

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Brad Rabinowitz
AJ LaRosa
Austin Hart
Springer Harris
Geoff Hand
Alexandra Zipparo
Zoraya Hightower
Jim Drummond, (Alternate)
Vacant, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday April 2nd, 2019, 5:00 PM

PUBLIC HEARING NOTICE

**The Burlington Development Review Board will hold a meeting on
Tuesday April 2nd, 2019, at 5:00 PM in Contois Auditorium, City Hall.**

- 1. 19-0533CA/MA; 13-15 George St (RL, Ward 3C) 13-15 George Street, LLC
19-0532CA/CU; 19 George St (RL, Ward 3C) Stephen Moreau
19-0534CA/MA; 68 Pearl St (FD5, Ward 3C) Richard Bove
19-0535CA; 80-90 Pearl St (FD5, Ward 3C) Richard Bove
19-0536CA; 70 Pearl St (FD5, Ward 3C) City of Burlington**
Demolish buildings at 68 Pearl St, 19 George St and 13-15 George St. Merge 19 and 13-15 George St; 68, 70, and 80 Pearl St. Construct underground parking garage, hotel, restaurant, and 20-unit senior housing building.
- 2. 19-0547DT; 251 Staniford Rd (RL, Ward 4N) Lynn Bundy and Joy Black**
Appeal of adverse determination as to pre-existing nonconforming triplex use.

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/dr/Agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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.

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).

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday April 2nd, 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AGENDA

I. Agenda

II. Communications

III. Minutes

IV. Consent

1. **17-0643CA/MA; 400 Pine St (ELM, Ward 5S) Howard Space Partnership, LLP**
Time Extension Request: Demolish 2 warehouse buildings, merge 30-32 Howard Street parcel with 400 Pine Street, extinguish interior property lines, demolish duplex and construct new multi-use building. (Project Manager: Mary O'Neil)

V. Public Hearing

1. **19-0533CA/MA; 13-15 George St (RL, Ward 3C) 13-15 George Street, LLC**
19-0532CA/CU; 19 George St (RL, Ward 3C) Stephen Moreau
19-0534CA/MA; 68 Pearl St (FD5, Ward 3C) Richard Bove
19-0535CA; 80-90 Pearl St (FD5, Ward 3C) Richard Bove
19-0536CA; 70 Pearl St (FD5, Ward 3C) City of Burlington
Demolish buildings at 68 Pearl St, 19 George St and 13-15 George St. Merge 19 and 13-15 George St; 68, 70, and 80 Pearl St. Construct underground parking garage, hotel, restaurant, and 20-unit senior housing building. (Project Managers: Scott Gustin and Mary O'Neil)
2. **19-0547DT; 251 Staniford Rd (RL, Ward 4N) Lynn Bundy and Joy Black**
Appeal of adverse determination as to pre-existing nonconforming triplex use. (Project Manager: Scott Gustin)

VI. Adjournment

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

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Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Shaleigh Draper, Zoning Clerk



TO: Development Review Board
FROM: Scott Gustin
DATE: April 2, 2019
RE: 19-0547DT; 251 Staniford Road

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL Ward: 4N

Owner/Appellant: Lynn Bundy & Joy Black / Ericka Redic

Request: Appeal adverse determination relative to triplex status.

Overview:

The appellant is seeking a determination relative to triplex use of the subject property. The appellant asserts that the property was constructed as a triplex circa 1964 and has been used continuously as such since then. City records consistently indicate two units (duplex) except for a handful of documents referring to 3 units or even to 1 unit.

The subject property is located in the residential low density zone and is ~11,100 sf. The minimum lot size in this zone is 6,000 sf for detached single family dwellings and 10,000 sf for duplexes. Within this zone, single family homes are permitted, duplexes are a conditional use, and triplexes are prohibited. Use as a triplex is nonconforming within this zone.

An affirmative determination for triplex use would be predicated on grandfathered status. Grandfathered status (i.e. pre-existing legal non-conformities) pertains to lots/parcels/structures/uses that are non-compliant with a current zoning regulation, but were compliant prior to a change in the regulations.

Recommendation: **Uphold adverse determination** based on the following findings and conditions:

I. Findings:

City records indicate that the home was originally constructed in 1964. Zoning was originally adopted in Burlington in 1947. The zoning code was comprehensively updated in 1962. Of significant import is the fact that the 1962 zoning code distinguished among residential uses (single family home, duplex, multi-family) whereas the 1947 code did not. At the time this residence was built, any residential building with 3 or more dwelling units in this residential zone would have required a "special exception" issued by the Zoning Board of Adjustment (Sec. 6509). No such permit is evident on file or in the permit log in effect at the time. ZBA decisions going back to the original adoption of zoning in Burlington are available in the city's zoning permit files.

Almost all of the rental billing records refer to 2 rental units. Just the 2004 rental registration refers to 1 rental unit. All of the rental records show off-site owner info. Such information suggests that two dwelling units are onsite and both are rented by owners who live elsewhere. A single minimum housing info sheet from 2009 notes 3 units. Almost all of the assessor's records refer to 2 dwelling units. Just a 2004 tax appeal document refers to 3 dwelling units (i.e. 2 income-producing units upstairs).

The zoning permits for the property cite a variety of "existing" uses: single family, duplex, and triplex. None of the zoning permits on file actually approve a residential use of any number of dwelling units. The only zoning permit on file affecting onsite use is a 1968 Zoning Board of Adjustment approval of an onsite real estate office and related sign.

Other evidence provided for consideration includes affidavits, Burlington Electric Department records, and Vermont Gas records.

Two affidavits from neighbors, Timothy and Sue Prim, assert that the subject residence has always contained 1 dwelling for the family who owned the property and 2 rental apartments upstairs.

The Burlington Electric Department records are inconclusive as to use of the property. They note the presence of four meters going back to April 25, 1989.

The Vermont Gas records refer to #1, #2, and #3 at 251 Staniford Rd going back to 1993, 2008, and 1988, respectively.

The foregoing evidence is inconsistent. Most of the city records point to use as a duplex. Some evidence points to use as a single family home, and other evidence points to use as a triplex.

The determination request subject to this appeal was submitted January 23, 2019. Following review of the evidence and correspondence with the applicants, an adverse determination was issued February 19, 2019 as noted below.

This determination is in regard to the above-referenced property, specifically your request that the City of Burlington recognize the use of the property as that of a triplex. The City reviewed the following documents/evidence to form its determination:

- The City's zoning permit records
- The City's property assessment records
- The City's rental registration and minimum housing records
- 2008 Comprehensive Development Ordinance and as amended
- Zoning Ordinances of 1994, 1973, 1962, and 1947
- Affidavits of Timothy & Sue Prim
- Burlington directories
- Vermont Gas records
- Burlington Electric records
- Email correspondence and related documents from Lynn & Ericka Bundy

Based on the review of these items, it is the determination of the Planning and Zoning Department that use of the property cannot be recognized as a triplex. The documentation suggests that the residence contained two dwellings as early as 1964. The City's documentation consistently shows 2 dwellings except for a 2004 tax appeal and a 2009 minimum housing info sheet, both showing 3 dwellings. Nothing in the zoning permit records approve the creation of a third dwelling unit.

The subject property is located in the residential low density zone. Single family homes are a permitted use. Duplexes are a conditional use. Multi-family attached dwellings (3 units or more) are prohibited.

Triplex use on this property is nonconforming. Per the 1962 Zoning Ordinance, "apartment houses" (3 or more dwelling units) required review and approval of a "special exception" by the Zoning Board of Adjustment. According to documentation submitted by the applicant, a 3rd dwelling unit was added following purchase of the home by her parents in the mid 1960's. No exact date is cited as to creation of the 3rd dwelling unit. No zoning approval of the 3rd unit is evident. In order to be a pre-existing nonconforming ("grandfathered") use, the documentation would need to show that the triplex existed prior to 1962 and has remained unchanged since then. The documentation fails to meet this threshold. Current zoning standards prohibit a triplex in this zone. The triplex use cannot now be permitted.

An appeal of this adverse determination was filed March 6, 2019, within the 15-day appeal period.

This matter centers on an assertion of legitimate pre-existing nonconformity. Most of the city documents point to use as a duplex while other documents point to use as a triplex. A statement from Lynn Bundy dated December 26, 2018 asserts that her parents (the original owners) had the 2nd upstairs apartment added (for a total of 3 units) as an in-law apartment for her grandmother. Exactly when the apartment was added is unclear. The appeal asserts that it was included in the original construction. In any event, it would have required a special exception approval from the Zoning Board of Adjustment. No such approval is evident anywhere. One could surmise that perhaps the residence was approved as a duplex (no special exception needed) and, during construction, was modified to include the 3rd unit without the necessary ZBA approval. It is curious; however, that most city records point to use a duplex if, perhaps, a 3rd unit has always been present.

The appeal requests relief on three premises:

- Per 24 VSA 4472 (d)
- Per 24 VSA 4454 (a) (i.e. the 15-year statute of limitations)
- Per Sec. 5.3.4 (a) (2) of the CDO (i.e. conditional use approval for expansion of a nonconforming residential use)

The first item, 24 VSA 4472 (d), refers to the ongoing enforceability of municipal panel decisions (i.e. ZBA or DRB) and the finality of associated appeal periods. The central problem in this case is the lack of such a decision approving the 3rd unit.

The second item, 24 VSA 4454 (a), refers to the unenforceability of zoning violations continuously in place for more than 15 years. Case law stemming from decisions of the Vermont Superior Court Environmental Division establish that use violations (such as a change from duplex to triplex) are not subject to the 15-year statute of limitations. The appellant correctly notes that a similar use violation case is presently pending with the Vermont Supreme Court. No decision has yet been issued.

Sec. 5.3.4 (a) (2) of the Comprehensive Development Ordinance refers to nonconforming residential uses (and densities) that may be approved by way of adaptive reuse or residential conversion bonuses. Adaptive reuse is predicated on an historic structure. The subject property is not historically significant. The residential conversion bonus is predicated on conversion of a nonconforming nonresidential use to a residential use. The subject property is not nonresidential.

The applicant is requesting that the property be recognized as a legitimate pre-existing nonconformity. Such a status is predicated on a conforming triplex use before the bylaws changed to prohibit them. The findings above demonstrate that triplex use of the property has never been conforming. While much of the evidence points to use as a duplex, it is important to note that even if the property were constructed as a triplex, it was built after the 1962 zoning ordinance and never received special exception approval from the ZBA as required. Lack of such approval is evident in the zoning permit files and in the permit log in use at the time. Under the present standards of the Comprehensive Development Ordinance, the triplex use is prohibited in this low density residential zone and cannot now be approved.

II. Recommended Motion:

Uphold the adverse determination 19-0547DT.



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

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MAR 06 2019

DEPARTMENT OF
PLANNING & ZONING

Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 251 Staniford Rd

Subject Property Owner: Lynn Bundy + Joy Black

Appellant: Lynn Bundy

Agent/Representative: Ericka Redic

Mailing Address: 251 Staniford Rd

City, St, Zip: Burlington VT 05408

Day Phone: (512) 348-4119

Email: erickaredic@gmail.com

Appellant Signature: [Signature]

Date: 3/6/19

In order for your request to be considered complete, ALL of the following information must be provided, as applicable:

- ☒ The Appeal fee of \$250;
- ☒ Description of the decision under appeal;
- ☒ Description of the property subject to the appeal;
- ☒ Reference to the regulatory provisions applicable to the appeal;
- ☒ Relief requested by the appellant;
- ☒ Alleged grounds why such requested relief is believed proper under the circumstances.

Office Use Only:

Check No. 1023

Amount Paid 250

Zoning Permit # 19-0547 DT

March 6, 2019

Dear Development Review Board,

This appeal is for the property listed at 251 Staniford Road in the New North End of Burlington. The house was built and occupied as a three-unit building circa 1964. Each with its own bathroom, kitchen and utility meters. The first floor is one whole unit and has always been occupied by our family. The second floor is split between a two-bedroom apartment and a two-room apartment. The two-room apartment was originally occupied by my great grandmother when my grandparents purchased the newly constructed home and moved circa 1964. My mother who is retired and on Social Security owns the property as a tenant in common with my aunt.

My mother appealing the administrative determination of the administrative officer that this is a noncomplying structure and a non-conforming use. The bases for this appeal include that upon information and belief the property has in the past obtained one or more conditional use permits. That bars the City from thereafter challenging either directly or indirectly the legality of the structure or use under 24 V.S.A. § 4472(d), and under the doctrine of *res judicata*.

Alternatively, the structure and use are grandfathered under the 15 year statute of limitations 24 V.S.A. § 4454(a) because the unpermitted non-conformities first occurred more than 15 years ago and cannot now be the subject of enforcement. This same issue regarding a pre-existing triplex is now on appeal before the Vermont Supreme Court in the case of *In re 204 North Avenue NOV (Pierre Gingue)* Vermont Supreme Court Docket No. 2018-340.

Thank you for your consideration.

Sincerely,



Ericka Redic

On behalf of Lynn Bundy, Mother

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DEPARTMENT OF
PLANNING & ZONING

March 6, 2019

Re: 251 Staniford Road

Dear Development Review Board,

In addition to the grounds for appeal in my letter of March 6th, we are also seeking as alternative grounds for relief a request that the DRB grant a conditional use permit for the expansion of the residential use under Article 5, section 5.3.4(a)(2).

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'ER/22', written over the word 'Sincerely,'.

Ericka Redic
On behalf of Lynn Bundy, Mother

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MAR 12 2019

DEPARTMENT OF
PLANNING & ZONING

March 4, 2019

Dear Development Review Board,

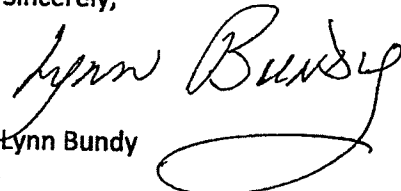
My parents purchased the home at 251 Staniford Road in 1963 and have made no substantive changes to the footprint of the building nor any changes to the walls, doors, hallways or entryways.

Construction began in 1963 and we moved in beginning of 1964. My family lived on the main floor, the 2-bedroom apartment was rented out and my grandmother (my father's mother) lived in the 2-room apartment. She had been evicted from her home on North or South Champlain Street when the city evicted homeowners to make way for new construction.

They began renting the 2-room apartment to other folks after her passing. Both of these units have their own entrances through the front door of the house, and up the stairs.

Again, no construction was done to change the layout of either floor, nor to create an additional units.

Sincerely,


Lynn Bundy

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DEPARTMENT OF
PLANNING & ZONING

February 11, 2019

Dear Burlington City Zoning,

My name is Timothy Prim and I reside at 250 Staniford Road, directly across the street from 251 Staniford Road originally owned by Eugene and Arlene Tetreault. I remember watching their house being built, and for as long as I can remember, the Tetreault's lived on the first floor, and the two apartments on the second floor have always been rented out to tenants.

Thank you,

Timothy Prim



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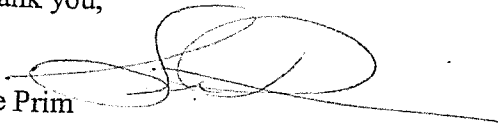
February 11, 2019

Dear Burlington City Zoning,

My name is Sue Prim and I reside at 250 Staniford Road, directly across the street from 251 Staniford Road originally owned by Eugene and Arlene Tetreault. I married Timothy Prim, who has lived in our home since he was a child, in 19~~59~~⁵⁷. To my knowledge the Tetreault family has always lived on the first floor, and rented out the two apartments on the second.

Thank you,

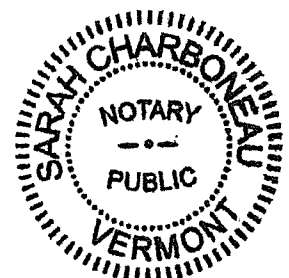
Sue Prim



2/12/19

Sarah Charbonneau

1/31/20~~19~~²⁰ Expire



Affidavits from the neighbors
stating that the house has been

Show counts

Legal Desc

Property

Folder(38)

Parcel

Info(23)

Comment(1)

People(10)

Survey

Relation

+

Add

Delete

Save

Refresh

Expand All

Collapse All

Description

Value

Board of Health (1)

Pesticide Application Permit

Surface Water

Elections (1)

Ward 1993-2014

Minimum Housing (9)

No of Res Units

No of Res Rental Units

Exempt Rental Reg Fee

No of Exempt Units

Last MH Inspection

COC Issue Date

COC Expiration Date

COC Years

Code Inspector Assigned

Property Parameters (3)

Type of Construction

Sprinkler System

Original Plat Lot Number

Stormwater Management (1)

Encrypt/Decrypt

This & the following document show that Code Enforcement considers this a 3 unit.

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4

3

2

No

0

Jul 17, 2018

Aug 08, 2018

Aug 08, 2022

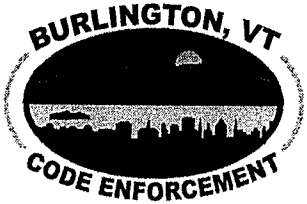
4

Staff

Choose

No

Enter Text or Number



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849

VOICE (802) 863-0442

FAX: (802) 652-4221

**CITY OF BURLINGTON RENTAL HOUSING INSPECTION PROGRAM
CERTIFICATE OF COMPLIANCE**

RE: 251 STANIFORD RD
Units: 3
Property Owner: Arlene V. Tetreault
251 Staniford Rd
Burlington, VT 05401

This rental property is subject to periodic inspection under the City's Minimum Housing Standards Ordinance according to Chapter 18 of the City of Burlington Code of Ordinances.

This document certifies that the subject rental property is registered as required by the aforementioned ordinance, Sec. 18-18, and on 08/24/2009 was found to be in compliance with the standards of that ordinance.

It is a violation of Chapter 18 to rent housing without a current Rental Certificate of Compliance.

This permit expires on: 08/24/2012, or when a violation is noted at the property due to complaint or other inspection, or upon failure to respond to a request for inspection.

Note: Routine inspection of rental units by a Code Inspector will be scheduled once every 12 to 18 months.

Matthew Perry
Housing Inspector

January 23, 2019

Folder RSN: 181693

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PLANNING & ZONING

3/4/2019

Yahoo Mail - 251 Staniford Rd.

251 Staniford Rd.

From: Emily Cadieux (ECadieux@vermontgas.com)

To: erickaredic@yahoo.com

Date: Wednesday, January 23, 2019, 12:18 PM EST

Good afternoon Ericka,

Below you will see the limited conversion history we have of 251 Staniford Rd.

Have a pleasant day,

Emily Cadieux

Credit & Collections Rep.

Vermont Gas Systems, Inc.

85 Swift St.

So. Burlington VT 05403

802-863-4511

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*The following shows 3 units
3 meters for as far back
as possible. House was converted
from oil to gas.*

Yahoo Mail - 251 Staniford Rd.

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MAY 26 1962

MAR 03 2003

DEPARTMENT OF
PLANNING & ZONING

S/O Maintenance by Premise (SOPR) - CIS3060 - *** Mirror Pond - VERMONT GAS PRODUCT...

File Edit Functions Go Path Help

Path 251 STANIFORD RD #2

S/O by Prm Lst Display Old S/Os Serv Orders Sch Srv Ord Sch/ZN S/O Limits

Open S/O's Only? ☐ Yes ☒ No

Scheduled	Type	Description	S/O Number	Closed
3/30/2012	MT57	Meter Order - Force Close	1091044	Y
1/31/2012 PM	MT55	Meter Order - Turn On	1081861	Y
6/20/2011 CA	MT56	Meter Order - Turn Off	1059850	Y
6/20/2011 CA	MT60	Clse Gas SVC Only/No Acct Chg	1043326	Y
10/21/2010	MT55	Meter Order - Turn On	999740	Y
4/26/2010	MT56	Meter Order - Turn Off	966132	Y
12/04/2008 AM	CB36	Conversion Burner - Install	873044	Y
12/04/2008 AM	MT59	Meter Set - Turn On	873039	C
12/04/2008 AM	MT59	Meter Set - Turn On	877495	Y
12/04/2008 AM	MT64	Meter Order - Manifold Set	873038	Y

Refresh New S/O Select Chgdt Print Close

S/O Log Cancel

Already at bottom of area.

OK Cancel

DEPARTMENT OF
PLANNING & ZONING

Completed Service Orders - - Vermont Gas Systems, Inc.

File Edit Functions Help

Completed Service Orders

Premise: 251 Staniford Rd #3
Burlington, VT 054082440

Order-#	Completion Date	Order Code	Serv Numb	Description
317851	98/05/13	MT56	310	
297942	97/09/25	MT55	310	
287931	97/05/29	MT56	647	
176889	94/01/20	CH21	313	CLEARED PILOT INST VENT AROUND SH VENT F
176454	94/01/16	SH21	308	CK CLEARED ICE FROM VENT/RELIT
11539	88/06/18	SH00	310	CONVERT S/H

Exit

OK Cancel

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DEPARTMENT OF
PLANNING & ZONING



December 24, 2018

Lynn Bundy
3303 Cantera Way
Round Rock, Texas 78681

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MAR 06 2019

DEPARTMENT OF
PLANNING & ZONING

RE: 251 Staniford Road

Dear Lynn,

Our records indicate the following meters at 251 Staniford Road, Burlington, Vermont:

Service Address	Location ID #	First date of recorded history
251 Staniford Rd Bsmt	16515	04/25/1989
251 Staniford Rd 1FL	50574	04/25/1989
251 Staniford Rd 2FL E	10620	04/25/1989
251 Staniford Rd 2FL W	50577	04/25/1989

Our current database from which this information was obtained was activated on an unknown date in 1988 or 1989. We have no physical or electronic records available prior to this. To be clear, meters could have been at this location prior to this date but we have no evidence beyond what I have noted here.

Should you have any further questions, please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "A. Higbee".

Andi L. Higbee
Director of Customer Care

*This shows the history
was three units
far back as the
have records.*

The 5 Residential districts as illustrated in Map 4.4.5-1 are further described as follows:

1. The **Residential Low Density (RL)** district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history.
2. The **Waterfront Residential Low Density (RL-W)** district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. This district is distinguished from the Residential Low Density district by its proximity to Lake Champlain, and a greater consideration needed for views from the lake and stormwater runoff.
3. The **Residential Medium Density (RM)** district is intended primarily for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments.
4. The **Waterfront Residential Medium Density (RM-W)** district is intended primarily for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments. This district is distinguished from the Residential Medium Density district by its proximity to Lake Champlain, and a greater consideration needed for views from the lake and stormwater runoff.
5. The **Residential High Density (RH)** district is intended primarily for high density attached multi-family residential development. Development is intended to be intense with high lot coverage, large buildings, and buildings placed close together. Parking is intended to be hidden either behind or underneath structures.

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MAR 06 2018
DEPARTMENT OF
PLANNING & ZONING

mult units are not typical in this neighborhood, but many folks still live here + they remember the family having tenants. Many folks remember my grandparents + even the home as "Tetreault House" most recently my grandma also ran a Bed + Breakfast

(b) Dimensional Standards and Density

The density and intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

Table 4.4.5-1: Minimum Lot Size and Frontage: RL, RL-W, RM and RM-W²

	Lot Frontage ¹		Lot Size	
Use	(linear feet)		(square feet)	
	RL,WRL	RM,WRM	RL, WRL ³	RM, WRM
Single detached dwelling	Min: 60' ✓	Min: 30'	Min: 6,000	NA
Duplex and above			Min: 10,000	
1. The DRB may adjust the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots reflecting the existing neighborhood pattern on each respective street. 2. There are no minimum lot size or frontage requirements in the RH District. 3. Exception: Larger minimum lot size in RL and WRL larger lot overlay district; refer to <u>Section 4.5.5 & Table 5.5-1.</u>				

Table 4.4.5-2: Base Residential Density

District	Maximum dwelling units per acre ¹
Low Density: RL, RL-W	7 units/acre
Medium Density: RM, RM-W	20 units/acre
High Density: RH	40 units/acre
Inclusive of new streets but exclusive of existing streets, and without bonuses or any Inclusionary Zoning allowances.	

Table 4.4.5-3: Residential District Dimensional Standards

Zoning District	Max. Lot Coverage ¹	Setbacks ^{1, 3, 4, 5, 6}				Max. Height ¹
		Front ²	Side ³	Rear	Waterfront	
RL; WRL	35% 20%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20-feet	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Min: 75' feet from the ordinary high water mark of Lake Champlain and the Winooski River	35-feet

2323
CITY OF BURLINGTON
PROPERTY ID: R 027-4-012-000
PREAULT, EUGENE O & ARLENE V

LAND:
BLDG:
TOTAL:

47,200
104,400
151,600

P2 = 6 units total

APPRaisal WORK SHEET (AWS)
TAX YEAR: 1994 REVIEW DATE: 05/16/94 12:2

VT 05401

RAD: 120 SUB: 000 BLK: 0000 CAD: 610 SUB: 000 BLK: 0000
LOC: 251 STANIFORD RD
PRICE ADJUSTED BOOK-PAGE V Q S

++++
+ F+
+ +
++++

+++++
+ 1FR +
+ C- +
+ 376 +
+ +
+ D+ +
+ + + + +

FG # 46 2FR/B # #
528 2#2 A- 2# #
528 2#4 1,104 4# #
+++++ # # # # # # # # # # # #

07 N NEIGHBOOD
110 3 SUITABLE
15 CB CEMENTBL
18 AS ASPHALT
24 HW HARDWOOD
25 DW DRYWALL
31 OP OPENINGS
33 BD
33 RM

PROPERTY CHARACTERISTICS
:08 IT V
:16 V S
:21 IN INLAID
:26 HA HOT AIR
:31 ST STACKS
:33 FB
:40 MF

:09 G NO GAS
:12 CL CORN LOT
:17 HP HIP
:21 W WOOD JO
:24 WJ WMCARPET
:29 CL COLONIAL
:32 FX ACTCOUNT
:33 FR

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MAR 06 2009
DEPARTMENT OF
PLANNING & ZONING

0 AFIN PR WALL FR NBHD ADJ 1.00 = BSIZ AREA 1104: 1 CSIZ 376:
PHY DEPR .18 X ARE ADJ TO SUBJ--SQF DEPRECTN .18 ; LIV AREA 258:
VALUE LIV ARE 0 156068 .00 1.714
0 157632 .00 1.579
0 163686 .00 9.990
0 165621 .00 9.990
0 164121 .00 9.990
SUMMARY OF IMPROVEMENTS
SIZ GRADE CD YEAR RCN VALUE % RG ECON RCNLD VAI
1,480 C -01 AV 1964 127,052 .82 1.00 104,18:
80 0000 1040
DESCRIPTION
DWELLING
SHED

AREA: CODE
1104: SH
528: SH
376: CPY/P
20:
117:
80:

DESCRIPTION
2FR/B
FG
1FR
CPY/P
OP
SH

Foot print is 2,225 sq ft - 20% of total land

TOTAL 127,788 104,367

ES: T OCC RTG SITE DATA AND VALUATION
SIZE SADJ RATE ADJUSTMENTS
11,100.00 1.00 .00
MRKT DPTH VT VALUE INDICATIONS
.00 .00 47,242 : COST 151,567 1.00
INDICATION VALUE WGH- : COMPS 159,100 .00
: MRA 0 :00
: TASP 0 :00

1/4 acre lot

A nonconforming use may be changed to a conforming use pursuant to all applicable provisions of this ordinance. When a nonconforming use has been made conforming, it shall not be made nonconforming again.

Any change or modification to a nonconforming use, other than to full conformity under this Ordinance, shall only be allowed as specified below and shall require conditional use approval pursuant to the provisions of Article 3, Part 5 by the DRB.

1. Nonconforming Non-Residential Use:

A nonconforming non-residential use shall not be expanded or altered in any way, other than to full conformity under this Ordinance, except as follows:

A. Exception for residential conversion.

A non-residential nonconforming use may be converted to a residential non-conforming use pursuant to the applicable adaptive reuse or residential conversion provisions of Sec. 4.4.5(d)(7).

B. Existing Neighborhood Commercial Uses.

Existing non-residential uses intended to primarily serve the nearby residential area shall not be considered non-conforming to the extent they comply with the provisions of Sec. 4.4.5(d)(6).

2. Nonconforming Residential Use: *I believe we could also g*

A change or expansion of a non-conforming residential use may be allowed subject to conditional use approval pursuant to the provisions of Article 3, Part 5 by the DRB provided:

See attached Table 3.

- A. Such an expansion does not add any additional dwelling units except as may be permitted for adaptive reuse or residential conversion bonuses approved per the provisions of Sec. 4.4.5(d)(7);
- B. Such an expansion does not increase the degree of non-conformity of any non-conforming structure; and,
- C. In such cases where the non-conforming residential use is located in a zoning district where residential uses are generally permitted, expansion of a non-conforming residential use into an existing and previously uninhabited attic or basement within the principle structure may be permitted subject to administrative review provided no additional dwelling units are created.

(b) Discontinuance:

A nonconforming use shall not be re-established if such use has been discontinued for any reason for a period of one (1) year or longer. Provided, however, a period not in excess of two (2) years shall be the applicable standard for the re-establishment of discontinued uses in the Enterprise-Light Manufacturing (E-LM) district.

An extension to this time limit may be granted by the DRB after a public hearing and on the basis of documented evidence of a continuous good faith effort to re-establish the nonconforming use. Such evidence shall include but not be limited to application(s) to the DRB, bid documents, records of expenditures, newspaper advertisements, and/or real

(Ord. of 3-13-17)

3.5.2 Applicability.

(a) *Conditional Use Review:* Conditional use review shall be required for the approval of all development subject to the following provisions of this ordinance:

1. Any use identified under Art. 4 and Appendix A—Use Table as a "Conditional Use" or "CU";
2. Any special use specifically identified as being subject to conditional use review under Art. 5, Part 3.

(b) *Major Impact Review:* Major impact review shall be required for the approval of all development involving any one or more of the following:

Zoning Districts

	Downtown Mixed Use	Neighborhood Mixed Use, Institutional, Enterprise	Residential— Medium Density, Residential— High Density	Residential— Low Density	RCO-A, RCO-C, RCO-RG, UR
Dwelling Units	Creation of fifty (50) or more dwelling units.	Creation of twenty-five (25) or more dwelling units.	Creation of ten (10) or more dwelling units.	Creation of five (5) or more dwelling units.	NA
Land Subdivision	NA	NA	Creation of ten (10) or more lots.	Creation of five (5) or more lots.	NA
Nonresidential or Mixed Use Development	A development footprint ¹ of fifty thousand (50,000) s.f. or more, or the creation of one hundred thousand (100,000) s.f. or more of gross floor area.	A development footprint ¹ of twenty thousand (20,000) s.f. or more, or the creation of forty thousand (40,000) s.f. or more of gross floor area.	A development footprint ¹ of eight thousand (8,000) s.f. or more, or the creation of fifteen thousand (15,000) s.f. or more of gross floor area.	A development footprint ¹ of five thousand (5,000) s.f. or more, or the creation of ten thousand (10,000) s.f. or more of gross floor area.	Creation of five thousand (5,000) s.f. or more of gross floor area. ²

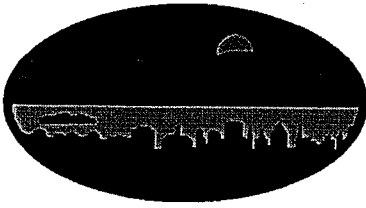
¹ Development Footprint: total area of impervious coverage—buildings and parking.

² Farm structures are exempt per 10 V.S.A. § 6001.

In addition, major impact review shall also be required for multiple projects undertaken by the same applicant or responsible party within any consecutive twelve (12) month period on the same or adjacent property that in the aggregate equal or exceed the above criteria.

(Ord. of 6-4-12(2); Ord. of 8-10-15(3); Ord. of 3-13-17)

we are not at
for any of these



ZONING DETERMINATION

ADVERSE

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 01/23/2019

Appeal Expiration Date: 03/06/2019

Project Location: 251 STANIFORD ROAD

District:

Owner: Lynn S. Bundy

Ward: 4N

Address: 251 Staniford Rd.
Burlington, VT 05408

Tax ID: 027-4-012-000

Determination Type: Residential - Use - Existing

Determination Description:

Determination as to pre-existing nonconforming triplex use.

Zoning Review #19-0547DT

Decision Type: Administrative

Decision: Adverse

See Determination Findings

Decision Date: February 19, 2019

Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on March 6, 2019.

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To	Lynn Bundy
Street, Apt. No. or PO Box No.	251 Staniford Rd
City, State, ZIP+4	Burlington

PS Form 3800, June 2002

See Reverse for Instructions

Amount Paid in Full Balance Due: \$0.00

0.00

No

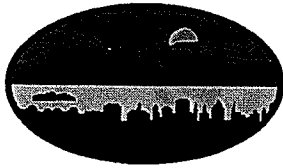
Date Paid: _____

Check # _____

Permit Received By: Mailed Certified 2/19/19 Date: 2/19/19

RSN: 365715

148 Church Street, Burlington, Vermont 05401-9445



City of
Burlington, Vermont
149 Church Street

Zoning Determination – Findings

ZP #: 19-0547DT

Tax ID: 027-4-012-000

Issue Date: February 19, 2019

Decision: Adverse

Property Address: 251 STANIFORD ROAD

Description: Determination as to pre-existing nonconforming triplex use.

This determination is in regard to the above-referenced property, specifically your request that the City of Burlington recognize the use of the property as that of a triplex. The City reviewed the following documents/evidence to form its determination:

- The City's zoning permit records
- The City's property assessment records
- The City's rental registration and minimum housing records
- 2008 Comprehensive Development Ordinance and as amended
- Zoning Ordinances of 1994, 1973, 1962, and 1947
- Affidavits of Timothy & Sue Prim
- Burlington directories
- Vermont Gas records
- Burlington Electric records
- Email correspondence and related documents from Lynn & Ericka Bundy

Based on the review of these items, it is the determination of the Planning and Zoning Department that use of the property cannot be recognized as a triplex. The documentation suggests that the residence contained two dwellings as early as 1964. The City's documentation consistently shows 2 dwellings except for a 2004 tax appeal and a 2009 minimum housing info sheet, both showing 3 dwellings. Nothing in the zoning permit records approve the creation of a third dwelling unit.

The subject property is located in the residential low density zone. Single family homes are a permitted use. Duplexes are a conditional use. Multi-family attached dwellings (3 units or more) are prohibited.

Triplex use on this property is nonconforming. Per the 1962 Zoning Ordinance, "apartment houses" (3 or more dwelling units) required review and approval of a "special exception" by the Zoning Board of Adjustment. According to documentation submitted by the applicant, a 3rd dwelling unit was added following purchase of the home by her parents in the mid 1960's. No exact date is cited as to creation of the 3rd dwelling unit. No zoning approval of the 3rd unit is evident. In order to be a pre-existing nonconforming ("grandfathered") use, the documentation would need to show that the triplex existed prior to 1962 and has remained unchanged since then. The documentation fails to meet this threshold. Current zoning standards prohibit a triplex in this zone. The triplex use cannot now be permitted.



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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JAN 23 2019

PROJECT LOCATION ADDRESS: <u>251 STANFORD RD BURLINGTON 05408</u>	
PROPERTY OWNER*: <u>Lynn Bundy</u> *If condominium unit, written approval from the Association is also required	APPLICANT: <u>ERICKA Bundy</u>
POSTAL ADDRESS: <u>251 Stanford Rd</u>	POSTAL ADDRESS: <u>251 Stanford Rd</u>
CITY, ST, ZIP: <u>Burlington, VT 05408</u>	CITY, ST, ZIP: <u>Burlington, VT 05408</u>
DAY PHONE: <u>512-318-3018</u>	DAY PHONE: <u>512-348-4119</u>
EMAIL: <u>LSBSUNSHINE52@GMAIL.COM</u>	EMAIL: <u>ERICKAREDIC@YAHOO.COM</u>
SIGNATURE: <u>Lynn Bundy</u> I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.	SIGNATURE: _____

* **Description of Proposed Project:** IN 1998 THE HOUSE WAS CHANGED TO A 3 UNIT THEN IN 2017, IT CHANGED TO A UNIT BY MISTAKE. WANT TO CORRECT THE PROBLEM

Existing Use of Property: ☐ Single Family ☒ Multi Family: # 2 Units ☐ Other: _____

Proposed Use of Property: ☐ Single Family ☒ Multi Family: # 3 Units ☐ Other: _____

• **Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled?** Yes ☐ No ☒

(If yes, the Vermont Residential/Commercial Building Energy Standards (VRBES/VCBES) apply. Please visit the following links for more information:
http://publicservice.vermont.gov/energy_efficiency/rbes or http://publicservice.vermont.gov/energy_efficiency/cbes)

• **Will 400 sq ft or more of land be disturbed, exposed and/or developed?** Yes ☐ No ☒

(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)

• **For Single Family & Duplex, will total impervious area be 2500 sq ft or more?** Yes ☐ No ☒

(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)

• **Are you proposing any work within, below, or above the public right of way?** Yes ☐ No ☒

(If yes, you will need to receive prior approval from the Department of Public Works)

• **Are you proposing any onsite food or beverage production/manufacturing?** Yes ☐ No ☒

(If yes, you will need to consult with Water Resources Division at the Department of Public Works: 863-4501)

Estimated Construction Cost (value)*: \$ NONE

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

SEARCHED ☒ INDEXED ☒ SERIALIZED ☒ FILED ☒
JAN 23 2019
FBI - BURLINGTON
104
\$150
19-054707
DTX

Lynn Bundy
lsbsunshine52@gmail.com

From: Lynn Bundy lsbsunshine52@gmail.com
Sent: Fri, 18 Jan 2019 11:51:38 -0600
To: wbcl-bw@printspets.com
Subject: Ryan Morrison correction on zoning unit

Good morning Ryan!

attached is a
-- letter from my loan officer, Tina Plante, from Vermont Federal Credit Union
that was sent to her by appraiser April Chilcote when she spoke to you on December 17th
~~--- filled out request form that I received from Tina via Jim Wick from Wick and Maddocks's office~~

Does the form need to go to Jim Wick or can I, Lynn Bundy, be the applicant? it might go faster, as I am having trouble getting the work done from the lawyer's in a timely manner?

I also left you a voice message, a call back would be wonderful. i have a few quit questions.
Lynn at 512-318-3018

Applicant
Jim Wick
Wick & Maddocks
308 College Street
Burlington, VT 05401
802-658-3037
jane@wickandmaddocks.com

MADE APPLICANT
ERICKA BUNDY
SENDING AVO HER TO SIGN &
BRING TO YOU

RECEIVED
JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING

Lynn Bundy
lsbsunshine52@gmail.com

From: Lynn Bundy lsbsunshine52@gmail.com
Sent: Fri, 18 Jan 2019 11:15:57 -0600
To: wbcl-bw@printspots.com
Subject: Re: Conversation Processor had with Processor

On Wed, Jan 16, 2019 at 10:40 AM Tina M. Plante <tplante@vermontfederal.org> wrote:

Conversation that April, Processor, had back in 12/17/18:

I spoke with the appraiser who called the town, spoke with the assessor's office, and then spoke with Ryan Morrison. In 1998 the home was done as a 3 unit and then in 2017 there was a zoning permit signed stating 2 units. Ryan told the appraiser that he had sent a form over to Wick & Maddock's to have this corrected back to a 3 unit considering that is what this property has been for the last 17 years or so.

Thank you!

April Chilcote

Residential Loan Processor



Tina Plante

NMLS 103632

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JAN 23 2019
DEPARTMENT OF
PLANNING & ZONING

Property

Folder(38)

Parcel

Info(23)

Comment(1)

People(10)

Survey

Relation

+

Add

X

Delete

Save

Refresh

Expand All

Collapse All

Legal Desc

Description

Value

Board of Health (1)

Pastorale Application Permit

Surface Water

Elections (1)

Ward 1993-2014

Minimum Housing (9)

No of Res Units

No of Res Rental Units

Exempt Rental Reg Fee

No of Exempt Units

Last MH Inspection

COC Issue Date

COC Expiration Date

COC Years

Code Inspector Assigned

Property Parameters (3)

Type of Construction

Sprinkler System

Original Plat Lot Number

Stormwater Management (1)

Encrypt/Decrypt

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JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box
Burlington, VT 05402-0
VOICE (802) 863-0
FAX: (802) 652-4

**CITY OF BURLINGTON RENTAL HOUSING INSPECTION PROGRAM
CERTIFICATE OF COMPLIANCE**

RE: 251 Staniford Road
Units: 2.0
Property Owner: Joy M. Black
932 West Shore Rd.
Delanson, NY 12053

This rental property is subject to periodic inspection under the City's Minimum Housing Standards Ordinance according to Chapter 18 of the City of Burlington Code of Ordinances.

This document certifies that the subject rental property is registered as required by the aforementioned ordinance, Sec. 18-18, and on 08/07/2018 was found to be in compliance with the standards of that ordinance.

It is a violation of Chapter 18 to rent housing without a current Rental Certificate of Compliance.

This permit expires on: 08/07/2022, or when a violation is noted at the property due to complaint or other inspection, or upon failure to respond to a request for inspection.

Note: Routine inspection of rental units by a Code Inspector may be scheduled once every 6 months to years.

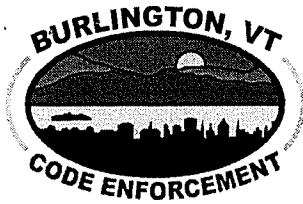
Ita Meno
Housing Inspector

January 23, 2019

Folder RSN: 358773

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JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849
VOICE (802) 863-0442
FAX: (802) 652-4221

**CITY OF BURLINGTON RENTAL HOUSING INSPECTION PROGRAM
CERTIFICATE OF COMPLIANCE**

RE: 251 STANIFORD RD
Units: 3
Property Owner: Arlene V. Tetreault
251 Staniford Rd
Burlington, VT 05401

This rental property is subject to periodic inspection under the City's Minimum Housing Standards Ordinance according to Chapter 18 of the City of Burlington Code of Ordinances.

This document certifies that the subject rental property is registered as required by the aforementioned ordinance, Sec. 18-18, and on 08/24/2009 was found to be in compliance with the standards of that ordinance.

It is a violation of Chapter 18 to rent housing without a current Rental Certificate of Compliance.

This permit expires on: 08/24/2012, or when a violation is noted at the property due to complaint or other inspection, or upon failure to respond to a request for inspection.

Note: Routine inspection of rental units by a Code Inspector will be scheduled once every 12 to 18 months.

Matthew Perry
Housing Inspector

January 23, 2019

Folder RSN: 181693

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JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING

Fwd: Ryan Morrison correction on zoning unit

From: Lynn Bundy (lsbsunshine52@gmail.com)

To: erickaredic@yahoo.com

Date: Tuesday, January 22, 2019, 11:34 AM EST

----- Forwarded message -----

From: **Ryan Morrison** <rmorrison@burlingtonvt.gov>

Date: Tue, Jan 22, 2019 at 10:26 AM

Subject: RE: Ryan Morrison correction on zoning unit

To: Lynn Bundy <lsbsunshine52@gmail.com>

Hi Lynn.

Attached are a few Assessor's records showing the property as a duplex dating back to circa 1975. Also attached are 2 zoning permits – one from 1988 and one from 2017 – indicating the use of the property to be a single family (1987), and a duplex (2017). There is no evidence in our office showing the property to have ever been approved for a third unit. If one exists, it would appear to this department that it was put in without a permit, and thus would be illegal.

However, you may certainly apply for a zoning determination(application is attached) to establish that a third unit has been in existence for over 15 years – which could essentially allow for the third unit to continue its existence without being enforced upon. You will want to provide as much evidence as possible to demonstrate a third unit. Otherwise, it appears that we will continue to view the property as a 2-family use.

Let me know if you have any questions. Thank you.

Ryan Morrison
Associate Planner
City of Burlington
802-865-7190

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JAN 23 2019
DEPARTMENT OF
PLANNING & ZONING

"Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act."

1/23/2019

Yahoo Mail - Fwd: Ryan Morrison correction on zoning unit

From: Lynn Bundy [mailto:lsbsunshine52@gmail.com]
Sent: Friday, January 18, 2019 4:16 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: Re: Ryan Morrison correction on zoning unit

my email may have come to you saying wells branch library

loan officer Tina Plante and myself would like to what happened or who changed it to a 2 unit?

On Fri, Jan 18, 2019 at 11:51 AM Lynn Bundy <lsbsunshine52@gmail.com> wrote:

Good morning Ryan!

attached is a

- letter from my loan officer, Tina Plante, from Vermont Federal Credit Union that was sent to her by appraiser April Chilcote when she spoke to you on December 17th
- filled out request form that I received from Tina via Jim Wick from Wick and Maddocks's office.

Does the form need to go to Jim Wick or can I, Lynn Bundy, be the applicant? it might go faster, as I am having trouble getting the work done from the lawyer's in a timely manner?

I also left you a voice message, a call back would be wonderful. i have a few quit questions.

Lynn at 512-318-3018

Applicant

Jim Wick

Wick & Maddocks

308 College Street

Burlington, VT 05401

802-658-3037

jane@wickandmaddocks.com

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JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING

1/23/2019

Yahoo Mail - Fwd: Ryan Morrison correction on zoning unit



1.pdf
2.3MB



1.pdf
1.8MB



Zoning Permit Application March2017 fillable.pdf
210.5kB

RECEIVED
JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING

ZONING PERMIT

Burlington, Vermont

Permit # 87-94

PROJECT LOCALE 251 Staniford Rd.

ZONE R-6

Applicant/owner Gene and Arlene Tetrault

Address Same

Existing use of property single family

Telephone No. 862-2781

Estimated Cost

DESCRIPTION Replace existing 12' x 12' deck with 10' x 14' deck; replace flat roof on 22' x 18' rear portion with 4-sided roof to match existing roof
Replace front window w/ bow window w/ "roof"

TECHNICAL lot size sq. ft bldg. size sq. ft parking and drive sq. ft addition sq. ft % lot coverage N/A X

PARKING exist proposed required N/A X

YARDS front side 8'-10' rear N/A X

SIGNS type height area illuminated N/A X

DECISION approved 6/13/88 denied referred to ZBA

APPEALS An interested person may appeal the decision of the Zoning Administrator within 15 days of final act

APPLICATION DATE APPEAL EXP. DATE 6/28/88

SIGNATURES APPLICANT

ZONING ADMINISTRATOR

CERTIFICATE OF APPROPRIATENESS

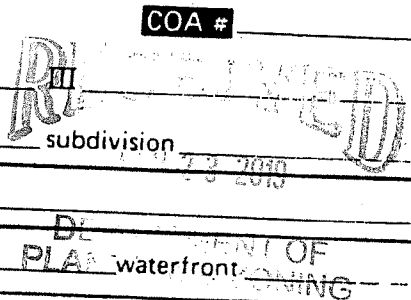
LEVEL OF REVIEW I II

TYPE OF REVIEW siteplan design

COMPLETE APPLICATION 6/13/88

fee

DISTRICT historic innercity regional core



DECISION DATE DENIED APPROVED

APPROVED WITH CONDITION

APPEALS An interested person may appeal a decision of The Planning Commission to the Superior Court of the County in which is located the property at issue in the decision.

SIGNATURE Planning Director



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/pz

RECEIVED

JAN 25 2017

DEPARTMENT OF
PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 251 STANFORD DR

PROPERTY OWNER*: Joy Black

APPLICANT: Tom Ilegas

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 251 STANFORD DR

POSTAL ADDRESS: 439 OLD #11 RD

CITY, ST, ZIP: Burlington 05401

CITY, ST, ZIP: WESTFORD 05499

DAY PHONE: 518 895 2244

DAY PHONE: 802 373-9991

EMAIL: JJJoy50@yahoo.com

EMAIL: ILGAS@COMCAST.NET

SIGNATURE: [Signature]

SIGNATURE: [Signature]

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

Description of Proposed Project: See ATTACH

DEPARTMENT OF
PLANNING & ZONING

Existing Use of Property: ☐ Single Family ☒ Multi Family: # 2 Units ☐ Other: _____

Proposed Use of Property: ☐ Single Family ☒ Multi Family: # 2 Units ☐ Other: _____

- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes ☒ No ☐
(If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details)
- Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☐ No ☒
(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)
- For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☒
(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)
- Are you proposing any work within or above the public right of way? Yes ☐ No ☒
(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$ 800⁰⁰

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: RL Eligible for Design Review? Y Age of House: 1964 Lot Size: 11100
Type: SN AW EC BA COA 1 COA 2 COA 3 CU MA VR HO SP DT MP
Check No: 498 Amount Paid: \$80. Zoning Permit #: 17-0736CA



December 24, 2018

Lynn Bundy
3303 Cantera Way
Round Rock, Texas 78681

RE: 251 Staniford Road

Dear Lynn,

Our records indicate the following meters at 251 Staniford Road, Burlington, Vermont:

Service Address	Location ID #	First date of recorded history
251 Staniford Rd Bsmt	16515	04/25/1989
251 Staniford Rd 1FL	50574	04/25/1989
251 Staniford Rd 2FL E	10620	04/25/1989
251 Staniford Rd 2FL W	50577	04/25/1989

Our current database from which this information was obtained was activated on an unknown date in 1988 or 1989. We have no physical or electronic records available prior to this. To be clear, meters could have been at this location prior to this date but we have no evidence beyond what I have noted here.

Should you have any further questions, please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to be "A. Higbee", written over a horizontal line.

Andi L. Higbee
Director of Customer Care

RECEIVED
JAN 23 2019
DEPARTMENT OF
PLANNING & ZONING

1/23/2019

Yahoo Mail - 251 Staniford Rd.

251 Staniford Rd.

From: Emily Cadieux (ECadieux@vermontgas.com)

To: erickaredic@yahoo.com

Date: Wednesday, January 23, 2019, 12:18 PM EST

Good afternoon Ericka,

Below you will see the limited conversion history we have of 251 Staniford Rd.

Have a pleasant day,

Emily Cadieux

Credit & Collections Rep.

Vermont Gas Systems, Inc.

85 Swift St.

So. Burlington VT 05403

802-863-4511

*Conversion to gas was done
at the same time for both
apartments. Their rec
only go back to 2008 but
we figured it's better
than nothing.*

Confidentiality Statement

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake, and delete this e-mail from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing, or taking any action in reliance on the contents of this information is strictly prohibited.

RECEIVED

JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING

1/23/2019

Yahoo Mail - 251 Staniford Rd. .

RECEIVED
JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING

0 Maintenance by Premise (SOPR) - CIS3060 - *** Mirror Pond - VERMONT GAS PRODUCT...

File Edit Functions Go Path Help

Path Premises 47833 251 STANIFORD RD #2

S/O by Prm Lst Display Old S/Os Serv Orders Sch Srv Ord Sch/ZN S/O Limits

Open S/O's Only? ☐ Yes ☒ No

Scheduled	Type	Description	S/O Number	Closed
3/30/2012	MT57	Meter Order - Force Close	1091044	Y
1/31/2012 PM	MT55	Meter Order - Turn On	1081861	Y
6/20/2011 CA	MT56	Meter Order - Turn Off	1059850	Y
6/20/2011 CA	MT60	Clse Gas SVC Only/No Acct Chg	1043326	Y
10/21/2010	MT55	Meter Order - Turn On	999740	Y
4/26/2010	MT56	Meter Order - Turn Off	966132	Y
12/04/2008 AM	CB36	Conversion Burner - Install	873044	Y
12/04/2008 AM	MT59	Meter Set - Turn On	873039	C
12/04/2008 AM	MT59	Meter Set - Turn On	877495	Y
12/04/2008 AM	MT64	Meter Order - Manifold Set	873038	Y

Refresh New S/O Select Chgdt Print Close

S/O Log Cancel

Already at bottom of area.

? OK Cancel

RECEIVED

JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING

1/23/2019

Yahoo Mail - 251 Staniford Rd.

RECEIVED

JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING

Lynn Bundy
lsbsunshine52@gmail.com

From: Lynn Bundy lsbsunshine52@gmail.com
Sent: Tue, 15 Jan 2019 15:12:59 -0600
To: wbcl-bw@printspots.com
Subject: Fwd: info for to 3 unit

Forwarded message

From: Lynn Bundy <lsbsunshine52@gmail.com>
Date: Wed, Dec 26, 2018 at 3:48 PM
Subject: info for to 3 unit
To: <jane@wickandmaddocks.com>

is all the info you need in this email?

concerning the property at 251 Staniford rd Burlington, VT
It was built late 1963 by Eugene and Arlene Tetreault and we moved in either late 1963 or the beginning of 1964

at that time,

- my family lived on the first floor(main)
- a 2 bedroom apartment on the second level, which was rented out - Entrance located at the front of the house - stairs to the second floor, door on left side.
- and a 1 bedroom(2 rooms total) , mother-in-law apartment on the second level. My grandmother lived there. Entrance located at the front of the house, stairs to the second floor, door on right side.
 - my parents had this 2 room apartment added because my grandmother was evicted from her apartment either from South or North Champlain St. when the city evicted many homeowners in that area to put up other business by the lake and Downtown, Years later, when she passed, my parents started renting it out. I do not know the date of her death or when my parents started renting it out.
- full basement - 2 entrances to basement

My mother, Arlene Tereault passed in March 2016, My sister Joy Black and myself Lynn Bundy are co-owners.

Lynn Bundy

Lynn Bundy
lsbsunshine52@gmail.com

From: Lynn Bundy lsbsunshine52@gmail.com
Sent: Tue, 15 Jan 2019 14:52:18 -0600
To: wbcl-bw@printspots.com
Subject: Fwd: 2 or 3 unit

Forwarded message

From: Tina M. Plante <tplane@vermontfederal.org>
Date: Fri, Dec 21, 2018 at 8:25 AM
Subject: RE: 2 or 3 unit
To: Lynn Bundy <lsbsunshine52@gmail.com>

Hi Lynn,

When you get this email you can call me. I know there is a time difference and I don't want to call you too early. The Appraiser is stating this is a 3 unit property. The underwriter researched this to find a work around but found that the mortgage world will allow accessory units with single family homes, not duplex homes. I have spoken to Jim Wick. The town sent him some paperwork in which to request this to continue to be a 3 unit property. He needs help. Would Ericka be willing to reach out or meet with Jim Wick to give Jim information and also go to the town (I believe with Jim) to get this initiated? The thought is that this has been a 3 unit for so long that this should be grandfathered (be allowed to continue to be a 3 unit).

Based on the underwriter's research and review the of the appraisal, Sr. Management will not close on this loan until the town accepts this as a 3 unit property. The appraiser states that two units are leased and you/Ericka are in the 3rd unit. Jim Wick needs to know some information but also needs family involvement in order to get this done. His number is 802-658-3037. My hands are now tied as Sr. Management has made it very clear to me of their position of what they will do.

I will not be available from 10:00 to 11:00 or after 3:30 today. Perhaps we could talk between 11:00 and 3:30 ?
Tina



Tina Plante

NMLS 103632

*ERICKA & LYNN ON
#1 & #2/E MAIN FLOOR
#3 HAS A TENANT*

*APPRAISER DID NOT
GET THE APTS. LISTED
CORRECTLY*

RECEIVED

JAN 23 2019

DEPARTMENT OF
PLANNING & ZONING



RECEIVED

FEB 11 2019

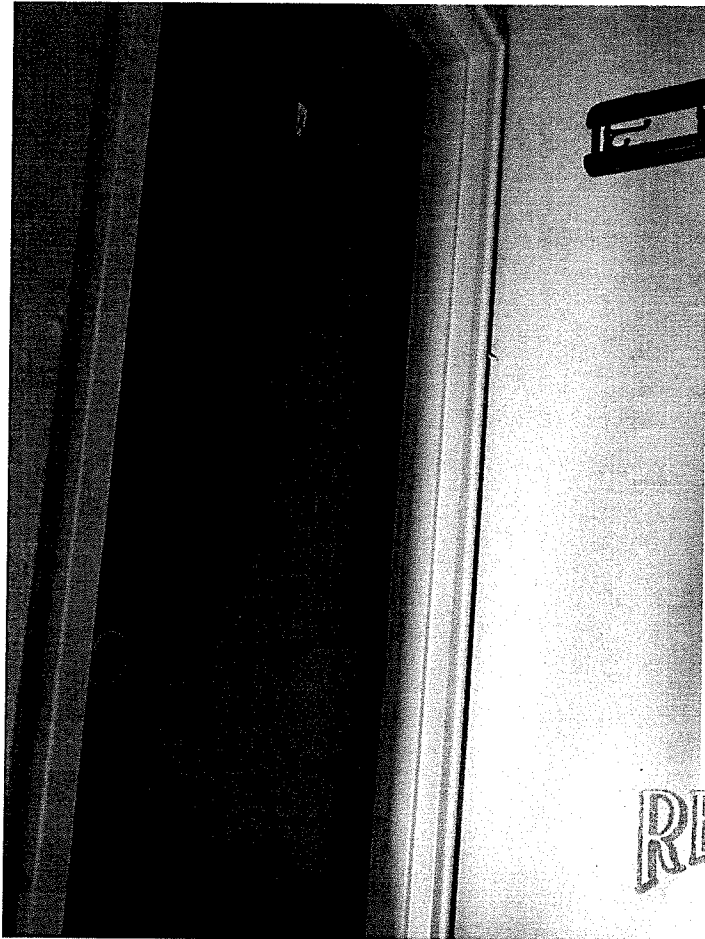
DEPARTMENT OF
PLANNING & ZONING





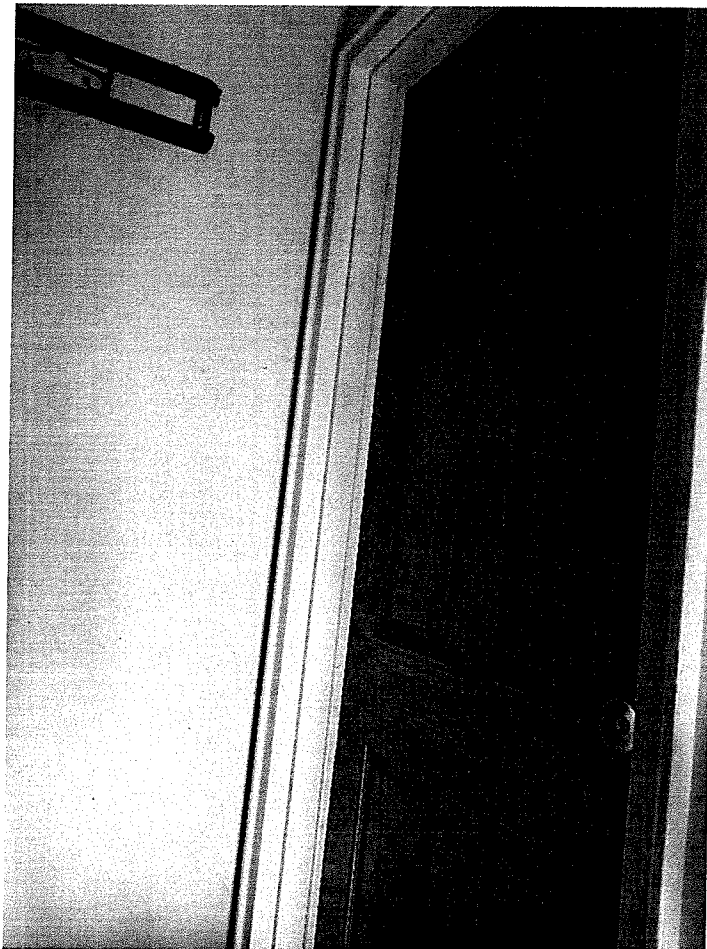
RECEIVED
FEB 11 2019

DEPARTMENT OF
PLANNING & ZONING



RECEIVED

FEB 11 2019



DEPARTMENT OF
PLANNING & ZONING

Scott Gustin

From: Ericka Redic <erickaredic@gmail.com>
Sent: Monday, February 18, 2019 10:15 AM
To: Scott Gustin
Subject: Affidavits - 251 Staniford Rd
Attachments: Prim Affidavits.pdf

Hello Mr. Gustin,

Attached is the executed affidavit's from Tim and Sue Prim. Tim actually grew up in the house across the street and his wife Sue also grew up in the neighborhood and has lived across the street for the last several decades.

Let me know if this is what you are looking for, or if we are supposed to be doing something different. I know there is one other person around the corner that was best friends with my uncle Bruce growing up, but I would prefer not to go knocking on their door again unless absolutely necessary. Strangely enough, I met John who was walking around the neighborhood to get signatures to add my name to the City Council ballot for the North District seat. I guess I just feel like an ass knocking on his door and asking for something again.

As much as is possible please communicate with me before my Mother. She's got a lot of anxiety and this process has been pretty hard on her. She stays with my sister in Texas during the Winter and I am making sure the house is ready for her return in the Spring. It still trips me out to think I'll be taking care of my aged Mother in the house she grew up in.

Thanks again for all your help with this process.

Ericka Redic
512.348.4119

RECEIVED
FEB 19 2019

DEPARTMENT OF
PLANNING & ZONING

February 11, 2019

Dear Burlington City Zoning,

My name is Timothy Prim and I reside at 250 Staniford Road, directly across the street from 251 Staniford Road originally owned by Eugene and Arlene Tetreault. I remember watching their house being built, and for as long as I can remember, the Tetreault's lived on the first floor, and the two apartments on the second floor have always been rented out to tenants.

Thank you,



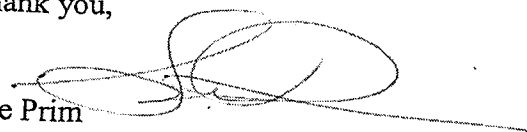
Timothy Prim

February 11, 2019

Dear Burlington City Zoning,

My name is Sue Prim and I reside at 250 Staniford Road, directly across the street from 251 Staniford Road originally owned by Eugene and Arlene Tetreault. I married Timothy Prim, who has lived in our home since he was a child, in 19~~57~~⁵⁹. To my knowledge the Tetreault family has always lived on the first floor, and rented out the two apartments on the second.

Thank you,

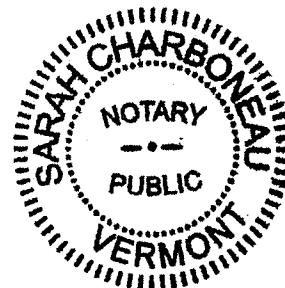


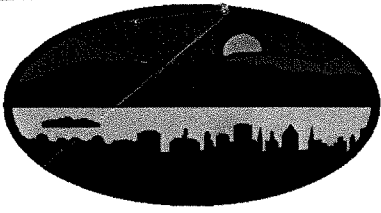
Sue Prim

2/12/19

Sarah Charbonneau

1/31/29  Expire





ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 01/25/2017

Appeal Expiration Date: 03/14/2017

Project Location: 251 STANIFORD ROAD

District: RL

Owner: Arlene V. Tetreault

Ward: 4N

Address: 932 West Shore Rd
Delanson NY 12053

Tax ID: 027-4-012-000

Project Type: Residential - Renovation/Facade

Project Description: Replace existing roofs on both basement door entrances. Extend roof to cover stairs to each basement door.

Construction Cost:	\$800.00	Lot Size (Sq Ft):	11,100
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 17-0736CA

Decision By: Administrative

Level of Review: 1

Decision: Approved

See Conditions of Approval

Decision Date: February 27, 2017

Project File: NA

Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on March 14, 2017.

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee:	\$80.00	Yes	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Impact Fee:	Not Applicable		

Building Permit Required: **Yes**

Permit Received by:

Date: 2/29/17

RSN: 328704

149 Church Street Burlington, Vermont 05401-8415



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

RECEIVED

JAN 25 2017

DEPARTMENT OF
PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 251 STANFORD DR

PROPERTY

OWNER*:

Joy Black

*If condominium unit, written approval from the Association is also required

APPLICANT:

TOO ILGZS

POSTAL ADDRESS: 251 STANFORD DR

POSTAL ADDRESS: 439 RD #11 RD

CITY, ST, ZIP: Burlington 05401

CITY, ST, ZIP: WESTFORD 05499

DAY PHONE: 518 895 2244

DAY PHONE: 802 373 9991

EMAIL: JJJOY50@YAHOO.COM

EMAIL: ILGZS@COMCAST.NET

SIGNATURE:

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

SIGNATURE:

[Signature]

Description of Proposed Project:

See ATTACH

Existing Use of Property: ☐ Single Family ☒ Multi Family: # 2 Units ☐ Other: _____

Proposed Use of Property: ☐ Single Family ☒ Multi Family: # 2 Units ☐ Other: _____

- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes ☒ No ☐
(If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details)
- Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☐ No ☒
(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)
- For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☒
(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)
- Are you proposing any work within or above the public right of way? Yes ☐ No ☒
(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$ 800⁰⁰

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: RL Eligible for Design Review? 4 Age of House 1964 Lot Size 11100

Type: SN ☐ AW ☐ FC ☐ BA ☐ COA 1 ☒ COA 2 ☐ COA 3 ☐ CU ☐ MA ☐ VR ☐ HO ☐ SP ☐ DT ☐ MP ☐

Check No. 498 Amount Paid \$80. Zoning Permit # 17-0736CA

ZONING PERMIT

Burlington, Vermont

Permit #

88-

PROJECT LOCALE 251 STANIFORD ROAD

ZONE R6

Applicant/owner ARLENE TETREAULT

Address SAME

Telephone No. 862-2781

Existing use of property TRIPLEX

Estimated Cost \$100.-

DESCRIPTION SCREENING IN OF EXISTING SIDE PORCH. PORCH WILL REMAIN SEASONAL IN USE WITH NO CHANGE IN FOOTPRINT.

TECHNICAL lot size _____ sq. ft bldg. size _____ sq. ft _____ % lot cover
parking and drive _____ sq. ft addition _____ sq. ft N/A

PARKING exist _____ proposed _____ required _____ N/A

YARDS front _____ side _____ rear _____ N/A

SIGNS type _____ height _____ area _____ N/A
linear frontage _____ illuminated _____

DECISION approved 8/2/88 denied _____ referred to ZBA _____
denial reason _____

APPEALS An interested person may appeal the decision of the Zoning Administrator within 15 days of fir

APPLICATION DATE 8/2/88 APPEAL EXP. DATE 8/17/88

SIGNATURES APPLICANT Arlene Tetreault

act ZONING ADMINISTRATOR K. Jern

CERTIFICATE OF APPROPRIATENESS

COA # _____

LEVEL OF REVIEW I _____ II _____ III _____

TYPE OF REVIEW siteplan _____ design _____ subdivision _____

COMPLETE APPLICATION _____ fee NO fee

DISTRICT historic _____ innercity _____ regional core _____ waterfront _____

DECISION DATE _____ DENIED _____ APPROVED _____

APPROVED WITH CONDITION _____

APPEALS An interested person may appeal a decision of The Planning Commission to the Court of the County in which is located the property at issue in the decision.

SIGNATURE Planning Director _____

ZONING PERMIT

Burlington, Vermont

Permit # 87-94

PROJECT LOCALE 251 Staniford Rd.

ZONE R-6

Applicant/owner Gene and Arlene Tetrault

Address Same

Telephone No. 862-2781

Existing use of property single family

Estimated Cost _____

DESCRIPTION Replace existing 12' x 12' deck with 10' x 14' deck; replace flat roof on 22' x 18' rear portion with 4-sided roof to match existing roof
Replace front window w/ bow window w/ "roof"

TECHNICAL lot size _____ sq. ft bldg. size _____ sq. ft % lot coverage _____
parking and drive _____ sq. ft addition _____ sq. ft N/A _____

PARKING exist _____ proposed _____ required _____ N/A _____

YARDS front _____ side 8'-10' rear _____ N/A _____

SIGNS type _____ height _____ area _____ N/A _____
linear frontage _____ illuminated _____

DECISION approved 6/13/88 denied _____ referred to ZBA _____
denial reason _____

APPEALS An interested person may appeal the decision of the Zoning Administrator within 15 days of final

APPLICATION DATE _____ APPEAL EXP. DATE 6/28/88

SIGNATURES APPLICANT Gene Tetrault
ZONING ADMINISTRATOR Kenneth J. ...

CERTIFICATE OF APPROPRIATENESS

COA # _____

LEVEL OF REVIEW I _____ II _____ III _____

TYPE OF REVIEW siteplan _____ design _____ subdivision _____

COMPLETE APPLICATION 6/13/88 fee _____

DISTRICT historic _____ innercity _____ regional core _____ waterfront _____

DECISION DATE _____ DENIED _____ APPROVED _____

APPROVED WITH CONDITION _____

APPEALS An interested person may appeal a decision of The Planning Commission to the Superior Court of the County in which is located the property at issue in the decision.

SIGNATURE Planning Director _____

NOTICE OF APPEAL TO ZONING BOARD OF ADJUSTMENT

CITY OF BURLINGTON, VERMONT

NAME Mrs Dolene Tetreault

ADDRESS 251 Staniford Rd.

ADDRESS OF PROPERTY REFERRED TO IN APPEAL 251 Staniford Rd

APPEAL FROM DECISION OF ZONING ADMINISTRATOR AS OF 8/30/68
date

GROUND OFS OF APPEAL: Seeking special exception
under Title 27, Chapter 1 Section 6509
to use a portion of the existing
at 251 Staniford Rd for a real estate
office and to have a 9' x 1 1/2 sq foot sign

DATE 8/30/68

SIGNED Mrs Dolene Tetreault

APPELLANT

RULES REGARDING APPEALS

1. ALL APPEALS FROM THE DECISION OF THE ZONING ADMINISTRATOR SHALL BE MADE IN WRITING ON THE ABOVE FORM PROVIDED BY THE ZONING BOARD ADMINISTRATOR PRIOR TO THE NEXT REGULAR MEETING OF THE BOARD OF ADJUSTMENT.
2. PLANS, SPECIFICATIONS AND PLOT PLANS SHALL ACCOMPANY ALL APPEALS.
3. THE PERSON (OR HIS REPRESENTATIVE) APPEALING TO THE BOARD SHALL APPEAR AT THE MEETING OF THE BOARD OF ADJUSTMENT WHEN HIS APPEAL IS CONSIDERED.
4. FEE OF ~~\$12.00~~ 20 MUST ACCOMPANY NOTICE OF APPEAL.
5. BOARD OF ADJUSTMENT MAY REQUIRE GIVING OF NOTICE BY MAIL.

UPON THE FILING OF AN APPEAL WITH THE BOARD, SUCH APPEAL WILL AUTOMATICALLY STAND FOR HEARING AT THE SECOND NEXT SUCCEEDING REGULAR MEETING OF THE BOARD, UNLESS THE BOARD OTHERWISE ORDERS.

DATE OF MEETING 9/17/68

DATE OF PUBLIC HEARING 9/17/68

DECISION OF BOARD Appeared

(THE ZONING BOARD OF ADJUSTMENT MEETS REGULARLY THE FIRST AND THIRD TUESDAY OF EACH MONTH IN THE CITY COUNCIL ROOM, CITY HALL, AT 4:00 P. M.)

Rich

**City of Burlington, Vermont
Property Value Grievance Application**

2005-2006 Tax Year Appeal

Appeal # 2005-R10620-019

Applicants Name: Arlene Tetreault

Applicants Address: 251 Staniford Road

City: Burlington State, Zip: Vermont 05401

Phone (Home): _____ Phone (Business): _____

Property Location: 251 Staniford Road Account #: 027-4-012-000

Current Appraised Value: \$285,100 Applicant's Proposed Appraised Value: \$117,000

	Your Property Address	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3	
Location/Proximity:	251 Staniford Road	66 Woodlawn	77 Woodlawn Rd	24-28 Woodlawn Rd	# 1 96
Date of Sale:	1-17-64	6-15-99	7-28-99	2-15-02	
Sale Price:	19,000.00	\$109.00	\$105.00	\$77,448.00	# 11
Lot Size:	60 X 100	60 X 100	60 X 100	?	60
Building Size:	24 X 44	24 X 36	24 X 36	?	24
Building Style: (Cape, Ranch, etc.)	2 story	2 story	2 story	Side by side 2 story	2 story
# of Baths:	4	? (2)	? (2)	?	2
Finished Basement:	1/2	?	?	?	no
Garage(# Cars, Detach/Attach):	2 Att	no	no	2 att	no

Owner's Signature: Arlene Tetreault Print name: ARLENE TETREULT

Co-Owner's Signature: _____ Print name: _____

Mailing Address: 251 Staniford Rd

City, State, Zip Code: Burlington, VT 05401

Phone number: 862.2781

Representative's Signature: _____ Print name: _____

Mailing Address: _____

Phone number: _____

BUILDING INCOME AND EXPENSE SURVEY FOR CALENDAR YEAR 2004

This information is confidential, and for the sole use of the of the city-wide reappraisal being conducted by the Cole, Layer, Trumble Company for the City of Burlington

Business name (if applicable): _____

Property Address: _____

Form Prepared by/ Title: _____

Daytime Telephone Number: _____

INCOME DATA

UNIT #	FLOOR LEVEL	SQ. FT LEASED AREA	MONTHLY BASE RENT	ROOMS/ BED/ BATH	PARKING SPACES	CAM	UTILITIES
1	2nd	864	600	2-1	1	1349	399
2	2nd	192	375	1-1	1		*
96 windows							
1	1st	864	550	2-1	1	712	450
2	2nd	864	550	2-1	1		

Unit # = If space is vacant provide assumed lease amount and typical lease terms.

Additional Income: Enter the income contributable to each item:

CAM = Common area maintenance fees are: grounds, sewer, water, and trash.

Parking = If parking is additional income, put the income amount in the box or a put a Y if parking is available as part of the base rental amount.

Utilities = Heating and electricity

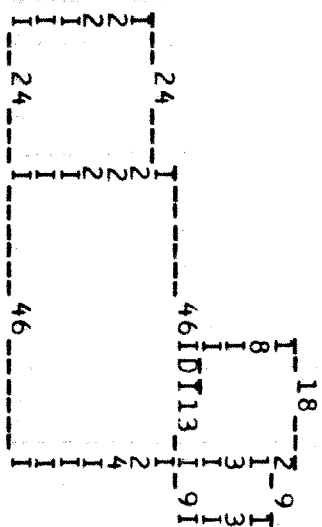
Net Rentable Retail Area:	_____	sq. ft.	Rate \$ <u>550</u> monthly	# of units <u>2</u>
Net Rentable Restaurant Area:	_____	sq. ft.	Rate \$ <u>975</u> monthly	# of units <u>2</u>
Net Rentable Office Area:	_____	sq. ft.	Rate \$ _____ monthly	# of units _____
Net Rentable Warehouse Area:	_____	sq. ft.		# of units _____
Net Rentable Manufacturing Area:	_____	sq. ft.		# of units _____
Net Rentable Other Area:	_____	sq. ft.		# of units _____
Total Net Rentable Area:	_____	sq. ft.	Rate \$ _____ monthly	# of units _____
Parking available:	_____	spaces		

CHECK ALL THE CATEGORIES BELOW THAT MATCH YOUR PROPERTY'S USE:

Retail _____ Restaurant _____ Residential ☒ Office _____ Warehouse _____

Manufacturing _____ Other _____ (please describe): _____

RAD:	140	SUB:	000	BLK:	0000	CAD:	610	SUB:	000	BLK:
LDC:	251	STANIFORD RD								



07	N	NEIGHBOOD
10	3	SUITABLE
15	CB	CEMENTBL
18	HW	ASPHALT
24	DM	DRYWALL
25	OP	OPENINGS
31	BD	BEDROOMS
33	RM	ROOMS

PROPERTY CHARACTERISTICS	
08	IMPROVED
11	TYPICAL
16	VINYL
21	SLAB
24	INSLAID
26	IN HOT AIR
31	STAIR
33	FB FULLBATH
33	MF MULTIFAM
12	
09	GAS
17	CL HP
21	WOOD
24	WMCARPET
29	CL COLONIAL
33	FX ACTCOUNT
33	FR FAMROOM
2	

[illegible]

91

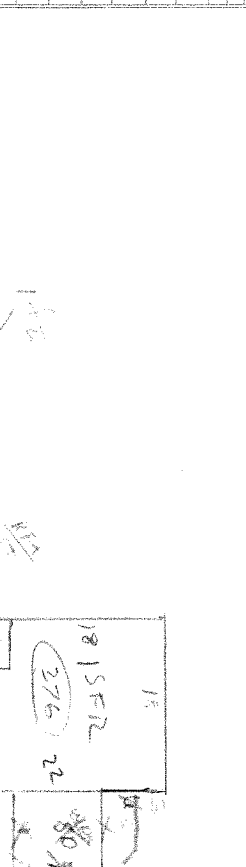
PLT	DCC	RTG	SIZE	SADJ	SITE DATA AND VALUATION RATE	ADJUSTMENTS	MRKT	DPH	VT	VALUE	VALUE INDICATION	INDICATION VALUE	COST
11	100.00	1.00	.00	.00	.00	.00	.00	.00	M	15,670	:	107,050	

ASSOCIATED PARCELS AND OCCUPANCY

TOTAL	:	TOTAL	114,500
BLD PRMT #	:	FLAG:	
ISSUE DT	:	%CP	----
	:	TYPE	----

L 6 H

STORY	DECD	TYPE	FRONTAGE	EFFECTIVE SIZE	DATE	ADJUSTMENT	ASSOC. PRACTICE
01	2011			9000	1-62		
02				11,100			
03							
04							
05							
06							



PROPERTY ADDRESS

STORY	DECD	TYPE	FRONTAGE	EFFECTIVE SIZE	DATE	ADJUSTMENT	ASSOC. PRACTICE
07	2011			9000	1-62		
08				11,100			
09							
10							
11							
12							
13							
14							
15							
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STORY	DECD	TYPE	FRONTAGE	EFFECTIVE SIZE	DATE	ADJUSTMENT	ASSOC. PRACTICE
01	2011			9000	1-62		
02				11,100			
03							
04							
05							
06							
07							
08							
09							
10							
11							
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43							
44							
45							

THIS SIGNATURE ONLY ACKNOWLEDGES A VISIT BY A DATA COLLECTOR. IT DOES NOT REPRESENT AN AGREEMENT WITH THE ITEMS DESCRIBED HEREIN.

SHEET NO.	WARD	NAME, WILLIAM A.
LOCATION	251 Staniford Rd.	Tetreault, Eugene O. and
DESCRIPTION	Arlene V.	1/64 167 124 1900
		SALE PRICE
		RENT
		EXPENSE
		NET RENT
		LAND @ % =
		BLDG. @ % =
		TOTAL

ASSESSMENT RECORD										LAND VALUE COMPUTATIONS AND SUMMARY					
		LAND		LAND		LAND		CLASSIFICATION		NO. OF ACRES		RATE		TOTAL	
		BLDG.	TOTAL	BLDG.	TOTAL	BLDG.	TOTAL	BLDG.	TOTAL						
4	LAND			46		78				TILLABLE					
5	BLDG.			9		19				PASTURE					
	TOTAL	7600	246		9600	246	21,300								
	LAND			46		78				WOODLAND					
	BLDG.			9		19				WASTE LAND					
19	TOTAL	8400		19	19650					HOMESITE					

[illegible]

Permit # 66-574 issued 11/3/66 for 13'x22' addition on rear of building and fireplace placed. \$1,000 Est.

LAND VALUE COMPUTATIONS AND SUMMARY					
CLASSIFICATION		NO. OF ACRES	RATE	TOTAL	
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
HOMESITE					
TOTAL ACREAGE					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT PRICE	
-60-	150'	\$	#		
150'	60'	79.49	99.5	22.00	26.24
C. I.					
TOTAL VALUE LAND				26.00	
TOTAL VALUE BUILDINGS				187.04	
TOTAL VALUE LAND & BUILDINGS				213.04	
LAND VALUE COMPUTATIONS AND SUMMARY					
CLASSIFICATION		NO. OF ACRES	RATE	TOTAL	
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
HOMESITE					
TOTAL ACREAGE					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT PRICE	
C. I.					
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND & BUILDINGS					

center line of Home Avenue, on the north by the center line of Flynn Avenue, on the east by the westerly line of Shelburne Street, and on the west by a line parallel to the westerly line of Shelburne Street and 325 feet westerly therefrom.

(2) That portion of the city bounded on the south by the south line of the driveway leading westerly from North Avenue to property of Consolidated Rendering Company, easterly by the westerly line of North Avenue, northerly by the south line of the S. W. Thayer School property, and westerly by a line parallel to the westerly line of North Avenue and 600 feet westerly therefrom.

