

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

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Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, February 17, 2015, 5:00 p.m. Conference Room 12, City Hall, 149 Church Street, Burlington, VT AGENDA

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent Agenda**
 - 1. **15-0734CA/CU: 502 NORTH ST (RL, Ward 1) Kyle & Christine Dodson / Elizabeth Herrmann**
Rear addition to home, driveway expansion, and creation of accessory apartment
(Project Manager: Scott Gustin)
- V. **Public Hearing**
 - 1. **15-0743CA/MA: 234-240 COLLEGE ST (DT, Ward 3) Sisters & Brothers Investment Group**
Addition and renovations to existing building, addition of 4 net new residential units for total of 23 (Project Manager: Scott Gustin)
- VI. **Sketch Plan**
 - 1. **15-0747SP: 495-497 COLCHESTER AVE (NMU, Ward 1) Randall Brisson / Jay White**
Elevate building 9.5 ft. from present grade, retain 4 residential units, add commercial space (Project Manager: Mary O'Neil)
- VII. **Other Business**
- VIII. **Adjournment**

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

All staff comments, plans and supporting documents will be available on the Planning and Zoning website at: www.burlingtonvt.gov/pz/drb/agendas approximately one week before the hearing.

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 and Development Review Board is considered public and cannot be kept confidential.

This agenda is distributed to: adjacent property owners of projects before the Development Review Board, Neighborhood Planning Assemblies, City Councilors, City Departments and interested parties. You may direct written comments to the Planning and Zoning Department, at the above address. Inquiries may be made by calling 865-7188. Oral comments may be given at the meeting by any persons on any project listed on the Agenda.

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BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday February 17, 2015

AMENDED PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday February 17, 2015 at 5:00 p.m. in Conference Room 12, Ground Floor, City Hall.**

1. **15-0743CA/MA: 234-240 COLLEGE ST (DT, Ward 3) Sisters & Brothers Investment Group**
Addition and renovations to existing building, addition of 4 net new residential units for total of 23
2. **15-0734CA/CU: 502 NORTH ST (RL, Ward 1) Kyle & Christine Dodson / Elizabeth Herrmann**
Rear addition to home, driveway expansion, and creation of accessory apartment

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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.

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).

Department of Planning and Zoning

149 Church Street

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<http://www.burlingtonvt.gov/PZ/>

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Scott Gustin, AICP, CFM, Senior Planner

Mary O'Neil, AICP, Senior Planner

Vacant, Zoning Clerk

Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Senior Planner

Date: February 17, 2015

RE: ZP15-0747SP, 495 Colchester Avenue

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: ZP15-0747SP

Location: 495-497 Colchester Avenue

Zone: NMU **Ward:** 1

The parcel is within the **Natural Resource Protection Overlay (NR) District, Riparian and Littoral Conservation Zone.**

Date application accepted: January 26, 2015

Revised Plans submitted: February 2, 2015

Applicant/ Owner: Jay White, Architect / Randall Brisson

Request: Cut timber frame and raise building approximately 9'7" leaving buried first floor, stone foundation basement and concrete retaining wall below grade; insert new floor and reconstruct foundation-grade level for proposed commercial use (approx.. 2000 sq. ft.); request relocation of parking and curbs (within right-of-way.)



Background:

- Zoning Permit 03-019; replace existing slate shingles with slate colored architectural shingles. July 2002.
- Zoning Permit 02-154; replace slate and asphalt shingles with (artificial) Majestic slate tiles. September 2001.
- Zoning Permit 93-219; change of use from commercial office space to one residential unit (575 sq. ft.) for a total of 4 units and no commercial space. No exterior changes proposed. November 1992. (1 parking space.)
- Zoning Permit 87-745 / COA88-036; erect one projecting sign for the office space and one place sign with “carriage house” carved above the front door. March 1988.
- Zoning Permit 87-529; 87-171; relocate existing residential unit into vacant space and convert the residential space to office use. Adding one parking space requesting waiver of one space. Approved with conditions October 1987. (0 parking spaces, 2 required, 1 proposed.)



George LaValley's furniture store
c. 1927.

Overview: 495-497 Colchester Avenue, known as the Duncan/Dubuc Blacksmith Shop was constructed prior to 1822 (David Blow, *Historic Guide to Burlington Neighborhoods*, V. II.) and is recognized as one of the oldest industrial structures in Burlington. The flood of November, 1927 would change its appearance, as the necessity of raising the bridge footings resulted in burying the building up to its second floor. With a subterranean concrete barrier wall, the basement and first floor have remained below grade since the bridge was reconstructed in 1928. The present owner is exploring the possibility of cutting the timber frame, raising the visible

portions of the building and inserting a new floor so as to replicate the original appearance of the structure.

The building is listed on the National Register; a contributing resource to the **Winooski Falls Mill Historic District** (boundary increase).

