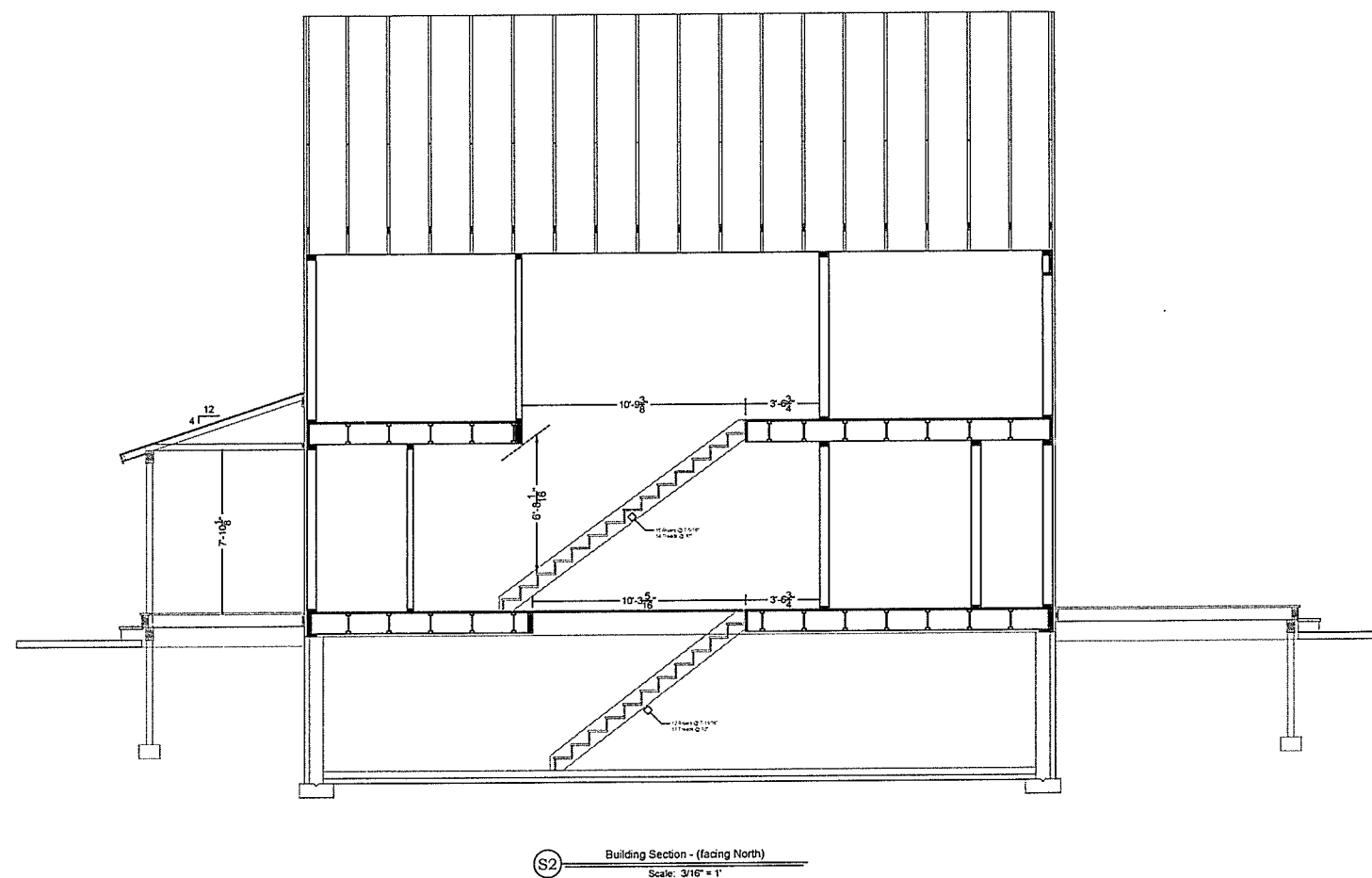
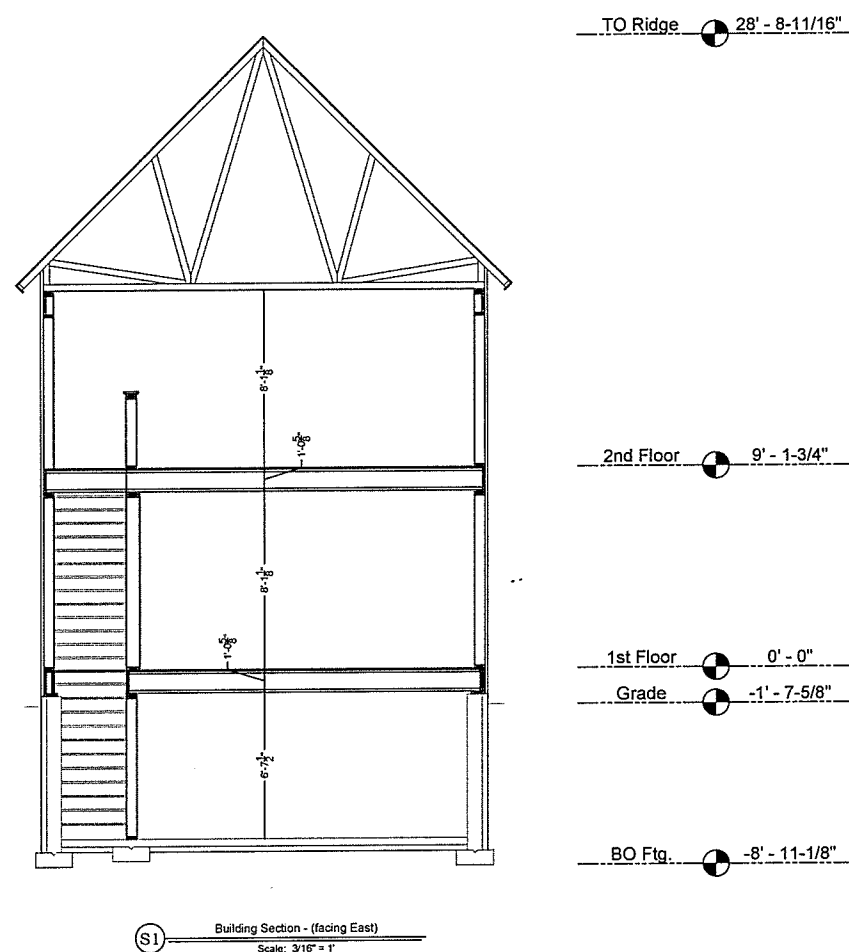
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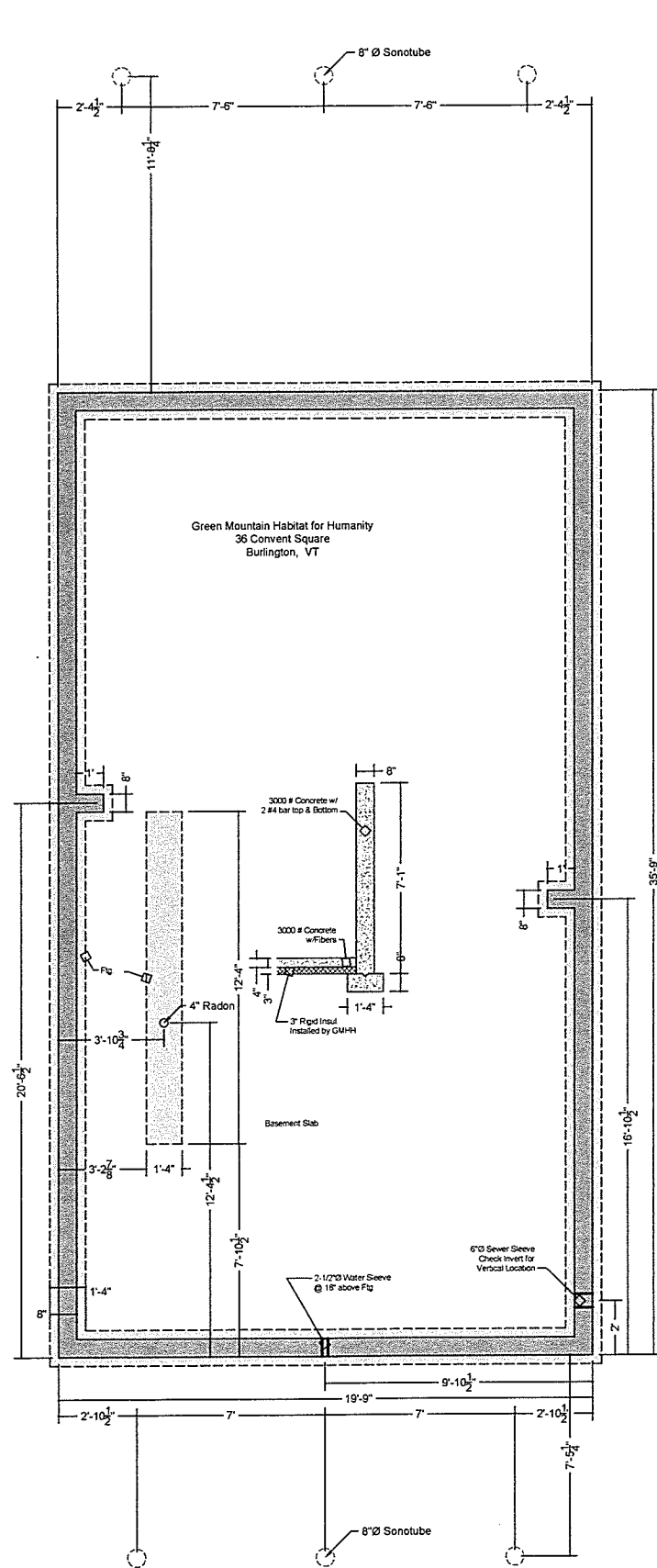
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Rev: Jan., 2018
