

Burlington Design Advisory Board

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

Matthew Bushey
Ron Wanamaker
Emily Morse
Jay White
vacant
Kathleen Ryan, Alt
Vacant, Alt



DESIGN ADVISORY BOARD Tuesday March 29, 2022 3:00 PM

Remote Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86758388421?pwd=YytvalNuYjg4Vzk1amcxQ1lvR0VRZz09>

Webinar ID: 867 5838 8421

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Agenda

Session I – 3:00 PM – 3:30 PM

**ZP-21-837; 236 South Union Street (RL, Ward 6S) 236 So Union LLC /
Lucas Jensen**

Expansion of living space into existing garage. Reconstruction of structure with expanded footprint and added second story. Addition of 2 parking spaces. (Mary O'Neil, Project Manager)

Session II – 3:30-4:00 PM

DAB - Windows discussion

Session III – 4:00-4:30 PM

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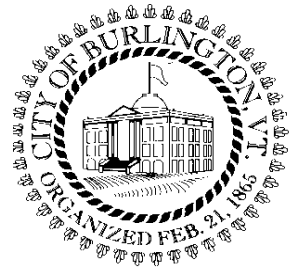
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Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Vacant, Planning Technician
Vacant, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-837; 236 South Union Street
Date: March 29, 2022

File: ZP 21-837

Location: 236 South Union Street

Zone: RL **Ward:** 6S

Parking District: Neighborhood

Date application accepted: December 19, 2021
(incomplete)

Applicant/ Owner: Lucas Jensen

Request: (After the fact) confirmation of expansion of living space into existing garage. Reconstruction of structure with expanded footprint and added second story. Addition of 2 parking spaces.



Background:

- **Zoning Permit 16-1067CA;** removal of 1 chimney at rear of house. April 2016.
- **Nonapplicability of Zoning Permit Requirements 16-1065NA;** replace asphalt hingle at rear with same material. April 2016.
- **Zoning Permit 10-0859CA;** construct two story addition at reatr of house. **Denied** May 2010.
- **Zoning Board of Adjustment;** Conditional use to convert 5 unit apartment house to six apartments. Application **denied March 1976;** Applicant requests reconsideration; Application approved with conditions June 15, 1976.

Overview:

236 South Union Street is an existing, 6 unit residential building, with 6 parking spaces accessed from a right-of-way established in 1884 off Maple Street (Burlington Land Records, 20:194).

The approval for the 6 units (June 1976) included the condition that no apartment would exceed 430 square feet, with ZBA imposed conditions:

- a. All parking spaces be defined;
- b. The number of cars to be parked does not exceed 6;
- c. The fire lane must remain clear at all time.

The current applicant/owner purchased the property in January 2004, when the rear garage was being utilized as habitable area. The applicant seeks to formalize that expansion of living space

into a former garage (something not acknowledged in the 1976 permit), but demolish the structure and rebuild as a two story addition. The 1976 permit approval is vague on the use of the one story structure, identifying it as “garage room”. No change is proposed to the number of units (6.)



The 1976 decision limited unit size and the number of parking spaces; two restrictions that are no longer in the regulations. The applicant may therefore apply for both.

The addition of new rooms to a property non-conforming to the minimum parking requirements must provide one new parking space for every new room added. As this is within the Neighborhood Parking District, 12 spaces would be required for the existing 6 units; the 1976 permit limited parking here to 6 spaces. The rebuilt rear addition would add 2 new rooms; therefore 2 additional parking spaces are required for a total of 8.

As the proposal adds less than 500 sf of new area, the review is under Administrative Authority (Section 3.2.7.) The DAB’s recommendation will inform staff’s decision.

The structure is listed within the **South Union Street Historic District** on the National Register of Historic Resources. (Resource #14, *Fred Johonnot House* #1, 1885.)

Part 1: Land Division Design Standards

Not applicable.

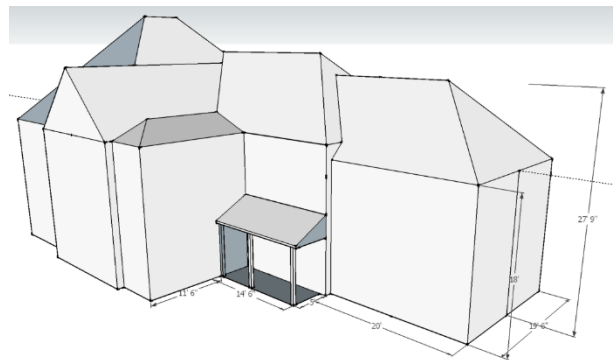
Part 2: Site Plan Design Standards **Sec. 6.2.2 Review Standards**

(a)Protection of Important Natural Features:

Not applicable.