The building has four residential units. Only one off-street parking space has been acknowledged in prior permitting. All other parking spaces remain in the city right-of-way.

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability *Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Section 3.3.4.*

Impact Fees will be assessed for the newly inserted commercial use on the basement and at-grade floors.

Article 4: Zoning Maps and Districts

Table 4.4.2 -1 Dimensional Standards and Density						
Districts	Max. Intensity (floor area ratio¹)	Max. Lot Coverage	Minimum Building Setbacks (feet)			Height (feet)
NMU	2.0 FAR	80%	Front^{4 6}	Side² 0	Rear² 0	Min: 20³ Max: 35
495-497 Colchester Avenue proposed	Lot size is 4015; Max FAR at 2.0 is 8030. Proposed: 1415 existing cellar. Inserted ground floor 1416. Rebuilt first floor 1735. Existing second floor 1735. Proposed attic "loft" 409. Total sf. 6710 sf. less than 8030, 2.0 FAR.	Not provided. Appears conforming; confirmation required.	Previous site plans illustrate structure on lot line on north and west. Rvised site plan moves west boundary line. Proposed porch and west entry may encroach into public ROW. A survey is likely to be required to confirm property boundaries.	Not provided. As illustrated in SP1, appears compliant. Not abutting a residential district so does not need to meet 15' setback.	No rear setback as property has 2 street frontages. Not applicable	As submitted, west side: 24'6". North side: 27'5". East side 31'3". South side 31'2". Grades are proposed to be manipulated, resulting in these measurements.

1. Floor area ratio is defined in Art. 13 and described in Art 5. Actual maximum build out potential may be reduced by site plan and architectural design considerations of Art 6.
2. Structures shall be setback a minimum of 15-feet along any property line that abuts a residential zoning district.
3. Minimum building height shall be 20-feet and 2 story's. Measurement of and exceptions to height standards are found in Art 5. Bonuses for additional building height are described in section (d)3 below.
4. All structures shall be setback 12-feet from the curb on a public street.
5. Exceptions to minimum lot coverage are provided in (d)2.
6. Notwithstanding footnote 4, the NMU district at the intersection of Pine St. and Flynn Avenue shall have a minimum front yard setback of 10 feet.

Section 4.5.4 Natural Resource Protection Overlay (NR District)

(c) District Specific Regulations: Riparian and Littoral Conservation Zone:

From the Burlington Conservation Board, Bylaws, as amended 2012:

9.) Administrative Review Delegation. The Conservation Board hereby authorizes administrative permit review for properties affected by the Natural Resource Protection Overlay District and involving applications within the following categories:

*A. Zoning permit applications that **do not** involve "construction and construction activity" as defined in Chapter 26: Wastewater, Stormwater, and Pollution Control.*

*B. Zoning permit applications that **do not** include new outdoor lighting.*

*C. Zoning permit applications that **do not** increase the degree of existing encroachment into the applicable Overlay.*

D. Zoning permit applications for properties that are affected only by an Overlay buffer and are physically separated from the Natural Resource area by existing streets as defined in Article 13, Definitions, of the Comprehensive Development Ordinance.

Although physically within the NR Overlay District, the above provision exempts the project from standard review as it is separated from the Natural Resource Area (Winooski River) by Mill Street. A Stormwater Management and EPSC review will still be required due to proposed grade changes on-site.

Article 5: Citywide General Regulations

Section 5.1.1 Uses

See Appendix A, below.

Section 5.2.3 Lot Coverage Requirements

This will need to be submitted for review and confirmation of compliance. Early site plan review suggests that coverage remains below the 80% limitation. Property boundaries are dissimilar in the two sets of plans submitted; the most recent does not appear to reflect westerly boundary lines as illustrated in the 1946 Hoag survey. A new survey will likely be required to make accurate evaluation.

Section 5.2.4 Buildable Area Calculation

The parcel is not within the RCO, WRM, RM, WRL or RI zoning district. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.2-1, above. The suggested westerly porch and access ramp appear to be within the public ROW (from preliminary submission materials and previously approved site plans) and subject to approval by the Department of Public Works and agreement through the City Attorney's office, subject to City Council approval.

A revised site plan has moved the boundary line to the west, accommodating the replacement porch. A survey will likely be required to confirm the location of the boundary line and to ascertain where the public ROW begins.

Section 5.2.6 Building Height Limits

See Table 4.4.2-1, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Table 4.4.2-1, above. Project appears to meet FAR limitation of 2.0; needs confirmation of compliance with (b) Floor Area Ratio.

Part 3: Non-Conformities

The parcel is currently non-conforming for parking. See Article 8, below.

