

Burlington Design Advisory Board

645 Pine Street, Department
of Permitting & Inspections
Burlington, VT 05401
www.burlingtonvt.gov/PZ/DAB
Phone: (802) 865-7188
Fax: (802) 865-7195

Matthew Bushey
Ron Wanamaker
Steven Offenhartz
Tom Cullins
Eric Morrow
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday February 25, 2020 at 3:00 PM Conference Room- Department of Permitting & Inspections, 645 Pine St, Burlington, VT

Session I – 3:00 PM – 3:30 PM

- 1. 20-0645CA; 96-98 Ferguson Ave (RL, Ward 5S) Donal Dugan**
Remove the existing second floor of the northern addition and rebuild as a full height floor. (Project Manager: Ryan Morrison)

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For PRICING & PERMITS only Not for construction

RECEIVED
JAN 22 2020
BURLINGTON
PERMITTING & INSPECTIONS



1	Issue Date: 1/22/2020 Scale :1/4"=1'-0"	DUGAN Reno	96 Ferguson Ave. Burlington VT 05401	
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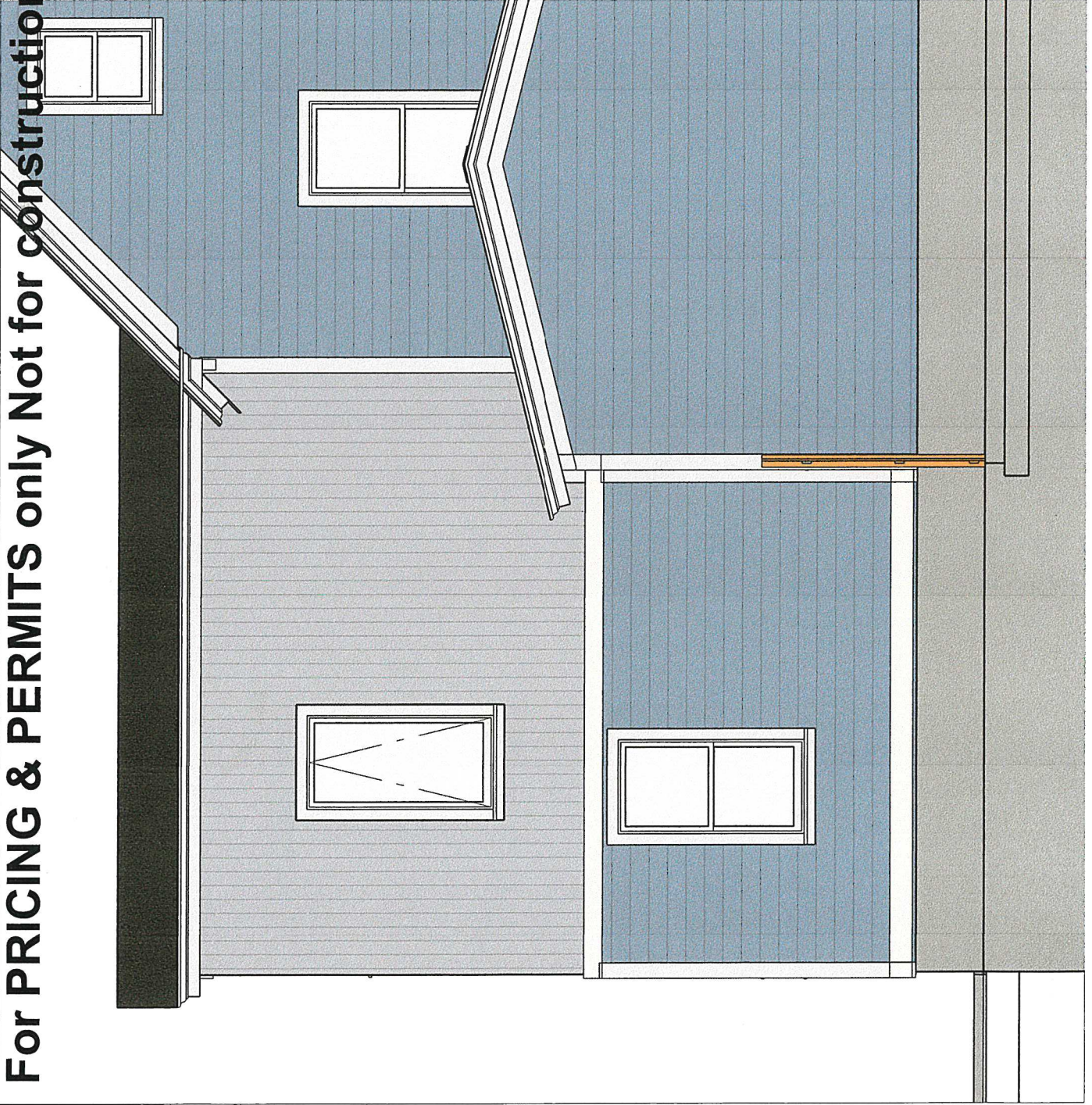