Rev: Feb., 2018
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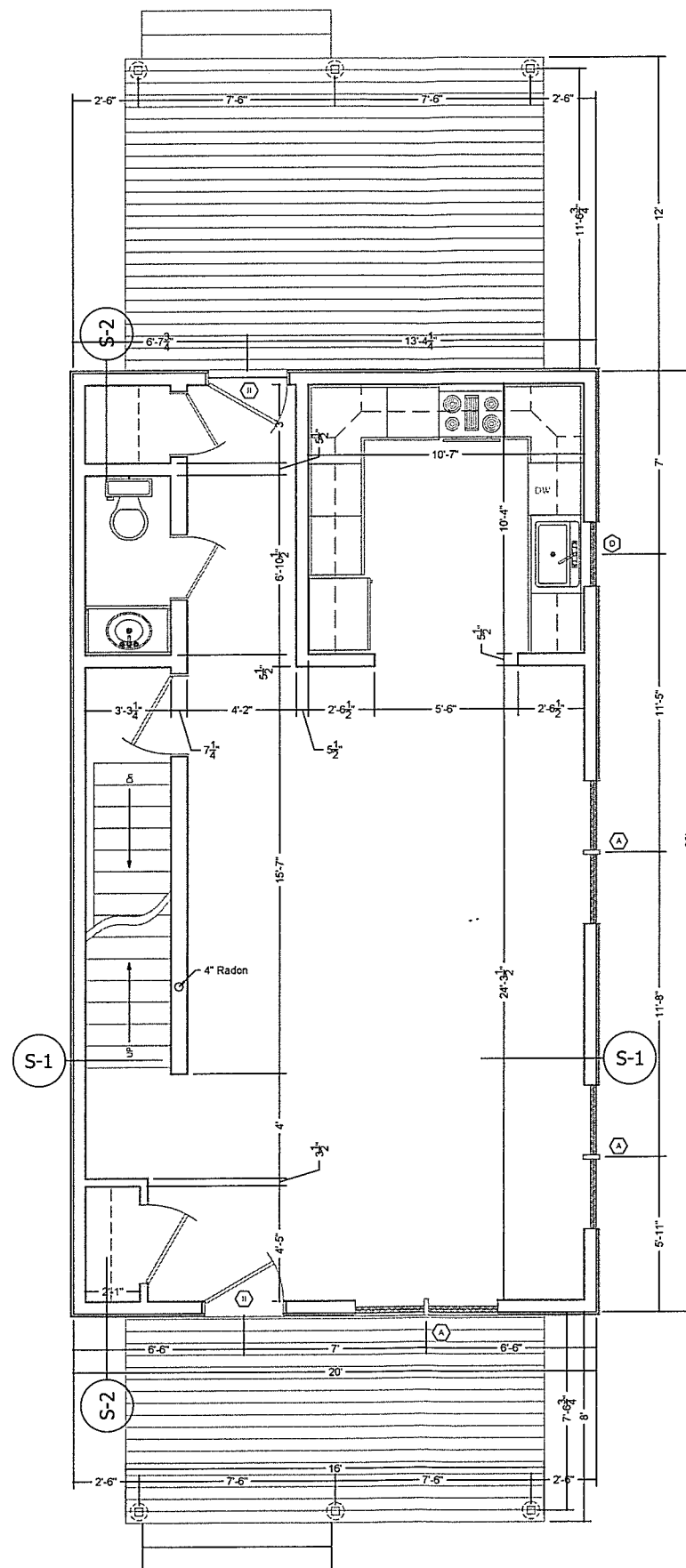
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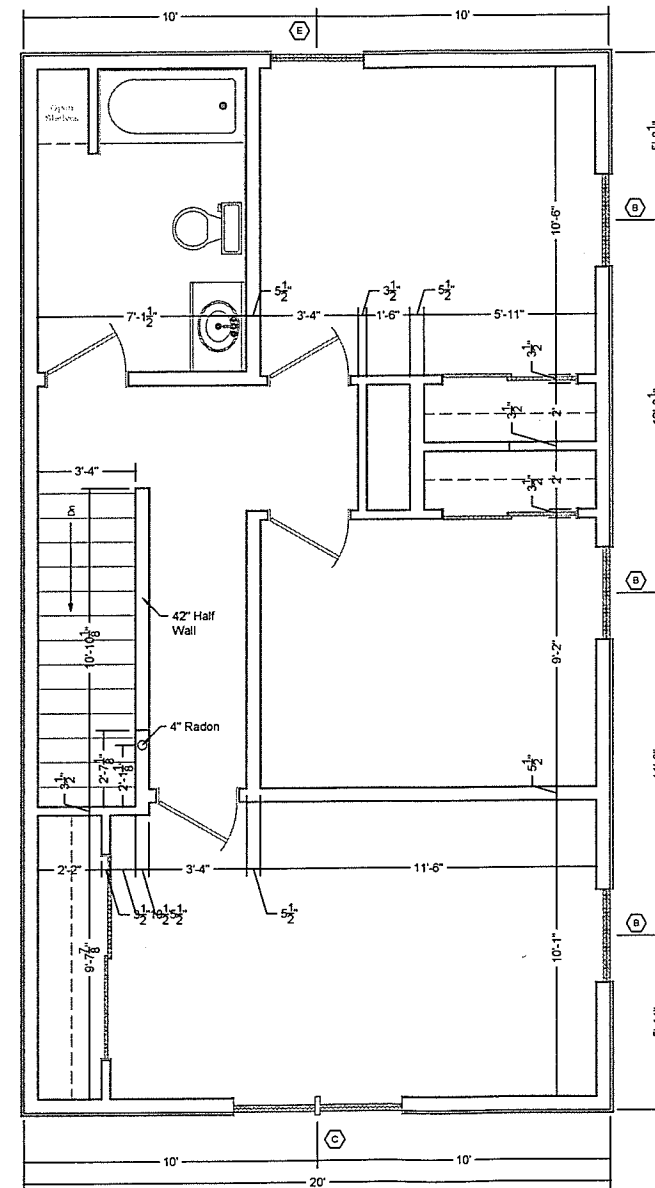