Section 5.4.8 Historic Buildings and Sites



(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.*

This historic use (prior to the flood) was commercial. Leases dating prior to the event demonstrate the building's use as a furniture store utilizing the basement and ground floor area with the rear building for storage (3-11 Mill Street, now a separate parcel.) The structure has been more recently used as a multi-unit residential building. The residential use is proposed to be continued; with the addition of a small <2000 sf. café space. The proposed insertion of a floor to accommodate the commercial use will change the spatial relationships that currently characterize the property. Alterations proposed for some elevations will need to be confirmed to be consistent with the original building arrangement if the project is deemed to be a reconstruction of a historic building.

- 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 historic character of the building after 1927 is substantially different than prior to the flood. The building was listed on the National Register in 1993 in its present situation. The proposal to "raise" the building (the upper story and a half only; new floors to be inserted below) will alter the character of the building from its present appearance. The site, particularly in grade change, is proposed to be manipulated as well. The application points to a return to a pre-flood arrangement, but in doing so will substantially alter the existing character of the structure and its site. From surviving photos, it is clear that the newly constructed building will be placed on a higher plane in relation to the street than the original situation. The building itself is proposed to be perched on a masonry foundation substantially higher above grade than it was prior to 1927, with full story exposure of grade walls on the east. The proposal is a dramatic re-interpretation of spatial arrangements that would result in significant damage and loss of existing historic fabric, destroying the essential history of the site. The building's state of submersion *IS* a spatial arrangement primary to the building's character.

- 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.*

Plans include addition of a westerly porch; a feature illustrated in historic photographs. This component is now proposed to be reconstructed in what appears to be within the public right-of-way; requiring approval of the Department of Public Works and the City Council. Alterations on

other facades may or may not be accurate to the building's original features, and should only be considered if historic photodocumentation can be provided.

Proposed elevations illustrate 3 ½ stories of exposed structure on the east; something that has not been confirmed as historically accurate. Unless photodocumentation may substantiate the visual qualities that are sought in this application, exposed foundation walls and access entries to the building should not be included in the plan. Other window and door openings are added to support the proposed interior function; however may be considered conjectural without evidence that they originally existed.

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

There are few historic events that command the attention of the Vermont Flood of 1927. This building is one of the more dramatic reminders of a community disaster; having been buried with the engineered grade changes associated with the construction of new bridge abutments. The essence of this building's importance is intensely associated with its early industrial use (pre-dating the mills that surround it; however the rare remnant of early industrial activity at Burlington's earliest industrial center; the falls in Winooski.) The greater significance lies in the structure's retention and alteration by events associated with a state-wide natural catastrophe. The changes following that event, including the grade alterations and building submersion provide tangible and visual evidence of the response to an incredibly epic disaster. Primary documentation defines the choices made by two communities struggling to recover: Army engineers and the Worcester engineering company from Boston in remediating the loss and catastrophic transportation interruption with the loss of the bridge and its pontoon replacement shortly thereafter. As the Winooski bridge piers had been improved the year before the event, the decision was made to retain those, accepting the required grade alterations on the Burlington side to accommodate a new span. Oddly but significantly, engineers chose to retain this structure rather than demolish, seemingly to have continued value and use. The changes reflected in this building's alteration (structural burial) remain important and worthy of retention if only as a barometer of the devastation wrought by Vermont's most famous natural disaster. As a comparison, some buildings that were covered by the 1980 volcanic eruption of Mt. St. Helens have been preserved as historic monuments to that momentous natural disaster in the state of Washington.

The events associated with this building have state and national importance *today* as our country struggles with climate change and impacts of associated natural disasters on communities. As this dialogue continues, it is especially important not to remove the lessons and physical evidence of past occurrences. The proposed alterations would erase history, removing the vital reminder of the events of November 1927 and how communities responded. The building's survival, with scars, is part of that very important fabric.

The application to raise the top story and a half of the building and insert additional floor(s) will significantly spoil that physical documentation, altering the historic integrity of the building and site. Physically and tangibly, the resource and its history will be destroyed. Under this standard, retention and continuance of the existing conditions with focused structural repair meet this standard.

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

Specific construction details have not been submitted. Materials intended for new use (foundation, exterior finishes) would be essential to understanding compliance with this standard.

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 proposed westerly replacement porch can be substantiated in historic photographs; however the plan illustrates the component further above grade than was historically evident. The additional wrinkle is the work potentially falls within the public right-of-way. As site plans differ on the location of the westerly property line, a survey will likely be required.

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.*

Structurally a timber frame with brick veneer building, the application proposes severing the structural posts (vertical members) to raise the plate and principle rafters, leaving girts and sill (horizontal framework) behind. Although new construction can physically replace the weight bearing capacity of the original framework, the original timber frame will be irreparably altered and the historic integrity of the frame lost. Slicing the building into layers is avoidable damage



Annotation reads: "Before Bridge went out-"
Courtesy UVM Landscape Change Program

and inconsistent with this standard.