(b) Topographical Alterations:

No changes to the topography of the site are proposed. The parking spaces are being added in tandem behind existing spaces.



(c)Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city’s or the region’s pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

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

(f) Brownfield Sites:

This address is not listed on the Vermont DEC website. Not applicable.

(g) Provide for nature's events:

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

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



The entrance to this newly constructed unit is oriented toward the east (as is the current entrance); however this one has no canopy or roof cover providing a modicum of shelter for the residents. A small but designed canopy is recommended.

There is room for snow storage adjacent to the parking area.

(h) Building Location and Orientation:

The replacement of a one story garage with a two story structure will not change the location or orientation of the building. The proposed new addition is on the rear (east) of the original structure.

(i) Vehicular Access:

Access will continue as at present; via a shared use drive that runs south from Maple Street.

(j) Pedestrian Access:

There is a pedestrian walkway from the existing parking area to the overall structure. See "Site Plan Proposed."

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction for compliance with ADA requirements.

(l) Parking and Circulation:

Two parking spaces will be added, in tandem, to the existing parking area as required by Section 8.1.5.

(m) Landscaping and Fences:

No additional landscaping or fences are included within the submission.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

No lighting information has been provided. If the applicant intends to add exterior lighting, fixture and illumination levels shall be provided prior to DRB review.

(p) Integrate infrastructure into the design:

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

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

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

No exterior storage areas, machinery or equipment installations are included on the site plan and building elevations. There is nothing that suggests the introduction of fumes, vibration, noise, heat or vapor with the new addition. As the intensity of development remains constant (same number of residential units), no new impacts are anticipated.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed 2 story addition, to be placed on the footprint of the original attached garage, is located in the rear of the historic structure and does not exceed the height of the existing building. It will not be visible from the street.

2. Roofs and Rooflines.

A modified hip roof is proposed, consistent with an existing roofline within the complex, compound roof forms already present on the building.

3. Building Openings

Proposed elevations indicate the entrance on the east, with multiple window penetrations on the north and south elevations. The windows are intended to be sympathetic with existing window openings on the building.



(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The addition will not be visible from the street front.

(e) Quality of materials:

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

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

Sheathing is proposed to be wood clapboard (installed at 3” reveal), with wood trim and Marvin Ultimate Wood double hung windows. Roofing will be architectural asphalt shingles; all considered suitable for new construction.

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2.(p), above.

(i) Make spaces secure and safe:

Building entrances shall be visible and adequately lit; the applicant shall provide exterior lighting information. New development shall follow all applicable building and life safety code as defined by the building inspector.

Sec. 5.4.8 Historic Buildings and Sites

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

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

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

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

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

(a) Applicability:

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

236 South Union Street is within the South Union Street Historic District.

(b) Standards and Guidelines:

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

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

The building was constructed as a single family residence in 1885. The residential use will continue.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposal is to remove a single story (garage) addition that was not original to the house, and to replace it with a two story addition. The historic character of the original structure will be retained and preserved.

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

The addition of a two story wing will not impair the understanding of the original structure; nor is it a conjectural feature from another property. It will clearly read as new.

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

The single story garage addition has not acquired historic significance in its own right, and therefore does not merit consideration of retention.

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

The garage is simply a later add-on accessory structure that has no materials, features or construction techniques worthy of retention. The proposed siding, with a smaller reveal; windows and scale of the addition are intended to complement the existing building.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and*

provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

The sill of the garage addition is in failing condition which has, in part, spurred this application. It has been used for residential purposes at least since 2004 when the current owner purchased it; likely earlier. A replacement structure will ensure a safe and comfortable dwelling.

The garage, as noted, does not merit preservation efforts to retain its features.

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

No chemical treatments are proposed. Not applicable.

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

There are no known archaeological resources on site.

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

The new addition, placed in the same location as the existing single story structure, will not destroy historic materials, features and spatial relationships that characterize the property. The new building volume is placed in the rear of the lot and will not be visible from either South Union Street or Maple Street. As proposed, it meets required setbacks.

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

While unlikely it would ever be removed, it is possible to consider the proposed addition reversible.

Items for the Board's consideration:

- An entry canopy is recommended.
- Exterior lighting information must be submitted for staff review and approval.