Basement



1st Floor



2nd Floor

Window & Ext. Door Schedule					
Rm.	Qt.	Symb	Manufacturer	Number	Rough Opening VxH
LR	3	A	Harvey-Classic	28410-2	66-1/4" x 61-1/2"
MBR, BR-2, BR-3	3	B	Harvey-Classic	31410	38" x 61-1/2"
MBR	1	C	Harvey-Classic	2942-2	69-1/4" x 53-1/2"
KIL	1	D	Harvey-Classic	24210	30" x 37-1/2"
BR-3	1	E	Harvey-Classic	3046	38" x 57-1/2"
Var.	2	II	Therma-Tru	Smooth Star-S104	38 1/2" x 82 1/2"

Green Mountain
Habitat for
Humanity

Green Mountain Habitat for Humanity
36 Convent Square
Burlington, VT

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Issue Date: Dec., 2017
Rev: Jan., 2018
Rev: Feb., 2018
Rev:

Plan
Views

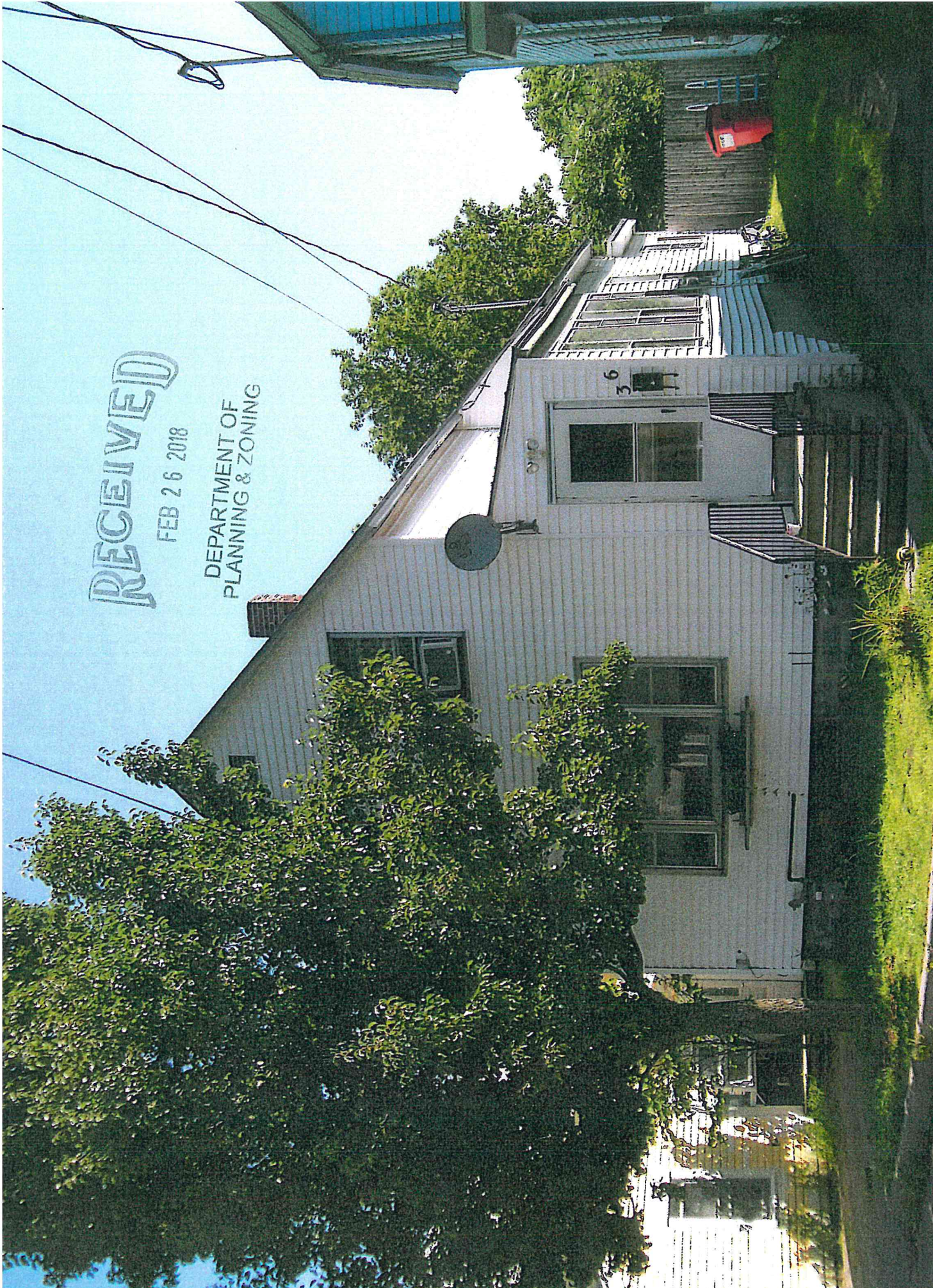
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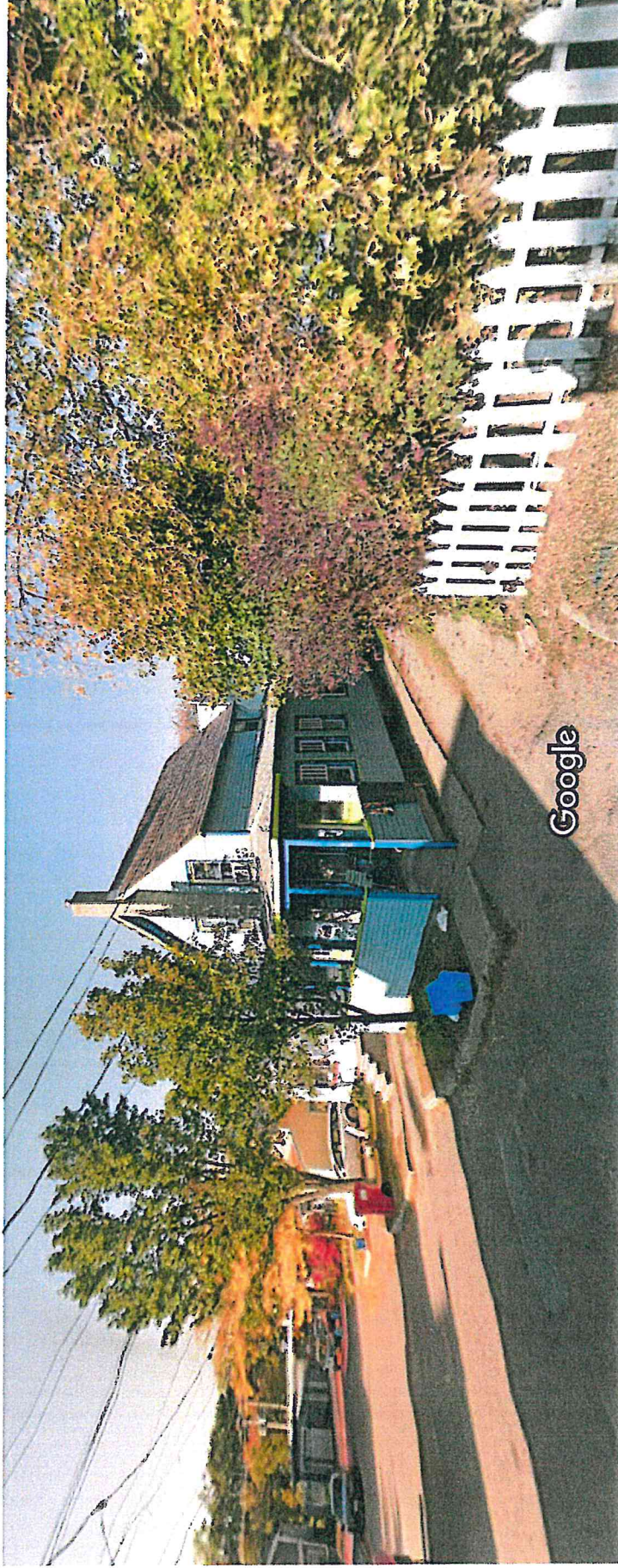
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Abutting property to the south of 36 Convent Sq,
↓

Google Maps 40 Convent Square



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Burlington, Vermont

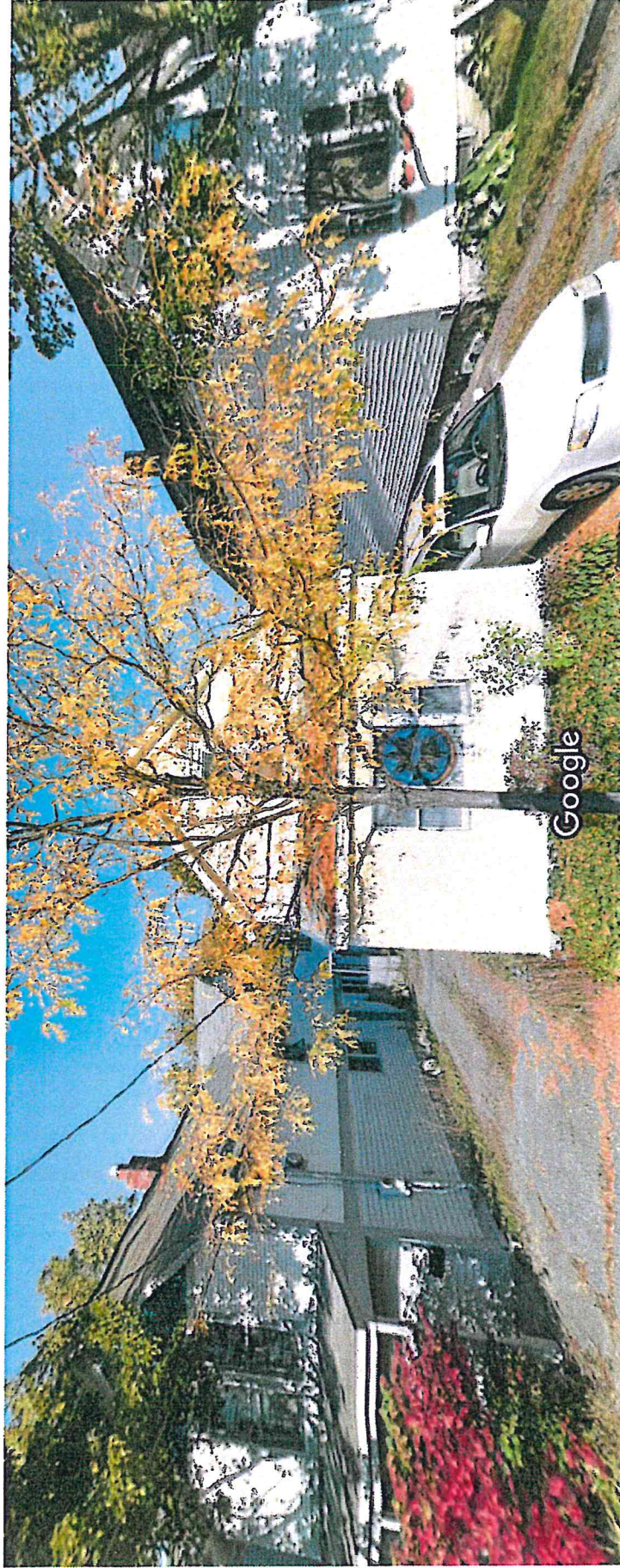
Google, Inc.

Street View - Oct 2014

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Abutting property to the north of 36 Convent Square
↓

Google Maps 34 Convent Square



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Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Image capture: Oct 2014 © 2018 Google

Department of Planning and Zoning

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Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: 36 Convent Square, ZP18-0714CA/CU
Date: April 24, 2018

File: ZP18-0714CA/CU

Location: 36 Convent Square

Zone: RM **Ward:** 3C

Date application accepted: February 26, 2018

Applicant/ Owner: Lee Buffinton / Champlain Housing Trust

Request: Demolish existing single family residence and rebuild new single family home.



Background: No previous zoning permits on file.

Overview: The applicant is seeking approval to demolish an existing 2 bedroom single family residence and replace it with a new 3 bedroom single family residence. The existing structure was built circa 1885, on a 6,384 sf lot in the RM zoning district. The structure consists of 2 sections: the main front portion which is 2 stories with a full basement; and the rear portion which is one story on-grade. The structure was listed on an Urban District Building Inventory in 2007, and as a result is subject to historic preservation standards of Sec. 5.4.8 CDO. The

applicant has submitted a structural report prepared by JIH Structural Engineering, Inc. which contends that the existing structure should be rebuilt.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of important natural features

There are no important natural features on the subject property. Existing green space amounts to a lawn area.

(b) Topographical alterations

The property drops in elevation in the rear toward the Intervale wetlands. The building site at the front of the property is essentially flat and will remain so. No significant topographical alterations are proposed.

(c) Protection of important public views

The subject property is not affected by any identified public view corridor.