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

David Blow in his *Historic Guide to Burlington Neighborhoods* shares that this building is considered to be the oldest identified industrial structure in Burlington; predating the American Woolen Mill, the Chase Mill, the Champlain Mill, and the Burlington Cotton Company Tenement that surround it. The only other contemporary industrial structure, the Burlington Flouring Company Grist Mill (c. 1823) suffered such catastrophic damage from flood waters it was torn down after the event. As the events of November 1927 have caused the structure to be partially buried, the subterranean portion of the building may now be deemed archaeologically sensitive. The resource, as artifact, becomes important both above and below grade. The site now provides strata of use, with layers and phases of construction that are significant for different periods. The parcel has become an industrial archaeological resource. Disturbance should be avoided; portions that remain below grade should be left intact and treated as historically sensitive resources that contribute to the integrity of the site.

Any alteration, if deemed acceptable, should require investigation, documentation, and recording of the site and structures by one specialized in the field. Mitigation of the loss should be considered as well.

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 applicant proposes the development to recreate the structure to a period prior to a natural catastrophe that significantly altered the site and building. The work will involve insertion of at least one new story; with functional replacement of the on-grade floor for commercial use. While characterized as a “reconstruction”, the project will significantly damage the original timber frame structure, present a building that never existed as is proposed in the drawings on a much higher grade and with exposed foundation; sheathed and finished to appear as a surviving building. There will be insertion of a significant amount of new construction, concealed to appear as historic building fabric, lending an incorrect version of structure and events that have occurred there. In that this criterion requires us to “protect the integrity of the property and its environment”, the proposal fails to meet the standard.

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

The proposed work cannot be determined to be reversible; therefore inconsistent with this standard.

Given the extensive alteration to the structure, **Section 5.4.8 (d) Demolition of Historic Buildings** may be a more appropriate standard of review which would require that the community be compensated for the permanent loss of a historic resource by redevelopment. Reference is made to that Section, with standards for review of demolition.

Section 5.4.9 Brownfield Remediation

None identified.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

None identified.

Section 5.5.2 Outdoor Lighting

Final development plans will be required to comply with the lighting standards defined in this section.

Section 5.5.3 Stormwater and Erosion Control

All new development and redevelopment projects that require a zoning permit shall be required to demonstrate compliance with the standards in Article 3, Stormwater and Erosion Control of Chapter 26 of the City Code of Ordinances; wastewater, Stormwater, and Pollution Control.

Given the proposed grade manipulation, and location with the NR Protection Overlay, a Stormwater Management Plan, as well as an Erosion Prevention and Sediment Control Plan will be required for review and approval by the City Stormwater Engineering staff.

Section 5.5.4 Tree Removal

The plan does not identify landscaping changes including tree removal. If trees meeting the quantity and maturity levels identified in this section are proposed to be removed, then they will need to be identified on submission materials and included as part of an overall landscaping plan for redevelopment.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

a) Protection of Important Natural Features

The structure sits almost directly on the property lines to the north and west (as interpreted from previously approved site plans, and the original submission documents.) Only a small courtyard to the south and a narrow passage on the west remain. Previously approved site plans define landscaping in these areas. An application will be required to include an identification of existing landscaping, and proposed changes or additions.

b) Topographical alterations

Grade changes are proposed to accommodate h/c access to a westerly door, and to ease the transition to the rear / south courtyard. Submitted plans should include contours to better understand how the topography is proposed for change.

c) Protection of Important Public Views

There are no protected public views from this parcel. How the site will be viewed from both sides of the river is proposed to be dramatically altered, however.

d)Protection of Important Cultural Resources

See Section 5.4.8, above.

e)Supporting the Use of Renewable Energy Resources

Although not included within submission material, development that includes the use of renewable energy (wind, water, solar, geothermal) is encouraged.

f) Brownfield Sites

None identified. See Section 5.4.8 (b) 8., above, for archaeological sensitivity.

g)Provide for Nature's events

Revised plans illustrate one on-site parking space, but no identified snow storage area if that spot is to be used. That parking location was identified in recent litigation as encumbered under easement to the abutting property to the east for parking turn-around. An accurate survey and an understanding of current use will be essential in determining if that parking space is factually usable.

The desire to create more (public) green space around the building is based, in part, to the current situation where snow is plowed up against the building, creating a berm that is difficult to traverse. Any work within the public right-of-way requires consultant and cooperation with the Department of Public Works, and approval by the City Council.

