

Department of Planning and Zoning

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP19-0620CA; 9 Lakeview Terrace
Date: April 9, 2019

File: ZP19-0620CA
Location: 9 Lakeview Terrace
Zone: RM **Ward:** 3C
Parking District: Neighborhood
Date application accepted: March 6, 2019
Revised plans received: March 20, 2019, April 1, 2019
1st DAB Review: March 26, 2019
Applicant/ Owner: David DelPiero
Request: Demolish and replace rear (west) addition; change windows in west end, replace vinyl siding with fiber cement board in front, metal in rear. Reconfigure entry to west side of porch, alter south porch roof.



New text in red.

Background:

- **Zoning Permit 18-0839CA;** move porch entrance from the south to east side; remove/replace balusters/handrail; repair/replace posts. May 2018.
- **Non-Applicability of Zoning Permit Requirements 16-1212NA;** deck replacement. May 2016.
- **Zoning Permit 10-0055CA;** replace back porch railings with wood and decorative spindles. July 2009.
- **Non-Applicability of Zoning Permit Requirements 10-0056NA;** remove steel doors and replace with new steel doors exact model to what is there now. July 2009.
- **Non-Applicability of Zoning Permit Requirements 10-0039NA;** removal of existing siding (vinyl) and replacement of new vinyl siding, same reveal and with all trim. July 2009.

- **Non-Applicability of Zoning Permit Requirements 10-0060NA;** replace all existing windows (26) with new wood windows. All wood trim to be replaced. February 2009.
- **Zoning Permit 03-641;** remove side window and replace with exit door. June 2003.
- **Zoning Permit 78-208;** erect a 25' x 20 addition to the south side of the existing house to be used for a living room. August 1977.

Overview: 9 Lakeview Terrace is a 5 unit apartment house, formerly owned by Burlington College and used as student housing. The current owners wish to remove the rear (westerly most) addition and replace it. Siding, window and porch alterations are included. The original home was constructed c. 1889, the first (Italianate) addition was added about 1900. The westerly most addition is proposed for removal; its replacement will be appended to the existing (Italianate) addition and remodeled as a whole.

The building is listed on the State of Vermont List of Historic Structures. (Surveyed as Historic Sites and Structures 1993-1994; listed on State Register November 21, 2006.)

The DAB reviewed the project at their March 26, 2019 meeting, and voted unanimously to table the application with the following direction:

1. Retain the form of the existing south facing porch roof;
2. Retain 1 exterior door on the south porch
3. Add a wider frieze board and/or articulation to cladding (more detail) on rear portion to pay homage to the existing Italianate addition.

Revised plans were submitted April 1, 2019.

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:

Lakeview Terrace drops precipitously to the west behind these houses. Although no topographical map has been provided, the proposed replacement addition does not encroach any

further westward than the present westerly most addition. **Revised plans utilize the same footprint and the same westerly deck.**



(b) Topographical Alterations:

None are proposed within this application.

(c) Protection of Important Public Views:

There are no protected views from or through private property.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill.

Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided

whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

Although not included within this application, the proposal does not foreclose any opportunity to utilize wind, water, solar, geothermal, or other renewable energy resource.

(f) Brownfield Sites:

The property is not listed on DEC's list of brownfield sites.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

An Erosional Prevention and Sediment Control Plan will be required for the site disruption for the addition demolition.

The application intends to introduce an interior stair well where building residents can enter and access their apartments. **The south porch roof (where residents are protected from inclement weather) has been retained at the urging of the DAB .**

(h) Building Location and Orientation:

The replacement addition is located on the westerly (rear) portion of the structure, in the same and typical orientation as the existing.

(i) Vehicular Access:

No change to vehicular access is proposed; however parking requirements will be adjusted for the addition of any new rooms. See Section 8.1.7.

(j) Pedestrian Access:

The building will retain immediate access to public sidewalks, directly in front of the structure. *A side walkway has been retained in the revised site plan. Per the DAB's request, an entrance door has been retained from the south porch.*

(k) Accessibility for the Handicapped:

ADA access is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

There is currently a double width driveway on the property that can park 4 vehicles. Section 8.1.7 (Non-conforming Residential Structure) states:

Where additions or conversions to existing residential structures within a Neighborhood or Shared Use Parking District add living space but do not add dwelling units, and such sites do not currently meet the parking standards of Section 8.1.8, one (1) parking space shall be provided for each additional room.

A five unit house in the Neighborhood Parking District is required to provide 2 spaces per unit, or 10 total units. It appears that there may be 2-4 parking spaces within the existing driveway. For every new room added, another parking space (up to the required 10) will need to be added. The applicant has not provided a floor plan to understand whether any new rooms will be added; thus sparking the requirement for additional parking.

(m) Landscaping and Fences:

There are no changes proposed to landscaping or fences.