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PERMITTING & INSPECTIONS

	DUGAN Reno	96 Ferguson Ave. Burlington VT 05401	Issue Date: 1/22/2020	Scale: 1/4"=1'-0"	5
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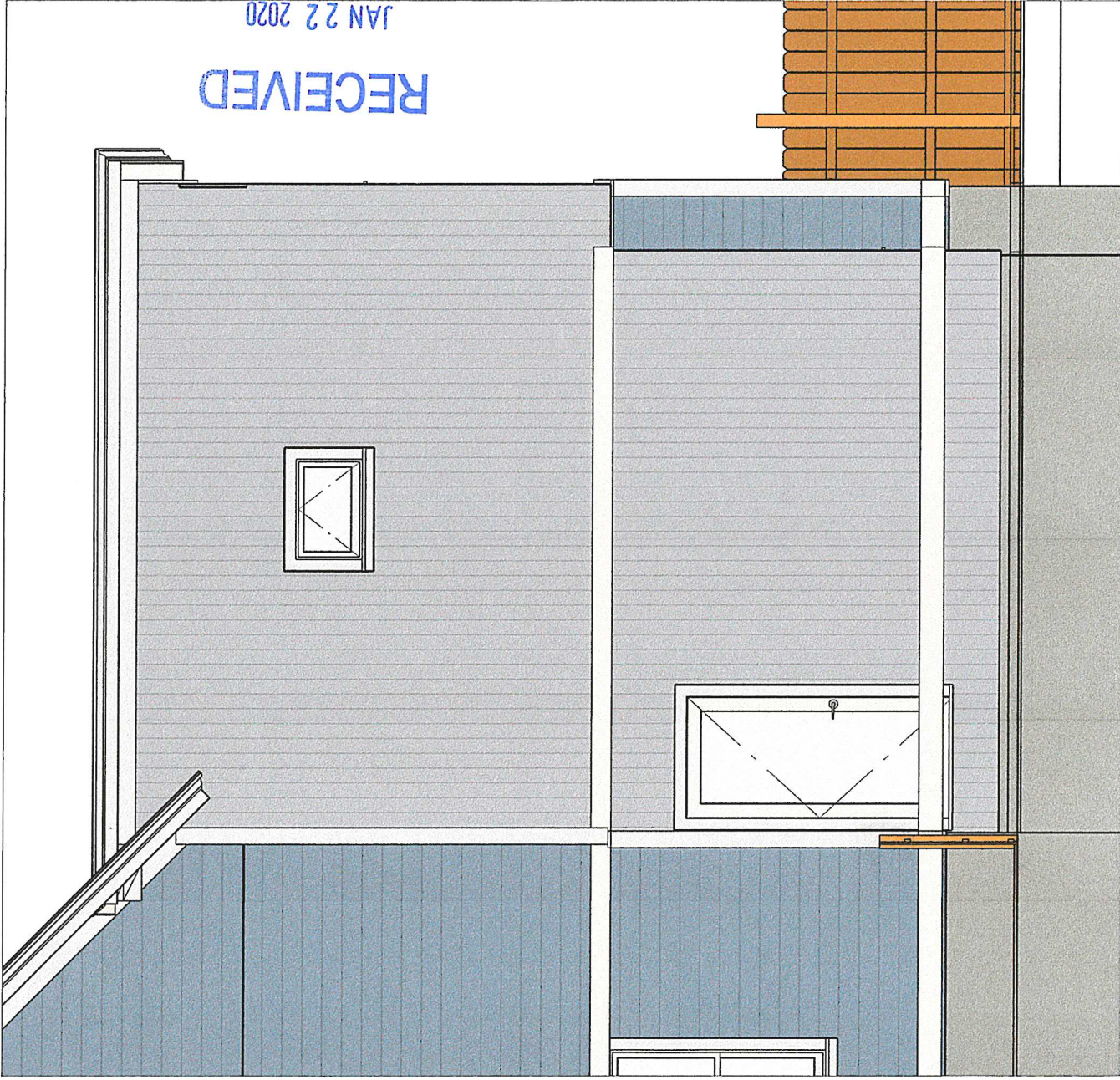
BURLINGTON
PERMITTING & INSPECTIONS