The proposed westerly porch, if approved for reconstruction within the ROW, would provide shelter to building residents and visitors. A small balcony is suggested on a reconstructed north elevation. Nearly a full length porch is proposed for the south, which also would provide shelter. The easterly access door proposed on grade has no roof cover. As this is intended to be an entrance for a commercial use, a canopy or similar is recommended for resident/customer comfort.

h)Building Location and Orientation

The *location* and *orientation* are proposed to remain as existing, although the new construction will significantly alter the structural presence on that corner. As proposed, building entrances will be added or enhanced to three elevations.

i) Vehicular Access

Previous permits acknowledged on on-site parking space which apparently has never been realized on the rear / south corner. There is functionally no on-site parking or habitually used vehicular access. The land to the east (Dubuc Lane) is utilized via easement by the abutting mixed use building. If the project is realized and the grade-level use becomes commercial, further discussion should center on frequency of delivery vehicles and required access for that use.

j) Pedestrian Access

Access is proposed via the newly constructed westerly façade (potentially within the ROW), a door to commercial space on the east, and entrances to residential units on the south. Secondary egress is not identified. Sprinklering the building may alter these life safety requirements. Consultation with the building inspector is advised.

k) Accessibility for the Handicapped

Handicapped access is proposed via the westerly on-grade entrance; however the work is likely within the public ROW.

l) Parking and Circulation

There is one on-site parking space recognized in previous permitting, although it does not appear to have been functionally used. The area identified on SP1 is a back-up area for 5-11 Mill Street by easement. There does not appear to be any usable on-site parking.

m) Landscaping and Fences

A landscaping plan will be required at the time of submission.

n) Public Plazas and Open Space

There are no public plazas identified. Building residents may be free to enjoy the rear / south porches. The south courtyard would provide a pleasant place for enjoying gardens and a private urban space.

o) Outdoor Lighting

See Section 5.2.2, above.

p) Integrate Infrastructure into the design

Submitted plans must include the location of meters, mailboxes, mechanical equipment, satellite dishes, trash, recycling, and other site features for appropriateness of location and required screening. Any new utilities must be undergrounded. Disclosure of HVAC equipment location and noise levels will be required if proposed.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

There are few places in Burlington that have a similar relationship to the terrain; the topography changes dramatically as Colchester Avenue descends to the Winooski Bridge; yet continues to descend around the corner eastward on Mill Street. 495-497 Colchester Avenue sits at the intersection of these two changing grades, which is starkly reflected in the rear yards of these parcels.

The proposed massing, height and scale is intended to recreate a building in that location 88 years ago. While simplistic in intent, the new structure will sit at a substantially higher grade, and have more exposed building surface than can be documented as previously existing.

Neighboring buildings 5-11 Mill Street, 13-17 Mill Street, and the southerly 483 Colchester Avenue are all 2-2 ½ story buildings reflecting the historic demand for commercial storage space and factory worker housing during the active mill period. The proposed new construction at 495-497 Colchester Avenue will functionally raise the building higher than its previous appearance and provide more active floor space (4 ½ floors) than it originally enjoyed.

Breakdown of proposed floors and use:

Original basement – to remain; partial use as commercial café.

Below grade 1st floor – to become new basement. This is above grade at east end. Commercial use proposed.

Newly inserted floor, to be residential use.

Raised 2nd floor , residential use.

Attic (loft); residential.

As the grade changes significantly among these buildings, the pedestrian perception of building height is likely to change. See project building heights in Table 4.4.2-1.

2. Roofs and Rooflines.

The original gable roof is proposed to be retained. A rear (south) porch appears to have almost a flat roof. The westerly porch is similarly styled; although within the public right-of-way and outside zoning review.

The National Register nomination informs that the easterly porch (proposed to be removed) was added between 1906 and 1912. Further investigation as to its integrity should precede consideration of its removal, to determine if its continuance is appropriate for retention of a feature of merit.

3. Building Openings

A principle building entrance is identified on the westerly façade; the easterly door is assumed to be for the commercial tenant space. Resident entries are illustrated off southerly porches and, on the at-grade Colchester Avenue floor, to the west.

From historic photos this level provided a commercial entrance, not residential.

(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, above.

(c) Protection of Important Public Views:

See Section 6.2.2. (c).

(d) Provide an active and inviting street edge:

As the intent is to recreate a building partially below grade, an effort has been made to replicate feature arrangement and finishes of the original. The redesigned westerly porch is welcoming; however perhaps not within the parcel boundaries.

The irregularly spaced windows on the north (river) elevation seem similarly oriented from a historic photograph, although the double door entrance may not be based on evidence. The balcony is likely within the ROW.

As the building is situated on the property line along street frontages, there is little opportunity for active landscaping in those areas. If the work within the ROW is found to be acceptable to DPW and the City Council, there is an expanded opportunity for creation of green space and other amenities beneficial to the site.

(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.

Specific materials are not defined, but intended to replicate the original building materials. Further definition for finishes will need to be submitted.

(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.

Provision for solar access is encouraged. Shadow impacts are not anticipated to be a factor, as the area of shadow would fall into the streetscape.

(g) Make advertising features complementary to the site:

Any signage will require a separate sign permit.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Redevelopment will be required to meet all building and life safety code as defined by Burlington's building inspector and fire marshal. Adequate lighting shall be provided at building entrances, and be compliant with Section 5.2.2 of the ordinance.