(d) Protection of important cultural resources

The existing structure, built ca. 1885, was included in a 2007 Urban District Building Inventory, and is considered a contributing historic resource. See Sec. 5.4.8 CDO below.

(e) Supporting the use of alternative energy

No part of this application would prevent the use of wind, solar, water, or other alternative energy device.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

The front doorway will be sheltered by a porch roof. The site plan shows there to be ample room for snow storage beyond the end of the driveway. Because more than 400 sf of land will be disturbed, the applicant will be required to submit an Erosion Prevention and Sedimentation Control Plan to the Stormwater Program Manager for review.

(h) Building location and orientation

Buildings within the neighborhood exhibit a consistent rhythm and pattern along both sides of the street. The placement of the proposed home is consistent with the existing built environment. Its front entry is prominent and readily identifiable from the street.

(i) Vehicular access

The existing curb cut will remain unchanged. The 50 ft deep driveway is deep enough to provide 2 parking spaces (2 required per dwelling).

(j) Pedestrian access

This criterion requires that a pedestrian walkway directly link the primary building to the public sidewalk, which the site plan doesn't indicate. However, this side of Convent Square doesn't have a sidewalk. The plan shows a front porch with steps, but without a linking walkway to the street curb. A walkway should be installed as part of this project.

(k) Accessibility for the handicapped

None is required for single family homes; however encouraged.

(l) Parking and circulation

The property has a 50' x 10' driveway that is more than adequate to provide for 2 tandem parking spaces.

(m) Landscaping and fences

The plans do not indicate existing or proposed landscaping. There is an existing, mature tree in the front yard, which may or may not be removed for the project, as well as a 3 small shrub plants along the building's front wall. While the front yard is small, landscaping should be incorporated into the project.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

New outdoor lighting fixtures will illuminate the front and rear building entries. Locations are noted on the elevation drawings submitted. Typical outdoor light fixtures for single family residences are exempt from the requirements and guidelines of Sec. 5.5.2 – Outdoor Lighting. Spec sheets should still be submitted to Planning and Zoning for review and approval.

(p) Integrate infrastructure into the design

The existing home, and the homes along Convent Square all have above ground utility lines. This subsection requires utility lines to be buried. However, on similar projects, the Development Review Board has allowed for replacement homes that already have above ground utility lines to continue to use them. Additionally, the power poles are on the opposite side of Convent Square, which would require digging across the street to bring underground power to the new home. The DAB should consider whether or not to require underground utility lines for this project.

There are no utility meters or mechanical units noted on the site plan, nor on the elevation drawings. If such units are proposed, they will have to be identified on a revised site plan and/or on revised elevation drawings, and be screened from view from the public street.

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed building is similar to the existing structure and is consistent with the pattern of development within the neighborhood.

2. Roofs and Rooflines

A gable roof, similar to the existing roof, is proposed. Gable roofs are very common in the neighborhood.

3. Building Openings

The front entrance is clearly articulated and is sheltered by a front porch. Fenestration is appropriately scaled. Double hung windows (Harvey Classics – vinyl) are proposed and are acceptable in this new structure.

(b) Protection of important architectural resources

The existing single family residence is more than 50 years old, and has historic significance. See Sec. 5.4.8 below.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The front entry to the replacement home is clearly articulated with an open porch. Front porches are common in the neighborhood. Like the property itself, the structure is fairly narrow, with the gable end facing the street. What little building mass there is facing the street is broken up with the porch and windows. There are no large blank walls or expanses of roof.

(e) Quality of materials

The proposed home will be clad in ‘James Hardie’ fiber cement siding, with 4” exposure. All trim will be either PVC or vinyl. 25-yr asphalt shingles will be installed on the roof. The double hung windows will be vinyl. These materials are acceptable on new construction. Materials for the front porch and rear deck are unknown at the time of report preparation. It should be noted that pressure treated wood is discouraged.

(f) Reduce energy utilization

The proposed building must comply with the city’s current energy efficiency standards.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

The location of utility meters, and other mechanical units if proposed, is unknown. The applicant should submit a revised site plan and/or elevation drawings that identify the location of these items. Additionally, they should be screened from view from the public street.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

ARTICLE 5: CITYWIDE GENERAL STANDARDS

Sec. 5.4.8 Historic Buildings and Sites

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

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

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

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

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

(a) Applicability:

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

36 Convent Square, built ca. 1885, was listed on the Urban District Building Inventory 2007. These standards, therefore, apply.

(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.*

The house was constructed in 1885 as a residence; a use which remains today. The proposal will result in no change to the use of the property.

- 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.*

Based on a structural analysis prepared by JIH Structural Engineering, Inc., the structure is in need of replacement. The following list highlights the findings of the analysis:

- Some of the existing first floor joists are cut off, rotted, or otherwise compromised, and will need to be sistered or replaced.
 - The second story floors are unlevel and uneven. The floor joists may need sistering or replacement, and the load bearing wall needs new headers. *'The second floor in the front part is inadequate and would require to be completely rebuilt.'*
-
- The roof has visible sag in the middle. The rafters are adequate but all the connections to the walls and at the top will need to be fixed.
 - The structure's exterior walls appear to bulge and are overhanging the foundations. The exterior walls at the second floor appear to be spreading from the thrust imposed on them from the rafters.

While demolishing the structure would be contrary to the goals of this section, Sec. 5.4.8 (d) – Demolition of Historic Structures, lays out specific criteria for consideration. See below.

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.*

See Sec. 5.4.8 (d) below.

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

See Sec. 5.4.8 (d) below.

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

Property records dating as far back as 1984 identify the structure as having vinyl siding – a non-original siding.

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.*

Based on the structural analysis, the applicant seeks a full demolition and structure rebuild, which can be permitted if the standards of Sec. 5.4.8 (d) 2 can be met. See below.

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.*

No archaeological resources have been identified at this address.

If any work associated with the project uncovers any archaeological remains or resources, proper authorities shall be contacted for appropriate recovery, assessment and disposition.

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 proposal involves the full demolition of the historic structure. See Sec. 5.4.8 (d) below.

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.*

The proposal involves the full demolition of the historic structure. See Sec. 5.4.8 (d) below.

(c) Demolition by Neglect:

No owner of a historic building, or lessee who is obligated by lease to maintain and repair such a structure (other than the interior), shall allow, cause, or permit the structure to suffer or experience demolition by neglect. Examples of such disrepair and deterioration include, but are not limited to, the following:

- 1. Deterioration of walls or other vertical supports; walls, partitions or vertical supports that split, lean, list, or buckle, thus jeopardizing structural integrity;*
- 2. Deterioration or inadequate foundations that jeopardize structural integrity;*
- 3. Deterioration of roofs, ceilings, or other horizontal members;*
- 4. Deterioration of fireplaces or chimneys;*
- 5. Deterioration or crumbling exterior stucco or mortar;*
- 6. Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors;*
- 7. Lack of weather protection that jeopardizes the structural integrity of walls, roofs, plumbing, electricity, or overall structural integrity, including lack of paint, lack of adequate heating, and lack of adequate ventilation;*
- 8. Vandalism caused by lack of reasonable security precautions; and/or*
- 9. Deterioration of any feature so as to create a hazardous condition that could require demolition for public safety.*

In such cases, the building inspector shall notify the property owner of any violation of this section. Such person shall have sixty (60) days to remedy any such violation. In the event the violation is not corrected within sixty (60) days of notification, the city shall be authorized to

perform all repairs necessary to correct the violation and to place a lien on the property for the costs of such repairs and reasonable administrative and legal fees incurred.

Based on city records, the property has been a rental for a number of years. There is no zoning permit history on the property for repairs to the structure. It is difficult to tell whether the deterioration of the structure has been a result of neglect from the property owner or lessee. The deteriorated aspects detailed in the structural analysis could be easy to overlook to the untrained eye.

(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;*

See the Preliminary Structural Report prepared by JIH Structural Engineering, Inc., dated January 29, 2010.

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

See attached applicant response to the demolition standards.

- 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;*

See attached memo from Robert Leuchs, Director of Home Ownership at Champlain Housing Trust (CHT), with supporting documentation from Nancy Goodrich.

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

See attached site plan, elevation drawings, and photos.

- 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.*

See attached site plan and elevation drawings.

2. Standards for Review of Demolition:

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

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

There is no permit history to back up any efforts by the owner to properly maintain the structure. As noted above, it appears that most of the deteriorated aspects would be difficult to notice to the untrained eye. From the street, the home looks to be in average condition. The attached structural report prepared in 2010 documents several structural aspects that need repair or complete replacement. The following list highlights the findings of the analysis:

- Some of the existing first floor joists are cut off, rotted, or otherwise compromised, and will need to be sistered or replaced.
- The second story floors are unlevel and uneven. The floor joists may need sistering or replacement, and the load bearing wall needs new headers. *'The second floor in the front part is inadequate and would require to be completely rebuilt.'*
- The roof has visible sag in the middle. The rafters are adequate but all the connections to the walls and at the top will need to be fixed.
- The structure's exterior walls appear to bulge and are overhanging the foundations. The exterior walls at the second floor appear to be spreading from the thrust imposed on them from the rafters

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

According to Robert Leuchs memo, the existing home has an assessed value of \$75,000 (the Assessor's property listing has the same value). CHT believes that its current value, based on comparables in the area, is \$180,000. If CHT were to do the rehab mentioned in the scope of work, with an estimated cost of over \$197,000 (see the attached scope of work documents prepared by Nancy Goodrich), they estimate the market value might increase to \$210,000 to \$220,000.