(n) Public Plazas and Open Space:

There are no public plazas or open space for this residential building, although the proposed *westerly decks* will provide a pleasant open space for tenants.

(o) Outdoor Lighting:

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

No lighting information has been provided. *No changes are proposed.*

(p) Integrate infrastructure into the design:

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

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

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

The location of meters, utility connections and mechanical equipment have been identified on revised plans.

Google images illustrate garbage and recycling receptacles located on the green belt. Assuming this image was NOT taken on trash day, a secure place that prevents blowing trash must be identified and included on the site plan.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The revised plan illustrates retention of the middle Italianate building mass, and replacement of only the rear, westerly addition. It is located on the same footprint as the existing, and set off the existing house by 7'. It is unlikely the new work will be visible from the public right-of-way.

2. Roofs and Rooflines.

A shed roof is proposed; consistent with the existing rear addition. The height does not exceed that of the existing structures.

3. Building Openings

Building openings are limited on the south façade due to the close proximity of the 85 North Avenue 43 unit apartment complex (currently under construction.) The north has no building openings on the rear wing; the middle structure retains its existing openings. The west continues to afford ample glazing on the first floor, with windows on the 2nd and access to a deck.

(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 proposed addition will **retain** the existing Italianate appendage, with an access door from the existing southerly porch. This will provide entry to an interior staircase. The new addition will not exceed the existing **structure** in height, and will provide a contrast in materials with the historic house.

(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 front building has had vinyl siding (replaced in 2009.) New fiber cement board is proposed, **budget allowing**. The rear building is proposed to be clad in metal. Roofing is anticipated to be membrane due to the pitch. All are determined to be of acceptable durability for new construction.

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The development is subject to all applicable building and life safety code as defined by the building inspector and fire marshal. Information about adequate lighting must be provided. Intercom systems are recommended for multi-family residence to maximize personal safety.

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.

9 Lakeview Terrace is listed on the State Register of Historic Places, in a State District of Lakeview Terrace, Berry Street, Canfield Street and Haswell Street.

(b) Standards and Guidelines:

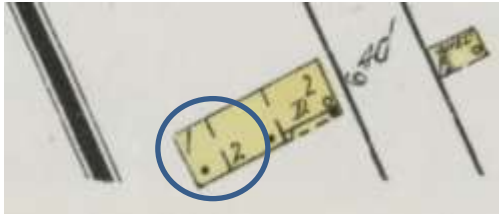
The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in 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 building was constructed as a residential structure; a use it continues today.

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 original structure immediately fronts Lakeview Terrace. The first rear addition (the



Italianate section) was constructed c. 1900. The third (shed roofed) addition first appears on the 1912 Sanborn Fire Insurance Map. (See inset.)

The proposal will include reconstruction of the westerly most addition **on the same footprint**. The Italianate portion **will remain as existing**. Here is a predictable and easily readable addition to the gable front residence

(something that was emulated in the addition at 13 Lakeview Terrace.)

That character of the gradually expanding residence is **retained with these revised plans but allows for a replacement rear wing** with new modern (metal) materials.

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. This neighborhood has assumed its own character for adding modern additions to historic properties.

The south porch roof has been retained as advised by the DAB.

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

The 1900 Italianate addition is a notable building appendage that is worthy of retention on its own right. Revised plans retain that character. **The structurally failing rear wing is of lesser note, and is proposed to be replaced on the same footprint..**

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

The south porch and the central Italianate wing are proposed to be retained in revised plans.

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 original structure has been sided in vinyl; sheathing with fiber cement clapboard will be more consistent with the historic visual character than what currently exists. **The material change is proposed if the budget can accommodate the alteration.**

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.*

The westerly-most addition with the shed roof is proposed to be removed. The owners have shared the structural and foundation issues with that section of the building that warrant consideration of its replacement.

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

There are no known archaeological resources at this location.

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

The proposed replacement addition will be differentiated from the old by material choice. The new addition is divergent from the historic features, size, proportion, massing and style of the original. The context of the structure (situated between two modern buildings) and perhaps the limited visibility of the rear extension affords consideration of the plan.

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

Replacement of the westerly-most addition would allow for reasonable reversibility.