Cross references. Dividing municipality into districts, see 24 V.S.A. § 3005. Uniform regulations, see 24 V.S.A. § 3006.

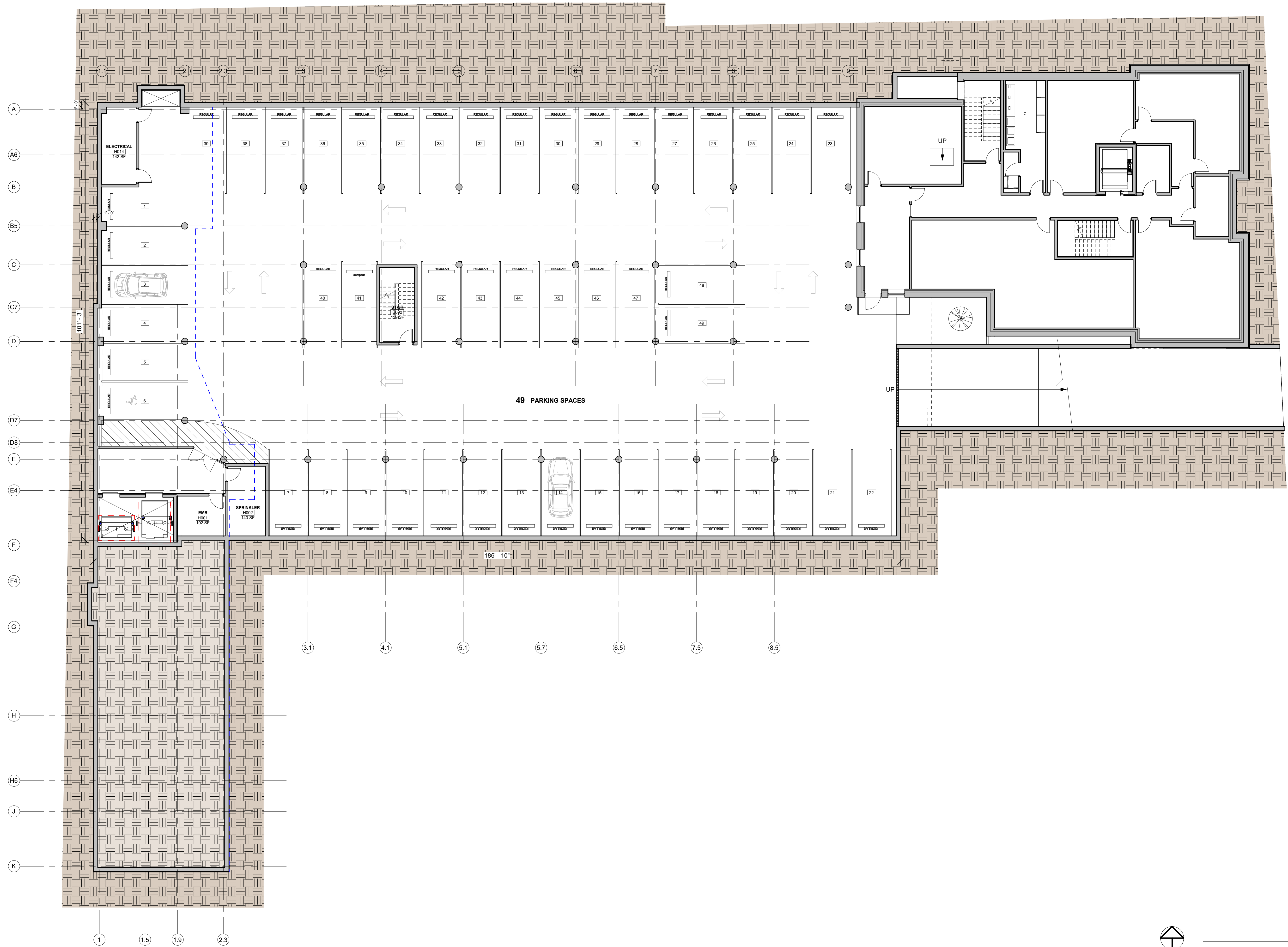
§ 6508. Lots in two districts

Where a district boundary line divides a lot held as an entity by any owner or owners of record at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than 30 feet into the more restricted portion, provided the lot has street frontage in the less restricted district.

§ 6509. Residential district — Zone 1

Subject to the provisions of sections 6517–6520 hereinafter contained, no building shall be erected, altered or used, and no premises shall be used, in Zone 1, for any purpose except:

- (1) Single family dwellings.
- (2) Two family dwellings.
- (3) Farm or garden, provided such use shall not be injurious, noxious, detrimental or offensive to the neighborhood.
- (4) Church use, educational use, municipal recreational use.
- (5) Any of the following uses, when authorized as a special exception by the zoning board of adjustment:
 - (A) Apartment houses of three or more family units, hotels, tourist cabins, and motels.
 - (B) Rooming houses and tourist homes.
 - (C) Customary home occupations, such as millinery, hair-dressing, manicuring, laundering, preserving, home cooking, or the office of a doctor, dentist, musician, teacher, architect, artist, attorney, or member of some other recognized profession, provided such occupation be carried on by a person only within the dwelling or apartment used by him as his private residence, that no more than one other person be employed therein, and that such occupation occupy not more than one-third of the floor area of such dwelling



project name:

GEORGE STREET
REDEVELOPMENT
64-68 PEARL STREET
BURLINGTON, VT 05401

scale: 3/32" = 1'-0"
project no. 15-1102
checked by: JBA/TMS
drawn by: AS/EC
date: 03/19/19

Date Revisions

sheet title:
BELOW GRADE
PARKING

sheet no.
A2.0
HOTEL

PROGRESS SET

SCOTT + PARTNERS
ARCHITECTURE
7 CARMICHAEL STREET ESSEX JUNCTION, VT 05452
P. 802.879.5153 F. 802.872.2764 SCOTTPARTNERS.COM



1 BELOW GRADE FLOOR PLAN
1/8" = 1'-0"

PROGRESS SET

project name:

GEORGE STREET
REDEVELOPMENT
64-68 PEARL STREET
BURLINGTON, VT 05401

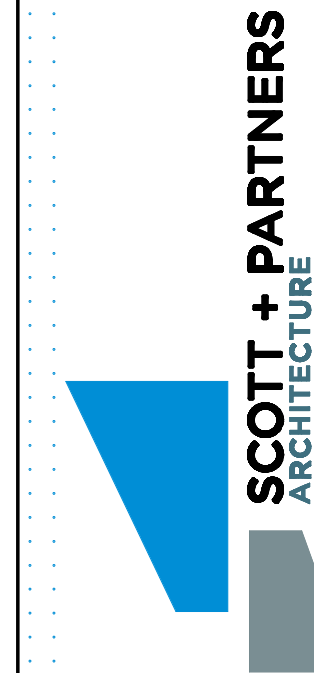
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project no. 15-1102
checked by: JBA/TS
drawn by: JN/AS/EC
date: 03/19/19

Date	Revisions
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sheet title:
HOTEL - BELOW
GRADE PLAN

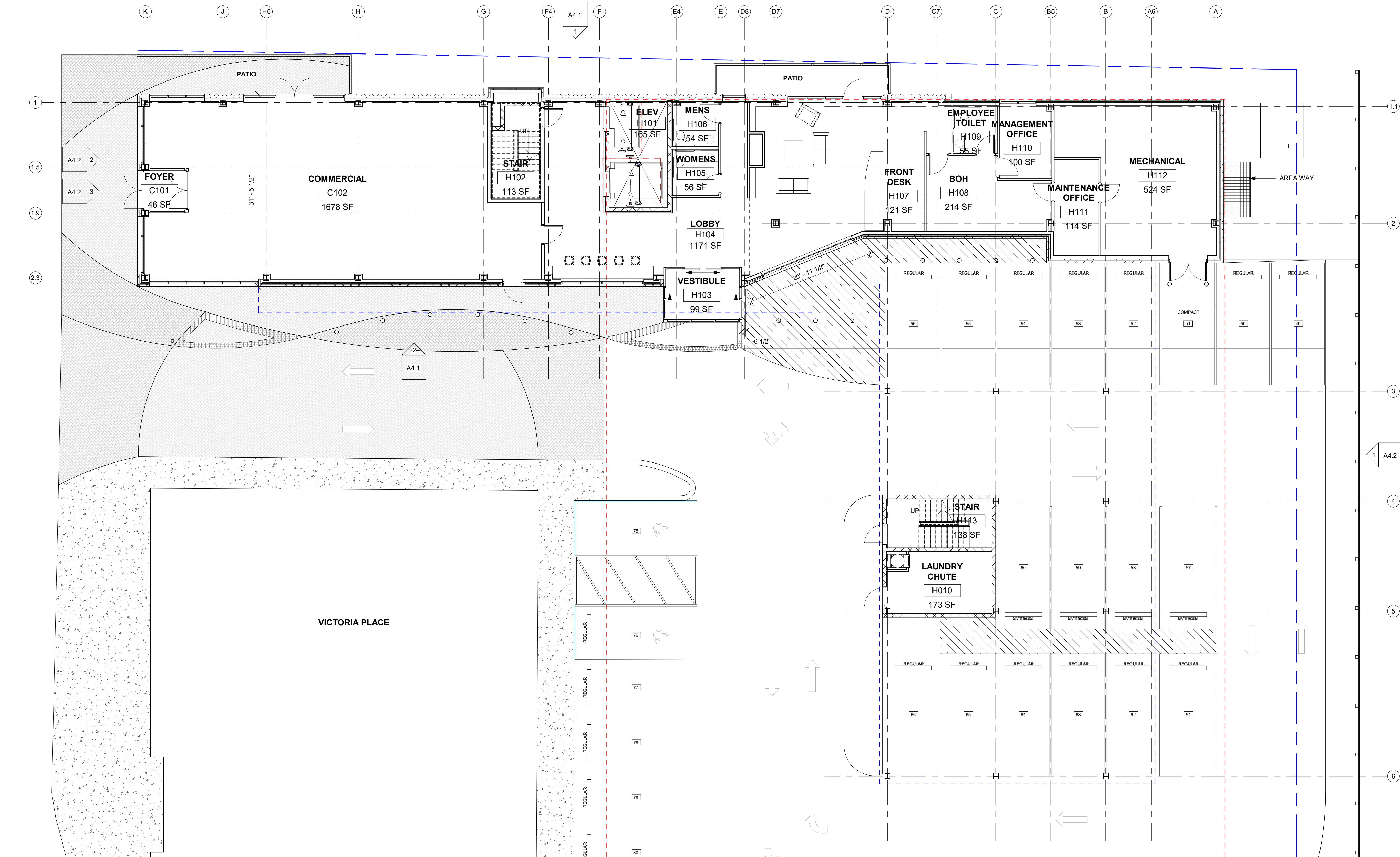
sheet no.

A2.3
HOTEL



SCOTT + PARTNERS
ARCHITECTURE

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1 FIRST FLOOR PLAN
1/8" = 1'-0"

PROGRESS SET



7 CARMICHAEL STREET ESSEX JUNCTION, VT 05452
P. 802.879.5153 F. 802.872.2764 SCOTTPARTNERS.COM

project name:

GEORGE STREET
REDEVELOPMENT
64-68 PEARL STREET
BURLINGTON, VT 05401

scale: 1/8" = 1'-0"
project no. 15-1102
checked by: JA/TS
drawn by: JN/AS/EC
date: 03/19/19

Date Revisions

sheet title:
HOTEL - FIRST
FLOOR PLAN

sheet no.
A2.4
HOTEL



1 SECOND FLOOR PLAN
1/8" = 1'-0"

PROGRESS SET



project name:
**GEORGE STREET
REDEVELOPMENT**
**64-68 PEARL STREET
BURLINGTON, VT 05401**

scale: 1/8" = 1'-0"
project no. 15-1102
checked by: JA/TS
drawn by: JN/AS/EC
date: 03/19/19

Date	Revisions
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sheet title:
**HOTEL - SECOND
FLOOR PLAN**

sheet no.
A2.5
HOTEL

1 THIRD FLOOR PLAN
1/8" = 1'-0"



PROGRESS SET

project name:

GEORGE STREET
REDEVELOPMENT
64-68 PEARL STREET
BURLINGTON, VT 05401

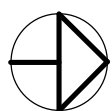
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project no. 15-1102
checked by: JS/TS
drawn by: JN/AS/EC
date: 03/19/19

Date	Revisions
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sheet title:
HOTEL - THIRD
FLOOR PLAN

sheet no.
A2.6
HOTEL

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ARCHITECTURE
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① FOURTH F
1/8" = 1'-0"

PROGRESS SET

project name:

GEORGE STREET
REDEVELOPMENT

scale: 1/8" = 1'-0"
project no. 15-1102
checked by: JA/TS
drawn by: JN/AS/EC
date: 03/19/19

Date	Revisions
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sheet title:
HOTEL - FOURTH
FLOOR PLAN

sheet no.

A2.7

HOTEL



7 CARMICHAEL STREET ESSEX JUNCTION, VT 05452
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1 FIFTH FLOOR PLAN
1/8" = 1'-0"

PROGRESS SET



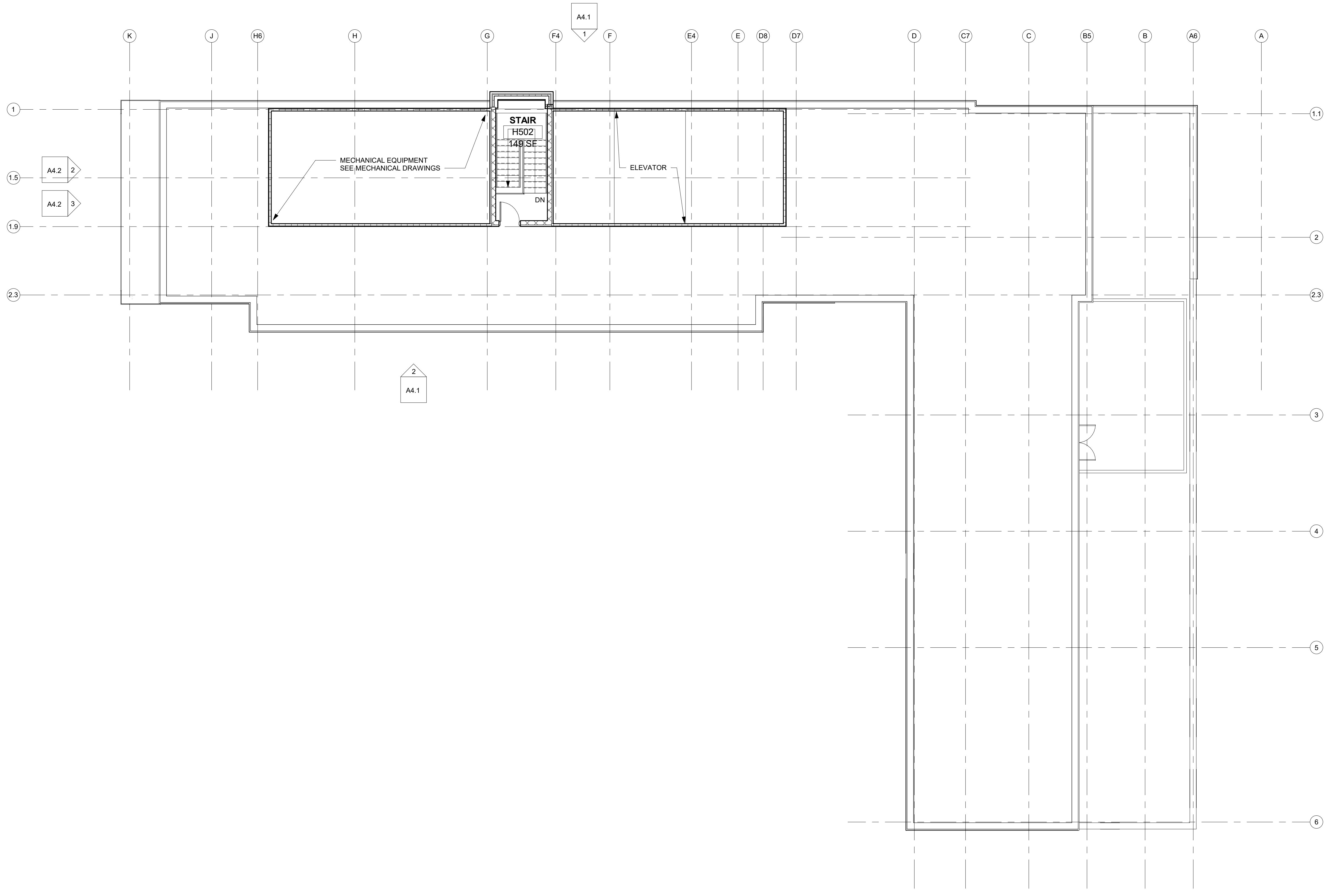
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**GEORGE STREET
REDEVELOPMENT**
**64-68 PEARL STREET
BURLINGTON, VT 05401**

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project no. 15-1102
checked by: JA/TS
drawn by: JN/AS/EC
date: 03/19/19

Date	Revisions
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sheet title:
**HOTEL - FIFTH
FLOOR PLAN**

sheet no.
A2.8
HOTEL



1 ROOF PLAN
1/8" = 1'-0"

PROGRESS SET



SCOTT + PARTNERS
ARCHITECTURE
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P. 802.879.5153 | F. 802.872.2764 | SCOTTPARTNERS.COM

project name:

**GEORGE STREET
REDEVELOPMENT**
64-68 PEARL STREET
BURLINGTON, VT 05401

scale:	1/8" = 1'-0"
project no.	15-1102
checked by:	JA/TS
drawn by:	JN/AS/EC
date:	03/19/19

Date	Revisions

sheet title:

**HOTEL - ROOF
PLAN**

sheet no.

A2.9
HOTEL

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PROGRESS SET



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project name:
GEORGE STREET
REDEVELOPMENT
64-68 PEARL STREET
BURLINGTON, VT 05401

scale: 1/8" = 1'-0"
project no. 15-1102
checked by: JA/TS
drawn by: JN/AS/EC
date: 03/19/19

Date	Revisions
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sheet title:
HOTEL EXTERIOR
ELEVATIONS

sheet no.
A4.1
HOTEL

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project name:

GEORGE STREET
REDEVELOPMENT
64-68 PEARL STREET
BURLINGTON, VT 05401

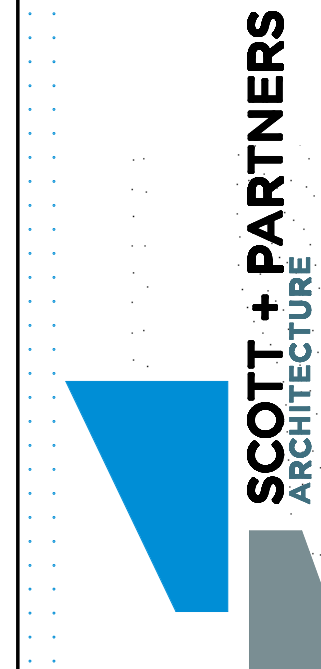
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project no. 15-1102
checked by: JBA/TS
drawn by: JN/AS/EC
date: 03/19/19

Date	Revisions
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sheet title:
HOTEL EXTERIOR
ELEVATIONS

sheet no.
A4.2
HOTEL

PROGRESS SET



SCOTT + PARTNERS
ARCHITECTURE

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GEORGE STREET REDEVELOPMENT

HOTEL - PERSPECTIVE 1

03/19/19



GEORGE STREET REDEVELOPMENT

HOTEL - PERSPECTIVE 2

03/19/19



GEORGE STREET REDEVELOPMENT

HOTEL - PERSPECTIVE 3

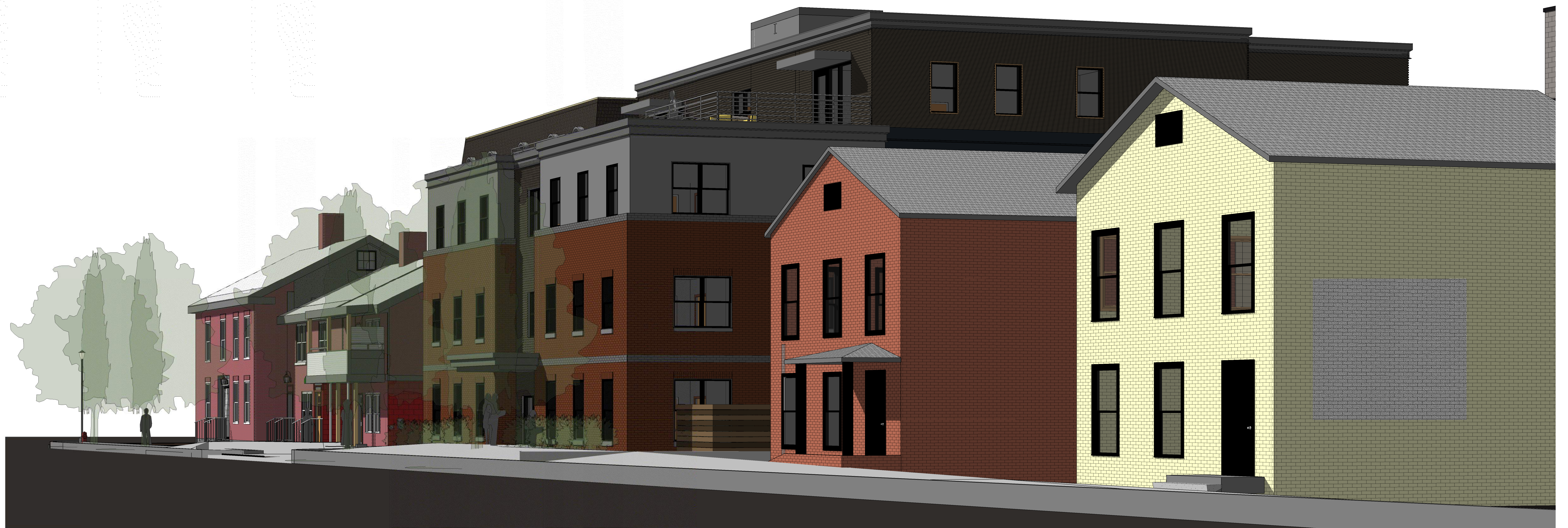
03/19/19



GEORGE STREET REDEVELOPMENT

HOTEL - PERSPECTIVE 4

03/19/19



GEORGE STREET REDEVELOPMENT

LOFTS - PERSPECTIVE 1

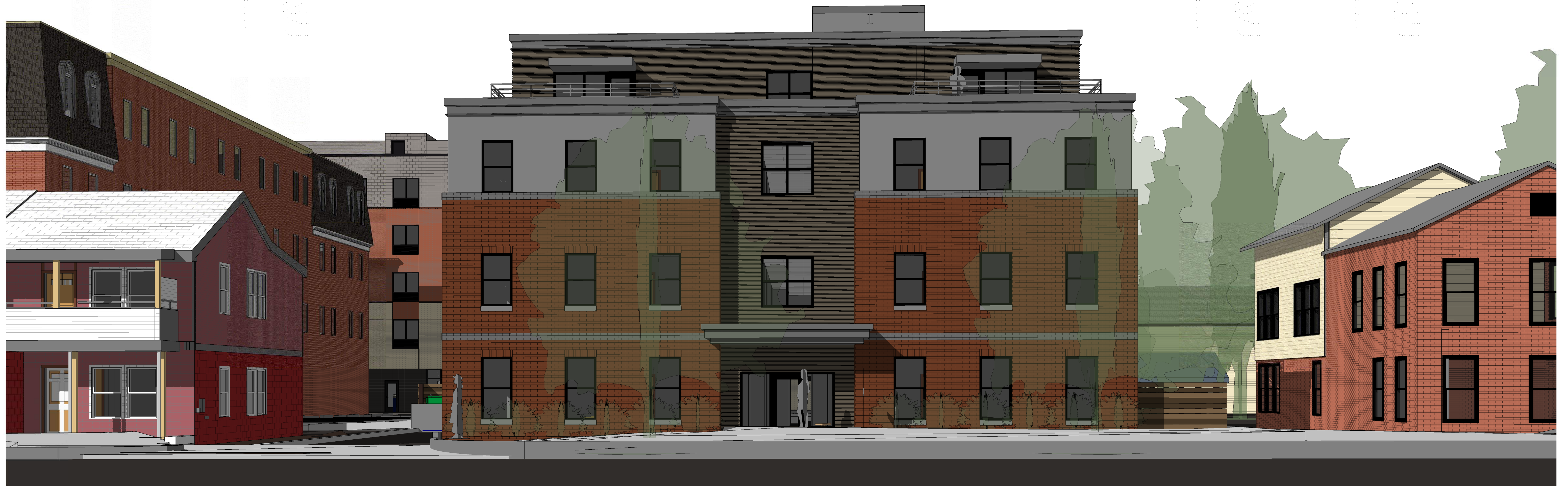
03/19/19



GEORGE STREET REDEVELOPMENT

LOFTS - PERSPECTIVE 2

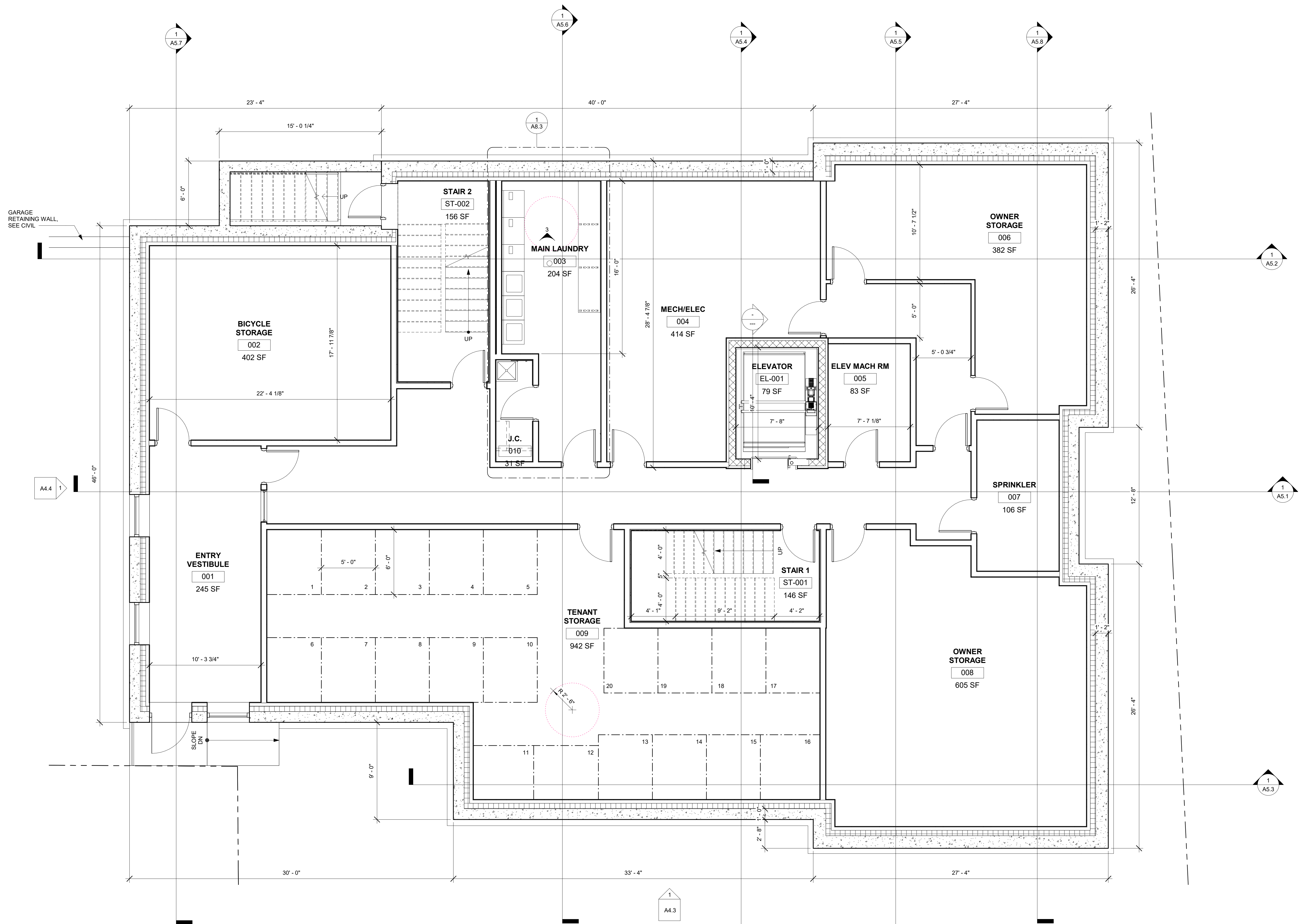
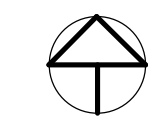
03/19/19



GEORGE STREET REDEVELOPMENT

LOFTS - PERSPECTIVE 3

03/19/19



1 BASEMENT
1/4" = 1'-0"

PROGRESS 03/19/19



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project name:

GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
BASEMENT
FLOOR PLAN

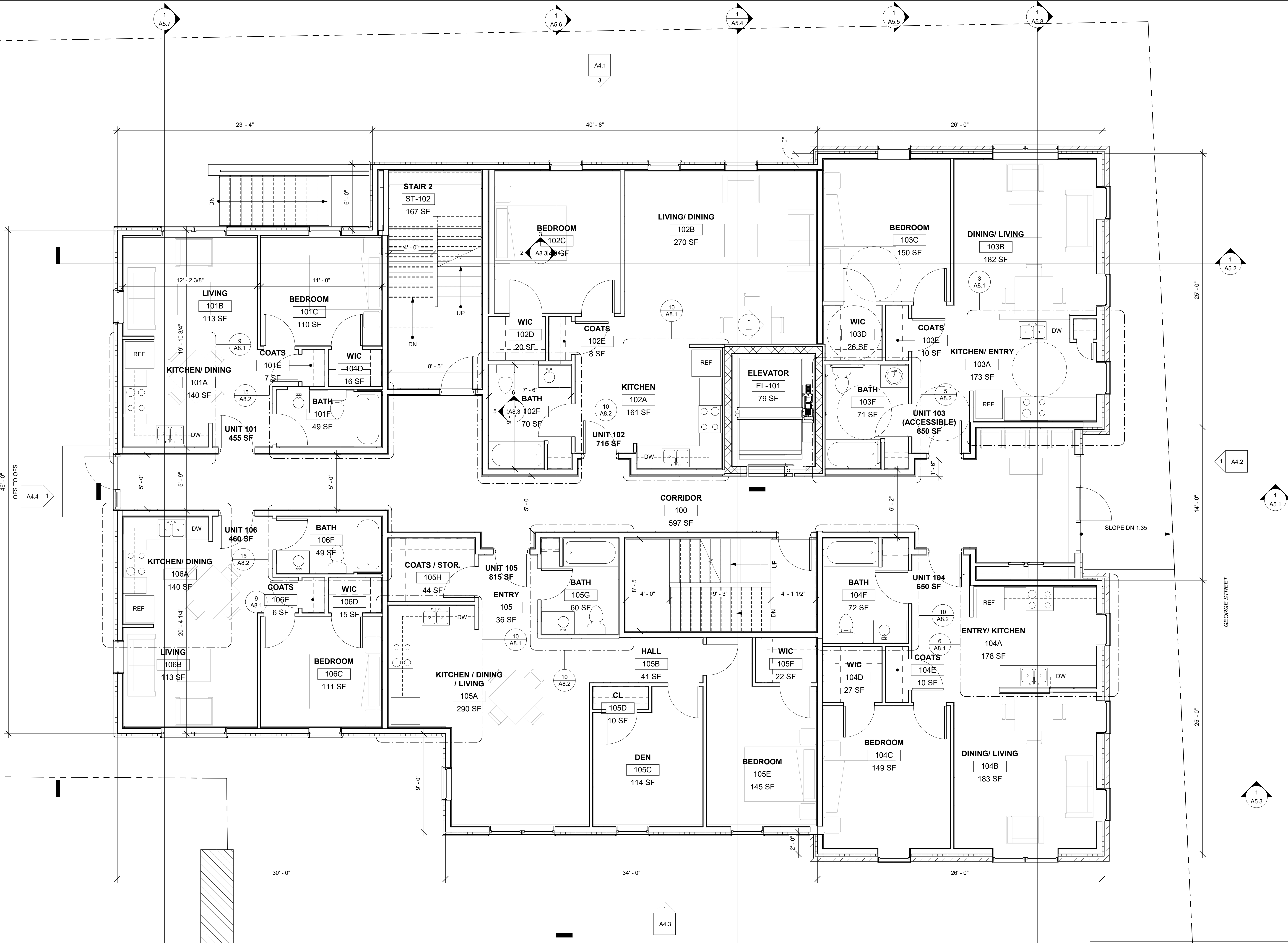
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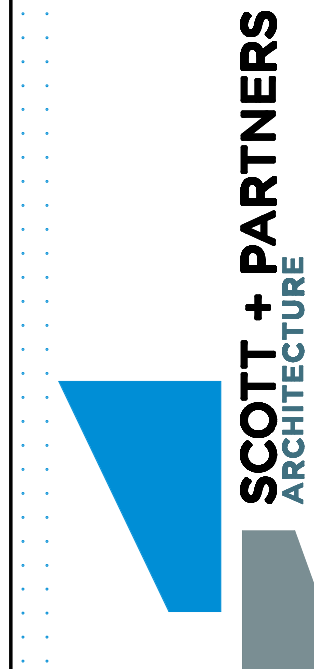
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1 FIRST FLOOR
1/4" = 1'-0"



PROGRESS 03/19/19



SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
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project name:

GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

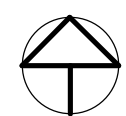
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project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
FIRST FLOOR
PLAN

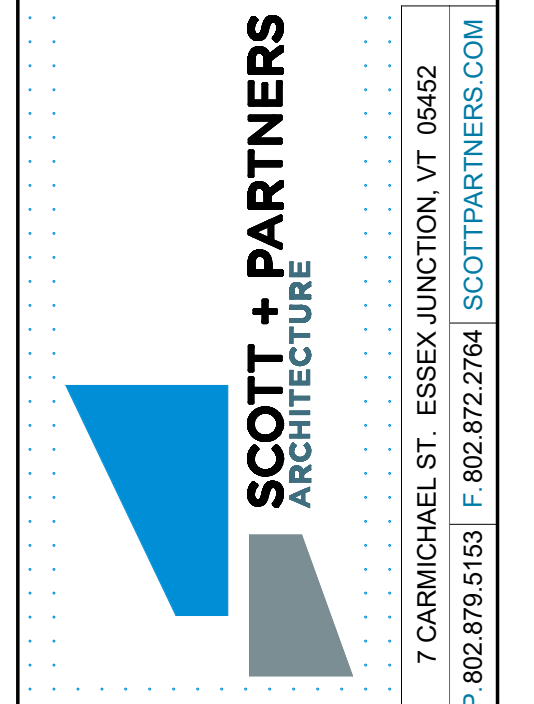
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1 SECOND FLOOR
1/4" = 1'-0"

PROGRESS 03/19/19



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project name:
GEORGE STREET LOFTS

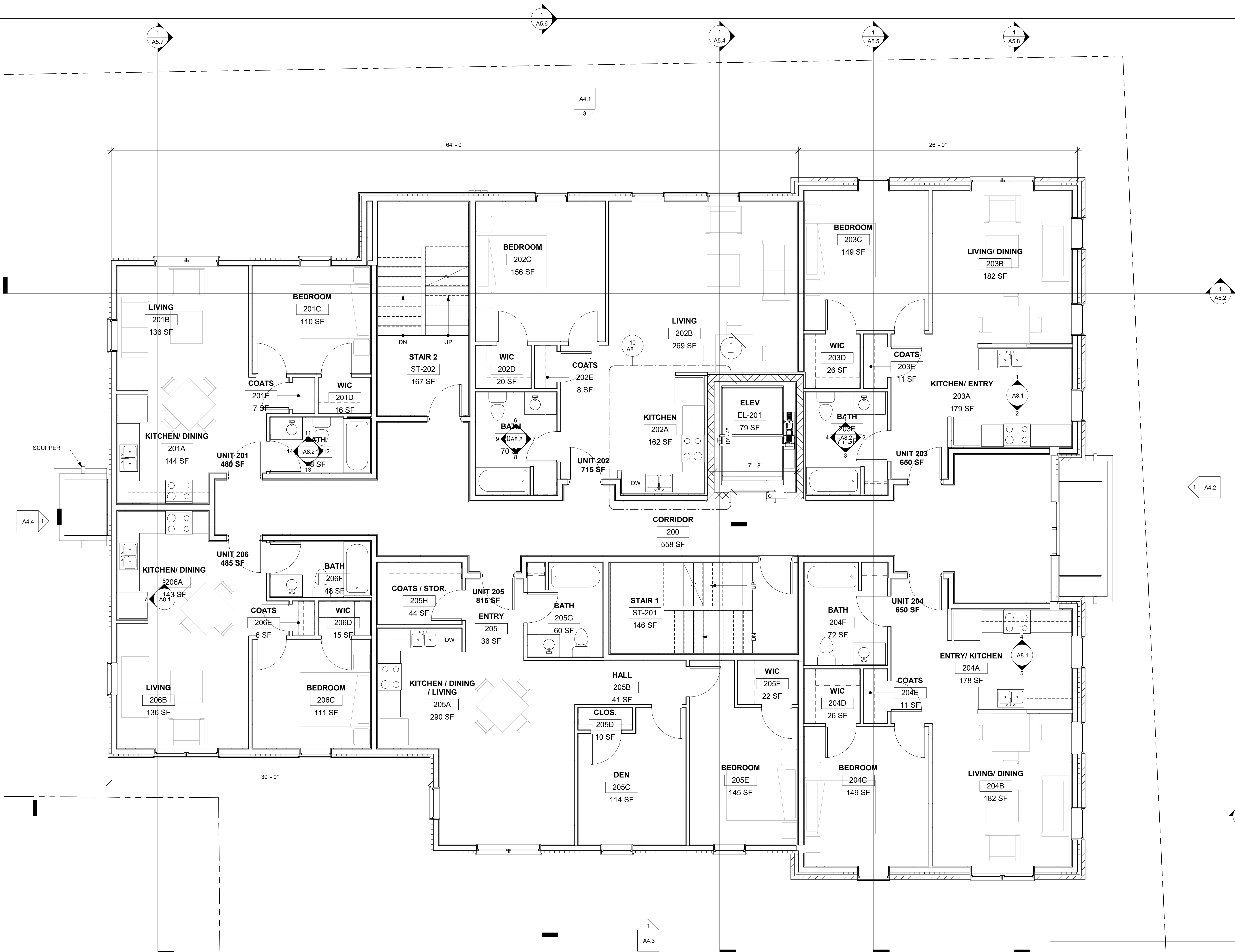
project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date:

No	Date	Revisions
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sheet title:
SECOND FLOOR PLAN

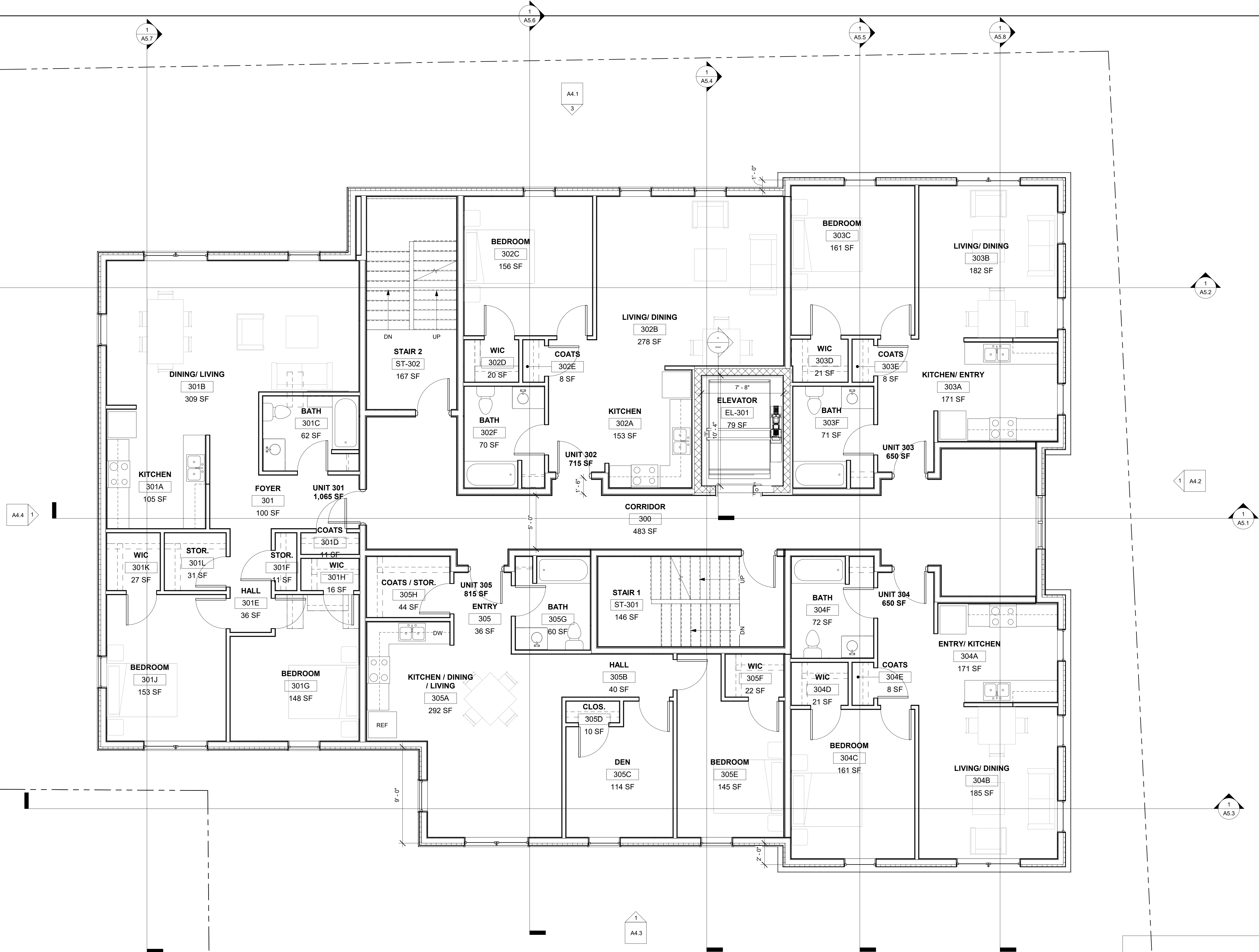
sheet no.
A2.2



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1 THIRD FLOOR
1/4" = 1'-0"



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ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
P. 802.879.5153 F. 802.872.2764 SCOTTPARTNERS.COM

GEORGE STREET LOFTS

project name:

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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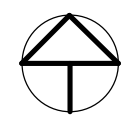
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PLAN

sheet no.

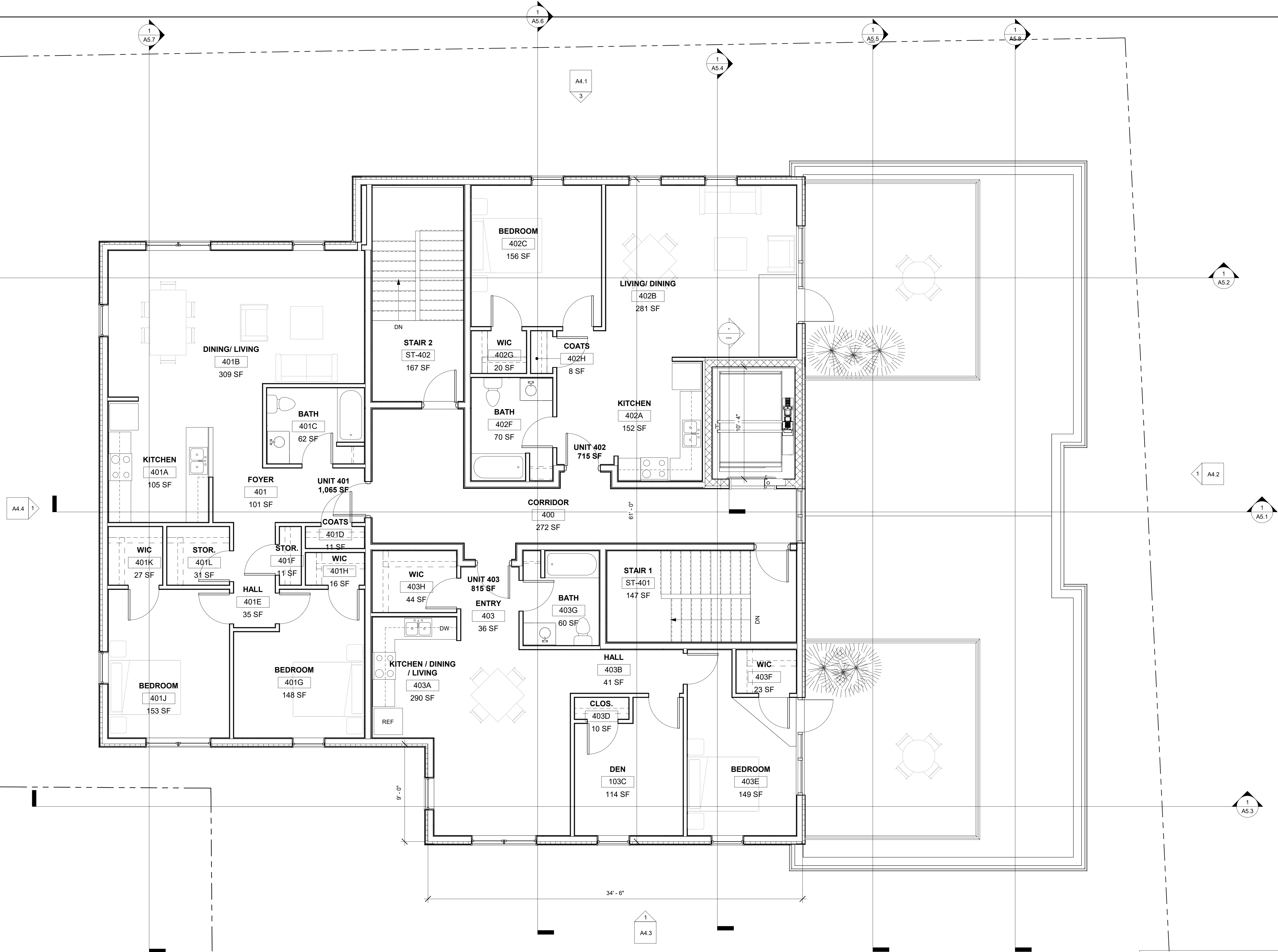
A2.3

PROGRESS 03/19/19

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① FOURTH FLOOR
1/4" = 1'-0"



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ARCHITECTURE

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P. 802.879.5153 F. 802.872.2764 | SCOTTPARTNERS.COM

project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

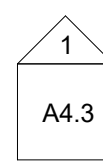
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checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
**FOURTH FLOOR
PLAN**

sheet no.
A2.4

PROGRESS 03/19/19

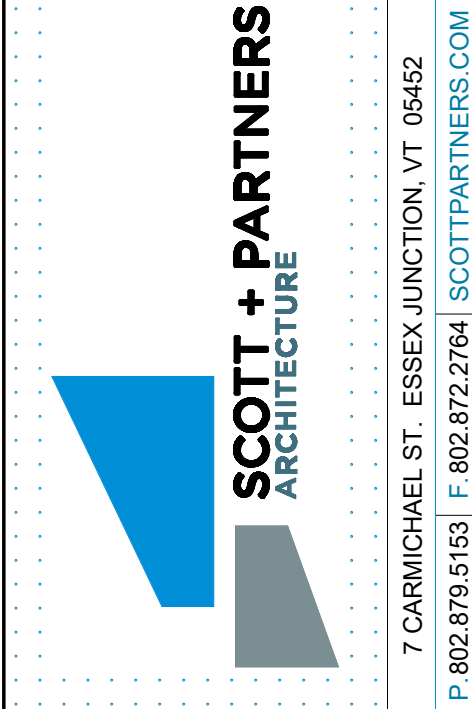


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③ NORTH ELEVATION
1/4" = 1'-0"



PROGRESS 03/19/19



project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
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drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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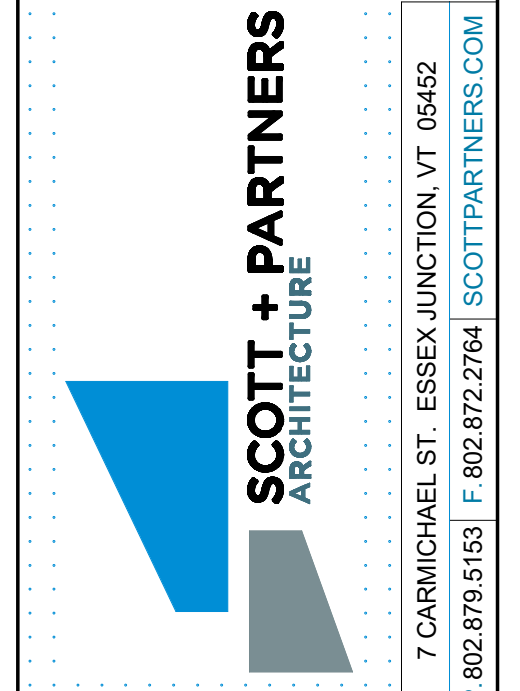
sheet title:
**NORTH
ELEVATION**

sheet no.
A4.1



① EAST ELEVATION
1/4" = 1'-0"

PROGRESS 03/19/19



project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
EAST ELEVATION

sheet no.
A4.2



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

PROGRESS 03/19/19



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ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452

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project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale:	1/4" = 1'-0"
project no.	15-1102
checked by:	JRP
drawn by:	EK
proj. date:	-
sheet date:	-

No	Date	Revisions
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sheet title:
SOUTH ELEVATION

sheet no.
A4.3

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PROGRESS 03/19/19



7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
P. 802.879.5153 | F. 802.872.2764 | SCOTTPARTNERS.COM

project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
WEST ELEVATION

sheet no.
A4.4

This memo is intended to outline operational details of the two-level parking lot proposed for the Hotel Champlain and George Street Lofts project.

Parking Lot/Garage Basics:

The proposed parking for this combined project is provided on two levels: It contains 39 surface parking spaces accessed from Pearl St., generally in the location that they are now behind the former Bove's café. Beneath this level, there are 49 below grade, structured parking spaces accessed from George St.

The 88 total physical spaces actually yield more spaces on paper based on the Article 14 provision allowing each structured parking space to be counted at 1.75 spaces against project demand. With the 1.75 factor applied to the 49 underground spaces only, we generate 124 spaces on paper against a project demand of 108 spaces. Per the ordinances:

- Supply = $[(49 \times 1.75) + 39] = \underline{124 \text{ spaces}}$.
- Demand = [existing use by previous approvals (18) + hotel demand (70) + apartments (20) with the requested waiver] = 108 spaces.

Other considerations:

- The City agreement to sell the existing parking lot back to the applicant includes a provision that requires the current 30 public spaces to remain "available for public use" during the day (8am-5pm). This can be achieved under a shared arrangement as will be demonstrated below.
- The City expects that the 30 spaces that will remain available to the public be based on the number of actual parking spaces (excluding the underground bonus).

Proposed use allocation within lots based on the actual 88 spaces available:

39 Surface Spaces:

- (18) Victoria Place/Stannard House: We will allocate 9 surface spaces immediately behind Victoria Place to remain open at all times for use by Victoria Place patrons. The remaining (9) will be on the lower level and serve the residential component.
- (30) remaining surface spaces: *shared* between the Hotel use (night) and the obligation to the city for public use (8am-5pm). The Hotel will park cars using a Valet Service to actively manage Hotel parking in these spots to ensure that they will be available during the required day use hours.

49 Lower Level Spaces:

- (9) for the remaining Victoria Place/Stannard House total of 18 spaces.
- (20) for the Apartment use- all Apartment tenants will have underground parking.
- (20) spaces for the Hotel (Valet parking)

Shared Use Parking: Traffic/parking consultant Lamoureux & Dickinson's traffic and parking analysis shows that the shared use arrangement will work, and further, that it satisfies the overall parking demand and the shared day use parking demand.

- To leave 30 spaces available per the City agreement during the required daytime hours (8am-5pm), we follow the shared parking calculations to see when the total demand falls below 58 (or 88 less 30). Based on the shared use analysis, the daytime parking total demand falls to 58 spaces *or less* between the hours of 9am and 7pm. The parking for Victoria Place and the Apartments are designated so the Hotel is left to manage the remaining spaces with valet

parking or re-parking as necessary to ensure the 30 city spaces remain available during the required hours.

- Between the hours of 8am to 9am, the demand analysis shows there could be 60 cars on site, leaving the lot two spaces short (28 open spaces, 2 short of the required 30). In this case, the Valet service will utilize temporary stacking of hotel vehicles to meet demand. See Stacked Parking below.
- Using a valet parking system, we can manage the location of hotel vehicles to ensure that the 30 public use spaces remain available during the required hours.
- Stacked Parking: we have evaluated the use of stacked parking to accommodate peak parking nights for hotel use. This will affect parking in the lower level only and will be achieved operationally by the valet parking attendants using temporary measures including chains and cones. Our studies indicate that we can increase lower level garage capacity to 55-60 cars.
- Our projected total parking demand does not exceed 96 spaces.
- With stacked parking to achieve 57 cars in the lower level, and 39 cars in the upper level, total capacity of 96 vehicles can be achieved.

*Reference Traffic and Parking Analysis by Lamoureux & Dickinson.



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PERMIT APPLICATION – PROJECT NARRATIVE

Project: *Hotel Champlain & George Street Lofts, including the following parcels:*

- #13-15 George St. (RH) – current apt/residence
- #19 George St. (RH) – current apt/residence
- #68 Pearl St. (FD5/E) – former Bove’s Restaurant
- #80 Pearl St. (FD5/E) – Victoria Place (Existing)
- #70 Pearl St. (FD5/mostly E) – surface parking lot
(See the Civil plans for parcel numbers)

Applicant: **3 George Street LLC, Rick Bove / Scott + Partners Architects, Agent**

Date: **January 15, 2019**



Request: This project will improve 4 existing underutilized parcels surrounding the Victoria Place section of Pearl Street; two parcels fronting on Pearl including the former Bove’s Café, and two fronting on George Street just to the north of the recently refurbished General Stannard House. The bulk of the property is in the FD5 district with the (E) height overlay where our proposal calls for a new hotel which will add an estimated 30 new jobs and create both architectural and pedestrian energy along this edge of the downtown core. The two parcels along George Street will be improved by the addition of a new senior apartment building that will use the RH zoning in place to more successfully realize the natural transition from George Street to the Pearl Street corridor. To achieve this, we are seeking permission to:

- Remove one structure at #64/68 Pearl Street - commonly known as the former *Bove’s Café*.
- Build a new 93 room hotel building on the combined 64/68 + 70 Pearl lots. Most of the existing surface parking on 70 Pearl will remain. The building will be built above the surface parking. A new underground parking structure will be constructed below this surface parking – accessed from George St. Total parking across the 4 parcels will be 87 physical parking spaces (counts as 123 with bonuses for below grade parking).
- Remove two structures at #13 and #19 George Street and replace them with a single apartment building containing 20 units of senior housing (Net 14 new units).
- Highlighted DRB acceptance is requested for the following items:
 - Additional height in the FD5(E) zone facing Pearl.
 - Parking waiver for the Apartment building: seeking 50% waiver from 40 to 20 spaces.
 - Canopy encroachment at the Pearl St. façade- proposed new restaurant entry.

Design Objectives:

This project is aimed at increasing quality senior housing and affordable transient-leisure hotel accommodations at the edge of the downtown core. The Project areas lies just steps from the new transportation center on St. Paul and Cherry Streets and will provide a well-designed transition from the FB5/E Zone along Pearl to the smaller scale RH neighborhoods to the north.

The project is designed to enhance street life along the Pearl Street Corridor. The proposed new *Hotel Champlain* will bring guests and activity to lower Pearl Street while a first-floor restaurant on Pearl St. will

continue the 75 year legacy of the Bove's family café. The new restaurant will occupy the full first floor frontage along Pearl St. The hotel entry will be halfway down the driveway accessing the rear of the site (same as existing access to the parking). This entryway will be completely redesigned to have a pedestrian "plaza" feel through the use of surface texture, planters, color, lighting and signage. See Landscape drawings and architectural renderings.

In accordance with *Plan BTV*, the *Downtown Housing Strategy Report* and the *Burlington Housing Action Plan*, this project will add much needed senior housing in one of the targeted locations at the edge of the downtown core. Walkability and proximity to public transportation make this an ideal location for seniors.

Project components have been weighed carefully to minimize the loss of existing historic fabric while improving the most important historic resources within the project boundaries and adding density, providing jobs and new housing units. We have consulted with City staff and SHPO to identify appropriate mitigation measures for the proposed removals and have found significant ways to preserve historic resources and incorporate history into the design of the project. See additional information in the attached FB checklists.

The project can be broken down into three major components.

1. **George Street Lofts – Senior Housing (13-19 George Street)**: we will remove the low density residential structures at 13-15 and 19 George Street (6 existing units combined) and replace them with a single RH compliant apartment building containing 20 units for a net add of 14 units. We will be asking for a parking waiver to provide one space per unit for this building which consists of predominantly 1-bedroom units (18 out of the 20 units are 1 bedroom). Ample parking is available within the overall complex while one space per unit will be assigned to the apartment building.
2. **Hotel Champlain – 68 Pearl (former Bove's Café) and 70 Pearl Street (parking lot)**: we will remove the structure at 64 Pearl St. (the former Bove's Restaurant) and combine the lot with the parking area at 70 Pearl. We will construct a new 93 room hotel with a commercial space fronting on Pearl Street (likely an Italian restaurant). The surface parking will remain, accessed from Pearl Street as it is now. Additional parking will be underground (accessed from George St.).
3. **Underground Parking – (below 70 Pearl Street)**: this 48 space, below grade concrete and steel structured parking garage will serve both the Hotel and Apartment building. The hotel will offer valet or self-parking. Access in and out is from a ramp to George Street. Direct connection to the Elevator lobbies in the hotel and the apartments is provided.

PROJECT DETAILS:

Hotel Champlain:

Subject to the Form District Code requirements found in Article 14: PlanBTV Downtown Code.

The proposed hotel and adjacent plaza entry to the parking/hotel lobby has been designed to enhance the Pearl Street FD5 zone, Pearl St. corridor views and provide a balanced transition from the city's urban core to the south and the RH neighborhood to the north. Dynamic façade and roof forms along Pearl St. are complemented by the hardscape upgrade and new entry plaza created between the new structure and Victoria Place to the east. The plaza will intentionally add focus and activity at Pearl St. while signaling the access route to the hotel entry along the east side.

The hotel will have a significant Pearl Street presence with a 5-story façade anchored by the shop-front for the restaurant and striking, narrow façade above. The 5th story is set back to provide an open balcony for a penthouse suite or small function room and modulate the apparent height of the building. The first

floor line will be prominently articulated. In addition, as recommended by SHPO as a mitigation for the removal of the former Bove Restaurant building, certain art deco treatments will be used on the Pearl St. facade to recall the former Bove's Café, including the use of black facing materials at street level and style elements in the façade arrangement above.

The current parking lot access drive by Victoria Place will be retained to access the surface parking and Hotel entry. The hotel entry is placed along the east side with an overhang to both protect and draw attention to the entry. The bulk of the hotel is elevated above the parking lot. Access for hotel guests/visitors, registration and deliveries will circle under the building. Access for fire apparatus, emergency vehicles and trash removal will not circle under the building. Access and staging for emergency vehicles have been coordinated with the fire marshal.

Setbacks, height and massing have been sculpted to meet the new FD code with a height bonus overlay (E) as applicable to the front half of the project (closest to Pearl).

- *We are requesting permission to exceed the base 4 stories/45' height limit in this height overlay area and go to 5 stories/59' in height as allowed with DRB approval (6 stories/65' is max allowed).* The project height steps down to the north as required under the new rule, making a nice, gradual transition to the RH district beyond. Limited rooftop equipment will be located on the lower roof areas. Screening elements are utilized to reduce visibility from neighboring properties.

Hotel: Key Project Criteria:

This project meets all requirements of the Form Based Code, Chapter 14. Refer to the attached Chapter 14 Checklists for details. *We are asking for approval to increase the building height from the base maximum of 45 feet to 59 feet* (65' max allowed).

- ➔ Supporting criteria for additional height (FD14.6.4-d)
 - a. The proposed building presents a very "slender" façade and massing to its primary façade along Pearl Street. The grade level story presents well to the street with a defined shop frontage, entry canopy and strong floor line, the remainder of the primary façade is vertically oriented by design with a layering of full height central pilasters to organize and offset the secondary layering of fenestration bands.
 - b. In addition to changing material from brick to metal tile at the Penthouse level (5th floor), the Pearl St. façade is stepped back with an open balcony and tapered canopy adding interest and energy to the skyline, especially looking down the Pearl Street Corridor toward the lake.
 - c. The length of east and west façades are interrupted with strong vertical elements to break up the façade. These elements punch through to the roof and add variety to the skyline. The overall skyline interacts well with adjacent structures of similar height.

Dimensional Information: The proposed hotel project includes a total of 36,692 sf on 5 floors + basement.

Basement:	1,056	(limited area in the garage level only)
1 st Floor:	4,882	(easterly wing is parking at this level)
2 nd Floor:	8,164	
3 rd Floor:	8,133	
4 th Floor:	8,133	
5 th Floor:	6,324	(set-back from RH zone to north limits the footprint of this level)
Total:	36,692 SF	

Historic : The removal of former Bove's Café and design integration of replacement façade has been reviewed in detail with both the City Planning staff and SHPO. Key concerns centered on mitigation of the loss of the art deco features of the former restaurant. Discussion suggested that a soft reference to art deco and the previous black Carrera façade material would be desirable. The proposed design includes a dark polished tile or glazed block façade at the first floor giving way to other materials above. The Pearl street façade contains detailing which emphasizes the vertical proportions and subservient window insets-typical design techniques found in art deco structures of similar mid-rise size. A By-way panel with relevant information for the neighborhood and like to a Bove's Café video will be placed on the side of the new restaurant facing the entry plaza. See additional information at the end of this report specific to the BCO chapter on Demolition. See also the existing site photographs, Archeological Report and Historic Listing for the parcel.

Green and High-Performance Buildings: The proposed hotel is in excess of 25,000sf but under 50,000sf. As such, it is subject to the third-party commissioning requirements for the building envelope and mechanical systems. We have a strong history of delivering high performance buildings and are pleased to include several well established, third-party commissioning agents as part of the project.

Parking Lot/Garage:

The project contains 39 surface parking spaces generally as they are now behind the former Bove's restaurant and 48 below grade structured parking spaces sited under the parking lot located but accessed from George Street.

- 48 spaces are subject to the planBTV provision allowing structured parking spaces to be counted at 1.75 spaces of those required in Article 8. This generates a total parking count of 123 spaces against the total demand of 108. Demand = [existing use (18) + hotel demand (70) + apartments (20)] = 108 spaces.
- To improve access to this lot, especially for the hotel guests, we are evaluating the potential for the end section of George Street (to Monroe) to be made two-way. This may reduce the number of vehicles that would need to travel through the residential neighborhoods of Monroe and George Streets to access the new parking garage (and post office lot).
- Stacked Parking: we are also evaluating the use of stacked parking to accommodate peak parking days for hotel use. This will affect parking in the garage only and will be achieved operationally by the valet parking attendants using temporary measures including chains and cones. See diagrams showing that stacked parking options that can increase garage level capacity to 55-60 cars.

George Street Loft Apartments:

The proposed 20 unit senior housing apartment building sits wholly within the **RH district** and replaces two smaller, converted single family homes currently containing a total of 6 apartments for a net addition of 14 apartments. New units will meet all current regulations and include affordable units as called for in the *Senior Housing Bonus* section of the BCO.

Density is calculated as follows: Base density of 40u/A is increased to 80u/A under the senior housing bonus. Combining lots 13-15 with 19 $(5176+6759) = 11,935\text{sf}/43,560\text{sf/A} = 0.2739\text{A} \times 80 = 21.9$ units maximum allowed. 20 are Proposed.

Lot coverage maximum allowed is 80% in the RH district. We are proposing 80%. Green space is provided along George St. and to the north and west of the building as buffers and back yard. See the landscape plan showing use and planting. Amenities for the senior housing including raised gardening beds and picnic tables are provided.

Parking is provided in the structured underground parking garage shared with the hotel. 20 dedicated spaces are proposed. (50% waiver required). Based on demand, the building is predominantly single bedroom (18) with only (2) two bedroom units.

Building Design: The design of this building has been reviewed on several previous trips to the DRB. Two projecting bays, lower in height than the rear section, are placed to continue the rhythm and scale of the George St. neighborhood. The rear section faces the surface parking lot and hotel with design elements and density that reflect the transition from neighborhood to urban core. Materials used along George St. are predominantly brick reflecting the structures on either side.

Dimensional statistics: Proposed new apartment building will contain 18 (1) bedroom units and two (2) bedroom units. Accessibility and visitability will comply with the ADA rules and the VT Access Board rules.

The proposed square footage is:

Basement	= 5,178 Sf
First Floor	= 5,272 Sf
Second Floor	= 5,272 Sf
Third Floor	= 5,272 Sf
<u>Fourth Floor</u>	<u>= 3,596 Sf</u>
Total Building	= 24,590 Sf

ADDITIONAL PROJECT-WIDE INFORMATION.

1. *Community Capacity:* Public water and sewer is proposed. A letter confirming capacity is forthcoming. After meeting with the Fire Chief and DPW, the project will add a hydrant along George St. to serve the apartment building and replace the city water line from Pearl St. to this new hydrant to increase flow. See Civil plans.
2. *Traffic:* A traffic and parking study has been completed by Lamoreaux & Dickenson that shows negligible impact on area traffic. Based on the proposed net increase in units, there will be minimal effect on surrounding streets. As noted in the Form District checklists for the Hotel building, we are evaluating possible two-way traffic on George St. to Monroe to facilitate entry into the garage from George St. We will go along with recommendations or the neighbors and the DPW and are fine with either outcome. See discussion in the FD checklist.
3. *Parking:* L&D's traffic analysis also addresses parking. It evaluates the existing and future demand with a time of day overlay that shows a maximum anticipated use of 87 vehicles at any one time. We have 87 physical parking spaces in the proposed plan. In addition, it shows that there will be sufficient overlap in use/time to satisfy the City requirement to provide 30 day-use spaces for use by the public. (This requirement is in the sale agreement for the 70 Pearl). Operationally, this will be enforced by the owner through the use of metering and valet parking services for the hotel.
4. *Bylaws in effect:* The project will comply with all City bylaws.
5. *Renewable Energy:* The project is pursuing a solar panel array lease program for the roof. We will be complying with or exceeding the VT Commercial Building Energy Standards – Stretch Goals and providing varying levels of commissioning for key systems.

6. *Fundamental Commissioning*: The hotel portion of the project is subject to LEED v.4 Fundamental Commissioning requirements for the building envelope and mechanical systems. See attached commissioning plans which exceed the requirements.
7. *Cumulative Impacts*: The overall result of this project will be to improve the transition from the small-scale residential George St. neighborhood to the city's urban core with Pearl St. as the dividing line or transition zone. Much of Pearl St. is denser, taller, more urban by design. Streets feeding into Pearl will naturally develop more densely at their connection point. The proposed apartment building is completely within the RH limits for height, setbacks, density and yet has been designed to continue the lower scale dwelling pattern and massing that runs north along the rest of George St. It is balanced between the pattern language of the surrounding structures while bringing forth a contemporary feel and appearance.
8. *Signage*: Restaurant signage above the canopy (but below the 14'/2nd floor level limit); Hotel signage: on front side corner and above hotel entry on east side. Directional signage for parking and drop-off.
9. *Construction Time Limits*: the project will commence directly after receipt of permits. The removals and site preparation/parking garage will be Phase 1 with the new construction proceeding directly thereafter (no gap in timing). Full build-out will be achieved within a two year window. Hours of construction will be as per city regulation for projects adjacent to residential neighborhoods. PeakCM has been selected as Construction Managers and are working through logistics and schedules now.
10. *Operational Hours*: Apartment units: N/A; Restaurant at Pearl St.- likely 11am to midnight. Hotel will be open 24/7.
11. *Future Enlargement*: None planned.
12. *Natural, historic features/resources*: this project follows the recent renovation of the Historic Stannard House on the corner of Pearl and George Streets. The proposed removal of three existing structures includes the former Bove's Café with mitigation strategies as discussed above. The other two structures are unlisted, small former single-family homes which are significantly under developed for an RH zone near the Pearl St. corridor. These structures were also reviewed by the architect and SHPO during evaluation of the site. While potentially contributing to the overall neighborhood to the north, they are not listed structures and they have been significantly renovated both inside and out. However, as mitigation for their removal, we propose to fully document them photographically and to salvage significant fabric resources including slate roofing and remaining stained glass panels/doors.
13. *Growth patterns*: the proposed project enhances the city's stated growth patterns. This mixed use commercial and residential project will reinforce the developing urban edge along the Pearl St. corridor and provide much needed housing units in a section of the city forming the transition between Downtown and Residential.
14. *Housing*: this project adds housing with a net increase of **14** units.
15. *Jobs*: this project will add an estimated **30** jobs in downtown Burlington.
16. *Parks*: minimal impact will be offset by payment of impact fees.
17. *Dimensional standards and density*: (See Form District checklists for the hotel building.)
 - a. *Apartment building - RH Zone*: Height: 35' allowed; 35' proposed.

- i. Setbacks: percentage of lot size: see plans. Note that the north side setback has been doubled as the two current lots have effectively been merged into one wider lot. In lieu of the current structure that sits along the north neighbor's driveway, a significant green space and fencing has been placed along the north to provide a buffer and minimize pedestrian cut-through.
 - ii. Coverage: 80% allowed: proposed = 80%, See the landscape plans for layout. Amenities will include a picnic area and above ground planting beds for the senior housing units.
 - b. *Zone boundary:* As this project spans two zones and multiple lots (same owner), there are several items that need clarification. The lots will be merged to eliminate the difficulties related to parking for the apartments (all 20 spaces serving the apartments need to physically be on the apartment building lot). See the parking allocation diagram in the Civil drawings showing that the spaces serving the apartment building are the spaces in the garage closest to the apartment building entrance. These spaces span the zone transition line (assuming it does not move despite the removal of the lot/property lines). All other setbacks and dimensional standards applicable to the FD and RH zones are met, including the rear yard setback for the RH building (measured as if the lot line was left in its current place – it is only “moved/removed” to address the parking rules.
18. *Pedestrian access:* The existing Pearl St. driveway to the rear parking area will be completely rebuilt to create a new shared access plaza with a pedestrian feel. See description above. Access from the rear of the lot/surface parking will also be provided to George St. via a walkway between George St. parking garage access ramp and the north end of the Stannard House.
19. *Accessibility:* ADA requirements will be met in full. The commercial space, residential entries and all common space will be fully accessible. Apartment units will all be visitable; the state/city required percentage will be adaptable or accessible.
20. *Landscaping and fences:* Landscaping, fencing and garden treatments will be applied to the greenspace adjacent to the RH zone north of the new development to screen for headlights. Trees for shading and raised planters will be used as well. See Landscape Narrative on the landscape drawings for full description of design intent and layout.
21. *Public plaza and open space:* while there is no large open space, it is our design intent to integrate the commercial spaces into the street life of the Pearl St./George Street corner. The Tavern/Café's glass wall enclosing the main façade of the Stannard House will “showcase” activity and energize the public streetscape (active and inviting street edge).
22. *Outdoor lighting:* Building mounted lighting is designed to accent the architectural features and entries. Fixtures are downcast, cut-off fixtures. Upper level patio lighting is kept back from the roof edge to minimize its spill-over to below. The covered parking area will be lit by ceiling mounted units. Existing LED and HID wall-mounted fixtures on the Victoria Place building will be replaced with all-LED site fixtures in order to adequately light the parking area. The tight constraints of the site and need to light the drive and parking areas lead to an increased illuminance on these walkways. General-purpose walkways on the site have a slightly brighter average illuminance than allowed (0.66 versus 0.5 footcandles). The proposed walkway under overhead canopy with adjacent façade lighting (i.e. the walkway to the hotel entrance) is also affected (1.14 footcandles versus 0.5 footcandles). All other lighting requirements (max footcandles, max/min ratios, and avg/min ratios) are below the allowed maximums.
23. *See lighting plans and fixture cut sheets in the landscape design drawing set.*

24. *Infrastructure*: mechanical components will be housed in the basement or in screened rooftop locations and not visible other than the grill or grating. See plans. Utilities will be underground.
25. *Safety-security*: the project has been designed in accordance with the State/City Fire and Building Code, NFPA 1, 101 and the IBC, 2015 editions. In addition, it has been reviewed with the Fire Chief and Building Inspector for compliance with life safety concerns. There will be an intercom/camera system associated with the apartment entries/parking lot.

Demolition: this project proposes the demolition/removal of the non-listed but eligible residential structures at 13 and 19 George St. and demolition of the listed structure at 68 George St. known as the former Bove's Café. See above and Historic Consultant's report for detail. The removals are not due to neglect or hardship, but to make the replacement buildings possible. Based on stated goals for this zone, the proposed project trades removal of several low-caliber structures for restoration, protection and re-use of the main historic structure on the site.

1. *Application for Demolition*: in accordance with the Demolition standards, we offer the following:
 - a. Report from a licensed engineer: see attached.
 - b. Demolition Review Standards: will comply- see below.
 - c. Hardship: n/a
 - d. Redevelopment Plan and Statement of effect: see Historic and Archeological Reports.
 - e. Elevations, plans and statements: Will provide as required prior to removal for all listed structures.
2. *Standards for Approval*: this application is being submitted under standard 2.c. —that a substantial community-wide benefit outweighs the historic significance of the buildings proposed for demolition.
 - d. *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 project's most significant impact to existing historic resources is the sentimental loss of the landmark Bove's Café. Although the restaurant has been closed for years, it still represents a tender spot in the hearts of many City residents. The structure itself is a often modified small vernacular structure now out of place along Pearl St. The most recent modification 78 years ago for the restaurant façade includes black facing material and what is described as mildly "Art Deco" themes. This project will replace that structure with a larger restaurant and hotel but through design and façade treatment, it seeks to keep the spirit of the Bove's Café alive and well. See design statements above and mitigation strategies that have included input from members of the Bove family and SHPO.

Other structures proposed for replacement are less significant but also valuable in their own way. Mitigation includes documentation, fabric salvage and design sensitivity. The redevelopment plan, through the design of massing, façade layout and street pattern language, seeks to continue to support surrounding use and neighborhood characteristics.

- 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:

This will be done during the design phase of the project and available for review prior to breaking ground/start of demolition.

- f. *The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure.*

The proposed project seeks demolition to allow the new construction. No demolition will begin until the project is ready to proceed in its entirety. There will be no delay between the selected removals and the commencement of new construction. It will appear as one continuous project.

- g. *Deconstruction, salvage and reuse of historic materials.*

The proposed project will allow the salvage and reuse of any and all historic building materials. Unfortunately, previous modifications and alterations have already removed or compromised the integrity of many interior components and windows, exterior trim, etc. The project will participate in a process including careful removal, stockpiling, advertising and distribution of any valuable salvage materials or artifacts uncovered in the demolition process. The Archeological report has analyzed the area and does not anticipate that the project excavation will uncover significant resources.

End of Project Narrative.

Attachments:

- COA Level II Checklist, application fee
- planBTV checklists
- Traffic Study and Addendum update
- Photos of existing conditions
- UVM Historic/Archeological Report
- Cx Commissioning Plan for Building Envelope - Hotel
- Cx Commissioning Plan for Mechanical Systems – Hotel
- Landscaping Narrative- see Landscaping drawings
- Lighting cut sheets – see Landscaping Drawings
- Building material cut sheets
- Erosion Control Plan – See Civil Plans.
- Lot Coverage calculations – See Civil Plans
- NPA meeting summary

Plans sets:

- Drawing sets: (1) full size at 24x36, (1) reduced to 11x17
- Existing Conditions Plat

-
- PDF copy of everything



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
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COA Level II Review Application Checklist

Use this checklist for all applications for zoning permits eligible for Design Review with a construction cost of **more than \$24,000** - See Sec. 3.2.2 of the Zoning Ordinance.

In order for your application to be considered complete, the following information **must** be provided as applicable:

- ☐ A completed application form, signed by the property owner;
- ☐ The application fee (see below), in cash or check (no cards). Checks to be made out to the 'City of Burlington' (There will also be a fee to request the Final Certificate of Occupancy when the project is complete);
- ☐ Photographs of the subject property, showing the location of the project (and neighboring properties if applicable);
- ☐ A full size site plan of the subject property (with an additional copy at 11x17 size), that is accurate and to scale, indicating the location and dimensions of all existing structures, walkways, driveways, and other significant features; and all proposed changes with all dimensions; distances from the front, side and rear property lines to each proposed new structure and/or site improvement, which shall include the following as applicable:
 - Identifying information including the record owner of land, north arrow, date (including any revision dates) and scale (recommended at a scale of 1" = 8, 10, 16, 20, 40 feet);
 - Property lines and abutting streets;
 - Rights of way or easements affecting the property;
 - Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees and other vegetation, etc;
 - Existing and proposed setbacks to property lines and/or public rights-of-way;
 - Existing and proposed contours at no more than 5-foot intervals;
 - Location of existing and proposed utilities and facilities (water, sewer, electric, telephone, fire hydrant);
 - Location of existing and proposed buildings;
 - Height of proposed buildings and how measured (refer to Sec. 5.2.6);
 - Location and number of parking spaces pursuant to the requirements of Article 8, and the type of barriers used to define parking areas (bollards, curbs, etc.); and,
 - Information regarding any applicable zoning overlay districts as defined in Article 4, Part 5.
- ☐ A coverage calculation table showing the square foot area of all existing and proposed structures and hard surfaces (walkways, driveways etc), with a total percentage coverage calculation based on lot size (see 'Site Plans Design Review Guide' for an example of this table); ([Refer to Civil Drawings](#))
- ☐ Building elevations (drawings to scale with color rendering if possible) for all proposed and/or modified buildings and any related buildings (full size with an additional copy of each elevation at 11x17 size). Elevations of each exterior façade shall indicate all architectural details, window and door openings with dimensions and trim details, and materials, siding (wood clapboard, brick, etc.), roof, trim, colors to be used. Elevations must show all roof-mounted equipment, ground-mounted equipment, building-mounted signs and/or sign bands, and building-mounted light fixtures;
- ☐ Specification sheets (also known as cut sheets) from the manufacturer or retailer for all new windows, doors, mechanical equipment, lighting etc;
- ☐ At least two architectural wall cross-sections (one front wall and one side wall), at a scale of 1 inch equals 1 foot, illustrating the relief (e.g. projections and setbacks) of the architectural features shown in the building elevations;

- ☐ At least one color-rendered perspective drawing from a realistic public vantage point showing the proposed building(s) and landscaping after five to seven years of growth;
- ☐ A detailed plan for new landscaping (with an additional copy at 11x17 size) that clearly identifies species by Latin name, readily understood symbol, and common name, and which shows all screening of parking, dumpsters, and ground mounted mechanical/electrical equipment. The landscape plan should be accompanied by a brief statement of the landscape concepts and objectives. Where applicable, information should be submitted indicating streetscape design;
- ☐ If the project involves disturbing 400 sq ft or more of land (removing or adding anything that will create exposed soil) an 'Erosion Prevention and Sediment Control Plan' will be required. Please complete the EPSC Questionnaire and provide an EPSC site plan indicating locations of control such as silt fences, hay bales etc. (Some projects may require further permanent stormwater control measures as required by the City Stormwater Plan Engineer).

Please Note: Applications involving building features, cornices, canopies or similar projections that project over the public Right of Way will require a separate approval from either the City Council or Church Street Marketplace prior to installation. This can take up to four weeks so please visit the Clerk/Treasurers Office or the Church Street Marketplace to obtain the appropriate information and application form as soon as possible.

Applications involving a COA Level II Review should closely follow the Development Review Standards found in Article 6.