236 S. Union

Zoning Permit Application

2/17/2022

Description of Work Proposed:

1. Expansion of living space into former garage, Unit #5.
2. Demolition of existing 20' X 16' (320sqft) single story, single room apartment on back of house. Construction of 19'6" X 20' (390 sqft) two story single bedroom (2 room) structure in its place.
3. Extend current covered porch at rear of house by 6'6" into corner of house.
4. Expand current 6 space (1,595 sqft) parking area to allow for 1 additional tandem space, 7 spaces total, as required to add additional room for Unit #5.

Lot coverage (sqft)

CURRENT

Total lot:	16,237
Current coverage:	
Building	2,110
Driveway & parking	2,500
Walkways	500
Total:	5,110
	31.5%

PROPOSED

Increased footprint of new structure:	90
Increased parking:	180
Added open porch:	28
Total proposed lot coverage of building:	5,408
	33.3%

PLEASE NOTE THAT THIS STRUCTURE IS COMPLETELY NON-VISIBLE FROM BOTH S. UNION AND MAPLE STREET

Construction Materials

Siding – wood ½"X6 clapboard (installed at 3" reveal matching existing)

Trim – 5/4 wood, matching existing/typical on house (see attached picture of typical trimmed window)

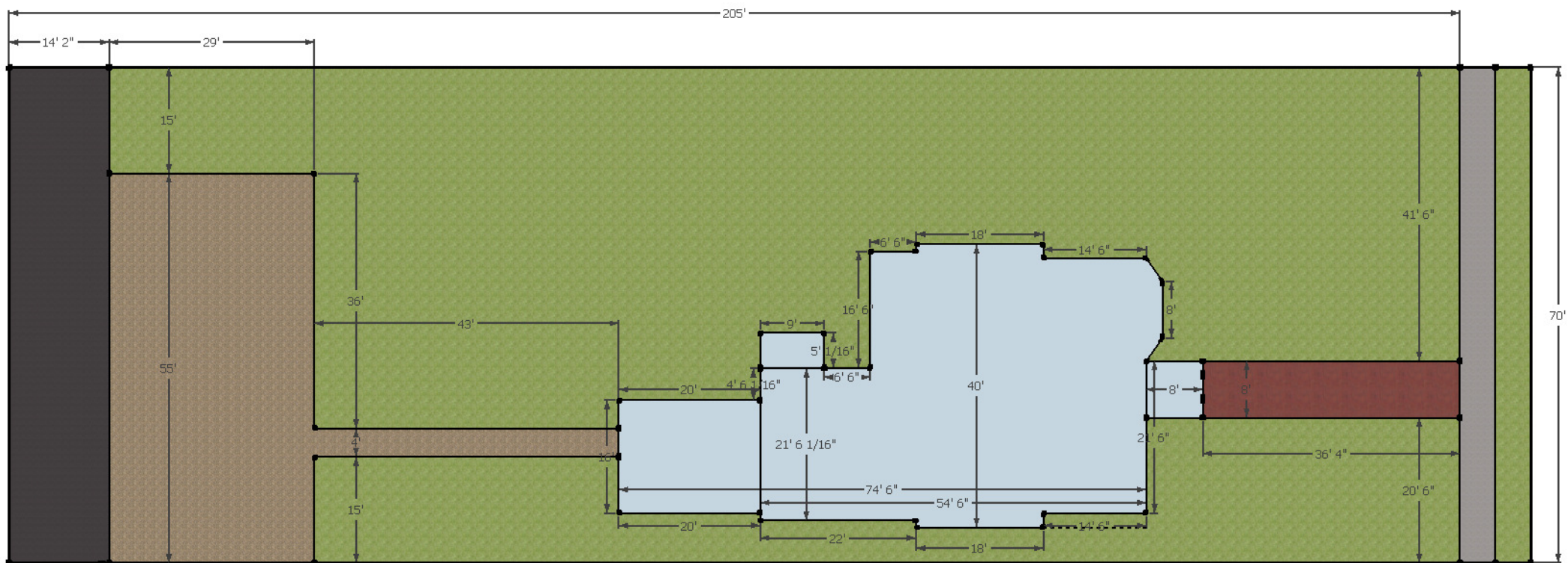
Windows – Marvin Ultimate Wood Double Hung (same as replacement windows Burlington Lead