DUGAN Reno

96 Ferguson Ave.
Burlington VT 05401

Issue Date:
1/22/2020
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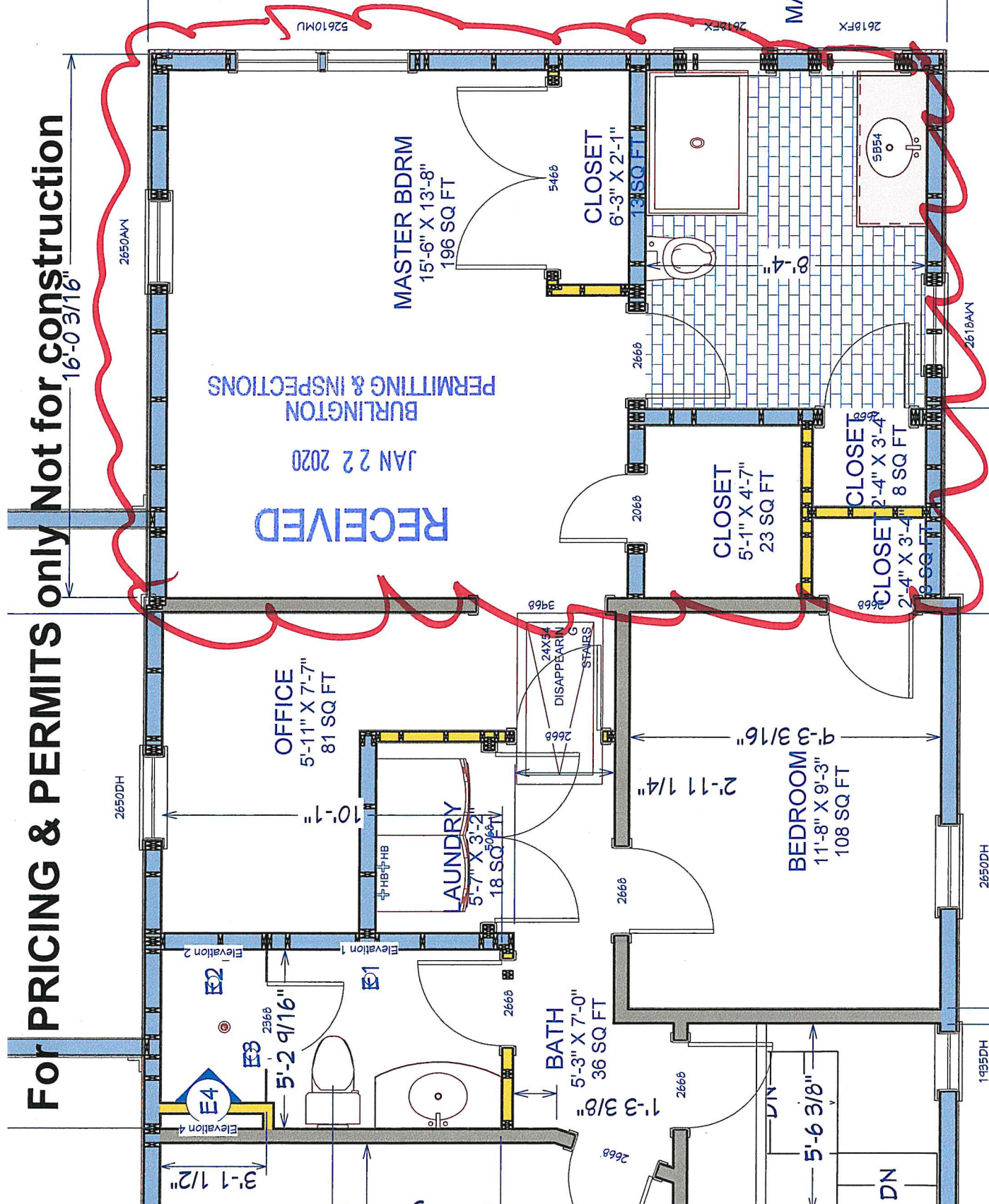
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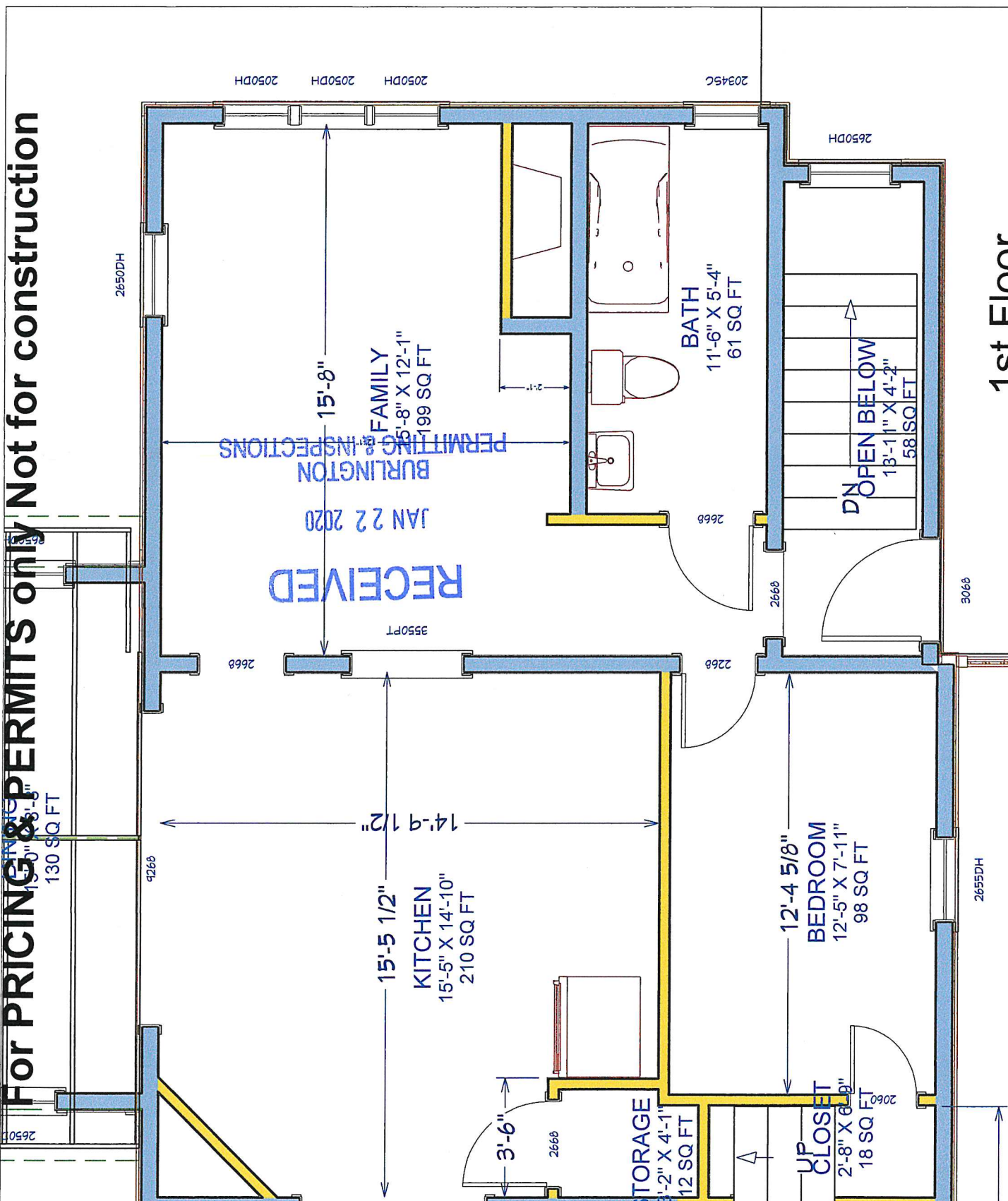