Application Fee:

1. \$110 and;
2. \$2/\$1,000 of estimated construction cost



Base fee - 1st parcel = \$110
 (2 x (\$10,500,000/\$1,000)) = \$21,000
 (4 x \$80) for addn'l parcels = \$320
TOTAL Application Fee = \$21,430

Development Review Fee (required before permit is picked up):

\$4.50/\$1,000 of estimated construction cost

planBTV Downtown Code Application Compliance Checklist – Sec. 14.4 Building Types

Instructions:

This Compliance Checklist is a tool to be use for documentation and confirmation of compliance with the requirements of Article 14 planBTV: Downtown Code. This checklist documents compliance **only** with the requirements of Art. 14. Other sections of the CDO as applicable (e.g. Art 8 Parking, Art 9 Inclusionary and Replacement Housing) will require additional documentation.

The Applicant Compliance Documentation should be as brief as necessary to explain how compliance with the requirements have been achieved, and should specifically reference related plans and illustrations where applicable. **Complete one checklist for each Building.**

<u>Property Address</u>	68, 70 Pearl St
<u>Form District</u>	FD5 with Height Overlay (E)
<u>Building Type</u>	Mixed Use

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Green and High Performance Buildings (Sec. 14.4.3 b.)	Hotel building is between 25,000 and 50,000 → 3 rd party commissioning. -Commissioning Team is Jon Haehnal of BHV Integrated Services for the shell and Glenn Thomas, PE for the Mechanical systems. -Commissioning Plan is attached.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Units	N/A (93 Hotel Rooms, 1 commercial space)	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Building Height	14' first story 45' (4) x 11' for upper stories + 1 foot for roof 59 feet total → Allowed in height overlay (E) zone, but requires approval (over 45')	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.4 Building Types

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Additional Building Height (Sec.14.6.4 d.)	a. Key public view is along Pearl St. (south) Detailing above the shopfront emphasized vertical proportions. Western façade is broken up with expressed vertical elements (stair/elevator). b. Penthouse expressed horizontally to reduce apparent height. Front and rear setbacks provide relief and add visual interest. c. Narrowness of Pearl St. façade limits effectiveness but penthouse terrace and canopy designed to create landmark visual along Pearl St. Western façade is broken up with emphasized vertical elements and material changes. See additional description in Project Narrative.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Building Width	Building along Pearl Street is exactly 80% of the total lot width- very narrow to begin with. Remaining area is small landscape buffer to west and surface entry to site (existing). Building steps out on eastern side to further capture available space and enhance apparent lot width.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Ground Floor Height	14' as required from street level to top of podium (start of upper floors). Height is desirable for lobby and restaurant use.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Frontage Types	<u>Shopfront</u> will be used along Pearl Street with a similarly high degree of glazing on the sides near Pearl to support the 1 st floor restaurant use and activate the street view.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Pedestrian Access	Main restaurant entry is on Principal façade (Pearl Street). Façade is so narrow, all additional entries are along the east façade, including the main hotel entry. Entry accesses the lobby. All rooms are on upper floors. Access drive into the site will be visually enhanced to promote heightened pedestrian experience and improve “draw” into the depth of the site and hotel lobby/entry. See landscaping plans.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.4 Building Types

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only</u> : Staff Compliance Confirmation
Miscellaneous	Awnings: No awnings planned. However we anticipate umbrellas at the SW corner where café tables could be placed on the exterior – sidewalk or just along the westerly edge. See Landscape plans and renderings.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.3 Form Districts

Instructions:

This Compliance Checklist is a tool to be use for documentation and confirmation of compliance with the requirements of Article 14 planBTV: Downtown Code. This checklist documents compliance **only** with the requirements of Art. 14. Other sections of the CDO as applicable (e.g. Art 8 Parking, Art 9 Inclusionary and Replacement Housing) will require additional documentation.

The Applicant Compliance Documentation should be as brief as necessary to explain how compliance with the requirements have been achieved, and should specifically reference related plans and illustrations where applicable.

Property Address **68, 70 Pearl Street**

Form District **FD5**

Ordinance Requirement	Applicant Compliance Documentation	DPZ Office Use Only: Staff Compliance Confirmation
Building Type	Mixed Use. Commercial on ground floor including restaurant along principal façade (Pearl St.) and hotel lobby making up balance of ground floor. Hotel rooms and activity centers on all above floors.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Block Perimeter	The hotel building infills all available frontage along the principal street (Pearl) except for a narrow buffer to west and the entry drive to the site. The building lines the entire western façade. The bulk of the site is the former parking lot (70 Pearl) and is mostly screened by the new hotel building from the west, the new proposed apartment building to the east along George Street, or the existing adjacent Victoria Place along Pearl. With existing and new construction in place, the parking area serving the site is nearly fully contained behind the perimeter buildings. Underground structured parking is accessed from a ramp on George street and serves both the hotel and apartment buildings.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.3 Form Districts

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Pervious Area	The majority of the site currently serves as a Public parking lot for the City of Burlington and a private parking lot for Victoria Place. Please refer to SH 1 – Existing Conditions for the existing building and overall coverage of the project area. Please refer to SH 2 – Site Plan for the proposed building and overall coverage for the project area.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Yard Type	Rear yard type. The proposed building occupies 80% of the available lot frontage. We are removing a small 1 ½ story residential type structure and replacing it with a 5 story urban building with a full shop style front which will greatly increase the urban feel of the Pearl St. experience.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Ground Floor Entries	Principal restaurant entry is on Principal façade (Pearl Street). Façade is so narrow, all additional entries are along the east façade, including the main hotel entry. Entry accesses the lobby. All rooms are on upper floors. Access drive into the site will be visually enhanced to promote heightened pedestrian experience and improve “draw” into the depth of the site and hotel lobby/entry. See landscaping plans.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Frontage Buildout	NA	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Setbacks	Principal façade is setback near the minimum of 12’ at Pearl St. A projecting canopy is proposed over the principal shopfront entry. Westerly setback is approximately 5’ and done for fire code purposes and to create a narrow planting strip. Rear setback is governed by the Zone transition rules to the RH zone to the north (see setback graphic showing compliance with the 10’ required setback up to 35’ and 45 degree line above that.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.3 Form Districts

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Building Height	14' first story 44' (4) x 11' for upper stories <u>1' for roof/insulation</u> 59 feet total → Allowed in height overlay (E) zone, but requires approval (over 45')	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Building Bulk	Floors 1-5, 100% max.: we are well below 100%. Looking at the two lots involved: 68 Pearl and 70 Pearl combined = .48 acres or 20,909sf. Floor areas as follows are in the 1 st Floor: 4,882 (23%) 2 nd Floor: 8,164 (39%) 3 rd Floor: 8,133 (39%) 4 th Floor: 8,133 (39%) 5 th Floor: 6,324 (30%) Floors 6-8, N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.3 Form Districts

Ordinance Requirement	Applicant Compliance Documentation	DPZ Office Use Only: Staff Compliance Confirmation
On-Site Parking	Parking for FD component is calculated as follows: <u>Demand = 88. Breakdown:</u> 18 spaces per existing req'memt for Victoria Place + Stannard House 70 for proposed Hotel (93rms X 0.75sf/rm=70 spaces) 88 spaces needed <u>Provided = 123 spaces. Breakdown:</u> 84 spaces (48 spaces below grade x1.75 = 84 spaces per 14.6.7.d)i. <u>39 surface spaces</u> 123 spaces provided (87 physical spaces) Parking on site is also provided for the Apt building on George St. (physically in the RH zone and subject to RH zone parking req'ments). <u>Demand = 20 for Apts</u> (2 spaces/unit X 20 units = 40 spaces <i>We are seeking a waiver request* of 50% waiver = 20 spaces</i>) Provided = 20 on site (specifically on site as defined by property line, although some of these spaces are across the Zone line in the FD zone). Provided = 20 *Waiver request based on demonstrated low vehicle use by seniors, apt types of predominantly one-bedroom or efficiency units, proximity to bus routes and transit hub (across street), and walkable downtown. <u>FD and RH Combined Project Totals:</u> 108 = Total demand for existing + proposed hotel and apt. 123 = Total spaces provided on site. <u>Other parking notes:</u> The Owner has an agreement with the City such that 30 spaces shall be made available for day use by the public. The intention is that these spaces will be available on the surface lot and shared with the Hotel use. Valet service for the Hotel will manage the hotel vehicles to ensure the public day-use spaces are available. The Owner had the right to meter these spaces and collect the revenue. Finally, we note that the Traffic/Parking Study shows that anticipated	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.3 Form Districts

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
	parking counts with shared parking factored in peak at 87 spaces, the exact number of physical spaces available.	
Parking Location	48 spaces are provided below grade in structured parking accessed from George Street. 39 surface parking spaces accessed from existing entry on Pearl St. These spaces are all behind the primary building (presents as perimeter type building for placement.) All parking is in the third layer of the site. See Schematic Parking Allocation Plan in the Civil drawing package for proposed allocation of spaces.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Encroachments – Required Setbacks	None	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Encroachments – Public Right-of-Way	Primary Façade: is set at 12’ back from the Pearl St. curb. The façade contains a commercial space entry and has been designed to include a projecting canopy that will encroach into the Pearl St. sidewalk. It will project 6’ from the building façade which leaves it 6’ from the curb line at Pearl.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Uses	One commercial space fronting Pearl St.- Entire width of proposed new façade. Balance of proposed building in the Form District Zone is a hotel use.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.5 Frontage Types

Instructions:

This Compliance Checklist is a tool to be use for documentation and confirmation of compliance with the requirements of Article 14 planBTV: Downtown Code. This checklist documents compliance **only** with the requirements of Art. 14. Other sections of the CDO as applicable (e.g. Art 8 Parking, Art 9 Inclusionary and Replacement Housing) will require additional documentation.

The Applicant Compliance Documentation should be as brief as necessary to explain how compliance with the requirements have been achieved, and should specifically reference related plans and illustrations where applicable. **Complete one checklist for each Frontage Type used.**

<u>Property Address</u>	68, 70 Pearl St
<u>Form District</u>	FD5 with Height Overlay (E)
<u>Building Type</u>	Mixed Use
<u>Frontage Type</u>	Shopfront

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Yard Width (Dooryard only)	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Deck/Landing Width/Length	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Courtyard Width (Courtyard only)	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

For office use only: ZP# _____

planBTV Downtown Code Application Compliance Checklist – Sec. 14.5 Frontage Types

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Deck/Landing Depth	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Courtyard Depth (Courtyard only)	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Yard Depth (Dooryard only)	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Clear Height above Deck/Landing	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Overall Height (Porches and Gallery only)	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Lightwell/Landing Height (Lightwell & Landing only)	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

For office use only: ZP# _____

planBTV Downtown Code Application Compliance Checklist – Sec. 14.5 Frontage Types

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Finished Level above sidewalk	Canopy proposed at entry only. 10' above sidewalk.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Clear Path of Travel	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Depth of Recessed Entry	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Sill Height (Shopfront only)	1'-10" above sidewalk (restaurant)	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Distance between voids (Shopfront only)	12" typical	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Ground Floor Voids (Shopfront only)	9'-6" typical width 1'-10" "AFF sill to 10' glazing 64% total percentage of voids (214sf/335sf) Pearl St. Façade. 1 st story	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

For office use only: ZP# _____

planBTV Downtown Code Application Compliance Checklist – Sec. 14.5 Frontage Types

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only</u>: Staff Compliance Confirmation
Distance between stairs/access (Terrace only)	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Hardscape Coverage (Forecourt only)	N/A Although sidewalk and access drive/parking entry off Pearl will be designed to read as hardscape (pedestrian friendly). See Landscape Plan	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Canopy/Awning Projection (Forecourt only)	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Miscellaneous	Canopy proposed at entry only. 10' above sidewalk.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.4.13 Urban Design Standards

Instructions:

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The Applicant Compliance Documentation should be as brief as necessary to explain how compliance with the requirements have been achieved, and should specifically reference related plans and illustrations where applicable. **Complete one checklist for each Building.**

<u>Property Address</u>	68 – 70 Pearl St.
<u>Form District</u>	FD5 with (E) height overlay
<u>Building Type</u>	Mixed Use

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Façade Voids and Distance (Sec. 14.4.13 a.)	See Frontage Types Checklist for shopfront details. Voids: 1 st floor- typ. 64% on primary façade, near 40% on others for 2 nd layer. Varies after that (Open at parking). Floors 2-5 = varies between 20-27% Distance between voids (floors 2-5) see shopfront for primary façade. Horiz. = 4'-9" and 6'- 1" typ.; 18' max Vert. = 6' typical throughout	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Glazing Transparency and Reflectance (Sec. 14.4.13 a.)	Glazing is intended to be generally clear without significant mirroring or reflectance. VLT will be in the 65-70% range. VLR will be approx.. 10%.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.4.13 Urban Design Standards

Ordinance Requirement	Applicant Compliance Documentation	DPZ Office Use Only: Staff Compliance Confirmation
Windows and Doors (Sec. 14.4.13 b.)	Principal Façade- Entry door is centered between symmetrical glazing bays (64% of façade is glazed). Doors are accented by projecting permanent canopy and signage. We note that the first floor commercial space is potentially unrelated to the use/function of the rest of the building. Each component needs to have a presence but the commercial space should not be overpowering and confused as the main entry to the rest of the building which is really set further back down the east side.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Façade Placement (Sec. 14.4.13 c) i.)	Façade is parallel to the Pearl St. See plans.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Façade Vertical Articulation (Sec. 14.4.13 c) ii.)	Vertical articulation is emphasized with tall, slender brick pilaster patterns extending full height between the 1 st floor banding line and penthouse floor level banding. Step backs are nominal 4" (brick course). The Banding relief line will be 4-6" deep. Windows are not set flush with the brick openings, but will be set back 3". The primary façade also includes a strong projecting canopy above the entry and a 6' setback at the penthouse level including projecting floor level banding (cornice), set back railing, balcony, and large projecting canopy at the penthouse roof level.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Façade Horizontal Articulation (Sec. 14.4.13 c) iii.)	A. No basement- N/A B. Openings in all facades are ordered/aligned both vertically and horizontally. Patterning and façade treatment is at once orderly in pattern and playful in color. C. Top story (5) is set back and different color/material. Roof edge is capped by projecting cornice. We are using the significant canopy over the penthouse balcony at the full primary façade (Pearl St.) to satisfy the projection length. The rest of the penthouse level roof edge is capped with a more modest 6" overhang but will read unmistakably as the roof cap.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.4.13 Urban Design Standards

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Façade Stepbacks (Sec. 14.4.13 c) iv.)	Building is 5 stories: N/A However, 5 th story is set back with color and material change. Pearl St. façade steps back 6’ at the balcony. Rear (north) façade steps back as required to meet height/45 degree angle compliance with requirement abutting residential district.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Primary Materials (Sec. 14.4.13 d) i.)	Primary materials (2 colors of brick, glazed block, storefront) Primary (Pearl St.) façade = 88%	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Accent Materials (Sec. 14.4.13 d) ii.)	Secondary materials (small metal panels*, metal trim; accent banding, and acoustic metal HVAC screens) = Primary façade = 12% Other facades – varies between 12% and 19% *small metal panels- like shingles- see Pac-Clad cut sheets)	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Materials of Doors, Fences and Roof (Sec. 14.4.13 d) iii-v.)	Doors will be commercial type Aluminum Storefront entry systems. Windows will be aluminum or fiberglass commercial windows. Curtainwall/storefront will be commercial Aluminum (anodized). Roof is single ply membrane, light color (white or grey). I cannot be seen from the ground.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Alternative Materials (if applicable) (Sec. 14.4.13 d) vi.)	Glazed block- should be primary material. Will bring in a sample. Dark/black used at ground floor and between windows on Primary façade.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.4.13 Urban Design Standards

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Materials-Other (Sec. 14.4.13 d) vii.)		☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Walls (Sec. 14.4.13 e.)	No unfinished foundation walls. There may be concrete piers at the surface parking (third layer) where the hotel is over parking. Vents and grills for mech vents at hotel rooms are flush and integrated with window system. See drawings. Solar panels on roof will not be visible.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Roofs (Sec. 14.4.13 f.)	Hi solar reflectance with a white or grey membrane roof. Stair tower and elevator/HVAC equipment screen are expressed on west side. All roof drainage is internal.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Balconies and Decks (Sec. 14.4.13 g.)	One 6' deep deck/balcony at penthouse level of primary façade (Pearl St.). One roof top deck accessible from 2 nd floor fitness area – seasonal, in 3 rd lot layer. Other roof areas not accessible except for maintenance. Mech spaces on 4 th floor and roof are screened.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Awning and Canopies (Sec. 14.4.13 h.)	Rigid, permanent canopy above main Pearl St. entry is 6 to 7' deep leaving 5-6' to the Pearl Street curb. Encroachment permit needed. 10' high. 12" thick face with signage on top of leading edge.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.4.13 Urban Design Standards

Ordinance Requirement	Applicant Compliance Documentation	DPZ Office Use Only: Staff Compliance Confirmation
Other (Sec. 14.4.13 i.)	n/a	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.6 General Standards

Instructions:

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The Applicant Compliance Documentation should be as brief as necessary to explain how compliance with the requirements have been achieved, and should specifically reference related plans and illustrations where applicable. **Complete one checklist for each Building.**

<u>Property Address</u>	68, 70 Pearl St
<u>Form District</u>	FD5 with Height Overlay (E)
<u>Building Type</u>	Mixed Use

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Historic Building and Districts (Sec. 14.6.5)	68 Pearl St., the former Bove’s Restaurant, is proposed for removal under provisions found in the BCO- Application for Demolition/ Standards for Review of Demolition. (Also see Project Narrative) Adequate mitigation measures have been developed with input from SHPO and the City. Mitigation measures include drawing, photographic and video documentation of the structure. Material, color and thematic elements from the former restaurant will be included in the design of the new structure. A Byways plaque with photos of “Little Italy” and a scannable link to a video showing Bove’s Restaurant will be located in the pedestrian way leading from Pearl St. to the Hotel entry. This project replaces the current structure while improving the streetscape along Pearl Street and maintaining a restaurant and portion of the cultural theme established by the iconic Bove family restaurant. See additional information in the narrative letter.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.6 General Standards

Ordinance Requirement	Applicant Compliance Documentation	DPZ Office Use Only: Staff Compliance Confirmation
Special Use Regulations (Sec. 14.6.6)	N/A	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
General Parking, Loading, Service and Driveway Standards (Sec. 14.6.7 c.)	After review with the fire marshal, surface parking access roads and parking areas were designed for typical vehicle access (including fire apparatus and garbage trucks) to all areas parking areas except those under the building or underground. Service and delivery activities shall occur in protected locations in the third layer (behind perimeter buildings). The Pearl St. entry drive serving the existing/mostly to remain surface parking lot behind Victoria Place will be substantial rebuilt and landscaped/hardscaped to become more pedestrian friendly and inviting as it also serves as the main entry leading to the lobby doors of the proposed Hotel Champlain.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
On-Site Parking Spaces Required (Sec. 14.6.7 d.)	The project proposes 39 surface parking spaces, some under the elevated upper stories of the proposed hotel, and 48 underground, structured parking spaces. With bonuses for the underground parking spaces, the 87 actual spaces will generate 123 spaces vs. a total demand of 108. On-site demand includes 18 spaces previous approved for Victoria Place and the Stannard House. These properties are owned and operated by the applicant. No change is requested at this time. Other demand factors include the hotel with 93 rooms (generates a demand for 70 parking spaces) and a proposed “senior” apartment building on George St. While the apartment building is on George St. in the RH district, it shares the parking garage with the hotel. The 20 spaces required by the apartment building will be wholly on the apartment building parcel although not necessarily wholly in the RH zone. A parcel boundary adjustment is being evaluated which would affect the lot line, but not the Zone line and nor the proposed parking spaces.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.6 General Standards

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Parking Structures and Garages (Sec. 14.6.7 e.)	The proposed underground garage is accessed from George St. The access ramp will be located such that it mimics the driveway location/ pattern currently in place along George St. Pedestrian access from Pearl St. into the site (hotel entry and parking) will be enhanced hardscape to draw people in and slow down vehicles. Access from the surface lot to George St. is also provided along the southern edge of the underground parking garage ramp.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Parking Lots and Parking Areas (Sec. 14.6.7 f.)	Parking lots and areas are fully screened by perimeter buildings or fencing along the north lot line- zone boundary to the RH district neighborhood. A 5' setback along this north zone boundary for parking areas is included. See Site and Landscape plans.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Parking Spaces, Lot Design and Layout (Sec. 14.6.7 h.)	See Civil plans for design in compliance with applicable standards. No tandem or stacked spaces are proposed.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Materials and Markings (Sec. 14.6.7 i.)	Striping will be heavily relied upon to maintain order, especially near the hotel entry. Hotel guests by nature need more direction than longer term apartment owners. Bollards, curbs and other physical barriers are proposed where separation of vehicles and pedestrians is desired.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Accessible Parking (Sec. 14.6.7 j.)	In compliance with ADA.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.6 General Standards

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Parking Landscaping (Sec. 14.6.7 k.)	Fencing and landscaping are in compliance at the surface lot (35 spaces). Trees are shown where the site allows. See Landscape plan. Pedestrian areas are differentiated- see especially the entry drive from Pearl St. (Landscaping plan)	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Site Standards (Sec. 14.6.8 b.)	Utilities are being reworked for the full site, including an existing elec transformer serving most of the affected site, currently located on the north-east edge of the parking lot behind Victoria Place. We are working with BED to finalize a new location and conduit feeds. All above ground utility equipment will be shielded by perimeter buildings.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Landscape Standards (Sec. 14.6.8 c.)	Landscape standards are met through a combination of approaches. See the full Landscape Narrative for details.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Solid Waste Storage Areas (Sec. 14.6.8 d.)	Dumpsters, recycling and soon to be composting containers are located in the parking areas behind perimeter buildings and screened	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>
Stormwater Management (Sec. 14.6.9)	Compliance will be achieved principally through underground storage chambers located underground within the hotel entryway. The system will be made up of a single isolator row of the ADS Stormtech MC-4500 chamber system. The system will meet the cities 1-year and 10-year peak runoff requirements within a combined storm/ sewer area. This will be accomplished by utilizing the open bottom infiltration capacity of the chambers in combination with a flow control structure located within a storm manhole before discharging to the City storm/sewer system. Please refer to SH ST1-ST3 for supporting storm details and peak flow calculations.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

planBTV Downtown Code Application Compliance Checklist – Sec. 14.6 General Standards

Ordinance Requirement	Applicant Compliance Documentation	<u>DPZ Office Use Only:</u> Staff Compliance Confirmation
Outdoor Lighting & Telecommunications Equipment <i>(Sec. 14.6.10)</i>	The bulk of necessary site lighting will be handled with bollards and building mounted exterior lighting. Pedestrian areas and walkways are served by ground mounted bollard lights which also assist in separating the pedestrian routes from adjacent vehicle drives. Parking areas and drives: existing surface parking directly behind Victoria Place will remain as is, although we may replace the fixtures with LED, code compliant models. New parking areas under the building overhang will lit with ceiling mounted canopy lights. Remaining new parking spaces (by the apartment building) will be lit from wall mounted lighting on the east side of the hotel. Building entries will use downlights in the underside of the overhanging canopies. All new/replacement lighting and telecommunications equipment will meet current energy and BCDO requirements. See the lighting plan with foot-candle/photometrics and fixture cut sheets.	☐ Not applicable ☐ In compliance ☐ Not in compliance <u>Explanation:</u>

Victoria Place
Pearl Street & George Street
Burlington, VT

Traffic Impact Assessment

August 30, 2017

Project Introduction

This Project is an infill redevelopment involving several properties on the northwest corner of Pearl Street and George Street in Burlington. The properties involved include:

- » 76-90 Pearl Street (Victoria Place - 8,620 sf retail plus 34 apartments),
- » 64-68 Pearl Street (the former Bove's Restaurant & 1 apartment),
- » 88 Pearl Street and 3-11 George Street (the Stannard House - 6 apartments + a hair salon),
- » 13-15 George Street (2 apartments),
- » 19 George Street (4 apartments), and
- » the existing parking lot behind Victoria Place (30 public parking spaces + private parking for Victoria Place).

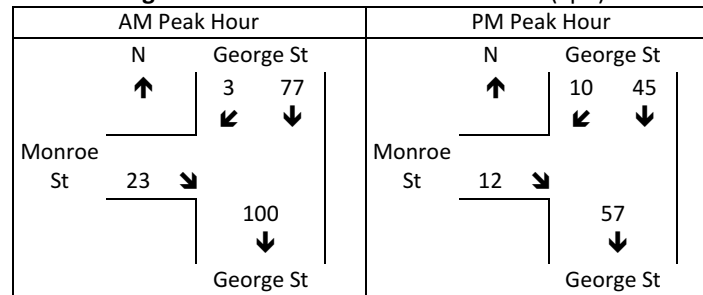
The redevelopment proposes the following:

- » Victoria Place will remain unchanged.
- » 64-68 Pearl Street will be demolished, and a new 76 room hotel with 1,500 sf retail (Building B) constructed.
- » The Stannard House will be renovated to provide 7 apartments.
- » The two existing houses at 13 & 19 George Street will be demolished and replaced with 20 new apartments (Building A).
- » the existing parking lot behind Victoria Place will be reconstructed to provide 95 parking spaces in a two level parking structure. The upper level (39 spaces) will be accessed from Pearl Street at the existing curb cut west of Victoria Place. The lower level (56 spaces) will be accessed from George Street at the existing curb cut north of Victoria Place.
- » Valet parking will be provided for hotel guests.
- » George Street, which is presently one-way in the southbound direction between Peru St and Pearl St, will be modified to provide two-way traffic flow between Pearl St and the new parking garage entrance just north of Victoria Place.

Background Traffic

Traffic data for Pearl St was obtained from traffic counts performed by the Vermont Agency of Transportation (VTrans) and the Chittenden County Regional Planning Commission (CCRPC). The most recent weekly volume count, performed between Church St and No. Winooski Ave in 2014, indicates that this section of Pearl St is traveled by over 10,000 vehicles per day on an average day. Peak hour volumes were counted in a June 2016 turning movement count at the Pearl St/No. Champlain St intersection. The observed morning and afternoon peak hour volumes on Pearl St east of No. Champlain St were 525 and 618 vehicles per hour (vph), respectively.

No traffic data was available from VTrans or CCRPC for George St. To obtain current peak hour traffic volumes on George St, this office performed a morning and afternoon peak hour traffic count at the George St/Monroe St intersection. The observed traffic volumes are shown in Figure 1.

Figure 1 - No-Build Peak Hour Volumes (vph)

From Figure 1, it is evident that employees traveling to the Federal Building parking lot entrance represent a significant component of the morning peak hour volumes on George St.

Project-Generated Traffic

The weekday peak hour vehicular trip generation of the existing and proposed land-uses can be calculated using published Institute of Transportation Engineers (ITE) trip generation rates¹ based on selected physical attributes (determinant). The preferred determinant for apartments is the number of units, and for retail space is the gross floor area. Table 1 presents the resulting existing and proposed weekday peak hour trips.

Table 1 - Project-Generated Peak Hour Trips

ITE Land-Use Category	Determinant	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<u>Existing Uses</u>							
#220 - Apartment	47 units	5	19	24	19	10	29
#826 - Specialty Retail Center	7,795 sf	-	-	-	9	12	21
#931 - Quality Restaurant	1,800 sf	1	-	1	9	4	13
#936 - Coffee/Donut Shop w/o Drive-Thru	1,225 sf	<u>68</u>	<u>65</u>	<u>133</u>	<u>25</u>	<u>25</u>	<u>50</u>
Subtotal		74	84	158	62	51	113
<u>Proposed Uses</u>							
#220 - Apartment	61 units	6	25	31	25	13	38
#320 - Motel	76 rooms	12	22	34	19	16	35
#826 - Specialty Retail Center	8,895 sf	-	-	-	11	13	24
#936 - Coffee/Donut Shop w/o Drive-Thru	1,225 sf	<u>68</u>	<u>65</u>	<u>133</u>	<u>25</u>	<u>25</u>	<u>50</u>
Subtotal		86	112	198	80	67	147
Net Additional		12	28	40	18	16	34

The Coffee/Donut Shop land-use category in Table 1 is for Dunkin Donuts in Victoria Place. With this location being an downtown urban setting rather than suburban, the vehicle trip ends shown appear high; particularly during the morning peak hour. This anomaly does not affect the number of net additional trips, however.

The Project, as proposed, is estimated to generate a maximum of 40 additional peak hour trips. Unfortunately, we are unable to estimate the directional patterns of new project-generated trips due to the complexity of the urban downtown location (which offers multiple vehicular travel routes to and from this Project). The ready availability of alternate travel modes (pedestrian, bicycle and transit) also increases the difficulty of estimating travel patterns

¹ Trip Generation, Institute of Transportation Engineers, 9th Edition

entering and exiting this Project. We can reasonably conclude, however, that the impact of new project-generated vehicular trips on existing traffic congestion (levels of service) will be relatively spread out and minimal.

Parking Analysis

Victoria Place presently provides 48 off-street parking spaces; 30 of which are metered (3 hour max.) public spaces managed by the City. There are also 6 additional off-street parking spaces at #13 and #19 George St; for a total of 54 off-street parking spaces.

This Project will replace those spaces with 95 off-street parking spaces located in a two-level parking garage. The allocation of the proposed parking² is:

Victoria Place + Stannard House	18
Building A (Apartments)	20 (50% waiver)
Building B (Hotel)	<u>57</u>
Total	95 spaces

Of concern, however, is the loss of the 30 existing public parking spaces. We understand that this Project proposes to mitigate the loss of those spaces by offering day-time parking spaces to the public. To determine how many such spaces would be available, we performed a shared parking analysis of the 77 spaces dedicated to the proposed apartments and hotel. The 18 spaces dedicated to Victoria Place and the Stannard House were excluded from this analysis, as these spaces are utilized by the existing commercial uses in Victoria Place. The analysis was performed using the methodology and hourly utilization factors developed by the ULI³. The results are shown in Table 2.

Table 2 - Shared Parking Analysis Results

	Weekday Hour (starting)																
	AM							PM									
	6:00	7:00	8:00	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00
# Req'd Spaces	75	73	69	62	55	54	51	52	54	54	58	63	67	68	71	74	75

The above results indicate that there would be at least 22 spaces potentially available for public use between 10:00 am and 4:00 pm on weekdays.

George Street One-Way Traffic Pattern

As previously noted, George St is presently one-way in the southbound direction over its entire length between Peru St and Pearl St. In addition to providing access and parking to residential properties on both sides of the street, George St also provides access to the Federal Building and its parking lot.

George St is 25 ft wide, curb to curb, for all but the short section between the Federal Building parking lot exit and Pearl St which is 26 ft wide. On-street parallel parking is permitted on the east side of the street. Actual parking spaces are not marked out, but residential permit parking exists between Peru Street and the McKensie House

² As detailed on a proposed site model/building floor plan entitled 'Pearl Street & George Street', prepared by Scott + Partners Architecture, dated June 1, 2017.

³ Shared Parking, Urban Land Institute, 2nd Edition

driveway. There is sufficient length between driveways to park 9 vehicles in this section. Between the McKensie House driveway and the Federal Building parking lot entrance are 5 metered (3 hour max.) marked parallel parking spaces plus a second residential permit parking section providing sufficient length for 4 vehicles. Lastly, between the Federal Building parking lot entrance and exit is a third residential permit parking section providing sufficient length for 3 vehicles. On-street parking is prohibited between the Federal Building parking lot exit and Pearl St in order to provide separate left- and right-turn lanes for traffic exiting George St onto Pearl St.

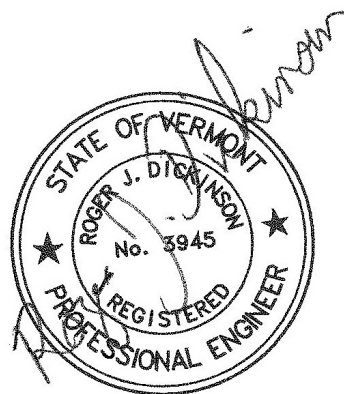
Converting George St to two-way traffic flow between Pearl St and the new entrance to the lower parking deck is being proposed in order to reduce the additional traffic that will use the remaining section of George St to access the parking deck. This will entail the loss of the 3 southernmost parking spaces described above. Those spaces primarily serve the George St residential properties which are included in this Project, and which will be provided with new off-street parking.

Functionally, removing the 3 southernmost parking spaces will permit two-way traffic flow to the Federal Building parking lot entrance. Traffic flow would transition back to one-way southbound north of that point. The benefit of the modified traffic pattern will be reduced traffic through the residential neighborhood served by Peru St, Monroe St and George St. Vehicular traffic traveling to both this Project's lower parking deck and the Federal Building parking lot will no longer be required to use George St north of the Federal Building parking lot entrance. The largest impact would be during the morning peak hour. We estimate that the existing morning peak hour volume of 80 vph north of Monroe St will be reduced by ± 20 vph with this change.

While mid-block transitions from two-way to one-way are not common, traffic signs and pavement markings will be used to inform motorists. The resumption of on-street parking on the east side of the street north of the Federal Building parking lot entrance will also provide a strong visual element reinforcing the end of two-way traffic.

Conclusions

Based on the results of the foregoing analyses, we conclude that this Project will not create undue levels of traffic congestion or unsafe conditions on the adjacent roadway network in the vicinity of the Project. We also conclude that modifying George St to permit two-way traffic flow between Pearl St and the Federal Building parking lot entrance will be beneficial in reducing future peak hour traffic volumes on the remaining section of George St to the north.



TECHNICAL MEMORANDUM

Project: Victoria Place, Burlington
Date: December 21, 2018
From: Roger Dickinson, PE, PTOE
Subject: Impacts of Increased Hotel Rooms

The following presents the trip generation and parking impacts of increasing the size of the proposed hotel from 76 to 93 rooms. The remaining existing and proposed land-uses at Victoria Place are as presented in the August 30, 2017 Traffic Impact Assessment prepared by this office for this Project.

Project-Generated Peak Hour Trips

Updating the trip generation calculations with the additional hotel rooms results in the following revised project totals:

Table 1 - Project-Generated Peak Hour Trips

ITE Land-Use Category	Determinant	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<u>Existing Uses</u>							
#220 - Apartment	47 units	5	19	24	19	10	29
#826 - Specialty Retail Center	7,795 sf	-	-	-	9	12	21
#931 - Quality Restaurant	1,800 sf	1	-	1	9	4	13
#936 - Coffee/Donut Shop w/o Drive-Thru	1,225 sf	<u>68</u>	<u>65</u>	<u>133</u>	<u>25</u>	<u>25</u>	<u>50</u>
Subtotal		74	84	158	62	51	113
<u>Proposed Uses</u>							
#220 - Apartment	61 units	6	25	31	25	13	38
#320 - Motel	93 rooms	15	26	41	23	20	43
#826 - Specialty Retail Center	8,895 sf	-	-	-	11	13	24
#936 - Coffee/Donut Shop w/o Drive-Thru	1,225 sf	<u>68</u>	<u>65</u>	<u>133</u>	<u>25</u>	<u>25</u>	<u>50</u>
Subtotal		89	116	205	84	71	155
Net Additional (from Existing Uses)		15	32	47	22	20	42
Net Additional (from 8-30-2017 TIA Proposed Uses)		3	4	7	4	4	8

It is pertinent to note that the ITE trip generation rates used to estimate the above peak hour trips were developed from suburban sites which are accessible primarily by vehicular traffic. With this Project being located in an urban central business district, other travel options are available (e.g. walking, biking and transit). Its existing and proposed vehicular trip generation, therefore, can be reasonably expected to be less than estimated in Table 1.

Parking Analysis

The August 30, 2017 TIA for this Project presented the shared parking analysis results shown in Table 2.

Table 2 - Shared Parking Analysis Results (Original)

	Weekday Hour (starting)																
	AM							PM									
	6:00	7:00	8:00	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00
# Req'd Spaces	75	73	69	62	55	54	51	52	54	54	58	63	67	68	71	74	75

Updating that with the increased number of hotel rooms results in the revised shared parking analysis results shown in Table 3.

Table 3- Shared Parking Analysis Results (Updated)

	Weekday Hour (starting)																
	AM							PM									
	6:00	7:00	8:00	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00
# Req'd Spaces	87	85	80	72	64	63	59	60	63	63	68	73	78	79	83	87	87

The original results in Table 2 indicated that there would be at least 22 parking spaces (77 – 55 spaces) available for public use between 10:00 am – 4:00 pm on weekdays. The updated results in Table 3 reduce that to at least 13 parking spaces (77 – 64 spaces).



Existing Conditions – Pearl St.



Existing Conditions – Pearl St.



Existing Conditions – George St. – Pearl St.



Existing Conditions – Stannard House

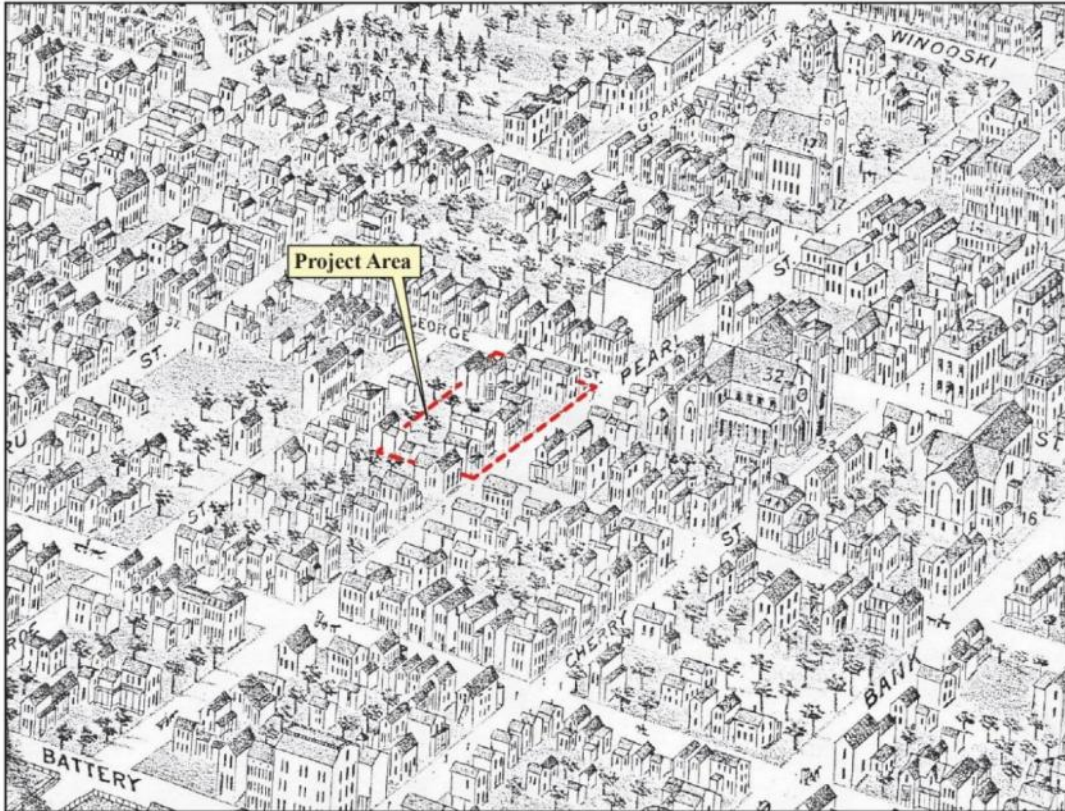


Existing Conditions: George Street



Existing Conditions – George St.

**HISTORIC RESOURCES REVIEW AND
ARCHAEOLOGICAL RESOURCES ASSESSMENT OF THE
PEARL STREET AND GEORGE STREET LOFTS PROJECT,
BURLINGTON, CHITTENDEN COUNTY, VERMONT**



Detail of E. Meilbek's Bird's Eye View of Burlington and Winooski, Vermont (1877)

Submitted by:

Catherine A. Quinn and Kate Kenny
Consulting Archaeology Program
University of Vermont
111 Delehanty Hall
180 Colchester Avenue
Burlington, VT 05405
UVM CAP Report No. 1035

March 9, 2017

**HISTORIC RESOURCES REVIEW AND
ARCHAEOLOGICAL RESOURCES ASSESSMENT OF THE
PEARL STREET AND GEORGE STREET LOFTS PROJECT,
BURLINGTON, CHITTENDEN COUNTY, VERMONT**

Prepared for:

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Submitted by:

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UVM CAP Report No. 1035

March 9, 2017

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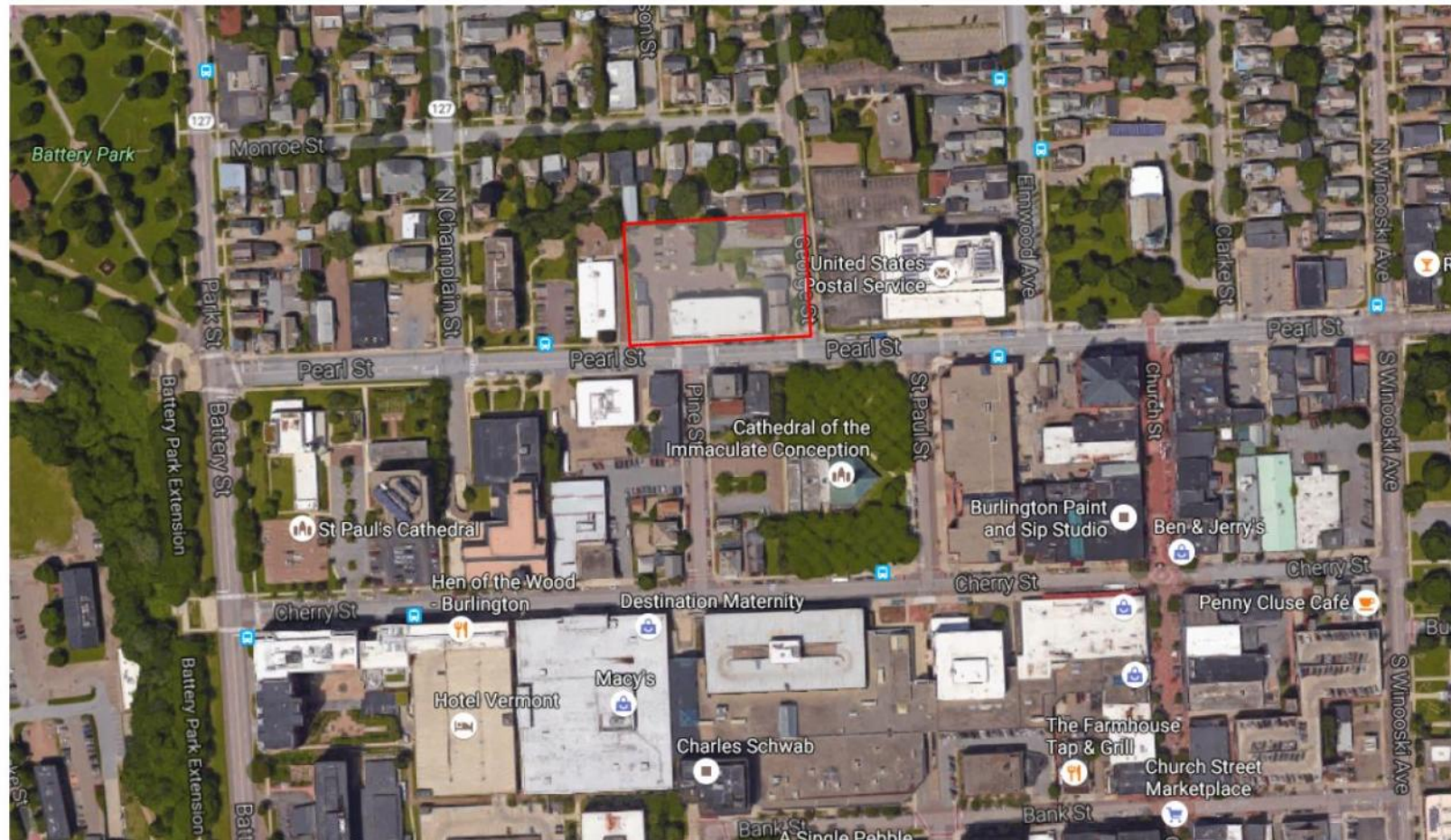
PROJECT LOCATION AND DESCRIPTION

Rick Bove, 3 George Street LLC, with assistance from Scott + Partners Architects, proposes the Pearl Street Lofts and George Street Lofts project, located along Pearl and George Streets in the City of Burlington, Chittenden County, Vermont (Figure 1). As outlined in the permit application dated October 10, 2016, the project seeks to add a net 50 units of new housing while replacing or renovating an additional 12 units of existing housing for a total of 62 units; one new commercial space along Pearl Street and an underground parking lot will also be added as part of project work (Figures 2 – 4). The proposed project includes the construction of two new buildings, one with 39 units of housing (Pearl Street Lofts) and one with 17 units (George Street Lofts). The project will require the demolition of #64-66-68 Pearl Street (the former Bove's Restaurant, "#64 Pearl Street") as well as two former residences located at #13 and #19 George Street. The historic General Stanndard House, at #3-11 George Street ("3# George Street"), will be renovated as part of this project. This Historic Resources Review and Archaeological Resources Assessment (ARA) was conducted to assist with compliance of Criterion 8 of Vermont's ACT 250 and the City of Burlington Development Review Standards.

The objectives of the Historic Resources Review are to identify and document any historic resources on or eligible for listing on the State and/or National Register of Historic Places that have the potential to be directly or indirectly affected by project work, and if present, to recommend a determination of effect on the resources by the proposed project. The proposed project was reviewed according to standards set forth in 36 CFR Part 800, the regulations established by the Advisory Council on Historic Preservation to implement Section 106.

The goals of the ARA are to identify any portions of the project's Area of Potential Effects (APE) that may contain pre-Contact Native American and/or historic era archaeological sites, to provide sufficient information to gauge their potential for archaeological significance, and to recommend if further archaeological work would be needed prior to project work. A review of the files maintained by the Vermont Division of Historic Preservation (VTDHP) was undertaken to identify the location and nature of nearby previously reported sites. Additionally, the criteria outlined in the VTDHP's *Environmental Predictive Model for Locating PreContact Archaeological Sites* were used to establish the general sensitivity for pre-Contact Native American sites within the proposed APE. The ARA followed the VTDHP's *Guidelines for Archaeological Studies*.

The University of Vermont Consulting Archaeology Program's (UVM CAP) Historic Preservation Specialist Catherine Quinn conducted a field inspection of the project area on December 13, 2016. The specific area of direct project impacts along with the more general, wider area of potential indirect impacts were reviewed; photographs were taken at this time with additional photographs taken on January 4, 2017. Research conducted for this review included a search of the collections of Wilbur Special Collections of the Bailey Howe Library at the University of Vermont, the Online Research Center of the Vermont Division for Historic Preservation, the online Landscape Change Program of the University of Vermont, and records at the Burlington City Clerk's Office. A wide variety of archival records were used in the preparation of this report including National and State Register files; Vermont Historic Sites & Structures Surveys; historic maps and images; land records; published histories; aerial photographs; newspapers; census, vital, probate, military and government records; city directories; and family histories.



GEORGE STREET LOFTS PROJECT - PEARL AND GEORGE ST., BURLINGTON, VT
50 NEW HOUSING UNITS. 62 UNITS TOTAL

Figure 1. Image showing the location of the proposed Pearl Street Lofts and George Street Lofts project, Pearl and George streets, Burlington, Chittenden County, Vermont (provided by Scott + Partners Architects).

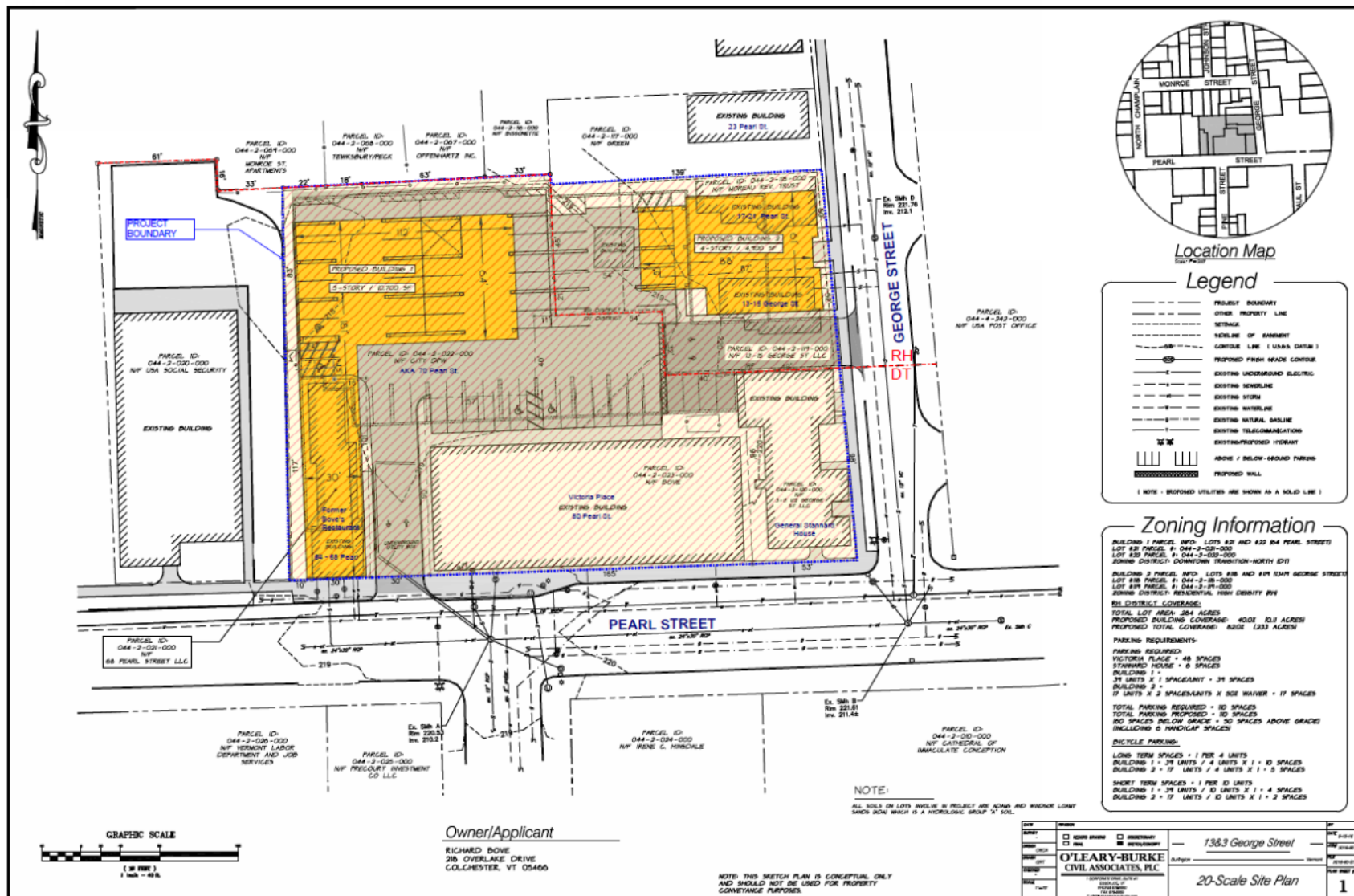


Figure 2. Conceptual site plan showing the location of the proposed Pearl Street Lofts and George Street Lofts project, Pearl and George streets, Burlington, Chittenden County, Vermont (provided by Scott + Partners Architects).



PEARL STREET & GEORGE STREET

PERSPECTIVE
10/03/2016



Figure 3. Conceptual perspective drawing depicting the proposed Pearl Street Lofts and George Street Lofts project, Pearl and George streets, Burlington, Chittenden County, Vermont (provided by Scott + Partners Architects).

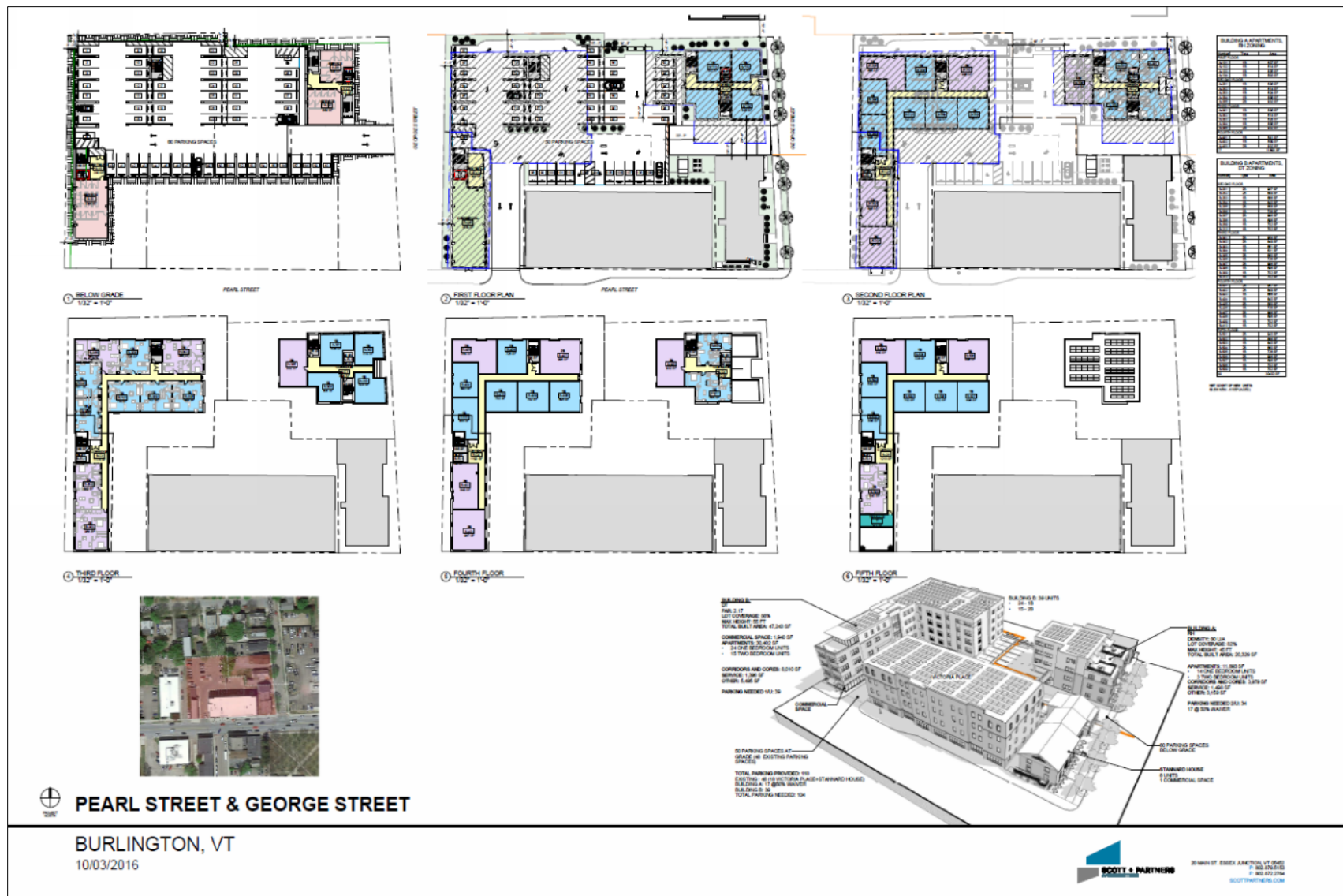


Figure 4. Conceptual perspective drawing and floor plans of the proposed Pearl Street Lofts and George Street Lofts project, Pearl and George streets, Burlington, Chittenden County, Vermont (provided by Scott + Partners Architects).

The proposed project is located within a mixed commercial/governmental and residential area of the city. Pearl Street is primarily commercial/governmental and includes numerous large-scale modern buildings interspersed with several historic commercial and residential structures (Figures 5 – 13). George Street retains most of its historic residential houses, though the south end of the street also has commercial/governmental buildings (Figures 14 – 17). Monroe Street, which runs north of the project area, parallel to Pearl Street, is residential and most houses on the street are historic; the backyards of some of these houses border the project location (Figures 18 – 21). North Champlain Street, which runs to the west of the proposed project, between and perpendicular to Pearl and Monroe streets, is also residential and includes both historic and more recent buildings (Figure 22; see Figure 11). Buildings that front Pearl Street fall within Burlington’s “Downtown Transition” zoning district, and buildings along George, Monroe and North Champlain streets fall within the “Residential – High Density” zoning district (Burlington 2014).

Review of the Vermont State Register files indicated that numerous historic resources along these streets, directly within or very nearby the project area, are listed on the State Register of Historic Places (Figure 23). The Pearl Street Lofts and George Street Lofts project will directly impact three of these buildings through proposed demolition: #64 Pearl Street (“Bove’s”), #13 George Street and #19 George Street. A fourth building, #3 George Street, will be directly impacted by the proposed project through renovation/restoration. Because they are proposed for demolition, extensive histories along with recommendations for historic significance, National Register listing eligibility and determination of effect are provided for #64 Pearl Street (“Bove’s”) and #19 George Street as part of this historic resources review. The buildings at #3 George Street and #13 George Street were previously reviewed by Suzanne Jamele; her review also provides an overview of the historic context for the area and is included as Appendix I. Additional history on the buildings at #3 and #13 George Street, discovered during this review, is presented below. State Register-listed historic resources along the south side of Pearl Street, west side of George Street, south side of Monroe Street, and east side of North Champlain Street, that were identified as having the potential to be indirectly affected by project work are also discussed. Historic buildings within the project’s APE that are no longer extant were researched to assist with determining the potential for significant historic era archaeology sites as part of the Archaeological Resources Review; histories on these former properties are also presented. The Historic Resources Review and property histories are followed by the Archaeological Resources Assessment of the project area.



Figure 5. View northeast along Pearl Street; 64 Pearl Street (Bove's) second from left.



Figure 6. View northeast along Pearl Street; 64 Pearl Street (Bove's) first building at left foreground.



Figure 7. View northwest along Pearl Street; 3 George Street (Stannard House) at right foreground.



Figure 8. View southwest along Pearl Street; 3 George Street (Stannard House) at right foreground, 77 Pearl Street second from left and 67-73 Pearl Street third from left.



Figure 9. View southwest along Pearl Street; 64 Pearl Street (Bove's) at right.



Figure 10. View northwest of buildings immediately west of project area along north side of Pearl Street.



Figure 11. View northwest of building west of project area at the corner of Pearl and North Champlain streets.



Figure 12. View northeast of buildings immediately east of project area along Pearl Street.



Figure 13. View northeast of building immediately east of project area at the corner of Pearl and George streets.



Figure 14. View north along George Street; Pearl Street in foreground and 3 George Street (Stannard House) at left foreground.



Figure 15. View northwest along George Street, with Pearl Street in foreground; (left to right) 3 George Street (Stannard House), 13 George Street and 19 George Street.



Figure 16. View southwest along George Street; (right to left) 31, 27, 23 and 19 George Street.



Figure 17. View southwest along George Street; (right to left) 19 George Street, 13 George Street, and 3 George Street (Stannard House).



Figure 18. View west of buildings along Monroe Street; (right, foreground to background) 31 George Street, 81-83, 77-79, 73-75 Monroe Street.



Figure 19. View southwest of buildings along the south side of Monroe Street; (right, foreground to background) 77-79, 73-75, 69, 67 Monroe Street.



Figure 20. View southeast of buildings along the south side of Monroe Street (right to left) 51, 55, 61-63, 67, 69 Monroe Street.



Figure 21. View southeast of buildings along the south side of Monroe Street (right to left) 61-63, 67, 69, 73-75, 77-79 Monroe Street.



Figure 22. View southeast of buildings along the east side of North Champlain Street (left to right) 30-32, 24 and 10 North Champlain Street.



Figure 23. Image showing location of properties listed on or recommended for listing on the State Register of Historic Places, and properties proposed for demolition or renovation, within or adjacent to the proposed Pearl Street Lofts and George Street Lofts project.

PROJECT AREA REVIEW

Historic Resources Review

64 Pearl Street (64, 66 & 68 Pearl Street – “Bove’s Restaurant”)

Property History: Information listed on the Historic Sites & Structures Survey for this resource mixed the history of this property with that of #62 Pearl Street (next door to the west, no longer standing), and appears to have erroneously attributed a build date of 1877 to #64 Pearl Street (VTDHP 1977;62 Pearl). Instead, the building at #64 Pearl Street probably dates to ca. 1860, though it, or a portion of it (e.g. the foundation and/or framing), may date to the early 1800s. This structure occupies the site of the ‘Corning Store,’ which was built ca. 1825-1830. The present structure is in the same location and has the same general dimensions as the ‘Corning Store,’ though the stated height of the structure on the John Johnson map is 1 ½ stories, and the existing structure is 2 ½ stories (Johnson n.d.(b)). Ammi B. Young’s *Plan of Burlington Village* (1830) also depicts a structure at this location, and a building with the same plan view also occupies this location on Presdee & Edwards’ *Map of Burlington, Vermont* (1853). Walling’s *Map of Chittenden County, Vermont* (1857), however, does not appear to show a building here, though by 1862 a store is mapped at the location (Wainwright 1862). A building continues at the location to the present on subsequent maps. More detail on this history is outlined below.

The structure at #64 Pearl Street is located on the five acre Lot #20 (Glebe Lot) in Burlington (Figure 24). Early on, this lot was leased by the town selectmen to Ebenezer T. Englesby, who transferred it to John Peck “by regular assignments” (reference in BTLR 9:477). Peck then conveyed all or part of the lot (at least the part including the project area) to Malachi Corning. Malachi Corning (1776-1847) was a native of East Hartford, Connecticut (*Bellows Falls Gazette* June 25, 1847). It appears that he first moved to Williston, Vermont, where he married Dolly Barrows (ca. 1786-ca. 1874), a Massachusetts native, on April 5, 1807 (U.S. Pension and Bounty Land Warrant Application Files: n.d.; U.S. Census 1850, 1860; Vermont Wills and Probate Records 1749-1999: ca. 1847). Their children included: Nancy Hyde (1807-1854); Julia Ann (1813-1852); Sidney E. (1817-1844); and Mary Jane (1819-1910)¹ (Gravestone Greenmount Cemetery, Burlington, Vermont, Gravestone, Elmwood Avenue Cemetery Burlington Vermont; Vermont Secretary of State, Vermont Vital Records 1720-1908; Vermont Wills and Probate Records 1749-1999: ca. 1847). Mary Jane married Zebina Eastman (1815-1883) in 1840; he was a noted abolitionist and later the United States Consul at Bristol, England, (*Chicago Legal News* January 8, 1910) (Figure 25). Between March of 1812 and June of 1815, Malachi Corning served as an officer with the 11th U.S. Infantry and “commanded a Company in the renowned and bloody battles of Chippewa and Bridgewater” (*Bellows Falls Gazette* June 25, 1847; Heitman 1903 Vol. I, Part II:328; U.S. Pension and Bounty Land Warrant Application Files: n.d.). In ca. 1815, Corning again lived in Williston on the “Turnpike Road” (now known as Williston Road or VT RT 2) (*National Standard* March 26, 1817). He moved to Jericho

¹ Nancy H. Corning married Dr. Thomas Chamberlain (1792-1854) in Burlington on April 3, 1828 (*Burlington Free Press* March 11, 1902; Gravestone, Greenmount Cemetery, Burlington, Vermont; Vermont Secretary of State, Vermont Vital Records 1720-1908); Julia A. Corning did not marry and died in Burlington in 1852 at about 39 years of age (Gravestone, Elmwood Avenue Cemetery, Burlington, Vermont); Sidney E. Corning applied to West Point in 1835, but it does not appear that he was accepted, he died in Burlington in 1844 at 27 years of age (Gravestone, Elmwood Avenue Cemetery, Burlington, Vermont; United States Military and Naval Academies, Cadet Records and Applications 1805-1908).



Figure 25. Mary Jane Corning (1819-1910), daughter of Malachi Corning (Gravestone, Rosehill Cemetery and Mausoleum, Chicago, Illinois; image posted on Ancestry.com).

between ca. 1815 and 1819/1820, where he was ‘engaged in manufactures’ and had a household of seven (U.S. Census 1820). In ca. 1822/1823, Corning was confined in debtors’ prison (probably at the Chittenden County Jail in Burlington), due to a judgment against him for money advanced to him during the war as paymaster of the 11th Regiment for which he was unable to account (apparently \$805.87) (United States House of Representatives 1821:309; United States Secretary of the Treasury 1856:522). After this issue was somehow resolved, Malachi Corning settled in Burlington. On August 13, 1825, he bought 1 $\frac{1}{8}$ acre in the southwest corner of the five acre Lot #20 from John Peck (BTLR 9:108). This property is located within the proposed project’s APE. On this property, Corning built a house, a store, barns, and other outbuildings on the north side of Pearl Street opposite the end of Lafayette Street (now Pine Street) (Figures 26 and 27). One barn was located just east of the north end of the store (see Figure 26).

In 1829, Malachi Corning accepted an appointment as the lighthouse keeper on Juniper Island out in Burlington Bay, “to which place he removed his family” and where they still resided as of 1836² (Thompson 1842:216; United States Department of State 1830:32; Vermont House of Representatives 1836:100). He held this post until 1841 (Thompson 1842:216). At the time, the island was not considered to be a part of Burlington and, as a result, Corning is not included on the federal census of 1830 and he got in trouble for trying to vote in town in 1836 (U.S. Census 1830; Vermont House of Representatives 1836:100). Corning’s structures on Pearl Street appear to be included on Ammi Young’s 1830 map of the Village of Burlington (Figure 28). Corning’s job did not keep him from developing his Pearl Street property further. On March 29, 1830, Corning paid Antwine Jubear \$200 for building an additional “dwelling house or houses” north of or “in the rear of” his house on his land situated on the north side of Pearl Street (BTLR 9:434). On May 11, 1830, Corning acquired more of Lot #20 from Peck³ (BTLR 9:477).

² This appointment paid Malachi Corning \$350 annually (United States Department of State 1830:32).

³ Malachi Corning eventually sold some of this land, including a parcel located north of Monroe Street (after it was opened) to Hiram Landon (BTLR 12:214), as well as a one acre narrow strip along the western side of the lot to Thomas Chamberlain (BTLR 9:152).

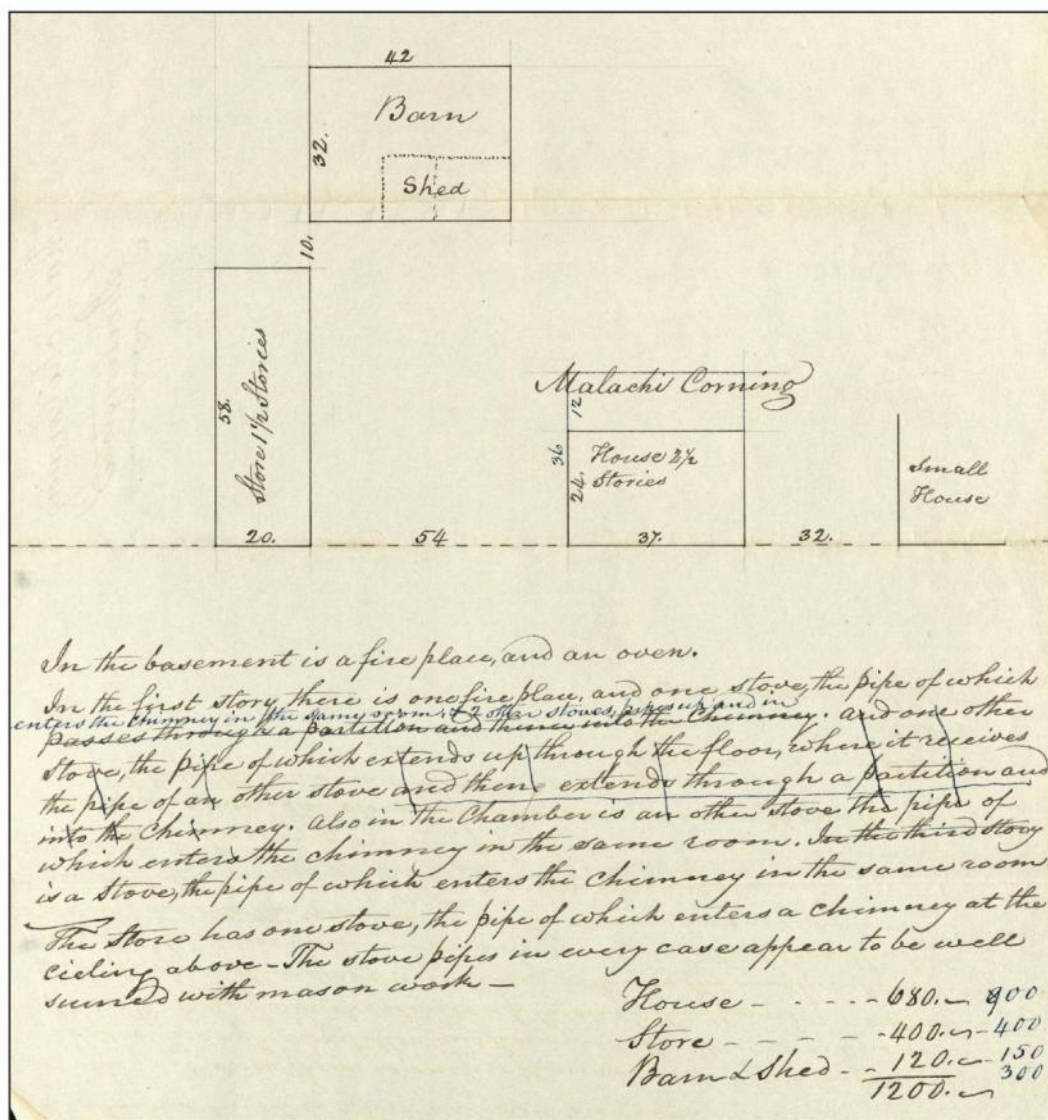


Figure 26. Burlington, Property of Malachai [sic] Corning (n.d. (b)) on Pearl Street (John Johnson Collection, Maps and Surveys, Carton 6, Folder 46, Special Collections, Bailey-Howe Library, University of Vermont, Burlington, Vermont).

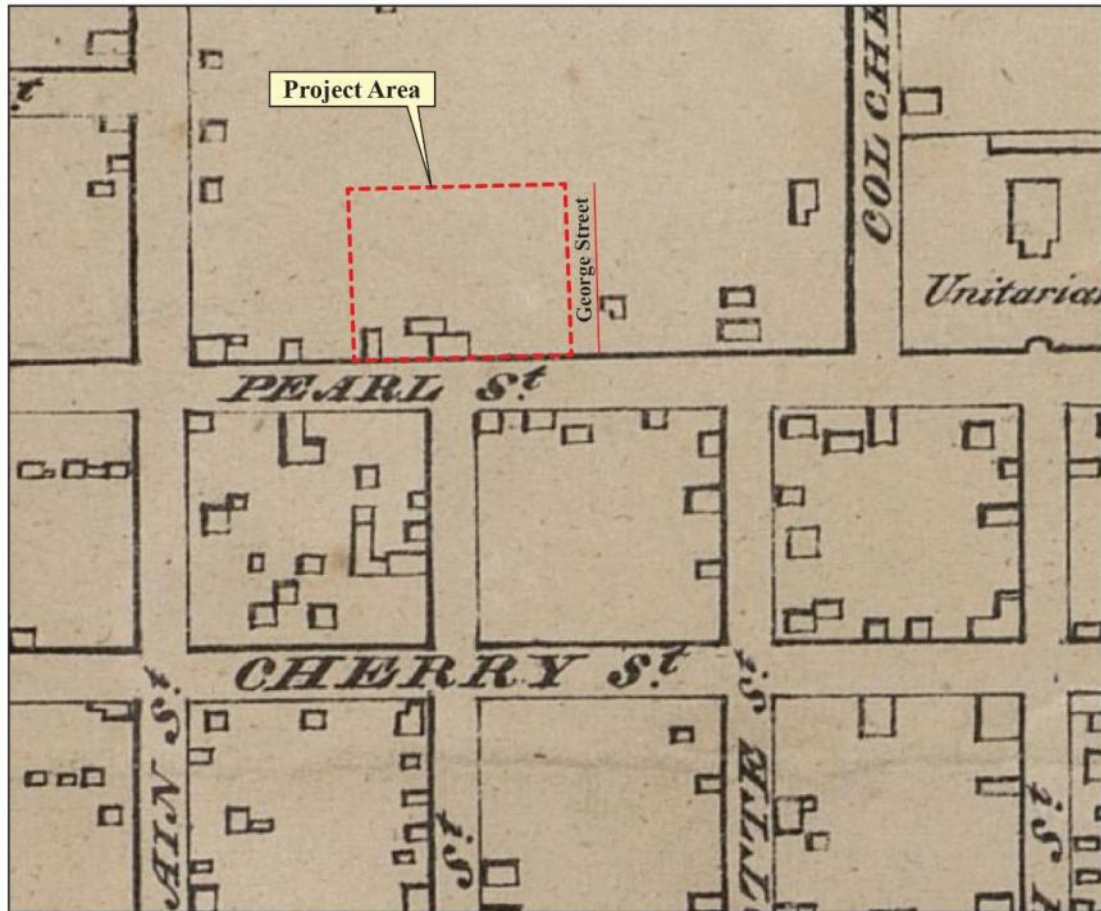


Figure 28. Detail of Ammi B. Young's *Plan of Burlington Village* (1830), with George Street and the project area added.

Corning apparently rented portions of his property on Pearl Street while he saw to his duties as light keeper. For example, on April 8, 1835, Corning leased the dwelling house, then occupied by Rufus P. Tibits, and the store formerly occupied by William Wells and Co., along with the barn and shed (both also occupied by Tibits) to David Irish⁴ of Shelburne, Vermont (BTLR 12:276). In September of 1836, Solomon Walker⁵ announced that he had “rented the store formerly occupied by William Wells and last year by David Irish” for the sale of “dry goods, wet and dry groceries, crockery, glass and hardware” (*Burlington Weekly Free Press* September 23, 1836).

In 1832, Allen T. Beach received part of Malachi Corning's land of the five acre Lot #20 as a result of a judgment (Figure 29) (BTLR 10:390). After the death of Allen Beach (ca. 1843), Homer Beach (son of Richard Beach) claimed the land taken from Corning as he had ‘purchased the execution’ (*Burlington Weekly Free Press* August 4, 1843). Homer Beach sold this land back to Corning on October 17, 1843 (BTLR 16:259). Allen Beach's widow, Laura Beach, issued quit claim to the same property on January 1, 1849 (BTLR 20:314).

⁴ Possibly David Irish, who married Harriet Brownell in 1843 (*Burlington Weekly Free Press* November 17, 1843).

⁵ Possibly Solomon Walker of the firm Walker, Smith & Co. who died on August 25, 1849, at 38 years of age: “one of our most active and enterprising Merchants” (*Burlington Free Press* August 25, 1849).

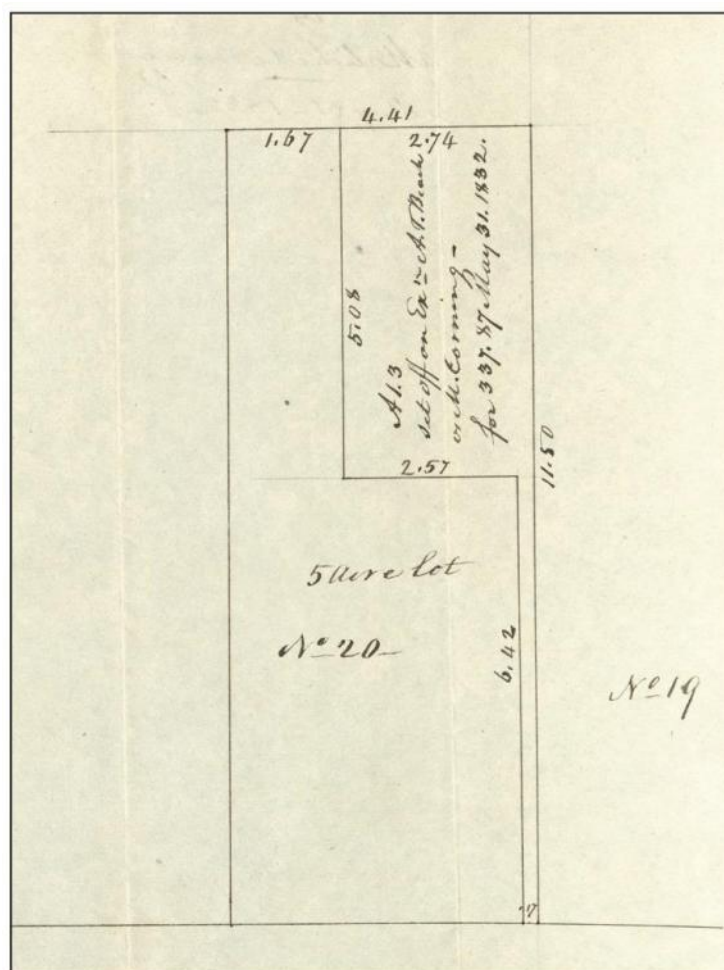


Figure 29. *Burlington, Land in Court Case, A.T. Bech vs. Malachai [sic] Corning* (1832)
 (Manuscript on file: John Johnson Collection, Maps and Surveys, Carton 5, Folder 119; Special Collections, Bailey-Howe Library, University of Vermont, Burlington, Vermont).

Capt. Malachi Corning died in Burlington on June 12, 1847, at 71 years of age, one of the town's "oldest and most respectable inhabitants" (*Bellows Falls Gazette* June 25, 1847; Gravestone, Elmwood Avenue Cemetery, Burlington, Vermont). Malachi Corning's estate, which was administered by his son-in-law, Dr. Thomas Chamberlain, purchased some additional land in this area⁶ (referenced in BTLR 21:298). On March 15, 1850, Malachi Corning's widow, Dolly, sold the whole property (now listed as 2.5 acres) on Pearl Street, on which she then lived, to Joseph Hatch and his son-in-law, Socrates Beach, for \$3,000 (BTLR 21:298).

Gen. Joseph Hatch (ca. 1806-1879)⁷ of the firm of Hatch, Odell & Co. (flour merchants, bakers and wholesale and retail grocers), was "for many years an active and respected citizen of Burlington" (*Burlington Free Press* March 27, 1879). Joseph Hatch left Burlington ca. 1852 for Michigan where "he was engaged in business at Saginaw and Detroit" (*Burlington Free Press* March 27, 1879). Socrates Beach (1823-1904) was also a "prominent figure in the business life of Burlington" (*Burlington Free Press* November 7, 1904). He was born in Westford and moved to Burlington when he was 18 years old and "two years later, in 1843, entered the employ of Gen. Joseph Hatch" (*Burlington Free Press* November 7, 1904). Socrates Beach married Abigail E. Hatch in 1850 and eventually succeeded his father-in-law in the bakery business (*Burlington Free Press* November 7, 1904). Socrates Beach was also active in land transactions and controlled "some of the most valuable real estate holdings in the city" (*Burlington Free Press* November 7, 1904).

Hatch and Beach divided the former Malachi Corning property between them on May 8, 1850 (BTLR 21:406; 21:407). The part bounded west by McWilliams and measuring 66 ft (4 rods) on Pearl Street and running 165 ft (10 rods) northwards⁸ went to Joseph Hatch (BTLR 21:406). Joseph Hatch evidently used his part of the land as a rental property. An advertisement in the *Burlington Free Press* in 1853 read: "Store to Let on Pearl Street now occupied by N. Lovely.⁹ For terms apply to S. Beach"¹⁰ (*Burlington Free Press* March 25, 1853). In the 1850s, another likely renter of the store was George Barrows (ca. 1805-1873), a dealer of groceries and "Yankee notions" and a longtime resident of Burlington (*Burlington Free Press* October 7, 1873; Gravestone, Lakeview Cemetery, Burlington, Vermont). According to one account, Barrows: "first commenced business . . . in the Hickock store, on the corner of Maiden Lane and Pearl streets; afterwards took the store now occupied by William Mead, on the same street, at the head of Pine.¹¹ From there he removed to the premises now owned by A. K. Cole, on Church Street, where he remained until he built himself a handsome and commodious store a few blocks below" (*Burlington Free Press* October 7, 1873). The store's location is mapped in 1853, but for an undetermined reason, does not appear on the 1857 map (Figures 30 and 31) (Presdee & Edwards 1853; Walling 1857).

⁶ Possibly BTLR 19:335?