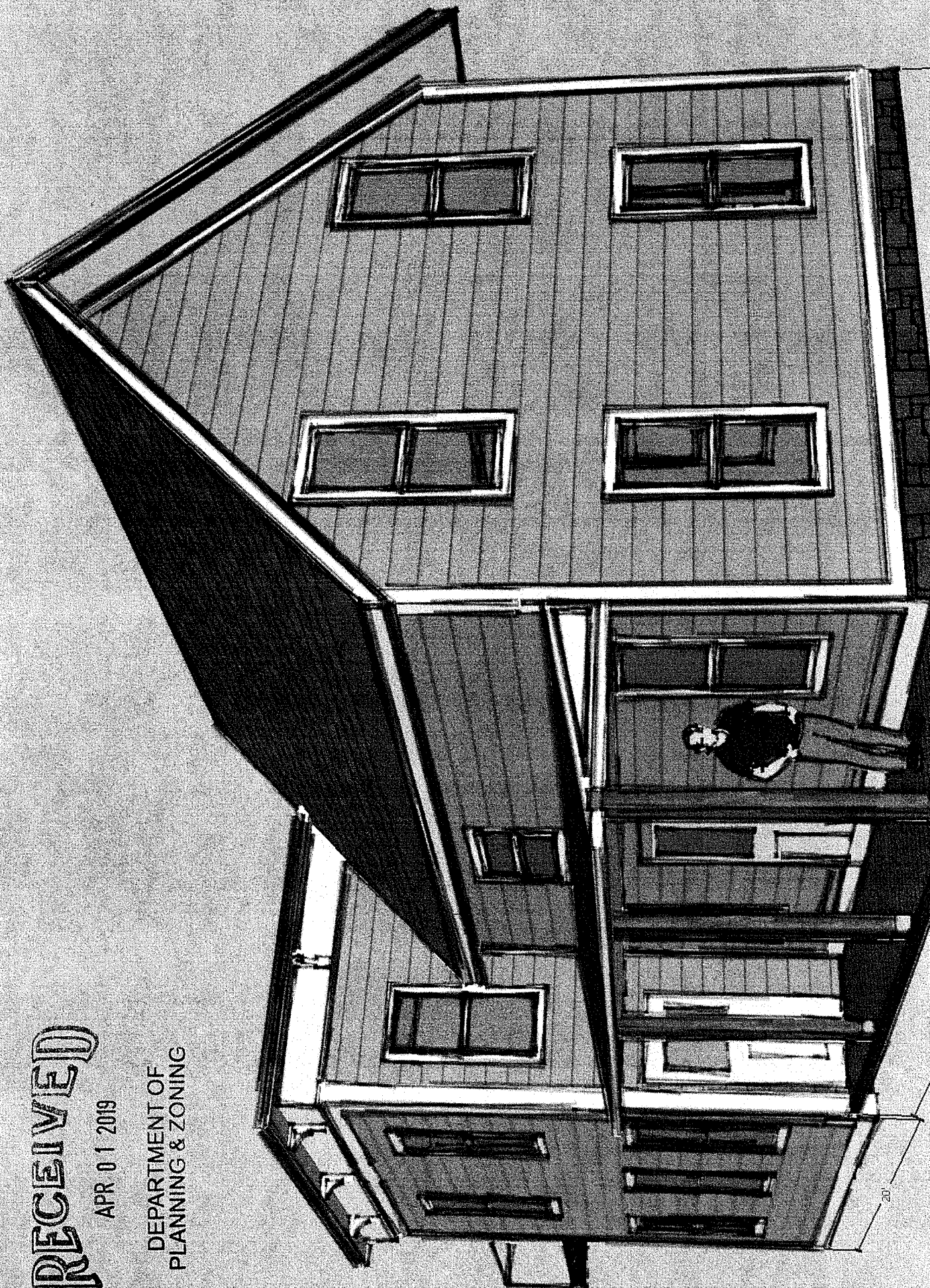
Items for the Board's consideration:

1. A floorplan shall be provided indicating the number of new rooms created to determine how many new parking spaces must be provided to accommodate the addition. (Section 8.1.7.)
2. All new construction is required to meet the guidelines for Energy Efficient construction according to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
3. No increase in residential units are assumed or approved within this review.
4. Standard Permit Conditions 1-15.