BURLINGTON
PERMITTING & INSPECTIONS

	DUGAN Reno	96 Ferguson Ave. Burlington VT 05401	Issue Date: 1/22/2020 Scale: 1/4"=1'-0"	
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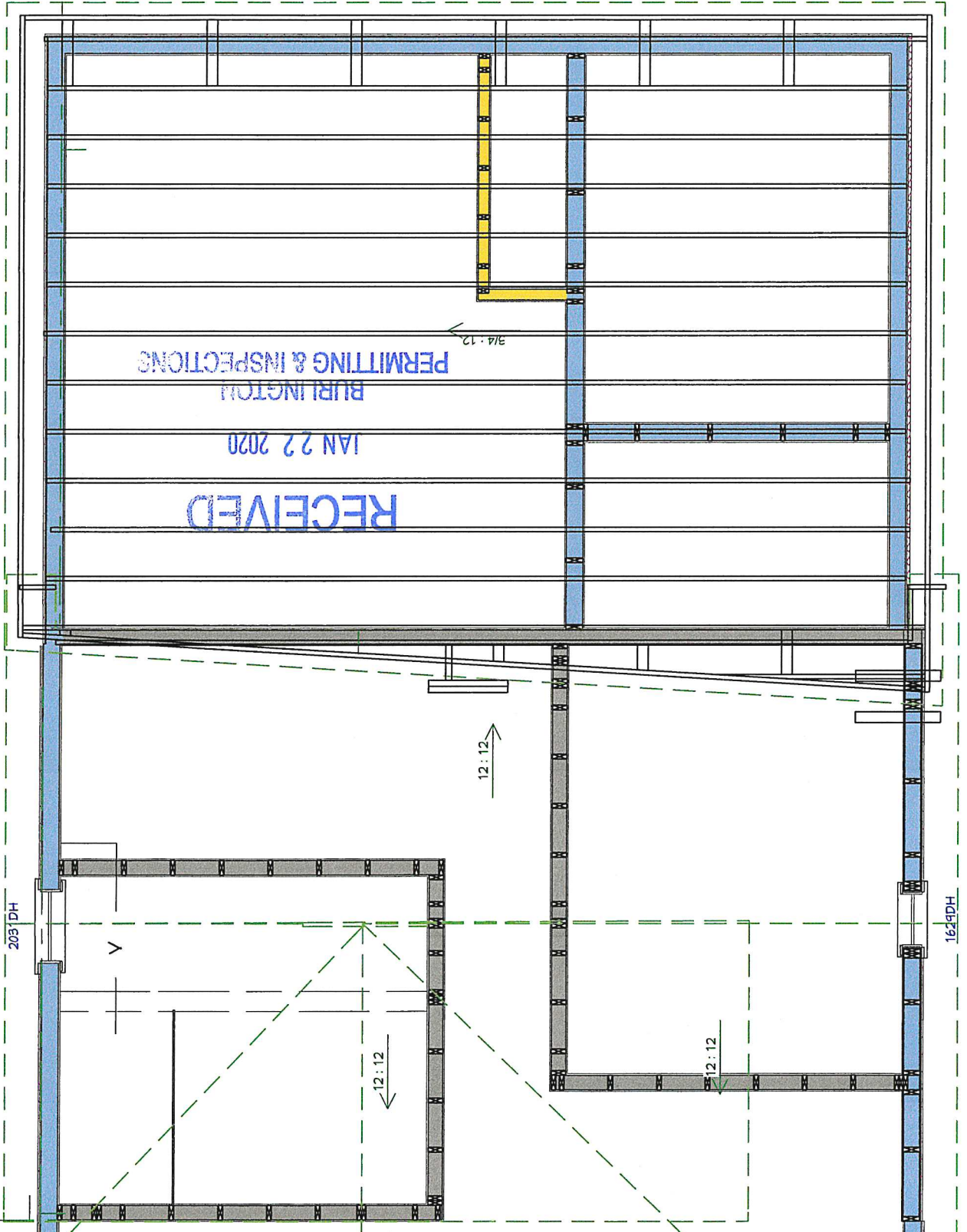
Issue Date 1/22/2020 8:43 AM	Scale: 1/4" = 1'-0"	23'-9 5/16"	96 Ferguson Ave. Burlington VT 05401
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For PRICING & PERMITS only Not for construction