⁷ Commander of the militia unit sent to Bolton in 1847 to quell a railroad strike (*Burlington Free Press* March 27, 1879).

⁸ Note: 10 rods is at a point halfway between Pearl and Monroe Streets.

⁹ Possibly Noble Lovely, who had his former store in Charlotte burn in 1848, and who died in Burlington in 1858 (*St. Albans Messenger* November 18, 1858; *Semi-Weekly Eagle* February 25, 1848).

¹⁰ Joseph Hatch's representative in Burlington.

¹¹ In the proposed project area.

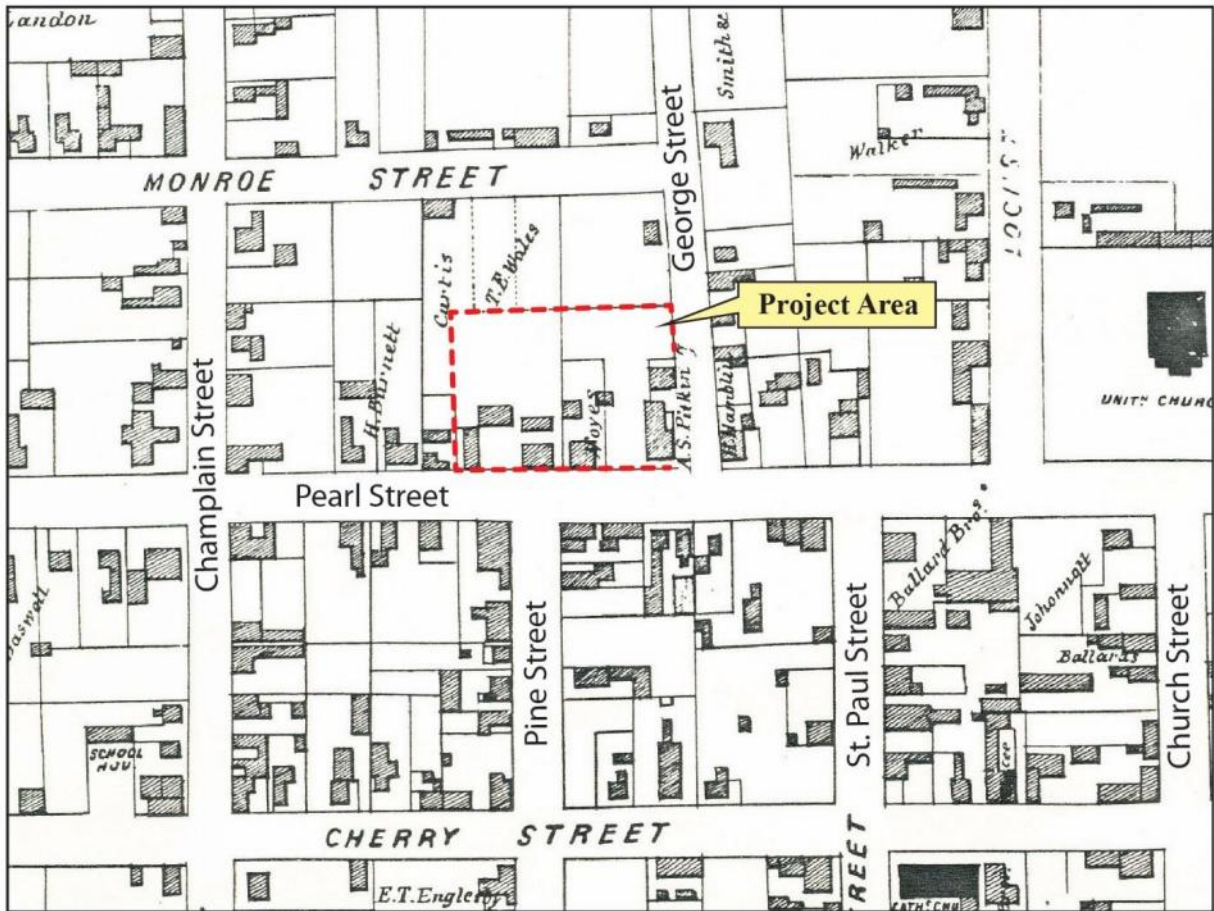


Figure 30. Detail of Presdee & Edwards' *Map of Burlington, Vermont* (1853), with the project area and street names added.

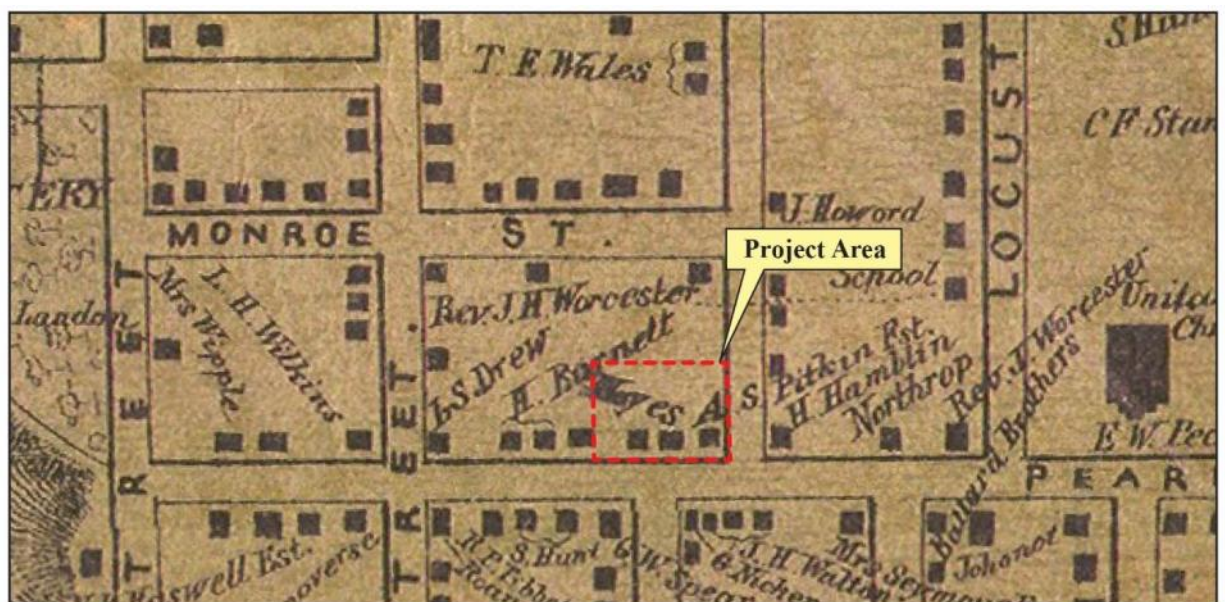


Figure 31. Detail of H.F. Walling's *Map of Chittenden County, Vermont* (1857), with the project area added.

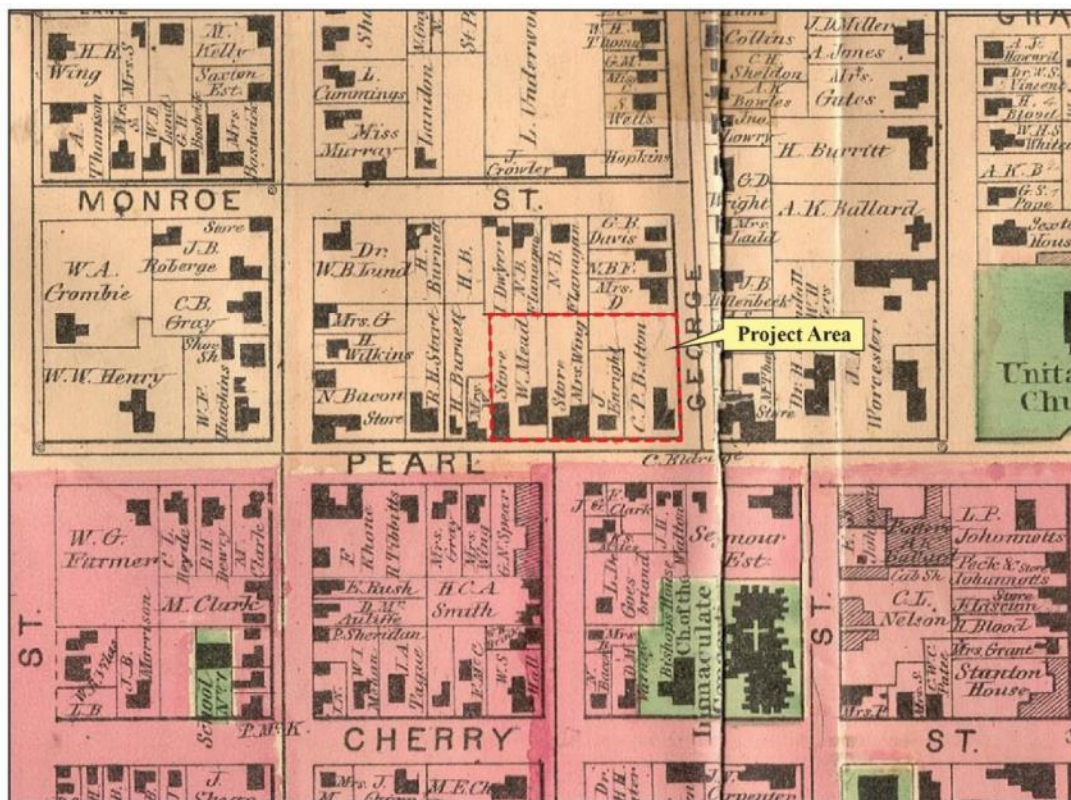
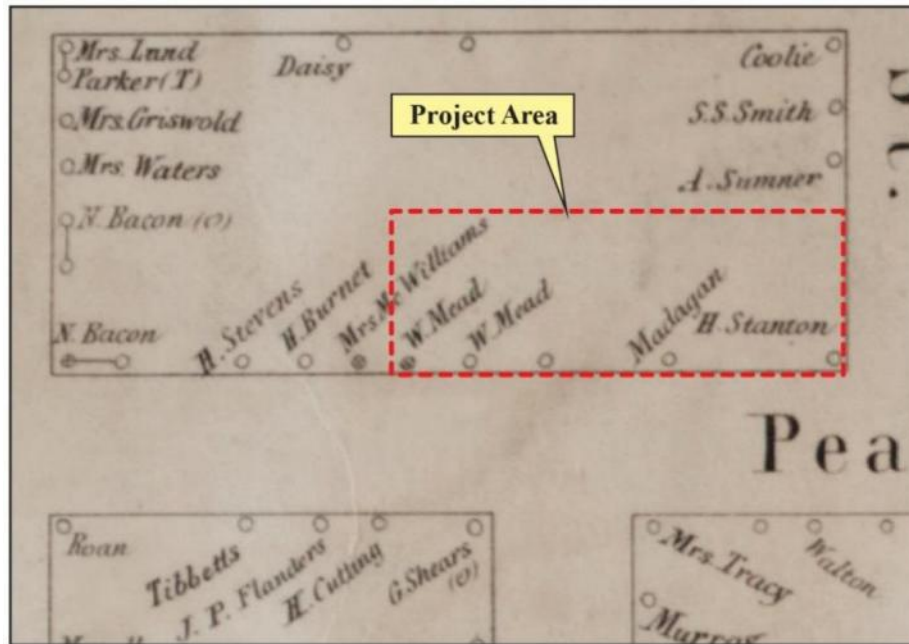
On April 3, 1856, Joseph Hatch, then residing in Detroit, sold his part of the former Corning property to Alonzo W. Allen (BTLR 25:439). Then, on April 8, 1856, Socrates Beach sold his part of the former Corning land to Alonzo Allen (BTLR 25:441). As a boy, Alonzo W. Allen (1815-1882) had worked for E.C. Loomis, a local leather manufacturer, but through “untiring industry, frugality and business acumen” Allen was, “at time of his death one of our largest real estate holders”¹² (Gravestone, Lakeview Cemetery, Burlington, Vermont). On February 5, 1859, Alonzo W. Allen sold the former Corning property described as being on the north side Pearl Street beginning at the southeast corner of the lot then owned and occupied by Eleanor McWilliams and fronting Pearl Street 66 ft (4 rods) and extending back (north) 198 ft (12 rods), to William H. Mead (Figures 32 and 33) (BTLR 26:632).

William H. Mead (1816-1892), was a son of William and Polly Mead of Rutland, Massachusetts (Massachusetts Town and Vital Records 1620-1988; Vermont Secretary of State, Vermont Vital Records 1720-1908). William H. Mead married Sarah N. Pendergast¹³ (1815-1890) on November 11, 1836, in Newburyport, Massachusetts (Massachusetts Compiled Marriages 1633-1850). Their children included: Charles (1832); William H. (1837); Edward “Eddie” (1844); Albert A. (1847/1848); and George Frederick “Frank” (1849) (U.S. Census 1850, 1860, 1870). William Mead moved to Burlington ca. 1830/1836-1840, where he started out as a painter, but eventually became a grocer and farmer with a home and store on Pearl Street ‘near the head of Pine Street’ (Manning 1865; Sanborn Mapping and Publishing Company 1869, 1885; U.S. Census 1830, 1840, 1850, 1880). Early in 1871, William Mead obtained a license from the city’s aldermen to open a meat market, ‘William Mead & Sons’ (*Burlington Free Press* January 24, 1871; Manning 1871; Sanborn Mapping and Publishing Company 1889). In 1873, the structure at #64 on Pearl Street housed “Wm. Mead & Bros.”, dealers in meat poultry and ice (Manning 1873). William Mead also had barns in the rear of this property (Figures 34 – 36) (Meilbek 1877; Ogden and Granger 1872; Sanborn Mapping and Publishing Company 1885).

William Mead died on May 12, 1892, at 76 years of age at his home at #70 Pearl Street (*Burlington Free Press* May 13, 1892; Vermont Secretary of State, Vermont Vital Records 1720-1908). His estate inventory included his Pearl Street property with the store, his house, and the “buildings in rear” all valued at \$5,000, as well as about 47 acres with another house, barns, and associated out-buildings located near the intervale, north of the railroad “not far from the Athletic Park” (*Burlington Free Press* August 19, 1908; Vermont Wills and Probate Records 1749-1999: ca. 1892). In his will, William Mead directed that his son, Albert A. Mead (b. 1847/8), could use the west half of his property (including #64 Pearl) “for the term of his natural life” and that if Albert’s wife, Mary, outlived Albert she could either live in or rent out the upper floor of the building as long as she lived (Vermont Wills and Probate Records 1749-1999: ca. 1892).

¹² Quotes from published obituary for Alonzo Allen posted on Ancestry.com (unsourced)

¹³ Prindergast / Prendergast / Pentergast



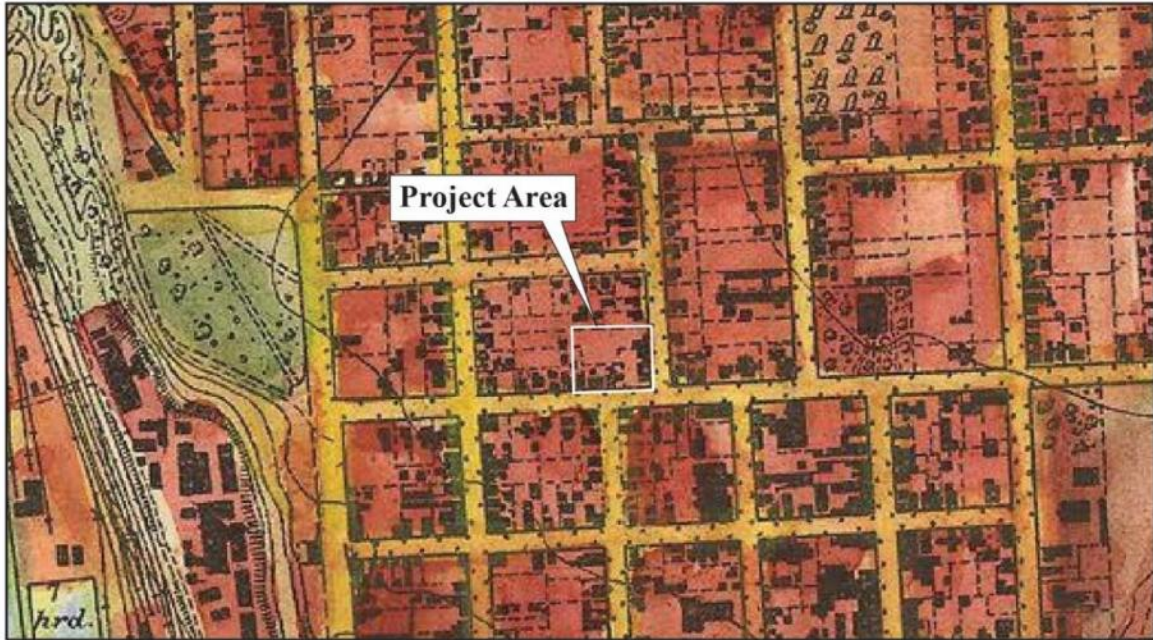


Figure 34. Detail of H.G. Ogden and F.D. Granger's *U.S. Coast Guard Survey, Burlington, Vermont* (1872), with the project area added (this map includes buildings, outbuildings, and prominent trees and shows the large barn that was located north of the Stannard House).

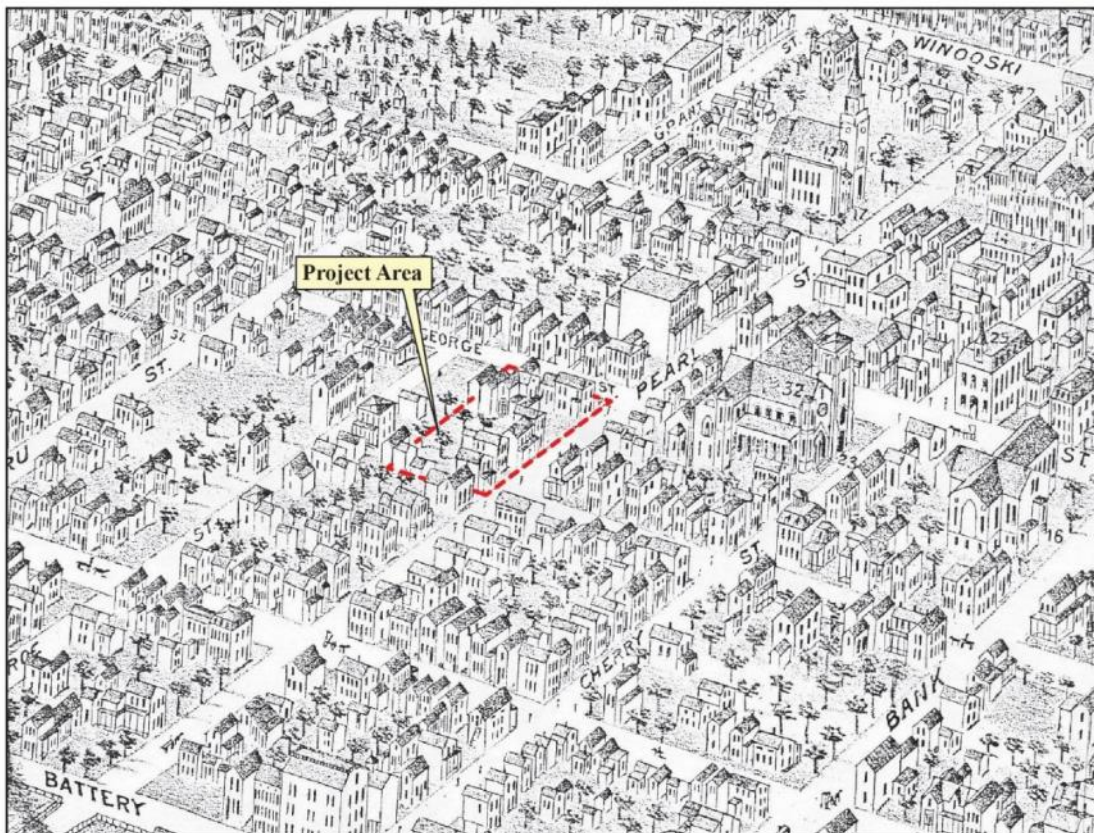


Figure 35. Detail of E. Meilbek's *Bird's Eye View of Burlington and Winooski, Vermont* (1877), with the project area added).



Figure 36. Detail of G.M. Hopkins' *Map of the City of Burlington, Vermont* (1890), with the project area added.

Beginning ca. 1892-1893, William Mead's estate rented the lower store space at #64 Pearl Street to Martin Meagher for a plumber's shop¹⁴ (for \$16 a month; with Albert A. Mead getting a share of the rent); the estate also rented space in the rear of #66 Pearl Street to T. P. Redmond of the Dwyer Hack Company (for \$5 a month) for garage space (Manning 1892 and 1893; Sanborn Mapping and Publishing Company 1894, 1900, 1906, 1912, 1919, 1926; Vermont Wills and Probate Records 1749-1999: ca. 1892). Martin Meagher (ca. 1851-1933) was a "lifelong resident" of Burlington and was "in the plumbing business . . . for 50 years" (*Burlington Free Press* November 8, 1933). Upon the death of Mary A. Mead, William Mead's estate sold the property to John S. Shaw on September 7, 1927 (BCLR 91:85). John S. and Cardie Shaw sold the property to Mary Cassidy on November 18, 1927, for \$3,000 (BCLR 93:268). At about this time, ca. 1928-1929, Meagher moved out and the First National Grocery Store moved in (Manning 1928, 1929).

Mary Cassidy transferred the property to her husband, William R. Cassidy (an electrician with the Green Mountain Power Company) of Crombie Street, and her son, William T. Cassidy, on March 26, 1929 (BCLR 93:349 see also 93:30; 93:347; *Burlington Free Press* August 5,

¹⁴ The Sanborn Fire Insurance map of 1894 labeled this structure as "Hardware [and] Tin Shop" (Sanborn Mapping and Publishing Company 1894).

1931; U.S. Census 1910). In November of 1933, the Burlington Savings and Loan Company foreclosed on the estate of William R. Cassidy (d. 1931) (based on a mortgage executed on February 6, 1931) (BCLR 96:336; 101:31; *Burlington Free Press* August 5, 1931). The Burlington Savings and Loan Company then sold the property to William R. Cassidy's children, William T. Cassidy and Mary (Cassidy) Scholl, on May 19, 1934 (BCLR 104:433; *Burlington Free Press* August 5, 1931). They immediately mortgaged the property back to the bank (BCLR 105:299). In June of 1935, the Burlington Savings and Loan Company foreclosed on William T. Cassidy and Mary Scholl (BCLR 101:106-9).

In November of 1936, the structure was slightly damaged by fire. The *Burlington Free Press* reported:

“Damage which probably will amount to between \$300 and \$500 was done to the building and the household furnishings at #64 Pearl Street last evening when fire, starting in a shed in the rear of the building, burned its way onto the second floor through a kitchen and into the attic. Mrs. Mary Elizabeth Montville and her four children live in the apartment on the second floor of the building and the first floor of the building is occupied by one of the First National grocery stores. Extensive damage was done to the kitchen of the apartment occupied by Mrs. Montville and also there was water damage to two other rooms, a bedroom and living room. The fire is believed to have started in a wood shed on the first floor adjoining the rear of the grocery store. Apparently the fire spread quickly up the stairway, filling the house with smoke. Mrs. Montville was not at home at the time the fire was discovered but her children were there. They were nearly caught by the smoke but were able to make their exit down the front stairway on to Pearl Street. Except for some water which seeped down through in the rear of the building to the grocery store below, there was no damage to that part of the building. The firemen covered up some of the grocery stock and prevented it getting wet. It was learned that Mrs. Montville carried no insurance on her household goods” (*Burlington Free Press* November 20, 1936).

On May 24, 1939, Louis (ca. 1884-1946) and Victoria (Falco) Bove (ca. 1890-1964) purchased the property at #64 Pearl Street (33 ft front; 198 ft depth) from the Burlington Savings and Loan Company (BCLR 114:36; *Burlington Free Press* October 25, 1946; December 19, 1964; October 25, 1997). The Bove family soon moved into the upper floor of the building and eventually opened ‘Bove’s Italian Restaurant’ on December 7, 1941 (*Burlington Free Press* December 7, 1991). Victoria Bove was the principal force behind the family enterprise for 24 years (*Burlington Free Press* December 19, 1964). She kept a garden behind the building, “which supplied plum tomatoes and eggplant” for the eatery (*Burlington Free Press* December 7, 1991). The property passed from Victoria Bove’s estate to Fiori Louis Bove (1920-1997) who continued the restaurant (*Burlington Free Press* December 7, 1991). Afterwards, Dick Bove, then Richard Bove, operated the restaurant. The landmark institution closed in December of 2015 and since that time, the first floor has remained unused. The second floor of the building continues to contain an occupied apartment.

Property Description: The former Bove's restaurant building at #64 Pearl Street is a 2 ½ story, long linear wood frame structure with what appears to be an enclosed stairwell and two shed roof wings attached to its rear (north) elevation, an enclosed stairwell on its west elevation at the front of the building, a single story hallway-width shed roof wing on its east elevation at the front of the building, and its front gable end facing Pearl Street (Figures 37 – 46). The northernmost wing is a single story garage with two overhead doors, an entry door and windows on its east side (Figure 47). This garage wing is first mapped as a four-car auto garage in 1942; prior to that a small barn/shed varying from 1 ½ to 2 stories, and split into two sections around 1900, was in place here (Sanborn 1885 – 1950). The narrow wings at the front of the building are also first shown in 1942 (Sanborn 1885 – 1950). The gable roof on the main block is steeply sloped and covered with asphalt shingles; a brick chimney rises along the west elevation of the main block. Walls are clad in vinyl siding and punctuated by numerous vents. Visible portions of the foundation are concrete, though the concrete varies in form and content and appears to be a facing (Figures 48 – 50). Windows on #64 Pearl Street are irregularly spaced; most consist of 6/1 double hung wooden sash with exterior metal storms (Figure 51). There is a fixed 9-pane wooden window with arched top on the second story of the west side stairwell (Figure 52). Windows on the garage wing are paired and consist of 4-pane wooden sash with thick muntins; there are hinges between the windows (Figure 53 and 54). There are numerous ground level entry doors into the building including three on the front of the building (one centered and one on each corner), one at the northeast corner of the main block that has a glass enclosure around it, the door into the garage wing and a door into the west side stairwell.

The building at #64 Pearl Street preserves a pigmented structural glass storefront of black and white "Carrara" glass tiles in the Art Deco style that was likely installed sometime in the 1940s by the Bove family who purchased the building in 1939 and opened their restaurant in 1941 (Figures 55 – 59). Pigmented structural glass was popular from the early to the mid-20th century and was, "often applied directly over existing architecture to remodel older buildings...a veneer of pigmented structural glass had the ability to define a building's architectural character as new and up to date" (NPS 1984). The central door, which provides entry into the main restaurant seating area, is recessed and flanked by horizontal polygonal windows that wrap around the recessed walls to the front wall. A third polygonal window in a more vertical position is in place to the east of the east corner entry door. These three windows are trimmed with narrower white glass tiles and aluminum. A more recent glass enclosure protects the central door and the east corner door sits back from the front wall, under an overhang. The east side door accesses a small room that contains an ATM machine. The west corner door is within the stairwell area and likely provides access to the second floor, which is currently occupied as an apartment. Two rectangular metal grates are positioned near the base of the front wall, under the horizontal windows (Figure 60). The main (central) entry door consists of a large plate of glass within a wood surround. It has a diagonal metal crossbar to protect the glass, two flat hand plates (one plain rectangular brass plate and one in a silver metal that is Art Deco in style), and a large metal kick plate at the bottom of the door (Figures 61 and 62). There is a white marble threshold under the door. Neon tubing, remnants of the former sign system, is still in place at the top of the Carrara glass veneer; the "Bove's Café" sign has been removed from the building (Figure 63; see Figures 57 – 59). The flat, white lettered "Bove's" and "ATM" signs are also still in place against the black Carrara glass (see Figures 55, 57 and 59).

Recommended National Register Listing: The Bove's restaurant building at #64 Pearl Street was added to the VT State Register on November 22, 1993 (VTDHP 1977:62 Pearl). The building likely dates to ca. 1860 (and possibly earlier), but currently, its most significant feature is its Art Deco storefront which was likely added ca. 1940. No significant changes have taken place since the 1993 determination (and 1977 documentation) so #64 Pearl Street remains eligible for listing on the VT State Register (Figure 64). However, it is the recommendation of this review that the building would not qualify for listing on the National Register of Historic Places given that the structure does not retain its ca. 1860 (or earlier) historic integrity, distinctive architectural characteristics, or qualities of design, materials, feeling, setting and association. Although the Art Deco style storefront is an interesting added feature and documents renovations from ca. 1945, the storefront appears somewhat incompatible with the building form, and other changes such as the vinyl siding, further indicate that the building would not qualify individually for inclusion on the National Register (Figure 65). Given the extensive loss of associated period buildings around #64 Pearl Street and the infill with large-scale commercial and government buildings that has occurred, this review also recommends that the property does not qualify for National Register status as part of a historic district.

Recommended Determination of Effect: The Pearl Street Lofts and George Street Lofts project proposes the demolition of #64 Pearl Street to accommodate new construction; this review recommends that the demolition will result in an Adverse Effect to a resource listed on the State Register and considered significant at the state level, and especially to the City of Burlington. The Bove's building, and the restaurant business that operated in it for almost 75 years, is considered important and iconic in the city, and if demolition proceeds, a recommendation is made to supplement this report with an interior photographic documentation of the building once the building is unoccupied. At that time, any visible structural features on the interior, such as the foundation or framing, should be investigated to help determine if any part of the building shows evidence of dating prior to ca. 1860. In addition, a further attempt to locate/copy historic images of the building – perhaps in Bove family collections – should be undertaken. A recommendation is also made to install an informational marker within or nearby the project area that describes the historic development of this area of Burlington, perhaps including specific information on the Bove's building and restaurant.



Figure 37. View north of south elevation of 64 Pearl Street.



Figure 38. View northwest of south and east elevations of 64 Pearl Street.



Figure 39. View northeast of south and west elevations of 64 Pearl Street.



Figure 40. View south of north elevation of 64 Pearl Street.



Figure 41. View northeast of west elevation of 64 Pearl Street.



Figure 42. View northeast of west elevation of 64 Pearl Street.



Figure 43. View southeast of west elevation of 64 Pearl Street.



Figure 44. View southwest of east elevation 64 Pearl Street.



Figure 45. View west of east elevation of 64 Pearl Street.



Figure 46. View northwest of east elevation of 64 Pearl Street.



Figure 47. View west of east elevation of garage wing at 64 Pearl Street.



Figure 48. View of foundation under northwest corner of garage wing of 64 Pearl Street.



Figure 49. View of foundation under main block of 64 Pearl Street (west side of building).



Figure 50. View of foundation under main block of 64 Pearl Street (west side of building).



Figure 51. View of typical 6/1 windows at second story on west side of 64 Pearl Street.



Figure 52. View of second story window on west side of 64 Pearl Street (stairwell wing).



Figure 53. View of windows on garage wing of 64 Pearl Street.



Figure 54. View of hinge between windows on garage wing of 64 Pearl Street.



Figure 55. View of Carrara glass storefront of 64 Pearl Street.



Figure 56. View of polygonal windows within Carrara glass storefront of 64 Pearl Street.



Figure 57. View of top of Carrara glass storefront of 64 Pearl Street.



Figure 58. View of top of Carrara glass storefront and neon tubes of 64 Pearl Street.



Figure 59. View of "Bove's" lettering at top of Carrara glass storefront of 64 Pearl Street.



Figure 60. View of grate at base of Carrara glass storefront of 64 Pearl Street.



Figure 61. View of main (central) entry door within glass enclosure at 64 Pearl Street.



Figure 62. View of hand plates on main (central) entry door within glass enclosure at 64 Pearl Street.



Figure 63. View of functioning neon lights and signs on 64 Pearl Street (photo from “Boves.com” website).



Figure 64. View northwest of 64 Pearl Street in 1977 (VTDHP 1977:62 Pearl).



Figure 65. View northwest of 64 Pearl Street in ca. 1942 prior to the addition of the pigmented structural glass storefront (photo on file VTDHP).

3 George Street (3, 7 & 11 George Street; 88 Pearl Street; “Gen. George J. Stannard House”)

Property History: This structure was not included on the 1830 Ammi B. Young map of ‘Burlington Village,’ but it is depicted on the 1853 Presdee & Edward map of Burlington (see Figures 28 and 30). Based on land records research, it appears that this structure was built ca. 1849-1850 for Dr. Ashbel Stanley Pitkin. The house is located at the southwest corner of Pearl and George Streets (Figure 66).



Figure 66. View northwest of east and south elevations of 3 George Street.

Ashbel Stanley Pitkin (1807-1853) was a son of Caleb and Hannah (Marsh) Pitkin who were originally from East Hartford, Connecticut, but who were later among the first settlers of Marshfield, Vermont (Figure 67) (Gravestone, Elmwood Avenue Cemetery, Burlington, Vermont; Marsh 1895:111; Pitkin 1887:89; U.S. Census 1800, 1810; Vermont Secretary of State, Vermont Vital Records 1720-1908). Ashbel Pitkin married Mary Ann Washburn (1810-1864), daughter of Col. Asahel and Dolly (Hamilton) Washburn, formerly of Greensboro, Vermont, but then of Montpelier, on March 22, 1837 (Gravestone, Elmwood Avenue Cemetery, Burlington, Vermont; Pitkin 1887:89; U.S. Census 1820, 1830, 1840; Vermont Secretary of State, Vermont Vital Records 1720-1908). At time of the marriage, Ashbel Pitkin lived in Montpelier where he was a merchant (Vermont Secretary of State, Vermont Vital Records 1720-1908; *Vermont Watchman and State Journal* May 2, 1837). Pitkin graduated from the Medical College of Castleton in the spring of 1845 (at about 38 years of age), and in 1846, he was a “demonstrator of anatomy” there (Castleton Medical College 1856:3, 7; Pitkin 1887:89). Soon afterwards, he moved to Burlington, where he “practiced medicine very successfully” and was “a highly respected citizen” (Pitkin 1887:89). Dr. Pitkin played a prominent role in the cholera scare in

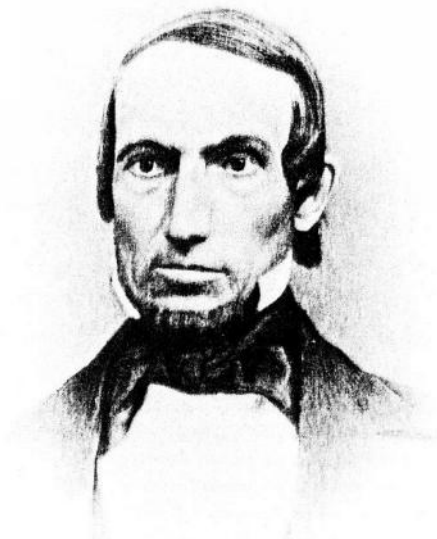


Figure 67. Dr. Ashbel S. Pitkin (from Pitkin 1887:89).

Burlington in the summer of 1849 (*Burlington Free Press* July 1, 1849). His children included: Henry (1838-1874); Harriet (1840-1853 b. Castleton); and Louis (1849 d. 1 mo b. Burlington) (Pitkin 1887:89; 172; Vermont Secretary of State, Vermont Vital Records 1720-1908).

The corner lot upon which the house at #3 George Street now stands was bought by Dr. A. S. Pitkin from Timothy W. Lovell on September 24, 1849, for \$600 (BTLR 21:117). This lot measured 41 ft on Pearl Street and north 198 ft “on New Street recently opened” (George Street), and 30 ft across at its north end (BTLR 21:117). At that time, the property was only occupied by some “wood, lumber and stone” belonging to E.L. Farrar, a stoneware potter (*Burlington Free Press* February 25, 1842; BTLR 21:117). Pitkin combined this lot with a part of a parcel that he had previously purchased from Laura Beach, widow of Allen T. Beach, on January 1, 1849, lying to the west and abutting Malachi Corning’s land, to create his homestead lot¹⁵ (Figure 68) (BTLR 20:314; 20:314-315).

Dr. A. S. Pitkin died at his home in Burlington on July 5, 1853, at 45 years of age (Blow 1991:40; Gravestone, Elmwood Avenue Cemetery, Burlington, Vermont; Presdee & Edwards 1853). In 1854, Drs. H. Crandall¹⁶ and F.C. Clapp placed an advertisement in the local newspaper that read, “having purchased the house occupied by the late doctor Pitkin on Pearl Street, would inform his former friends and patrons that they have opened the office, and will attend to all professional calls”¹⁷ (*Burlington Free Press* April 7, 1854). An 1860 advertisement for the property on the corner of Pearl Street and George Street, included a house “of two stories

¹⁵ On April 25, 1849, Pitkin appears to have sold the land (from his Beach Lot), between what he would soon sell to Otis Smith and the Corning’s former property, to E. L. Farrar (BTLR 21:61, 21:62). Pitkin sold a portion of his homestead lot to Otis Smith on September 21, 1849 (BTLR 21:113; 21:112-113).

¹⁶ Probably Dr. Hiram Crandall (1804-?), a native of Royalton who moved to Burlington in 1865 where he worked as a physician for about 15 years (Carleton 1903:708).

¹⁷ There is no record of this sale at the city clerk’s office. Although, it may have occurred and was not filed, the property was again owned by the Pitkins before ca. 1860.

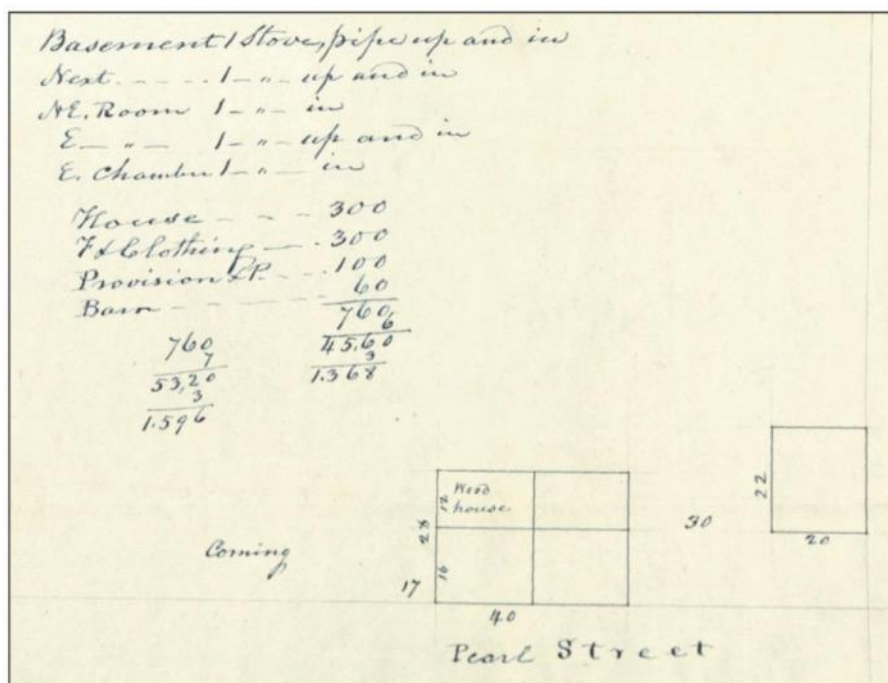


Figure 68. *Burlington, Property of Allen T. Beach, Pearl Street* (Manuscript on file: John Johnson Collection, Maps and Surveys, Carton 6, Folder 13; Special Collections, Bailey-Howe Library, University of Vermont, Burlington, Vermont).

brick, with woodshed also of brick; a good barn of brick, with cellar . . . all most substantially built” (*Burlington Weekly Free Press* January 27, 1860). In 1861, Dr. Pitkin’s widow, Mary, and his son, Dr. Henry S. Pitkin,¹⁸ sold the house to Mary (Powell) Stanton (1813-1878), the wife of Henry Stanton, for \$2,500 (BTLR 30:187; Gravestone, Greenmount Cemetery, Burlington, Vermont; Pitkin 1887:89, 172). Henry Stanton (1813-1867) was a “well known hotel man” who owned and operated hotels in both Essex and Burlington during his lifetime (*Burlington Weekly Free Press* October 4, 1867; September 30, 1909; Gravestone, Greenmount Cemetery, Burlington, Vermont). It is possible that Stanton used the barn associated with this property as a livery stable¹⁹ (*Burlington Free Press* August 25, 1865). Henry Stanton died in 1867, and his widow, Mary Stanton, sold the house on Pearl Street to Flaville L. Button, the wife of Charles Pomeroy Button, on May 7, 1868 (Figure 69; see Figure 33) (Beers 1869; BCLR 4:12).

Flavilla / Flaville Laura Sperry (1843-1870), daughter of Walter Sperry, a merchant of Oneida, New York, and his wife, Julia Cleveland, married Charles Pomeroy Button (1832/5-1901), a native of Brandon, son of Nathan and Charlotte (Pomeroy) Button, in July of 1863 (*Burlington Free Press* August 10, 1886; Cleveland and Cleveland 1899:1630). They had one son, Nathan W. Button (b. 1866) (Cleveland and Cleveland 1899:1630). Charles Button had formerly served as the private confidential secretary of his relative and prominent political

¹⁸ Dr. Henry Pitkin graduated from the University of Vermont in 1858 and from the University of Vermont Medical School in 1860; he subsequently served as a surgeon in the U.S. Navy from 1862 until his death in service in Hawaii in 1874 (Pitkin 1887:172).

¹⁹ “Rollin Pease has bought out the Livery Stable heretofore connected with the Stanton House. Mr. Stanton will also continue the livery business at his stables on George Street” (*Burlington Free Press* August 25, 1865).

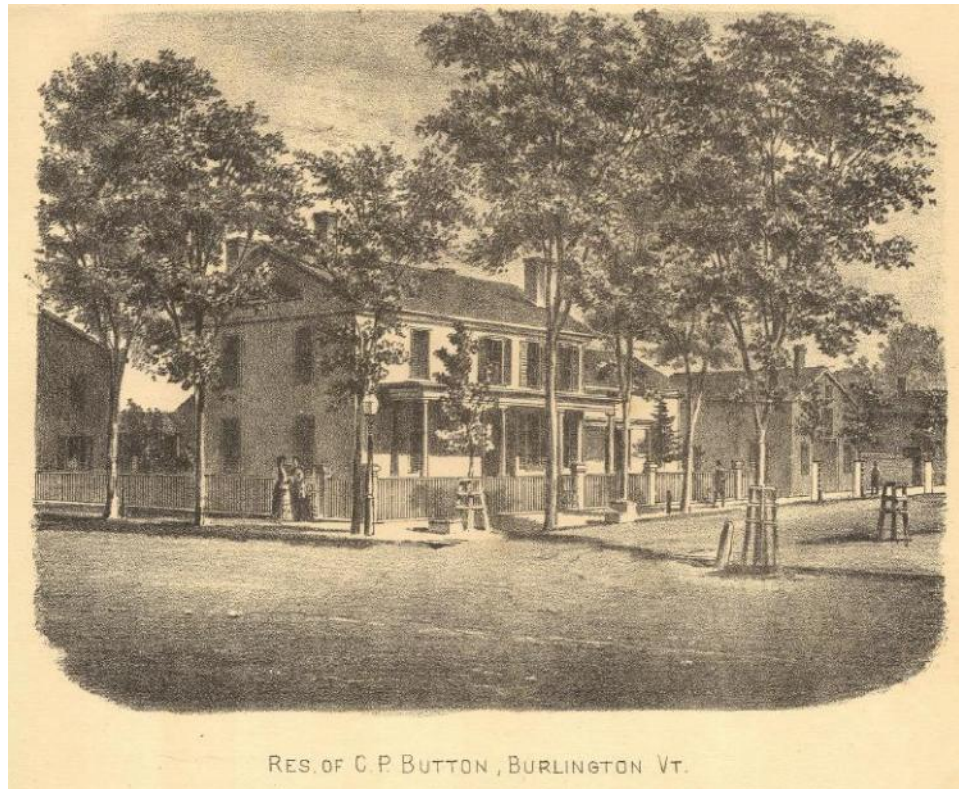


Figure 69. View of #3 George Street, Burlington, Vermont, looking north (from Beers 1869); Pearl Street crosses left to right in the foreground and George Street extends right and back toward the distance.

figure, Stephen A. Douglas (1813-1861) (*Burlington Free Press* August 10, 1886; Cleveland and Cleveland 1899:1630; *St. Albans Daily Messenger* March 18, 1901). Afterwards, Charles Button became a lawyer in Chicago and got involved in the oil industry (*Burlington Free Press* August 10, 1886). In Burlington, he attempted to start a weekly newspaper (the *Vermont Statesman*) (*Burlington Free Press* August 10, 1886; Cleveland and Cleveland 1899:1630; *St. Albans Daily Messenger* March 18, 1901). A family history noted that “he was an upright gentlemanly man; somewhat visionary, but of honest characteristics” (Cleveland and Cleveland 1899:1630). Others called him eccentric (*Burlington Free Press* November 23, 1883).

After Charles Button’s wife died on July 17, 1870, at only 28 years of age, Button placed an advertisement in the newspaper, which offered: “House to Let: The residence corner Pearl and George Streets containing 14 rooms (one being reserved by the undersigned) with furnace, water and other conveniences. Will be let with or without barn and carriage house. Enquire of Charles Pomeroy Button” (*Burlington Free Press* August 1, 1870; Gravestone, Lakeview Cemetery, Burlington, Vermont). Just a few days after the advertisement was placed, however, on August 20, 1870, Flavilla Button’s estate sold the property to Gen. George J. Stannard (BCLR 6:205). After selling the house, Charles P. Button reportedly moved to London, “where he had some business interest” as a commission merchant, and was later (after ca. 1875), “for many years,” a resident of New York City, where he lived with “few acquaintances” (*Burlington Free Press* August 10, 1886; Cleveland and Cleveland 1899:1630; *St. Albans Daily Messenger* March 18,

1901). Button died in 1901 at Kings Park, Long Island, and was buried there (Cleveland and Cleveland 1899:1630; *St. Albans Daily Messenger* March 18, 1901).

George J. Stannard (1820-1873) was a celebrated Civil War general, a hero of Gettysburg, who was, at the time that he acquired this property, the collector of customs for the District of Vermont (starting in 1869) (Blow 1991:40-41). Rather quickly, however, through bad accounting practices, he ended up being personally responsible to the government for at least \$30,998.86 that he could not account for (*Middlebury Register* March 16, 1875). In 1872, Gen. George J. Stannard resigned his post and turned over his property to two assignees, L.B. Platt and R.H. Hoyt, to manage its distribution and sale to cover his debts (Blow 1991:40-41). Platt and Hoyt broke the property at the corner of Pearl and George streets up into four pieces.

In 1874, Platt and Hoyt sold the main part of the property at the northwest corner of Pearl and George streets, including “a large commodious modern style house, barn and sheds and about one-half acre of land, all in good order” to Charles F. Spaulding, then the superintendent of the Burlington Gas Works (Blow 1991:40-41; BCLR 13:6; *Burlington Free Press* August 15, 1873). Spaulding, however, soon lost the property through mortgage to Platt and Hoyt (referenced in BCLR 17:157). On April 20, 1880, Romeo Hoyt and Clara Platt (of Colchester, heir of L. B. Platt), transferred the property, then occupied by H.E. Woodbury, a foreman for the J. R. Booth lumber company, to Cornelia Fisk (see Figure 36) (BCLR 17:157; Manning 1881).

Cornelia (Stanton) Fisk (b. July 1836), a daughter of Henry and Mary (Powell) Stanton (the former owners of the property from 1861 to 1868), was born in Essex and moved to Burlington “when very young” (*Burlington Weekly Free Press* September 30, 1909; U.S. Census 1900; Vermont Secretary of State, Vermont Death Records 1909-2008). Cornelia’s first husband was Wyman Kimball (1830-1860), a farmer, her 2nd husband was Robert C. Rowe (1826-1872), a Burlington hotel keeper, and her 3rd husband was George W. Fisk (1827-1899), “clerk to the United States Court” and a Deputy U.S. Marshal (who also kept an office at ‘No. 3 George Street’) (*Burlington Weekly Free Press* April 29, 1887; October 26, 1899; September 30, 1909; Gravestone, Essex Junction Village Cemetery, Essex, Vermont; Gravestone Greenmount Cemetery, Burlington, Vermont; Gravestone, Lakeview Cemetery, Burlington, Vermont; Manning 1900; U.S. Census 1860, 1870, 1880; Vermont Secretary of State, Vermont Vital Records 1720-1908). An advertisement for “rooms furnished or unfurnished at No. 3 George Street, corner of Pearl” appeared in the local paper in October 1888 (*Burlington Free Press* October 11, 1888). The 1900 census indicates that Cornelia Fisk was then living with Julia Parker (b. 849), a widowed music teacher; Thomas Wright (b. 1874), a salesman, and his family; and Phildom Young (b. ca. 1846), a stone mason, and his family (U.S. Census 1900). In 1904, Lucy K. Sweeney advertised that she “wishes to announce to all who may need her services, that she is now conveniently located at No. 3 George Street and is prepared to make ladies’ cloaks, gents’ clothing and do all kinds of repairing at short notice, and all work guaranteed” (*Burlington Free Press* November 17, 1904).

Cornelia Fisk died on September 26, 1909 (*Burlington Weekly Free Press* September 30, 1909; Vermont Secretary of State, Vermont Death Records 1909-2008). She was survived by one daughter, Mary (Rowe) Gardner, wife of Walter P. Gardner, a merchant/bookkeeper from the Boston (*Burlington Weekly Free Press* September 30, 1909; U.S. Census 1900, 1910; Vermont Secretary of State; Vermont Vital Records 1720-1908). Cornelia’s only other child, a

son, Henry Kimball (1857-1882), had predeceased her (Gravestone, Lakeview Cemetery, Burlington, Vermont). In July of 1911, Cornelia Fisk's estate transferred the house and lot located at the northwest corner of Pearl and George streets, valued at \$4,500, to Mary G. Gardner (BCLR 63:232; Vermont Wills and Probate Records 1749-1999: ca. 1909). It appears that the house was arranged into multi-room flats prior to this time (*Burlington Free Press* December 9, 1911). Mary Gardner sold the property to Henry and Helen Guyette on August 27, 1917 (BCLR 69:477). The cinder block addition was built between 1926 and 1942 as a garage, but was converted into living space before 1950 (Sanborn Mapping and Publishing 1926, 1926/1942, 1942/1950). On March 2, 1948, the Guyettes sold the property to Raymond and Emily Simon (BCLR 129:407).

Property Description: See Suzanne Jamele (2012); Appendix I.

Recommended National Register Listing: See Suzanne Jamele (2012); Appendix I.

Recommended Determination of Effect: See Suzanne Jamele (2012); Appendix I.

13 George Street

Property History: On November 28, 1874, Ira P. Russell (ca. 1848/1850-1934) purchased part of the Gen. George Stannard property lying just north of the main house from Platt & Hoyt (the assignees) for \$1600 (*Burlington Free Press* November 29, 1934; BCLR 13:8). This deed specified that Russell was to remove the barn "now standing on the land" before June 1, 1875 (BCLR 13:8; Presdee and Edwards 1853). At the time, Ira P. Russell was a lumber salesman for the Shepard & Morse Company²⁰ (*Burlington Free Press* November 29, 1934; U.S. Census 1880). His wife, Ann Eliza Anstead (1846-1911) of Potsdam, New York, (who he married in 1868), was then "matron of the Mary Fletcher Hospital," but later became the "superintendent of the Howard Relief Society" (*Burlington Free Press* December 2, 1911). The City Directory of 1877 indicates that he lived on George Street "between Pearl and Monroe" (Manning 1877). The house at 13 George Street is the second building north of Pearl Street, on the west side of the street, immediately north of the Gen. Stannard House (Figure 70). The house is included on the 1885 Sanborn Fire Insurance map (Sanborn Mapping and Publishing Company 1885). On September 27, 1887, Ira P. Russell sold #13 George Street to Nellie L. Arnold (BCLR 25:359).

On June 3, 1889, Frank A. McCaffery bought the property from Gardiner B. and Nellie Arnold for \$2,800 (see Figure 36) (*Burlington Free Press* June 4, 1889; BCLR 29:184; Hopkins 1890; U.S. Census 1910). Frank McCaffery transferred the property to his mother, Catherine McCaffery on November 20, 1890, for a "nominal" consideration (BCLR 31:10; *Burlington Free Press* December 5, 1890). Subsequently, Frank McCaffery moved to the New York City area to work as a traveling salesman for Werner & Co. of Newark, New Jersey, and in 1908, he was killed when he was hit by a train in West Parkersburg, West Virginia (*Burlington Free Press* January 25, 1908; January 28, 1908). The 1900 census indicates that Catherine McCaffery (b. March 1845 in Ireland) lived on George Street with Agnes (b. ca. 1870); Helen (b. ca. 1873); and

²⁰ Ira P. Russell worked for Shepard & Morse as a salesman from ca. 1871-1885; he later worked as the 'steward at the Mary Fletcher Hospital' from ca. 1885-1902 (*Burlington Free Press* September 30, 1902).



Figure 70. View northwest of east and south elevations of 3 George Street.

Kitte (b. ca. 1880) (Manning; U.S. Census 1900). On May 21, 1915, Mary, Helen, Katherine and Catherine McCaffery sold the property to James M. Gleason (1869-1935) and Mary (Crowley) Gleason (1869-1926) (BCLR 65:531; see also 58:180; *Burlington Free Press* May 11, 1926; Vermont Secretary of State, Vermont Death Records 1909-2008). At the time, James Gleason was the superintendent of the Burlington Venetian Blind Company (Manning 1925; U.S. Census 1930). On July 7, 1936, James Gleason and his second wife, Winifred (Doyle) Gleason, sold the property to David Leonard and his daughter, Catherine H. Lafayette (BCLR 108:211; see also 103:19; 104:196; Vermont Secretary of State, Vermont Marriage Records 1909-2008). On July 28, 1936, David J. Leonard and his daughter, Mrs. Lawrence Lafayette, sold #13 George Street to Charles P. Cassidy, an insurance agent, and his wife, Mary Cassidy, who planned “to convert the building into a double tenement house” (BCLR 108:233; *Burlington Free Press* July 29, 1936; September 29, 1938). Mary Cassidy still lived there in 1954 (*Burlington Free Press* August 2, 1954).

Property Description: See Suzanne Jamele (2012); Appendix I.

Recommended National Register Listing: See Suzanne Jamele (2012); Appendix I.

Recommended Determination of Effect: See Suzanne Jamele (2012); Appendix I.

19 George Street

Property History: On November 28, 1874, Elizabeth Tyler, wife of Milton R. Tyler, purchased a parcel with a 50 ft front on George Street off the northern end of the former Stannard property for \$1,500 (BCLR 13:10). Milton R. Tyler (1835-1907) was a University of Vermont graduate (Class of '59) who worked as a teacher and then as a lawyer in various places before moving to

Burlington to take a post as “city judge and lawyer” (Gravestone, Oakwood Cemetery, Rochester, Minnesota; Manning 1873). Tyler built the house at #19 George Street in the late summer-fall of 1876. In October of that year, M.R. Tyler was granted the right to “use part of George Street” for “building materials for two months” and by November 24, 1876, it was reported that “Judge Tyler has newly finished a house on George Street, costing about \$2,500” (*Burlington Free Press* October 4, 1876; October 30, 1876; November 24, 1876). The 1880 census lists Milton R. Tyler (44) as an attorney at law living with Elizabeth ‘Lizzie’ (Wilson) Tyler (1837-1926), his wife, and their children: William (16) and Albert (12); along with a servant, Bridget Ward (U.S. Census 1880). Milton and Elizabeth Tyler sold #19 George Street to Socrates Beach on September 30, 1881 (see Figure 36) (BCLR 31:142; Hopkins 1890). Socrates Beach purchased the property as a wedding gift for his daughter, Myra, who married Cornelius Powers in 1882 (*Burlington Free Press* June 2, 1882). According to a local newspaper, the couple’s “future home will be in the handsome residence on George Street formerly owned by Hon. M.R. Tyler, which has been completely refitted and elegantly furnished for their occupancy” (*Burlington Free Press* June 2, 1882).

On May 4, 1891, Socrates Beach sold the property to Thomas F. Ahern and his wife, Joanna (McElroy) Ahern (*Burlington Free Press* April 11, 1903; BCLR 52:134). At the time, Thomas Ahern (b. 1852) was a foreman for the J.R. Booth lumber company, but was later a stationer on Church Street (Manning 1900, 1905; *Vermont Watchman* January 13, 1910; U.S. Census 1900). On August 21, 1926, his widow, Joanna Ahern sold #19 George to Sophia (Tatro) Wrisley (b. ca. 1867), widow of Charles S. Wrisley (b. ca. 1834/1835), formerly of Essex (they were married in 1911) (BCLR 87:471; U.S. Census 1920; Vermont Secretary of State, Vermont Marriage Records 1909-2008). After the death of her sister, Cora J. Parizo, Sophia Wrisley’s estate transferred the property at #19 George Street to the Catholic Church in Essex Junction on October 30, 1957 (BCLR 148:572). The Church immediately sold the property to Ormer L. Moreau on November 5, 1957 (BCLR 154:120). It appears that the house was then divided into apartments. In 1958, there was an advertisement for “New three and four rooms” at #19 George Street (*Burlington Free Press* June 30, 1958). The building contains apartments today.

Property Description: The house at 19 George Street is a 2 ½ story wood frame building with gable front orientation with a full-height polygonal tower on its south elevation and an attached 1 ½ story gable roof wing on its west elevation, which then attaches to a single story shed wing, again, to the west (Figures 71 – 75). The building has wide aluminum siding and asphalt shingle roof covering, and it rests on a mortared stone foundation that has been painted over. A brick chimney rises through the ridgeline of the main block of the house. It has a full width front porch, with later 20th century iron posts and railings that attach to a concrete base, and a small wooden porch on the south side of the wing that may retain one original post (Figures 76 – 78). A sidehall entryway under the front porch contains a glazed, heavy, ornately carved wooden door that may be original to the building, or an early feature (Figures 79 – 81). Glazing in the door does not appear original. A simple wood panel door under the smaller side porch may date to the construction of the house; the single pane of glass is missing from this door and the opening is infilled with plywood (Figure 82). Most windows on the building are 2/2 double hung wooden sash with exterior storms (Figure 83). The tower has 1/1 metal windows on its sides, and windows with single panes of glass topped by diamond pattern stained glass transoms on the front wall of the tower, at the first and second stories (Figure 84). Door and window surrounds are aluminum.



Figure 71. View west of east elevation of 19 George Street.



Figure 72. View southwest of east and north elevations of 19 George Street.



Figure 73. View southwest of north elevation of 19 George Street.



Figure 74. View northwest of east and south elevations of 19 George Street.



Figure 75. View northeast of west and south elevations of 19 George Street.



Figure 76. View southwest of porch on east elevation of 19 George Street.



Figure 77. View northwest of porch on south elevation of wing of 19 George Street.

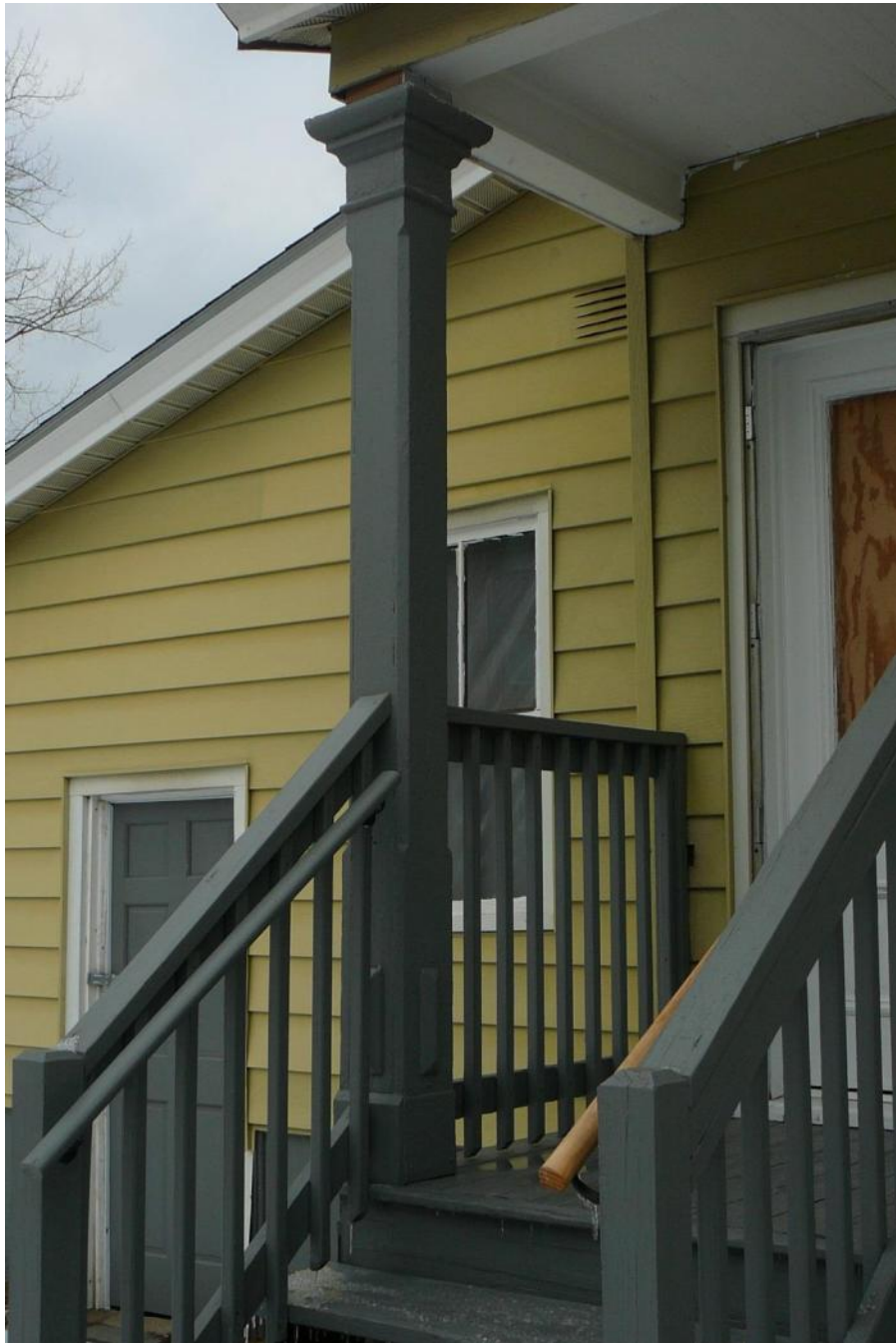


Figure 78. View northwest of porch post on south elevation of wing of 19 George Street.



Figure 79. View of main entry door under porch on east elevation of 19 George Street.



Figure 80. View of detail at bottom of main entry door under porch on east elevation of 19 George Street.



Figure 81. View of detail at top of main entry door under porch on east elevation of 19 George Street.



Figure 82. View of door under porch on south elevation of wing of 19 George Street.



Figure 83. View of typical 2/2 window on westernmost shed wing of 19 George Street.



Figure 84. View of window with stained glass transom on tower of south elevation of 19 George Street.

Based on Sanborn Fire Insurance maps, the house at 19 George Street has undergone several exterior changes. In 1885, 1889 and 1894 the house includes the three sections still in place today – the main block, attached wing, and attached shed wing – along with a single story porch and adjacent porch-width enclosure along the entire south side of the main block (Sanborn Mapping and Publishing Company 1885, 1889 and 1894). During these years, there is no front porch, rear wing porch or south side tower. By 1900, the south side porch on the main block has been removed but the adjacent enclosure remains and appears to be fully incorporated into the main block of the house, forming a less than room-sized projection at the southwest corner (Sanborn Mapping and Publishing Company 1900). A single story, full width front (east elevation) porch along with a two-part (one half enclosed) porch on the south side of the wing, were also added by 1900 (Sanborn Mapping and Publishing Company 1900). The 1906 through 1926 Sanborn maps do not depict a front (east elevation) porch, and the porch on the south side of the wing is shown as one open porch; the projection on the main block remains throughout these years (Sanborn Mapping and Publishing Company 1906, 1912, 1919, 1926). Sometime after 1926 and before 1942, the projection on the main block was replaced by the current polygonal tower (Sanborn Mapping and Publishing Company 1926, 1942, 1950). Also during this time period, a full-width front (east elevation) porch was reconstructed on the house and the porch on the south side of the wing is once again shown as half enclosed (Sanborn Mapping and Publishing Company 1926, 1942, 1950).

Recommended National Register Listing: The house at 19 George Street does not appear in the Historic Sites & Structures Survey for Burlington. Historic buildings along George Street that were surveyed in 1978 (beginning with 23 George Street immediately north of 19 George Street) were added to the State Register on November 22, 1993 (VTDHP 1977:George Street). Modifications to 19 George Street during its first 50 to 60 years of existence appear in scale and compatible to the building and with other historic buildings on the street, and within the overall streetscape. Although this review recommends that 19 George Street is not individually historically significant, this review recommends that #19 George Street is eligible for inclusion on the State Register as part of a George Street Historic District. In addition to #19 George Street, the District would include all of the street's resources currently listed, along with #13 George Street, recommended for inclusion by Suzanne Jamele (#3 George Street is recommended as individually eligible for the register) (see Appendix I). As a group of buildings, the district reflects and preserves the rapid expansion of neighborhood housing construction that took place in Burlington in the latter half of the 1800s, largely as a response to the lumber boom and related industrialization. The George Street Historic District is recommended as eligible for inclusion on the National Register of Historic Places under criteria A and C for its local significance in both history and architecture.

Recommended Determination of Effect: The Pearl Street Lofts and George Street Lofts project proposes the demolition of #19 George Street to accommodate new construction; this review recommends that the demolition will result in an Adverse Effect to a resource considered eligible for inclusion on the National Register of Historic Places as part of a George Street Historic District. If demolition proceeds, a recommendation is made to supplement this report with an interior photographic documentation of the building once the building is unoccupied. A recommendation is also made to install an informational marker within or nearby the project area that describes the historic development of this area of Burlington, thereby incorporating the story of this house.

Nearby Historic Properties

A review of State Register-Listed historic properties that are located nearby the project area was undertaken to determine if they had the potential to be indirectly affected by the proposed construction. This review included buildings along Pearl, George, Monroe and North Champlain streets. Additional buildings along these streets that are not currently included on the State Register were also reviewed at this time. Resources along each street are summarized below, followed by recommended National and State Register listings and determinations of effect.

Property Histories

67-73 Pearl & 1-15 Pine Streets (Ominum Gatherum)

The large brick building located across Pearl Street from Bove's, at the southwest corner of Pearl and Pine streets is known as the 'Ominum Gatherum' (Figure 85). According to the Historic Sites & Structures Survey: "up to the mid-nineteenth century" this structure "housed an inn known as 'Ominum Gatherum' ('all gathered together'). The mansard roof building on the corner was either built or extensively altered in the 1860s; if built, it probably replaced an earlier structure on the same spot; if it was modernized then the building probably was built in the 1830s or 40s. It has probably been a tenement since the Civil War" (VTDHP 1977:71-73 Pearl). Based on research conducted during this review, 67-73 Pearl Street appears to have originally been built ca. 1831, but modified, perhaps in the 1860s, and again after a fire in 1878.

Although research into this property for this project was not exhaustive, the initial search indicates that the building is located on Village Lots #121 and 122, which were first developed with other structures by the late 1820s by Stephen P. Keyes (see Figure 24) (Vermont Wills and Probate Records 1749-1999: ca. 1830). It is likely that the front (north) section of the current building, was built for Benjamin Fisk ca. 1831; probably by his brother-in-law, John Herrick, and Herrick's business partner, Capt. Samuel Nichols (BTLR 10:19; 10:242; Herrick and Herrick 1885:308-309). Ammi B. Young's map of *Burlington Village* (1830) shows nothing on the corner and only a small, unidentified structure fronting Pine Street (see Figure 28).

Benjamin Fisk (1784-1860), was born in Williamstown, on November 17, 1784, the sixth son of Judge Jonathan Fiske (1751-1825) (Gravestones, Elmwood Avenue, Burlington, Vermont; Herrick and Herrick 1885; 308; Pierce 1898:209; Vermont Secretary of State, Vermont Vital Records 1720-1908). Benjamin Fisk married Hannah Herrick (1789-1868), daughter of John Herrick (1764-1809), on January 17, 1808 (Gravestones, Elmwood Avenue, Burlington, Vermont; Herrick and Herrick 1885; 308; Pierce 1898:209; Vermont Secretary of State, Vermont Vital Records 1720-1908). John Herrick was a wheelwright, originally from of Massachusetts, but a settler of Barre, Vermont, where he was "killed while endeavoring to save a saw mill from destruction by flood" in 1809 (Herrick and Herrick 1885:307-308). Benjamin Fisk initially established himself as a merchant in the South Village of Northfield (at least from 1816 to 1826), but was "subsequently an inn keeper in Burlington" (Gregory 1878:Part I: 35, 38; Part II p. 158; Pierce 1898:209). Benjamin and Hannah Fisk had seven children (Pierce 1898:209-10). Benjamin Fisk's eldest child, Delphine/Delphinia (1808-1839), married Moor Russell (ca. 1787-1868) on January 3, 1836 (Gravestone, Elmwood Avenue Cemetery, Burlington, Vermont; Gravestone, Minneapolis Pioneers & Soldiers Memorial Cemetery, Minneapolis, Minnesota;



Figure 85. View southeast of 67–73 Pearl Street (Omnium Gatherum).

Herrick and Herrick 1885:308; Pierce 1898:209-10; Vermont Secretary of State, Vermont Vital Records 1720-1908). Another daughter, Sophia Fiske (1819-?), married Timothy W. Lovell, a patent agent / merchant²¹ of Burlington (Pierce 1898:209-10; U.S. Census 1860, 1870). Benjamin Fisk died in Burlington on September 12, 1860, at 76 years of age (Vermont Secretary of State, Vermont Vital Records 1720-1909).

Hannah Herrick's brother, John Herrick (1793-1872), moved to Burlington prior to 1820²² where he is variously described as a house joiner, master carpenter, and house carpenter (*Burlington Free Press* August 27, 1872; U.S. Census 1820, 1830, 1840, 1850, 1860, 1870). Capt. Samuel Nichols (ca. 1793-1869), a native of Barre "formed a partnership with John Herrick, and was for over a quarter of a century the leading member of the firm of Nichols & Herrick, carpenters and builders, who built many of the older buildings in Burlington. During the later years of his residence, he carried on the business of cabinet maker and undertaker, until he left the city, in 1866" (*Vermont Daily Transcript* January 16, 1869). A grandson, W.H. Nichols, later asserted that Capt. Samuel Nichols was the contractor for the Unitarian Church at the head of Church Street in 1816 (*Burlington Weekly Free Press* June 17, 1915). John Herrick was also associated with Lyman E. Smith (?-1872) who "came to Burlington from Champlain, New York, in 1833 and was for many years connected with our venerable townsman, John Herrick, in the carpenter and joiner business" (*Burlington Free Press* May 11, 1872).

In 1830, Benjamin Fisk served as the administrator for the estate of Stephen P. Keyes who died in Champlain, New York, but who still owned a small amount of property in Burlington, specifically Village Lot #121 (¼ acre) on Pearl Street with buildings valued at \$200

²¹ Probably the Timothy Lovell who sold the lot at the corner of Pearl and George Streets to Dr. A.S. Pitkin.

²² The 1820 census lists his household at 21, with 16 'engaged in manufactures' (U.S. Census 1820).

and Lot #122 (¼ acre) south of and adjoining the above with buildings valued at \$100, which Keyes had apparently rented out (Vermont Will and Probate Records 1749-1999:ca. 1830). Fisk sold this property to his brother-in-law, John Herrick, for \$300 on October 29, 1830 (BTLR 10:19). Herrick sold a half interest in this property to Benjamin Fisk on March 4, 1831²³ (BTLR 10:88). Fisk then mortgaged his half interest in the property, on which he then lived, to Samuel Nichols and John Herrick on April 10, 1832 (BTLR 10:336). In November of 1832, Benjamin Fisk transferred his half interest in the Village Lots #121 and #122, then described as having a tavern house, dwelling house, barn, shed and outbuildings, on it to his son, Benjamin P. Fisk (see Figure 27) (BTLR 10:512). Possibly in ill health, Benjamin P. Fisk sold the property back to his father on November 30, 1833 (BTLR 11:287). Benjamin Philander Fisk (ca. 1811-1834) died soon afterwards at 23 years of age and was buried in Elmwood Avenue Cemetery (Vermont Secretary of State, Vermont Vital Records 1720-1908).

On December 20, 1834, Benjamin Fisk leased his half interest in the tavern property to Benjamin McFarland²⁴ (BTLR 12:66). It was noted that Harmon Beach owned the other half and that the mortgage taken by Benjamin Fisk on his half had been assigned to the partnership of Lyman & Marsh²⁵ (BTLR 12:66). In ca. 1838-1840, the various creditors came calling including: Malachi Corning, Robert Beach, Archibald Hyde, and Moor Russell (BTLR 14:425-437). Another map of the property made in 1841 shows a division of the property between several interested parties including Moor Russell, Hyde & Peck, and group of men from Boston including John and Rufus Kendrick, John A. McGraw, and Abner H. Boardman (Figure 86).

By ca. 1853, the building had been acquired by a local mason and builder, George N. Spear (ca. 1809-1882), and his wife, Lucy, who lived there (see Figure 30 – 32) (Beers 1869; Manning 1865; Presdee & Edwards 1853; U.S. Census 1880; Vermont Secretary of State, Vermont Vital Records 1720-1908; Walling 1857). It appears that the building was more of a tenement by this time, but that did not mean alcohol was not involved. In 1864, the local newspaper noted: “the keeper of a rum hole in the basement of the ‘Omnium Gatherum’ corner of Pearl and Pine streets, one Martha Ganey, was yesterday disturbed in her ‘rights’ to sell poor whiskey. About fifteen gallons were removed by Constable Huntington and adjudged forfeited by Justice Hollenbeck” (*Burlington Free Press* March 22, 1864). It is possible that some work on / or expansion of this structure occurred in 1869 when George N. Spear was granted a license “to use a portion of Pine Street, adjoining his premises for two months, for storing building materials” (*Burlington Free Press* January 19, 1869). In 1870, it was reported that: “the largest number of inhabitants living in one building in Burlington is 57 in the brick block owned by George N. Spear, corner of Pine and Pearl streets. Mr. Spear’s block is fitted up into several pleasant tenements, including two or three stores on the ground floor” (see Figure 33) (*Burlington Free Press* August 13, 1870).

²³ It appears Allen Beach was initially the recipient of the other half interest in the property. He mortgaged it to a group of men in Boston including John and Rufus Kendrick, John A. McGraw, and Abner H. Boardman on November 21, 1831 (BTLR 10:242).

²⁴ Later on, Benjamin McFarland tied to run a store (*Burlington Weekly Free Press* April 3, 1840). McFarland’s wife, Olive, died in 1842 and then he went bankrupt in 1843 (*Burlington Weekly Free Press* April 14, 1843; *Vermont Centinel* June 10, 1842).

²⁵ Possibly later assigned to Hyde & Peck?

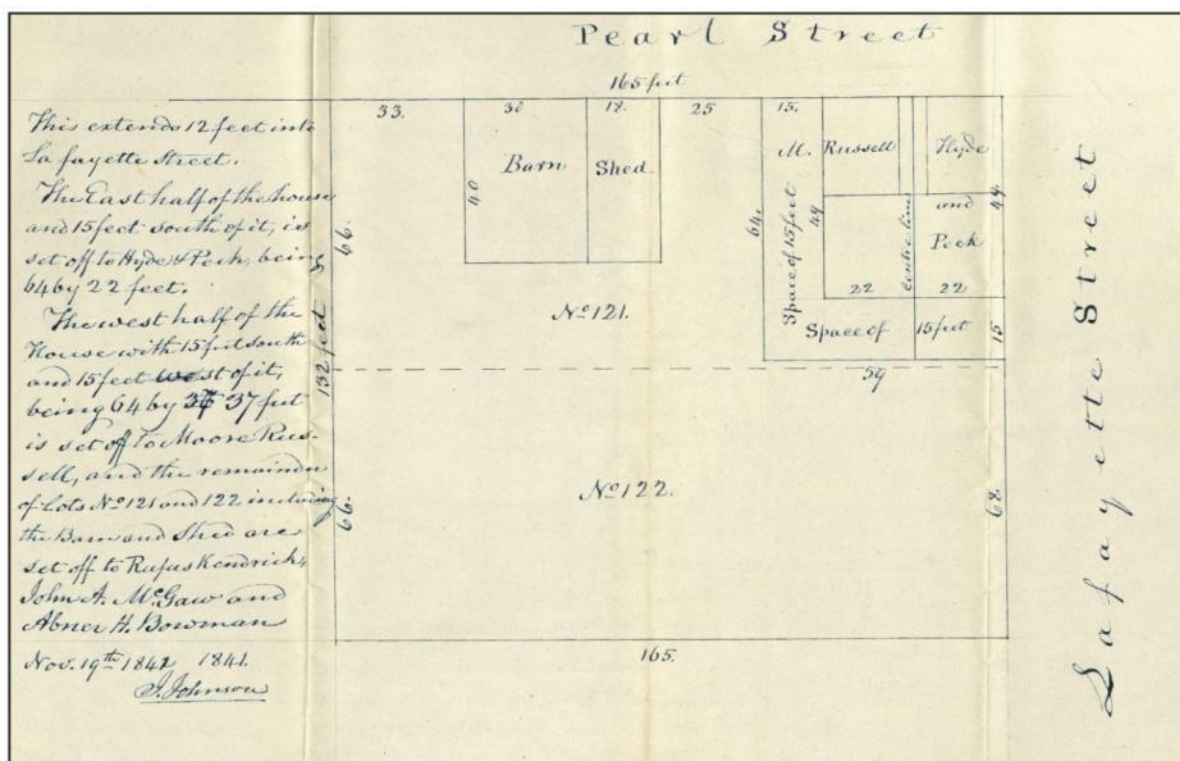


Figure 86. Burlington, Lands of Moore Russell et al. Along Pearl Street (1841) (Manuscript on file: John Johnson Collection, Maps and Surveys, Carton 5, Folder 193: Special Collections, Bailey-Howe Library, University of Vermont, Burlington, Vermont).

In June of 1878, a fire led to the “partial destruction of George N. Spear’s building on the corner of Pearl and Pine streets” in which ten families then lived (*Burlington Free Press* June 26, 1878; *St. Albans Daily Messenger* June 27, 1878). Reportedly, “the fire caught from a chimney on the upper floor, in the northeast corner of the building, and the flames did not catch in the lower story but were confined principally to the attic and roof. The building was a very old one and consisted of a wooden framework built up around with a single layer of brick; and thus the fire was a difficult as well as a dangerous one to contend with. After the fire was extinguished the front wall was left in a tottering condition and the Hooks did excellent service in pulling it down” (*Burlington Free Press* June 26, 1878) (this wall was apparently rebuilt). Another small chimney fire occurred in “the Spear building corner of Pearl and Pine” early in January of 1882 (*Burlington Free Press* January 3, 1882).

Businessman and financier, Sidney H. Weston foreclosed on George N. Spear and on April 22, 1880, Weston sold the property to Chester Hildreth (BCLR 17:130). Chester Hildreth (1823-1902) was a native of Jonesville who moved to Burlington in 1844 and worked as a jeweler (initially with the Brinsmaid brothers) (*Burlington Free Press* June 16, 1902). Hildreth married Caroline Spear, daughter of George N. Spear, in 1850 (*Burlington Free Press* June 16, 1902). On November 13, 1883, Chester Hildreth sold the “Geo N. Spear Block” to Dr. William B. Lund (BCLR 20:146). Lund apparently leased this property. For example, in 1886, it was reported that “the premises on the corner of Pearl and Pine streets have been fitted up and opened as a hotel, as the Edmunds House. The name, if there is anything in one, signifies that it will be

a temperance house” (*Argus and Patriot* July 14, 1886). In April 1887, it was reported that the “Pearl Street House” at the corner of Pearl and Pine²⁶ “will be opened to the public Thursday. A few boarders can be accommodated at reasonable rates,” J. Barnes,²⁷ proprietor (*Burlington Free Press* April 8, 1887). The Sanborn Fire Insurance Map of 1889 indicated that the ‘Pearl Street House’ was vacant (Sanborn Mapping and Publishing Company 1889). Later fire insurance maps indicate the structure was again a tenement (Sanborn Mapping and Publishing Company 1894, 1900). Dr. William Lund left this property to the Elizabeth Lund Home Inc., a charity organization; this organization sold the building to Abraham ‘Abe’ Greenblott on September 15, 1950 (BCLR 136:483). This property was considered as a potential site for off street parking in the mid-1950s (*Burlington Free Press* April 27, 1955). However, another location was selected. In March of 1985, Abe Greenblott sold this property to Brian Precourt (BCLR 315:423). The property is currently both commercial and residential.