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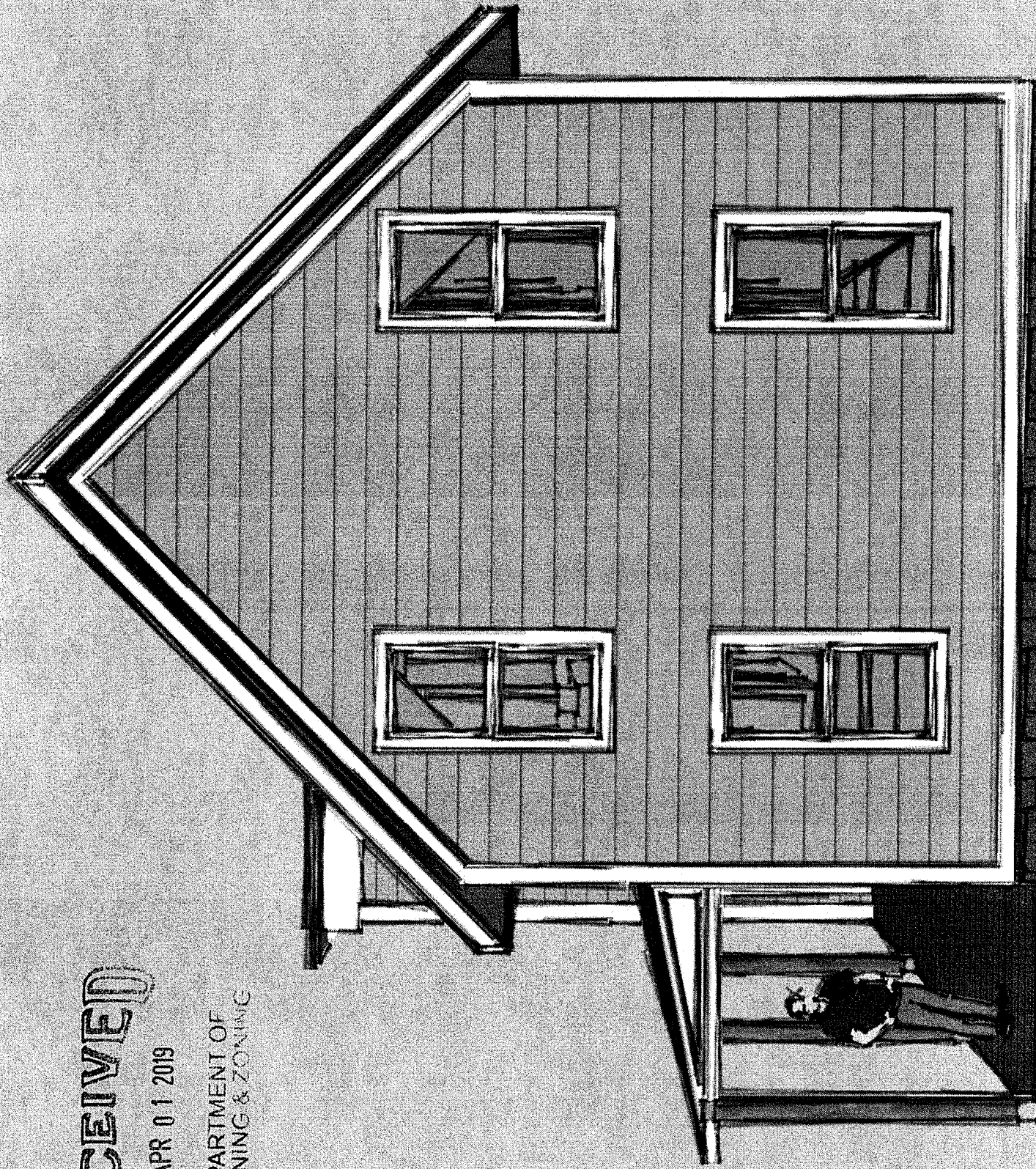
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2019

J. DEL TIER



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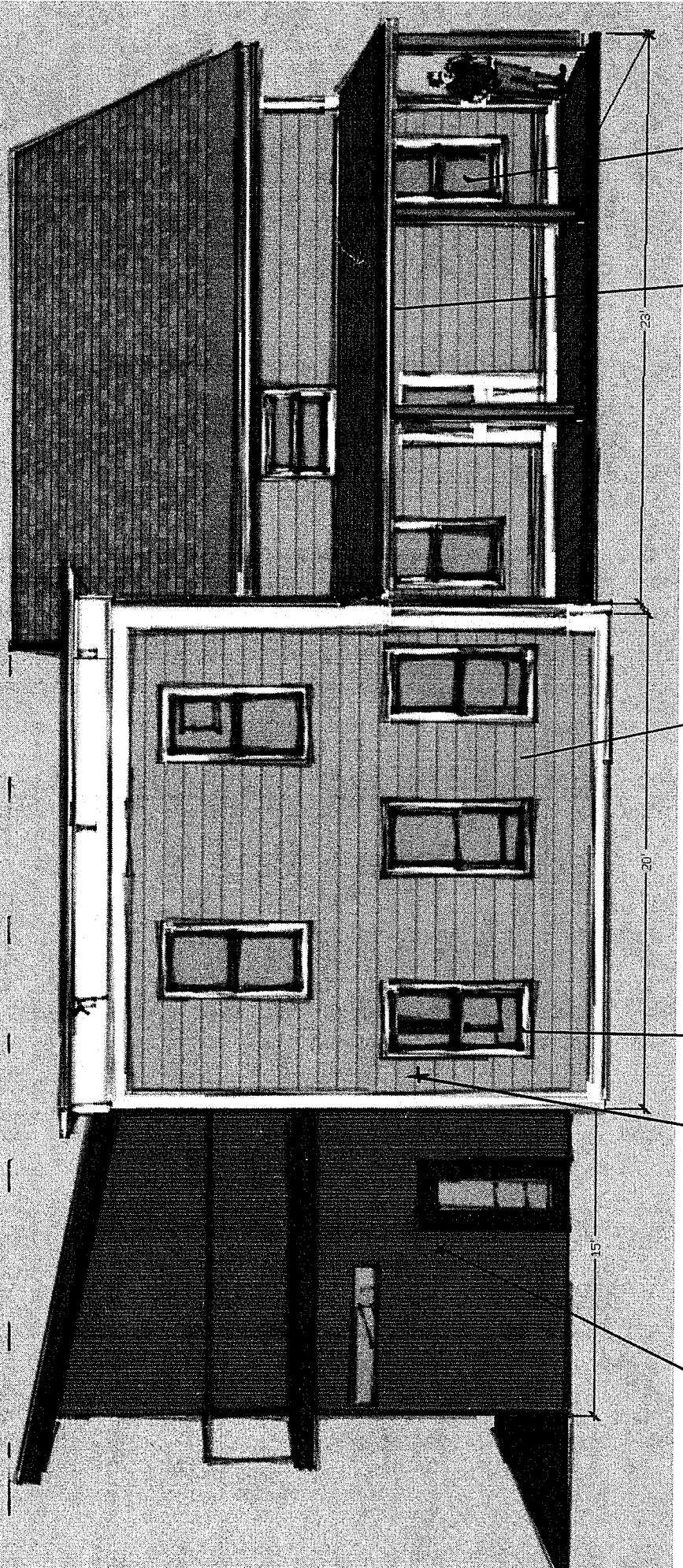
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LAKEVIEW