4	Issue Date: 1/22/2020 Scale: 1/4"=1'-0"	DUGAN Reno 96 Ferguson Ave. Burlington VT 05401	
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NOTE

ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED

DATE

4/9/12

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

location of proposed work
ZP 12-0911CA

see site plan for
identification



Current



Current



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

0402

NEGATIVE FILE NUMBER:

83-A-140

UTM REFERENCES:

Zone/Easting/Northing

18/642700/4923100

U.S.G.S. QUAD. MAP:

Burlington 7.5

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Multiple Family

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular/Queen Anne

DATE BUILT:

c.1880

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 96-98 Ferguson Avenue. Two
lots east from the corner of Richardson
Street.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: George Munson

ADDRESS: 97 North Winooski Avenue
Burlington

ACCESSIBILITY TO PUBLIC:

Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:

Local ☐ State ☒ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☐ Brick ☐ Concrete ☐ Concrete Block ☐

2. Wall Structure

a. Wood Frame: Post & Beam ☐ Balloon ☒

b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐
Concrete Block ☐

c. Iron ☐ d. Steel ☐ e. Other:

3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐
Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐
Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐
Bonding Pattern: Other:

4. Roof Structure

a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐

b. Other:

5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐
Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:

6. Engineering Structure:

7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☐
Sheds ☒ Ells ☒ Wings ☐ Bay Window ☐ Other:

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐
Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐

With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2½

Number of Bays: 3x3

Approximate Dimensions: 18x22

Entrance Location: Gable from
right.

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2½ story tri-gable ell rectangular plan house with canted shingles and matchboard in each gable pediment and peaks, and small attic window with sill and lintel course boards. Box cornice, wide sill and course boards. Recessed gable entry pediment with canted shingles in peak. Front enclosed wraparound porch with two entry pediments, block shingled apron. 1/1 sash windows with lintel course board. (c.1920). Rear shed addition, 2-story on east side. Two rear, interior left and center chimneys.

RELATED STRUCTURES: (Describe)

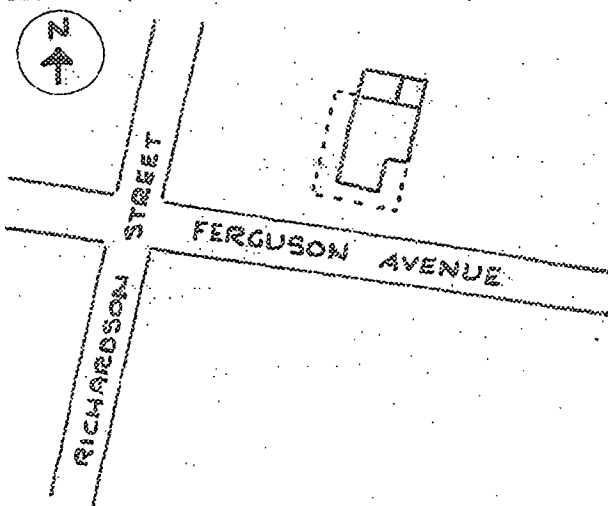
1-story clapboard shed roof shed with double hinge doors. Asphalt roof, corner boards. c.1900-20

STATEMENT OF SIGNIFICANCE:

This is one of the few remaining late 19th century structures located in this neighborhood of 1920-40s housing. Its decorative gables make it a fine example of the vernacular Queen Anne style. According to a neighbor the house was moved from its original site which was closer to Shelburne Street.

REFERENCES:

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☒
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:
Karen Czaikowski

ORGANIZATION:
VDHP

DATE RECORDED:
6/30/83

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Planning & Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Design Advisory Board
FROM: Ryan Morrison
DATE: February 25, 2020
RE: 20-0645CA; 96 Ferguson Ave

=====
Zone: RL Ward: 5S
Owner/Representative: Donal Dugan

Request: Remove existing second floor of the northern addition and rebuild as a full height floor.

OVERVIEW:

The applicant is requesting approval to remove the existing second floor from a rear addition and to rebuild the second floor to full height, with a shed-style roof. The existing two story rear addition has a gable roof with dormers on both sides. Living space in this portion of the second floor will increase from approx. 288 sf to 380 sf as a result of the project.