Article 7: Signs

Any signage will require a separate sign permit.

Article 8: Parking

At present the site is non-conforming to parking standards, as there is no on site parking for the existing use (4 residential units.)

Previous permitting has acknowledged only 1 on-site parking space (rear/south of the parcel. See 1987 site plan.) That parking space is now illustrated on a revised site plan. The applicant defines use of four *on-street* parking spaces; all within the public ROW. The applicant proposes the re-alignment of sidewalk, curbing and on-street parking as part of this project. All work within the public right-of-way is outside zoning jurisdictional review, and is at the discretion of the Department of Public Works and requires approval of the City Council.

The proposed Café use has no parking requirement within the Shared Use parking district. If the commercial use is *greater* than 2,000 sq. ft., the use becomes a "restaurant" which has a parking requirement of 3 parking spaces per 1,000 sq. ft. The site is deficient in providing the required parking off-site for the restaurant commercial use.

Section 8.1.7 Non-conforming Residential Structure

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

Floor plans will be required for existing conditions and proposed layout to discern any increase in the number of rooms. Any increase will require providing an incremental number of parking spaces for the use, based on the increased room count.

Section 8.1.12 Limitations, Location, Use of Facilities.

(a) Off-Site parking facilities

2. Downtown and Shared use Parking Districts: Any off-site parking shall be provided within 1,000 feet of the use it is intended to serve unless such parking is provided as part of a Parking Management Plan pursuant to Section 8.1.15 approved by the DRB.

Parking for the four residential units has been illustrated on Mill Street on-street. (See 1987 approved site plan.) Any new parking associated with a restaurant use, or any additional parking required per Section 8.1.7 for proposed additional rooms must be provided in conformance with this standard.

Appendix A: Use Table

The applicant has proposed a Café in the newly inserted floor at easterly grade with partial use of the basement. A café (</+ 2,000 sq. ft.) is a permitted use in the NMU zoning district.

The four existing residential units are proposed to be retained.

II. For Consideration:

1. A survey will be required to accurately reflect property boundaries and setback measurements.
2. Any work proposed for the right-of-way will require consultation with the Department of Public Works, and approval by the City Council.
3. If the commercial use exceeds 2,000 sq. ft., the use will be considered a restaurant and requiring parking spaces based upon the gross floor area.
4. If encouragement is offered for this project, **Section 5.4.8 (d) Demolition of Historic Buildings** will be a required review standard.
5. A Stormwater Management Plan, as well as an Erosion Prevention and Sediment Control Plan will be required for review and approval by the City Stormwater Engineering staff.
6. A landscaping plan will be required at the time of submission.
7. A lighting plan with photometrics will be required at the time of submission.
8. The applicant shall define all proposed material finishes.
9. Any signage will require a separate sign permit.
10. Location of meters, mailboxes, utility connections and HVAC equipment will be identified on elevations and/or site plans as appropriate, for review of appropriateness and the necessity of screening.
11. Additional parking spaces may be required dependant upon the number of net new rooms proposed (per Section 8.1.7. Off-site parking will have to be identified and meet the limitations and requirements of Section 8.1.12.
12. 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.

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Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin 
DATE: February 17, 2015
RE: 15-0734CA/CU; 502 North 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.**

Zone: RL Ward: 1

Owner/Representative: Kyle & Christine Dodson / Elizabeth Herrmann

Request: Rear addition to home, driveway expansion, and creation of accessory apartment

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

The applicant is requesting approval to construct a new rear addition consisting of a mudroom for the primary dwelling unit and a new accessory apartment. An existing enclosed rear porch and terrace would be demolished to make way for the proposed construction. The existing detached garage would also be demolished, and the driveway would be extended. The home is included in the VT Historic Sites & Structures Survey and requires review under Section 5.4.8 in addition to the design review criteria of Article 6. The proposed accessory apartment, as it involves new construction, requires conditional use review.

The Design Advisory Board reviewed this application January 27, 2015. That review involved significant discussion around improving the relationship between the existing historic building and the proposed addition. At the end of the discussion, the Board unanimously recommended approval subject to the following conditions:

- Mudroom siding change to 8" reveal clapboard (minimizes the importance of window relationship).
- Revised lot coverage information to be verified by staff.
- Addition of eaves on the apartment building.
- Install paving stones from mudroom door to driveway.

Revised project plans have been submitted to incorporate the recommendation of the DAB as noted in these findings.