SOUTH

DEL PIERO



ELEC. SVL (BURR. ELECTRIC)
(UNCHANGED)

EXISTING DOOR
REPL W/ WINDOW

UNIT 5 ENTRY LIGHT
REMAINS. (EXISTING)

ENTRY DOOR REMAINS

PORCH CEILING LIGHT
REMAINS (EXISTING)

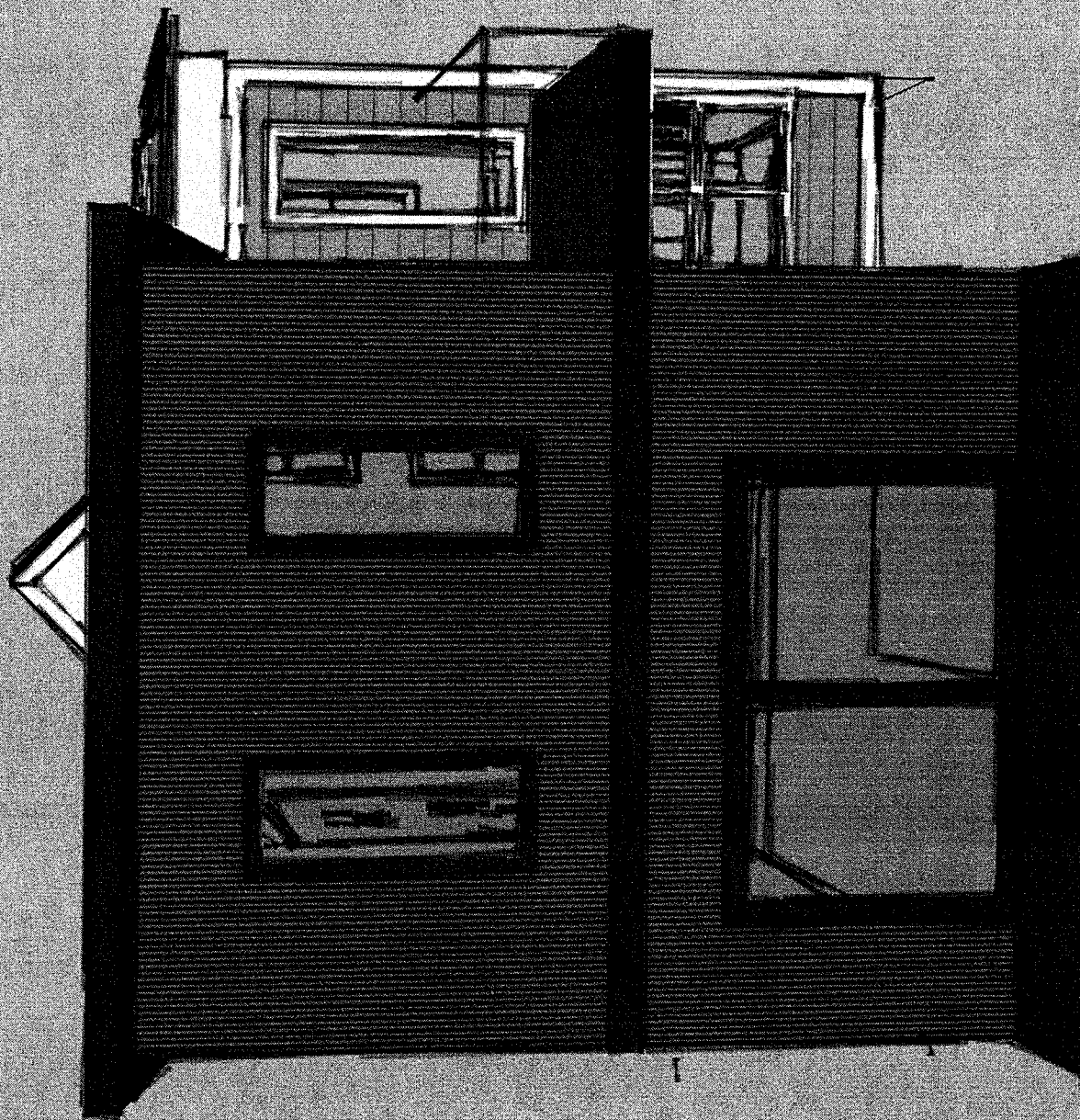
9 LAKEVIEW "WEST"