Mr. Leuchs states that due to the size of the home and the lot, and the frontage in front of each home along the street, it is not feasible to move the home to another part of the property. CHT investigated the possibilities of moving a separate home to the property, and given the different variables involved, the costs totaled around \$250,000. It is assumed that if CHT were to relocate the subject home to an offsite location, the costs would also be in the \$250,000 neighborhood, plus an estimated \$100,000 for a lot to place the home on. Mr. Leuchs concludes that the cost of moving the home would be much higher than the market value of the property.

- 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 applicant states that constructing a new, sturdy, energy efficient, 3 bedroom, 1 ½ bath for a low to moderate income family provides a great benefit to the community rather than a structurally unsound 2 bedroom, 1 bath home that is not considered a historic resource due to its numerous alterations.

Staff will note that the structure was recorded in 2007 as historically significant on the Urban District Building Inventory. Alterations from the original structure appear to include the building's vinyl siding, the rear building addition, and the enclosed, side entry porch. These alterations all appear to have occurred prior to the 2007 historic recording.

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 structure proposed for the redevelopment of the site will have a gable end facing the street with a 12/12 roof pitch, a covered front porch, and a symmetrical façade in keeping with the appearance of the original home and nearby homes. This should mitigate any negative impact on adjacent properties. The north side of the home will have a fire rated wall with no window penetrations, therefore reducing the fire risk in the tight, urban neighborhood.

- E. *All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building*

Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history; and,

In 2007, the property was documented in an Urban District Building Survey as being historically relevant. While the home appears to have had several alterations prior to 2007, there were enough historic aspects to warrant its inclusion in the survey. The survey notes that the structure is a 1 ¾-story, gable roof house with a gable roof wing, an enclosed porch on the south façade that contains the main entrance, and a picture window installed on the front façade. Historic Preservation consultant Liz Pritchett notes that the property has a lack of historic and architectural significance, and documents the 'simple molded cornice as one of few remaining historic elements.' Ms. Pritchett concludes that the home is not considered historic due to its alterations. (see attached memo from Liz Pritchett, dated December 7, 2009).

- F. *The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
- (i) *Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*

The replacement structure will have a gable end facing the street with a 12/12 roof pitch, a covered front porch, and a symmetrical façade in keeping with the original structure and nearby homes, thereby maintaining the architectural character of the neighborhood.

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

The applicant states that the plan is to demolish the existing home later this spring and begin construction of the new home soon thereafter, in the summer of 2018.

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

The applicant states that the demolition and the start of construction will happen in a quick sequence of less than 6 months.

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

ITEMS FOR THE BOARD'S CONSIDERATION

1. Consider allowing the replacement home to utilize the existing above ground utility lines.
2. A walkway between the front porch/steps to the street curb should be installed.

3. A landscape plan that includes existing and proposed vegetation should be submitted for review and approval.
 4. Lighting fixture spec sheets shall be submitted for review and approval.
 5. The site plan shall be updated to identify a trash and recycling location, screened from view from the public street.
-

36 Convent Square, Burlington

MAR 24 2013

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; Both reports were submitted to the City with the Zoning Permit Application.
- B. A statement addressing compliance with each applicable review standard for demolition; See below.
- 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:
See attached memo from Rob Leuchs, Director of Home Ownership at CHT with supporting documentation from Nancy Goodrich.
 - (i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,
 - (ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;
- D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites; See Site Plan and Elevations submitted with Zoning Permit Application, and attached Statement of Effect.
- 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. See documents submitted with Zoning Permit Application.

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; See Structural Report submitted with Zoning Permit Application.
- 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; See attached memo from Rob Leuchs, Director of Home Ownership at CHT

- 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.** Constructing a new, sturdy, energy efficient, 3 bedroom, 1 ½ bath home for a low to moderate income family provides a greater benefit to the community than a structurally unsound 2 bedroom, 1 bath home that is not considered a historic resource due to its numerous alterations.

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 compatible structure proposed for redevelopment of the site will have a gable end facing the street with a 12/12 roof pitch, a covered front porch, and a symmetrical facade in keeping with the original house and nearby homes that mitigates any impact to adjacent properties. In addition, the north side of the new structure will have a fire-rated wall with no window penetrations, thereby decreasing the fire risk in this tight urban neighborhood.
- 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;** See Historic Preservation consultant Liz Pritchett's comments regarding the property's lack of historic and architectural significance that documents the simple molded cornice as "one of few remaining historic elements".
- F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).**
- (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;** The compatible structure proposed for the site will have a gable end facing the street with a 12/12 roof pitch, a covered front porch, and a symmetrical facade in keeping with the original house and nearby homes, thereby maintaining the architectural character of the neighborhood.
 - (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 plan is to demolish the existing home later this spring and begin construction of the new home soon thereafter, in the summer of 2018.
 - (iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.** The demolition and start of construction will happen in quick sequence of less than 6 months.

36 Convent Square

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Market Value

Market Value

The home has 2 BR and 1 bath and its assessed value is \$75,000. CHT believes that its current value, based on comparables in the area, is \$180,000. If CHT were to do the rehab mentioned in the scope of work, with an estimated cost of over \$197,000, we estimate the market value might increase to \$210,000 - \$220,000.

Moving the Home

Due to the size of the home, the size of the lot, and the frontage in front of each home along the street, it is not feasible to move the home to another part of the property.

When CHT was considering options for 36 Convent Square, we were approached by a landowner that considered donating a home to CHT that would fit on the 36 Convent site. This was a 2 story home similar in size to the subject home and located in Burlington less than a mile away. We spoke to Messier House Moving about an estimated cost for moving this similar home. There were two possibilities for moving the home. The first was to move it as it is now which would require several crews to work through the night to take down and re-install the utility lines in the Old North End. They estimated about \$250,000 for the total cost of moving the home. The second was to move the first floor and second floor separately to be able to go underneath the utility lines and then reassemble the home and reconnect the plumbing and electrical lines. This too was estimated at \$250,000.

We assume that the cost of moving the home at 36 Convent would be similar if the home would be moved to a new location in Burlington. These costs do not included the estimated \$100,000 for a lot to move the home to nor do to. The cost of moving the home would be much higher than the market value of the property.

Robert Leuchs

Director of Homeownership Programs

*NCGK, LLC
PO Box 4127
Burlington, VT 05406*

March 6, 2018

Robert Leuchs
Champlain Housing Trust
88 King St.
Burlington, VT 05401

Dear Rob,

I've attached a preliminary cost estimate for renovations at 36 Convent Square based on our previous site visits and discussions. The following existing conditions have influenced the higher than normal rehab costs for this house:

1. Presence of vermiculite in the attic which has likely infiltrated the walls.
2. The riser heights for the stairs to the 2nd floor vary from 7.5" to 9.5" which combined with the extremely low ceiling height necessitates a total rebuild of the stairs.
3. The 2nd floor ceiling height is currently 6'-4". I've assumed it would be raised and a dormer would be installed on the South façade to create adequate head room in the hallway.
4. Rigid insulation would need to be added on top of the roof deck prior to roofing to meet the energy code.

The first floor ceiling height is 6'-10" and there is a substantial slope in the floors and ceiling that won't be able to be corrected.

Given the total cost of the renovations and the shortcomings of the end product, I would recommend demolishing and replacing with a newly built, efficient home.

Please let me know if you have any questions or need further information.

Sincerely,

Nancy Goodrich

36 Convent Square
Burlington, VT
Scope of Work
Nov. 21, 2013

RECEIVED
DEC 20 2013

DEPARTMENT OF
PUBLIC WORKS

Division 1: General Conditions

Division 2: Demolition and Sitework

Remove Chimney	\$ 500
Remove Roofing - 20 square	\$ 1,500
Vermiculite and other hazardous material remediation	\$ 5,600
Removal of Roof Sheathing in areas where rafters will be sistered	\$ 1,500
Remove damaged and leaning exterior walls	\$ 12,000
Remove floor structure of back mudroom - temporarily support walls/roof as necessary	\$ 2,000
Remove back door	\$ 200
Clean basement of misc. debris and old heating equipment	\$ 1,000
Open up kitchen ceiling to investigate water issues	\$ 500
Dumpster expenses - not including hazardous materials	\$ 2,000

Division 3: Concrete

Pour 4" concrete slab at mudroom	\$ 1,500
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Division 4: Masonry

Repointing of Foundation	\$ 2,000
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Division 5: Metals

Misc. hardware and fasteners	\$ 1,000
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Division 6: Wood and Plastics

Sister half of the roof rafters as necessary to make structurally sound and level roof deck -	\$ 5,000
Resheath roof where necessary -	\$ 4,000
Replace leaning exterior walls	\$ 30,000
Build up roof deck edges as necessary for foam board insulation to be installed over roof deck	\$ 2,500
Install new roof trim	\$ 2,500
Install 2nd layer of sheathing over XPS insulation	\$ 5,000
Make structural repairs in basement as necessary	\$ 3,000
Rebuild stairs to the 2nd floor and create more headroom at 1st floor ceiling	\$ 7,500
Build Dormer south side, raise 2nd floor ceiling joists	\$ 8,000
Carpentry as necessary where windows are to be altered	\$ 3,500

Division 7: Thermal/ Moisture

Spray foam the 1st floor box sill	\$ 1,500
Insulation at new dormer	\$ 500
Dense pack rafter bays from roof deck	\$ 2,000
Install 2 layers of 1-1/2" XPS rigid foam insulation board,	\$ 2,500
Install 2" of XPS rigid foam insulation under slab to be poured in back mudroom/laundry	\$ 500
New roofing ~ 20 squares	\$ 11,000
Install gutters	\$ 1,800