The residence, built circa 1880, is listed in the State Register of Historic Sites and Structures. As such, the proposed work is subject to review under the city's historic preservation standards of Sec. 5.4.8 in addition to the design review criteria of Article 6. The architectural description on the State Register states:

2 ½ story tri-gable ell rectangular plan house with canted shingles and matchboard in each gable pediment and peaks, and small attic window with sill and lintel course boards. Box cornice, wide sill and course boards. Recessed gable entry pediment with canted shingles in peak. Front enclosed wraparound porch with two entry pediments, block shingled apron. 1/1 sash windows with lintel course board. (c. 1920). Rear shed addition, 2-story on east side. Two rear, interior left and center chimneys.

It is difficult to determine what exactly the 'tri-gable ell rectangular plan house' applies to on the structure. There are 5 gable roof sections. The two foremost roof sections may very well represent the 'tri-gable ell', as described in the State register. This consists of the front, street facing gable end and the next roofline that runs parallel to the street with gables at both ends. Staff is unsure if these two rooflines make up what is considered as the 'tri-gable ell rectangular plan'. Behind those two roof lines is the third building section which is the subject of this application. The applicant refers to this as an addition, which it very well may be. However, its historical merit is unquestionable (clapboard siding, gabled and slate covered roof, similar architectural style to the front sections). The dormer on the west side of the rear building section contains the fifth gable end.

The historic description above also notes a 'rear shed addition, 2-story on east side'. That addition is quite clear as to its specificity – as seen in the photo from 2012 (attached). However, that addition was altered under two zoning permits (ZP08-830CA & ZP12-0911CA). Again, the photo

from 2012 shows this addition in its full form prior to its modification. Today, only a portion of that addition remains and takes on the role of the roof dormer on the rear ell's gable roof (east side).

The proposal does not exceed 500 sf of new development and can be acted upon administratively following recommendation from the Design Advisory Board.

ARTICLE 5: CITYWIDE GENERAL REGULATIONS

Sec. 5.4.8, Historic Buildings and Sites

(b) Standards and Guidelines

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 property's use as a single family residence will remain unchanged.

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 will alter the historic structural form of the building's rear ell section. The historic gable form will change to a more modern shed-style roof. This would represent removal of a distinctive feature of the structure. Of note, however, was the allowance to significantly alter the rear, 2-story addition that was included in the historic listing. As the current photograph shows, all that remains of that rear addition is a dormer on the main gable roof.

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

No conjectural features or alterations are proposed.

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

The 2-story rear addition that was altered under the zoning permits noted above would be considered a change to the property that acquired historic significance in its own right. It was at the building's rear, and difficult to see from the public right of way – similar to the rear ell section that is the subject of this review.

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

The proposal will result in a complete change in materials, features, finishes and construction techniques. The gable roof ell section will change completely to a full, two story section with a shed-style roof (1"/ft slope), and rubber membrane roofing material. Slate shingles will be used for siding. While this will change the make-up of the rear ell portion, the home's appearance from the street-view will remain the same.

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.

Not applicable. There are no deteriorating features on the structure.

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

Not applicable.

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

There are no known archeological resources on the property. No site work is proposed.

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

The proposal completely alters a portion of the historic structure. What has existed as a wood clapboard-sided building ell, with a slate covered gable roof, will be completely altered by a replacement second story that will have a shed-style, rubber membrane covered roof and slate shingle siding. It is worth noting again that permits were issued previously to alter the 2-story addition on the east side of the rear ell section – an addition which warranted its inclusion among the historically significant portions noted in the State Register listing. It is also important to note that the project will occur at the rear of the structure, and will be quite difficult to see from the public street, which likely was the reasoning for permitting the 2 story addition from being significantly altered. The roof line of the central portion of the home will tower over the rear building section, essentially acting as a screen. The new work will be differentiated from the old, and its proportion, massing and scale will mesh well with the character of nearby homes.