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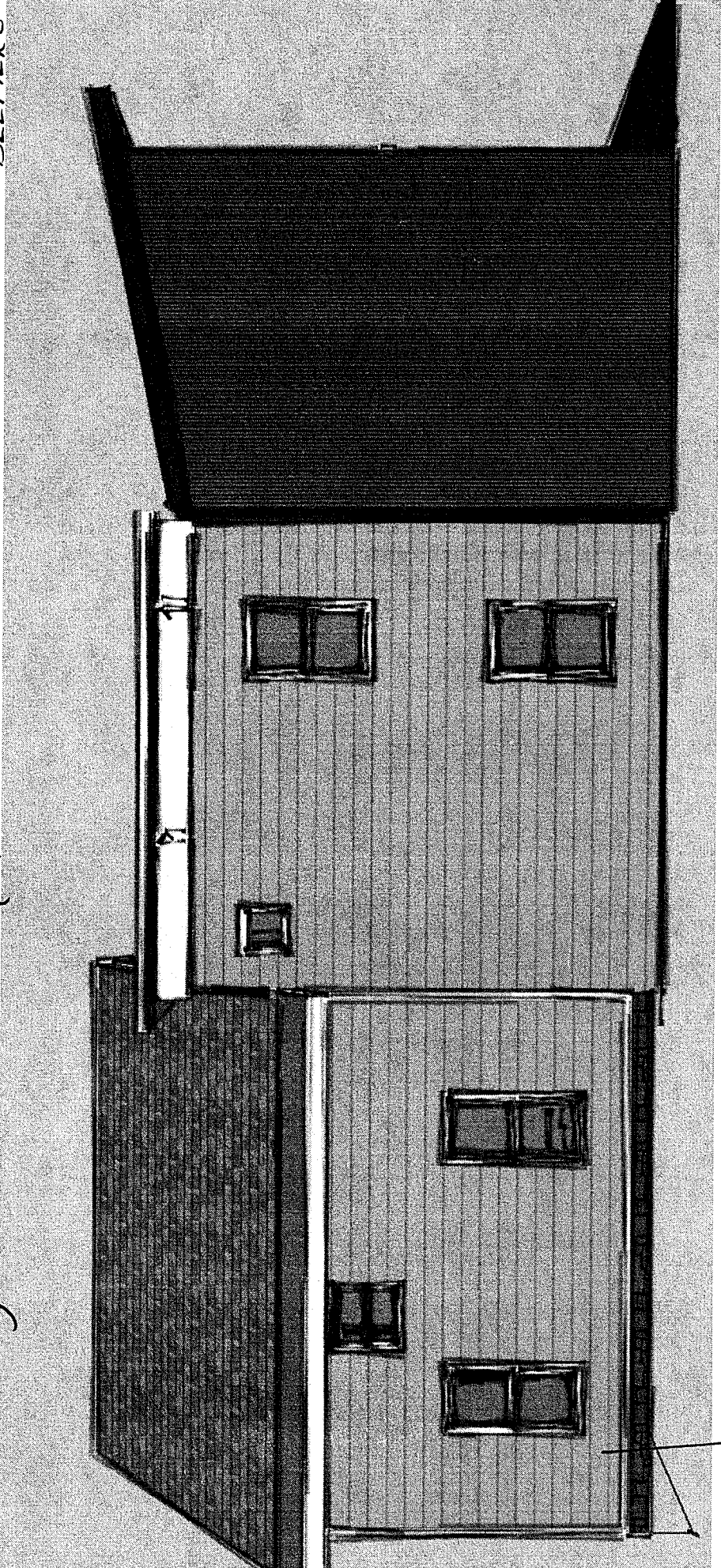
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LAKEVIEW

NORTH

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(UNCHANGED)