War of 1812 Association

The building at 67 – 73 Pearl Street, along with the more general area at the intersection of Pearl and Pine streets in Burlington, has believed to have been the site of military activity / occupation during the War of 1812. It is unlikely that 67 – 73 Pearl Street has a direct War of 1812 association given that it was constructed ca. 1831. The brick ell of the ‘Omnium Gatherum’ (67 – 73 Pearl Street) fronting Pine Street has often been described as having a connection with the War of 1812 (*Burlington Free Press* August 15, 1968, October 30, 1970). However, Ammi B. Young’s 1830 plan of Burlington does not appear to show the current ell, and later, ca. 1830s – 1840s surveys by John Johnson also do not seem to show the ell (see Figures 27, 28 and 86). A portion of the ell first appears on Presdee & Edwards 1853 *Map of Burlington, Vermont*, and by 1869 (Beers), it is depicted in its current configuration (see Figures 30 and 33). In the 1920s, it was reported that an unspecified structure on Pearl Street “at the head of Pine Street” was “one of the barracks occupied by American soldiers War of 1812” (*Burlington Free Press* June 9, 1923). It has also been stated that the site at #85-87 Pearl Street (on the south side of the street) was an officer’s quarters from the War of 1812.²⁸ Other stories place some military activity a little further to the east on Pearl Street, where it is supposed between six to eight two story frame buildings (about 20 x 30 or 35 ft) were located on the north side of Pearl Street, “nearly at the north end of St. Paul” (*Burlington Free Press* June 18, 1895) (location of the current post office and federal building). Further research is needed to confirm these War of 1812 associations.

Confirmed War of 1812 military occupation, however, is not far from the proposed project area. Specifically, the five acre Lot #101, which is located immediately to the northeast and touching the five acre Lot #20, was owned by the military and used by the army as a campground during the war (see Figure 24). It is therefore possible that soldiers were in the area of the proposed project, utilizing / visiting civilian structures or that some of the structures (or parts thereof) from the cantonment and/or the campground were moved to this area after the war.

²⁶ Not to be confused with an earlier hotel with that name at the northwest corner of the College Green.

²⁷ Possibly Junius Barnes (1833-1908).

²⁸ This area, at the southeast corner of Pearl and Pine Streets, was early on owned by Michael Prindergast, who apparently had moved an old jail building to this site (John Johnson:n.d. (d)).

77 – 83 Pearl Street

Located across Pearl Street from the project area, the building on the southeast corner of Pine and Pearl Street long known locally as the ‘M & M Italian Market’ (#77 – 83 Pearl Street) was built by Garrett M. Cosgriff (Figure 87). The Historic Sites & Structures Survey lists that it was built in 1883, however the *Burlington Free Press* of November 7, 1893, notes that “G.M. Cosgriff won approval for the “erection of a brick veneered building on the corner of Pine and Pearl Streets” in that year, so the building may have been constructed the following year, in 1894 (*Burlington Free Press* November 7, 1893). Louis Izzo (1881-1949), an Italian immigrant, opened ‘Izzo’s Market’ ca. 1923 (*Burlington Free Press* July 14, 1949; June 4, 1955). The Cosgriff’s sold the building to Mr. and Mrs. John Byrnes Sr. in 1907 (*Burlington Free Press* July 14, 1949; June 4, 1955). Mrs. Izzo bought “the Izzo store block at 77 Pearl St.” from the heirs of Mr. and Mrs. John Byrnes Sr. in 1955 (*Burlington Free Press* June 4, 1955). Mrs. Izzo, and her three sons, Alphonso, Mario and Silvio continued to run the store (*Burlington Free Press* July 14, 1949; June 4, 1955). The property is currently both commercial and residential.



Figure 87. View southeast of 77 Pearl Street.

23, 27 & 31 George Street

Three historic buildings (#23, #27 and #31 George Street) are located on the west side of George Street, immediately north of the two structures proposed for demolition; the proposed new construction will be visible from the three properties (Figure 88; see Figure 16). Based on the Historic Sites & Structures Survey, the 2 ½ story Greek Revival style brick building located immediately adjacent to the proposed project, #23 George Street, was built shortly after 1857. The rear (west) wing of this building has been altered with a multi-story addition, but the main block retains its mid-nineteenth century styling. Research determined that it was owned for many years by Harriet N. Daniels (her sister was the wife of Torrey E. Wales). Harriet Daniels died in 1887 and her executor, George W. Wales, offered the house for sale on March 2, 1887 (*Burlington Free Press* March 2, 1887 For sale p 2).



Figure 88. View northwest along George Street; (left to right) 19, 23, 27 and 31 George Street.

In the “1880s, it was acquired by Jerry Crowley” (Hopkins 1890). Ann Crowley still occupied this house in 1907 (*Burlington Free Press* February 26, 1907). The house appears to continue as a single family dwelling today.

The brick building at #27 George Street is also a 2 ½ story, Greek Revival style brick structure. It is very similar in massing and form to #23 George Street (and to additional buildings located further north on George Street), and was probably constructed during the 1850s (Presdee & Edwards 1853; Wainwright 1862; Beers 1869). “N.B.F.” is living in the house in 1869 (Beers 1869). The Historic Sites & Structures Survey notes that, “From the Civil War to the 1880s it was the home of Noble B. Flanagan, who was, variously, assistant Customs Collector, and operator of a laundry and a livery stable” (VTDHP 1978:27 George Street). The house is a multi-family dwelling today.

Located at the southwest corner of George and Monroe streets, #31 George Street (also includes #33 George Street and #85 Monroe Street), is a wood frame building with Italianate/Queen Ann style detailing. A structure appears at this location on several early maps: Walling 1857, “Rev. J.H. Worcester” (see Figure 31); Wainwright 1862, “coolie” (see Figure 32), and; Beers 1869, “G.B. Davis” (see Figure 33). The 1885 Sanborn map shows a rectangular 1 ½ story brick building with a rear (west side) ell and south side porch (Sanborn Mapping and Publishing Company 1885). By 1889, the brick structure has been replaced with a 2 story L-shaped wood frame dwelling that has a porch on the south side of its main block (Sanborn Mapping and Publishing Company 1889). Alterations to this building occur by 1900 with the addition of a wing on the south elevation, within the angle formed by the “L,” adjacent to the shorter section (Sanborn Mapping and Publishing Company 1900). The building appears in this same configuration today and is a multi-family dwelling.

Monroe Street Buildings

The portion of Monroe Street that lies to the north of the project area was likely first laid out in the 1840s. It does not appear on Ammi B. Young's 1830 plan, or on John Johnson's 1833 map, but is in place and has numerous buildings on it by 1853 when Presdee & Edwards' map was published (Young 1830; Johnson 1833; Presdee & Edwards 1853). Throughout the mid to late 1800s, there are several buildings on the south side of the street, and by 1890, it is fully built upon with residential structures (see Figures 30 – 36) (Sanborn Mapping and Publishing Company 1885 – 1900). Six State Register-listed properties are currently located along the south side of Monroe Street; the proposed new construction will be visible from all six properties and several of the properties' backyards will border the project (see Figure 23) (see Figures 18 – 21). These properties represent the residential development of the street, and this area of Burlington, from ca. 1840 through the early 1900s and include houses and duplexes constructed in the styles popular during this period, including Greek Revival, Italianate, Queen Anne and Colonial Revival (see Figures 18 – 21) (VTDHP 1978:Monroe Street). Most of the properties retain their period, character-defining features and the streetscape retains its historic feel and setting. The presence of numerous early multi-family dwellings on Monroe Street (about half of the dwellings on the south side of the street appear to have been built as duplexes), and on other streets in the neighborhood, is likely due to the need for worker housing during the last half of the 19th and first part of the twentieth centuries, and the area's close proximity to the industrialized waterfront (NPS 1908; VTDHP 1978:Monroe Street; Sanborn Mapping and Publishing Company 1885 – 1950). One of the State Register-listed buildings along the south side of Monroe Street (#81-83 Monroe Street) is recommended as no longer eligible due to alteration (Figures 89 and 90). One other building not currently listed (#77-79 Monroe Street), may be eligible for listing as it appears to be the main portion of a duplex that has been at the location since ca. 1880; detailed land records research would be needed to confirm its construction date (Sanborn Mapping and Publishing Company 1885 – 1950; Hopkins 1890) (Figure 91).

North Champlain Street

North Champlain Street, which runs west of the project area, between Pearl and Monroe streets, was laid out early in Burlington's history, in place by 1830 with buildings constructed along both sides of the street (see Figures 24 and 28). The east side of the street, closest to the proposed project, retained six historic dwellings (dating ca. 1820 through ca. 1903, with most built by ca. 1850), up until at least 1950 (Young 1930; Presdee & Edwards 1853; Walling 1857; Wainwright 1862; Beers 1869; Sanborn Mapping and Publishing Company 1885 – 1950). Today, only two of these buildings remain (#24 and #30-32 North Champlain Street), located near the intersection with Monroe Street; the southern end of the street now contains a large housing complex (see Figures 11, 22 and 23). Both remaining historic properties are listed on the State Register (VTDHP 1978:Monroe Street; 1996:30-32 North Champlain Street). The house at #24 North Champlain is a brick, foursquare form building with Queen Anne/Colonial Revival style detailing, built ca. 1903 (VTDHP 1978:24 North Champlain; Sanborn Mapping and Publishing Company 1900, 1906). The small, eaves front cottage at #30-32 North Champlain Street, is one of the earliest buildings on the street, constructed as a single family dwelling ca. 1820, but later renovated into a duplex, perhaps as early as 1862 and by 1885, when the need for worker housing increased (Wainwright 1862; VTDHP 1996:30-32 North Champlain; Sanborn Mapping and Publishing Company 1885).



Figure 89. View south of 81-83 Monroe Street in 1978 (VTDHP 1978:81 Monroe).



Figure 90. View southwest of 81-83 Monroe Street (center).



Figure 91. View southeast of 77-79 Monroe Street (center).

Recommended National Register Listing: With the exception of #81-83 Monroe Street, and with the probably addition of 77-79 Monroe Street, this review recommends that all of the historic resources along the south side of Pearl Street, west side of George Street, south side of Monroe Street, and east side of North Champlain Street retain their historic integrity, distinctive architectural characteristics, and qualities of location, design, setting, materials, workmanship, feeling and association. This review therefore recommends that these properties, the Pearl Street buildings as individual resources and the residential street properties as contributing resources to historic districts, are historically significant and eligible for inclusion on the National Register of Historic Places under Criteria A and C for local significance in both history and architecture.

Recommended Determination of Effect: Historic properties located along the south side of Pearl Street, west side of George Street, the south side of Monroe Street and east side of North Champlain Street were identified as having the potential to be indirectly affected by the proposed Pearl Street Lofts and George Street Lofts project given their close proximity to the project location. Recommended determinations of effect are summarized by street below.

Pearl Street

The two historic buildings located along the south side of Pearl Street, #67-73 Pearl/1-15 Pine Streets (Ominum Gatherum), and #77 – 83 Pearl Street (M & M Italian Market), are in a setting that has been altered by the removal of former historic buildings and by the infill of larger, non-historic buildings. Despite the changes around the, these two historic buildings are fairly substantial in scale and maintain their presence along Pearl Street. They are located south of the proposed new construction so will not be greatly, if at all, affected by potential indirect effects such as shadows cast by the new buildings. This review therefore recommends that the proposed Pearl Street Lofts and George Street Lofts project will have No Adverse Effect on #67-73 Pearl/1-15 Pine Streets (Ominum Gatherum) or on #77 – 83 Pearl Street (M & M Italian Market). No further historic resources review is recommended for either of these resources.

George Street

The State Register-listed, 2 ½ story house located at #23 George Street is situated immediately north of #19 George Street, which is slated for demolition and replacement by new construction. The north elevation of the proposed new building here will be placed slightly south of the north elevation of the existing building (#19 George Street), creating approximately 25 feet of distance between the two buildings, including about 10 ft of green space adjacent to the new construction (see Figure 2; pers. comm. John Alden). This spacing, along with the brick facing planned for the new building should help lessen visual impact between the two buildings along the streetscape. However, although the current 2 ½ story, #19 George Street is a slightly larger building than #23 George Street and likely casts some shadow on #23 George Street during certain portions of the day, the new construction will be even larger, measuring 3 stories plus a roof top balcony at the front (east side) of the building, and four stories toward the rear (west side). Shadows cast on #23 George Street will therefore very likely increase with the proposed new construction (Figure 92). This review therefore recommends that the proposed Pearl Street Lofts and George Street Lofts project will have an Adverse Effect on #23 George Street.

The State Register-listed houses at #27 and #31 George Street will also be indirectly affected by the proposed construction, though not to the degree of #23 George Street, given their location further north on the street. Based on preliminary shadow studies, it appears that the new construction would increase shadowing on these two properties, especially to the backyard of #27 George Street (see Figure 92). Therefore, this review recommends that the proposed Pearl Street Lofts and George Street Lofts project will have an Adverse Effect on #27 and #31 George Street.

Other than a “no build” alternative, or a significantly scaled down version of the proposal that would probably result in less housing units – both of which would not appear to accomplish project goals – no specific mitigation measures were identified as a result of this review for the George Street properties. Continued discussion with state, city and other local participants is recommended. If the project proceeds as currently (or similarly) proposed, as partial mitigation for this adverse effect, a recommendation is made to install an informational marker within or nearby the project area that describes the historic development of this area of Burlington, thereby incorporating the story of these houses.

Monroe Street

Five State Register-listed properties (not including #81-83 Monroe Street which is recommended as no longer eligible) located along the south side of Monroe Street, along with one other property (#77-79 Monroe Street) that was identified as likely eligible for listing, will all be indirectly affected by the proposed Pearl Street Lofts and George Street Lofts project. Four of these properties, #61-63, #67, #69 and #77-79, appear likely to have the potential to be considerably impacted by increased shadowing as a result of the new construction (see Figure 92). Three of these properties (#67, #69 and #77-79) will also experience the greatest visual impact from the construction, since their backyards border the project area. The properties at #51, #55 and #61-63 Monroe Street will also likely have some view of the new buildings; however, views from the rear of these properties will not be as direct, and they currently look out toward existing modern infill buildings. Green space with plantings/screening is planned for the space between the



Figure 92. Preliminary shadow study for the proposed Pearl Street Lofts and George Street Lofts project, Burlington, Vermont (provided by Scott + Partners Architects).

project and the Monroe Street properties which may somewhat soften visual impacts. This review recommends that the proposed Pearl Street Lofts and George Street Lofts project will have an Adverse Effect on #61-63, #67, #69 and #77-79 Monroe Street based primarily on the effects of shadowing, and also on visual considerations. A determination of No Adverse Effect is recommended for #51 and #55 Monroe Street based on their location to the northwest of the project where they will not be as greatly impacted by views. As with the George Street resources, other than a “no build” alternative, or significantly scaled down version of the proposal that would probably result in less housing units – both of which would not appear to accomplish project goals – no specific mitigation measures were identified to mitigate the Adverse Effect recommendation. Continued discussion with state, city and other local participants is recommended. If the project proceeds as currently (or similarly) proposed, as partial mitigation for this adverse effect, a recommendation is made to install an informational marker within or nearby the project area that describes the historic development of this area of Burlington, thereby incorporating the story of these houses.

North Champlain Street

The two State Register-listed properties at #24 and #30-32 North Champlain Street are situated far enough away from the proposed new buildings that they will not be affected by shadowing, and visual impacts are not considered substantial. Both of these buildings are currently situated among existing large and medium scale modern construction along North Champlain Street. Therefore, this review recommends that the proposed Pearl Street Lofts and George Street Lofts project will have a No Adverse Effect on #24 and #30-32 North Champlain Street. No further historic resources review is recommended.

Historic Properties No Longer Standing

Properties that were historically located within the Area of Potential Effects of the proposed Pearl Street Lofts and George Street Lofts project, but that are no longer extant, were researched to assist with determining the potential for significant historic-era archaeological sites. Histories on these former properties is presented below by street address.

Property Histories

70 Pearl Street

Two structures, one at #70 Pearl Street and one at #72-76-78 Pearl Street, were torn down in ca. 1957 for the development of a municipal parking located immediately east of the former Bove’s restaurant building (Victoria Place was later built on a portion of the parking lot). Like #64 Pearl Street, both of these buildings once had associated ells and structures (e.g. barns, sheds, and garages) that extended northward. Based on a change in the building footprint depicted on historic maps, #70 Pearl Street was likely built by William Mead sometime in the late 1850s as a residence, replacing earlier structures on the site, probably Malachi Corning’s house (see Figures 26, 30, 33, 35, 36) (Johnson n.d. (b); Presdee & Edwards 1853; Beers 1869). In his will, William Mead left the east half of his Pearl Street property, including the house at #70 Pearl Street and the barn in the rear, to a son, George F. Mead (1849-1905), “for the term of his natural life” (Vermont Wills and Probate Records 1749-1999; ca. 1892). George F. Mead married Ida McConnell (ca. 1854-aft. 1930), worked in a variety of jobs (after working the grocery), and even lived in Massachusetts for a time (U.S. Census 1880, 1900, 1910, 1930).

George F. Mead died on October 27, 1905, at 56 years of age (*Burlington Free Press* October 28, 1905). After the death of George Mead, #70 Pearl Street was sold by William Mead's estate to Thomas Redmond in 1906 (BTLR 46:169).

Thomas P. Redmond (1871-1935), was a native of Williston, but became "a popular liveryman" in Burlington (*Burlington Weekly Free Press* October 29, 1903; March 29, 1935). In 1899, he "purchased the interest of his partner, Frank Ready, in the Dwyer Hack Company"²⁹ (*Burlington Weekly Free Press* March 30, 1899; February 22, 1919). In February of 1901, the Dwyer Hack Company's stables on the north side of Bank Street burned down (*Burlington Free Press* February 25, 1901; May 11, 1901; April 9, 1903). The company then moved "to the new stable erected by them at Nos. 80 and 82 Pearl" (*Burlington Free Press* May 11, 1901; Sanborn Mapping and Publishing Company 1900, 1906). In 1903, Thomas Redmond married Bridget Anna/Anne McKenzie (*Burlington Weekly Free Press* October 29, 1903; March 29, 1935). On April 6, 1906, Thomas Redmond bought #70 Pearl Street from the estate of William Mead for \$2,666 (BCLR 46:169; Vermont Wills and Probate Records 1749-1999: ca. 1892). In 1908, it was reported that Thomas Redmond had moved "the wagons and horses of the Dwyer Hack Company from the present Pearl Street stables to a barn in the rear of the Mead house on Pearl Street, which he has purchased. Mr. Redmond will move his family to the Mead house soon" (*Burlington Free Press* April 30, 1908). The Dwyer Hack Company is listed at this new location until 1921 at which point the buildings were converted into auto repair (Parizo's Garage / Redmond's Garage) and auto storage space (Manning 1921, 1922; *Burlington Free Press* July 15, 1921; October 28, 1921). In 1918, the Redmonds bought #72-74-78 Pearl Street (next door to #70 Pearl Street to the east) (BCLR 67:318 and 93:88; see also BCLR 97:90).

Between 1906 and 1912, Thomas Redmond expanded the wagon shed and livery buildings in the rear of the lot behind #70 Pearl Street (Sanborn Mapping and Publishing Company 1906, 1912). Then between 1919 and 1926, he converted the old livery structures and built new structures behind both #70 Pearl Street and #72-74-78 Pearl Street to accommodate cars (Sanborn Mapping and Publishing Company 1919, 1926). Between 1925 and 1930, he established Redmond's Sunshine laundry on the property (Manning 1925, 1930). In 1938, there was a rubbish fire next to the garage at #70 Pearl Street, which was at the time owned by Redmond, but leased to Whitney D. Safford (*Burlington Free Press* April 26, 1938). Thomas P. Redmond died at his home at #70 Pearl Street in 1935 (*Burlington Free Press* March 29, 1935). On March 16, 1944, Bridget Redmond sold both #70 Pearl Street and #72-74-78 Pearl Street to Louis and Concetta Izzo (BCLR 97:90; 119:635). On May 25, 1955, Concetta Izzo sold both of these properties to the City of Burlington for the creation of a municipal off street parking lot (*Burlington Free Press* April 27, 1955; BCLR 146:568). The structures were reportedly torn down in 1957.

72-76-78 Pearl Street

As noted above, #72-76-78 Pearl Street and its associated out buildings were torn down in ca. 1957 for the development of a municipal parking lot located immediately east of the former Bove's restaurant building. The part of Malachi Corning's former property located east of what was sold to William Mead was sold by Alonzo Allen to David McAuliffe, a shoemaker,

²⁹ The Dwyer Hack Company was established by Edward Dwyer (ca. 1834-1919) before 1865 (Manning 1865; *Burlington Weekly Free Press* February 22, 1919).

on April 11, 1860, “on which is an old dwelling house and small shed” (BCLR 29:305; Manning 1865). On September 15, 1864, David McAuliffe sold this property (4 rods along the front by 12 rods deep) on which he then lived to Horace Wing of Buffalo, New York (1790-1867) (Beers 1869; BCLR 32:144; Gravestone, Greenmount Cemetery, Burlington, Vermont). It appears likely that a new, larger, structure was built on this property ca. 1864-1869 (see Figures 30, 33, 35, 36). The later 19th century and early 20th century Sanborn Fire Insurance Maps show that this structure had three storefronts and housed a variety of business over the years (Sanborn Mapping and Publishing Company 1885, 1889, 1894, 1900, 1912). For a time, this building was managed by Horace Wing’s widow, Eunice Wing (1798-1882) (Beers 1869; Gravestone, Greenmount Cemetery, Burlington, Vermont). After Eunice Wing’s death, the estate of Horace Wing sold this property to Ann Walton, wife of Joseph H. Walton, a harness maker, on November 7, 1883 (BCLR 19:356; Hopkins 1890; U.S. Census 1880). Ann Walton sold this property to Mary McElroy and Bridget Redmond on March 1, 1918 (BCLR 67:318). In the early morning of February 17, 1926, a “two-alarm fire” was reported at #76 Pearl Street “in the second hand store of Louis Jacobs . . . in the Old Barracks building owned by Thomas Redmond,” however, it was reported that the damage “by fire alone was comparatively small water and smoke spoiled much of the furniture” (*Burlington Free Press* February 17, 1926). Mary McElroy sold her interest in the property to Bridget Redmond on July 9, 1930 (BCLR 93:88). After this, the chain of title follows that of #70 Pearl Street ending with its acquisition by the city for use as a parking lot.

80-82-84 Pearl Street (Enright House); Victoria Place Site

Two structures, #82-84 Pearl Street and #86-88-90 Pearl Street were torn down for the construction of the ‘Victoria Place’ development in 2001 (Figure 93). Like the former buildings to the west, the backyards and footprints of associated structures belonging to these properties extended to the north, especially behind #82-84 Pearl Street. The land for this property was sold by Dr. Pitkin to Otis Smith on September 21, 1849 (BTLR 21:113; 21:112-113). This was part of the land that Dr. A.S. Pitkin had purchased from Laura Beach on January 1, 1849. Otis Smith (1801-1874) owned a grocery / meat market elsewhere in Burlington around this time (*Burlington Free Press* August 21, 1848; Gravestone, Elmwood Avenue Cemetery, Burlington, Vermont). Otis Smith appears to have mortgaged the building on Pearl Street to Thaddeus Fletcher³⁰ in June of 1850 (BTLR 21:461) and to Morillo Noyes,³¹ Horatio N. Noyes and Julius Noyes (Morillo Noyes & Co.) on July 30, 1850 (*Burlington Free Press* July 25, 1851). The property apparently first transferred to Noyes by virtue of the mortgage (*Burlington Free Press* July 25, 1851). Although Thaddeus R. Fletcher filed a bill of foreclosure against Otis Smith, Morillo Noyes, Horatio N. Noyes, and Julius Noyes in 1851 (*Burlington Free Press* July 25, 1851), it appears that the property ultimately remained with Noyes (see Figure 30). In 1852, Morillo Noyes & Co. advertised “the dwelling house and barn with the garden attached on Pearl Street, known as the Otis Smith Place” for rent (*Burlington Free Press* April 14, 1852).

³⁰ Father of Mary Fletcher.

³¹ Morillo Noyes (1820-1907) moved to Burlington in 1826 and started work in the tin-shop of the Vilas Brothers, in time he rose to prominence and was a key partner in major enterprises such as the Cotton Mill and the Merchants Bank; he left Burlington for Washington D.C. in 1885 (*Burlington Free Press* October 24, 1907).



Figure 93. View northeast of the two buildings removed for Victoria Place; #80-82-84 Pearl Street (left) and #86-88-90 Pearl Street (right); note structures extending to the north (behind) #80-82-84 Pearl Street. (*Burlington Free Press* January 3, 2001).

On April 30, 1855, Fletcher sold this property to Daniel B. Buckley (BTLR 25:286). On August 8, 1864, Daniel Buckley sold the “premises on the North side of Pearl Street, known as the ‘Otis Smith Place,’ to John Enright Sr. (ca. 1826-1896), who lived on Shelburne Road at the southeast corner of the intersection with Swift, for \$900 (Beers 1869; *Burlington Free Press* August 9, 1864; November 13, 1896 and May 4, 1957; BTLR 32:86; Hopkins 1890). The local paper indicates that John Enright built a brick house on Pearl Street in 1867 (*Burlington Free Press* February 19, 1868). In April of 1870, John Enright offered “a good house, corner Pearl and Pine Streets with garden and barn, store and tenement” for rent (*Burlington Free Press* April 4, 1870).

The Dwyer Hack Company built a large barn on the northern end of the property in 1901, which was removed between 1906 and 1912 (Sanborn Mapping and Publishing Company 1900, 1906, 1912). However, this area was again built over beginning between 1919 and 1926 with storage buildings and garages (Sanborn Mapping and Publishing Company 1919, 1926). These structures would be united and expanded between 1926 and 1942 and converted into a furniture repair shop (Sanborn Mapping and Publishing Company 1926, 1926/1942). They later housed a tanning salon and a laundromat. In 1984, for Anthony’s Italian Foods restaurant, a wood and steel addition replaced the former one at the north end of building (Austin 2001:8).

86-88-90 Pearl Street (Coyle-Dunn Building); Victoria Place Site

As noted above, #86-88-90 Pearl Street was torn down for the construction of the ‘Victoria Place’ development in 2001 (see Figure 93). On March 17, 1875, a lot measuring 40 ft on Pearl Street and 98 ft deep, was sold undeveloped from the Gen. George Stannard property to Lemuel B. Platt (BCLR 13:34; 13:46). On February 14, 1878, Platt sold the same land to Thomas and Mary Coyle (BCLR 14:357). Thomas Coyle (b. ca. 1826), previously an employee of Calvin Blodgett & Son (ca. 1871), was at the time of purchasing this lot, a furniture merchant (Manning 1871; U.S. Census 1880). In April of 1878, it was reported that: “Thomas Coyle had petitioned the City Aldermen for permission “to build with wood on the North side of Pearl

Street” (*Burlington Free Press* April 9, 1878). The Sanborn Fire Insurance map of 1885 shows a combination frame dwelling (upper floor) and furniture store (lower floor) at this location (Sanborn Mapping and Publishing Company 1885).

On July 18, 1885, Thomas and Mary Coyle sold the land and premises to Catherine A. Dunn, wife of Thomas Dunn (see Figure 36) (BCLR 20:452). Thomas Dunn (ca. 1839-1897) had worked for the Champlain Transportation Co. since he was 13 years of age and had worked up the ranks to a steward on the steamers (*Burlington Free Press* July 23, 1897). The Duns apparently leased the lower part of the building (two storefronts) to a variety of businesses (Austin 2001). In 1916, Catherine Dunn (ca. 1842-1916), now a widow, died at her home at #88 Pearl Street (*Burlington Free Press* August 24, 1916). The property then passed to her daughters, Cora and Mary Dunn, by probate court decree on June 4, 1917 (*Burlington Free Press* August 24, 1916; BCLR 74:7). In October of 1938, the unmarried sisters lived in the building and had to be rescued from the second story rear porch when a fire occurred in the cellar and first floor, in the space used by the Italian Importing Company; at the time the building also housed the Shamrock Restaurant and its owner (*Burlington Free Press* October 31, 1938). They continued to lease the property to a variety of businesses in the 1920s, 1930s, and 1940s. Mary Dunn’s estate transferred the property to her cousin, Estella Bartholomew in October of 1957 (BCLR 148:620).

Archaeological Resources Assessment

A review of the Vermont Archaeological Inventory (VAI), which is maintained by the Vermont Division of Historic Preservation (VTDHP) indicates that there are four previously recorded archaeological sites within a 0.8 km (0.5 mi) radius of the proposed project area (Figure 94). All of the previously recorded sites are primarily historic in nature; however, two of them have a pre-Contact Native American component. The previously identified sites near the proposed project area include VT-CH-161, VT-CH-661, VT-CH-961, and VT-CH-1023.

Site VT-CH-161 was identified in 1983 and is known as the Holloway Block Site. It is located behind the row of buildings fronting lower Battery Street between King and Main streets. The site was discovered during the construction of a parking lot and consisted of stratified old historic fill deposits and, potentially, undisturbed pre-Contact Native American deposits (a few quartzite flakes were recovered from natural subsoils).

Site VT-CH-661 is the John Roberge Store and Residence Site (Cathedral Square Development). It was located at the southwest corner of North Champlain Street and Monroe Street and consisted of two large ca. 1820s stone foundations that were initially associated with the Champlain Glass Company.

Site VT-CH-961 is the War of 1812 Archaeology District. This is an extensive and diverse archaeological site. It includes archaeological remains associated with the large military cantonment (including its buildings and its gun emplacement site), military campsites, auxiliary properties (e.g. sutlers sites and officers’ houses), and hundreds of military burials. This is not a continuous site, but rather a multi-loci site with areas of intense activity within Burlington’s North End, including locations near Battery Park, along North Street, and the northern end of



Figure 94. Previously identified archaeological sites in the vicinity of the proposed Pearl Street Lofts and George Street Lofts in the City of Burlington, Chittenden County, Vermont.

Elmwood Avenue. One of the archaeologically excavated military burials yielded displaced pre-Contact Native American artifacts (chert flakes) from its upper grave shaft fill.

Site VT-CH-1023 is the Burlington Glass Works Site. The Champlain Glass Company, which occupied the site, was the city's first successful large manufacturing concern. This site (as presently defined) is focused on the company's glass houses, which were in operation ca. 1827-1848, and were located on the east side of Battery and Park Streets in the vicinity of Sherman Street.

The proposed project area is located on the top of a broad flat, sandy glacial outwash delta feature. The project area is situated at about 64 m (210 ft) above mean sea level and is located about 260 m (852 ft) east of the top edge of a roughly 30.5 m (100 ft) high bluff overlooking Lake Champlain. The western end of Pearl Street once ended at the head of a natural ravine, which may have provided a place to move between the lakeshore and the bluff top more easily. This ravine is now mostly filled in. The part of the relic delta near the project area is not known to have had any significant drainages or springs. The closest known springs were located at the foot of the rise that begins well to the east of the project area. With only two key sensitivity factors being identified within the proposed project area, level terrain and its location on a relic delta feature, the VTDHP's *Environmental Predictive Model for Locating Precontact Archaeological Sites* indicates that the area rates, at best, a +12 on its scoring system, below the +32 needed to be considered archaeologically sensitive (see Appendix II). In addition to the environmental analysis, it is also noted that historic period activities undertaken within the project area including the construction and removal of a series of outbuildings and barns as well as the creation of the parking lot and the building of Victoria Place may have compromised the integrity of certain portions of the proposed project's APE.

The historic research presented in this report indicates that this section of Pearl Street began to develop ca. 1810-1830, and saw steady development into the 1870s and the 1880s, aided in part by the opening of George and Monroe streets in the 1840s. The earliest historic sites in this area were the Malachai Corning property (with house, store and barn) and the A. T. Beach house. Both the Beech and Corning sites were likely destroyed by subsequent building activities. The former Bove's restaurant building was built on or near Corning's ca. 1825-1830 store. The Stannard House at #3 George Street was built ca. 1849-1850. However, most of the potential archaeological deposits associated with this building were probably located on land originally belonging to the Stannard House, but which were subsequently sold off and developed. For example, the residential structure at #13 George Street, built ca. 1875-1877, and the residential structure at #19 George Street, built in 1876, stand on land formerly belonging to the Stannard House lot. Finally, the proposed project's APE includes the back lots and yards belonging to all of the buildings that currently and formerly faced Pearl and George Streets. This area was once occupied by a series of barns, sheds, garages, gardens, stables, and commercial spaces most of which were built in the second half of the 19th or in the early 20th century (Figure 95). Nearly all of these structures have been taken down, with several being removed during the creation of the public parking lot in the 1950s and the building of Victoria Place ca. 2001 (Figures 96 – 102). It also appears that a fair amount of soil may have been removed from the present paved parking area as there is a slight, but noticeable, step-down between the driveways of the George Street properties and the large parking area (see Figures 96 – 99).

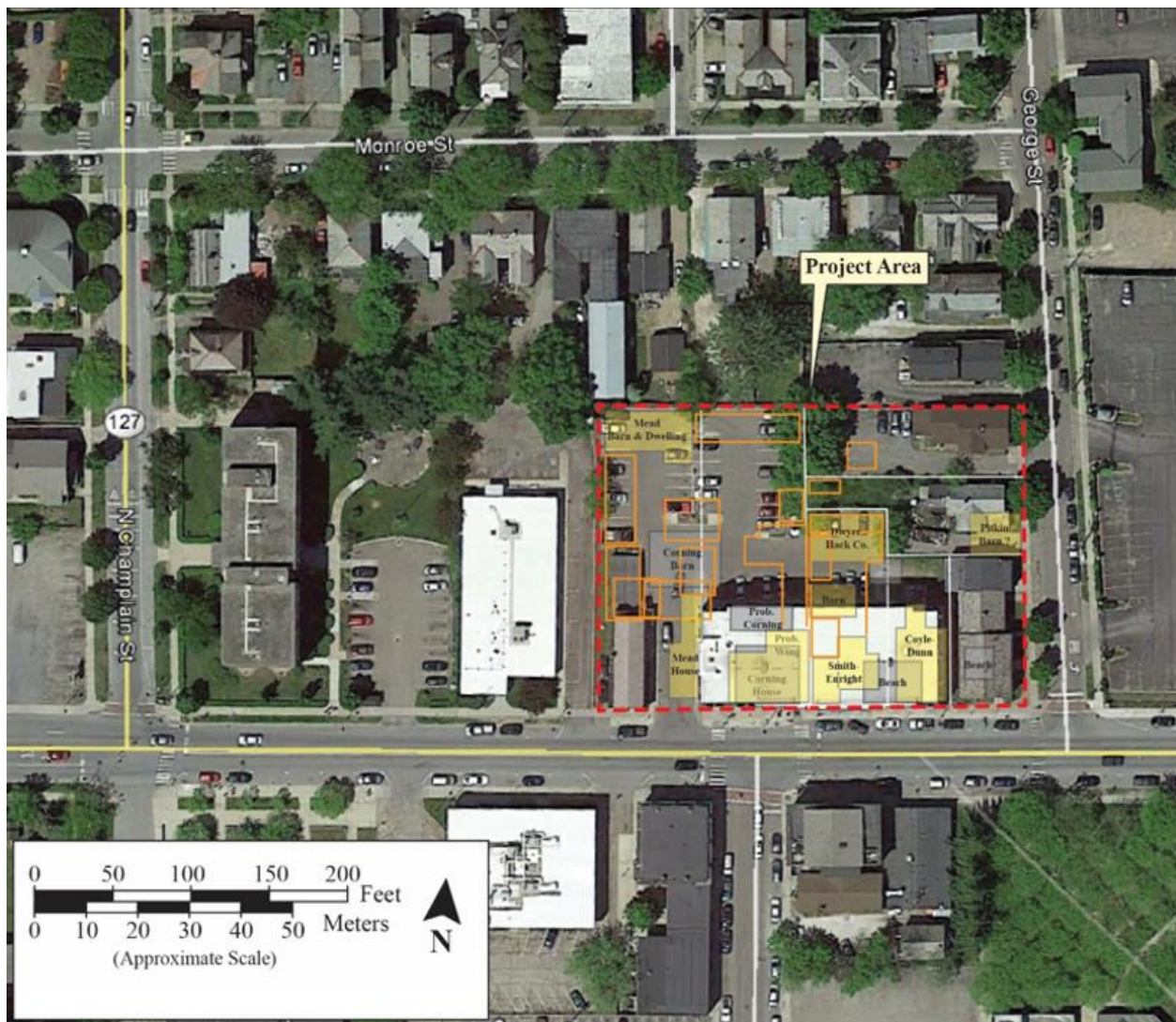


Figure 95. Map showing the approximate locations of early to mid-1800s historic buildings (yellow and gray shaded) and late 1800s to mid-1900s outbuildings (orange outline) once located within the proposed Pearl Street Lofts and George Street Lofts project area (Base map Google Earth 2016; Beers 1869; Hopkins 1890; Johnson n.d. (a, b. & c); Presdee & Edwards 1853; Sanborn Mapping and Publishing Company 1885, 1889, 1894, 1900, 1906, 1912, 1919, 1926, 1938, 1942, 1950, ca. 1960, 1978).



Figure 96. General view of the proposed project area, looking east from the northwest corner of Victoria Place towards George Street.



Figure 97. General view of the proposed project area, looking east from the north line of the municipal parking lot towards George Street.



Figure 98. General view of the proposed project area, looking west from between the Stannard House addition and #13 George Street.



Figure 99. General view of the proposed project area, looking west from between #13 and #19 George Street.



Figure 100. General view of the proposed project area, looking north northeast from the north side of Victoria Place.



Figure 101. General view of the proposed project area, looking northwest from the north side of Victoria Place.



Figure 102. General view of the proposed project area, looking south towards Pearl Street from the north edge of the project area.

Conclusions and Recommendations

Substantial ground disturbance that occurred over time has likely significantly impacted any early historic deposits once located within the project APE. Although there is the possibility that some foundation remnants or portions of other below ground features such as wells or privies may remain, it would be difficult to determine their relationship to specific early historic buildings/property owners, given the many changes to this parcel of land over time. It is unlikely that any remains identified would yield additional information that would significantly add to the known history. Based on this unlikelihood for significant historic sites, along with the low potential for the presence of significant pre-Contact Native American sites at this location, this review recommends a determination of No Effect by the Pearl Street Lofts and George Street Lofts project on potential significant archaeological sites. No additional archaeological review is recommended.

SUMMARY

Rick Bove, 3 George Street LLC, with assistance from Scott + Partners Architects, proposes the Pearl Street Lofts and George Street Lofts project, located along Pearl and George Streets in the City of Burlington, Chittenden County, Vermont. The proposed project includes the construction of two new buildings, one with 39 units of housing (Pearl Street Lofts) and one with 17 units (George Street Lofts); one new commercial space along Pearl Street and an underground parking lot will also be added as part of project work. The project will require the demolition of #64 Pearl Street (the former Bove's Restaurant), as well as two houses located at #13 and #19 George Street. The historic General Stanndard House at #3 George Street will be renovated as part of this project. An Historic Resources Review and Archaeological Resources Assessment (ARA) of the proposed project was conducted by the University of Vermont Consulting Archaeology Program to assist with compliance of Criterion 8 of Vermont's ACT 250 and the City of Burlington Development Review Standards.

A total of 18 properties were reviewed during the Historic Resources Review of the project (Table 1). As a result of the review of potential direct effects on standing historic resources, the three properties proposed for demolition, #64 Pearl Street (Bove's Restaurant), #13 George Street and #19 George Street, along with the General Stanndard House at #3 George Street which is proposed for renovation, are recommended as eligible for inclusion on the State and/or National Register of Historic Places. This review recommends that demolition of the three buildings will result in an Adverse Effect on significant historic resources by the proposed Pearl Street Lofts and George Street Lofts project. Comprehensive histories and exterior photographs of the three properties were completed as part of this review, and in an earlier review by Suzanne Jamele. If demolition of the buildings proceeds, prior to project work, a recommendation is made to supplement this report with a complete photographic documentation of the interiors of each building once they are vacant. If the project proceeds as currently (or similarly) proposed, also as partial mitigation for this adverse effect, a recommendation is made to install an informational marker within or nearby the project area that describes the historic development of this area of Burlington, perhaps including specific information on the Bove's building and restaurant. Renovation plans for the General Stanndard House at #3 George Street were not reviewed as part of this evaluation and will require further review when plans are completed.

In addition to potential direct affects by the project on historic resources, historic properties located along the south side of Pearl Street, west side of George Street, east side of North Champlain Street, and the south side of Monroe Street were identified as having the potential to be indirectly affected by the proposed Pearl Street Lofts and George Street Lofts project given their close proximity to the project location. Review resulted in a recommendation of Adverse Effect for seven of these properties: #23, #27 and #31 George Street; #77-79, #69, #67 and #61-63 Monroe Street. No Adverse Effect is recommended for six of the properties: #67-73 and #77 Pearl Street; #51 and #55 Monroe Street; and #24 and #30-32 North Champlain Street. One resource currently listed on the State Register, #81-83 Monroe Street, is recommended as no longer eligible due to alteration, so a determination of No Adverse Effect is also recommended for that property. Other than a "no build" alternative, or significantly scaled down version of the proposal that would probably result in less housing units – both of which would not appear to accomplish project goals – no specific mitigation measures were identified

to mitigate the Adverse Effect recommendation. Continued discussion with state, city and other local participants is recommended. If the project proceeds as currently (or similarly) proposed, a recommendation is made to install an informational marker as described above.

The Archaeological Resources Assessment of the proposed Pearl Street Lofts and George Street Lofts project recommends that the project's Area of Potential Effects is unlikely to contain significant pre-Contact Native American or significant historic era sites. Substantial ground disturbance that occurred over time within the APE has likely significantly impacted any early historic deposits, and based on predictive modeling and the site visit, there is also a low likelihood for the presence of significant pre-Contact Native American sites at this location. This review therefore recommends a determination of No Effect by the Pearl Street Lofts and George Street Lofts project on potential significant archaeological sites. No additional archaeological review is recommended.

Table 1. Summary of Resources Surveyed for the Pearl Street Lofts and George Street Lofts Project, Burlington, Chittenden County, Vermont

RESOURCE ADDRESS/NAME	BUILDING CONSTRUCTION DATE	STATE/NATIONAL REGISTER LISTING	PROPOSED PROJECT WORK	RECOMMENDED DETERMINATION OF EFFECT	RECOMMENDED MITIGATION
64 Pearl Street (Bove's Restaurant)	ca. 1860 (possibly earlier)	State Register Listed (1993); recommended as not eligible for listing on the National Register	Demolition	Adverse Effect	Interior photographic documentation; installation of historic marker
67-73 Pearl Street (Ominum Gatherum)	ca. 1831 with ca. 1860 & 1878 modifications	State Register Listed (1993); recommended as eligible for listing on the National Register	None/Reviewed for Indirect Effects	No Adverse Effect	Not applicable
77 Pearl Street (M&M Italian Market)	1894	State Register Listed (1993); recommended as eligible for listing on the National Register	None/Reviewed for Indirect Effects	No Adverse Effect	Not applicable
3 George Street (Stannard House)	ca. 1849/1850	State and National Register Recommended (2012)	Renovation	Renovation plans will require review	Review of renovation plans
13 George Street	ca. 1875	Recommended as contributing to proposed George Street Historic District	Demolition	Adverse Effect	Interior photographic documentation; installation of historic marker
19 George Street	1876	Recommended as contributing to proposed George Street Historic District	Demolition	Adverse Effect	Interior photographic documentation; installation of historic marker
23 George Street	ca. 1858	State Register Listed (1993); recommended as contributing to proposed George Street Historic District	None/Reviewed for Indirect Effects	Adverse Effect	No mitigation measure identified; installation of historic marker
27 George Street	ca. 1855	State Register Listed (1993); recommended as contributing to proposed George Street Historic District	None/Reviewed for Indirect Effects	Adverse Effect	No mitigation measure identified; installation of historic marker
31 George Street	ca. 1889	State Register Listed (1993); recommended as contributing to proposed George Street Historic District	None/Reviewed for Indirect Effects	Adverse Effect	No mitigation measure identified; installation of historic marker

RESOURCE ADDRESS/NAME	BUILDING CONSTRUCTION DATE	STATE/NATIONAL REGISTER LISTING	PROPOSED PROJECT WORK	RECOMMENDED DETERMINATION OF EFFECT	RECOMMENDED MITIGATION
51 Monroe Street	1903	State Register Listed (1993); recommended as contributing to proposed Monroe Street Historic District	None/Reviewed for Indirect Effects	No Adverse Effect	Not applicable
55 Monroe Street	ca. 1860	State Register Listed (1993); recommended as contributing to proposed Monroe Street Historic District	None/Reviewed for Indirect Effects	No Adverse Effect	Not applicable
61-63 Monroe Street	1886	State Register Listed (1993); recommended as contributing to proposed Monroe Street Historic District	None/Reviewed for Indirect Effects	Adverse Effect	No mitigation measure identified; installation of historic marker
67 Monroe Street	ca. 1890/1894	State Register Listed (1993); recommended as contributing to proposed Monroe Street Historic District	None/Reviewed for Indirect Effects	Adverse Effect	No mitigation measure identified; installation of historic marker
69 Monroe Street	ca. 1840	State Register Listed (1993); recommended as contributing to proposed Monroe Street Historic District	None/Reviewed for Indirect Effects	Adverse Effect	No mitigation measure identified; installation of historic marker
77-79 Monroe Street	ca. 1890	Recommended as potentially contributing to proposed Monroe Street Historic District	None/Reviewed for Indirect Effects	Adverse Effect	No mitigation measure identified; installation of historic marker
81-83 Monroe Street	ca. 1894	State Register Listed (1993), recommended as not eligible; due to alterations since 1993	None/Reviewed for Indirect Effects	No Adverse Effect (based on non-eligible recommendation)	Not applicable
24 North Champlain Street	ca. 1903	Listed on the State Register 1980; recommended as contributing to proposed North Champlain Street Historic District	None/Reviewed for Indirect Effects	No Adverse Effect	Not applicable
30-32 North Champlain Street	ca. 1820	Listed on the State Register 2006; recommended as contributing to proposed North Champlain Street Historic District	None/Reviewed for Indirect Effects	No Adverse Effect	Not applicable

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APPENDIX I: SUZANNE JAMELE REPORT

**3 George Street, Proposed Demolition and New Construction
Burlington, Vermont**

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Introduction

This report will provide preliminary comments on the proposed demolition of the buildings at 3 and 13 George Street and construction of a new building and parking on the site. The undertaking is in a design review district in the City of Burlington. The Burlington Design Review Advisory Board will review the project and make a determination on whether to grant a certificate of appropriateness for the project. The City's review applies to all buildings and sites in the city that are listed, or eligible for listing on the State or National Registers of Historic Places.

Project review consists of evaluating the project's potential impacts to historic buildings and structures, historic districts, historic landscapes and settings, and known or potential archeological resources.

This report identifies historic resources within the proposed project's Area of Potential Effect (APE), the geographic area within which the project may cause changes to the character or use of the historic properties, that are listed on or appear to be eligible for listing on the State or National Register of Historic Places. The report also provides a preliminary comments on the proposed project. A site visit was conducted by the consultant, along with the owner, Rick Bove and architect John Alden of Scott & Partners Architects on August 6, 2012, at which time photographs were taken. File review to identify sites in the project area was undertaken on August 2, 2012 at the Vermont Division for Historic Preservation in Montpelier, VT. Research was conducted at the Vermont Historical Society Library in Barre, and the State Library in Montpelier.

Background- Pearl Street Context

Pearl Street is one of Burlington's oldest streets; laid out as a critical connection between the settlement at Burlington Bay and the mills at Winooski Falls, constructed by Ira Allen. Around 1790, the area at the foot of King Street developed as the focus of the city's first commercial activity. Commerce along Lake Champlain grew and heavy over-land traffic travelled east from the Lake. Originally this route led up to Courthouse Square, onto Church Street and then turned east up Pearl Street until it reached Winooski Falls. The upper portion of Pearl Street developed as the primary business district in the community until roughly 1820. The Federal style dwellings, that stand along Pearl Street from Winooski Avenue to the University, were the homes of the businessmen and merchants. By the 1830s the boom in lake commerce shifted the commercial area to the waterfront.

The lower portion of Pearl Street initially developed in the Battery Park area as an important military post during and after the War of 1812. This consisted of fortifications and a campground that was established on the north side of Pearl Street. In 1827 the city's first large manufacturing facility, the Champlain Glass Factory, was established at the foot of Pearl Street. A wharf, buildings and transportation infrastructure were constructed to support the operation. The company developed the areas around lower Pearl Street, constructing worker housing near the factory. The streets west and north of Champlain Street were laid out as well, including Charles and George Streets. As this portion of the city developed it became known as "Glassville", and contained modest homes that were constructed to house glass factory

employees. The company folded in 1848 but it had established lower Pearl Street as a commercial and working class neighborhood.

By the 1850s, Burlington had experienced an economic depression. Rampant clear-cutting had decimated the nearby timber supply which crippled the city's wholesale lumber industry. In response, the city's businessmen invested in the lakefront, building wharfs, manufacturing facilities and transportation infrastructure. In 1849, Vermont's first railroad opened linking Burlington to New York City and Boston, opening up new markets. These efforts lead to an economic revival fueled by importing rough lumber from Canada, processing it into a variety of finished products including chair stick, venetian blinds, wash boards and wagon axels. The material left the city by boat and train bound for national and international markets.

The historic buildings that remain on lower Pearl Street today, are largely second generation construction that date from the mid-19th century and represent middle class residential construction.

In 1865 the city incorporated and made municipal improvements. This, coupled with the lumber boom, lead to rapid growth of residential neighborhoods. The development of new neighborhoods around lower Pearl Street after the Civil War led to the demand for nearby stores. The proximity of Church Street made lower Pearl Street more and more an extension of the downtown business district. The area became characterized by a mixture of residential and commercial activity. Modest wood-frame or brick buildings housed living quarters and local shops that included grocers, barbers, tin shops, and furniture shops. These neighborhoods developed into ethnically diverse settlements housing French, Lebanese and primarily Italian immigrants.

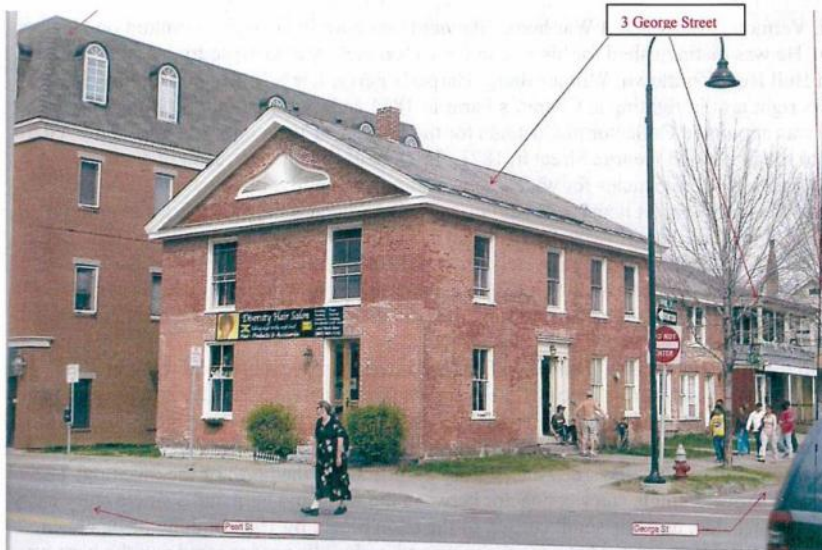
As the 20th century progressed, talk of an economic revival in the city center increased. By 1955 a formal study was undertaken targeting the neighborhoods bounded on the north by Pearl Street, on the east by Pine Street, on the south by College Street, and on the west by properties fronting on the lake side of Battery Street. Known as *The Champlain Street Urban Renewal Project*, the area was considered a natural extension of the Church Street business district. Many of the residential buildings within this designated area were severely deteriorated. Wholesale demolition of the structures in this area began in 1966, an activity that was seen as a social and economic improvement program for the entire city. Entire blocks of homes, corner stores and other business were removed, including buildings dating from the early years of the 19th century. New structures including large apartment buildings, churches, and commercial buildings have been constructed in the ensuing years.

Today, upper Pearl Street, north of Church Street, is an historic district listed on the National Register. The area remains largely residential, although most of the 19th and early 20th century homes have been converted to apartment buildings. The streetscape maintains a continuity of building scale, lot size, and building setback. The lower portion of Pearl Street has lost much of its historic character, a result of Urban Renewal, fire, and increasing commercial pressure. The portion of the street south of Church Street is dominated by large modern structures that include:

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- 1) Cathedral Church of St. Paul (1971/72) - a modern design with spartan architectural detail and smooth concrete and glass curtain walls.
 - 2) Three Cathedral Square (1977)- a ten story, flat roofed concrete and glass building containing senior housing.
 - 3) Champlain Apartments (1966/67)- a six story, flat roofed, concrete, steel and glass building containing senior housing.
 - 4) Vermont State Office Building (1968)- a large two-story, flat roofed, pedestal-shaped, concrete, brick and glass building setback from the street behind an associated plaza.
 - 5) Vermont Department of Employment and Training Building (1970) - another large, flat roofed, two-story, pedestal-shaped, brick and glass structure.
 - 6) Vermont District Courthouse (c.2005) - a very large, three-story brick and glass structure that occupies several city blocks at the corner of Pearl and St. Paul Streets.
 - 7) U.S. Federal Building and Burlington Post Office (1960)- A large eight story, flat roofed, building with alternating ribbons of windows and brick wrapping the building. The building is the eastern-most large scale newer building on lower Pearl Street. A large parking lot associated with the Federal Building rests at the corner of Pearl and George Streets, leaving a vacant space along the streetscape.
 - 8) Victoria Place (c. 2005)- Located at 76-90 Pearl Street, adjacent to the 3 George Street structure, this is a large, four-story, brick, mixed-use building with casement windows, and glass storefronts on the first floor. The building's massing is broken into six segments and the two end portions have mansard roofs with dormers. This building replaced historic structures at 82 and 86 Pearl.
- Scattered historic buildings remain amidst the large modern structures on the lower end of Pearl. They are as follows: 19th century mixed-use buildings on the south side of the street at #67 (brick, three story French Second Empire) and #77 (brick, three story, flat roofed) Pearl Street. On the north side of the street, #68 Pearl (Bove's Restaurant), and #s 10, 14, and 20 Pearl at the foot of Pearl Street, near Battery Park, all 1 ½ and 2 ½ story residential structures dating from the mid to late 19th century.

3 George Street



South gable end facing Pearl Street with pediment and gable screen, and primary east façade facing George Street with elaborate central entry. Brick wing and cinder block addition are attached to the north end of the main block. Victoria Place stands immediately to the left of the building.

Date Built: c. 1840

Style: Greek Revival

Present Use: commercial, residential

Original Use: dwelling

Builder/Architect: unknown, perhaps A.S. Pitkin

Local, State or National Register Listings: Not included in any inventories but treated as listed on the State Register during review of the proposed Victoria Place project in 2001.

Brief History

This building is reputed to have been built by D. A. S. Pitkin, who died here in 1853 at the age of 45. Based on the style of the building and the fact that Pitkin likely built it several years before his death, it is likely it was built in the 1840s. The main block and wing first appear on the 1853 Presdee and Edwards map of Burlington. It is very possible the house and wing were built at the same time or the wing was added soon thereafter. This map shows a porch across much of the front of the wing.

The house was sold by Dr. Pitkin's widow in 1861 at which time it included an acre of land, a brick woodshed (perhaps the wing) and a brick barn. The 1869 Beers map indicates the house

and its wing were both extant at that time and were occupied by C.P. Button. The house had several successive owners until 1871 when it was purchased for \$9,000 by General George Stannard, Vermont's noted Civil War hero. Stannard was born in Georgia, Vermont on October 20, 1820. He was distinguished for his role in the Union victory at Gettysburg, as well as in the battles of Bull Run, Yorktown, Williamsburg, Harper's Ferry, Lee's Mills and Golding's Farm. He lost his right arm in fighting at Chapin's Farm in 1864 and mustered out in June 1866. Stannard was appointed Collector of Customs for the District of Vermont in 1869 and moved his family into the house at 3 George Street in 1871. In 1872 he resigned, a result of a scandal involving financial discrepancies for which he was found not-guilty, but his reputation was tarnished. The George Street house was sold in 1873 and Stannard moved to Washington, DC where he lived until he died in 1886. He is buried at Lake View Cemetery in Burlington. Later residents included Eugene Lovell, a physician/surgeon who ran his practice out of the house in the 1880s. During the early decades of the 20th century the house was the home of several groups of single women who were widows, tailoresses, dressmakers and music teachers.

Changes to the building are documented on Sanborn Fire Insurance maps beginning in 1885. The 1885 map shows a porch across much of the wing similar to the 1853 Presdee and Edwards map, as well as an open, wood frame porch across the front (east) of the main block. Later Sanborn maps indicate that the porch was removed around 1940 while the wing's porch remained through the 1970s. By 1889 a two story barn stood to the north of the dwelling. The 1900 Sanborn shows a single story connector between the wing and barn and a single story entry porch on the west side, near the south corner, of the main block; by 1906 both items had been removed. In 1919 the connector between the wing and outbuilding reappeared and the barn was identified as a two-story shed. The 1926 Sanborn shows the only change to be the addition of a two-story porch across the west side of the main block. By 1942 the building had undergone a number of changes. The porch across the east side of the main block was removed, a single story porch had been added to the southeast corner of the main block's front elevation and a store occupied that corner of the building. A two-story porch spanned the rear elevation of the wing and both the main block and wing had been converted to apartments. The two-story shed had been replaced by a longer 1 ½ story auto house standing very close to the north wall of the wing. By 1950 the storefront space was gone, the auto house was renovated into apartments, with a two story porch added across the east elevation.

Building Description

The building at 3 George Street, is a c. 1840, brick, side-gabled, 2 ½ story, 4x2 bay, Greek Revival style dwelling with a 4 bay long brick wing, stepped down in height attached to the north end of the main block. Connected to the north end of the wing is a c. 1925, similar height, 2 bay long, rock-faced cinder block and wood framed gable roofed addition which has a two story, shed roofed porch across its front (east) elevation. This addition has faux brick, asphalt sheet siding on many of the exterior walls. The cinder block addition is roughly the same width, but half as long as the wing.



Front (east) elevation of main block with molded cornice, jack arches, replacement windows on second floor, variety of bricks and mortar- some bricks with remnant paint, redstone foundation, ghosts of former additions.

Main Block

The main block of the building sits on a mortared redstone foundation with an earthen floor. The building has a grey slate roof with a brick chimney on the ridge, offset to the south. The roof has a molded, boxed wood cornice which is pedimented on the south gable end of the main block and on the north end has cornice returns. This cornice was repaired/replaced with matching materials c. 1999

The brick walls of the main block and wing are laid in running bond and are unpainted but show evidence of having been painted in the past. There are numerous areas of replacement brick that do not match the original in color. Windows in the main block, and the two northernmost openings on the first floor on the back of the brick wing, have jack arches.

The four bay fenestration on the front elevation of the main block is irregularly placed. The elaborate central entry is flanked on the north side by two wood, double hung, two-over-two windows while only one is offset to the south on the other side of the door. On the second floor, windows are placed above the first floor windows and door. Vinyl two-over-two, double hung

sash with flat muntins have replaced the wooden two-over-two windows on the upper floor. The south elevation of the main block has two windows on the second floor and on the first floor a window in the western bay and double leafed, wood, glass and panel door in the eastern bay. The windows on this elevation are wood, double hung, two-over-two sash. Above the second floor windows there is a delicate ogee-shaped gable vent resting in the pediment. On the west elevation, windows in the main block are a mix of standard wood two-over-two double hung sash and smaller, newer, wood two-over-two double hung windows that lack lintels. Much of the north elevation is encompassed by the attached brick wing. A former opening on the first floor northeast corner has been bricked up. A square six pane window rests in the north gable peak.



Rear (west) side of main block and wing and south side of cinder block addition. Redstone foundation, smaller added windows, ghosts of former porches visible. Note proximity of east wall of Victoria Place on far right.

The main block's front elevation is highlighted by an elaborate central entry that contains a three inch thick, six-panel door. The six recessed panels have delicately carved leaf-and-tongue moldings. The door has narrow, three-quarter length sidelights above paneled bases. The door

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and sidelights are recessed. Freestanding fluted Ionic columns stand on either side of the front door and support a full entablature with dentils along the cornice. Fluted pilasters frame the side of the recessed entry area and also support the entablature. Above the entablature is a rectangular brick lintel. The recessed entryway has a granite stoop.



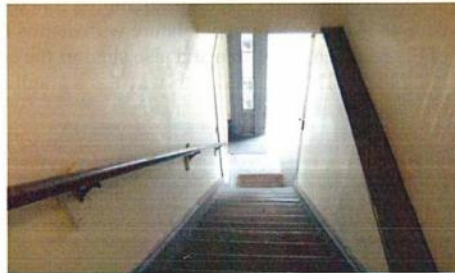
Interior

The interior of the main block is divided into two units on the first floor on either side of an enclosed central staircase that retains little historic fabric. The second floor contains one apartment. The southern first floor unit is a commercial space that was not accessible during the site visit. The residential unit on the first floor contains peaked lintels over the front windows and heavy molded cornices over the doors. Other trim is wide and molded. On the second floor the south side rooms have heavy peaked lintels over the windows and doors and wide molded trim. A wide opening separates the front (southeast) room from the adjoining room that faces south. This opening also has a heavy peaked lintel and wide molded trim. The central, north-south hallway and rear facing windows have simple wide board trim. The front room on the northeast corner has narrow molded trim on walls and windows.

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Molded cornices over doors and trim on first floor.



Enclosed central stair hall leading from front entry to second floor.



Second floor trim includes peaked window and door lintels and wide molded trim.



Wide opening between rooms on south end of second floor- peaked lintel and wide molded trim.

Brick Wing

This irregularly fenestrated, four bay long, 1 ½ story, gable roofed structure is attached to the north end of the main block. It rests on a stone, brick and concrete block foundation and has a slate roof with a molded cornice and centered ridge chimney.



East side of wing facing George Street. Replacement windows on second floor, ghost of former porch below second floor windows, replacement bricks and mortar evident in various locations.

On the east-facing front elevation, doors rest in the first and fourth bays with paired, double hung, two-over-two wood windows in the second and third bays. Windows have wood sills and there are no lintels over the windows or doors. Two sets of paired, vinyl two-over-two double hung windows, set close to the eaves, light the second floor. The ghost of a former single story porch remains on the first floor brick. The southern entry opens to a simple, enclosed staircase to the second floor which contains a single apartment with simple trim. The northern door enters into a squalid first floor apartment also with simple trim.



Second floor front windows with simple trim typical of trim in wing.

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Enclosed staircase to second floor of wing with simple trim.

The rear (west) elevation of the wing contains a mix of wooden two-over-two double hung sash, both full length and newer shorter ones, as well as a blind second floor opening, and a rear entry. The entry and one first floor window have jack arches.



The simpler treatment of interior trim and lack of exterior window lintels reflect the more utilitarian use of this portion of the building.

Northern Addition



Looking southwest at front and north end of cinder block addition. Front and upper floor have asphalt sheet siding. Porch has wood shingle half wall on second floor and is supported by steel posts. Victoria Place rises above the building.

This c. 1925, 1 ½ story, gable roofed, two bay wide and two bay deep addition, attaches to the north end of the brick wing. The addition has a shed roofed, full-width, one bay deep projection off the western, rear elevation. A shed roofed, two-story porch spans the front elevation and is supported by slender steel posts. The upper level has a shingle half-wall. The rock-faced cinder block and wood frame addition has faux brick asphalt sheet siding over much of the exterior walls. There is an asphalt shingle roof with a cornice composed of plain trim with narrow crown molding. A cinder block chimney rises on the west roof slope of the cinder block addition as well as in the northeast corner. There is a masonry foundation.

Projecting from the front elevation, but sheltered under the front porch, is a door entering into an enclosed stairhall to the second floor. The front elevation has doors in the first bay with a pair of windows in the second bay on both floors. On the northern end wall there are single windows in the first bay and a pair in the second bay on both floors. On the west rear wall there are two windows on each floor set one above the other; however, the window in the first bay on both floors has been boarded up. All windows are one-over-one. Finishes on the interior are plain.

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Looking east from parking lot behind Victoria Place at rear wall of cinder block addition and rear wall of wing.

Setting

The area immediately surrounding a building, its site, as well as the surrounding neighborhood, contribute to the character and significance of a building. Over the years, the area surrounding this building has changed, adversely affecting the building's relationship with the street and neighborhood. The rearmost, c. 1925 addition has increased occupancy but altered the setting of the building by removing open space at the rear of the original building. The west side yard has been largely encompassed by portions of the larger Victoria Place structure and its associated parking, leaving a narrow grass strip between them and 3 George. The many large new buildings and parking lots constructed on Pearl Street have left the building standing as a smaller-scale, 19th century remnant in a late-20th and early 21st century streetscape. The new Victoria Place building immediately to 3 George Street's west, dwarfs the subject house and further diminishes its place in the landscape.

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Looking northeast across Pearl Street at Victoria Place (left) and 3 George Street (right).



Looking north across Pearl Street at Victoria Place and 3 George Street.

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Looking southwest across George Street at 3 George Street with Victoria Place rising over the top of the roofline.

The lower end of George Street, immediately across from #3, is largely encompassed by a parking lot used by the Post Office and other vehicles associated with the Federal Building on Pearl Street. Behind #3, the west side of George Street retains regularly spaced 1 ½ story mid-19th century wood frame and brick dwellings.

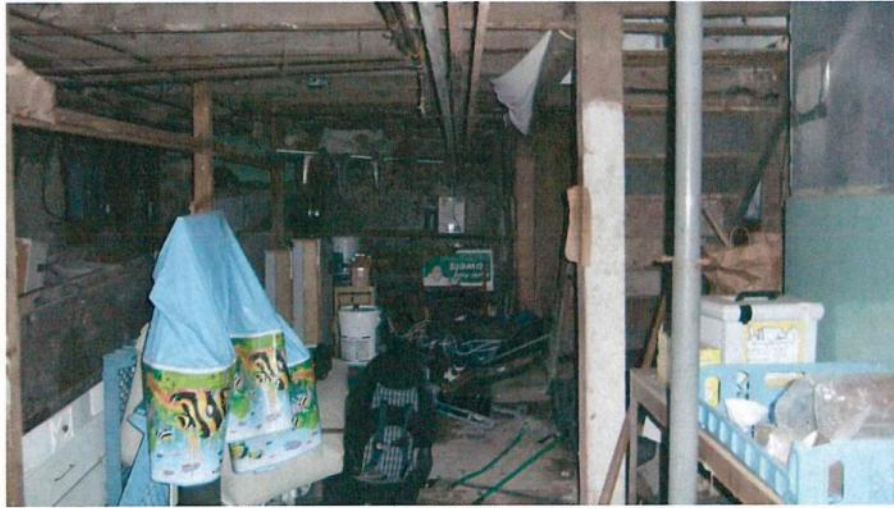


Looking from 3 George across George Street and east on Pearl Street with Federal Building and its parking lot on left and large new building on the corner of St. Paul Street on the right.

Condition

The overall condition of the building, ell and addition is fair to poor, largely due to issues related to framing and related structural deficiencies. The main block and wing are wood framed with brick exterior walls and the northern addition is all wood framed.

Foundation- The foundation is in fair condition and is constructed of mortared stone whose mortar has deteriorated or has been lost in many locations, largely a result of backsplash from the roof drip line and groundwater. There are areas of the foundation wall that are loose or partially collapsed. The basement floor is earthen with no vapor barrier and there is evidence of excessive moisture. The timber support posts rest on the dirt floor without proper footings and the moisture has led to deterioration and rot in the posts. Additional jack posts have been installed to add extra support but do not have permanent footings and are deteriorating. The settling of these support posts has led to sloping floors in the apartments. The moisture in the basement has led to some deterioration of the timber first floor framing.



Timber posts and added jack posts in basement.

The foundation needs repointing, repair of the loose or partially collapsed areas of the walls, installation of new cast in-place concrete footings for existing or new posts, and a cast in-place concrete floor slab with vapor barrier. The exterior of the foundation should be repaired as necessary and waterproofed with a protective barrier and collection system around the perimeter of the building.



Detail of foundation exterior with missing mortar.

First Floor Framing- The first floor framing consists of sawn timber joists, purlins and beams that are in fair condition and are supported by timber posts. The posts and footings, as described in the foundation section, are in poor condition as a result of excessive moisture. The deteriorated posts have led to sagging in floors throughout the building.



Repairs to first floor framing in basement.

The floor framing needs reinforcement in order to meet the current Code required for liveload capacity. This is likely to consist of sistering floor joists with new timbers, reinforcing or replacing existing timber support beams, and installing additional support posts on new footings. Some of the existing timber frame connections have partially separated and will need to be reinforced. Any rot will need to be addressed and may require replacing timber posts in the basement and possible sill repair or replacement in some areas.

Second Floor Framing-

Sloping floors throughout the second floor are likely related to the excessive settling of supports and footings in the basement. The second floor framing needs reinforcing and leveling of the floors.

Roof Framing-

The roof is supported by a traditional timber frame rafter system. There are several deficiencies including no ridge beam or board at the peak, lack of sufficient collar ties to prevent lateral deflection of the framing under snow loads, and numerous struts and supports transfer roof loads to the second floor ceiling/attic floor joists which has overstressed some ceiling joists leading to a large crack in the ceiling of the upstairs apartment.



Attic of main block showing roof rafters and brick at gable end on far right.

The roof will need substantial roof framing reinforcement in order to meet the current Code for snow load capacity. This would involve installing additional timber rafters with collar ties throughout the attic, along with new timber blocking, bridging or a continuous ridge boards at the peak.

Exterior brick walls- The condition of the brick walls varies but overall they are in fair to poor condition. The brick does not match in color, and likely material or hardness, in many areas of the building, indicating numerous repair efforts. The mortar is missing or very deteriorated in a number of areas, and does not match the original in others. Many bricks have flaking remnants of paint. Various areas of the walls need repointing and replacement of inappropriate brick as necessary.

3 George Street Redevelopment
 Burlington, Vermont
 Historic Resource Identification and Preliminary Project Assessment



Northeast corner of main block with inappropriate brick and mortar replacement, loss of mortar in foundation.

Northern addition- The southeast corner of the addition has excessive rot with direct exposure of the wall cavity to weather, insects, rodents, etc. At this location the foundation is at finished grade allowing moisture to penetrate the walls. The asphalt sheet siding has failed in many places and is missing in some spots leaving the siding exposed to the weather. Trim has not been painted. This portion of the building has been poorly maintained and in very poor condition.



Looking north at south end of addition



Looking northeast at rear wall of addition.

Trim- The gable vent, cornices and doorways into the main block were repaired with matching materials and painted in the early 2000s as mitigation for the construction of Victoria Place. These components of the main block are in good condition.

Windows- These are a mix of older wood, 2/2 double hung full-length sash, replacement 2/2 vinyl double hung windows, smaller, newer 2/2 wood double hung sash, and some 1/1 windows. Many need repair or replacement. Doors to the wing and addition need repair or replacement.

Significance

The house and brick wing at 3 George Street appear eligible for the State and National Register under Criteria A and C for its local significance in both architecture and history. The building is significant as an example of mid-19th century development on Pearl Street. Architecturally, the building retains elements of the Greek Revival style including the pedimented gable end and ogee gable screen, jack arches, the entrance with sidelights, denticular entablature and framing Ionic columns, as well as the three inch thick six panel front door carved with leaf-and-tongue panel moldings, heavy interior window and door lintels, and molded trim. The house is a former residence of General George Stannard, an important figure in Vermont history. However, this building, his home in 1871/72, is of less significance than the house associated with his Civil War years and immediate return.

The building's setting has been altered due to the loss of most of the surrounding historic neighborhood on Pearl Street, and construction of very large, modern structures in their place. The northernmost addition, which dates to c. 1925, while more than 50 years old, does not relate to the building's mid-late 19th century period of significance, and therefore is not a significant component of the property.

13 George Street



Looking northwest at front (east) and south elevations. The building retains its original form, bay windows, slate roof and paired gable windows. Replacement materials include a new pressure treated wood porch, vinyl siding and vinyl windows.

Date Built: c. 1880

Style: Queen Anne

Present Use: residential

Original Use: dwelling

Builder/Architect: unknown

Local, State or National Register Listings: Not included in any inventories. George Street is listed on the State Register of Historic Places starting at street number 23. This listing could be expanded to include the properties at 13 and 19.

Brief History

George Street developed in the 1840s-1860s providing housing for employees of the Champlain Glass Company, and later for workers employed in the booming waterfront industries. Most buildings on this short street date from this period. The house at #13 is later infill constructed on what had been an open lot.

This building does not appear on the 1869 Beers map of Burlington but is extant by the time of the 1885 Sanborn map. At that time it was a single family dwelling consisting of a 1 ½ story, gable front main block with a 1 ½ story cross gable on the south elevation. There was a small single story addition across the rear of the main block and another at the southwest intersection of the cross gable and rear portion of the main block. A narrow, single story porch rested at the

southeast intersection of the cross gable and main block, sheltering the front entry in to the south side of the main block. This porch spanned only half the width of the cross gable. By 1900, the small rear addition had been removed. By 1919, a narrower and deeper single story addition had been constructed on the rear elevation that only spanned half the rear wall of the main block. The 1942 Sanborn map shows the first floor bay windows on the front elevation and cross gable for the first time. However, these windows are typical of the c. 1880 construction date and the building's Queen Anne style and likely were always there but just not included on the Sanborn maps until this period. Also in 1942, the front porch had been enlarged so that it was the full width of the cross gable. The building continued to appear as a single family dwelling on the 1950 Sanborn map.

This building has largely served as a single family residence for working class families, originally of Irish descent. In 1900 the house was the home of several single female members of the McCaffrey family: Mrs. Catherine McCaffrey, widow of James, Agnes a stenographer, Helen, a saleslady on Church Street, and Kitty, a stenographer at City Hall. By 1920 the house was owned by James Gleeson, a superintendent at the Venetian Blind Company. In 1943 it was owned by Charles Cassidy, an insurance agent.

Building Description

This building is a c. 1880, Queen Anne style single family dwelling, now converted to apartments, consisting of a 1 ½ story, east facing, gable front main block with a 1 ½ story cross gable on the south side elevation. There is a small, single story addition across the rear of the main block with a one bay wide second story gable roofed addition above it. There is another small, single story, gable roofed addition at the southwest intersection of the cross gable and rear portion of the main block. A new open, gable roofed, single story porch stands at the southeast intersection of the cross gable and main block, sheltering the front entry into the south side of the main block. This porch is similar in size to a the c. 1940 porch that replaced an original, narrower one. The current porch has unpainted simple posts, spindle railing, and vertical board skirt.



Looking north at rear additions and slate roof of main block.



Looking west at front (east) and north sides, with vinyl windows and attic windows at eaves.

The building has a mortared stone foundation and slate roof with a decorative band of scalloped slates. Bay windows with narrow sash over vertical board bases rest on the first floor of the east and south gable end walls. Above them are narrow paired windows with peaked lintels. Windows on the first floor of the main block all have peaked lintels and on the north side there are four attic windows tucked under the eaves. Windows are all 1/1 double hung vinyl replacement sash. A multi-pane window rests under the eaves above the front porch at the intersection of the main block and cross gable. This window lights an interior stair hall. A brick chimney rises near this roofline intersection and another exterior brick wall chimney rises at the back of the rearmost addition. The building has vinyl siding, including the peaked lintels over the windows. The rear additions have asphalt shingle roofs.

Setting

The building is set close to the sidewalk, one lot in from the intersection of George and Pearl Streets. A parking lot associated with the nearby Federal Building is across George Street. Immediately to the north and south of the building are paved driveways and adjacent buildings. There is almost no yard. The house is the first of a number of mid-late 19th century single family, mostly gable front dwellings evenly spaced and set back along George Street, a short residential road.

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Looking north at the west side of George Street. At right is #19, next door neighbor of #13.

Condition

The house has recently been renovated, including the slate roof. Most of the building's materials are largely non-historic except for the slate roof and stone foundation. The interior has recently been renovated and has all new finishes including sheetrock walls and flat trim. No significant interior features remain.



Interior of 13 George with sheetrock walls and flat trim.

Significance

This building is a contributing structure in the George Street neighborhood. The house appears to be in-fill on George Street, a residential area that developed in the years immediately before and after the Civil War. Most of the earlier houses are three bay wide, gable front, 1 ½ story rectangular sidehall plan houses built between 1840 and 1860 in the Greek Revival style. This house is a different form and style suggesting it was built at during a later period of growth in the city. While it has lost significant amounts of historic fabric, specifically the clapboard siding, wood double hung windows, and front porch, and interior finishes, it retains characteristics typical of small late 19th century Queen Anne style dwellings constructed in the working class neighborhoods of Burlington. These include: the 1 ½ story, cross gable form and massing with bay windows on the west and south gable ends, along with narrow paired windows in the gables and decorative slate roof with band of scalloped shingles. The George Street neighborhood is listed on the State Register and is eligible for the National Register under criteria A and C for its local significance in both architecture and history.

Proposed Project

The proposed project will involve new construction on the sites of the buildings at 3 and 13 George Street. The preferred alternative is to remove the two existing structures and construct a mixed-use, 24,000 square foot building that is four stories (55 feet maximum height) on the 3 George Street lot and 3 stories- a parking deck plus two stories above (35 feet maximum height) on the 13 George Street parcel. The massing will be broken into differing sections with alternating brick veneer and cement board siding. Rooflines will vary in height and have a mix of precast cornices, raised seam metal roofing, and an asphalt shingled mansard. The portion of the building on the corner of George and Pearl, will have storefront windows on the first floor that will house three commercial units. Twenty residential units will be located in the remainder of the first floor and in the upper floors. Parking will be behind the building and underneath the northernmost section of the structure. The new building's setback will be similar to nearby buildings and the height and massing will be similar in scale to the newer structures on Pearl Street. It will be much larger than the small dwellings on George Street; however, the site's primary visual focus is from Pearl Street. The proposed design to break the new building's massing into smaller visual units, and to step it down in height along George Street, will help serve as a transition to the smaller scale buildings on George Street.

The current design for the proposed new building is very similar to that of the adjacent Victoria Place and will not significantly alter the character of lower Pearl Street as most of the smaller scale historic buildings no longer remain. The new building will be similar in scale and massing to the more recent construction along this portion of the street. The two remaining historic mixed use buildings across Pearl Street are three and four stories tall. Currently the upper floors of Victoria Place loom over the roofline of 3 George Street when viewed from the east on Pearl Street or from George Street. The proposed design's break in roof lines and massing, including the lower three story height of the northern part of the building will help transition the new construction on the street corner to the residential nature of the rest of George Street and therefore will not have an undue adverse effect on this historic neighborhood.

The new building is designed with a nod to traditional mixed-use commercial buildings, referencing common design elements found in the city. These include "storefront" areas on the

first floor of some portions of the building, cornices and beltcourses that separate the first floor commercial spaces from the upper residential floors, lintels over regularly spaced windows, and heavy roof cornices. As in traditional mixed-use buildings, the first floor, particularly on the Pearl/George Street corner is characterized by openness, transparency and pedestrian accessibility. The mid-section use of the mansard roof references a common roof form in the city. The mix of siding materials helps to emphasize the stepped down form of the building, decreasing in height along George Street. The combination of recesses and projections and the different sized segments of the building break up the massing, give depth to the building, and provide a transition from the large scale buildings along Pearl Street, to the smaller residential building on George Street. The project proposes to incorporate the decorative Greek Revival doorway on the 3 George Street building into the new structure, using it as the entrance to the first doorway opening on the George Street façade, roughly in the same location as the current building.