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.*

See #9 above.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The existing residence is fairly large. The existing rear building section, the subject of this application, is essentially screened by the central gable roof that runs parallel to the street. The revamped rear building section will still be several feet below the peak of the central gable roof. The proposal should have no impact to the perceived mass as viewed from the street. The mass, scale, and height of the revamped rear building section is compatible with the existing structure. Cladding and detail work will be used to distinguish the proposed project from the existing structure.

2. Roofs and Rooflines

As noted above, the structure has a tri-gable ell rectangular house plan. The project will replace the rear gable roof with a shed roof (1"/ft slope). As viewed from the street, the front and central gable roofs will continue to dominate the building's appearance. The rear section cannot easily be seen from the street.

3. Building Openings

Proposed fenestration on the rear second floor will see larger windows along the walls of the bedroom to allow for more natural light, and smaller awning/fixed windows along the walls of the bathroom to allow for natural light while also taking privacy into account. The variety of window placement will be similar in appearance to that of the window placement on the first floor of this rear building section.

(b) Protection of important architectural resources

See Sec. 5.4.8 above.

(c) Protection of important public views

There are no important public views from or through the subject property.

(d) Provide an active and inviting street edge

The street edge of the building will remain unchanged. As noted above, the work will occur at the rear of the structure, and will be difficult to see from the public right of way.

(e) Quality of materials

The existing home is clad with wooden clapboards, and with canted shingles in the gable ends. The roofing is topped with slate. The rear ell of the home where the second floor is proposed to be rebuilt, also has clapboard siding and a slate roof. The proposal will see the new shed roof lined with rubber membrane. Windows will be Marvin Integrity casements and awnings with aluminum extruded exterior casing. While the elevation drawings indicate clapboard siding, the applicant has confirmed that slate shingles will be used for the siding.

(f) Reduce energy utilization

The proposed addition must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No new mechanical equipment or other building infrastructure is proposed.

(i) Make spaces safe and secure

The proposed addition must comply with the city's current egress requirements. An egress window will be required for the new master bedroom on the second floor. The location of the ground floor entrance door on the east façade will remain as existing.

ITEMS FOR THE BOARD'S CONSIDERATION:

Should the Board determine the proposal to meet the criteria of Section 5.4.8 and Article 6, the following conditions should be placed on the zoning permit:

1. Prior to release of the zoning permit, revised project plans addressing the following items shall be submitted, subject to staff review and approval:
 - a. Specification sheets for all proposed windows and roofing material.
 - b. Updated elevation drawings showing the proposed siding.
 - c. Details/spec sheets on the proposed siding to be used.
2. Standard permit conditions 1-15.

Burlington Design Advisory Board

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Burlington, VT 05401

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

Telephone: (802) 865-7188

Steve Offenhartz, Chair
Matt Bushey, Vice Chair
Tom Cullins
Ron Wanamaker
Eric Morrow

Philip A. Wagner, Alternate
Phil Hammerslough, Alternate



DESIGN ADVISORY BOARD Historic Preservation Review Committee Tuesday February 25, 2020 Main Meeting Room, 645 Pine Street, Burlington, VT

Present: Phil Wagner, Steve Offenhartz, Matt Bushey

Absent: Tom Cullins, Ron Wanamaker, Eric Morrow

Staff present: Scott Gustin

Session I – 3:00 PM – 3:40 PM

1. 20-0645CA; 96-98 Ferguson Ave (RL, Ward 5S) Donal Dugan

Remove the existing second floor of the northern addition and rebuild as a full height floor. (Project Manager: Ryan Morrison)

Motion by Matt Bushey: I move we approve the application due to its location in the rear and its limited visibility from the street. We make the following recommendations to bring the addition into greater compatibility with the existing structure:

- Use the same Hardiboard siding on the 1st and 2nd floor.
- Use slate siding on the 1st floor and Hardiboard on the 2nd floor to lessen the perceived heaviness of the 2nd floor.
- Increase the slope of the roof by lowering the eave at the north edge.
- Bring the 2nd floor windows into alignment with the 1st floor windows. Use consistent window sizes.
- Add a frieze board under the addition's eave line to reduce the apparent height.
- Adjust the location of the 2nd floor trim board so the 2nd floor elevation does not appear taller than the 1st floor addition.
- Eliminate the 2nd floor transom windows.
- Explore elimination of the band between the 1st and 2nd floors.

2nd – Steve Offenhartz

Vote 3-0-0.

Motion carries.