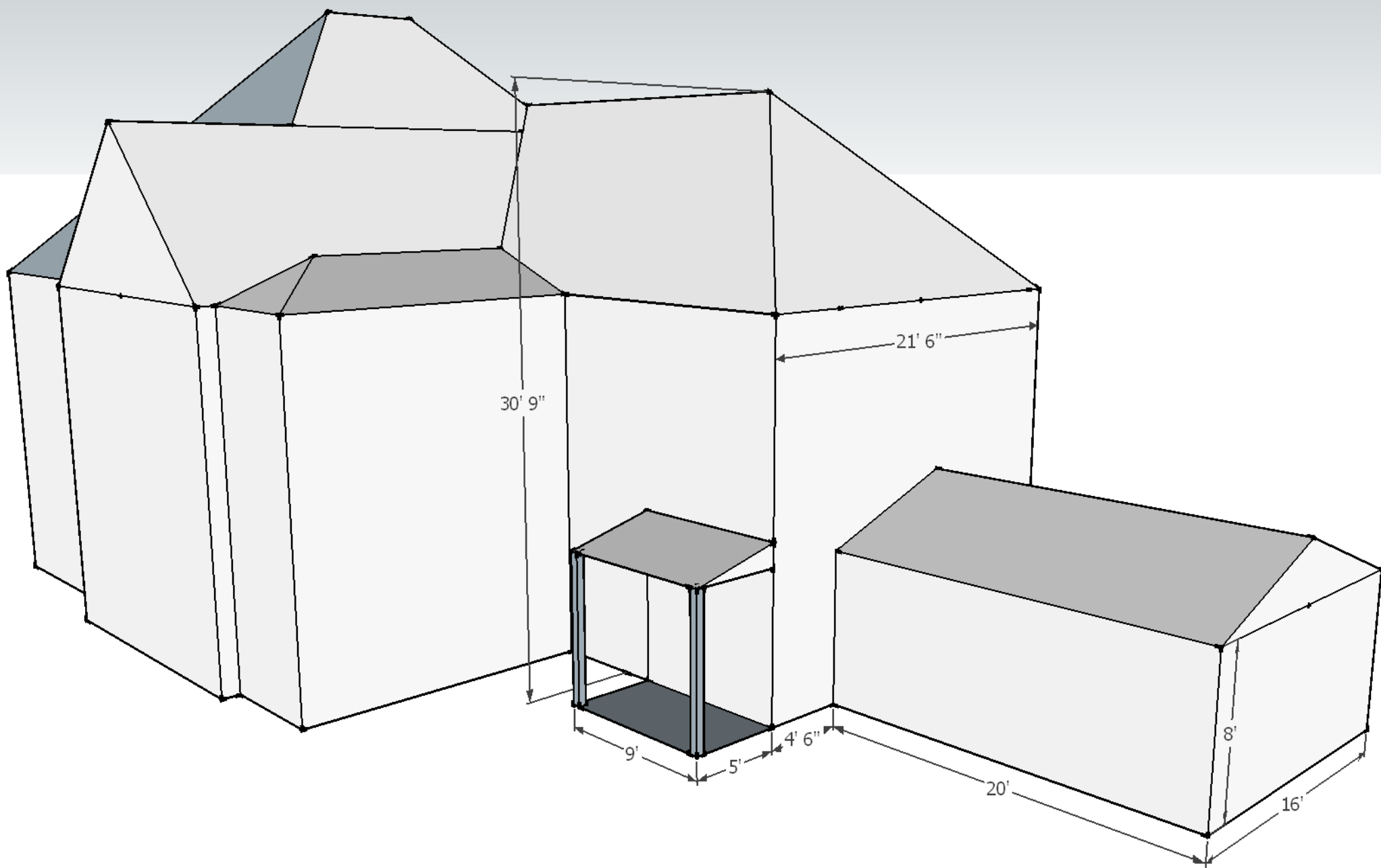
Program has been using to replace windows throughout main house)