Prior to construction of the adjacent Victoria Place project, two historic buildings at 82 and 86 Pearl Street were removed. These buildings were listed on the State Register of Historic Places in 1977 but as part of the project review in 2001, were determined to be no longer eligible for the Register due to severe loss of historic integrity. As part of the local and Act 250 reviews, mitigation for the loss of the buildings required rehabilitation of the house at 3 George Street in a manner that met *The Secretary of the Interior's Standards for Rehabilitation*. This work involved removal of nonhistoric additions on the south and west elevations, removal of blacktop along the George Street side of the building, repair of wood 2/2 double hung windows, repair of exterior brick and trim, including the cornice. This work was completed, although the building now has replacement vinyl windows on the second floor and areas of inappropriate brick replacement and re-pointing using bricks and mortar that don't match in color and likely composition and hardness. The south elevation and was restored and the cornice and front entry were repaired/replaced and painted with matching materials.

3 George Street remains as a visual reminder of the residential nature of 19th century lower Pearl Street. However, with the increased commercial pressure on this portion of Pearl Street, located just one block south of Church Street, and the volume of very large new buildings that have been constructed in the vicinity, the subject building's integrity of setting, feeling and association have been lost. Most of the historic buildings along the western end of Pearl Street are gone and the area has been a focus of large-scale new construction. The historic Champlain Street neighborhoods are also gone, changing the lower Pearl Street corridor to a largely commercial area.

The question of whether to remove an historic building and replace it with a new building is a serious one not to be taken lightly. This requires consideration of each building's condition, use, potential, and value. The building at 3 George is presently challenged to provide well maintained, clean and efficient residential and commercial units. Due to the amount of work that would be required to rehab this building and create a cost-effective contemporary use, the associated costs are substantial and the return on investment not reasonable.

The proposed new construction would provide needed housing and commercial space, both of which will reinforce the neighborhood's historic pattern of mixed business and residential use.

The number of housing units the new building would provide is far greater than what would be available in a rehabbed structure, which currently has six apartments. The new building will strengthen the existing nearby downtown and continue the focus of growth and redevelopment along lower Pearl Street in the city's downtown core. On-going growth of the central city, and the extensive repairs needed to stabilize this building and replace inappropriate materials added to the building in the past, combine to justify the proposed undertaking.

Given the existing building's distinctive architectural features, the design of the new building should be developed to provide visual interest along the streetscape- both in design and materials. It should also recognize the smaller scale, 19th century residential buildings that neighbor the lot on George Street and ensure that the new structure is compatible and does not loom over them.

As required under the city's Comprehensive Development Ordinance, prior to removal of the building at 3 George Street, a 36 CFR 61 qualified architectural historian should record document the building in accordance with the applicable standards of the Historic American Building Survey (HABS) which often can be the Vermont Division for Historic Preservation's *Photographic Documentation Requirements for Historic Structures*. Recorded materials should be archived at the University of Vermont's Bailey Howe Library's Special Collections and at the Burlington Public Library.

Removal of the building at 13 George Street affects a piece of the neighborhood's late 19th century residential past. However, because of the many replacement materials, there are many examples around the city that are much more intact. While its removal is adverse, construction on this lot of the rear portion of the new structure, stepped down in height, will provide transition from the larger structures on Pearl Street to the smaller scale dwellings on George Street. Like the building at 3 George, this dwelling should be documented prior to demolition in accordance with the applicable standards of the Historic American Building Survey (HABS) which often can be the Vermont Division for Historic Preservation's *Photographic Documentation Requirements for Historic Structures*.

Summary

3 George Street remain as a visual reminder of the residential nature of 19th century lower Pearl Street and neighboring George Street. However, the changing nature of lower Pearl Street, with its focus on large-scale new development, has significantly altered the building's integrity of setting, feeling and association. The many large new buildings and parking lots constructed on Pearl Street have left the building standing as a smaller-scale, 19th century remnant in a late-20th and early 21st century streetscape. The new Victoria Place building immediately to 3 George Street's west, dwarfs the subject house and further diminishes its place in the landscape. Pearl Street has become a focus of growth and new development adjacent to the commercial downtown along Church Street. This, coupled with the costs associated with structural and other repairs needed at 3 George, makes the proposal to replace the building with a contemporary structure that continues the neighborhood's historic pattern of mixed commercial and residential use, appropriate.

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APPENDIX II: ENVIRONMENTAL PREDICTIVE MODEL FORM

VERMONT DIVISION FOR HISTORIC PRESERVATION
Environmental Predictive Model for Locating Precontact Archeological Sites

Project Name Pearl Street and George Street Lofts County CH Town Burlington
DHP No. _____ Map No. _____ Staff Init. _____ Date Dec. 12, 2016
Additional Information _____

Environmental Variable	Proximity	Value	Assigned Score
A. RIVERS and STREAMS (EXISTING or RELICT):			
1) Distance to River or Permanent Stream (measured from top of bank)	0- 90 m	12	<u>0</u>
	90- 180 m	6	
2) Distance to Intermittent Stream	0- 90 m	8	<u>0</u>
	90-180 m	4	
3) Confluence of River/River or River/Stream	0-90 m	12	<u>0</u>
	90 –180 m	6	
4) Confluence of Intermittent Streams	0 – 90 m	8	<u>0</u>
	90 – 180 m	4	
5) Falls or Rapids	0 – 90 m	8	<u>0</u>
	90 – 180 m	4	
6) Head of Draw	0 – 90 m	8	<u>0</u>
	90 – 180 m	4	
7) Major Floodplain/Alluvial Terrace		32	<u>0</u>
8) Knoll or swamp island		32	<u>0</u>
9) Stable Riverine Island		32	<u>0</u>
B. LAKES and PONDS (EXISTING or RELICT):			
10) Distance to Pond or Lake	0- 90 m	12	<u>0</u>
	90 -180 m	6	
11) Confluence of River or Stream	0-90 m	12	<u>0</u>
	90 –180 m	6	
12) Lake Cove/Peninsula/Head of Bay		12	<u>0</u>
C. WETLANDS:			
13) Distance to Wetland (wetland > one acre in size)	0- 90 m	12	<u>0</u>
	90 -180 m	6	
14) Knoll or swamp island		32	<u>0</u>
D. VALLEY EDGE and GLACIAL LAND FORMS:			
15) High elevated landform such as Knoll Top/Ridge Crest/ Promontory		12	<u>0</u>
16) Valley edge features such as Kame/Outwash Terrace**		12	<u>0</u>

-over-

May 23 ,2002

17) Marine/Lake Delta Complex**		12	<u>12</u>
18) Champlain Sea or Glacial Lake Shore Line**		32	<u>0</u>
E. OTHER ENVIRONMENTAL FACTORS:			
19) Caves /Rockshelters		32	<u>0</u>
20) ☐ Natural Travel Corridor ☐ Sole or important access to another drainage ☐ Drainage divide		12	<u>0</u>
21) Existing or Relict Spring	0 – 90 m	8	<u>0</u>
	90 – 180 m	4	
22) Potential or Apparent Prehistoric Quarry for stone procurement	0 – 180 m	32	<u>0</u>
23)) Special Environmental or Natural Area, such as Milton aquifer, mountain top, etc. (these may be historic or prehistoric sacred or traditional site locations and prehistoric site types as well)		32	<u>0</u>
F. OTHER HIGH SENSITIVITY FACTORS:			
24) High Likelihood of Burials		32	<u>0</u>
25) High Recorded Site Density		32	<u>0</u>
26) High likelihood of containing significant site based on recorded or archival data or oral tradition		32	<u>0</u>
G. NEGATIVE FACTORS:			
27) Excessive Slope (>15%) or Steep Erosional Slope (>20)		- 32	<u>0</u>
28) Previously disturbed land as evaluated by a qualified archeological professional or engineer based on coring, earlier as-built plans, or obvious surface evidence (such as a gravel pit)		- 32	<u>0</u>
** refer to 1970 Surficial Geological Map of Vermont			
			Total Score: 12
Other Comments :			
0- 31 = Archeologically Non- Sensitive 32+ = Archeologically Sensitive			

Building Envelope Commissioning Plan

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Hotel Champlain

Burlington, VT

BUILDING ENVELOPE COMMISSIONING PLAN

Prepared by BVH on 1/14/2019

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The purpose of Building Enclosure Commissioning (BECx) is to provide a process for independent, third-party verification that the installed performance of the building exterior enclosure meets or exceeds the minimum performance requirements set forth by the contract documents for this project. The air, thermal, vapor and water leakage control systems will be commissioned to verify functionality, quality of installation and durability of the air, vapor, and water barrier systems.

The Building Envelope Commissioning plan (BECx plan) provides a roadmap for the commissioning process including what is to be commissioned, how it will be commissioned and documented, and responsibilities of the project team members in commissioning.

Abbreviations

A/E - Architect/engineer

BECx - Building Enclosure Commissioning

BECxA - Building Enclosure Commissioning Agent

CM - Construction manager

COW - Clerk of the works

CxA - Commissioning agent over all commissioning activities

Owner - General term for the owner or the owner's representative

Subs - Envelope related subcontractors

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Overview of the BECx Process for Hotel Champlain

1. Design Phase

- a. Develop an Enclosure Commissioning Plan (BECx Plan) to identify the following
 - i. Related design phase requirements and activities
 - ii. Related construction phase requirements and activities
 - iii. Outline of building envelope testing
- b. Review Owner's Project Requirements (OPR) document for the enclosure including commissioning performance verification criteria.
- c. Review architect's Basis of Design (BoD) for the building envelope against the OPR and provide written comments.
- d. Perform a focused review of the design documents at 100% DD and 90% CD. Provide comments in a technical report to the owner and design team on the basis of thermal barrier, air barrier, durability, constructability, and cost.
- e. Participate in one enclosure design/document review meetings to assist in coordinating commissioning requirements and evaluating design proposals against defined performance criteria.

2. Construction Phase

- a. Plan and conduct an enclosure kick off meeting with the project team and enclosure related subcontractors and distribute minutes. We anticipate one (1) meeting on site for this task.
- b. Perform three (3) construction observation site visits to observe system installations and provide written field reports.
- c. Test selected envelope details at their "first instance" of construction with pressurized fog. This is a noninvasive process that can occur while construction is ongoing. We will provide a written report for each site visit. We anticipate three (3) site visits during construction or approximately twenty (20) first instance tests.
- d. Near the end of construction, conduct a pretest blower door by phone to divide the tasks for test preparation and ensure all parties understand the timing and process of the blower door test.
- e. Provide a whole building air tightness test (blower door test) when the building is substantially complete to confirm it has met the airtightness target. Testing will include infrared imaging (weather depending) to locate any significant locations of air leakage.

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Systems to Be Commissioned

1. Roofs, including all penetrations, curbs, transitions, etc.
2. Exterior wall types and Overhangs (including the air barrier system, thermal barrier system, and water management systems)
3. Storefronts and Curtain Walls
4. Doors, Louvers
5. Sealants and Expansion Joints
6. Control Joints
7. Flashings, including all transitions, end-dams, etc.
8. Air and vapor barrier components of slab-on-grade
9. Interface conditions between each of the above listed elements

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Building Enclosure Commissioning Team Roles and Responsibilities:

Project Phase	BECx Task	Description	Team Member	Responsibility
Design	Review the BoD and OPR	Peer review of the BoD and OPR	BECxA	-Review and provide comments on the architects BoD against the OPR
			Owner A/E CM	-Participate in a phone call meeting as necessary and provide input on the building envelope comments
Design	Building Envelope Commissioning Plan	Develop Building Enclosure Commissioning Plan	Owner	-Review and approve Building Envelope Commissioning Plan. -Provide comments to BECxA.
			CM	-Review BECx Plan relative to CM and installing sub-contractor's roles and responsibilities. -Provide comments to BECxA.
			BECxA	-Prepare Building Envelope Commissioning Plan and issue to Owner and architect. -Incorporate comments into BECx Plan revisions as necessary.
			A/E	-Review BECx Plan relative to design team roles and responsibilities. -Provide comments to Owner.
Design	Design Document Reviews	Peer review of the 100% DD drawings and specifications for air,	BECxA	-Review and provide comments on the DD drawings and specifications as they are issued

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		thermal, vapor, and moisture barrier continuity, and for possible construction sequencing conflicts		-Provide comments in a technical report to the owner and design team and track open concerns in this document -Meet with architects following the review
			Owner A/E CM	-Provide PDF electronic copies of the documents needed for review -Issue follow up responses to BECxA's comments in writing -Participate in meeting with the BECxA as necessary regarding comments and to finalize the actions on the comments.
Design	Construction Documents Review	Peer review of 90% CD drawings and specification for compliance with the design intent and Owner's Project Requirements. Back check the DD review against the 90% CDs	BECxA	-Review and provide comment on CD's related to the building enclosure for compliance with the design intent and Owner's Project Requirements. -Provide comments to Owner, A/E, and Contractor for review and consideration. -Track responses and outstanding concerns in same technical document as in the DD phase.
			CxA	-Review the design and identify design issues and/or conflicts that would present a problem for the total system commissioning.
			Owner A/E	-Review, comment, and approve/disapprove BECxA review comments.

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			CM	-Please provide the necessary PDF electronic copies of the documents for the review
Construction	Building Envelope Kick-off Meeting	Conduct initial Enclosure Kick-off meeting with the Owner, A/E, CM and Contractors. The purpose of the meeting will be to establish the purpose and proposed process for commissioning this facility in the construction and occupancy and operations phases of the project, to review the roles and responsibilities of each team member as specified in the Construction Documents and to review critical aspects of enclosure construction.	Owner	-Attend pre-construction kick off meetings
			BECxA	-Coordinate and chair pre-construction kick off meetings. Review commissioning responsibilities and personnel assignments and discuss items of significance that could affect progress as required by the specifications. - Participate in commissioning meetings as appropriate throughout the construction phase. I anticipate 2 meetings in person and 2 by teleconference. -Provide summary and schedule of laboratory and field quality control tests and inspections required by the Contract Documents to CM for incorporation into master schedule. -Record and distribute meeting minutes.
			A/E Subs	-Attend pre-construction kick-off meetings.

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			CM Subs	-Schedule and invite participants to the pre-construction kick off meetings. -Incorporate building enclosure commissioning activities into Master Construction Schedule. -Attend pre-construction kick off meetings
			TA	-Perform mock up tests including air tightness and water penetration and provide written reports for each test performed.
			Owner A/E	-Participate in pre-construction mock-up coordination meetings. -Attend the construction and testing of the mock-up to observe progress at their discretion. -Accept/reject mockups.
			Subs	-Attend the construction and testing of the mock-up to observe progress.
Construction	Building Enclosure Field Testing	Performance testing of installed air barrier assemblies	Owner A/E	-Participate in field testing coordination meetings. -Attend the field testing to observe progress at their discretion.

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			BECxA	-Perform ASTM E 1186 fog testing. Approximately 20 assemblies over 3 visits.
			CM	-Participate in field testing coordination meetings. -Photo document envelope installations, store and submit photos to BECxA upon request. -Provide lifts or staging and access as required to facilitate field tests. -Provide corrective actions as directed by the project team to resolve outstanding issues.
			Subs	-Photo document installations, store and submit photos to BECxA upon request. -Witness building enclosure field testing. -Provide corrective actions as directed by the project team to resolve outstanding issues.

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Construction	Construction Observations	Conduct visits to the construction site to observe construction activities related to building enclosure components and systems general conformance with the contract documents, building enclosure design intent, and the manufacturer's installation requirements.	BECxA	-Conduct three (3) Construction Observation visits to observe construction progress, system/component installation and general quality of construction. Document that work is being performed in compliance with the project specifications. Provide written reports. -Identify action items that requires a response, completion, corrective action, or additional work related to the building enclosure construction and assign action items to the proper party for remedial action. -Monitor and verify corrective actions.
			COW	-In the course of other duties observe and document enclosure installation and general quality of construction. Notify BECxA as needed to verify that work is being performed in compliance with the project specifications.
			A/E	-Provide responses to items as needed.

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			CM	-Provide corrective actions as directed by the Issues Log to resolve outstanding issues. -Provide written responses to the issues log indicating the actions taken or not taken and referencing photos of the corrective action. -Issue periodic updates to the construction schedule every two weeks or less as appropriate. Schedule shall be used to notify BECx team of scheduled tests and milestone installation events.
			Subs	-Photo document installations, store and submit photos to BECxA upon request. -Provide corrective actions as directed by the Issues Log to resolve outstanding issues. -Submit corrective actions in writing to the CM for entry in the issues log.
Construction	Building Enclosure Compliance Testing	Demonstrate the building meets the minimum air tightness performance specifications with a whole building blower door test.	Owner A/E	-Participate in pretest coordination meetings. -Attend the blower door testing to observe at their discretion.
			BECxA	-Lead pretest coordination meeting.

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	(Blower Door Testing)			-Perform blower door testing and Infrared imaging as weather allows. -In a written report, identify action items that require a response, completion, corrective action, or additional work related to the building enclosure construction and assign action items to the proper party for remedial action.
			CM	-Participate in pretest coordination meeting. -Provide temporary masking and/or demising walls as required to facilitate blower door tests. -Provide corrective actions as directed by the project team to resolve outstanding issues. -Provide written responses in the issues log indicating the actions taken or not taken and referencing photos of the corrective action.
			Subs	-Respond to items the blower door report to resolve issues affecting the building enclosure.

Field Tests Required by the Enclosure Commissioning Plan:

1. ASTM E779 - Standard Test Method for Determining Air Leakage Rate by Fan Pressurization.
2. ASTM E1186 - Standard Practices for Air Leakage Site Detection in Building Envelopes and Air Barrier Systems.

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Tests That May be Required by the Project Specifications:

These are tests that may be required on this project at the Owner's discretion.

1. ASTM C1193 - Appendix X1, Method A, Field-Applied Sealant Joint Hand Pull Tab.
2. ASTM E783 - Standard Test Method for Field Measurement of Air Leakage through Installed Exterior Windows and Doors.
3. ASTM E1105 - Standard Test Method for Field Determination of Water Penetration of Installed Exterior Windows, Skylights, Doors, and Curtain Walls, by Uniform or Cyclic Static Air Pressure Difference.
4. AAMA 503 - Voluntary Specification for Field Testing of Newly Installed Storefronts, Curtain Walls and Sloped Glazing Systems.
5. AAMA 501.2 - Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls, and Sloped Glazing Systems.
6. ASTM E783 - Standard Test Method for Field Measurement of Air Leakage through Installed Exterior Windows and Doors. (for air barrier assemblies)
7. ASTM D4541 - Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers

Required Enclosure Field Testing Scope and Responsibilities:

- 1) 20 on-structure first installation tests per ASTM E1186 tests while construction is ongoing. These are quality assurance tests using pressurized fog and/or infrared imaging under pressure to check individual envelope details for air tightness at or near their first installation. This allows individual details to be evaluated for performance before they are replicated multiple times. The test results are visual and qualitative and used to identify the location and relative size of air leaks in a given detail. The following list indicates the types of details that will be tested and the number of tests each.

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- a) wall to roof at parapet in 2 directions
- b) wall to roof without parapet in 2 directions
- c) at a roof mechanical curb
- d) at overhang
- e) at floor over parking
- f) at wall to parking area
- g) at curtain wall and window rough openings
- h) at installed curtain wall and window
- i) wall to slab
- j) wall to foundation
- k) wall inside corner
- l) wall outside corner
- m) at wall expansion joints
- n) at expansion joint corners
- o) at door rough openings
- p) at installed doors

- q) Roles and Responsibilities:
 - i) BECxA is in close communication with the CM to determine when details are ready to test.
 - ii) The BECxA will provide temporary test enclosures and remove enclosures after testing.
 - iii) CM will provide manlifts, staging, ladders, and/or forklifts as needed to provide access to test areas.

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- iv) BECxA will perform the tests. CM, and applicable subs will observe. A/E and Owner to observe at their discretion.
 - v) The BECxA will determine from the qualitative results if the tested detail is acceptable or if it needs corrective action and a retest at the contractor's expense.
 - vi) The BECxA will provide a written report of the test results to the owner and architect.
- 2) The building will be blower door tested per ASTM E779 once the air barrier is complete. Blower door testing provides a numeric value of air tightness in cubic feet per minute (CFM) for the whole building which is then normalized by dividing this value into the total above grade surface area of the building envelope. Whole building blower door testing must be performed when the building air barrier is continuous and complete and happens in the later stages of construction. Blower door tests require significant coordination in advance in order to obtain accurate results. The building will also be tested with infrared camera as weather conditions allow.
- a) Roles and Responsibilities:
- i) The BECxA will calculate the above grade surface area for the building prior to the pretest preparation meeting.
 - ii) The BECxA will conduct a pretest meeting with the CM, A/E, Owner, and HVAC representative at about 2 weeks prior to blower door testing to go over test protocols and test preparations.
 - iii) The BECxA will do the blower door test to obtain the whole building air leakage rate. If a building does not meet the air tightness specification the BECxA will use ASTM E1186 protocols to find the major air leakage locations.
 - iv) The CM will assist with the test preparations by masking intentional penetrations and/or building temporary partitions. Also, the CM will provide an HVAC professional to insure that all HVAC systems are properly shut down before testing and restarted after testing.
 - v) The BECxA will provide a written test report with blower door test results and any diagnostic findings.

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Building Enclosure Commissioning Plan Acceptance

Accepted by:

Rick Bove - Owner

Signature

Jon Haehnel - BECx Commissioning Agent

Signature

Date

Date

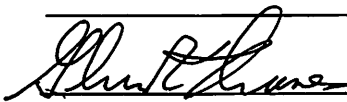
COMMISSIONING PLAN

FOR

Hotel Champlain
Mechanical Systems &
Controls

64 – 68 Pearl St
Burlington, VT

Signed: _____ (Owner)

 _____ (Cx Consultant)

Date: _____

Submitted by:

Thomas Engineering Associates, PC

PO Box 1420

Waitsfield, VT 0567

January 15, 2019

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Appendix

Prefunctional testing for: (to be determined after design)

Functional Testing for: (to be determined after design)

Summary

This Commissioning Plan provides the details for the implementation of the mechanical commissioning process as related to a new hotel project as required by the City of Burlington.

- This Commissioning Plan outlines and describes the commissioning process that will be used for this project.
- This plan identifies the specific members of the commissioning team.
- This plan describes and assigns the roles and responsibilities of each member of the Commissioning Team.
- This Commissioning Plan includes specific details required to implement the various commissioning activities.

This plan does not include the details of the required testing procedures; rather, it outlines the scope of responsibilities for development and application of the testing. Testing procedures and assignment of responsibilities shall be clearly presented in the project specifications. The entire mechanical commissioning process to be used for the hotel project is provided in outline form following this summary.

Commissioning Process Outline

Design Phase

1. Review of OPR and BOD documents
2. Periodic meetings with the design team
3. Review of design documents at design development and construction documents stages

Construction Phase

1. Commissioning scope meetings are held.
2. Submitted Operation & Maintenance manual are reviewed.
3. Equipment submittals are reviewed in parallel with A/E
4. Pre-functional / Startup binders prepared by contractors.
5. Equipment needs incorporated into job schedule (e.g. a section of the building is to be conditioned on a specific date, then the commissioning of all the pieces and the system must be listed as a predecessor to that date.)
6. Commissioning activities are reviewed in the job progress meeting. Separate commissioning meetings are scheduled with contractors as needed.
7. Site observations are scheduled, focusing on pre-functional checklist.
8. Startup requests submitted by contractors.
9. Startups scheduled and witnessed as required.
10. Functional testing and verification procedures are developed and implemented as systems become ready for demonstration.

Acceptance Phase

1. Execution of remaining functional tests.
2. Training and orientation of user personnel is scheduled and conducted.
3. Systems are accepted and warranty period begins.
4. Turnover meeting held to transition responsibility of building operation from Construction Management to Facilities Management.
5. Final summary report is issued.

Overview of Commissioning Process

Commissioning (Cx) is a systematic process of ensuring that all building systems perform interactively according to the design intent and the owner's operational needs. This is achieved through a complete commissioning process initial design through the construction and acceptance phases, with actual verification of performance.

Commissioning activities during the construction phases are intended to achieve the following specific objectives:

- Ensure the various members of the commissioning team clearly understand their responsibilities in their commissioning roles.
- Ensure the applicable equipment and systems are installed properly and receive adequate prefunctional checkout.
- Verify and document proper performance of equipment and systems.
- Ensure that operation and maintenance documentation is provided for the continued management of the facility after the construction project is complete.
- Ensure proper training of operating personnel.

Systems to be Commissioned

The following is a list of mechanical systems that will be commissioned. The project specific list of equipment to be commissioned will be included in the construction specifications. Major equipment associated with each system is identified. Commissioning of each system includes all major equipment, unless noted otherwise.

HVAC Systems – to be determined

PLUMBING Systems – Domestic hot water system

DDC System

Project Narrative

Full description to be included as design is developed. Will be updated as the design is completed and finalized at the CD stage.

Team Members

Team Member	Company	Contact Information
Project Manager (PM)		
Project Engineer (PE)		
Commissioning Agent (CxA) Glenn Thomas	Thomas Engineering Assoc.	Glenn Thomas – glenn@tea-vt.com 802-343-4673
Mechanical Contractor (MC)		
Automatic Temperature Controls Contractor (ATC)		
TAB Contractor (TAB)		
Electrical Contractor (EC)		
Facilities Manager (FM)		

Roles and Responsibilities

General Descriptions of Roles

The following is a listing of commissioning responsibilities.

Project Manager (PM)

- Works with the CxA to determine the level of commissioning required.
- The PM provides the CxA with information regarding substitutions, change orders, RFI's and any other changes that may affect commissioning.
- The PM is responsible for budget and scheduling; therefore, any suggested change to the budget or schedule brought about from commissioning activities must be approved by the PM.

Commissioning Agent (CxA)

- The CxA develops the commissioning plan.
- The CxA develops the project specific functional performance testing procedures and forms.
- The CxA issues the final commissioning report.
- Make periodic site visits to assure that installation of systems is meeting owner's performance requirements.
- Performs functional testing along with the involvement of FM personnel.
- Communicate all discrepancies found during commissioning activities with an issues log to the PM. Attends progress meetings to discuss commissioning issues as needed.

Subcontractors

- Accumulates all the manufactures startup procedures for the equipment to be installed
- Assemble, in an orderly fashion, a startup binder that would include the PFT and manufactures startup procedure for each piece of equipment provided.
- Leads FPT with the assistance of other Cx team members of systems provided (as indicated on Commissioned Equipment Listing)
- Provides training of FM.

Automatic Temperature Control Contractor (ATC)

- Provides assistance to CxA during FPT
- Provides training of FM as specified.

Testing and Balancing Contractor (TAB)

- Performs balancing tasks and generates reports as listed in TAB specification
- Works with CxA to collect data for reports.
- Spot checks original calibration with CxA.

Facilities Management Personnel (FM)

- Attends contractor training sessions

Commissioning Process

This section sequentially details the commissioning process by task or general activity.

Design Phase

The following is an outline of commissioning activities during the design phase. The topics are described in detail in this section.

1. Review of OPR and BOD - The CxA will review the OPR (Owners Project Requirements) to verify that they cover the required topics that will be needed to make the project clear to the designers
2. Periodic meetings with design team – meetings will be scheduled to coordinate efforts between the design team members
3. Review of design development and construction documents – CxA will review and provide comments on the design development and construction documents and 50% and 100% levels of completion

Construction Phase

The following is an outline of commissioning activities during the construction phase. The topics are described in detail in this section.

1. Submittal Review
2. Prefunctional Checklist and formal startups
3. Contractor commissioning meeting
4. Startup Request Forms
5. Site inspections
6. Tracking of deficiencies
7. Commissioning Progress Reporting
8. TAB review
9. Functional Performance Testing

Submittal Review

The CA will conduct a selective review of contractor submittals of equipment to be commissioned. The A/E will provide the CxA with specific submittals as requested by the CxA.

This review will not take the place of the submittal review process but will be done in parallel. The CxA submittal review process is done for two reasons. One is to gather additional information not in the O&Ms to use in prefunctional inspections and functional performance test. The other reason is to assure that the submitted equipment meets the specifications.

Prefunctional Testing and formal startups

Prefunctional checklists (PFT) are important to ensure that the equipment and systems are hooked up and operational and that functional performance testing may proceed without unnecessary delays.

Prefunctional Testing checklists are primarily static inspections and procedures to prepare the equipment or system for initial operation (e.g., oil levels OK, fan belt tension, labels affixed, gages in place, sensor calibration, etc.). However, some prefunctional checklist items entail simple testing of the function of a component, a piece of equipment or system (such as measuring the voltage imbalance on a three phase pump motor). Prefunctional checklists augment and are combined with the manufacturer's start-up checklist.

Contractor commissioning meeting

A commissioning scoping meeting is planned and conducted by the CxA. This will be done with each of the prime contractors' commissioning representative. The contractors will discuss their proposed prefunctional start-up check sheets.

The completed contractor prefunctional start-up check sheets will be submitted to the CxA as they have been completed. These will be utilized in determining the format of the functional performance testing (FPT) and for determining whether FPT is ready for scheduling.

Startup Request forms

Contractor will furnish standard manufacture startup forms for review by the CxA.

CxA Site Inspections

CxA will make periodic site inspections to determine if the installation is going according to the plans and record any issues that are encountered.

Tracking of deficiencies

CxA will record and track any issues with an Issues Log that are encountered.

Cx progress reporting

CxA will issue progress reports as appropriate.

TAB

The testing and balance work will be performed by TAB contractor and reviewed by the Design Engineer and the CxA

Functional Performance Testing

Functional testing is the dynamic testing of systems (rather than just components) under full operation. Systems are tested under various modes, such as during low cooling or heating loads, high loads, component failures, unoccupied, varying outside air temperatures, fire alarm, power failure, etc. The systems are run through all the control system's sequences of operation and components are verified to be responding as the sequences state. The CxA develops the functional test procedures in a sequential written form, coordinates, oversees and documents the actual testing, which is performed by the installing contractor or vendor.

Acceptance Phase

The following section describes the commissioning activities that occur during the acceptance phase.

O&M Documentation

The CA will review the O&Ms (with the assistance of FM personnel) to assure that the information contained within will provide adequate direction to the FM department over the life of the systems. If the documentation is inadequate, it will be noted as such and returned for resubmittal from the contractors.

Turnover Meeting

Purpose: To officially transfer the responsibility of maintaining the facilities from the contractors to the operating personnel.

The CxA will schedule and lead meeting. The following is a basic agenda for the turnover meeting.

- As-built drawing status – PM to provide copy of field prints if the final as-builts are not currently available
- Turnover O & M Manuals
- Turnover remaining Attic Stock (if any)
- Contractor contact listing and the work they performed
- Warranty start/finish dates consolidated listing
- Training
- Commissioning status

- Open Punch list / Commissioning Issues Review - Create an action plan and assignment of a champion for any open items

System Warranties

System warranties shall not take effect until successful functional testing is complete and the system is accepted.

Warranty periods and requirements during such shall be described in the project contract specifications.

Shall have the warranty start date adjusted if the system does not initially pass functional testing, regardless of the initial acceptance of the system at the end of the Acceptance Phase.

Performance Monitoring

During the warrantee period of the building FM personnel will evaluate the HVAC systems through performance monitoring using the DDC system.

Commissioning Report

The CA will issue a final summary report. The report will include an executive summary and a list of any outstanding issues.



Neighborhood Planning Assembly Agenda for the Wards 2 and 3

Thursday, September 8, 2016

McClure Multi-Generational Center/Champlain Senior Center, 241 N. Winooski Ave.
Draft

Meeting start time: 6:40pm

Steering Committee member present: Infinite Culcleasure Ward 3; Fauna Hurley Ward 3; Barbara McGrew Ward 3; Ryan McLaren Ward 3; Tony Redington Ward 2; Patrick Johnson Ward 2

Don Sinex, Burlington Town Center Project- Liz Miller and Jesse Beck

BTC presentation

Liz helps with Communication and Jesse is Project Architect. Presentation also on CEDO website.

<https://www.burlingtonvt.gov/CEDO/BTV-Mall-Redevelopment-Process>

Project doesn't own Macy People's and Free Press building.

The New St. Paul Street divides the project in two phases. St Paul, has mall retail, housing and office tower. The website has primary goals for housing, economic development in jobs, and wrap around services in the downtown. Housing has not been designated on what floor it will be on yet. Still looking at the inclusionary units and market housing location. There is a two floor tenant of UVM Medical Center. In phase one, the mall will be removed and has two levels of retail.

Phase two is under the ground. There's a 3rd party that developing a 3D walk through of the streets. The project will LEED Gold. DPW expectation that the property takes care of storm water and connect to City storm water. Have roof top water retention and solar power on the tower. 274 units 20% inclusionary 55, which is permanent affordable 80 units of Champlain College that yet to be negotiated; the rest is market rate. 160ft is the height. Overlay district allowed for this height and allows for another 15 for mechanical. The observation tower is part of the height and not part of the TIF. Right now at conceptual phase and if project gets voted in will go through Major Project review. Feasibility study is being developed but the office space would be what the market will bear.

Burlington District School Update-Brian Cina and Liz Curry

Negotiation process but is at the end. Hope to reach an agreement to secure the tax payer's ability to pay and also continue to attract quality teachers. 2013-2016 is the current contract term.

Fact finding and negotiation details can be found on District website. Sept 12 will go into mediation.

<http://district.bsd.schoolfusion.us/modules/cms/pages.phtml?pageid=332596>

Living contract which pegs the teachers with the surrounding salary. Problem with this is if other district are paying higher it locks the district to pay similarly even if not fiscally able in the SBD budget. This set

The areas that set the union and district apart are; the District where salaries are set by other districts. Cannot longer sustain this. Looking to still have BSD teacher salary to still be at the midpoint range. Healthcare is a problem. Co-pay is 15% and asking to have teachers' pay more of the co-pay. Also teacher can take classes. This is 300k of budget. Looking to be more strategic with the class taken to be changed to meet the needs of students. The Superintendent hired a strong administration team and the beginning of the year has gone smooth. There is a committee that tracks student outcome and there's a diversity and equity committee. One thing implemented is a trauma training due to the needs of students. The school is moving forward to do Restorative Justice Practices in schools to not push students out.

North Avenue Pilot Project-Senior Planner-Nicole Losche and Cindy Cook Public Outreach Consultant

North Ave Pilot implemented in July and taking in all the adjustments based on feedback. Changes made were: reduced Bollards, created pull out for south bound bus next to Hannaford's, added additional sign bikers to ride alongside with cars. Still doing data collection and public engagement. Looking at bike count, collision reports, and City wide survey. There will public forum on Sept 20th 7pm in Miller Center. At City Council meeting on Oct. 17 DPW will give a report which as a 4month check in. This will give time if any changes need to be made can be done before winter. Biker education will continue. Ballers will be removed for the winter due to plowing and possibly sooner. As school resumes, DPW and CCRPC will continue to observe the corridor and collect data to assess additional morning traffic. Need to see how the pilot handles during school.

George/Pearl Street Lofts Project Update-John Aldon and Julio

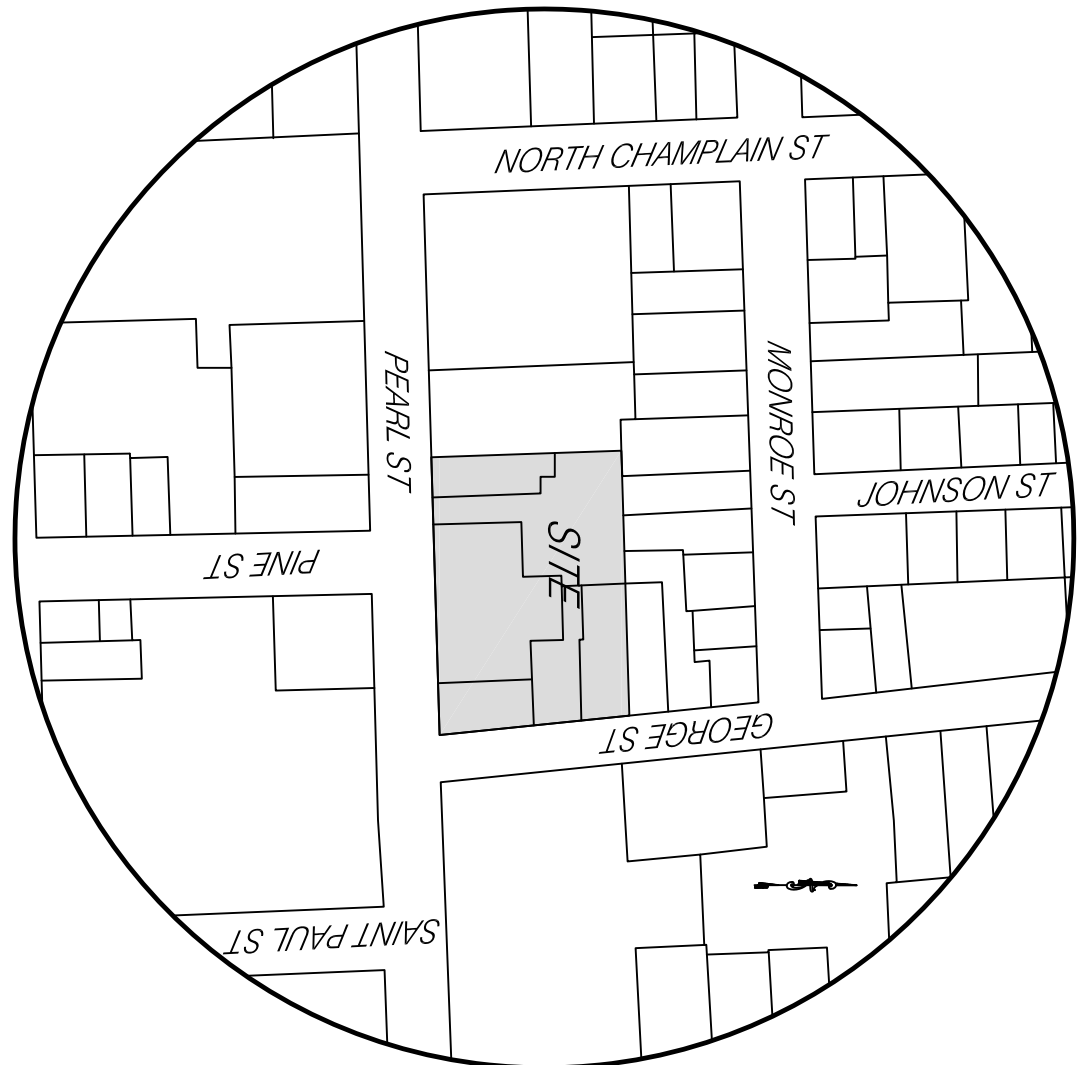
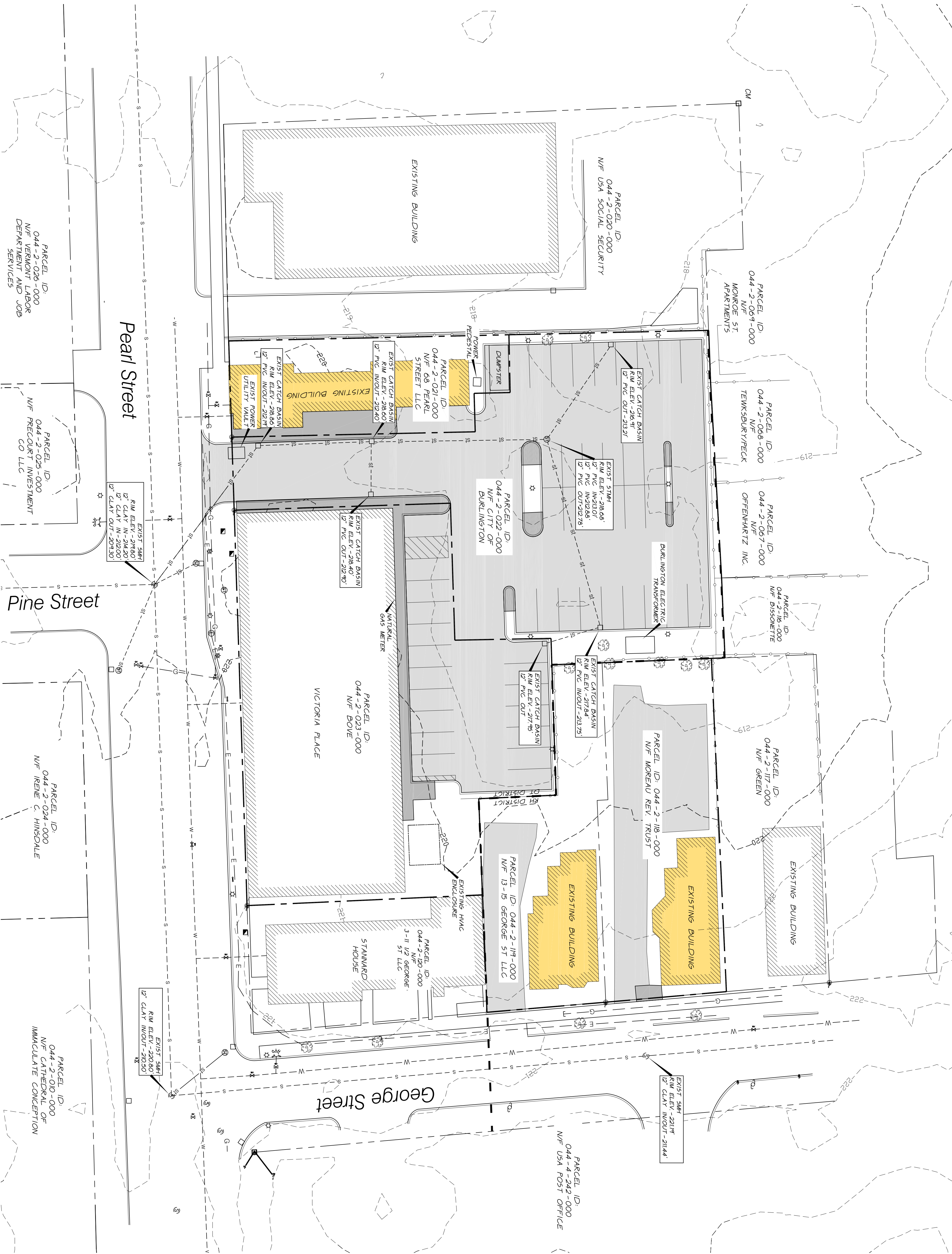
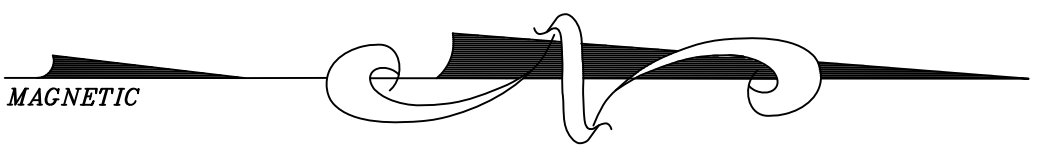
* Notes of the comment period below as taken by the applicant.

Plan BTW is still calling for more housing. This projects fits into the targeted areas in the City for more infill areas and creating more density. Residential structures will be on George and Pearl. Former Bove's restaurant will be removed. Bove's is not a historical site but will memorialize through the story and history of Little Italy on an informational plaque infused with a video documentary. Will also preserve some items inside the restaurant such as the jukebox, pictures, and fixtures to bring to shop in Milton to have a little museum. One parking underground and one on ground. Project holds 62 apartment units which 20% is inclusionary housing. 3 story in front and 4 in back on George Street. There is outdoor bike parking and each housing unit has storage unit next to the garage. There will be some green strips that will be incorporated into the project but don't have much to work with because there is no room it's a pedestrian sidewalk. The construction timeline would be ahead of Burlington Town Center and hoping to start in late spring. Don't have to go through ACT 250 because this project is in a designated downtown and providing housing. The state passed this ruling for all downtown development projects. Will still need to go through the development review processes. This project is aiming at workforce housing and working with CEDO to see how to do this. The aim is to keep in middle to low income.

Meeting Adjourn: 8:52pm

Meeting Notes submitted by Phet Keomanyvanh-CEDO Community Development Specialist-Public Engagement

*In our opinion, the project was well received. There was, in fact, applause at the end of presentation. Public comment centered around the appropriate scale of the project, its obvious effort to fit in to the George Street neighborhood and benefit to Pearl St. After the tumult of the Sinex project earlier in the evening, attendees were happy to see a project of moderate scale by a local developer with deep ties to the neighborhood and city. Questions were fielded regarding: the proposed restaurant? A."No- it will not be Bove's). Q-Lighting- didn't want lights on 24/7. A. OK- we will work with the city. Q. Bike parking/lockers?- A. yes bike racks and interior parking at apt bldg basement. Q. Solar? A. Yes- planned for the roof. Q. Can we use waste heat from McNeil for our hot water? A. "No idea how that works...."



Location Map

Scale: 1" = 200'

Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SETBACK
- SIDELINE OF EASEMENT
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EXISTING UNDERGROUND ELECTRIC
- EXISTING SEWERLINE
- EXISTING STORM
- EXISTING WATERLINE
- EXISTING NATURAL GASLINE
- EXISTING TELECOMMUNICATIONS
- EXISTING/PROPOSED HYDRANT
- ABOVE / BELOW-GROUND PARKING
- EXISTING PAVED/GRAVEL DRIVE

Zoning Information

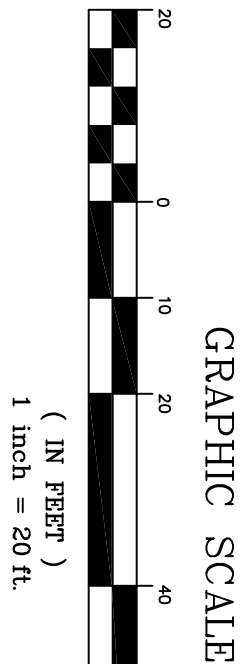
EXISTING PARCELS INVOLVED IN PROJECT

PARCEL ID:	044-2-118-000
AREA:	.16 ACRES
PARCEL ID:	044-2-119-000
AREA:	.12 ACRES
PARCEL ID:	044-2-021-000
AREA:	.11 ACRES
PARCEL ID:	044-2-022-000
AREA:	.37 ACRES
PARCEL ID:	044-2-023-000
AREA:	.41 ACRES

TOTAL COMBINED LOT AREA • 51025 SF / 117 AC
EXISTING BUILDING COVERAGE • 0.35 AC (29.4%)
EXISTING OVERALL COVERAGE • 0.95 AC (80.7%)

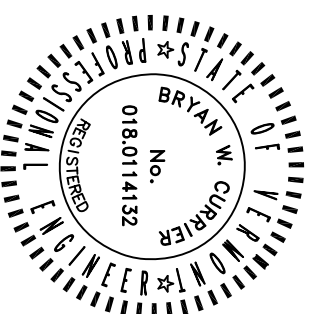
EXISTING PARKING:

148 TOTAL PARKING SPACES!
18 NON-METERED SPACES BELONGING TO VICTORIA PLACE
30 SPACES OWNED BY THE CITY OF BURLINGTON



Owner/Applicant

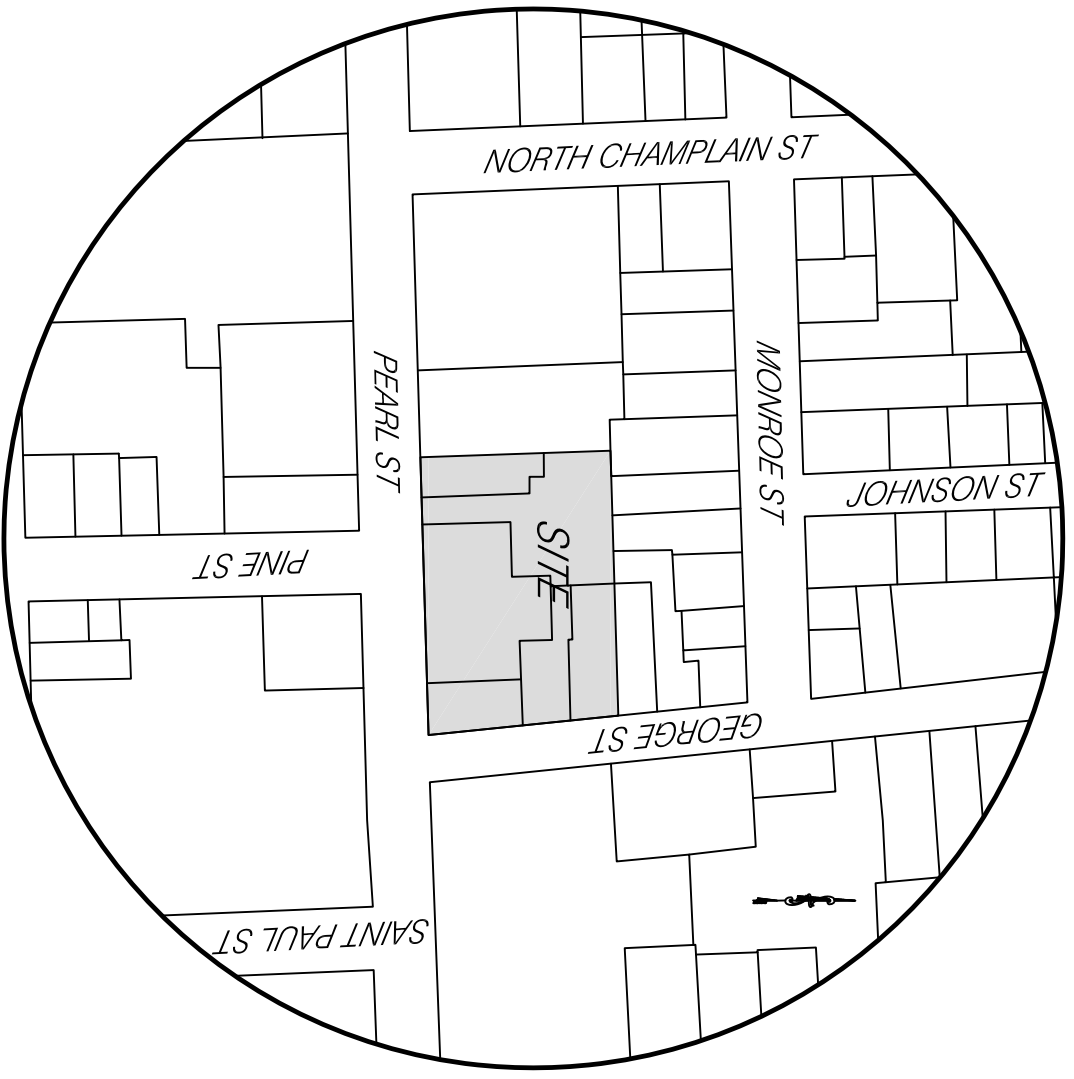
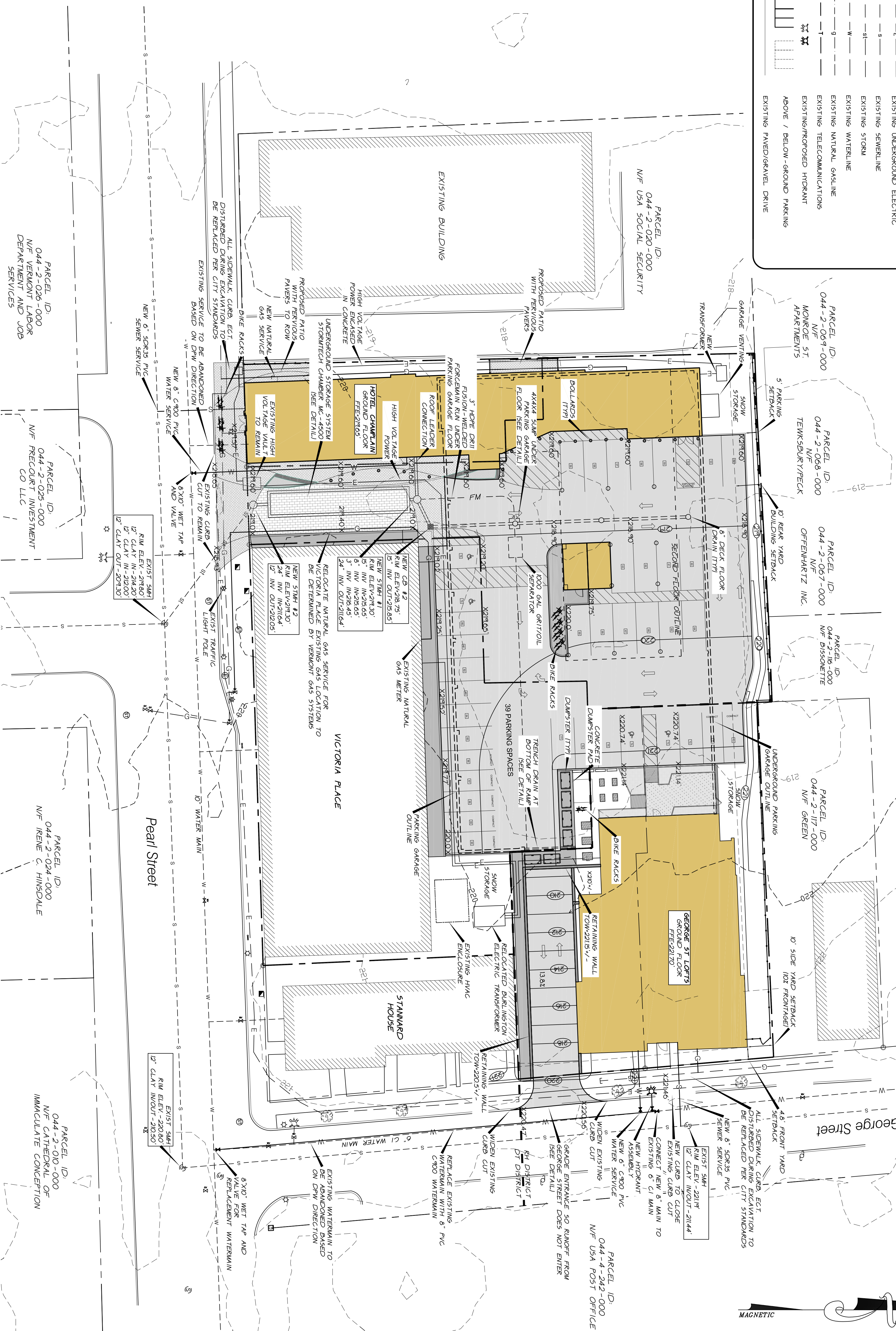
3 GEORGE STREET, LLC
218 OVERLAKE DRIVE
COLCHESTER, VT 05466



DATE	REVISION	BY
START	☒ ENCLURE	
DESIGN	☐ PRELIMINARY	
DATE	☐ SKETCH/CONCEPT	
DRAW	☒ FINAL	
CHECKED	PROJECT	
SCALE	1" = 20'	
O'LEARY-BURKE CIVIL ASSOCIATES, P.C.		
13 CORPORATE DRIVE FERRISVILLE, VT 05758 PHONE 888-888-8888 FAX 888-888-8888 EMAIL: oley@olearyburke.com		
Burlington Vermont		
Hotel Champlain		DATE: 1-14-19 JOB: 2019-02
Existing Conditions		SHEET: 59
		PAGE: 1

Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SETBACK
- SIDELINE OF EASEMENT
- CONTOUR LINE (USGS DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EXISTING UNDERGROUND ELECTRIC
- EXISTING SEWERLINE
- EXISTING STORM
- EXISTING WATERLINE
- EXISTING NATURAL GASLINE
- EXISTING TELECOMMUNICATIONS
- EXISTING/PROPOSED HYDRANT
- ABOVE / BELOW - GROUND PARKING
- EXISTING PAVED/GRAVEL DRIVE



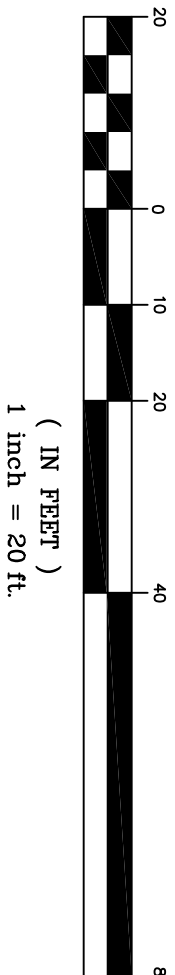
Location Map

Scale 1" = 200'

Zoning Information

- RH DISTRICT COVERAGE:**
TOTAL LOT AREA: 12,262 SF • 0.28 AC (2 PARCELS)
PROPOSED BUILDING COVERAGE: 5,402 SF • 0.12 AC (144.1%)
PROPOSED TOTAL COVERAGE: 9,766 SF • 0.23 AC (179.6%)
- DT DISTRICT COVERAGE:**
TOTAL LOT AREA: 38,765 SF • 0.89 AC (3 PARCELS)
PROPOSED BUILDING COVERAGE: 24,750 SF • 0.57 AC (164.4%)
PROPOSED TOTAL COVERAGE: 34,652 SF • 0.80 AC (189.4%)
- PARKING REQUIREMENTS:**
PARKING REQUIRED:
VICTORIA PLACE • 18 SPACES
GEORGE STREET LOFTS:
20 UNITS X 2 SPACES/UNIT X 50% WAIVER • 20 SPACES
HOTEL CHAMPLAIN:
43 ROOMS X 0.75 SPACES/ROOM • 70 SPACES
REQUIRED PARKING • 108 SPACES
- PARKING PROPOSED:**
84 SPACES UNDERGROUND (48 SPACES X 175-84 SPACES PER 146,710)
39 SPACES ABOVEGROUND
- PROPOSED PARKING • 123 SPACES**
- BICYCLE PARKING REQUIREMENTS:**
LONG TERM SPACES
GEORGE ST LOFTS • 20 UNITS X 0.10 SPACES PER UNIT (ELDERLY)
• 2 SPACES
HOTEL CHAMPLAIN • 43 ROOMS X 0.05 SPACES PER UNIT (HOTEL)
• 5 SPACES
• 1700 SF RESTAURANT X .001 SPACES PER SF
• 2 SPACES
REQUIRED LONG TERM SPACES • 9 SPACES
- SHORT TERM SPACES**
GEORGE ST LOFTS • 20 UNITS X 0.10 SPACES PER UNIT (ELDERLY)
2 SPACES
HOTEL CHAMPLAIN • 43 ROOMS X 0.1 SPACES PER UNIT (HOTEL)
• 10 SPACES
1700 SF RESTAURANT X .002 SPACES PER SF
• 4 SPACES
REQUIRED SHORT TERM SPACES • 16 SPACES

GRAPHIC SCALE

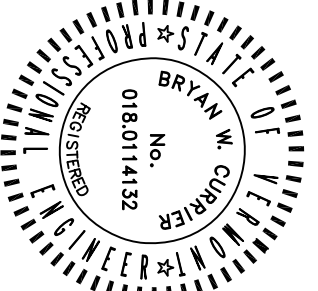


(1 IN FEET)
1 inch = 20 ft.

Owner/Applicant

3 GEORGE STREET, LLC
218 OVERLAKE DRIVE
COLCHESTER, VT 05466

NOTE: ALL EXISTING ELECTRIC AND GAS INFRASTRUCTURE SHALL BE VERIFIED BY BURLINGTON ELECTRIC AND VERMONT GAS SYSTEMS PRIOR TO THE START OF CONSTRUCTION



DATE: 12.9.12	DESIGN: Ashraf Shaw, Sheng Li, James	BY: BMC
SHEET: 1 OF 2	RECORD DRAWING: ☒ PRELIMINARY: ☐	DATE: 1-14-19
DESIGN: BMC	SKETCH/COMMENT: ☐	2019-02-20
DRAW: BMC	O'LEARY-BURKE CIVIL ASSOCIATES, P.C.	SCALE: 1"=20'
CHECKED: PLO	13 CORPORATE DRIVE FERRIS, VT 05753 PHONE: 855-8880 FAX: 855-8880 EMAIL: oab@olearyburke.com	PROJECT: Burlington Vermont
	Hotel Champlain	SHEET: 2
	Site Plan	
	Ground Floor	

4th Floor
Atlas-
Metaphor



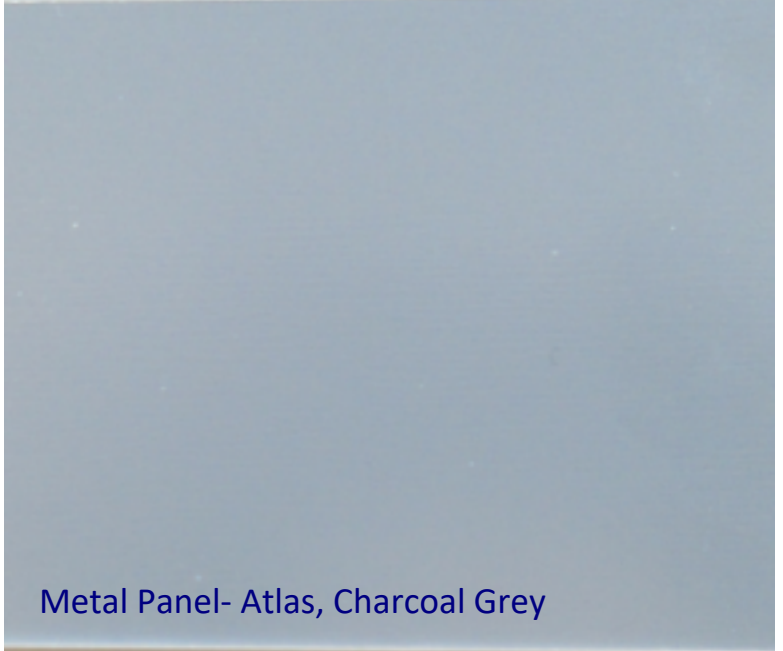
Metal Panel- Atlas, Metaphor: Slate Grey



2-3rd Floors
Atlas-
12"x7 1/4"



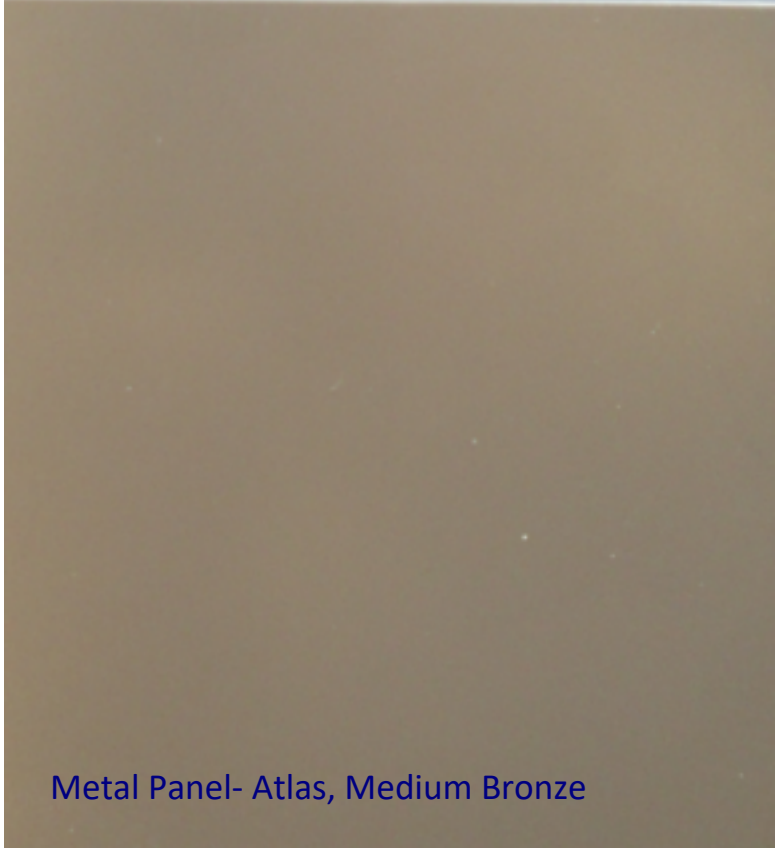
Metal Panel- Atlas, Charcoal Grey



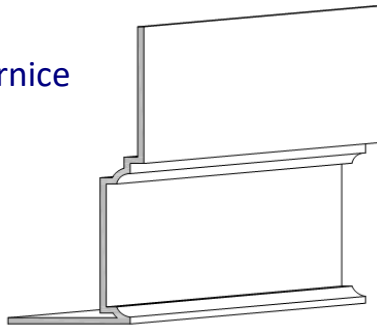
1st Floor
Atlas-
12"x9 1/4"



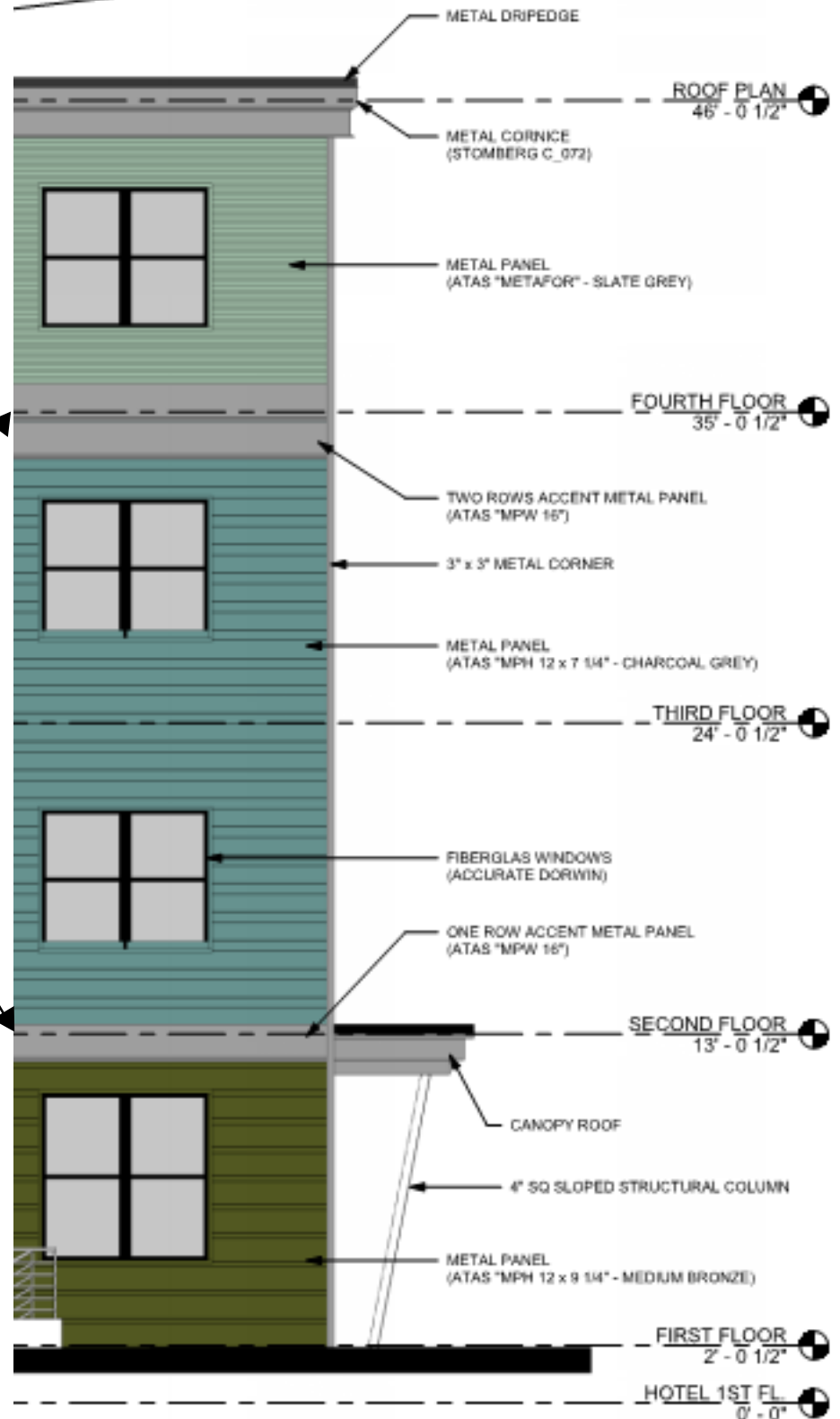
Metal Panel- Atlas, Medium Bronze



Cornice



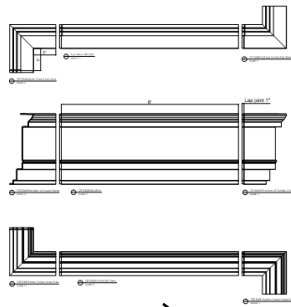
Atlas- Metal
Banding:
Rocky Grey



Fiberglass Cornice by: Royal Corinthian
Profile: CR153x8
3'-2 3/16" H x 1'-1" P x 96" L

Available in:
Paint Grade (white gel coat finish)
Pre-Finished (colored gel coat)
Stone Finish (textured or smooth)
Granite Finish (smooth granite look)

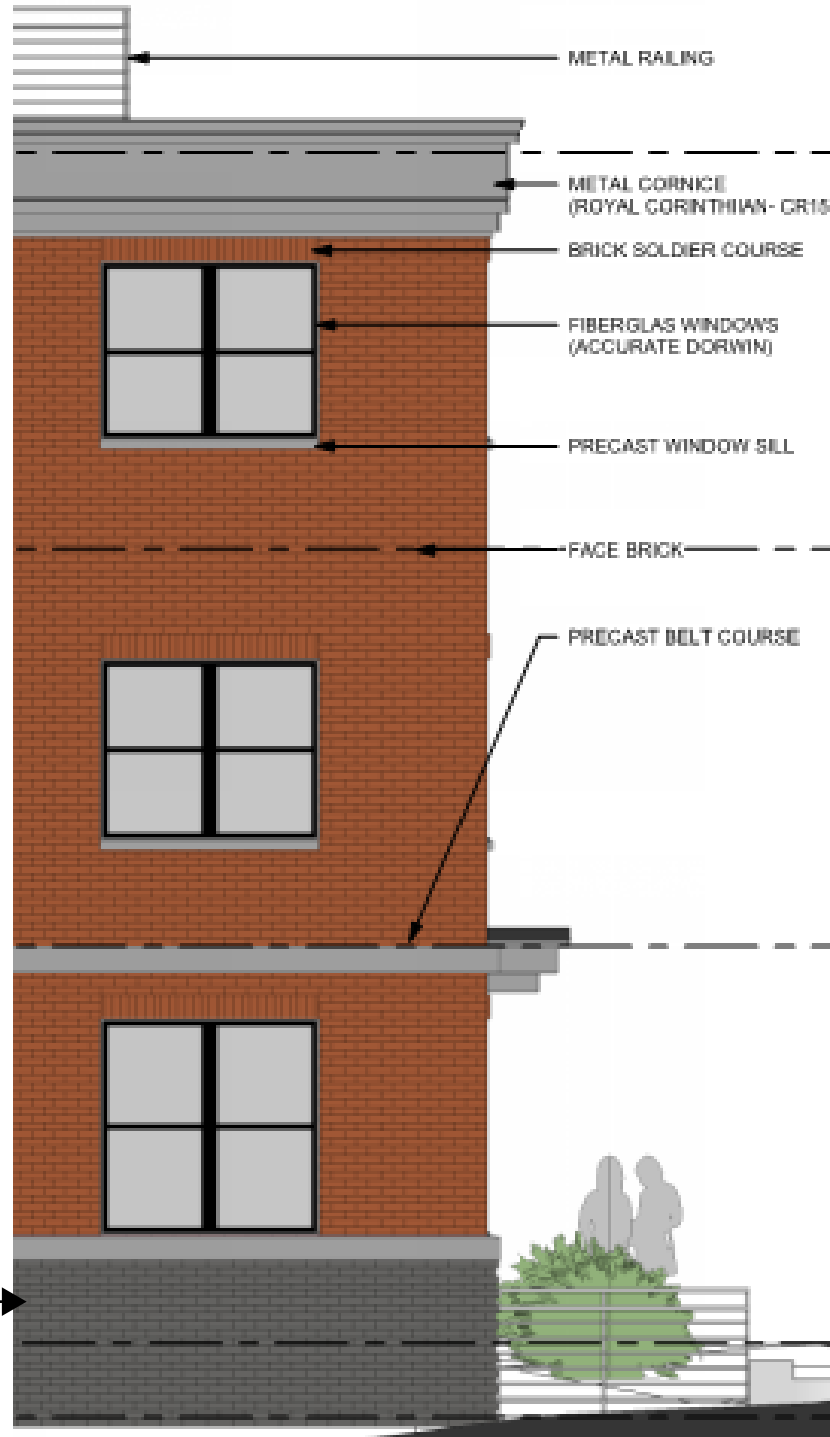
Manufactured by: Royal Corinthian
T. 888-265-8661
F. 888-344-2937
www.royalcorinthian.com
royalcor@royalcorinthian.com



Typ Brick:
Glen Gary
53 DD



Base Brick:
Belden Black
(same as Hotel)
Double length
"Ambassador"



TU24000 High Thermal Performance Dual Pocket Poured & Debridged Storefront

Tubelite's most popular thermally broken storefront line has been expanded and enhanced with an additional P&D thermal break. The TU24000 Series has the same 2" x 4-1/2" profile as the T14000 system, and offers standard screw-spline or shear block connections.

TU24000 Dual Pocket Poured & Debridged Thermal Storefront is recommended for use on ground floor storefront or protected low-rise applications. Framing has 1/2" bite for use with glass or panels up to 1" thick. Verticals can be steel-reinforced for high performance against strong windloads. Tubelite 3700 Series operable windows can be glazed into the storefront framing pocket for natural ventilation.

Framing is compatible with Tubelite's Medium and Wide Style Thermi-Block™ Doors.

Our TU24000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.

Thermi-Block
HIGH-PERFORMANCE THERMAL FRAMING

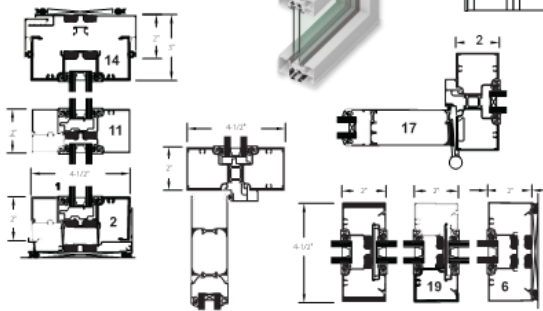
TUBELITE
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT CURTAINWALL AND ENTRANCE SYSTEMS

Thermal Entrances

Also used with Thermal Curtainwall

TU24000 High Thermal Performance Dual Pocket Poured & Debridged Storefront

Thermi-Block
HIGH-PERFORMANCE THERMAL FRAMING



GET THE POINT!™
Thermal Storefront can help with the following LEED points:
• EA 1 - Optimize Energy Performance
• MR 4.1 & 4.2 Recycled Content
• EQ 6.2 Thermal Comfort
• EQ 8.1 & 8.2 Daylight & Views

Thermally Broken Aluminum Storefront Entries

INLINE FIBERGLASS VALUE THROUGH INNOVATION



MAFCO HOUSE: This luxurious cottage getaway features Inline Fiberglass 400 Series Commercial Strip with 700 Series operable vents to take advantage of the stunning surroundings.

Inline Fiberglass Ltd. has been manufacturing Fiberglass Windows and Doors since 1986 and our expertise covers New Construction as well as the Retrofit for residential, commercial and industrial markets. We know the industry and the issues. Fiberglass windows and sliding doors are the most energy efficient, stable and reliable fenestration products available. Our products are recognized for their superior performance in terms of energy savings, structural and physical properties in all climates and long term durability.

Inline Fiberglass Ltd. Window and door systems provide the perfect balance between form and function. Their form is the result of Inline's unique ability to pultrude slim, elegant, lightweight frames. Their function stems from the incredible strength of fiberglass, its thermal efficiency and its affinity with the glaze it supports.

INLINE Fiberglass Products Offer:

- Tensile strength greater than that of aluminum and steel.
- Low U Values, provide reduced energy loss/gain, and increase efficiency and comfort.
- Extremely low air leakage means reduced energy loss/gain, reduced dust infiltration, and reductions in unwanted noise.
- Lowest linear thermal expansion/contraction means seals will not fail prematurely.
- Full flexibility of color options including split finishes.
- Fiberglass is an inert material unaffected by time, moisture, corrosion or temperature.
- Minimal environmental impact due to low embodied energy used in production.
- Fiberglass is more durable, offering greater, longevity with virtually no maintenance.
- Full range product line of unique European and North American Designs.
- Competitively priced against traditional windows.

Our experience and focus on quality, performance and sustainability make us the ideal supplier for your future residential and commercial Projects, as it has for many other Projects in the past.

Please feel free to contact me if you have any additional questions or require additional information.



60 RICHMOND STREET: This award winning cutting edge urban redevelopment project by Teeple Architects sets a new standard in design and efficiency. Inline product includes 325 Series Awning and Fixed windows.

INLINE

38 Constellation Court
Etobicoke, Ontario, Canada
M9W 1K1
www.inlinefiberglass.com

Anthony Bartolini
E: abartolini@inlinefiberglass.com
P: 416-679-1171 ext. 233
F: 416-679-1150
TF: 1-866-566-5656

Double Hung Tilt SINGLE HUNG TILT & SLIDER

Today's most functional and efficient windows

Sovereign|FG™ Double Hung windows are the most sought after traditional window systems. Their design allows for opening both the top and the bottom sash, facilitating controlled ventilation from any height in the room. **Sovereign|FG™** Double Hung windows are designed for strength, minimum thermal transfer and optimum viewing area since **Sovereign|FG™** fiberglass profiles are engineered specifically for use in windows. That's one difference.

Another is the magic of fiberglass combined with **Sovereign|FG™** highly engineered, tubular profiles. Together this means each **Sovereign|FG™** Double Hung window has built-in strength that lends it features and advantages not possible with other materials.

- ▶ Both sashes of the double hung tilt can be simply tilted inwards for ease of cleaning. Top down "rain resistant" or bottom up (or both) operation allows for variable ventilation positions

- ▶ Non-corroding Fiberglass material provides long life in the tough, salty conditions found in coastal environments



- ▶ Combined strength of pultruded fiberglass and tubular frame design create an exceptionally strong frame for superior performance, during and after construction

Fiberglass double pane windows

BOVES - HOTEL CHAMPLAIN - Exterior Materials



Modular Brick Masonry- Upper Levels (Red, Beige), running bond

Black Brick- 8"x16", stack bond

CUPPED TILE



FLAT TILE



DIAMOND TILE



TS TILE



CUPPED TILE

The cupped tile catches light at multiple angles that creates a multi-shade effect as viewing perspective changes. In roof applications, installers can safely walk on the cupped tiles during installation.

- ▶ Nominal: 15" x 9-5/8"
- ▶ Exposed: 14-1/2" x 8-5/16" +/- 1/16"

FLAT TILE

The flat tile has the flexibility to integrate with both modern and traditional designs.

- ▶ Nominal: 15" x 9-5/8"
- ▶ Exposed: 14-1/2" x 8-5/16" +/- 1/16"

DIAMOND TILE

Diamond tiles can be installed horizontally, or on an angle to achieve a diamond or clapboard pattern.

- ▶ Nominal: 8-5/16" x 9-3/4"
- ▶ Exposed: 7-1/4" x 8-5/16" +/- 1/16"

TS TILE

The TS tile's larger height creates a vertically oriented pattern.

- ▶ Nominal: 7-3/4" by 17-1/4"
- ▶ Exposed: 7-1/4" by 16-1/4" +/- 1/16"



Metal Tile, Accent and Penthouse level.

PRECISION SERIES TILES

The Precision Series Tiles collection from Petersen includes four metal tile profiles that offer designers, specifiers and installers an alternative to roll-formed panel-style cladding. The stamped tiles can be applied to roof or wall installations, and are offered in four styles including Flat, Cupped, Diamond and TS. Designed to enhance architectural design, the tiles add dimension to the exterior of any structure. The tiles can be applied to either non-residential or residential environments, and are covered by the PAC-CLAD 30-year finish warranty.