Division 8: Doors and Windows

Replace rear entry door unit	\$ 700
Install new bedroom windows to meet egress code. Some rough openings may need to be altered	\$ 5,400

Division 9: Finishes

New drywall in kitchen, 2nd floor ceilings and slopes, dormer and stairwell	\$ 5,000
Repair existing drywall and as necessary	\$ 2,000
Interior Painting	\$ 6,000
Exterior Painting	\$ 8,000
New Siding where walls replaced	\$ 8,000
Flooring	\$ 6,500

Division 15: Electrical

Install new smoke/CO detectors as required by code	\$ 2,500
Upgrade other components of electrical as necessary	\$ 2,000
Install new bath fan/lights in both baths	\$ 800

Division 16: Mechanical

Install new tub and surround at first floor bath	\$ 2,000
Install new hot water heater	\$ 1,000

subtotal	\$ 172,000
15% contingency	\$ 25,800.00
total	\$ 197,800

Application for Demolition:
36 Convent Square

Statement of Effect-

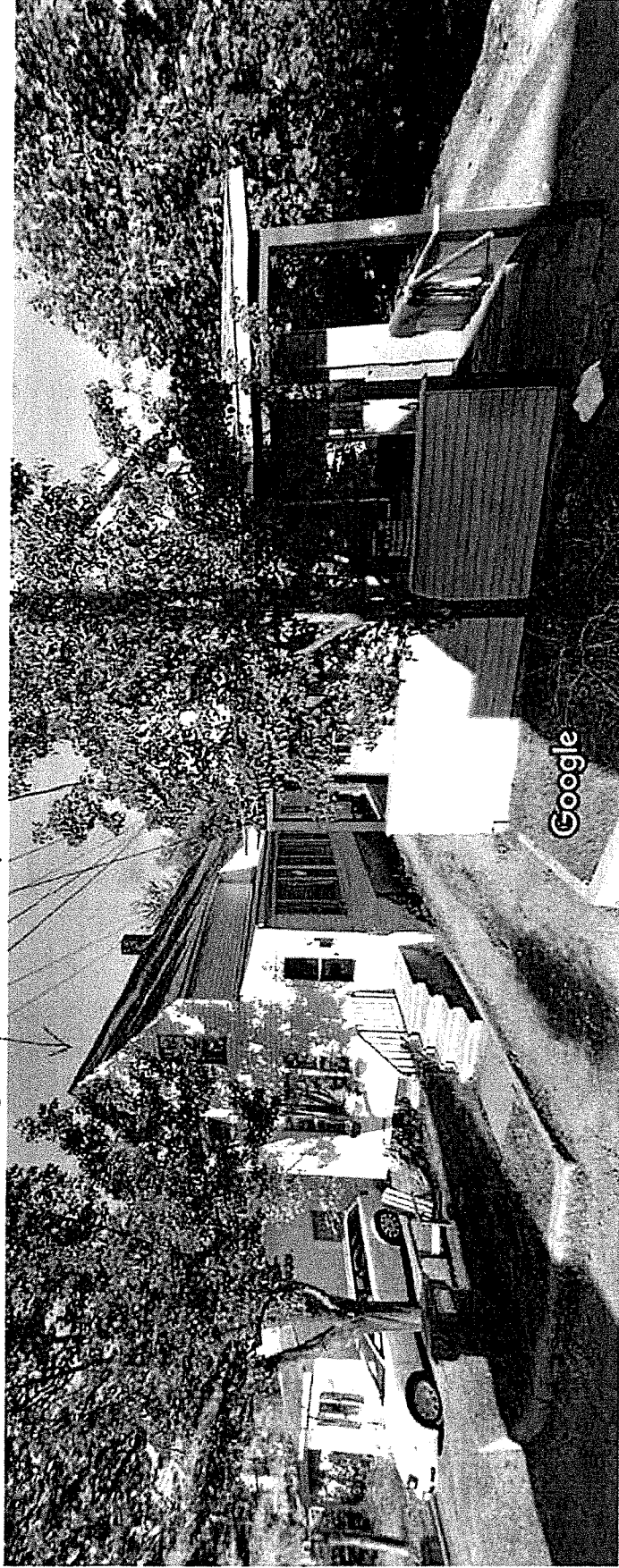
The compatible single-family home proposed for redevelopment of the site at 36 Convent Square will have the following elements to maintain the architectural and historical qualities of the existing structure and the surrounding neighborhood:

- a 2-story structure with a modest footprint of 720 square feet
- a narrow gable end facing the street
- a 12/12 roof pitch
- a symmetrical facade with clean, simple lines
- a covered front porch in keeping with the original home's former front porch
- a fire-rated wall with no window penetrations on the north side close to the neighbor's property line, thereby decreasing the fire risk in this tight, urban neighborhood
- a narrow gravel driveway accommodating 2 to 3 cars tandem-style for off street parking
- a deep back yard typical of the immediate area

By respecting the historic character, style, and scale of the neighborhood the new home will fit in seamlessly with its eclectic surroundings while providing a much needed new, affordable, energy efficient, 3-bedroom, 1 ½ bath home for a deserving family.

See supporting documentation: elevations, photos of site and surrounding structures, and historic review by Liz Pritchett.

Google Maps 40 Convent Square
36 Convent Sq.