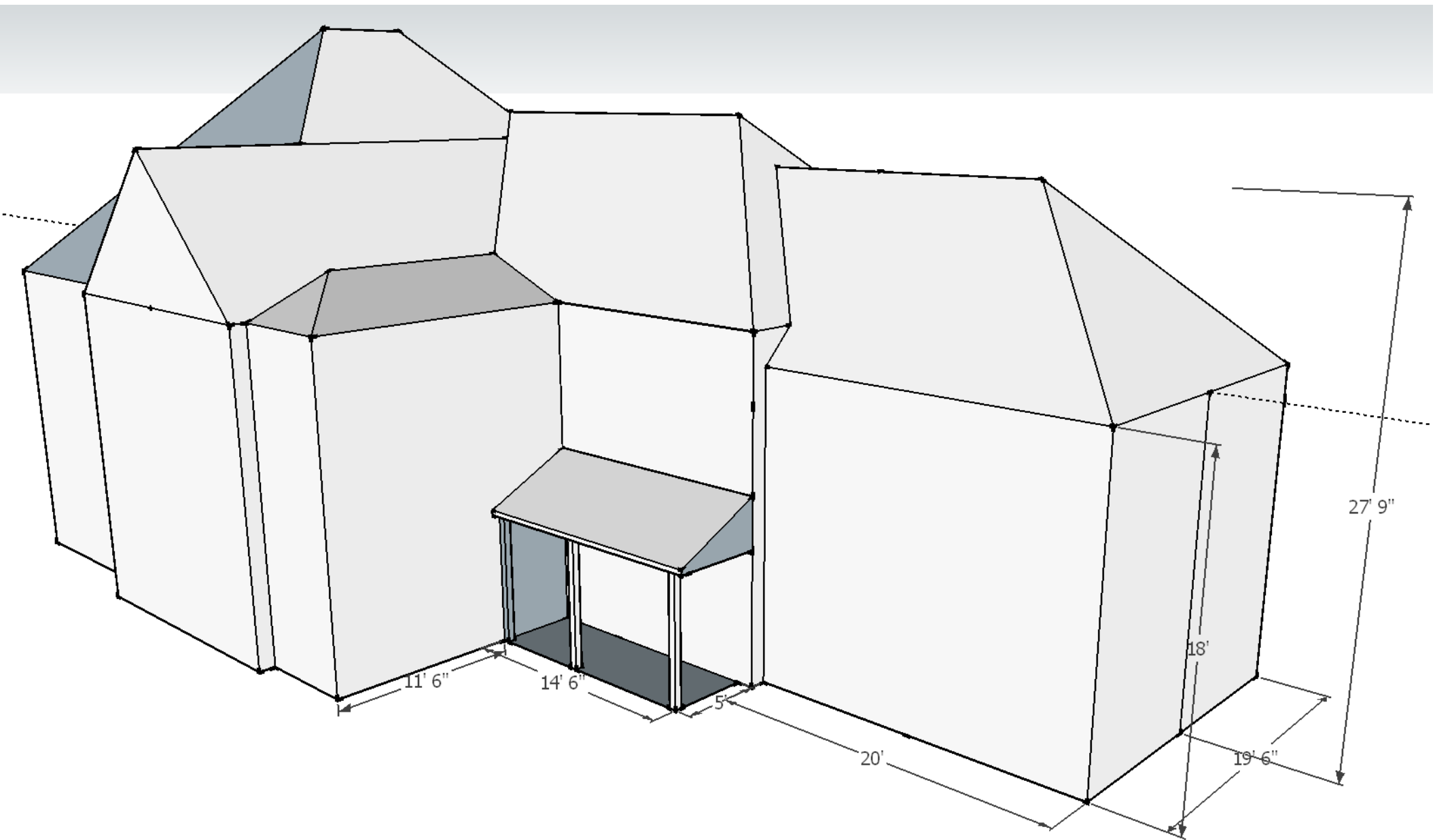
Roofing – Charcoal grey asphalt architectural shingles (same as present at rear of house)