The interlocking tiles are formed using progressive tooling to create a uniform and cost-effective cladding solution. This system installs directly over plywood or elevated channels using concealed fasteners. No sealant is required for the tiles' breathable joints. Thermal gain and movement is not an issue,

as the small size of each tile means movement will be minimal. Only basic sheet metal tools are required to work with these products. Minimum slope of 3:12 for roof applications.

PRODUCT FEATURES

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 12 colors (LIC stainless)
- ▶ Zalmag(R) coated steel (26 gauge)

ASTM TESTS

- ▶ ASTM E283
- ▶ ASTM E330
- ▶ ASTM E331

UL CLASSIFICATION

- ▶ UL 580-1897

AAMA TESTS

- ▶ AAMA 501.1

CUPPED TILE



FLAT TILE



DIAMOND TILE



TS TILE



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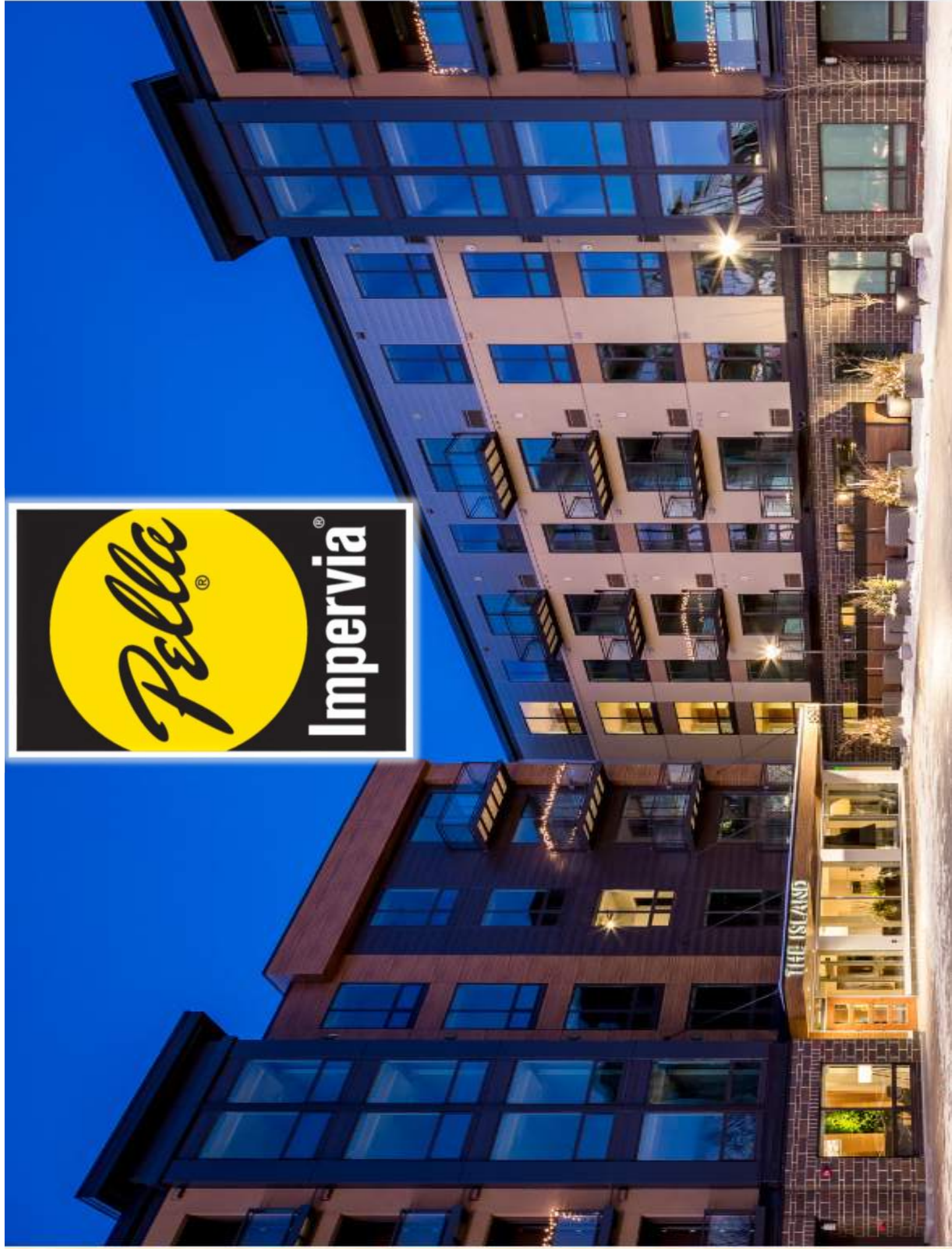
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- ▶ Exposed: 7-1/4" by 16-1/4" +/- 1/16"



Project: Village School - private school
Profile: Diamond Tile





COMMERCIAL

Elan

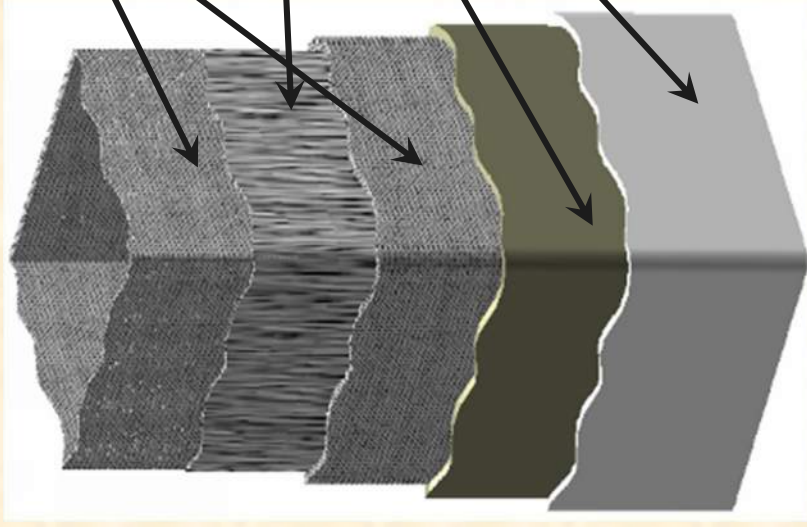




COMMERCIAL

Pella Duracast™ Technology

Five-layer interlocking fiber composite

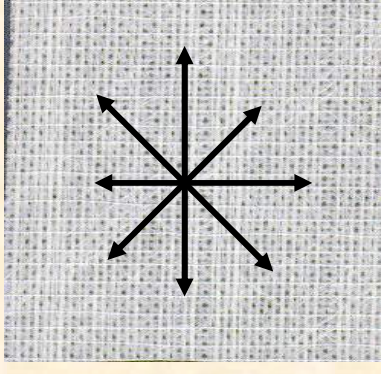


● Pella's patented interlocking structural mat

● Structural core

● Heat-set resin

● Baked-on finish



● Conventional Mat



Breakthrough technology makes low-cost, high performance pultrusion possible.



COMMERCIAL

Impervia Performance

MEET THE NEW
CLASS IN FIBERGLASS.



ENGINEERED PRODUCT
FOR HIGH-RISE BUILDINGS



SUPERIOR PERFORMANCE IN
STRENGTH AND DURABILITY



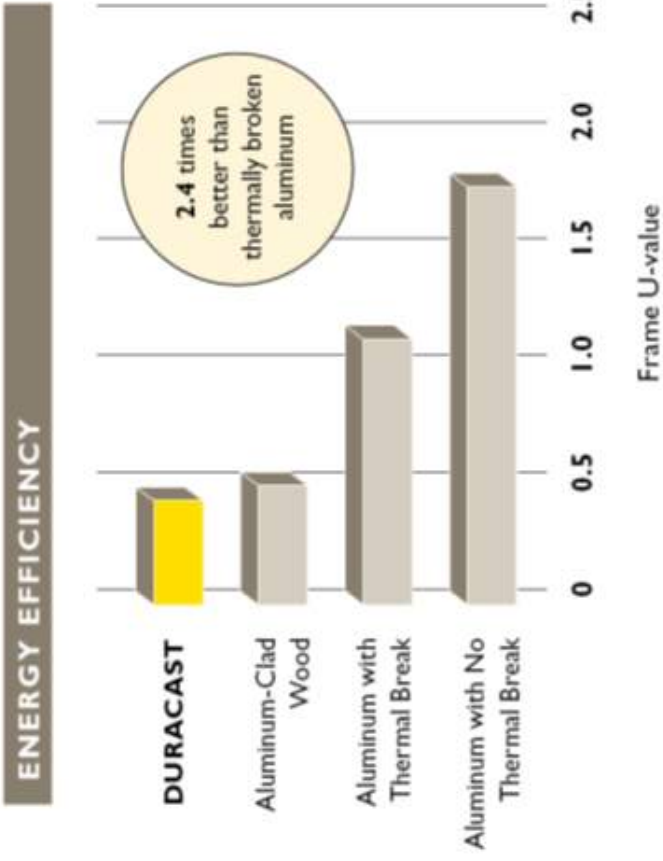
2.4X MORE ENERGY-EFFICIENT THAN
THERMALLY BROKEN ALUMINUM*





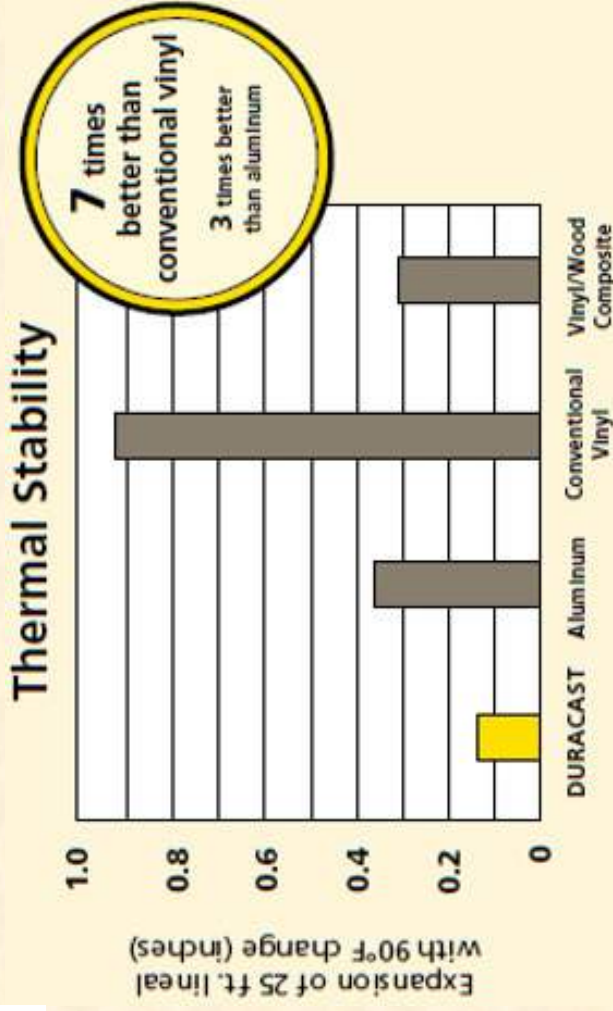
COMMERCIAL

Duracast Advantages



Substantial Energy Efficiency Difference

- Less than half the heat loss through the frame
- Occupant Comfort



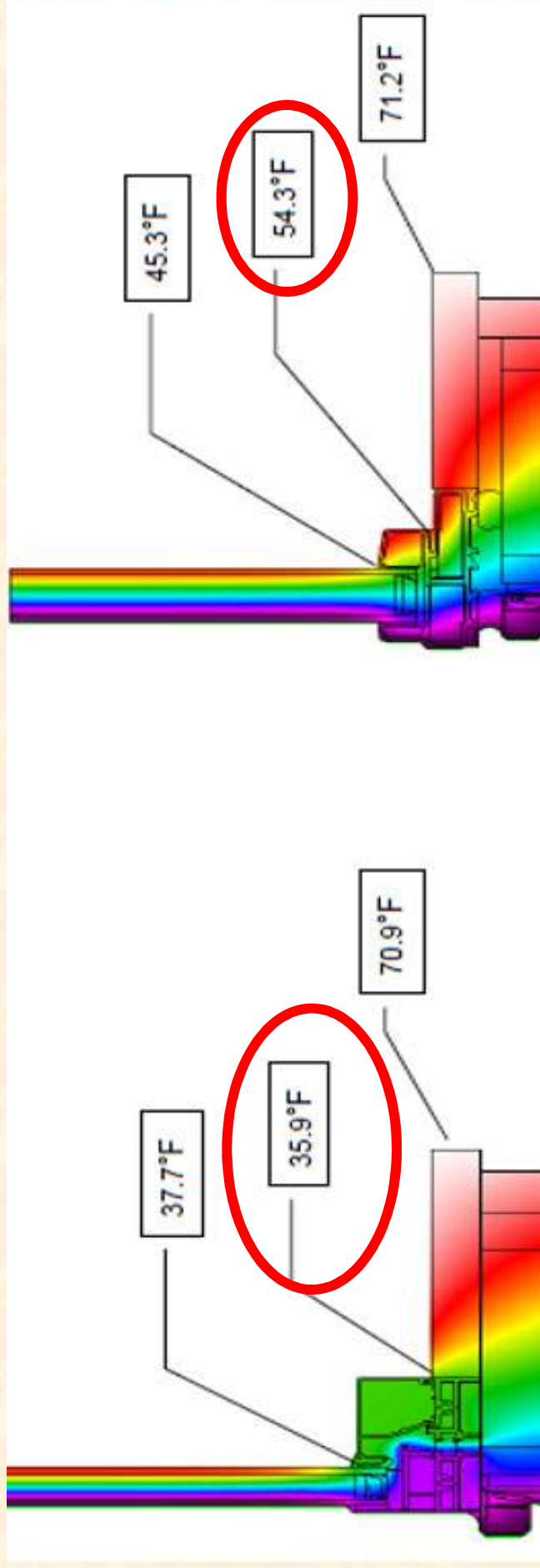
Product Stability

- 1/8" movement in 25' lineal
- Weather-strip tight throughout the seasons



COMMERCIAL

Impervia Performance



**Aluminum –
Thermally Broken**

Impervia

Indoor Air Temperature: 72° F

Outdoor Air Temperature: -14.9° F

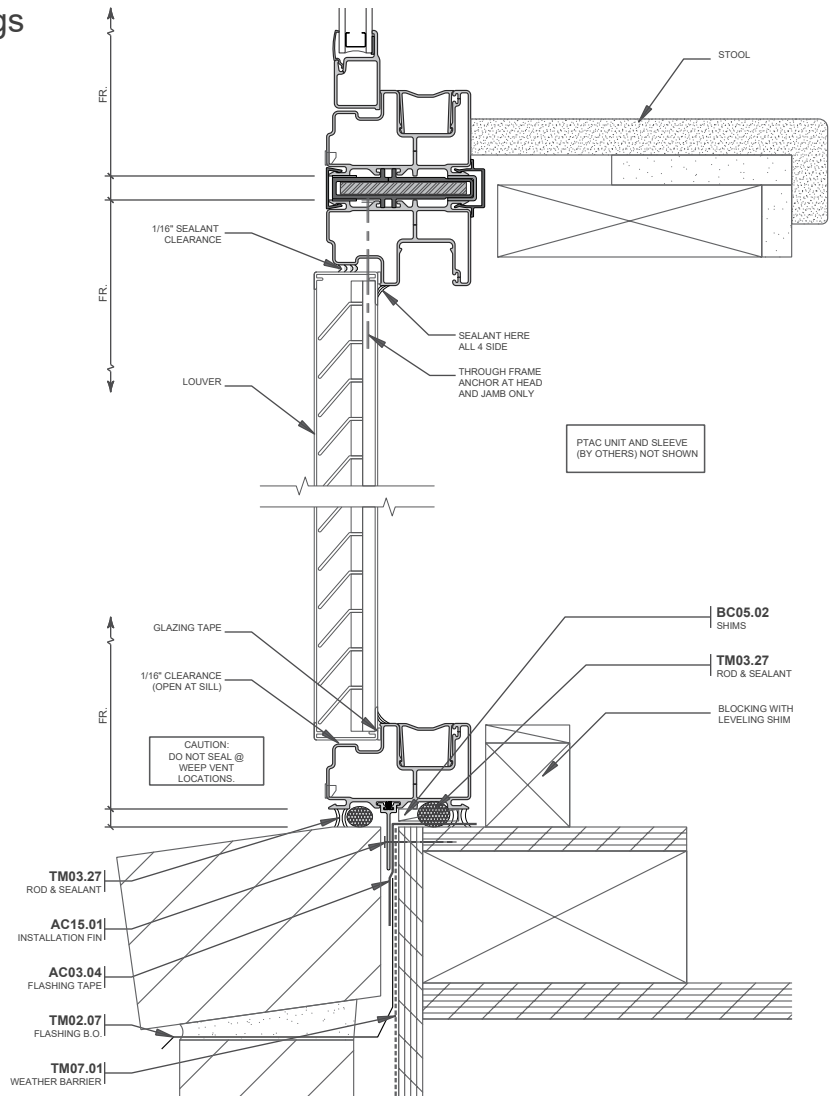
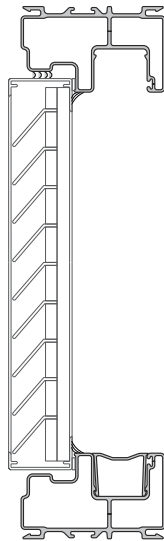
18°F Room Side Frame Temperature Difference

TECHNOTES



Typical Cross-Section Drawings

Open Fixed Window Frame





Pella® Impervia® Open Frame Fixed Window Used in Conjunction with PTAC Louvers



Pella Impervia Unit Muller
above open Fixed Window
Frame w/ louver

(Fixed Frame show above)

Pella Impervia Open Fixed
Window Frame.

Fixed Window Design Integrates
Weep Holes for Incidental Water
Management.

PTAC Louver

(supplied by others;
branch or field installed)



Pella® Impervia® Open Frame Fixed Window Used in Conjunction with PTAC Louvers

Typical Interior Window /Louver Detail



Typical Exterior View



PTAC Sleeve – typically supplied through PTAC vendor.



PTAC Louver Detail



PTAC sleeve and louver, supplied by others.

Optional insulated block-out panel shown



Pella® Impervia® Open Frame Fixed Window **Used in Conjunction with PTAC Louvers**

**Pella Impervia Fixed
Window Frame**

PTAC Louver Supplied by
Others



Assessment of Parking Garage Lighting for the Champlain Hotel, Pearl Street, Burlington, VT.

Prepared for the Burlington Planning and Zoning Office

Prepared by Kathleen Ryan – Landscape Architect

February 11, 2019

At the request of Mary O'Neil, principal planner, I was asked to review the lighting plans for the parking garage proposed as part the vehicle parking to serve the planned Hotel Champlain 64-68 Pearl Street, Burlington.

1. Summary

It is my conclusion that lighting planned for the Champlain Hotel ground level parking garage meets the IESNA lighting standards as outlined in *Lighting of Parking Facilities IES RP=20-14*.

2. Research

In preparation I reviewed or conducted the following:

- Architectural plans and perspectives prepared by Scott and Partners Architecture, Essex Junction, VT
- Site, landscape, lighting plans and details prepared by T. J. Boyle Associates, LLC, Burlington
- IES publication *Lighting of Parking Facilities IES RP=20-14*.
- Daytime site visit on February 4, 2019
- Evening site visit February 10, 2019

3. Assessment:

a) Light Levels

Ground Level Garage: Light levels within the above ground garage range from a high of 2 footcandles to a low .2 footcandles with most of the garage illuminated in the half-footcandle range. This meets the general recommendations of IES, as I understand them.

Underground Garage Level: Only the entry of this lower level will be visible to the public. The vertical illumination of the opening is not noted. However, the vehicle entry is ten feet below street grade and at the end of a 90 foot long, steeply sloped drive and shielded on either side by two buildings limiting the visibility of the entry from the street. Lighting on the driveway to the garage averages about .3 to .5 footcandles; within an acceptable range.

b) Fixtures

The ceiling mounted parking garage fixtures to be installed for garage lighting are a series of flat, 5 inch round LED, low lumen level fixtures spaced at approximately 18-24 feet on center.

The lens covering the LED diodes should diminish their glare.

The 2700k LED color temperature puts the lights in the warm color range for LEDs. The illumination falls below the 87-degree angle (no direct light above 90 degrees) and meets IES anti-glare standards.

The light fixture is dimmable with potential to save energy during daylight hours.

c) Lighting and Site and Building Layout

For the most part the configuration of the site and buildings on this compact site shields the visibility of most of the site lighting including the parking garage. The one exception is the north side of the property abutting four residential properties.

The existing Victoria Place building screens the parking garage lighting from the south (Pearl Street) except for a narrow view down the entry drive, framed by the four and five story buildings either side. The restaurant/lobby section of the planned hotel will screen the garage and other site lighting from the west.

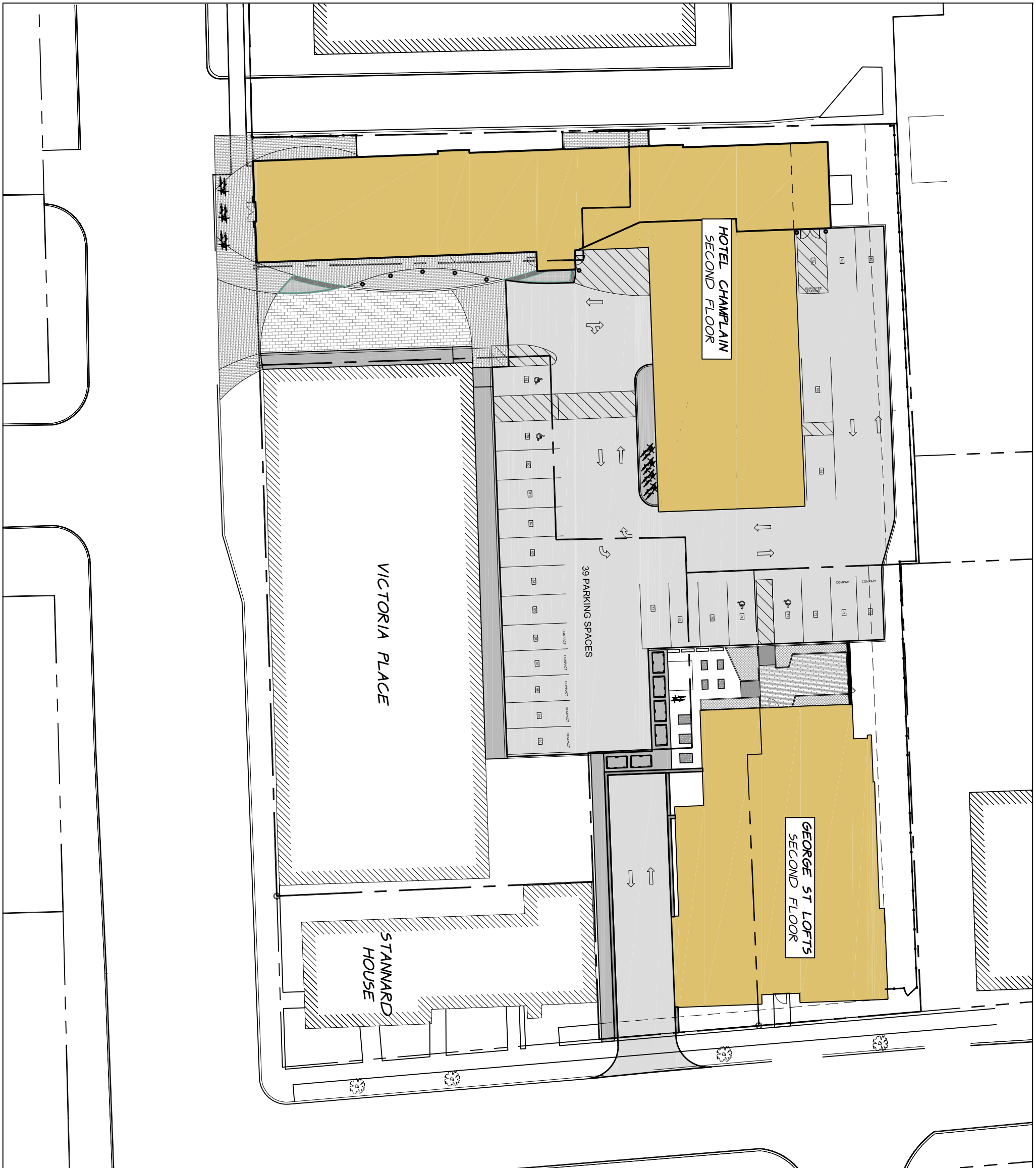
As noted above in 3a), the light from the entry to the underground garage will not be readily visible except from the 24-foot wide driveway opening on George Street, shielded on either side by a two and three story buildings.

The open, north side of the garage lies approximately 25 feet from the property line of the four neighbors to the north. The garage opening is about 80 feet long by 11 ft high. Interior garage lighting will not be apparent in daylight hours but the evening illumination from the garage and reflectance from vehicles and floor will generate a glow, visible from the neighboring properties. There is also one wall mounted light to be located 14 feet above grade near the center of the north façade.

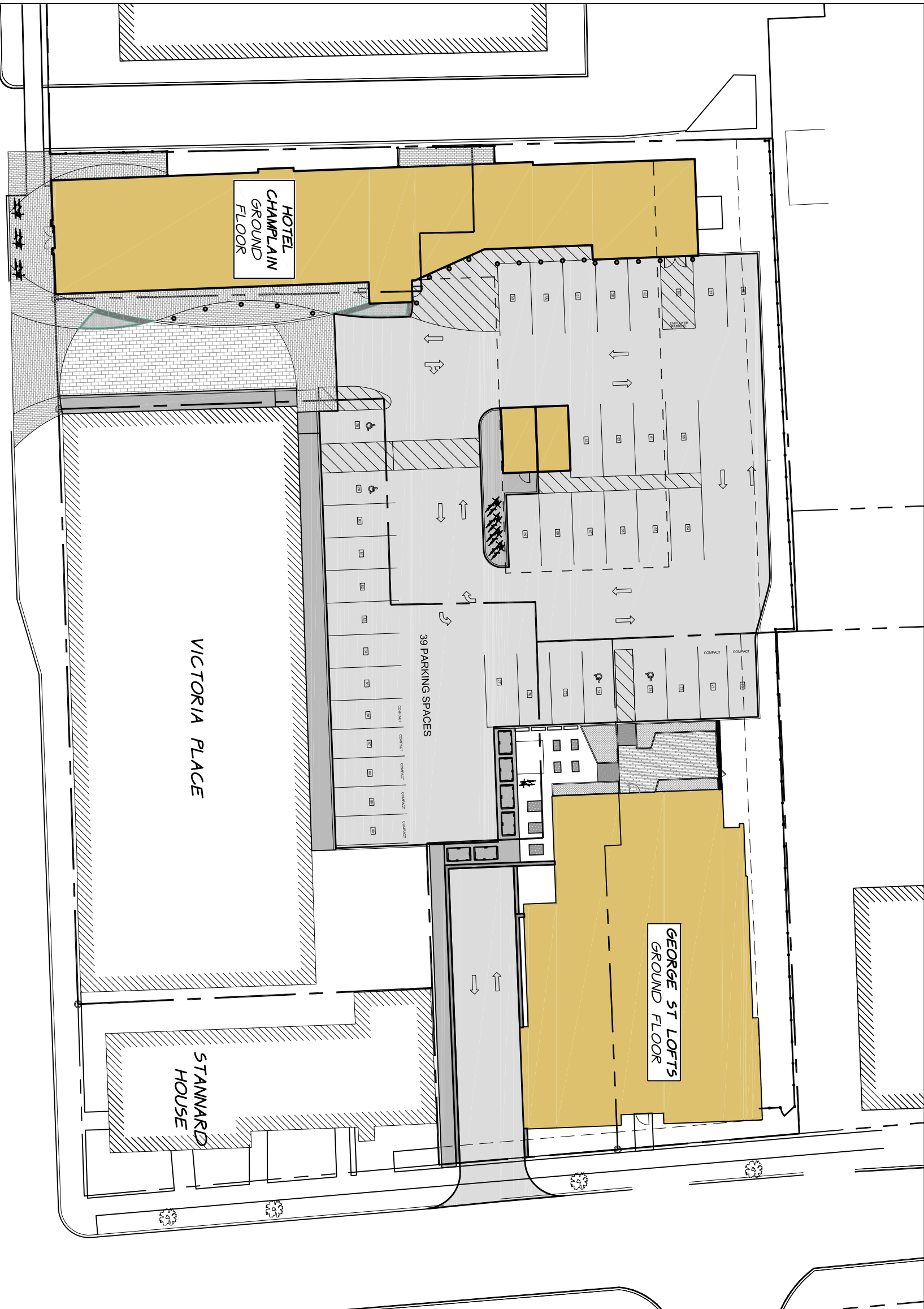
Screening between the garage and the neighboring properties is limited. The easternmost residential property has several substantial spruce trees that will provide some screening. The other three properties have a few mature, deciduous trees and at least one shed structure, which will also provide somewhat of a buffer.

The plans call for a six-foot high, slatted wood, screening fence that will provide minimal shielding of illumination. The Andropogon decorative grass to be installed along the wood fence will grow a maximum of six feet and is not meant as a vegetative screen.

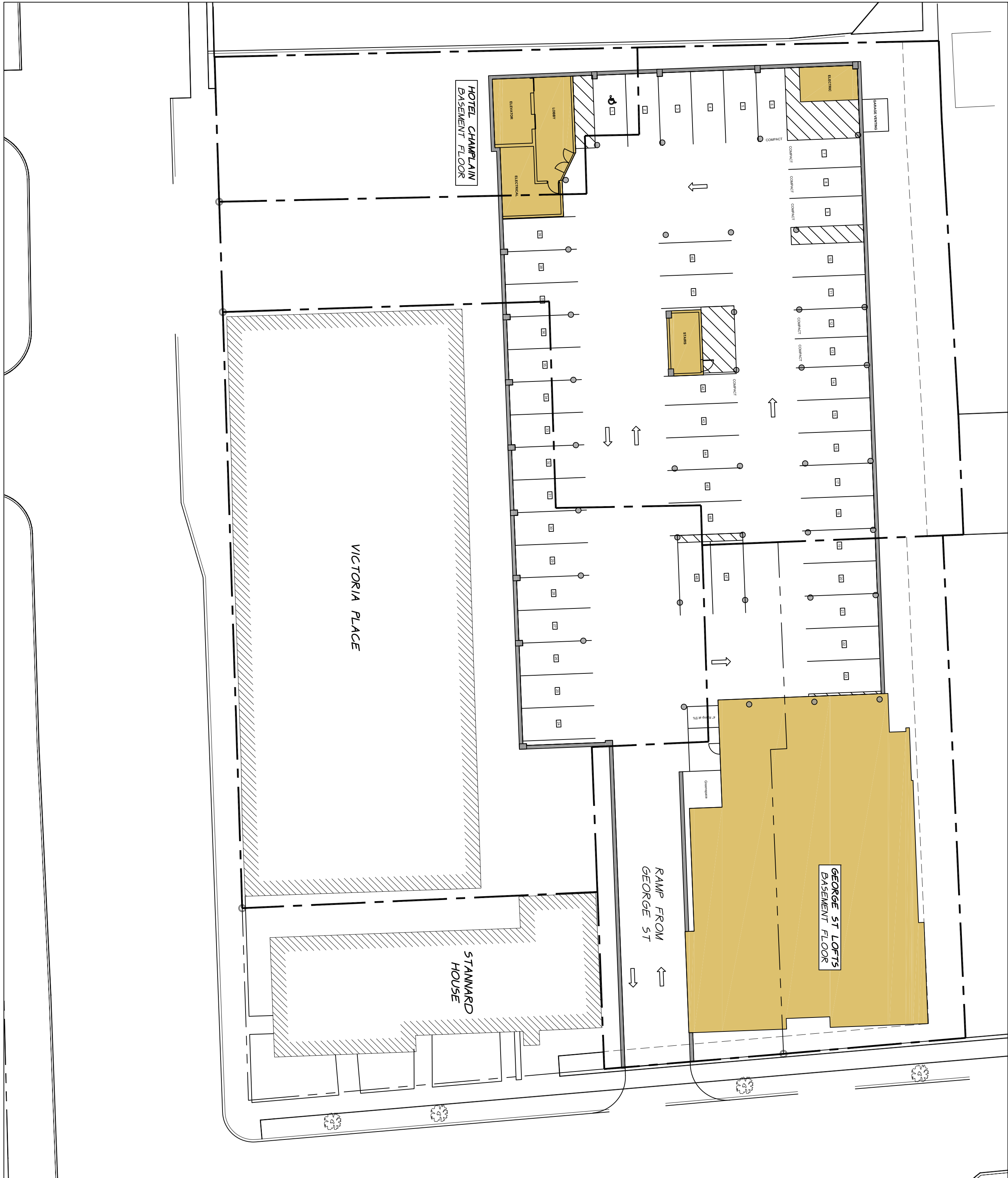
It could be debated whether the planned improvements will create more of a lighting impact than neighbors are currently experiencing from the four, existing pole mounted parking lot lights. However, a more effective screen either on the northern garage openings not used for entry or at the property line itself should be considered.



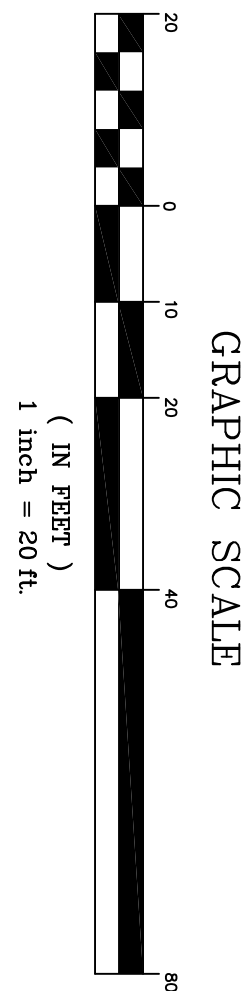
SECOND FLOOR
1"=30'



GROUND FLOOR
1"=30'

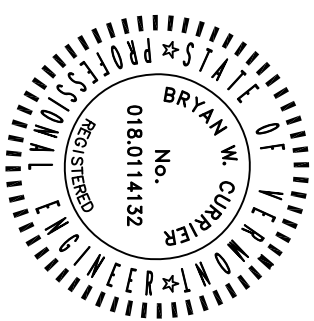


BASEMENT FLOOR
PARKING GARAGE



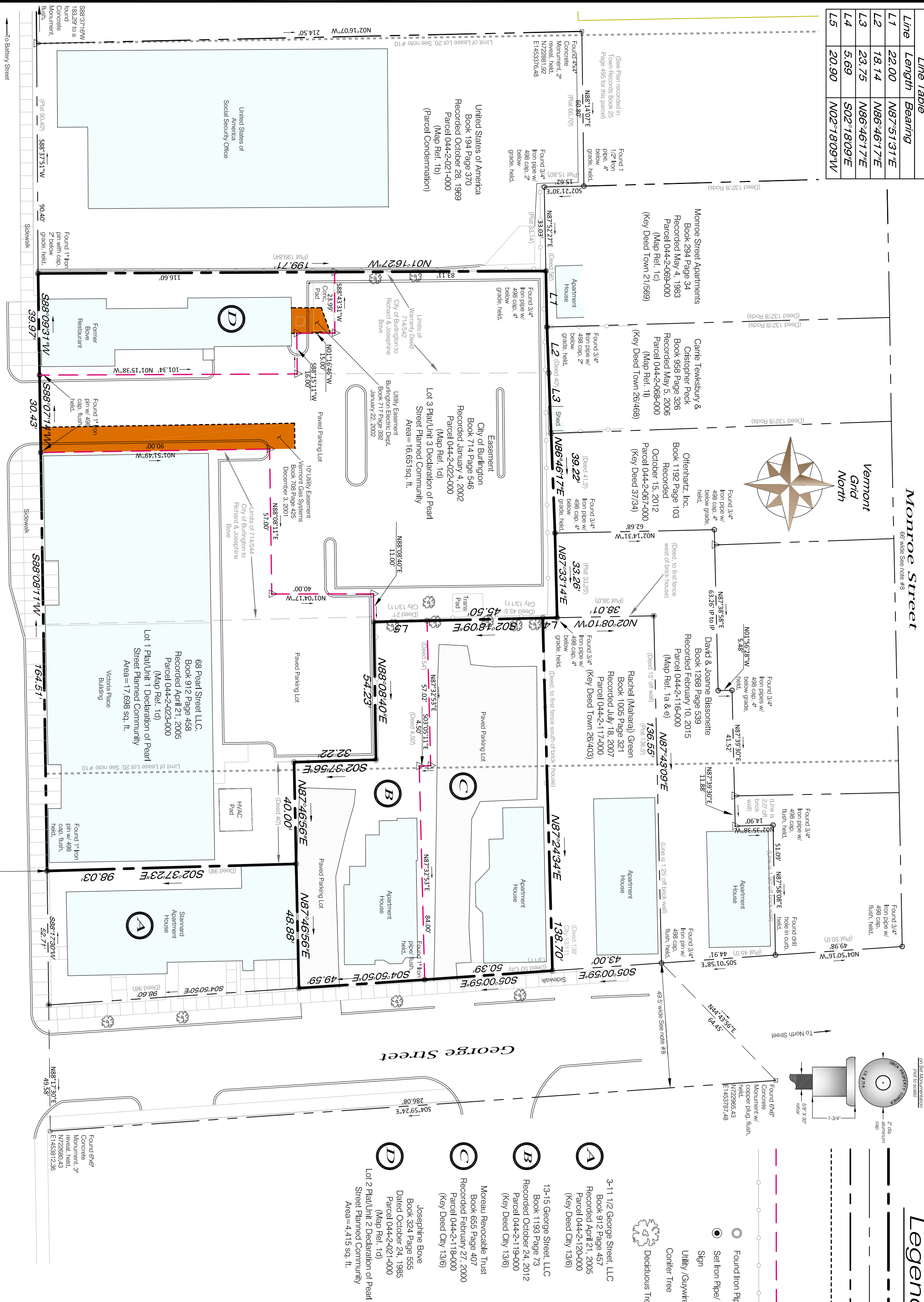
Owner/Applicant

3 GEORGE STREET, LLC
218 OVERLAKE DRIVE
COLCHESTER, VT 05466



DATE	REVISION	DATE	BY
SYNOPSIS	☐ RECORD DRAFTING	☐ PRELIMINARY	DATE 1-14-19
DESIGN	☐ FINAL	☐ SKETCH/CONCEPT	2019-01-19
DRAWN BY			2019-01-19
CHECKED BY			2019-01-19
SCALE			2019-01-19
O'LEARY-BURKE CIVIL ASSOCIATES, PLLC		Overall Site Plan	
13 CORPORATE DRIVE FARMINGTON, VT 05401 PHONE 802-888-8888 FAX 802-888-8889 EMAIL: oab@olearyburke.com		Ground, Basement & Second Floor	
3		3	

Line Table		
Line	Length	Bearing
L1	22.00	N87°51'31"E
L2	18.14	N86°46'17"E
L3	23.75	N86°46'17"E
L4	5.69	S02°18'09"E
L5	20.90	N02°18'09"W



Location Plan-n.t.s.
Survey Notes

[illegible]

*City of Burlington
Received for Record*

A.D. _____
at _____ o'clock _____ minutes. *Of*
and recorded in _____
attest: _____
Town Clerk

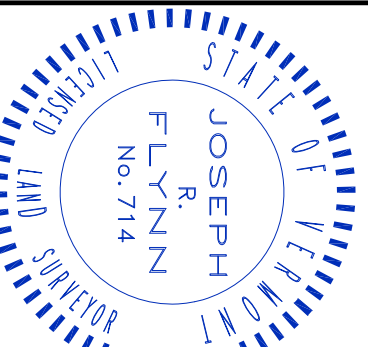
Boundary Plar
 of
Hotel Victoria
 64, 70, 78, 86 Pearl Street
 and
 3, 13 & 19 George Street
 Burlington, Vermont

DATE	REASON
SURVEY	☐ RECORD DRAWING
OBCA	☐ PRELIMINARY
DESIGN	☐ SCHED/DRAWING
OBCA	☐ SCHED/CONCEPT
DRAWN	
JER	
CREATED	
SCALE	
SWK	

O'LEARY-BURKE

CIVIL ASSOCIATES, PLC

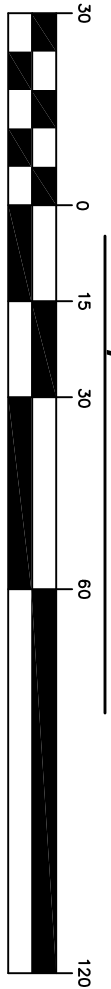
141 Corporate Drive
 Essex, CT, 07033
 Phone: 878-9860
 Fax: 878-9861
 E-MAIL: robey@olearyburke.com



I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through (e).

*Approval by Resolution of the Development Review Board of the City of Burlington, Vermont on the _____ day of _____, 20____, subject to the requirements and conditions of said Resolution _____, 20____, by _____ day of _____, 20____, Signed this _____ day of _____, 20____.

Graphic Scale



Joseph R. Flynn, L.S. 714

Dated _____

revisions			
revisions	date	revisions	date

T. J. Boyle Associates, LLC

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jbo

jbo	drawn by

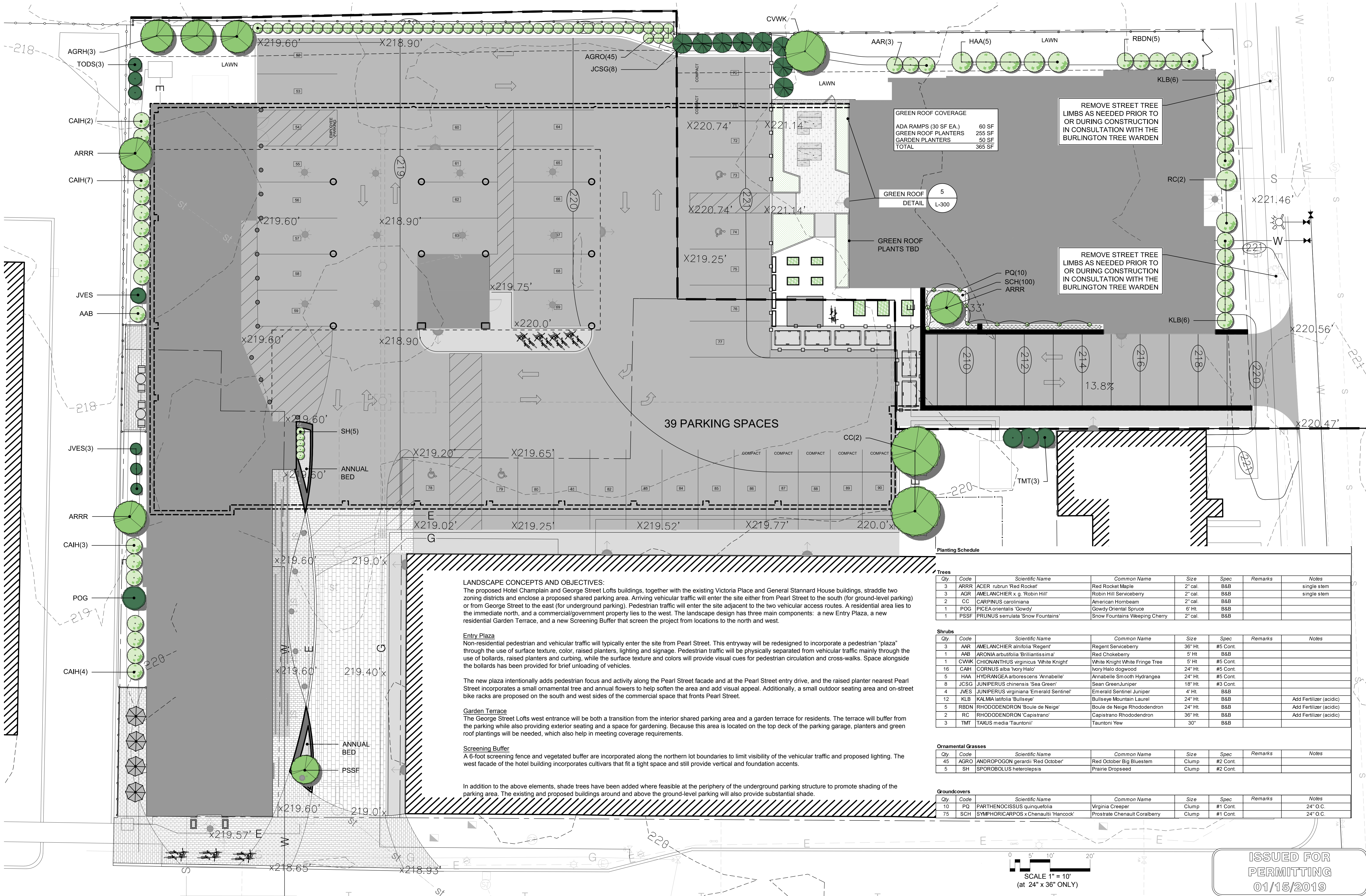
01/15/19
date

Hotel Champlain Site Amenities Plan

sheet no: L

Sheet no:

L-100



revisions	date	revisions	date

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01/15/19

date

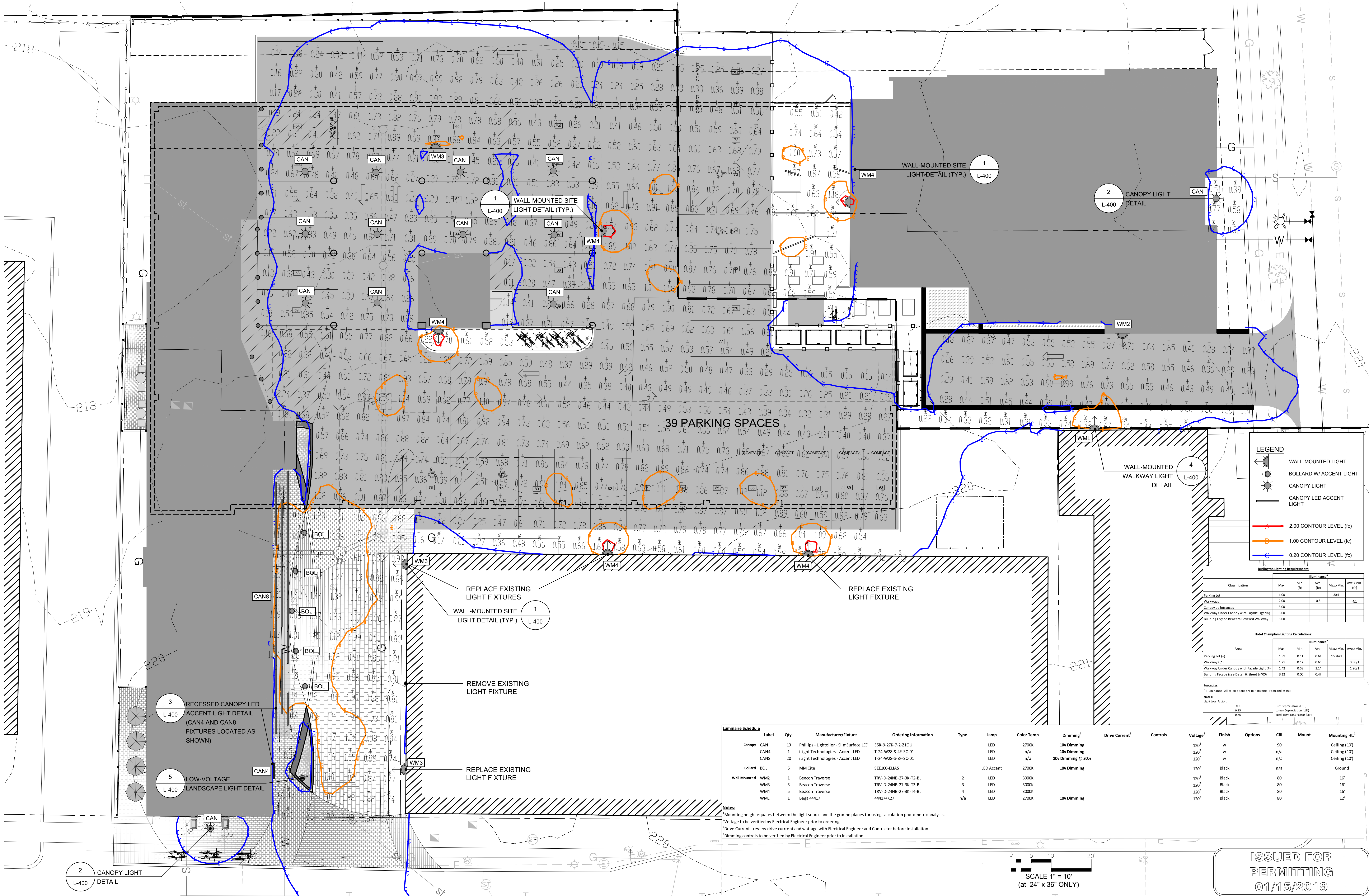
1" = 10'

Hotel Champlain

Landscape Plan

sheet no:

L-101



- LEGEND**
- WALL-MOUNTED LIGHT
 - BOLLARD W/ ACCENT LIGHT
 - CANOPY LIGHT
 - CANOPY LED ACCENT LIGHT
- 2.00 CONTOUR LEVEL (fc)
1.00 CONTOUR LEVEL (fc)
0.20 CONTOUR LEVEL (fc)

Minimum Lighting Requirements:

Classification	Illuminance ^a				
	Max.	Min.	Ave.	Max./Min.	Ave./Min.
Parking Lot	4.00			20:1	
Walkways	2.00		0.5		4:1
Canopy at Entrances	5.00				
Walkway Under Canopy with Facade Lighting	3.00				
Building Facade Beneath Covered Walkway	5.00				

Hotel Champlain Lighting Calculations:

Area	Illuminance ^a				
	Max.	Min.	Ave.	Max./Min.	Ave./Min.
Parking Lot (-)	1.89	0.11	0.61	16.76:1	3.86:1
Walkways (+)	1.75	0.17	0.66		
Walkway Under Canopy with Facade Light (+)	1.42	0.58	1.14		1.96:1
Building Facade (see Detail 6, Sheet L-400)	3.12	0.00	0.47		

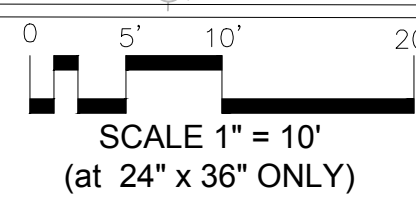
Footcandle:
^a Illuminance - All calculations are in Horizontal Footcandles (fc)

Notes:
Light loss factor: 0.9
Dirt Depreciation (DD): 0.85
Lumen Depreciation (LD): 0.76
Total Light Loss Factor (LLF): 0.76

Luminaire Schedule

Label	Qty.	Manufacturer/Fixture	Ordering Information	Type	Lamp	Color Temp	Dimming ²	Drive Current ³	Controls	Voltage ²	Finish	Options	CRI	Mount	Mounting Ht. ¹
Canopy	CAN	13	Phillips - Lightolier - SlimSurface LED	SSR-9-27K-7-2-Z10U	LED	2700K	10v Dimming			120 ²	w		90		Ceiling (10')
CAN4	1	iLight Technologies - Accent LED	T-24-W28-S-4F-SC-01	LED	n/a		10v Dimming			120 ²	w		n/a		Ceiling (10')
CAN8	20	iLight Technologies - Accent LED	T-24-W28-S-8F-SC-01	LED	n/a		10v Dimming @ 30%			120 ²	w		n/a		Ceiling (10')
Bollard	BOL	5	MM Gite	SEE100-ELIAS	LED Accent	2700K	10v Dimming			120 ²	Black		n/a		Ground
Wall Mounted	WM2	1	Beacon Traverse	TRV-D-24NB-27-3K-T2-BL	2	LED	3000K			120 ²	Black		80		16"
	WM3	3	Beacon Traverse	TRV-D-24NB-27-3K-T3-BL	3	LED	3000K			120 ²	Black		80		16"
	WM4	5	Beacon Traverse	TRV-D-24NB-27-3K-T4-BL	4	LED	3000K			120 ²	Black		80		16"
	WM1	1	Bega 44417	44417-K27	n/a	LED	2700K	10v Dimming		120 ²	Black		80		12"

Notes:
1. Mounting height equates between the light source and the ground planes for using calculation photometric analysis.
2. Voltage to be verified by Electrical Engineer prior to ordering.
3. Drive Current - review drive current and wattage with Electrical Engineer and Contractor before installation.
4. Dimming controls to be verified by Electrical Engineer prior to installation.



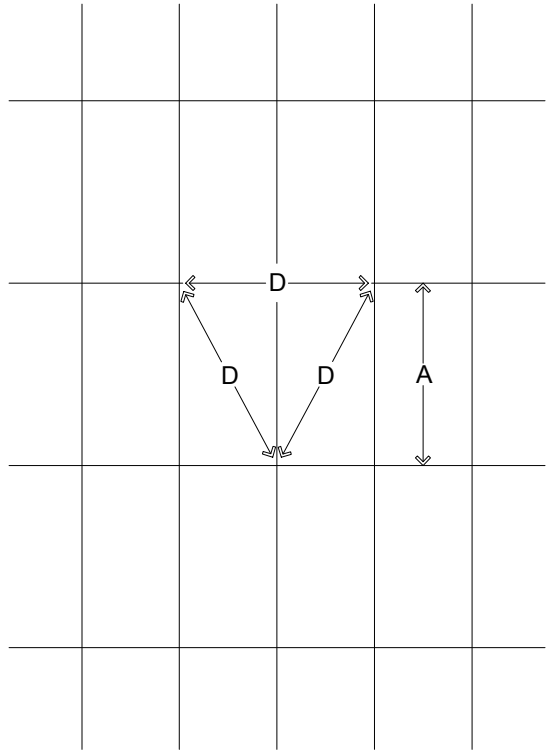
ISSUED FOR PERMITTING
01/15/2019

GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. CONTACT DIG SAFE TWO FULL BUSINESS DAYS BEFORE PLANTING. (48 HOUR MIN.)
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. THE PLAN QUANTITIES SHALL ALWAYS SUPERCEDE THE PLANT LIST.
- 3.
4. ALL PLANT MATERIAL SHALL CONFORM AND BE INSTALLED TO THE GUIDELINES ESTABLISHED BY THE CURRENT ANSI Z60.1.
5. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
6. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AMENDED PLANTING SOIL AS PER THE CONTRACT SPECIFICATIONS.
7. SOIL DEPTH SHOULD BE AS LISTED BELOW WITH A 2/3 PLANTING SOIL TO 1/3 COMPOST MIX. EXISTING SOIL ON SITE WHICH MEETS THE CONTRACT SPECIFICATIONS MAY BE USED. REMOVE SUB GRADE AND OTHER GRAVEL FILL IN PLANTING AREAS ON SITE.
 - 7.1. GROUND COVER BEDS: 12" DEPTH.
 - 7.2. LAWN AREAS: 6" DEPTH
 - 7.3. SHRUB/PLANT BEDS: 18" DEPTH
8. PLANTS SHALL BE INSTALLED SUCH THAT THE ROOT FLARE IS AT OR SLIGHTLY ABOVE FINAL GRADE (DUE TO NURSERY PRACTICES THIS MAY REQUIRE REMOVING SOIL FROM THE TOP OF THE ROOT BALL TO LOCATE THE ROOT FLARE).
9. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE FLAGGED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
9. LANDSCAPE ARCHITECT MAY REQUIRE ALL PLANTS BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
10. STAKING PLANTS IS AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR. ONLY STAKE PLANTS IN THE MANNER SPECIFIED IN THE PLANTING DETAILS.
11. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS RELATED TO THE TIME OF PLANTING.

PLANT SPACING CHART

Spacing 'D'	Row 'A'	Number of Plants	Area Unit
6" O.C.	5.2"	4.61	1 SQ. FT.
8" O.C.	6.93"	2.6	
10" O.C.	8.66"	1.66	
12" O.C.	10.4"	1.15	
15" O.C.	13.0"	7.38	10 SQ. FT.
18" O.C.	15.8"	5.12	
24" O.C.	20.8"	2.91	
30" O.C.	26.0"	1.55	
36" O.C.	30.0"	1.25	100 SQ. FT.
4' O.C.	3.46'	7.25	
5' O.C.	4.38'	4.61	
6' O.C.	5.2'	3.2	
8' O.C.	6.93'	1.8	1000 SQ. FT.
10' O.C.	8.66'	1.16	
12' O.C.	10.4'	8	
15' O.C.	13.0'	5	
20' O.C.	17.3'	2.88	10,000 SQ. FT.
25' O.C.	21.65'	1.85	
30' O.C.	26.0'	1.29	
40' O.C.	34.6'	7.22	



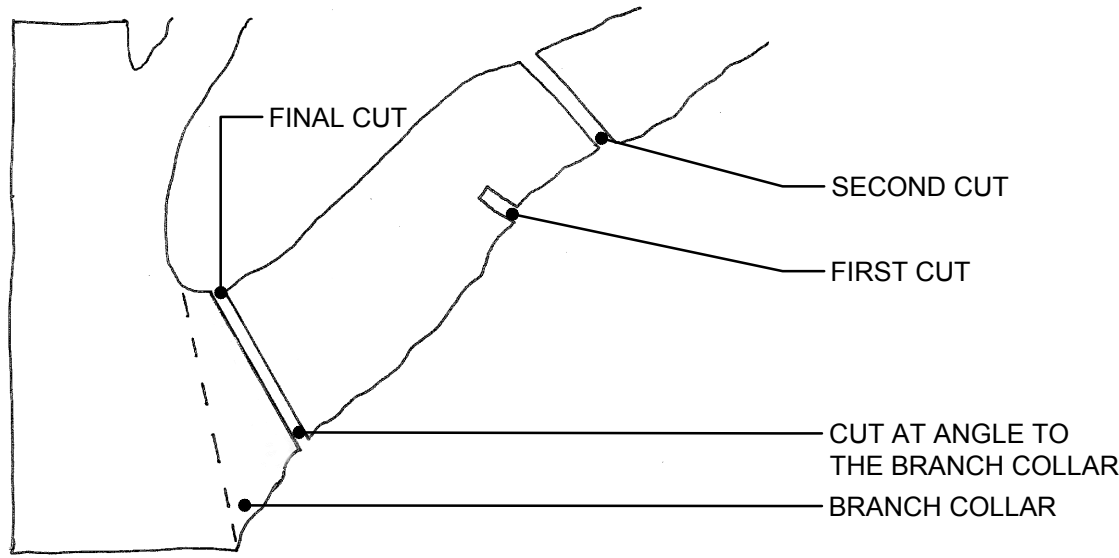
O.C. = ON CENTER
FOR USE WHEN PLANTS ARE SHOWN
EQUIDISTANT FROM EACH OTHER (AS SHOWN)
PLANT SPACING CHART

7 PLANT SPACING CHART DETAIL

L-200 NTS

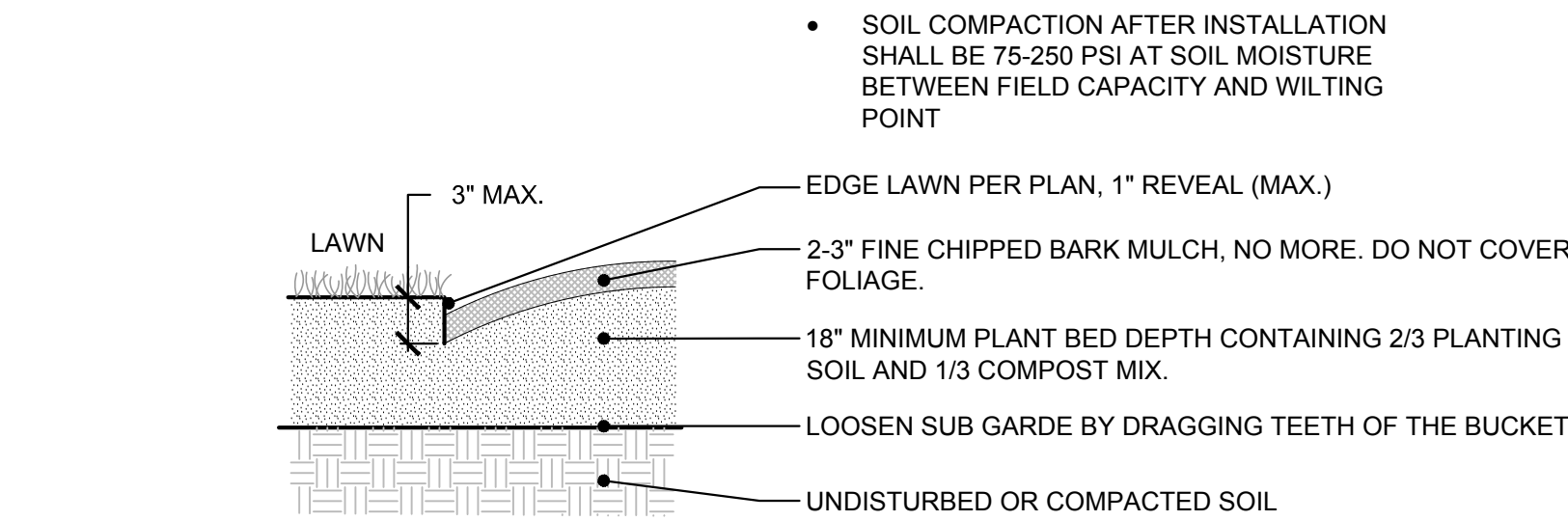
TREE PRUNING NOTES:

- CONSULT CITY TREE WARDEN PRIOR TO BEGINNING WORK
- REFER TO ANSI A300 (Part 1, MOST UPDATED VERSION) PRUNING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- WORK SHOULD BE PREFORMED BY A CERTIFIED ARBORIST OR PROFESSIONAL TREE COMPANY.
- AVOID DAMAGING BARK AND OTHER LIVING TISSUE THROUGHOUT THE PRUNING PROCESS.
- MAKE SURE PRUNING TOOLS ARE SHARP.
- MAKE CLEAN CUT AS CLOSE TO THE BRANCH COLLAR AS POSSIBLE. DO NOT LEAVE A STUB.
- REDUCE THE SIZE OF THE BRANCH FOR A BETTER CUT.
- THE FIRST AND SECOND CUTS SHOULD BISECT THE ANGLE BETWEEN ITS BRANCH BARK RIDGE AND AN IMAGINARY LINE PERPENDICULAR TO THE BRANCH OR STEM.
- NOT MORE THAN 25% OF GROWTH SHOULD BE REMOVED FROM A CANOPY DURING A GROWING SEASON.



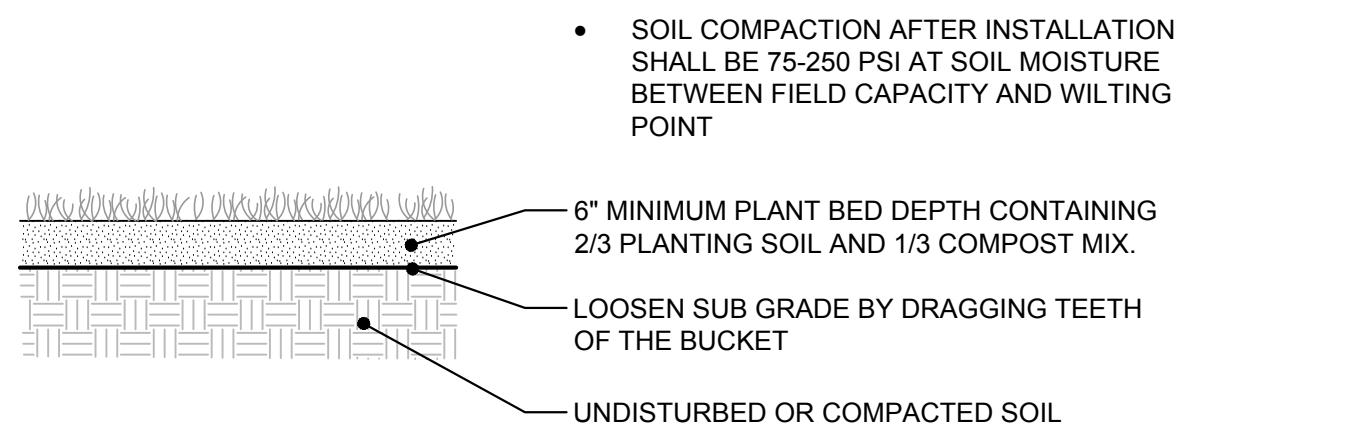
8 TREE PRUNING ILLUSTRATION

L-200 NTS



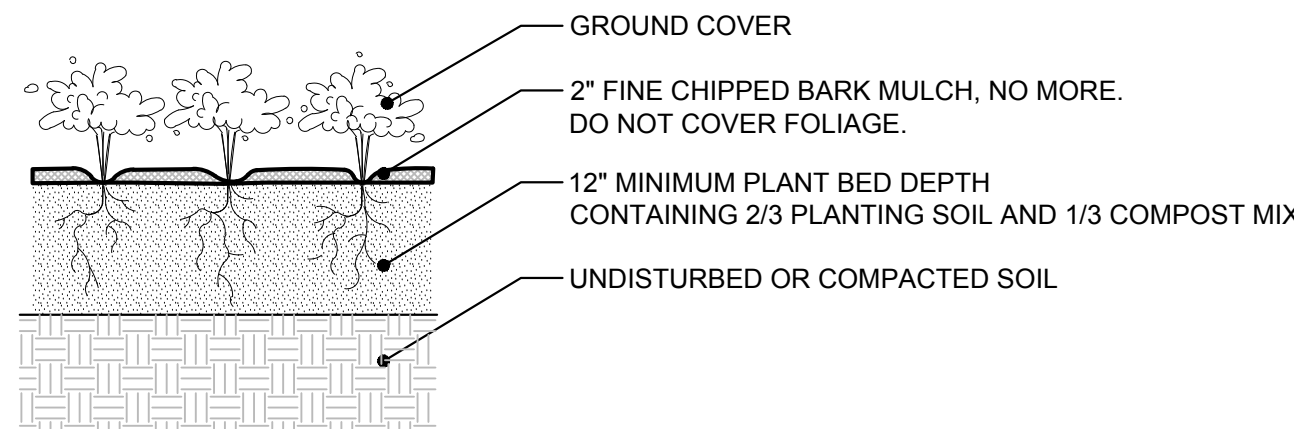
6 PLANT BED

L-200 NTS



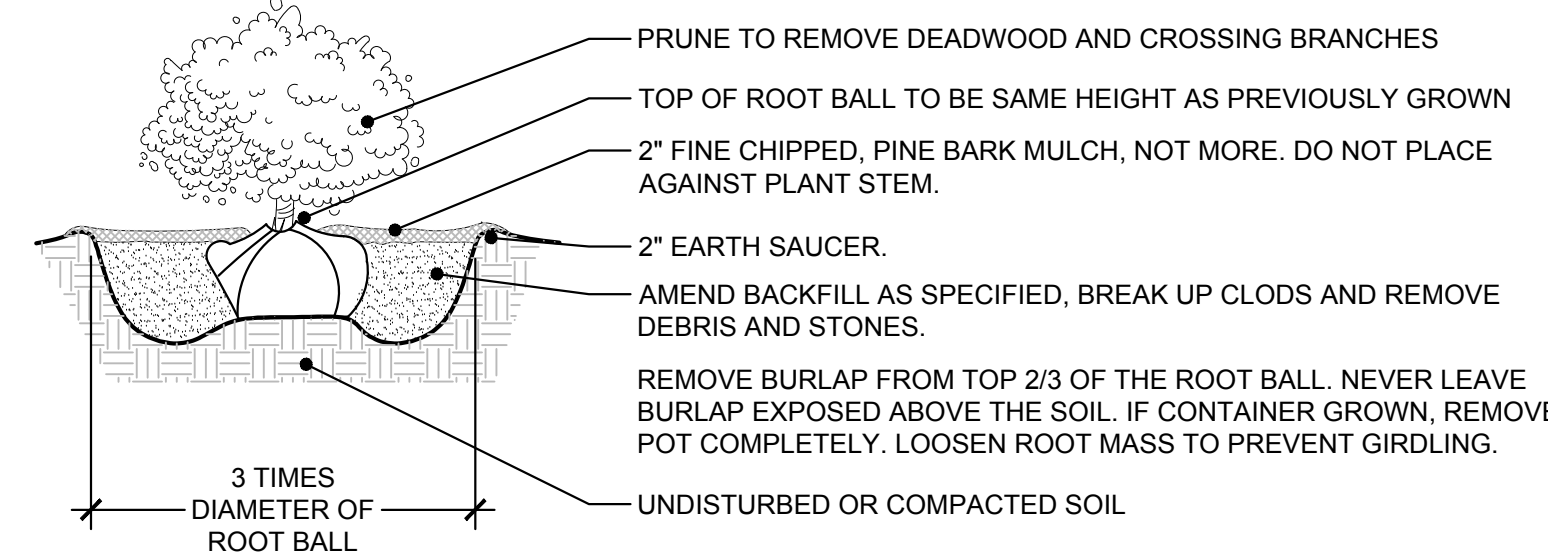
5 LAWN & SEEDING AREA

L-200 NTS



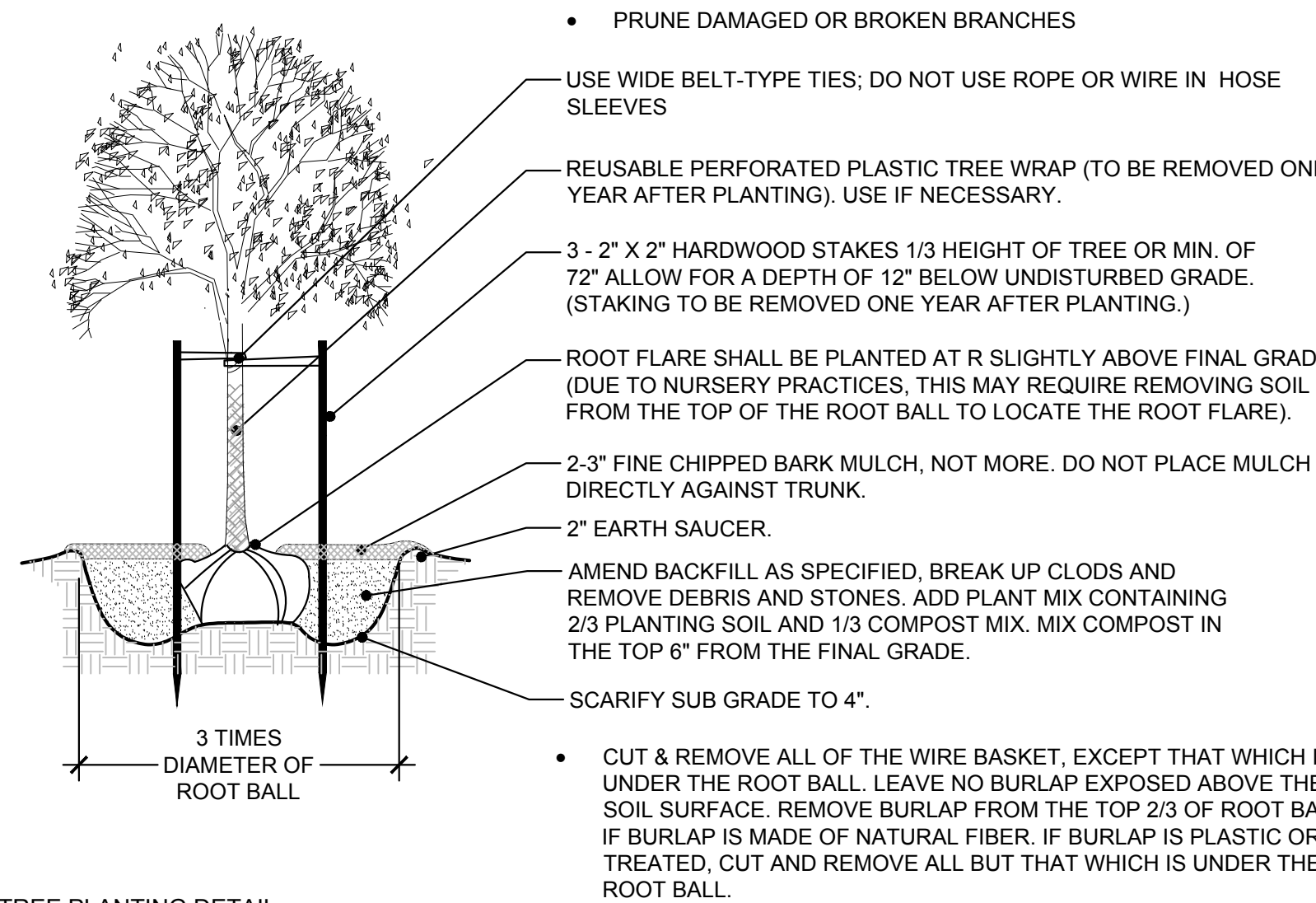
4 GROUND COVER PLANTING

L-200 NTS



3 SHRUB PLANTING

L-200 NTS



1 TREE PLANTING DETAIL

L-200 NTS

T. J. Boyle Associates, LLC

revisions	date	revisions	date

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design by

jbo

drawn by

01/15/19

date

Hotel Champlain

Landscape Details

sheet no:

L-200

PAVERS TO BE DETERMINED

PAVERS TO BE DETERMINED

rooftite

Certified Green Roof Media

SOIL SYSTEM OVERVIEW

PERENNIAL ROOFS



PERENNIAL ROOFS

- Perennial roofs are semi-intensive green roofs with a media depth of 6-8 inches.
- This system may need irrigation, depending on the regional climate and the kind of plants used.
- This system supports taller plants that require more root space & a consistent water supply, including perennials and grasses.
- Perennial green roofs give you the option to create an inviting and dynamic outdoor space with more structure and color.
- Perennial roofs may be across the whole roof area or integrated as part of a larger green roof application.

Weight

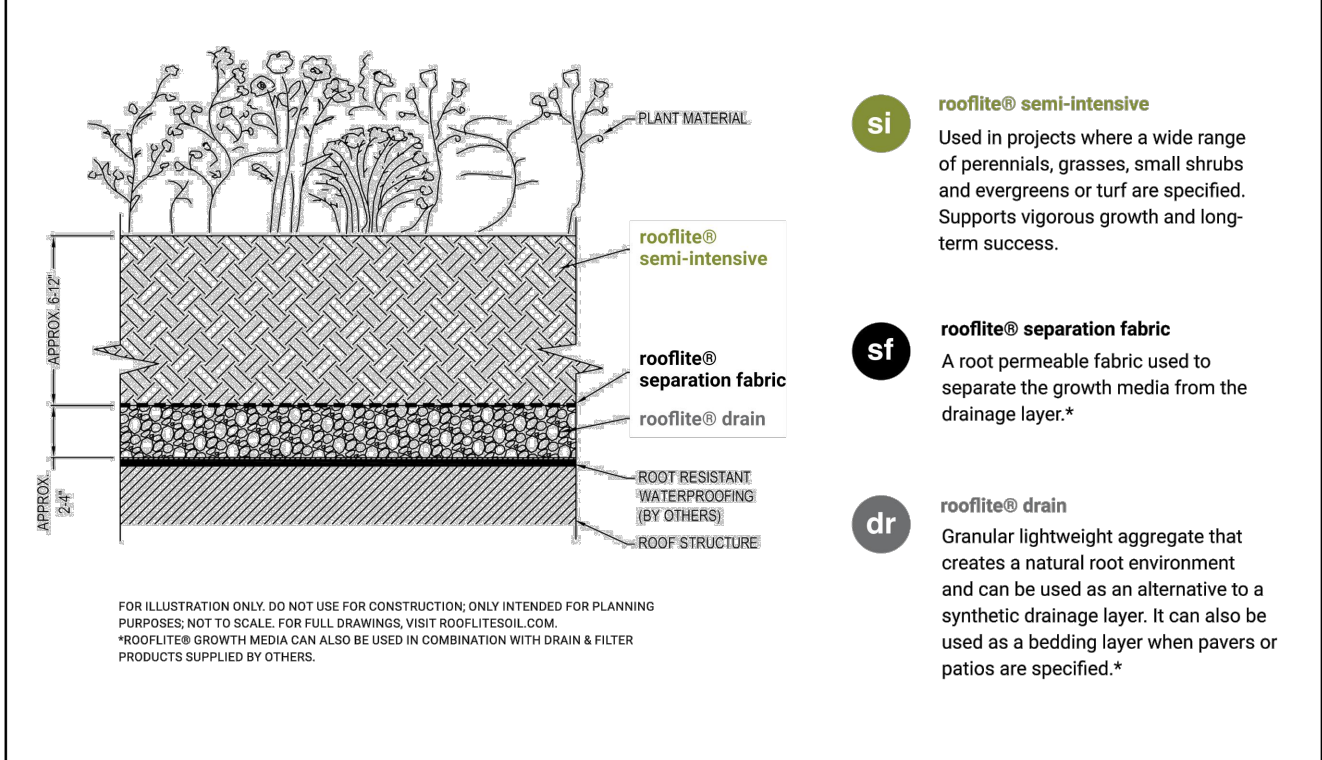
Biodiversity

Water Holding

Maintenance

LOW

HIGH



si

rooftite® semi-intensive

Used in projects where a wide range of perennials, grasses, small shrubs and evergreens or turf are specified. Supports vigorous growth and long-term success.

sf

rooftite® separation fabric

A root permeable fabric used to separate the growth media from the drainage layer.*

dr

rooftite® drain

Granular lightweight aggregate that creates a natural root environment and can be used as an alternative to a synthetic drainage layer. It can also be used as a bedding layer when pavers or patios are specified.*

FOR ILLUSTRATION ONLY. DO NOT USE FOR CONSTRUCTION. ONLY INTENDED FOR PLANNING PURPOSES. NOT TO SCALE. FOR FULL DRAWINGS, VISIT [ROOFTITE.COM](http://www.rooftite.com).
*ROOFTITE® GROWTH MEDIA CAN ALSO BE USED IN COMBINATION WITH DRAIN & FILTER PRODUCTS SUPPLIED BY OTHERS.