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ALUMILEX

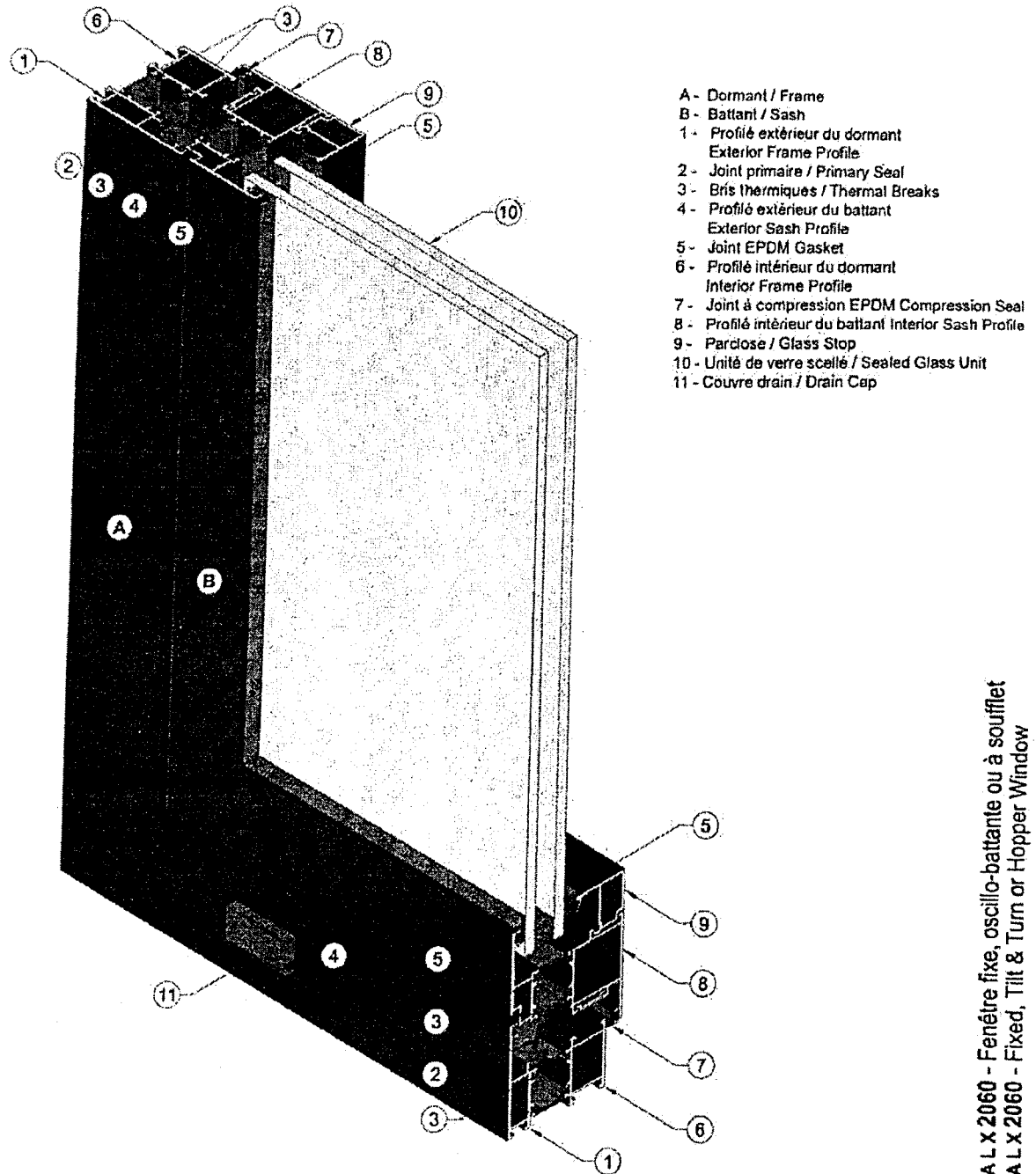
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9 LAKEVIEW, PROPOSED WEST WINDOW

DEL PIERO

Systèmes architecturaux. Portes et fenêtres aluminium-bois
Architectural Systems. Aluminum-Wood Doors and Windows

ALX
2060



ALX 2060 - Fenêtre fixe, oscillo-battante ou à soufflet
ALX 2060 - Fixed, Tilt & Turn or Hopper Window