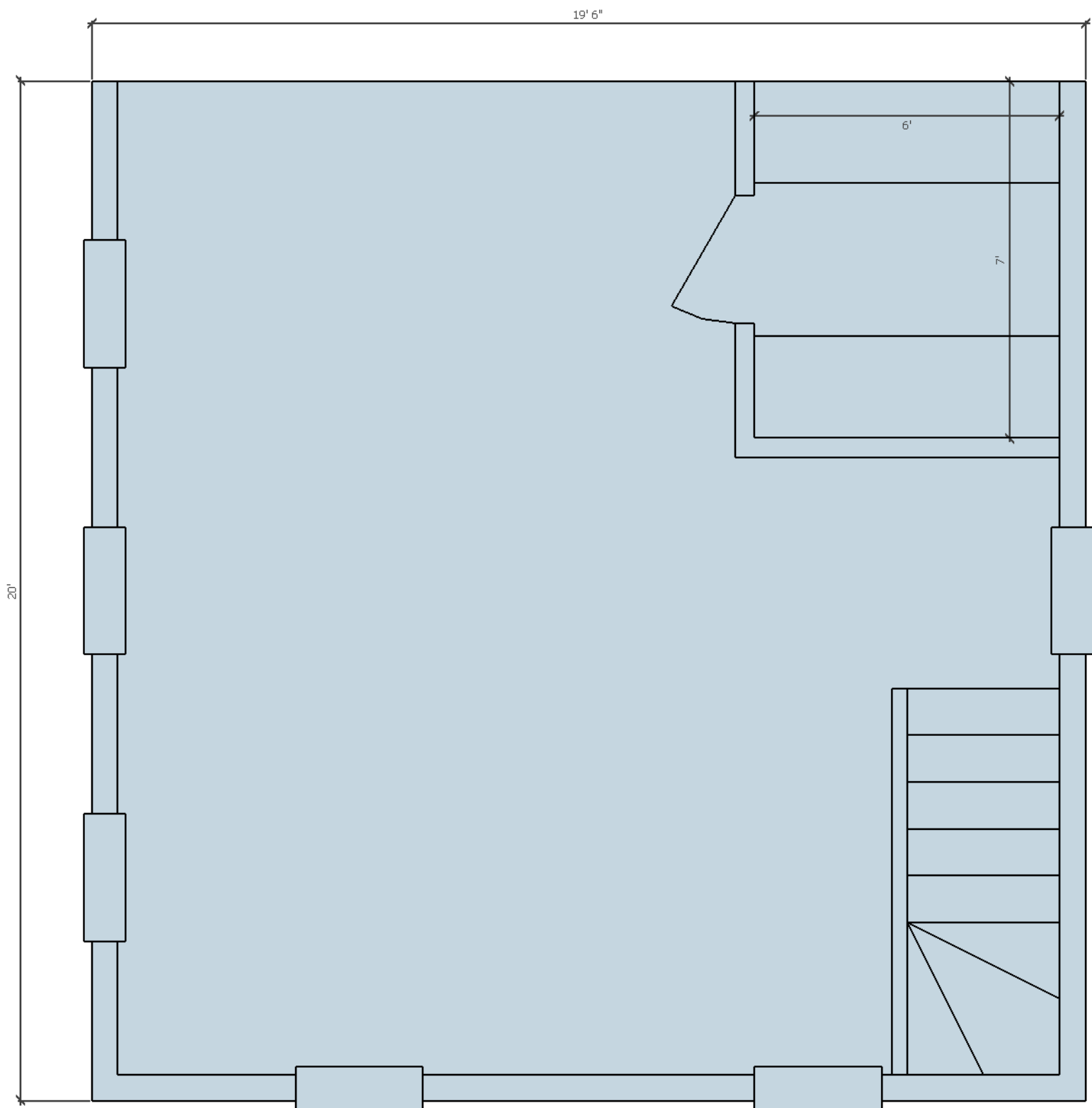
Parking access

To add an additional parking place to account for the added room from this project, a second tandem spot will be added for Unit #5 by extending a portion of the parking area 9' forward. The parking area is accessed from a shared drive at 275 Maple St. Tenants currently pull into the driveway and make a 90 degree turn into their spots. This proposed spot will be accessed by the first car pulling all the way forward and the second car pulling in behind. Units 1-4 will not be affected. Unit 6 will pull around the back side of the second car for unit 5. There is a 6' buffer zone to allow for this.