REV 01/03/17

Skyland USA, PO Box 159, Landenberg, PA 19350 610.268.0017 [rooftitesoil.com](http://www.rooftitesoil.com)

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4
L-300
PAVER 4
SCALE: NTS

2
L-300
PAVER 2
SCALE: NTS

PAVERS TO BE DETERMINED

PAVERS TO BE DETERMINED

3
L-300
PAVER 3
SCALE: NTS

1
L-300
PAVER 1
SCALE: NTS

revisions	date	revisions	date

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design by

jbo

drawn by

01/15/19

date

Hotel Champlain

Hardscape Details

sheet no:

L-300

HOTEL CHAMPLAIN AND GEORGE STREET LOFTS AT VICTORIA PLACE



PROJECT LOCATION:

**Pearl Street and George Street
Burlington, VT 05401**

Owner

Rick Bove
Burlington, VT 05401
P: (802) 999-9998
Rick Bove
rickbove@comcast.net

Architect

Scott + Partners, Inc., Architects
20 Main Street
Essex Junction, VT 05452
P: (802) 879-5153
John Alden. AIA
jba@scottpartners.com

Electrical Engineer

Pearson & Associates
PO Box 610
174 Thomas Lane
Stowe, VT 05672

Structural Engineer

Engineering Ventures, PC
208 Flynn Avenue, Suite 2a
Burlington, VT 05401

Civil Engineer

O'Leary - Burke Civil Associates, PLC
13 Corporate Drive
Essex Junction, VT 05452

Mechanical

Engineering Service of Vermont, LLC
Waterbury Stowe Rd, 2nd floor
VT 05677

DRAWINGS LIST:

GENERAL	
A0.0	COVER SHEET
CIVIL	
1	EXISTING CONDITIONS
2	SITE PLAN
3	OVERALL SITE PLAN
4	SEWER DETAILS
5	WATER DETAILS
6	ROADWAY DETAILS
E1	EROSION CONTROL PLAN
E2	EROSION CONTROL PLAN
E3	EROSION CONTROL PLAN
PL1	BOUNDARY PLAT of HOTEL VICTORIA
ST1	STORMWATER MANAGEMENT PLAN
ST2	STORMWATER MANAGEMENT PLAN
ST3	STORMWATER MANAGEMENT PLAN
ST4	STORMWATER MAINTENANCE PLAN

LANDSCAPE	
L-100	SITE AMENITIES PLAN
L-101	LANDSCAPE PLAN
L-102	LIGHTING PLAN
L-200	LANDSCAPE DETAILS
L-300	HARDSCAPE DETAILS
L-301	SITE DETAILS
L-400	LIGHTING DETAILS

ARCHITECTURAL- HOTEL CHAMPLAIN	
A2.0	BELOW GRADE PARKING
A2.1	GROUND LEVEL PARKING
A2.3	HOTEL - BELOW GRADE PLAN
A2.4	HOTEL - FIRST FLOOR PLAN
A2.5	HOTEL - SECOND FLOOR PLAN
A2.6	HOTEL - THIRD FLOOR PLAN
A2.7	HOTEL - FOURTH FLOOR PLAN
A2.8	HOTEL - FIFTH FLOOR PLAN
A2.9	HOTEL - ROOF PLAN
A4.1	HOTEL EXTERIOR ELEVATIONS
A4.2	HOTEL EXTERIOR ELEVATIONS
A6.0	WALL SECTIONS
	HOTEL CHAMPLAIN PERSPECTIVE 1
	HOTEL CHAMPLAIN PERSPECTIVE 2
	HOTEL CHAMPLAIN PERSPECTIVE 3
	HOTEL CHAMPLAIN PERSPECTIVE 4

ARCHITECTURAL- GEORGE ST LOFTS	
A2.0	BASEMENT FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	FOURTH FLOOR PLAN
A2.5	ROOF PLAN
A4.1	NORTH ELEVATION
A4.2	EAST ELEVATION
A4.3	SOUTH ELEVATION
A4.4	WEST ELEVATION
	GEORGE ST LOFTS PERSPECTIVE 1
	GEORGE ST LOFTS PERSPECTIVE 2
	GEORGE ST LOFTS PERSPECTIVE 3

SYMBOL LEGEND							
WALL TAG	WALL TYPE						
WINDOW TAG	WINDOW TYPE						
DOOR TAG	DOOR NUMBER						
ROOM TAG	<table><tr><td>Room name</td><td>ROOM NAME</td></tr><tr><td>101</td><td>ROOM NUMBER</td></tr><tr><td>150 SF</td><td>AREA</td></tr></table>	Room name	ROOM NAME	101	ROOM NUMBER	150 SF	AREA
Room name	ROOM NAME						
101	ROOM NUMBER						
150 SF	AREA						
SECTION MARK	DRAWING NUMBER SHEET NUMBER						
EXTERIOR ELEVATION	DRAWING NUMBER SHEET NUMBER						
INTERIOR ELEVATION	DETAIL NUMBER, TYP DRAWING NUMBER SHEET NUMBER						
DETAIL SECTION	DRAWING NUMBER SHEET NUMBER						
FLOOR FINISH TAG	FLOOR MATERIAL						
DETAIL	DRAWING NUMBER SHEET NUMBER						

SCOTT + PARTNERS
ARCHITECTURE
7 CARMICHAEL STREET ESSEX JUNCTION, VT 05452
P. 802.879.5153 F. 802.872.2764 | SCOTTPARTNERS.COM

project name:

HOTEL CHAMPLAIN
64-68 PEARL STREET
BURLINGTON, VT 05401

scale:	1/4" = 1'-0"
project no.	15-1102
checked by:	JA/TS
drawn by:	AS/EC
date:	01/15/19

Date	Revisions

sheet title:
COVER SHEET

sheet no.
A0.0

Hotel Champlain & George St Lofts

Pearl Street & George Street

Burlington, VT

Traffic Impact & Parking Assessment

March 20, 2019

Project Introduction

This Project is an infill redevelopment involving several properties on the northwest corner of Pearl Street and George Street in Burlington. The properties involved include:

- » 76-90 Pearl Street (Victoria Place - 8,620 sf retail plus 34 apartments). Victoria Place will remain unchanged, however its parking will be modified (see below).
- » 64-68 Pearl Street (former Bove's Restaurant & 1 apartment). This building will be demolished, and a new 93 room hotel (Hotel Champlain) constructed. Valet parking will be provided for hotel guests.
- » 3-11 George Street (Stannard House - 7 apartments). This building will remain unchanged.
- » 13-15 George Street (2 apartments) and 19 George Street (4 apartments). These two existing residential buildings will be demolished and replaced with 20 new apartments (George St Lofts).
- » The existing parking lot behind Victoria Place (30 public parking spaces + private parking for Victoria Place) will be reconstructed to provide 88 parking spaces for the above buildings in a two level parking structure. The upper level (39 spaces) will be accessed from Pearl Street at the existing curb cut west of Victoria Place. The lower level (49 spaces) will be accessed from George Street at the existing curb cut north of Victoria Place.

Project-Generated Peak Hour Trips

The weekday peak hour vehicular trip generation of the new land-uses can be calculated using published Institute of Transportation Engineers (ITE) trip generation rates¹ based on their size (e.g. number of residential units or hotel rooms). For the hotel, the Institute of Transportation Engineers (ITE) Business Hotel land-use category was used. Business hotels, by definition, also accommodate recreational travelers and are distinguished from conventional hotels by their more limited facilities. Table 1 presents the estimated new weekday peak hour trips.

Table 1 - Project-Generated Peak Hour Trips

ITE Land-Use Category	Size	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
#221 - Multifamily Housing (Mid-Rise)	20 units	2	5	7	5	4	9
#312 - Business Hotel	93 rooms	15	21	36	17	13	30
Totals		17	26	43	22	17	39

¹ Trip Generation, Institute of Transportation Engineers, 10th Edition

Peak hour directional patterns of the new project-generated residential trips were estimated using existing traffic patterns. Hotel trips were estimated based on Vermont tourism data which indicates that a large majority of travelers to Vermont originate from within a 500 mile radius. This includes the major metropolitan areas of Montreal, New York and Boston. For the purpose of this traffic impact assessment, it is estimated that one-third of the hotel trips will originate in New York and travel US Route 7 (Shelburne Road) to Burlington. The remaining two-thirds will be equally split between I-89 north (from Canada) and I-89 south (from Massachusetts and New Hampshire). Using Google Maps to obtain detailed directions, trips from Route 7 south are routed to the hotel via St. Paul St/Maple St/Battery St to Pearl St. Similarly, trips from I-89 north and south are routed to the hotel via Main St and South Willard St to Pearl St.

Allowances were made for the use of valet parking, and the additional enter/exiting trips that will generate. Additionally, it was assumed that arriving hotel guests would initially check in using the surface parking lot. Approximately 40% of those guests would then be directed to park in the underground parking level, either through the use of valet parking or by self-parking. The resulting morning and afternoon peak hour directional patterns of new project-generated trips are shown in Figures 1 and 2.

Figure 1 - New AM Peak Hour Project-Generated Trips (vph)

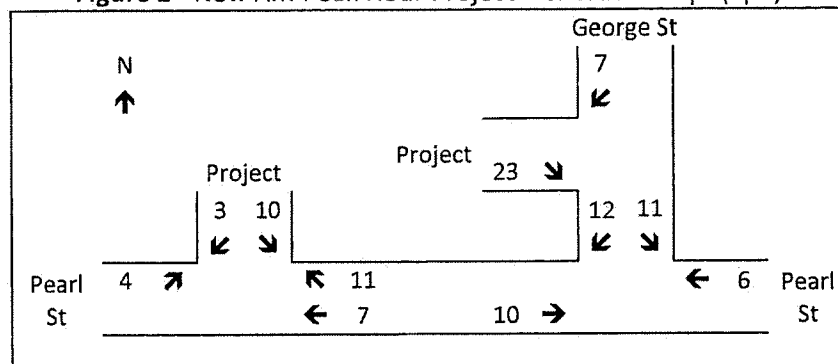
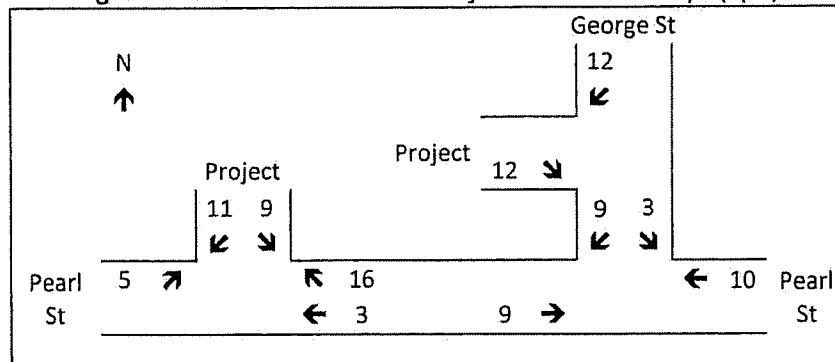


Figure 2 - New PM Peak Hour Project-Generated Trips (vph)



Background Traffic Volumes

Weekday peak hour traffic volumes traveling Pearl St between North Champlain St. and St. Paul St were obtained from a turning movement count performed by the Vermont Agency of Transportation (VTrans) on June 13 & 14, 2016. The observed morning and afternoon peak hour volumes on Pearl St east of No. Champlain St are shown in Figure 3.

Figure 3 - Pearl St Peak Hour Volumes (vph)

AM Peak Hour			PM Peak Hour		
N ↑			N ↑		
Pearl St	← 255	Pearl St	Pearl St	← 386	Pearl St
271 →			232 →		

To obtain peak hour traffic volumes on George St, this office performed a morning and afternoon peak hour traffic count at the George St/Monroe St intersection on August 16, 2017. The observed traffic volumes are shown in Figure 4.

Figure 4 - George St Peak Hour Volumes (vph)

AM Peak Hour			PM Peak Hour		
N	George St		N	George St	
↑	3 77		↑	10 45	
	↙ ↘			↙ ↘	
Monroe St			Monroe St		
23 ↘			12 ↘		
	100			57	
	↓			↓	
	George St			George St	

George Street One-Way Traffic Pattern

George St is restricted to one-way traffic in the southbound direction over its entire length between Peru St and Pearl St. In addition to providing access and parking to residential properties on both sides of the street, George St also provides access to the Federal Building and its parking lot in the northeast corner of Pearl & George St.

George St is 25 ft wide, curb to curb, for all but the short section between the Federal Building parking lot exit and Pearl St which is 26 ft wide. On-street parallel parking is permitted on the east side of the street. Actual parking spaces are not marked out, but residential permit parking exists between Peru Street and the McKensie House driveway. There is sufficient length between driveways to park nine

vehicles in this section. Between the McKensie House driveway and the Federal Building parking lot entrance are five metered (3 hour max.) marked parallel parking spaces plus a second residential permit parking section providing sufficient length for four vehicles. Lastly, between the Federal Building parking lot entrance and exit is a third residential permit parking section providing sufficient length for three vehicles. On-street parking is prohibited between the Federal Building parking lot exit and Pearl St in order to provide separate left- and right-turn lanes for traffic exiting George St onto Pearl St.

Converting the southerly segment of George St between Pearl St and the Federal Building parking lot entrance to two-way traffic flow was considered in order to reduce the additional traffic on Monroe St and George St. This would require the removal of the three southernmost parking spaces on George St. Those spaces primarily serve the George St residential properties which are included in this Project, and which will be provided with new off-street parking. The existing one-way traffic flow pattern on George St would be retained north of the Federal Building parking lot entrance. While mid-block transitions from two-way to one-way are not common, traffic signs and pavement markings would be used to inform motorists. The resumption of on-street parking on the east side of George St north of the Federal Building parking lot entrance would also provide a strong visual element reinforcing the end of two-way traffic.

Upon further examining existing and the estimated new peak hour trips on George St, however, we conclude that while two-way traffic flow on the southerly segment of George St would be convenient for hotel guests, it will not substantially alter how arriving guests initially access the hotel. We also conclude that the mid-block transition between one-way and two-way traffic flow could also adversely affect traffic safety conditions. We therefore recommend that one-way traffic flow be retained the full length of George St.

Parking Analyses

Victoria Place presently provides 48 off-street parking spaces; 30 of which are metered (3 hour max.) public spaces managed by the Dept. of Public Works. There are also six additional off-street parking spaces at #13 and #19 George St; for a total of 54 off-street parking spaces.

This Project will replace those spaces with 88 off-street parking spaces located in a two-level parking garage. The surface level, which will be accessed via the existing Pearl St driveway, will provide 39 parking spaces. Thirty of those spaces will be available for day-time public use between 8 am and 5 pm. Overnight use of those 30 spaces will be for hotel guests. The remaining nine parking spaces in the surface parking level will be assigned to Victoria Place tenants/residents. The underground level, which will be accessed via a new access onto George St, will provide 49 parking spaces. Twenty of those will be reserved for George St. Loft residents, nine for Victoria Place residents, and the remaining 20 for hotel guests.

Shared parking analyses were performed examining the predicted parking demand vs. parking space availability during overnight and day-time periods. Attached is *Table A - Shared Parking Calculations for Required Off-Street Parking*. The results of the analyses presented in this table are based on accepted parking ratios from both the Burlington Comprehensive Development Ordinance and the recently

released 5th Edition of Parking Generation, published by the Institute of Transportation Engineers. Hourly parking ratios were also obtained from Parking Generation.

Table A shows that by applying the 1.75 underground parking space credit from the Burlington PlanBTV Downtown Code, this Project will be credited with providing 124 parking spaces. Comparatively, the peak overnight parking demand will be 94 spaces.

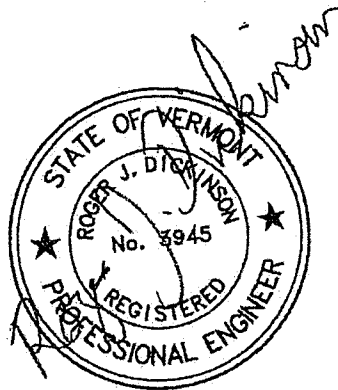
Table A also shows that the weekday peak parking demand will be 58 spaces (88 actual parking spaces provided minus 30 spaces for public use) or less between the hours of 9 am and 8 pm. Between 8-9 am, the parking demand is estimated to be 60 spaces; two greater than the foregoing threshold. To mitigate this, we understand that on those evenings that the hotel approaches full-occupancy, the valet service will stack park vehicles in the underground parking level so as to provide the needed additional two public parking spaces between 8-9 am.

Conclusions

In summary, the vehicular trip generation and related parking demand of this Project will be limited by:

- its location in a downtown district (dense mixed-use urban);
- the relatively large percentage of studio and one-bedroom apartments (39 out of 61 total), and;
- its pedestrian connections and availability of nearby bus transit service.

Existing peak hour traffic congestion conditions on Pearl and George Streets in the immediate vicinity of this Project are relatively uncongested. From our observations, we would characterize existing levels of service as “average” (LOS C) or better. The anticipated numbers and directional patterns of new peak hour project-generated trips, as shown in Figures 1 and 2, will not create adverse levels of traffic congestion or unsafe traffic conditions.



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TO: Development Review Board
FROM: Mary O'Neil & Scott Gustin
DATE: April 2, 2019
RE: 19-0533CA/MA (13-15 George Street);
19-0532CA/MA (19 George Street);
19-0534CA (68 Pearl Street, Bove's parcel);
19-0535CA (80-90 Pearl Street, mixed use);
19-0536CA (parking lot)

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: FD5 & RH Ward: 3C

Owner/Applicant: 3 George St, LLC (Rick Bove) & City of Burlington / John Alden

Request: Demolish 64/68 Pearl Street (the former Bove's Restaurant), 13-15 and 19 George Street. Construct an underground parking garage (70 Pearl), 93-unit hotel (*Hotel Champlain*), 1,700 sf cafe and 20-unit senior housing building. DRB review of request for additional height per Section 14.6.5, and parking waiver for senior housing development.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 10 (Subdivision), Article 14 (Downtown Code)

Background Information:

The proposed development includes 4 separate parcels which will be merged into a single lot to accommodate:

1. 93-unit hotel with a 1,500 sf cafe;
2. Underground and surface parking; and
3. 20-unit senior housing development fronting George Street.

The hotel, café and parking will be located in the FD5 zone, and the senior housing building will be located in the high density residential zone. The senior housing development is subject to major impact review. The proposed hotel is not.

The former Bove's restaurant (64/68 Pearl); 13-15 George Street (duplex) and 19 George Street (4 units) are proposed to be demolished.

The Conservation Board reviewed this application at their February 4, 2019 meeting. Review focused on proposed stormwater management. The Board unanimously recommended approval of

the project as presented and noted their support of the proposed underground parking and the requested parking waiver.

The Design Advisory Board reviewed this application at their February 26, 2019 meeting. The Board voted unanimously to recommend approval of the project as submitted and noted the following:

1. The applicant explore revision of third floor of the George Street apartment building (Lofts) to be more in scale with adjacent building.
2. Recommend approval of height allowance for 68 Pearl Street;
3. Recommend approval of demolition of the 2 residential dwellings on George Street and the former restaurant (Bove's) on Pearl Street.

Revised plans have been submitted to address item 1 of the DAB's motion.

★Note! Article 6 does not apply to the FD5 parcels (Pearl Street), which are governed by Article 14.

Section 5.4.8 will apply to the demolition requests of 68 Pearl Street, 13-15 George St. and 19 George Street.

The following standards of Article 6 only reference those properties in the RH zoning district (13-15 George Street and 19 George Street.)

Previous zoning actions for this property:

13-15 George Street



- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.
- ZP13-0713CA; demolish existing structures, construct new residential building (in association with ZP13-0707 CA/MA at 3-11 George Street for a total of 26 residential units and one commercial unit. Denied, October 15, 2013. Appealed to VSCED, appealed to Vermont Supreme Court, notice of dismissal December 2015.
- ZP12-0893CA; replace area at rear of building **due to fire damage**; remove door and staircase, replace windows with clad wood windows. Replace aluminum siding at rear with vinyl. No change in use. April 2012.

19 George Street



- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.



64 (68) Pearl Street

- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.
- ZP12-0297CA; Add vestibule and window and exterior door to side entry. Proposed vestibule on existing pavement – no change to coverage. September 2011.
- ZP02-070 / S01-027; Final plat approval to demolish two mixed use structures, replacing with one mixed-use building (34 units and commercial). Proposal includes renovations to 3 George Street and the configuration of the public parking lot. Approved August 7, 2001.
- CU 2002-011; conditional use for construction of a mixed use four story, 45' high mixed use building in Accordance with Article 17. See above.
- ZPCU-2003-001; change of use, portion of first floor, establish credit union, video rental, retail and tanning salon & laundromat. Approved August 2, 2002.
- ZP01-411 / S01-027; preliminary and final plat to demolish two mixed use structures, replacing with one mixed use building (34 units and commercial). Proposal includes renovations to 3 George Street and the reconfiguration of the public parking lot. May, August 2001.
- ZP12-0297CA; add vestibule with window and exterior door to side entry. Proposed vestibule on existing pavement, no change to coverage. September 2011.
- ZP96-085; remove existing door to ATM area and replace with a 32" out-swinging door. The existing Carrara glass will not be altered, removed or covered by this change. August 1995.
- ZP96-067; installation of three parallel signs for the ATM in Bove's. August 1995.

70 Pearl Street (Parking lot)

- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.

80 Pearl Street (Victoria Place)

(See 64/68 Pearl Street, above for redevelopment and subsequent permits.)

Recommendation: Certificate of appropriateness and major impact approval as per, and subject to, the following findings and conditions:

I. Findings

Article 2: Applications, Permits and Project Reviews

Section 3.2.1 (d) Pre-Application Neighborhood Meeting

The applicant has provided evidence of appearance at an NPA meeting for Wards 2 and 3 prior to application. **(Affirmative finding)**

Article 3: Applications and Reviews

Part 3, Impact Fees

Sec. 3.3.2, Applicability

The additional building area, and division of uses (commercial, residential,) within the overall development will inform overall impact fees. Impact fees due will be calculated for net new building area. The applicant shall provide building area for staff to calculate the appropriate fees due. **(Affirmative finding as conditioned)**

Section 3.3.8 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer / city treasurer according to the following schedule:

(a) New buildings: Impact fees must be paid at least seven days prior to occupancy of a new building or any portion thereof.

(Affirmative finding as conditioned)

Part 5, Conditional Use & Major Impact Review: (For 20-unit senior housing project only)

Section 3.5.6 (a) Conditional Use Review Standards

Not applicable.

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

No significant air or noise pollution is anticipated as a result of this development. A state waste water permit will be needed. A capacity letter from the Department of Public Works will be needed prior to obtaining the state wastewater permit.

See Sec. 5.5.3 for stormwater management.

C26 (Stormwater) and EPSC (Erosion Prevention and Sediment Control) plans were approved by the Stormwater Engineering team January 25, 2019. **(Affirmative finding as conditioned)**

2. Have sufficient water available for its needs;

The development will be served by the city's water supply system. Sufficient capacity is available. An upgrade of the city water line may be needed in order to provide adequate water for the newly proposed fire hydrant. **(Affirmative finding)**

3. Not unreasonably burden the city's present or future water supply or distribution system;
See Sec. 3.5.6 (b) 2 above.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
See Sec. 5.5.3.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;
The March 20, 2019 Lamoureux & Dickinson report, using the Institute of Transportation Engineers (ITE) trip generation rates, anticipates a total of 7 trips in the AM Peak Hour and 9 trips in the PM peak hour for the senior living project. See attached plan. The small number can be reasonably accommodated at the George Street/Pearl Street intersection, within its location in a downtown mixed-use urban district. A final opinion from the Department of Public Works has not, as yet been received. Their concurrence will be a condition of approval. **(Affirmative finding as conditioned.)**

6. Not cause an unreasonable burden on the city's ability to provide educational services;
No impacts on the city's educational system are anticipated as a result of this senior housing development. **(Affirmative finding)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;
The proposed 20-unit senior housing development will generate additional impacts on city services; however, those impacts are expected to be relatively modest. Impacts will be mitigated by payment of impact fees based on the net new building area. **(Affirmative finding as conditioned)**

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;
See Article 6 for effects on significant natural areas, historic buildings, and archaeological significance.

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;
The proposed development will bring about additional residential density to a parcel on the fringe of the city's downtown. It will be located in close proximity to a variety of city attractions and services. The project will not adversely impact the city's present or future growth patterns. The increase in intensity of development on this site is not expected to have an undue adverse impact on the city's ability to accommodate growth. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;
The proposed redevelopment substantially complies with the municipal development plan.

The project is located within the Old North End Enterprise Community wherein new development and reinvestment is promoted (Land Use Plan, pg. I-26) and brings about 20 new senior housing units conveniently located next to the city's downtown (Housing Plan, pg. IX-2). The proposed redevelopment will include improved onsite stormwater management measures to lessen impacts

on city systems and the receiving waters of Lake Champlain (Natural Environment, pg. II-3). The parking management plan reduces onsite parking demand and incorporates use of alternative transportation measures; the site is conducive to pedestrian, bike, and bus access (Transportation System Plan, pg. V-12).

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

The proposed development will introduce 20 new units of senior housing in close proximity to a variety of recreational and professional opportunities and to health care, transportation, and other services. The project will contribute to the diversity of the city's housing stock. It will have no adverse impact on the present or projected housing needs of the city. **(Affirmative finding)**

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Little impact on the city's park and recreation needs is expected as a result of this development. What impacts there are will be mitigated by payment of applicable impact fees. **(Affirmative finding as conditioned)**

(c) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

The senior housing project will likely not generate offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

2. Time limits for construction.

No construction timeline or phasing are included in the project plans. The standard 3-year timeframe for zoning permits will apply. **(Affirmative finding)**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.

Hours of operation are not applicable to the senior housing project.

No days and hours of construction are proposed. Typically, projects of this scale have hours of construction somewhere between 7:00 AM – 5:00 PM, Monday – Saturday with no construction activity on Sunday. A specific construction schedule is needed. **(Affirmative finding as conditioned)**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions;

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

and,

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.
See the recommended conditions.

Article 4: Maps & Districts (For 20-unit senior housing project only)

Sec. 4.4.5, Residential Districts:

(a) Purpose

(5) Residential High Density (RH)

The subject property is located in the RH zone. This zone is primarily intended for high density residential development in the form of large multi-family structures. The proposed 20-unit senior housing development fits this intent. **(Affirmative finding)**

(b) Dimensional Standards & Density

The proposed 20-unit density on the 0.27 acre RH land area relies on the senior housing density bonus (see Sec. 4.4.5 d 7). Under the 80-units/acre allowed with the bonus, the 20-unit density is acceptable.

Lot coverage on the RH portion of the project will increase from ~ 74% to 79.6%. It will remain below the 80% limit.

The required front yard setback along George Street, based on the average of neighboring properties, is 5.2' +/- 5.' As proposed, the new building will be set 4.8' from the front property line. Side and rear yard setbacks are observed along the RH/FD5 district boundaries (lot lines will be dissolved into one large parcel including both zones). The building complies with the 10% of lot width side yard setbacks and 25% of lot depth rear setback. The George Street driveway complies with the 5' minimum side yard setback. The structured parking and related green roof area takes advantage of the provision of 0' required side or rear yard setback for shared parking facilities (per Sec. 5.2.5 b 7).

Proposed building height is 44' and relies on the senior housing bonus to exceed the standard 35' height limit (see Sec. 4.4.5 d 7). Enclosed rooftop mechanicals rise above the 44' building height and are acceptable per Sec. 5.2.6 (b) 4. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The 20-unit multi-family attached senior housing use is permitted in the RH zone. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

No setback exceptions under this criterion are sought.

2. Height

No height exceptions under this criterion are sought.

3. Lot Coverage

Not applicable in RH zone.

4. Accessory Residential Structures and Uses

Not applicable.

5. Residential Density

All dwelling units within the senior housing building shall be occupied by a family as defined in Article 13 of the Comprehensive Development Ordinance. **(Affirmative finding as conditioned)**

6. Uses

Not applicable.

7. Residential Development Bonuses

B. Senior Housing Bonus.

Residential development in excess of the density, lot coverage and building height limits specified in Tables 4.4.5-2 and 4.4.5-3 may be permitted by the DRB for senior housing provided the following conditions are met:

- (i) *No less than twenty-five (25) per cent of the total number of units shall be reserved for low-moderate income households as defined by state or federal guidelines, including no less than ten (10) per cent reserved for low-income households. (Projects taking advantage of this bonus are exempt from the Inclusionary Zoning requirements of Article 9, Part 1.);*

The application assumes utilization of this bonus provision, and the intensity of development reflects the provisions of the bonus. The applicant has prepared a draft covenant to assure compliance with the standards of this section, including the following language:

1. This apartment building is being proposed under the Burlington Comprehensive Development Ordinance, Article 4, Section 4.4.5 (d) 7. B, *Senior Housing Bonus* allowing increased density and building height. In accordance with that section:
 - a. The proposed George Street Lofts apartment building will be designed for and occupied primarily by those persons fifty-five (55) years of age or older.
 - b. In compliance with Article 4, Section 4.4.5 (d) 7. B., *Senior Housing Bonus* paragraph (i): "no less than twenty-five (25) percent of the total number of units shall be reserved for low-moderate income households as defined by state or federal guidelines, including no less than ten (10) percent reserved for low-income households."
 - c. Terms of agreement: This agreement will be valid and applicable to the proposed George Street Lofts for a period of 99 years.
 - d. A formal binding agreement will be provided to the City by the applicant confirming the above prior to the issuance of a Certificate of Occupancy.

This agreement shall be formalized and a draft prepared for the Development Review Board to assure the commitment to meet the standards to consider the height bonus. A finalized document shall be required, with confirmation of compliance with affordability by the Housing Trust Fund Manager, prior to issuance of the Certificate of Occupancy. **(Affirmative finding as conditioned)**

- (ii) *The proposal shall be subject to the design review provisions of Art. 6; See Article 6 of this findings.*

- (iii) *A maximum of an additional 10-feet of building height may be permitted in the RH District; and,*

The proposed building is 44' tall, some 9' taller than the standard 35' height limit. **(Affirmative finding)**

(iv) *Lot coverage and residential densities shall not exceed the following:*

Table 4.4.5-5: Senior Housing Bonus

District	Maximum Coverage	Maximum Density
RL/RL-W	40%	20 du/ac
RM	50%	40 du/ac
RM-W	60%	40 du/ac
RH	80%	80 du/ac

As noted previously, the 20-unit density on this 0.27 acre lot is acceptable under the 80 units/acre limitation associated with this bonus provision.

(Affirmative finding)

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) and (d) 7, above.

For the Pearl Street development within FD5, Article 14 applies; particularly Section 14.3.5-D *Building Height & Bulk*, and 14.6.5-d for DRB consideration of extra height. (See Regulating Plan, Map 2, Section E. Admin Review 45'; DRB review for extra height up to 65'.)

See 14.6.4 (f), below. **(Affirmative finding as conditioned)**

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b) above.

Section 5.4.8 (d) Demolition of Historic Buildings

The purpose of this subsection is:

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

1. *Application for Demolition.*

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

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

The application does not include a project specific report from a licensed engineer, although one had been written for an earlier project surrounding the Stannard House (3-11 George Street). The Jamele report (September 2012) addressed the condition of 13-15 George Street. (See p. 22-26 original report, p. 129-133 in combined submission.) The Quinn/Kenny documentation (March 2017) is the most recent analysis, and provides a broad historic background for each of the relevant properties. The architectural firm representing the development does not assert that the buildings proposed for demolition are structurally unsound, nor do they propose rehabilitation, but replacement buildings in their stead.

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

See application narrative p. 8, and 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:*

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

No fair market value has been provided for any of the properties proposed for demolition. The assessed value, from the Burlington Assessor's property database is as follows:

13-15 George Street	\$277,500
19 George Street	\$326,500
64-68 Pearl Street	\$300,000

and,

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

Rehabilitation is not under consideration. No economic hardship is claimed. Not applicable.

- 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;*

The application includes a redevelopment plan of all three sites.

and,

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

See attached development elevations, drawings, site plans, statements and other assorted application documents. **(Affirmative finding)**

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;

There is no claim that any of the structures proposed for demolition are structurally unsound.

or,

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

The application addresses new development that will incorporate the lots on which the three structures proposed for demolition rest. Moving any of the structures to another site within the district is not under consideration by the applicant.

or,

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

The applicants seek review under this standard.. From a January 30, 2019 email: “We are saying they are too small and incompatible with the intended zoning use for the districts in which they exist, and that the City will be much better served by replacing them as proposed.” The new buildings will provide more housing (20 units senior residential units) and a 93-unit hotel.

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;

Proposed mitigation measures and intended recording of the structures are outlined in the application narrative (p. 4 “Historic” and p.6, “Natural, historic features/resources.” These include:

1. “Soft reference to the Art Deco finishes” of the Bove restaurant with design and material allusion incorporated into the new hotel building;
2. A by-way panel with relevant information for the neighborhood;
3. A video of the Bove’s Café to be placed on the side of the new cafe facing the entry plaza. Site photographs, building documentation, and some fabric salvage are included as part of the mitigation of the loss of the three buildings.

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;

Structural recording is proposed to be done and available for review prior to breaking ground/start of demolition.

and,

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

Demolition is sought to accommodate new construction of a senior housing structure and a new 93 room hotel. No demolition will begin until the project has been approved and ready to proceed in its entirety. There is no delay proposed between the selected structural removals and the commencement of new construction. The project is proposed as a continuous development.

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

The new buildings will be of a more contemporary design, but will be compatible with the existing structures along Pearl Street and provide some transition in massing to the residential scaled buildings on George Street.

- (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 intended development will respect the 3 year time window allowable in issuance of the zoning permit.

Transfer of title to the (parking lot) property will occur at construction so no a bond is required since the construction work will not be performed on City property. As for additional conditions, the City has already detailed conditions in both the Purchase and Sale Agreement and the Post-Closing Agreement. The conditions in the Purchase and Sale Agreement must be met prior to passing of title, and the conditions in the Post-Closing Agreement are legally binding upon execution.

and,

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

The applicants propose a continuous development schedule with new construction immediately following building demolition.

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.

Not applicable.

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

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The applicant has offered, as mitigation, reclamation of selected building materials for reuse. From the application narrative:

“The project will participate in a process including careful removal, stockpiling, advertising and distribution of any valuable salvage materials or artifacts uncovered in the demolition process.”

(Affirmative finding as conditioned)

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

Building mounted full cut-off LED lighting is proposed to replace existing fixtures on Victoria Place. Can- style lamps are proposed under the canopy to the hotel, at the entry to the Lofts on George Street and within the first floor at-grade parking under the easterly side of the hotel. See illumination depiction, Plan L-400, 6. Bollards are proposed along the walkway to the pedestrian entrance to the hotel. See Plans L-100 and L-102. The provided photometric confirms that light levels remain compliant with CDO standards for walkways, entrances, and parking ramp.

The specific reference standard in the CDO for appropriate illumination within parking garages is now out-of-date by IESNA standards; the replacement guidance document has not as yet been adopted in a zoning amendment. For this reason, the Planning and Zoning Office engaged a consultant to confirm appropriate illumination levels for the parking deck. Her February 11, 2019 report, in summary, concludes that the lighting planned for the Champlain Hotel ground level parking garage meets the IESNA lighting standards as outlined in *Lighting of Parking Facilities IES RP=20-14..* **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

The proposed stormwater management system will direct all runoff into underground infiltration chambers. These chambers will allow stormwater to infiltrate back into the ground. For large storm events, the chambers will also serve to hold excess stormwater and release it at a controlled rate into the city's combined sewer system. The Conservation Board reviewed the stormwater management proposal and found it to be acceptable. Final review and approval by the city's stormwater program staff has been granted. The related construction site erosion prevention and sediment control plan has also been reviewed and approved by stormwater program staff January 25, 2019. **(Affirmative finding)**

Article 6: Development Review Standards (For 20-unit senior housing project only)

Part 1, Land Division Design Standards

Sec. 6.1.2, Review Standards

See Article 10 for boundary merger details.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

There are no identified natural features for 13-15 or 19 George Street. 19 George Street has a largely paved rear yard that accommodates parking. See Plan 1, *Existing Conditions*. **(Affirmative finding)**

(b) Topographical alterations

The proposed creation of parking access and underground parking will be reflected in grade alterations along George Street where the parking garage access will be located. The entrance will be at grade at George Street. See O'Leary-Burke Plan 2. **(Affirmative finding)**

(c) Protection of important public views

There are no identified public view corridors along George Street. **(Affirmative finding)**

(d) Protection of important cultural resources

68 Pearl Street (formerly Bove's Restaurant) is listed on the Vermont State Register of Historic Places. 13-15 and 19 George Street were not included in the 1978 Historic Sites and Survey work (that commenced at 23 George Street; immediately north of these parcels) and therefore not formally listed on the State Register in 1993. The Historic Resource Review and Archaeological Resources Assessment completed by Catherine A. Quinn and Kate Kenny (March 2017) has supplemented an earlier assessment by Suzanne Jamale (September 2012) identifying both 13-15 and 19 George Street as eligible for inclusion on the State Register as part of a George Street Historic District. Therefore, Section 5.4.8 applies to all three properties. **See Section 5.4.8, below.**

(e) Supporting the use of alternative energy

Plan A2.5 (Lofts) illustrates the incorporation of solar array on the rooftop of both senior housing building and the northerly ell of the hotel. See Plans A2.9 and A2.5. **(Affirmative finding)**

(f) Brownfield sites

None of the sites are listed on the Vermont DEC list of Brownfield sites. **(Affirmative finding)**

(g) Provide for nature's events

The applicants have provided a robust Stormwater and Erosion Prevention and Sediment Control planning set, which has been approved by the Stormwater engineering division.

The front entry of the lofts will enjoy a canopy overhang to shelter residents from inclement weather. A rear door to a patio area has a minor overhang; the access from the garage on the lower level will be similarly protected from the elements.

The applicant has identified an area for snow storage at the north of the hotel location, on space by the current HVAC fenced in area behind Victoria Place. See revised O'Leary Burke Plan 2, dated 1.14.2019. Additional space is identified by the new transformer location in the northwest corner of the combined lots. This is located so as to be away from the primary façade, out of the first lot layer and shielded from view from the public ROW. Landscaped buffering is provided to abutting residential properties to the north (Monroe Street). **(Affirmative finding)**

(h) Building location and orientation

The proposed George Street Lofts meets the calculated 4.8' front yard setback, maintaining the existing development pattern and rhythm of structures along the existing streetscape. The building



GEORGE STREET REDEVELOPMENT

is aligned with the front façade of the neighboring 23 George Street and 3-11 George Street to the south, reinforcing the existing street edge. **(Affirmative finding)**

(i) Vehicular access

Vehicular access will be centralized at the George Street grade entrance, advancing to underground parking south and west of the building. The existing curb cut for 19 George Street will be closed, and the curb cut of 13-15 George Street will be widened to create a comfortable radius for vehicular entry.

Access and parking for the FD5 parcels will be addressed in Article 14 review. **(Affirmative finding)**

(j) Pedestrian access

The Lofts will have a central front entry, directly connected to city sidewalks and at grade. Additional access will be provided at the lower (garage) level where an entry vestibule provides access at the southwest corner of the building.

All sidewalk and curb disturbed along George Street during development will be replaced per city standards.

Access from the rear of the lot/surface parking will be provided to George Street via a walkway between George Street parking garage access ramp and the north end of 3-11 George Street (The Stannard House.) See O'Leary-Burke Site Plan 2, and L-100. **(Affirmative finding)**

(k) Accessibility for the handicapped

An interior elevation will be available to residents of the Lofts. Relative to 2010 ADA Standards for Accessibility Design, 1 ADA parking space is required for every 25 parking spaces. For the 40 required parking spaces (20 units x 2 per unit), 2 h/c parking spaces will need to be dedicated to this use. Plan 2 (Ground Floor) of the O'Leary Burke plans illustrates 2 h/c spaces immediate to the rear entry in the parking level. Final ADA compliance is under the jurisdiction of the building inspector. **(Affirmative finding)**

(l) Parking and circulation

A proposed underground parking facility, accessed from George Street, will provide the minimum requirement of one- per- unit (20) on-site parking spaces for the Lofts. The Neighborhood Parking District requires 2 parking spaces per unit resulting in an overall requirement of 40 parking spaces. The applicant is requesting a 20 space (50%) parking waiver for the senior housing. See Article 8 for additional detail. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

Landscaping is proposed along George Street, and along the north of the proposed building. At grade green roof is proposed on the west elevation, first floor (over the parking garage). See Plan L-101. A fence is illustrated along the northerly boundary, with a gate opening onto George Street. Plan L-101 defines this as a 6' fence (depicted on plan L-301, A4.2 and Perspectives of the hotel) to "limit visibility of vehicular traffic and proposed lighting." Clear Site Triangle standards will apply relative to the proximity of the driveway at 23 George Street. Any fence within 25' of the driveway may not exceed 3' in height. Refer to Section 5.2.6 (C) 1 for an illustration of that requirement. **(Affirmative finding)**

(n) Public plazas and open space

There are no public plazas provided or required in the Lofts development. A small deck and green roof area will be available to residents behind the building (Plan L-101), and roof access with tables and chairs on the east facade (see Plans A2.4, 2.5.) The access plaza for the proposed hotel will be addressed in Article 14. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

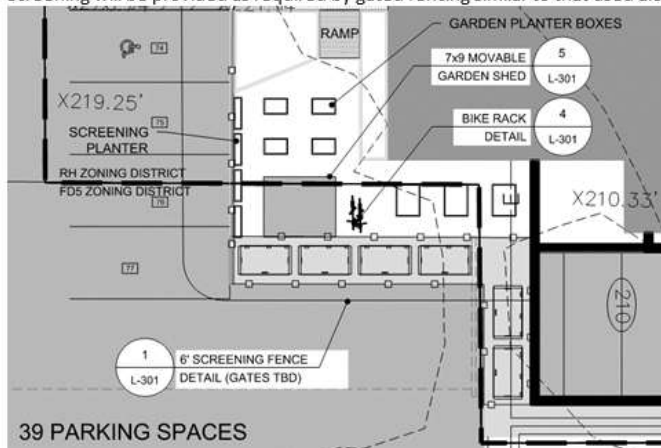
(p) Integrate infrastructure into the design

Much of the "guts" of utility service will be out-of-sight: The force main will run under the parking garage floor, and high voltage power connections will be either encased in concrete (west side of hotel) or under the Pearl Street entrance to the at-grade parking. The natural gas connection to Victoria Place is proposed to be relocated; that location is to be determined after consultation with Vermont Gas Service and must be identified on plans. A new natural gas service (for the hotel) is proposed on the west side of the building, set back from the building front and adjacent to an outdoor dining patio. Standards of Section 14.6.8 (b) will apply. The water and sewer service will both be relocated, and will connect from Pearl Street as directed by the Department of Public Works. (Plans shared 1/29/2019.) Existing service will be abandoned.

New service will also be provided to the Lofts / George Street development. See O'Leary-Burke Plan 2.

Dumpsters on a concrete pad will be provided on the grade level, south of the Lofts building and surrounded by a fence.

Screening will be provided as required by gated fencing similar to that used along the north edge. We show that on T.J. Boyle's Landscape plans.



A garden shed, planters, and bike racks are all present behind the Lofts building. Bike racks are also in the public ROW in front of the hotel, and centrally located within the parking garage. The garage venting and a new transformer are identified on the northwesterly corner of the entire development parcel, behind the hotel. These are adequately screened from public view by their location. (To be addressed in Article 14.) A proposed landscaped buffer should ameliorate any audible impacts to abutting residential properties on Monroe Street.

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 place 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.

See above.

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.

See above. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment:



1. Massing, Height and Scale:

The lofts presents as a two story masonry veneer façade to George Street (with a third recessed); its principal frontage. The building graduates to four stories three bays behind the frontage. The building is larger than the 2-2 ½ story residential buildings north of it; but strikes a median between the larger buildings fronting Pearl Street (Victoria Place, the new hotel, and the Federal Building) and the smaller scale residential structures north of it. Building elevations have been revised as the direction of the DAB to moderate the visible height from the streetscape. **(Affirmative finding)**

2. Roofs and Rooflines.

Flat roofs are proposed, with an attenuated cornice line and rooftop patios with railings. The cornice itself has been reduced in bulk at the direction of the DAB, to reduce the apparent height of the primary façade.

The residential buildings on George Street tend to have gable front roofs; Victoria Place has a modified Mansard roof and the Federal Building a flat roof. **(Affirmative finding)**

3. Building Openings

Windows are symmetrically arranged across the primary facade, with a central recess with entry and two projecting pavilion-type masses on either side. Windows are then arranged by floor in neat columns along each secondary façade. **(Affirmative finding)**

(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:

There are no protected views up George Street. The new Lofts building will not infringe upon protected public views east/west along Pearl Street. **(Affirmative finding)**

(d) Provide an active and inviting street edge:

The proposed Lofts building will have a central, easily recognizable entrance under a sheltered canopy. Landscaping and an at-grade entrance will warm, personalize and facilitate building entry. **(Affirmative finding)**

(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.

Masonry veneer is proposed for the first two stories, with a fiberglass cornice and precast window sills and beltcourse. The sides and rear are proposed to be sheathed with metal panels of differentiated color between floors, with accent metal panels between floors. Windows are proposed to be fiberglass. See plans A4.1-4.4. All are considered of reasonable durability for new construction. **(Affirmative finding)**

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.

Not applicable.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. (The buildings within the Form District require third-party commissioning for the basic building envelope and mechanical systems per Article 14, Section 14.4.3.) **(Affirmative finding)**

(g) Make advertising features complementary to the site:

Any signage will require separate permitting. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

The photometric plan provides for adequate lighting both at building entrances and within the parking garage, providing for secure visibility for people using and observing these spaces. Intercom systems for multi-unit building should be incorporated where possible to maximize personal safety. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The proposed 93-room hotel is located in the downtown parking district and requires at least 70 parking spaces (0.75 spaces per room). The existing Victoria Place requires 18 parking spaces

based on prior permit approvals. The proposed café requires no parking. The proposed 20-unit senior housing development requires at least 40 parking spaces (2 spaces per dwelling unit). In all, at least 128 onsite parking spaces are required. A total of 88 parking spaces will be provided onsite. Note that for the purposes of calculating parking, an underground parking space is counted as 1.75 space per Sec. 14.6.7 (d) of the Downtown Code. The project includes 49 underground parking spaces that can be counted as 85 parking spaces. For the purposes of calculating minimum onsite parking, 124 parking spaces can be counted. This number is short of the 128 spaces required. A parking waiver is needed. See Sec. 8.1.15 for details.

The above calculation omits the 30 required spaces to be available to the public between 8:00 am and 5:00 pm as required by the Purchase and Sale Agreement for the parking lot; assuming those 30 spaces are not leased as allowed by the agreement. In any event, the parking arrangement will rely on a parking management plan to understand the shared use nature of available spaces. See the March 20, 2019 *Bove-Pearl and George Parking Plan* to outline operational details to support the shared use parking plan. **(Affirmative finding)**

Sec. 8.1.9, Maximum Parking Spaces

As a parking waiver is needed, the proposed surface parking onsite does not approach the maximum parking limitation. **(Affirmative finding)**

Sec. 8.1.10, Off-Street Loading Requirements

Not applicable.

Sec. 8.1.11, Parking Dimensional Requirements

Parking spaces are dimensionally compliant. Almost all are standard size (9' x 20'). A handful are compact. Structural columns minimally affect the dimensions of some parking spaces. Back up distances range between 24' and 20' and are acceptable. Back-up length affords sufficient space for the required 20' wide two-way drive aisles. **(Affirmative finding)**

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Offsite parking facilities

Not applicable.

(b) Downtown street level setback

Not applicable.

(c) Front yard parking restricted

Not applicable.

(d) Shared parking in the Neighborhood Parking Districts

Not applicable.

(e) Single story structures in Shared Use Districts

Not applicable.

(f) Joint use of facilities

As enabled by this section, parking for all of the proposed uses will share spaces within the onsite parking areas. See attached *Bove-Pearl and George Parking Plan*, dated March 20, 2019 in support. **(Affirmative finding)**

(g) Availability of facilities

None of the proposed parking will be used for the storage or display of vehicles or materials by offsite users. Parking will be for employees, visitors, patrons, and residents. Per the purchase and sale agreement with the city, 30 of the parking spaces will be managed for public use between 8:00 AM and 5:00 PM. **(Affirmative finding)**

(h) Compact car parking

The limitation on compact parking spaces pertains only to parking garages. No compact spaces are proposed within the proposed garage. **(Affirmative finding)**

Sec. 8.1.13, Parking for Disabled Persons

The site plan depicts several handicap parking spaces in close proximity to the proposed hotel and to the proposed senior housing structure. Associated striping is also shown. ADA compliance is administered via the city's building permit process. **(Affirmative finding as conditioned)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

No stacked or tandem parking spaces are depicted in the parking area plans. The parking management plan contemplates use of stacked parking on an as-needed basis if onsite demand exceeds supply. See Section 8.1.15 below. **(Affirmative finding)**

Sec. 8.1.15, Waivers from Parking Requirements / Parking Management Plans

As noted above, 124 onsite parking spaces can be counted, whereas the minimum requirement is 128 parking spaces. This shortfall is minimal and can easily be justified with 18 of the 20 senior housing units being just 1 bedroom and with the property's close proximity to downtown and multiple means of transportation. More significant are the 30 parking spaces that must be made available for public use between 8:00 AM and 5:00 PM. The proposed parking management plan relies on a shared use system with hotel patrons using the parking later in the evening into early morning. A parking demand analysis is included in the parking management plan and shows that, in most cases, this simple shared use system will work. Between 8:00 AM and 9:00 AM, the parking demand study shows that demand may exceed onsite supply by several spaces (note that peak demand is noted as 94 in the traffic study and 96 in the parking management plan – consistency is needed). In such cases, the hotel will utilize stacked or tandem parking with valet service to manage the excess demand. **(Affirmative finding as conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements

The senior housing building requires 2 short term bike parking spaces (1 per 10 units) and 2 long term bike parking spaces (1 per 10 units). Bike racks adjacent to the building will provide the short term spaces. A dedicated bicycle storage room within the senior housing building will provide space for the required long term bike parking spaces.

The 93-room hotel requires 9 short term bike parking spaces (2 per 20 rooms) and 5 long term bike parking spaces. Within the same building, the café requires 2 short term bike parking spaces (1 per 500 sf seating space) and 2 long term bike parking spaces (1 per 1,000 sf). The required short term spaces will be provided with bike racks located in front of the hotel entrance. This bicycle parking

will require an encumbrance permit issued at the discretion of the City Council with recommendation from the Department of Public Works (Sec. 8.2.5 B). Long term bike parking will be provided with sheltered racks located within the underground parking garage.

(Affirmative finding as conditioned)

Article 9: Inclusionary and Replacement Housing

Section 9.1.6 Exemptions

c). Projects created using the Senior Housing Development bonus pursuant to the provisions of Article 4.

See Section 4.4.5 (d) 7. B. i.

Article 10: Subdivision

Sec. 10.1.5, Lot Line Adjustments

(a) Lot Line Adjustment Submission Requirements

As originally proposed, the two George Street parcels were to be merged for the development of a single structure to accommodate 20 senior housing units. Similarly, interior lot lines between 64/68, 70 and 80 Pearl were to be dissolved to accommodate the hotel and parking garage. The project plans are to be revised in order to merge all aforementioned lots into one lot. Revised project plans, including a revised boundary plat, are needed.

Note that the boundary plat lacks the required Administrative Officer's endorsement block. One must be added. Presently, it contains a DRB signature block associated with subdivisions.

(Affirmative finding as conditioned)

Article 14: Downtown Code

Section 14.6.4 Building Height

(f) Design and Public Space Standards Required for Additional Building Height

i. Design Standards: The maximum building height and mass is permitted By Right by the underlying Form District, as may be modified by the chosen Building Type and Frontage Type. However, there are a number of ways that building shape, articulations, and choice of materials can be used to reduce the perceived height and mass of taller buildings, and ensure a high quality of design that complements the character of the Downtown and Waterfront area.

After consultation with the Design Advisory Board and a Public Hearing, the Development Review Board shall evaluate any proposal seeking additional Building height under each of the following additional design standards, and find affirmatively that:

- a. The proposed building presents a design that emphasizes slender, vertically-oriented proportions to assure a rich visually interesting experience as viewed within the context of the downtown skyline; reinforces opportunities for establishing points of reference for visual orientation; and provides visual interest and human scale at the pedestrian level through the use of a variety of scales, materials, fenestration, massing, or other architectural design techniques;*

The proposed hotel will introduce a significant presence along Pearl Street, with a 5-story attenuated façade anchored by the shop-front for a proposed cafe with a lissome articulated façade above. The fifth story is set back to provide an open balcony for a penthouse suite or small function room and to visually moderate the apparent height of the building. Design and material treatments are intended to make reference to the Art Deco façade of the former restaurant, an icon in the community. The height, materials and building treatment will provide an interesting visual

experience and a point of reference within the City skyline. The design interest and detailing at the street front will ensure pedestrian enhancement.

The DAB has found the proposed plan consistent with this standard.

(Affirmative finding)

- b. *Step backs, horizontal and vertical variation, selection of materials, and/or other architectural design technics are used to reinforce the street wall, create transitions from buildings of a smaller mass and height, and reduce the perceived height and mass of upper stories from the street level;*

Material and tonal variation, coupled with the intended fifth floor step-back will help settle the building into the street context and visually modulate the apparent height of the hotel building. The easterly “ell” will be recessed from the street front behind an entry patio, but the combination of stilted support with an open at-grade parking deck, and the dark materials of the upper floor visually slenderize the building mass. Reference is made to exterior elevations, A4.2.

(Affirmative finding)

and,

- c. *Upper story proportions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual building elements from the public thoroughfare.*



The constraints of the 64-68 Pearl Street site prescribe the slender proportions of the building front. The building face is segregated into discrete portions, defined by window arrangement, materials, and plane. The design successfully creates interest, maximizes the volume, and discretely modulates the mass.

(Affirmative finding)

The DRB may condition approval of additional building height by reducing the By-Right building mass by no more than 10% of the total floor area of the new floors enabled by granting the additional building height. In no case shall the maximum By-Right building height be reduced.

ii. *Active Public Space and Restrooms*

A minimum of 20 sf/1,000 sf of the gross floor area above 85 feet shall be dedicated to active and publicly accessible upper story rooftops and terraces, and/or street-level public restrooms as follows....

Not applicable. The proposed building is not proposed to exceed the threshold of 85’ in height.

II. Conditions of Approval

1. Impact Fees, based on the net new area, shall be paid to the Clerk Treasurer's Office at least seven days prior to occupancy of any part of a new building. Area calculations shall be submitted to staff to facilitate calculation of appropriate fees. Impact fees may be adjusted for the senior housing residence relative to Section 3.3.3. (b).
2. A supporting report from DPW that concurs no adverse impact regarding traffic or circulation shall be required **prior to release of the zoning permit.**
3. Unless specifically altered by the DRB, hours of construction shall be between 7:00 AM – 5:00 PM, Monday – Saturday with no construction activity on Sunday.
4. All dwelling units within the senior housing building shall be occupied by a family as defined in Article 13 of the Comprehensive Development Ordinance.
5. The additional building height and intensity of development for the George Street Lofts is contingent upon compliance with Section 4.4.5 (d) 7. i. The applicant has drafted an agreement to demonstrate that unit count and affordability standards are met and sustained for the required period as determined by the Housing Trust Fund Manager. This agreement shall be formalized and a draft prepared for the Development Review Board to assure the commitment to meet the standards to consider the height bonus. A finalized document shall be required, with confirmation of compliance with affordability by the Housing Trust Fund Manager, **prior to issuance of the Certificate of Occupancy.**
6. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials for the buildings proposed for demolition will be properly documented and made available to historians and others interested in Burlington's architectural history.
7. The time between demolition and commencement of new construction shall not exceed six (6) months.
8. The applicant is encouraged to sell or reclaim a structure and all historic building materials, or facilitate safe salvage of buildings or their materials, or to provide an opportunity for others to purchase or reclaim the building or its materials for future use.
9. Any fence within 25' of the George Street access drive may not exceed 3' in height.
10. The natural gas connection to Victoria Place is proposed to be relocated; that location is to be determined after consultation with Vermont Gas Service and must be identified on plans.
11. Intercom systems for multi-unit buildings like the Lofts should be incorporated where possible to maximize personal safety.
12. The hotel may utilize stacked or tandem parking with valet service to manage any excess parking demand per the parking management plan *Bove-Pearl and George Parking Plan*.
13. This approval includes a 50%, 20-space parking waiver for the senior residential development, George Street Lofts and is dependent upon the submitted parking management plan: *Bove-Pearl and George Parking Plan*.
14. Per agreement of the purchase and sale agreement for the city parking lot, 30 public parking spaces shall be provided and accommodated per the parking management plan: *Bove-Pearl and George Parking Plan*.
15. The required short term bike parking spaces proposed in front of the hotel entrance will require an encumbrance permit issued at the discretion of the City Council with recommendation from the Department of Public Works. Alternately, the applicant may choose to make a payment to the Department of Public Works to construct the short term

bicycle parking facilities in the public right-of-way required of the project. Reference is made to **Section 8.2.7, Payment in Lieu.**

16. This project development requires that all four parcels are combined and interior lot lines extinguished. The project plans are to be revised in order to merge all aforementioned lots into one lot. Revised project plans, including a revised boundary plat, are required **prior to release of the zoning permit.**
17. The final plat, with appropriate additional language identified in Section 10.1.5 (4), shall be recorded in the office of the chief administrative officer within 180 days of the DRB's approval of the final plat. Failure to file all such materials within 180 days of the decision shall render the final plat approval void.
18. Per Section 14.4.3 (b) 2: Prior to release of a Final Certificate of Occupancy:
 - (The applicant shall provide) A written certification from the third party commissioning agent that they are under contract to complete the activities described in the third party commissioning Plan, that all measures receiving rebates from Burlington electric or any other utility have been commissioned under the Commissioning Plan, and that the commissioning process is not less than 75% complete at the time of the final Certificate of Occupancy.
19. Standard Permit Conditions 1-15.

Department of Planning and Zoning

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Layne Darfler, Planning Technician
Shaleigh Draper, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: April 2, 2019
RE: ZP17-0643CA/MA; 400 Pine Street, 30-32 Howard Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP17-0643/ ZP17-0644CA.MA

Location: 400 Pine Street, 30-32 Howard Street

Zone: E-LM **Ward:** 5S

Date application accepted: December 8, 2016

1st DRB Hearing: January 31, 2017

2nd DRB Hearing: March 8, 2017

Decision Date: March 17, 2017

Applicant/ Owner: GVV Architects / Unsworth Properties

Request: Time extensions for redevelopment, including demolition of 30-32 Howard Street duplex and 2 industrial buildings at 400 Pine Street; construction of mixed use building with office/art studios, replacement of two residential units. Extinguishment of interior property line.



Recommended motion: Consent approval, per the following findings and conditions:

I. Findings

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

Section 3.2.9 (d)

Time Limit on Zoning Permits

*Notwithstanding (e) and (f) below, a zoning permit shall become invalid unless the work or action authorized commences within one (1) year after the date of final decision. All work or action authorized there under shall be completed, and a Final Zoning Certificate of Occupancy received, within three (3) years of the date of decision unless a written extension of time not to exceed one (1) year is granted in advance by the administrative officer. **Extensions of time for a zoning permit issued in connection with a conditional use or variance shall require approval by the DRB after a public hearing.** Extensions of time may be granted only when the work or action authorized under the zoning permit remains compliant with the current zoning regulations. Up to two (2) time extensions may be granted.*

The dual application(s) were approved on March 17, 2017. The time extension request requires DRB review per this standard as the demolition of two buildings with historic designation required Conditional Use review.

The applicant successfully requested the time extension prior to the end of the permit life. The site was known to present specific challenges to redevelopment due to the industrial nature of previous uses and remediation required in the area of redevelopment. The applicant requests a time extension, anticipating a project completion in May/June of 2019. Given the specific site, the scope of the work, and the advanced stage of redevelopment, a time extension may be considered reasonable.

Affirmative finding.

II. Recommended Conditions of Approval

1. All conditions of ZP17-0643CA/MA and ZP17-0644CA, not specifically altered by this or subsequent zoning applications, shall remain in effect.
2. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Brad Rabinowitz
AJ LaRosa
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Geoff Hand
Alexandra Zipparo
Zoraya Hightower
Jim Drummond, (Alternate)
Ravi Venkataraman (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday April 2nd, 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Draft Minutes

Board Members Present: B. Rabinowitz, A. LaRosa, A. Hart, G. Hand, A. Zipparo, Z. Hightower, J. Drummond (Alt.), R. Venkataraman (Alt.)

Board Members Absent: S. Harris

Staff Present: Scott Gustin, Mary O'Neil, Layne Darfler

I. Agenda

B. Rabinowitz: changing order of public hearing items being reviewed
No objection from applicants/owners

II. Communications

Communications have been handed out to the Board and will be taken up with the project review

III. Minutes

Minutes from March 19th and 6th will be discussed at deliberation

IV. Consent

1. 17-0643CA/MA; 400 Pine St (ELM, Ward 5S) Howard Space Partnership, LLP

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None

B. Rabinowitz: Do any Board members object to this project being reviewed as consent?
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B. Rabinowitz: Are there any members of the public who wish to speak about this project?
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Applicant: no July 1 would be reasonable time for completion.

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A. Hart: move approve and adopt staff findings and conditions and clarify the extension is to expire on July 1st 2019

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J. Franco: provided handout showing that a zoning permit granted by Ken Lerner in 1988 recognized the existing and proposed use as tri-plex. Followed by a Certificate of Occupancy. Discussed similar cases in Vermont. This is the third case he has represented or seen. Understand the interest in not having a lower residential zone being inundated by multi-units, but this was acknowledged on a permit in 1988. 15 year statute of limitations applies, might be better treating this as a conditional use in the non-conforming use under the Ordinance.

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J. Franco: Think it fell under a special addition or unit.

B. Rabinowitz: City's position is that it never had legal status as a 3 unit building.

S. Gustin: Confirmed

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occupation. 1962 says a Zoning Board of Appeals decision is required. House was built in 1964 and no record on file of approval. Most of the City records point to two units. There is no approval. Statute of limitations does not apply to use.

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E. Redic: Included in our package are affidavits and we could provide more if helpful.

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B. Rabinowitz: By there not being a Zoning Board of Appeals on file we don't really know what was applied for when it was built.

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2. 19-0533CA/MA; 13-15 George St (RL, Ward 3C) 13-15 George Street, LLC

19-0532CA/CU; 19 George St (RL, Ward 3C) Stephen Moreau

19-0534CA/MA; 68 Pearl St (FD5, Ward 3C) Richard Bove

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19-0536CA; 70 Pearl St (FD5, Ward 3C) City of Burlington

Demolish buildings at 68 Pearl St, 19 George St and 13-15 George St. Merge 19 and 13-15 George St; 68, 70, and 80 Pearl St. Construct underground parking garage, hotel, restaurant, and 20-unit senior housing building. (Project Managers: Scott Gustin and Mary O'Neil)

G. Hand, B. Rabinowitz, A. LaRosa- Recused

A. Hart: stepping in as chair for this application

M. O'Neil: I wanted to give a short preamble before heard because it is unusual. Part of this project falls in to residential district another falls into form based code. None of the checklists that were submitted are part of the Boards review only the request for extra height. Remainder of the staff report is relative to the residential high density zone and those are on George St.

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M. O'Neil: Department of Public Works just provided their analysis earlier this afternoon. That was provided as communication to the Board.

J. Alden: Provided slideshow presentation of project. Discussed existing site plan, parking set up, proposed site plan, general site layout.

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J. Alden: Discussed floor plans

J. Page: Discussed elevations, color choices, materials, and mechanical screenings. Discussed fenestrations and fencing on North side of property boundary.

J. Alden: Discussed elevations, shared use spaces, pedestrian experience, and driveway patterns/pavers. Hoping to get going as soon as possible and to be done and open by Thanksgiving 2020. Department of Public Works traffic and parking comments are concerning, Roger Dickinson traffic engineer is here if you want to ask questions

A. Hart: a summary of the traffic study would be helpful. Summary of parking plan and justification of parking waiver are the two things I've identified.

J. Alden: in general the parking plan outlines how we're orchestrating the use of the 88 physical spaces. With bonus of underground spaces we actually have 124 parking spaces to satisfy the zoning demand of 108. The waiver were asking for is for 50 percent on Loft building. only, because it is in residential high zone and that requires 2 spaces per unit. Asking for 50 percent waiver as 18-20 percent of units are single room units. Fully expecting 12-15 cars on site. We're only looking for direct 1 to 1 requirement for parking. 20 spaces for 20 units.

A. Hart: backup plan for tandem parking if a need for it. Second agreement with the City that 30 spaces will be made available how does that work.

J. Alden: 39 surface spaces, 9 will be left available for Victoria Place customers. The other 30 will be for daily use by anyone; it will be up to hotel management to move cars and valet park those cars. Traffic and parking analysis is that 9am to 7pm there are less vehicles generated by hotel use than we need to provide the 30 spaces. Overlap is where there are 2 spaces short is between 8 and 9am. Will use valet system to make sure those 30 spaces are available. There is a lot of acting management required.

A. Hart: the 30 spaces that disappear during the day for use by the hotel, have you included those spaces in the number for the required spaces for café hotel use.

J. Alden: Yes, that is provided in package

R. Dickenson: parking analysis. We have ratios that show peaks and demands and what those times are. These factor into the shared parking analysis, first come first serve basis.

J. Alden: that's in analysis, we expect to allocate the spaces to tenants, agreement is that maybe they are metered or a monthly subscription.

R. Dickenson: included the fact that cars will arrive at site, check in, cars will either be valeted to lower parking lot or guests themselves will move their vehicles where directed. Took into consideration having to go around the block because George St is one way. Determined there is no traffic impacts. Stacking potential for parking in lower deck if need be. They are requesting 50 percent waiver for George St Lofts, most recent data for senior housing only demands 14 parking spaces for the 20 proposed here today.

J. Alden: Discussed chart submitted in package regarding parking demand.

A. Hart: do you have an opinion as to why the 30 units are only using 15 spaces.

R. Bove: combination of all above. Walking and biking heavy area.

J. Alden: Just received DPW comments today

A. Hart: We will let DPW provide those comments, do Board members have questions, if not lets open the discussion up to the public

B. Precort: Concerned with parking. concerned with parking. Parking has always been muddled, concerned in 2001 when 1st development was done regards to a 57 space municipal lot that reduced to 30 spaces. Assured 31 spaces remained metered and municipal parking. Everything seen in zoning documents talks about proposed 40 parking spaces, those 30 spaces were always counted into the requirements and is now being counted again. Losing office tenants over parking issues. City doesn't seem to have much concern, did the city do a parking assessment before the Cherry St garage was taken down or the unnecessary flower pot and bike lane added to the street. Statement on Bove agreement is that the City can decide that the spaces are unneeded and that the Boves can have the parking spaces. What does the city care about those spaces? The uses in our building need parking and this project takes parking away.

S. Bushor: believe there has been a fair amount of controversy for what is needed for businesses around this development regarding parking. Not sure how recent DPW's report was done. Comments shared tonight are the same that were made over a year ago. Concerned about the 30 available spaces are only available daily, are they available for public us 24-7. DPW felt the revenue from those spaces were not significant so they were allowing Bove to take it over. Want to welcome a new addition but also supporting those uses in existence now. Senior housing in ward 1 unfortunately people underestimate what seniors do and what they need for cars, for our senior housing people are always asking for more parking. They could need cars to get outside of the city for work, healthcare, etc. with the Loft there will be 20 spaces for 20 units but what about if someone has a visitor where do they park? Historic nature of the structures, Boves restaurant is on historic register. 13-15 and 19 George St qualify but are not on historic register. Discussed example of keeping façade and linking it to new building to keep history. The old houses being demolished, once again not sure why façade of housing couldn't have been built behind it and incorporate the historic homes. Warning the lack of respect for the past and history and that we as a city don't understand and respect the value of it.

D. Hartnick: two issues- work that the project teams have done in regards to the neighborhood efforts is applaud-able. We price people out from staying in Burlington. In regards to parking, go downtown and take a look at all of the empty parking spaces around here there is always parking available. Understand we have obligation to supply parking for business but not for tenants. Don't think its City's responsibility to require parking for landlords to provide for tenants.

A. Hart: The City and DPW require 30 public parking spaces be provided.

S. Molzon: looked at submitted traffic and parking assessment. There is no significant impacts to surrounding areas including recirculation of traffic. We would like to ensure that those 30 spaces be made available during the day time. Comments and requests were made, mostly that more cars will need to be valet parked and stacked which we believe is in the underground parking garage.

A. Hart: looking for modifications to respond or provide more information

S. Molzon: informally provided our comments to Roger Dickenson Thursday/ Friday the previous week.

M. O'Neil: one of the new provisions of the form district is that when you provide underground you get a bonus 1 space = 1.75 spaces. They can meet their requirement for hotel and the lofts through the 50 percent waiver at discretion of the Development Review Board and they can meet the permit requirements of Victoria Place and Victoria Place was given a 65 percent waiver.

R. Venkataraman: is there other rationales for recommending the ordinance rather than parking generation

S. Molzon: the "ITE" manual may not be as relevant to this location as the City's Ordinance. We feel that sticking with the Ordinance requirements for parking requirements is most sufficient.

A. Zipparo: the analysis of the parking lot use being underutilized, was that done before or after the Cherry St garage came down?

M. O'Neil: Representative from CEDO is here to respond to that study.

G. Nanton: That work was done in 2016 in March to July. Departments of Public Works had conducted 45 counts. Lot had 86-100 percent occupancy only twice. All of the reports say the lot has been underutilized.

A. Hart: the Cherry St garage was available when that count was taken, since then do we know if the demand has increased

G. Nanton: remind the Board that this site was actually called out in Plan Btv Waterfront and downtown as an underutilized site, shortage of density and misrepresentation of what one could use the site for. CEDO supports this project; we believe this project will increase the number of housing units. 39 units and the hotel will estimate 30 new jobs and increase revenue for the City. The site is located; we know that there are several transportation centers, bike lanes, pedestrian paths. Environmental friendly aspect of the project. Historic preservation we feel that the design and façade treatment will retain the spirit of the Boves restaurant.

A. Zipparo: Plan Btv recognized downtown lot as underutilized, was that done before the Cherry St parking lot was demolished?

G. Nanton: yes that was done circa 2016

A. Hart: Questions center on parking and preserving historic nature

J. Alden: we respectfully don't agree with DPW analysis that we should be using city analysis because the whole point is that we are sharing parking following the mindset that we want people to get rid of cars, were expecting customers of the hotel to show up by other means. We would be happy to not have any cars. There may be special occasions throughout the year where there is high demand that Bove's will have to find other ways to satisfy the agreement with the City but using the analysis done by Roger we show that our plan will work.

A. Hart: DPW's request has raised issues, would the applicant want additional time to discuss these issues with the City or reply to these items?

J. Alden: there appears to be a fundamental disagreement with how to handle the parking counts. We're only trying to build what's reasonable or needed.

A. Hart: DPW stated they are anxious or willing to continue the discussion

J. Alden: already a condition in staff report for this project, if we walk away and continue that discussion, we need to know that that is the correct count.

A. Hart: if you continue to have these disagreements it comes back to this Board to make that decision. My recommendation would be to continue to the earliest available next date. Any Board members want to close and deliberate or continue.

J. Drummond: Haven't had enough time with the materials so I would not feel comfortable deliberating tonight.

S. Gustin: Next available meeting date is April 16th, 2019, however staff won't be here. Other option is to defer to May 7th, 2019.

A. Hart: does the applicant have a preference, I would prefer to jump into this even without staff

R. Venkataraman: agree this needs to be continued because of the amount of information, recommend moving to the 16th.

A. Zipparo: Recognize we will be lacking the staff expertise but would request that DPW and Engineers be present.

J. Alden: discussed historic elements, 150 page archeological and assessment report explaining the history of the structures. Proposing signage referencing the little Italy history of the city.

R. Bove: 13 George St had a fire and has been renovated; when the City has staff spend hours putting together 20 page documents on the projects and then the Board just browses this information at the meeting how does that work?

A. Hart: we carefully look over the staff reports and we take that into consideration.

Z. Hightower: Staff provides their recommendations but this is a public platform and provides a chance for the public to ask questions and raise concerns.

R. Bove: hearing the concerns about parking but then one of the Board members stated there may be other questions

R. Venkataraman: historic documentation being provided prior to demolition

J. Alden: certificate of work has been done

R. Bove: we've been working on this for 6 years, and have followed the process to the "t"

A. Zipparo: we appreciate the work that staff does and the legacy of your family and business. Appreciate the art deco façade.

M. O'Neil: historic review, when this came to us in sketch plan more than 6 years ago- the Standard Building. was included so the applicant and owner have stepped back and invested significantly into that building and they are about to get a preservation award for that building. The applicant and owner are adamant about doing this project adequately

A. Hart: Motion to continue to April 16th, 2019

Z. Hightower: Seconds the motion

5-0-0

VI. Adjournment

The meeting was adjourned at 7:15 PM

Bradford L. Rabinowitz, Chair of Development Review Board

Date

Layne Darfler, Planning Technician

Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/dr/ agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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.

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J. Alden: Discussed floor plans

J. Page: Discussed elevations, color choices, materials, and mechanical screenings. Discussed fenestrations and fencing on North side of property boundary.

J. Alden: Discussed elevations, shared use spaces, pedestrian experience, and driveway patterns/pavers. Hoping to get going as soon as possible and to be done and open by Thanksgiving 2020. Department of Public Works traffic and parking comments are concerning, roger Dickinson traffic engineer is here if you want to ask questions

A. Hart: a summary of the traffic study would be helpful. Summary of parking plan and justification of parking waiver are the two things I've identified.

J. Alden: in general the parking plan outlines how we're orchestrating the use of the 88 physical spaces. With bonus of underground spaces we actually have 124 parking spaces to satisfy the zoning demand of 108. The waiver were asking for is for 50 percent on Loft building. only, because it is in residential high zone and that requires 2 spaces per unit. Asking for 50 percent waiver as 18-20 percent of units are single room units. Fully expecting 12-15 cars on site. We're only looking for direct 1 to 1 requirement for parking. 20 spaces for 20 units.

A. Hart: backup plan for tandem parking if a need for it. Second agreement with the City that 30 spaces will be made available how does that work.

J. Alden: 39 surface spaces, 9 will be left available for Victoria Place customers. The other 30 will be for daily use by anyone; it will be up to hotel management to move cars and valet park those cars. Traffic and parking analysis is that 9am to 7pm there are less vehicles generated by hotel use than we need to provide the 30 spaces. Overlap is where there are 2 spaces short is between 8 and 9am. Will use valet system to make sure those 30 spaces are available. There is a lot of acting management required.

A. Hart: the 30 spaces that disappear during the day for use by the hotel, have you included those spaces in the number for the required spaces for café hotel use.

J. Alden: Yes, that is provided in package

R. Dickenson: parking analysis. We have ratios that show peaks and demands and what those times are. These factor into the shared parking analysis, first come first serve basis.

J. Alden: that's in analysis, we expect to allocate the spaces to tenants, agreement is that maybe they are metered or a monthly subscription.

R. Dickenson: included the fact that cars will arrive at site, check in, cars will either be valeted to lower parking lot or guests themselves will move their vehicles where directed. Took into consideration having to go around the block because George St

J. Alden: Discussed chart submitted in package regarding parking demand.

A. Hart: do you have an opinion as to why the 30 units are only using 15 spaces.

R. Bove: combination of all above. Walking and biking heavy area.

J. Alden: Just received DPW comments today

A. Hart: We will let DPW provide those comments, do Board members have questions, if not lets open the discussion up to the public

B. Precort: Concerned with parking. concerned with parking. Parking has always been muddled, concerned in 2001 when 1st development was done regards to a 57 space municipal lot that reduced to 30 spaces. Assured 31 spaces remained metered and municipal parking. Everything seen in zoning documents talks about proposed 40 parking spaces, those 30 spaces were always counted into the requirements and is now being counted again. Losing office tenants over parking issues. City doesn't seem to have much concern, did the city do a parking assessment before the Cherry St garage was taken down or the unnecessary flower pot and bike lane added to the street. Statement on Bove agreement is that the City can decide that the spaces are unneeded and that the Boves can have the parking spaces. What does the city care about those spaces? The uses in our building need parking and this project takes parking away.

S. Bushor: believe there has been a fair amount of controversy for what is needed for businesses around this development regarding parking. Not sure how recent DPW's report was done. Comments shared tonight are the same that were made over a year ago. Concerned about the 30 available spaces are only available daily, are they available for public us 24-7. DPW felt the revenue from those spaces were not significant so they were allowing Bove to take it over. Want to welcome a new addition but also supporting those uses in existence now. Senior housing in ward 1 unfortunately people underestimate what seniors do and what they need for cars, for our senior housing people are always asking for more parking. They could need cars to get outside of the city for work, healthcare, etc. with the Loft there will be 20 spaces for 20 units but what about if someone has a visitor where do they park? Historic nature of the structures, Boves restaurant is on historic register. 13-15 and 19 George St qualify but are not on historic register. Discussed example of keeping façade and linking it to new building to keep history. The old houses being demolished, once again not sure why façade of housing couldn't have been built behind it and incorporate the historic homes. Warning the lack of respect for the past and history and that we as a city don't understand and respect the value of it.

D. Hartnick: two issues- work that the project teams have done in regards to the neighborhood efforts is applaud-able. We price people out from staying in Burlington. In regards to parking, go downtown and take a look at all of the empty parking spaces around here there is always parking available. Understand we have obligation to supply parking for business but not for tenants. Don't think its City's responsibility to require parking for landlords to provide for tenants.

A. Hart: The City and DPW require 30 public parking spaces be provided.

S. Molzon: looked at submitted traffic and parking assessment. There is no significant impacts to surrounding areas including recirculation of traffic. We would like to ensure that those 30 spaces be made available during the day time. Comments and requests were made, mostly that more cars will need to be valet parked and stacked which we believe is in the underground parking garage.

A. Hart: looking for modifications to respond or provide more information

S. Molzon: informally provided our comments to Roger Dickenson Thursday/ Friday the previous week.

M. O'Neil: one of the new provisions of the form district is that when you provide underground you get a bonus 1 space = 1.75 spaces. They can meet their

R. Venkataraman: is there other rationales for recommending the ordinance rather than parking generation

S. Molzon: the "ITE" manual may not be as relevant to this location as the City's Ordinance. We feel that sticking with the Ordinance requirements for parking requirements is most sufficient.

A. Zipparo: the analysis of the parking lot use being underutilized, was that done before or after the Cherry St garage came down?

M. O'Neil: Representative from CEDO is here to respond to that study.

G. Nanton: That work was done in 2016 in March to July. Departments of Public Works had conducted 45 counts. Lot had 86-100 percent occupancy only twice. All of the reports say the lot has been underutilized.

A. Hart: the Cherry St garage was available when that count was taken, since then do we know if the demand has increased

G. Nanton: remind the Board that this site was actually called out in Plan Btv Waterfront and downtown as an underutilized site, shortage of density and misrepresentation of what one could use the site for. CEDO supports this project; we believe this project will increase the number of housing units. 39 units and the hotel will estimate 30 new jobs and increase revenue for the City. The site is located; we know that there are several transportation centers, bike lanes, pedestrian paths. Environmental friendly aspect of the project. Historic preservation we feel that the design and façade treatment will retain the spirit of the Boves restaurant.

A. Zipparo: Plan Btv recognized downtown lot as underutilized, was that done before the Cherry St parking lot was demolished?

G. Nanton: yes that was done circa 2016

A. Hart: Questions center on parking and preserving historic nature

J. Alden: we respectfully don't agree with DPW analysis that we should be using city analysis because the whole point is that we are sharing parking following the mindset that we want people to get rid of cars, were expecting customers of the hotel to show up by other means. We would be happy to not have any cars. There may be special occasions throughout the year where there is high demand that Bove's will have to find other ways to satisfy the agreement with the City but using the analysis done by Roger we show that our plan will work.

A. Hart: DPW's request has raised issues, would the applicant want additional time to discuss these issues with the City or reply to these items?

J. Alden: there appears to be a fundamental disagreement with how to handle the parking counts. We're only trying to build what's reasonable or needed.

A. Hart: DPW stated they are anxious or willing to continue the discussion

J. Alden: already a condition in staff report for this project, if we walk away and continue that discussion, we need to know that that is the correct count.

A. Hart: if you continue to have these disagreements it comes back to this Board to make that decision. My recommendation would be to continue to the earliest available next date. Any Board members want to close and deliberate or continue.

J. Drummond: Haven't had enough time with the materials so I would not feel comfortable deliberating tonight.

S. Gustin: Next available meeting date is April 16th, 2019, however staff won't be here. Other option is to defer to May 7th, 2019.

A. Hart: does the applicant have a preference, I would prefer to jump into this even without staff

R. Venkataraman: agree this needs to be continued because of the amount of information, recommend moving to the 16th.

A. Zipparo: Recognize we will be lacking the staff expertise but would request that DPW and Engineers be present.

R. Bove: 13 George St had a fire and has been renovated; when the City has staff spend hours putting together 20 page documents on the projects and then the Board just browses this information at the meeting how does that work?

A. Hart: we carefully look over the staff reports and we take that into consideration.

Z. Hightower: Staff provides their recommendations but this is a public platform and provides a chance for the public to ask questions and raise concerns.

R. Bove: hearing the concerns about parking but then one of the Board members stated there may be other questions

R. Venkataraman: historic documentation being provided prior to demolition

J. Alden: certificate of work has been done

R. Bove: we've been working on this for 6 years, and have followed the process to the "t"

A. Zipparo: we appreciate the work that staff does and the legacy of your family and business. Appreciate the art deco façade.

M. O'Neil: historic review, when this came to us in sketch plan more than 6 years ago- the Standard Building. was included so the applicant and owner have stepped back and invested significantly into that building and they are about to get a preservation award for that building. The applicant and owner are adamant about doing this project adequately

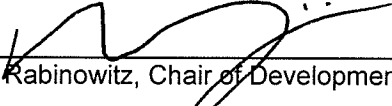
A. Hart: Motion to continue to April 16th, 2019

Z. Hightower: Seconds the motion

5-0-0

VI. Adjournment

The meeting was adjourned at 7:15 PM


Bradford L. Rabinowitz, Chair of Development Review Board

4/16/19
Date


Layne Darfler, Planning Technician

04-16-2019
Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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