Alumilex

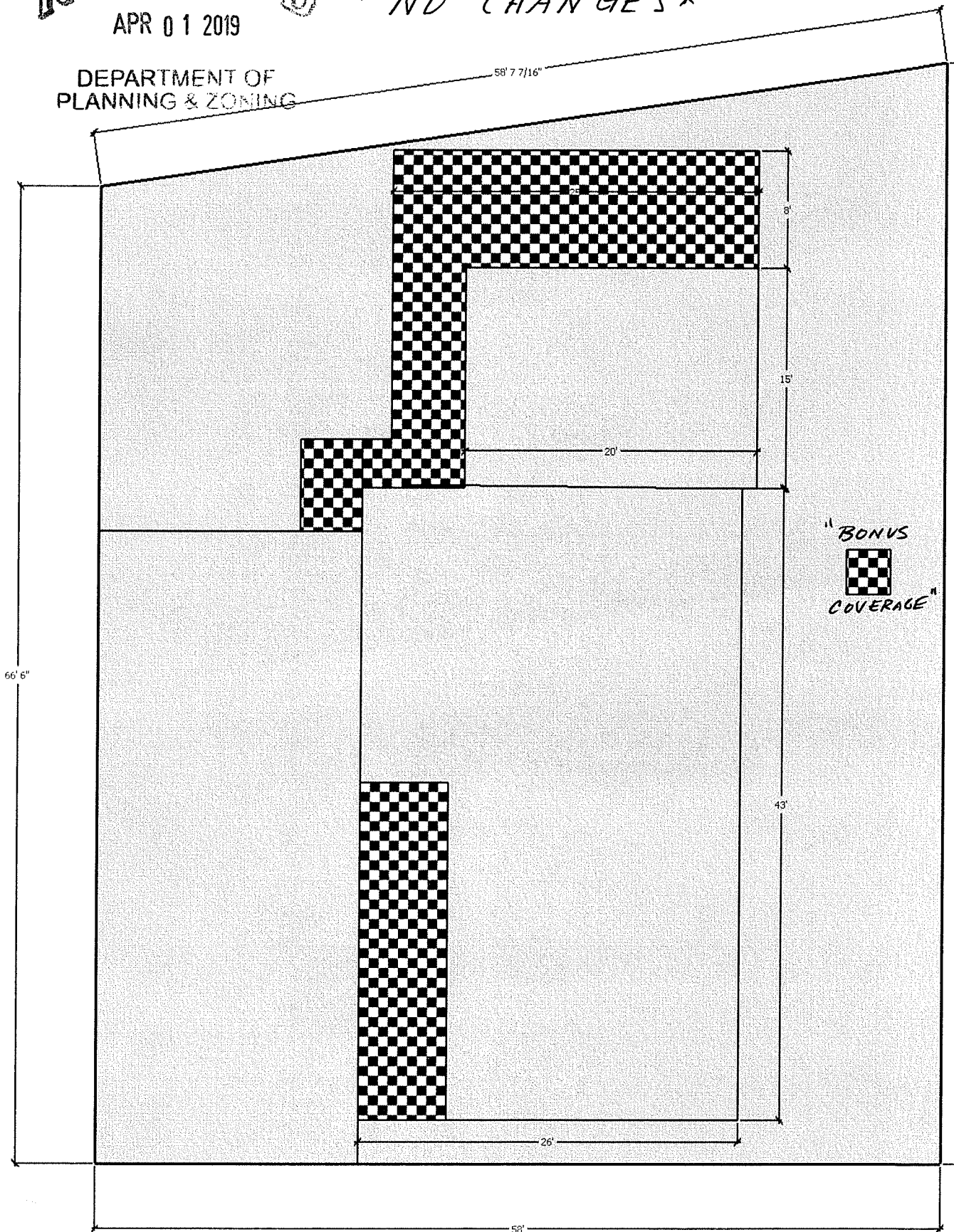
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DEPARTMENT OF
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9 LAKEVIEW SITE PLAN
* NO CHANGES *



EAST

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

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



DESIGN ADVISORY BOARD Tuesday April 9th 2019 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

1. 19-0620CA; 9 Lakeview Terrace (RM, Ward 3C) 9 Lakeview Tr. LLC

Continued Review: Demolish and replace rear (west) addition; change windows in west end, replace vinyl siding with fiber cement board in front, metal in rear. Reconfigure entry to west side of porch, alter south porch roof. (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).

Non-Discrimination

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

Burlington Design Advisory Board

149 Church Street, City Hall
Burlington, VT 05401

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

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



DESIGN ADVISORY BOARD Tuesday April 9, 2019 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

Present: Matt Bushey (Chair), Steve Offenhartz, Leo Sprinzen and Tom Cullins

Absent: Ron Wanamaker (Vice Chair), Phil Hammerslough (alt) and Phil Wagner (alt.)

Staff present: Mary O'Neil

1. 19-0620CA; 9 Lakeview Terrace (RM, Ward 3C) 9 Lakeview Tr. LLC (continued)

Demolish and replace rear (west) addition; change windows in west end, replace vinyl siding with fiber cement board in front, metal in rear. Reconfigure entry to west side of porch. (Project Manager: Mary O'Neil)

Motion by Matt Bushey:

I move we approved the application as revised.

2nd – Steve Offenhartz

Vote 4-0

Motion carries.