DEPT. OF PLANNING & ZONING
MAR 20 2013

Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

36 Convent Square - Google Maps

Google Maps 36 Convent Square

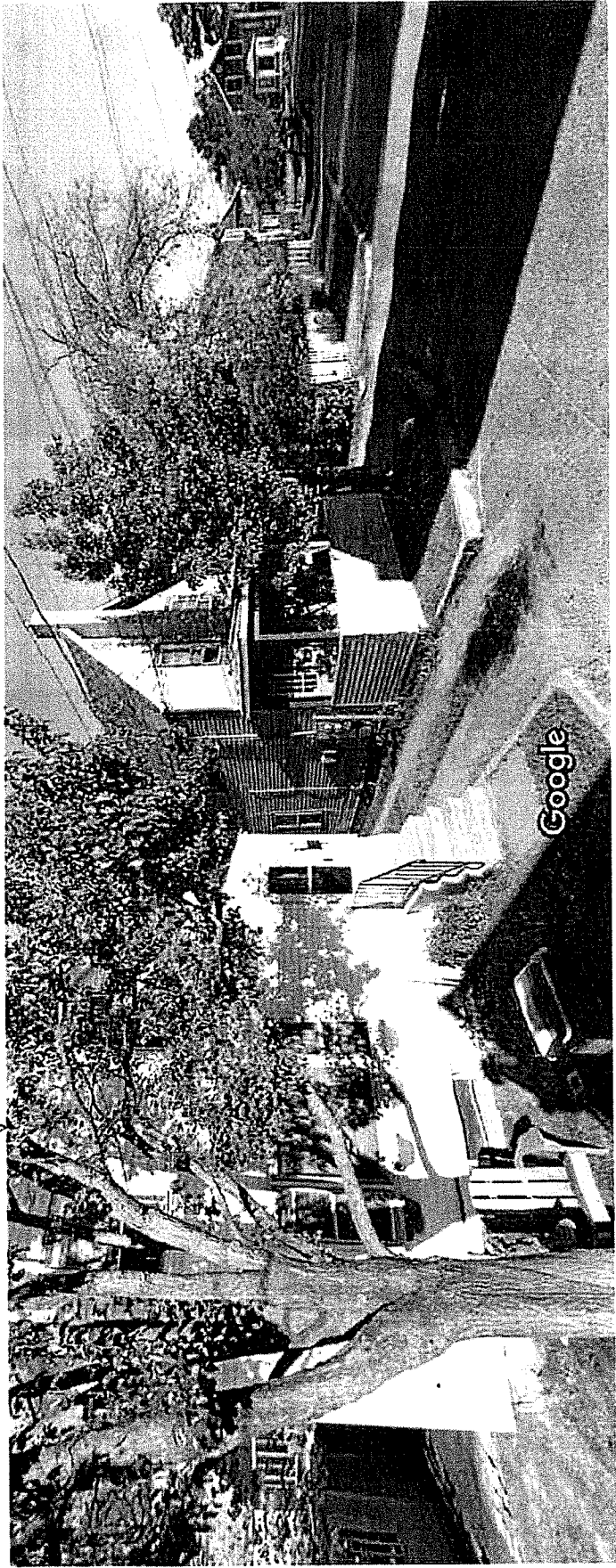


Image capture: Oct 2014 © 2018 Google

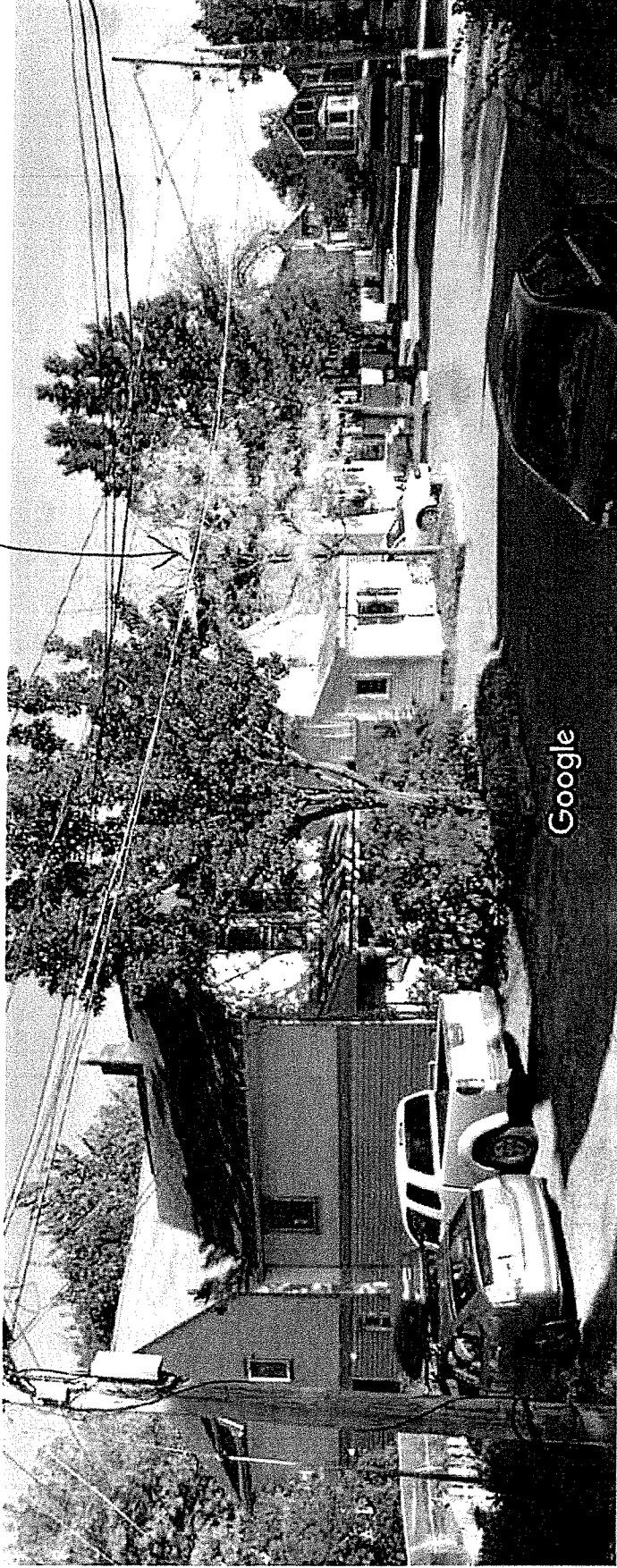
Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Google Maps 20 Convent Square

36 Convent Square



Google

Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

RECEIVED
OCT 20 2014
BURLINGTON, VERMONT
STREET VIEW

Google Maps 36 Convent Square

House to north
↓

36 ↗

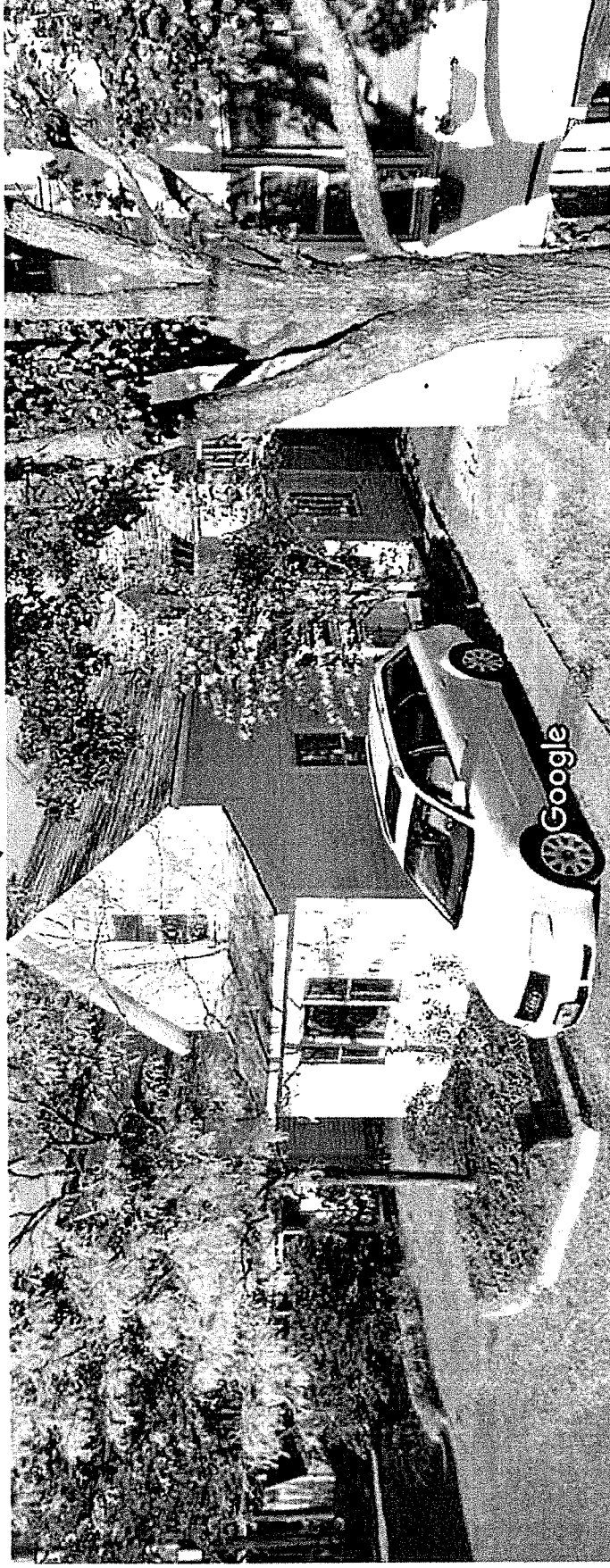


Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Google Maps 40 Convent Square

James across the street from 36 Convent Sq.

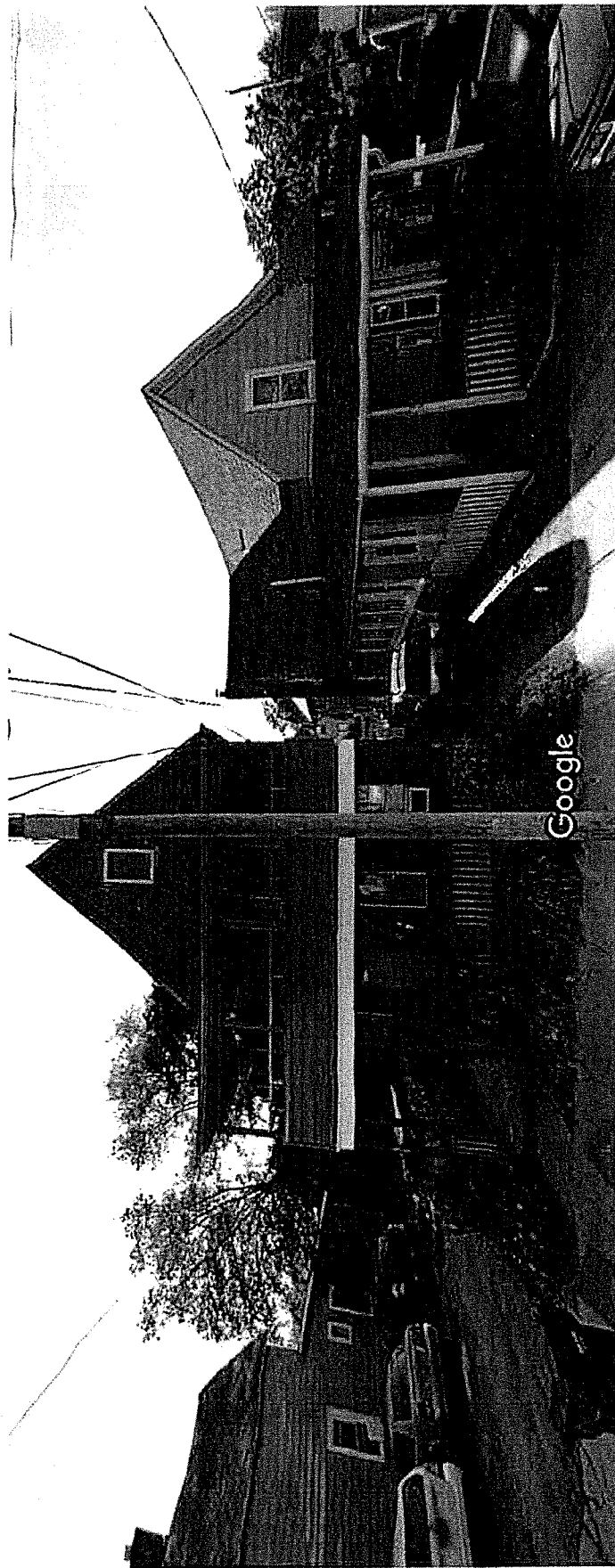


Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Google Maps 34 Convent Square 36 Convent Sq - Streetscape