Previous zoning actions for this property are as follows:

- 8/7/81, Approval to install a fence in rear yard

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

(1) The capacity of existing or planned community facilities;

The proposed accessory apartment will require additional water and sewer service. Capacity is available as verified by the Department of Public Works. A state wastewater permit will be required. **(Affirmative finding as conditioned)**

(2) The character of the area affected;

North Street traverses several zoning districts: NMU, RM, and RL. This property is located at the upper end of North Street within the RL (residential low density) zone. The Residential Low Density zoning district is intended primarily for single family homes and duplexes. This top block is characterized by detached single family homes and reflects the intent of the RL zone. Insofar as accessory apartments are allowed wherever single family homes are allowed, the proposed apartment is consistent with the intent and character of the RL zone. The proposed apartment will be constructed behind the primary dwelling unit, thereby limiting its visibility from the street. **(Affirmative finding)**

(3) Traffic on roads and highways in the vicinity;

The proposed accessory apartment, limited to just 1 bedroom, will result in minimal traffic impacts. **(Affirmative finding)**

(4) Bylaws then in effect;

As conditioned, the application is consistent with applicable bylaws. **(Affirmative finding)**

(5) Utilization of renewable energy resources;

Not applicable.

(6) Cumulative impacts of the proposed use;

The proposed accessory apartment is not expected to generate any significant impacts, cumulative or otherwise. **(Affirmative finding)**

(7) Functional family;

Not applicable. The accessory apartment is limited to just 1 bedroom.

(8) Vehicular access points;

The subject property is served by a private driveway. The driveway will be modified to include space for one additional parking spot. **(Affirmative finding)**

(9) Signs;

No exterior signs are proposed. **(Affirmative finding)**

(10) Mitigation measures;

The proposed accessory apartment does not result in impacts warranting mitigation measures.
(Affirmative finding)

(11) Time limits for construction;

No construction schedule is needed for this proposal. It can be completed within the standard 2-year time frame. **(Affirmative finding)**

(12) Hours of operation and construction;

Hours of operation are not applicable to this application. Hours of construction are not specified. Consistency with other developments in residential neighborhoods entails hours of construction 7:00 AM – 5:00 PM, Monday – Friday and 8:00 AM – 5:00 PM for interior work on Saturday. No construction activity may take place on Sundays. **(Affirmative finding as conditioned)**

(13) Future enlargement or alterations;

Any future enlargement or alterations will require additional permit review per the regulations in effect at that time.

(14) Performance standards;

Not applicable.

(15) Conditions and safeguards;

See proposed conditions of approval.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

The subject property is located in the RL zone. This zone is intended primarily for single detached dwellings and duplexes. The single family home will remain, albeit with an accessory apartment.
(Affirmative finding)

(b) Dimensional Standards & Density

The revised site plans eliminate the previous discrepancy in lot coverage. The property is 7,277 sf and presently has 31.7% lot coverage. Within the RL zone, up to 35% lot coverage is permissible with an additional 10% allowable for things such as walkways, decks, and patios. With the construction of new lot coverage and removal of some existing lot coverage, proposed lot coverage will be 37.1%. This amount includes 32.7% standard lot coverage and 4.3% additional lot coverage allowed for walkways and stair landing area. This coverage is acceptable.

The width of the property varies between 52' and 48' wide. The minimum required side yard setback may be 10% of the lot width (or the average of neighboring properties). The site plan depicts a compliant side yard setback for the proposed construction of 5' 2" from the nearer side property line. The 136' deep property requires a 34' rear yard setback (25% of the depth). The site plan depicts a compliant 55' 4" rear yard setback. The reconstructed driveway adheres to existing or increased side yard setbacks and is acceptable. The front yard setback will remain unchanged.

The height of the proposed apartment addition is just under 12' to the midpoint of the roof rise and is well under the 35' height limit. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The single family home is a permitted use in the RL zone. This use will remain. The proposed accessory apartment is subject to conditional use review because new construction is involved in its creation. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

No setback encroachments under this provision are being sought. **(Not applicable)**

2. Height

No height bonuses are being sought. **(Not applicable)**

3. Lot Coverage

No lot coverage bonuses are being sought. **(Not applicable)**

4. Accessory Residential Structures and Uses

No accessory structures are proposed. **(Not applicable)**

5. Residential Density

The single family home is subject to the functional family provisions of the Comprehensive Development Ordinance. The apartment, as accessory, is limited to just 1 bedroom. **(Affirmative finding)**

6. Uses

No neighborhood commercial use is included in this proposal. **(Not applicable)**

7. Residential Development Bonuses

No development bonuses are being sought. **(Not applicable)**

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) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b) above.