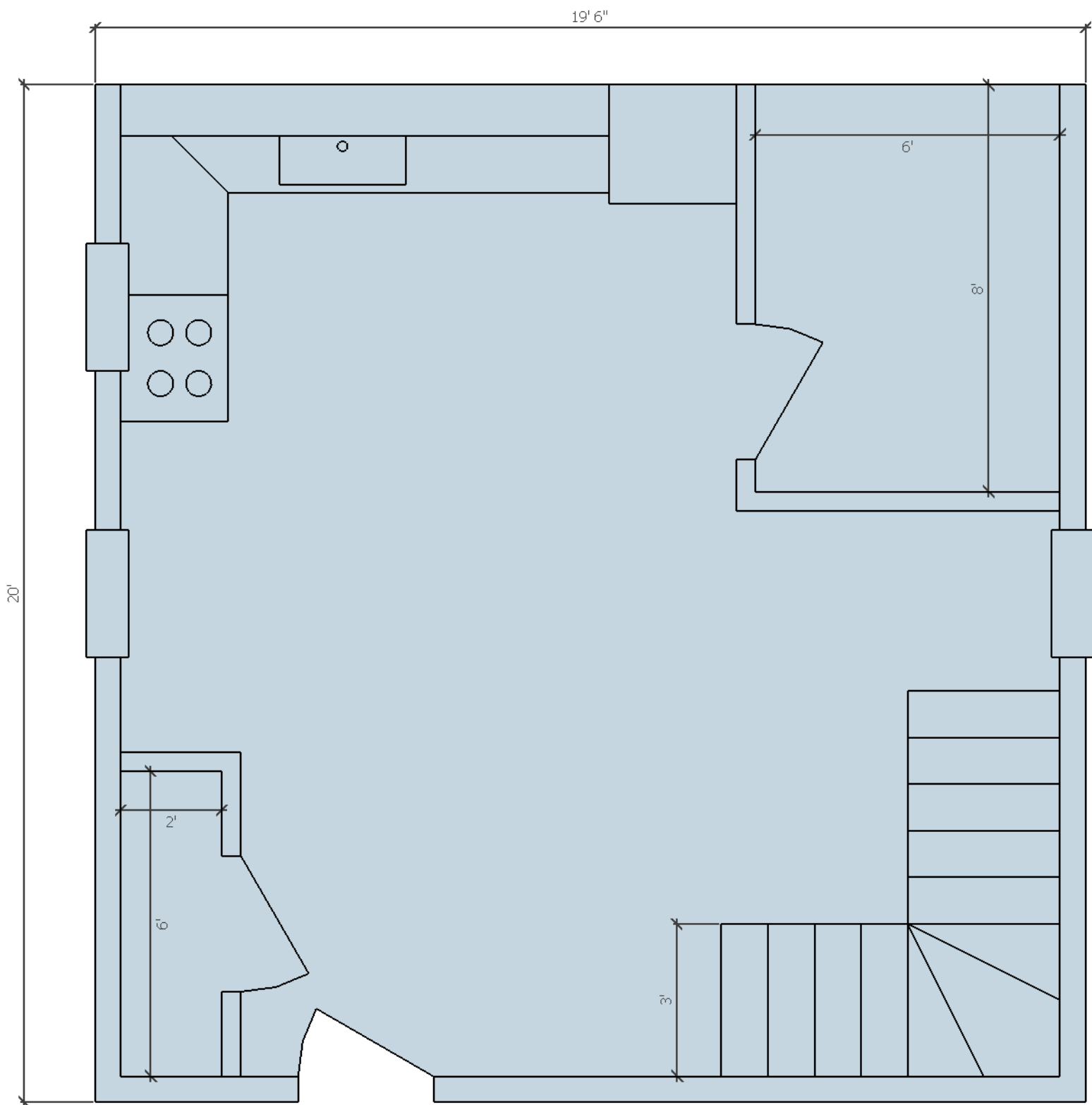






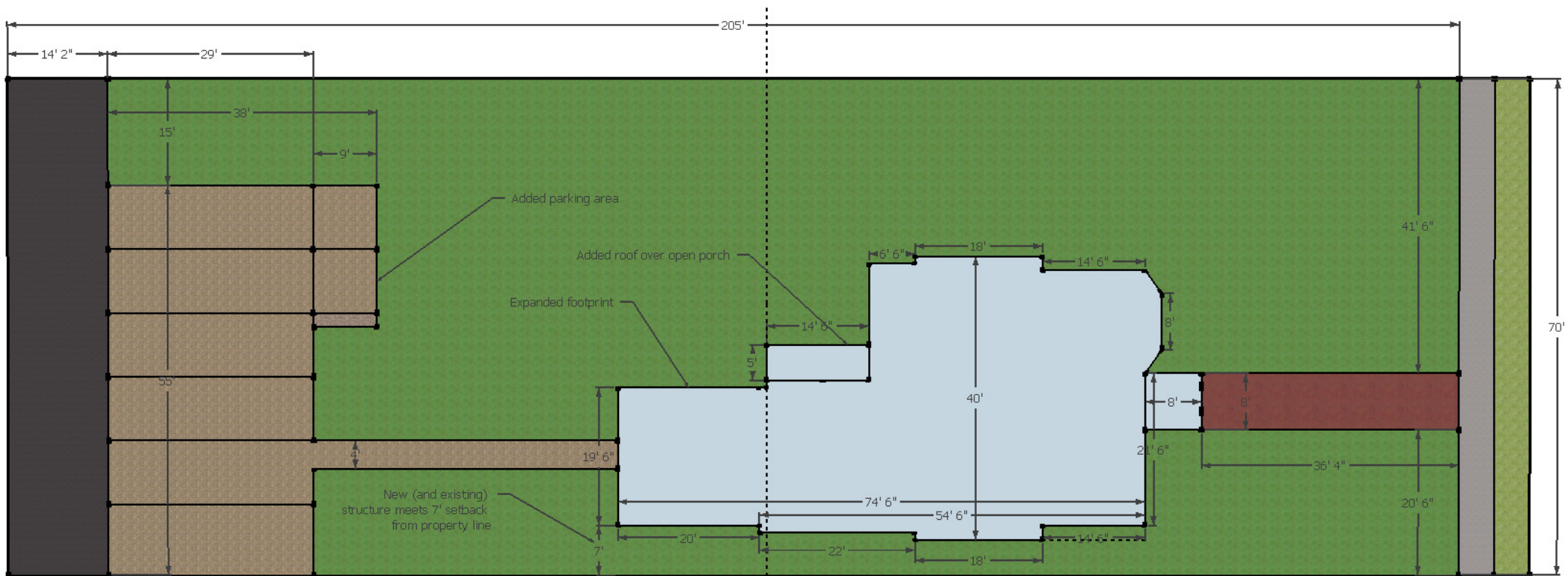














From Jeremy Ganz, Red House Building, March 23, 2022:

Hi Mary-

Thanks for reaching out about this. I would be happy to give my contractor perspective on the topic of window replacement options/details, but it may be worth getting input from Marc or Noah from Brownell on the specifics. They can discuss in much greater detail the differences between Marvin's Elevate line (formerly Integrity Wood Ultrex, fiberglass exterior) and Signature line (formerly Ultimate, aluminum exterior).

Red House probably uses Marvins for 3/4 of our renovations in Burlington. There is a substantial cost savings using the Elevates over the Signatures, as well as increased thermal efficiency. From my perspective, there is almost no visual discernment between the fiberglass and aluminum exteriors, and both lines have beautiful wood interiors. It's my understanding that the Signature line has many more customization options, and we do need to use those often when required to match unique divided lite patterns. The Signatures may meet other historical detail goals that I'm unaware of, but I've often felt it unfair to Burlington homeowners to allow the use of aluminum and disallow fiberglass, when their appearance is virtually identical.

Marc or Noah, would you be willing to have a conversation with Mary and share insights on the difference between these units?

Thanks,
Jeremy

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Department of Permitting and Inspections

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Telephone: (802) 865-7188

Matt Bushey, Chair
Ron Wanamaker
Emily Morse
Jay White
Kathleen Ryan, Alternate
Vacant, Alternate



DESIGN ADVISORY BOARD Tuesday March 29, 2022 3:00 PM

Minutes

Present: Matt Bushey (Chair), Ron Wanamaker (Vice Chair), Jay White, Emily Morse, Kathleen Ryan (alternate)

Absent: None

Staff present: Mary O'Neil, Scott Gustin