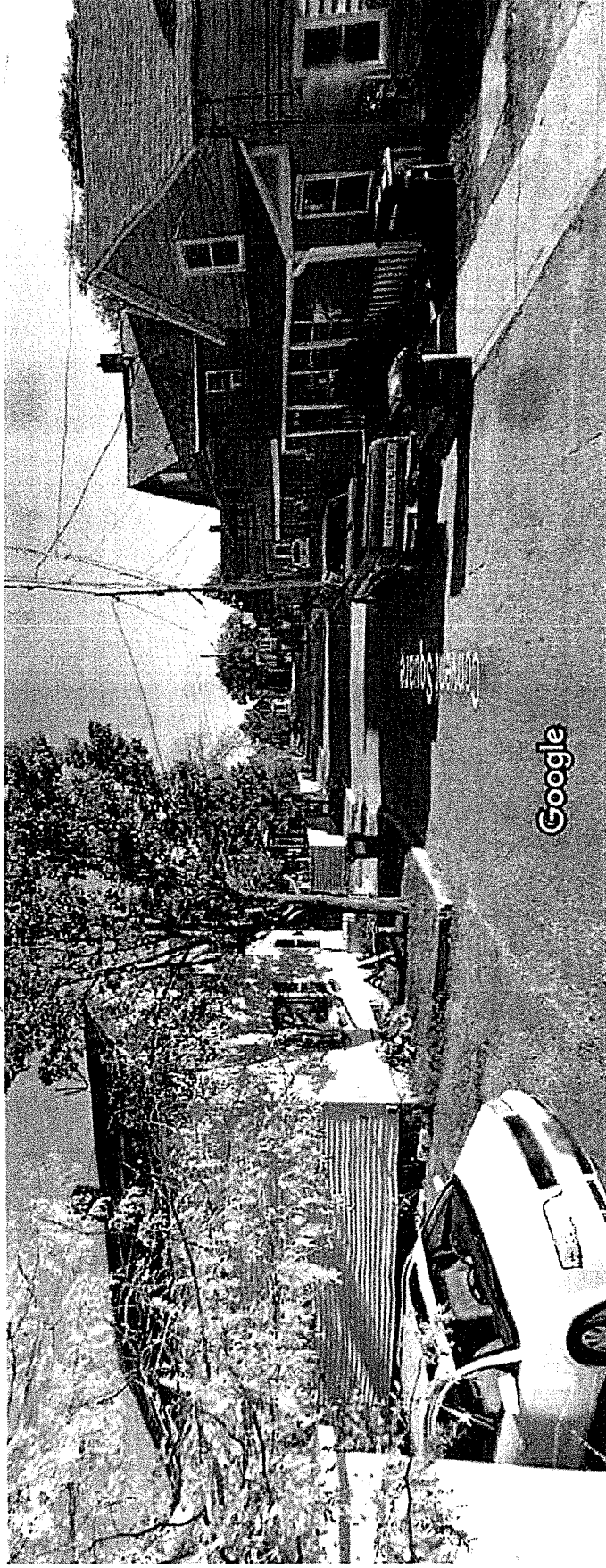


Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

**City Neighborhoods
Burlington and Winooski, Vermont**

**Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009**

36 Convent Square, Burlington, VT, c. 1890

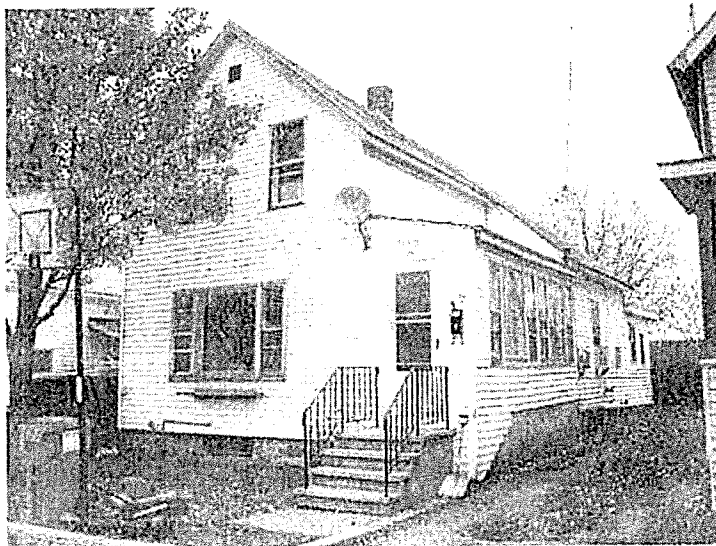
Historic and Architectural Significance:

The house at 36 Convent Square is not eligible for the National Register due to alterations.

This one and one-half story, gable front, wood frame dwelling has undergone numerous alterations. Modern changes with replacement materials include vinyl siding, one-over-one wood windows, the three-part Chicago type window on the front elevation, and a rebuilt brick chimney. The redstone foundation appears original. For many years a porch spanned the front elevation and wrapped around to the south side; currently only the south side portion of the porch remains, although it has been enclosed and no longer reflects its historic appearance. The interior does not retain features or finishes of historic significance.

Recommendations for Preservation:

N/A. The building is not considered a historic resource due to its alterations.



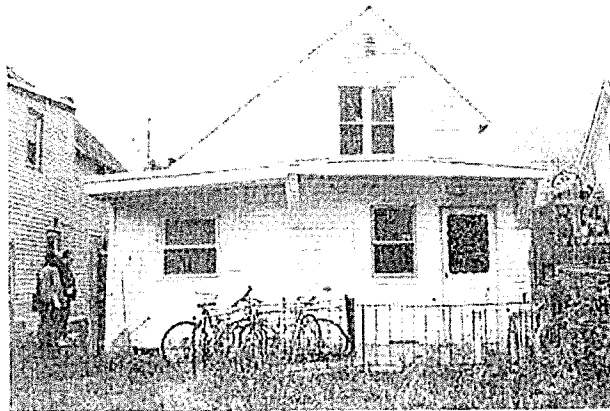
View of front elevation looking easterly.



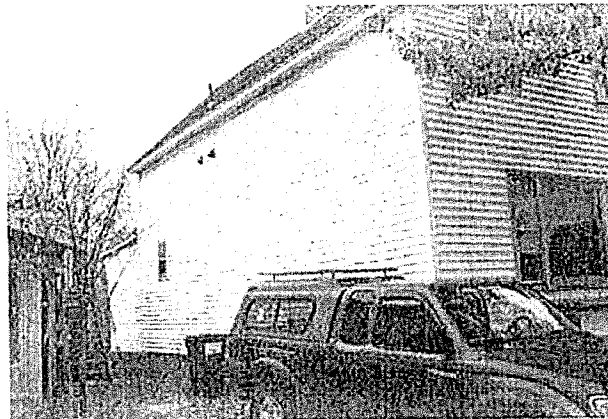
The molded cornice is one of few remaining historic elements.

**City Neighborhoods
Burlington and Winooski, Vermont**

**Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009**



Rear elevation, showing non-historic rear addition.



The north elevation has only 1 window, most likely others were removed or covered over.



Typical interior view showing modern finishes.

Listed 9/20/07

URBAN DISTRICT BUILDING INVENTORY		
SURVEY NUMBER:	PAGE	of
<u>30 Convent Square</u>, c. 1890 1 ½ story, tri-gable house with addition to the rear. Decorative wood fanlight in front gable peak. Main entrance to the house has been moved from gable front to the rear. Shed roof porch extends across front façade. Vinyl siding and wood trim.		
<u>32 Convent Square</u>, c. 1890 1 ½-story, tri-gable house with wood clapboard siding. Small shed roof addition on front façade. Main entrance has been moved to south façade. Decorative shingles in gable peaks.		
<u>35 Convent Square</u>, c. 1890 1 ½-story, tri-gable ell house with attached 2-story gable roof ell at the rear. Shed roof porch across front (east) façade of main block. Rear ell addition also has shed roof porch across east façade.		
<u>36 Convent Square</u>, c. 1885 1 ¾-story, gable roof house with gable roof wing. Enclosed porch on south façade contains main entrance. Picture window has been installed on front façade.		
<u>39 Convent Square</u>, c. 1900 A tall, 2 ½-story gable roof house with patterned slate roof shingles and gable roof dormers on both roof slopes. A 2-story open porch extends across front façade. Some 2/2 sash windows remain. Clad in aluminum siding.		
<u>45 Convent Square</u>, c. 1890 1 ¾-story, gable roofed house with wraparound hipped roof porch. A one-story shed roof addition on rear façade. Fenestrated with 2/2 sash windows. Clad in aluminum siding.		

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

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

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Tom Cullins
Steve Offenhartz
Leo Sprinzen
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate*



Minutes

Burlington Design Advisory Board

Tuesday, April 24, 2018 3:00 p.m.

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

Present: Matt Bushey (Chair), Tom Cullins, Steve Offenhartz, Ron Wanamaker, Leo Sprinzen, Phil Hammerslough (alternate)

Absent: Phil Wagner (alternate)

Staff present: Ryan Morrison

Session I – 3:00 PM – 3:30 PM

18-0714CA/CU; 36 Convent Square (RM, Ward 3C) Champlain Housing Trust

Demolish and rebuild single family home.

(Project Manager: Ryan Morrison)

Present: Amy Demetrowitz, David Mullin, Lee Buffinton, Jaclyn Marcotte – Champlain Housing Trust staff

Motion by MB: I move to recommend approval of the application, with the following conditions:

1. That a front walkway leading to the street not be required, in an effort minimize disturbance to the lawn. A pad at the base of the front porch steps that also connects with the driveway is recommended;
2. That required underground utilities be waived and that the existing above ground utilities continue to be used for the replacement home;
3. That interior conduit be installed for potential rooftop solar panels;
4. That a landscaping plan, and lighting spec sheets, be submitted to staff;
5. That all meters be located on the front wall, to the north of the front porch, and be adequately screened; and
6. That pressure treated wood, aside from non-visible structural support, not be used for the front porch/decking.

2nd – SO.

Vote 5-1 (RW)

Session II – 3:30 PM – 4:00 PM

18-0857CA; 159 Locust Terrace (RL, Ward 5S) William Marquess

Renovation and addition to existing single family home.

(Project Manager: Mary O'Neil)

Present: Norm Benoit, Architect; Pat Rivers

Motion by SO – I move to recommend approval of the application as submitted, with the following conditions:

1. Include a walkway strip connecting the new pergola to the new walkway that connects the driveway to the front door
2. If an HVAC is used it shall be located in the alcove between the garage and the screened porch.
3. Landscaping shall be added at the northeast corner to screen the utility meters.

2nd – RW

Vote 5-0. (TC recused)