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-21-837; 236 South Union Street (RL, Ward 6S) 236 So Union LLC / Lucas Jenson

Expansion of living space into existing garage. Reconstruction of structure with expanded footprint and added second story. Addition of 2 parking spaces. (Mary O'Neil, Project Manager)

Present: Building owner Lucas Jensen

Motion by Matthew Bushey: I move we approve the application with the following additions:

- Addition of 3' deep entry canopy;
- Lighting
- Addition of retaining wall on plan at the end of tandem parking spaces.

2nd – **Jay White**

Vote 5-0

Motion carries.

Session II – 3:30-4:00 PM

DAB - Windows discussion

Present: Eric (Acme Paint and Glass); Sean Sweeney (Able Paint and Glass); Lyndon Johnson (Harvey representative); Sharon Bushor (former City Councilor); Noah and April (Brownell Windows and Doors; remotely). Also online: Matthew ?, Charles Dillard (City Planning Office) and an unidentified phone number.

After an introduction by Mary O'Neil about the precedent of decision making relative to replacement of historic window sash, there was very broad discussion about what are important considerations for window replacement with historic structures (character, appearance, detailing, thermal qualities, operability, life expectancy, glass weight, paint acceptance, glazing.) Each commercial window representative provided window examples to inform

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panelists of construction, qualities of products relative to materials, appearance, muntins pattern and profile, sills, core, etc.)

After much discussion and question/answer period with the group, the commercial window representatives were asking to provide front profile and cut sheets for their products. The panelists will contribute important characteristic information they feel required of historic window replacement. The conversation will continue at the next warned meeting to potentially create a policy relative to window replacement.

I. Adjournment 5:15 PM.