Sec. 5.4.5 Accessory Dwelling Units

(a) Accessory Units, General Standards/Permitted Uses:

Where there is a primary structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met. An accessory dwelling unit means an efficiency or one bedroom apartment that is clearly subordinate to the primary dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than 2 adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation. Additionally, there must be compliance with all the following:

- 1. The property has sufficient wastewater capacity as certified by the department of public works; The applicant has obtained a wastewater capacity letter from the Department of Public Works. (Affirmative finding)*
- 2. The unit does not consist of more than 30 percent of the total habitable floor area of the building, inclusive of the accessory dwelling unit; The habitable area of the existing home is 1,630 sf. The total habitable area of the existing home plus the mudroom addition and accessory apartment is 2,278 sf. The proposed accessory apartment is 464 sf or just 20.4% of the total. (Affirmative finding)*
- 3. Applicable setback and coverage requirements are met; As noted in Sec. 4.4.5 (b), proposed setbacks and lot coverage are acceptable. (Affirmative finding)*
- 4. One additional parking space which may be legally allocated to the accessory unit must be provided for the accessory unit; and, One additional parking space is being created for the proposed apartment. (Affirmative finding)*
- 5. A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of the certificate of occupancy for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice. This provision will be incorporated as a condition of approval. (Affirmative finding as conditioned)*

(b) Conditional Use Approval for Accessory Units:

See Article 3, Part 5 above.

(c) Discontinuance of Accessory Units:

Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence. For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the

entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.

The primary dwelling unit will remain owner-occupied. Provisions for discontinuance will be noted under permit conditions. **(Affirmative finding as conditioned)**

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.

The home at 502 North Street is included in the VT Historic Sites & Structures Survey.

(Affirmative finding)

(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 existing home will remain a residence, albeit with a new accessory apartment.

(Affirmative finding)

- 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 historic character of the original brick home will be retained and preserved. No exterior alterations are proposed beyond connection to the new rear mudroom. **(Affirmative finding)***

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.*
Not applicable.
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
The rear porch will be removed. There is no zoning permit on file for it; however, a review of orthophotos suggests that the porch was constructed sometime between 1978 and 2000. The rear porch has no historic significance. The detached garage may, or may not, be original. No permits are on record, and it appears on the 1978 orthophotos. The degree of historic significance of this structure is debatable; however, it is clearly secondary to the brick home. Removal of this outbuilding is a reasonable trade-off for construction of the new accessory apartment. **(Affirmative finding)**
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
All such materials, features, finishes, and construction techniques represented by the original home will be preserved. **(Affirmative finding)**
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.*
Windows within the original home will be repainted. No features will be removed or replaced. **(Affirmative finding)**
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 such treatments are included in this proposal. **(Affirmative finding)**
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
Not applicable.
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*
As noted above, the new construction will leave the original home largely unchanged. The new construction is tucked in and behind the original home and is of a subordinate scale. The materials, features, and scale clearly differentiate the new construction from the original. As recommended by the Design Advisory Board, the cladding on the mudroom addition will be fiber cement clapboards to match the appearance of the clapboard accents on the existing

home. Doing so improves the relationship between the historic home and the new mudroom and provides for a better transition to the apartment structure behind. The proposed apartment structure remains largely as originally proposed; however, the eaves have been extended as recommended by the DAB. This change too is intended to tie the buildings together.

(Affirmative finding)

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.

If removed in the future, the proposed mudroom and accessory apartment would leave the essential form and integrity of the original home intact. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

Project plans depict outdoor lighting fixtures and locations. They will illuminate the two new doorways. Fixture cut sheets have been provided and depict acceptable residential lighting fixtures. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

The required erosion prevention and sediment control plan has been provided, as has the residential stormwater management questionnaire. Both have been reviewed and approved by the Stormwater Administrator. That approval will be incorporated into this permit approval. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property contains no identified significant natural features. A single mature maple tree in the back yard will be retained. **(Affirmative finding)**

(b) Topographical alterations

The lot is generally flat and will remain so. No significant topographical changes are proposed. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

The house is historically significant; however, the site itself is not. See Sec. 6.3.2 (b) and 5.4.8. **(Affirmative finding)**

(e) Supporting the use of alternative energy

No alternative energy measures are included in the proposal. Given the addition's placement on the north side of the existing house, incorporation of solar roof panels would be less than ideal.

(Affirmative finding)

(f) Brownfield sites

The property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events

The proposed construction is not extensive enough to warrant a detailed post-construction stormwater management plan. As resultant lot coverage will exceed 2,500 sf, a residential stormwater management questionnaire has been completed as required. As proposed, 1,972 sf of the 2,672 sf total lot coverage will be "disconnected" from the combined sewer system. This disconnection will be achieved by directing roof runoff into pervious lawn area and installation of a partial strip driveway. Disconnection simply means that stormwater will not flow into the city's sewer system, rather it will infiltrate onsite.

As required, a construction site erosion prevention and sediment control plan has been provided. That plan and the stormwater questionnaire have been reviewed and approved by the Stormwater Administrator. **(Affirmative finding)**

(h) Building location and orientation

The existing home faces the street with a prominent gabled front entry. All of the proposed construction will take place behind the existing house and will have little impact on the streetscape. **(Affirmative finding)**

(i) Vehicular access

A private driveway serves the home. As proposed, that driveway will be reconstructed. It will be replaced with two concrete strips of 1.5' width each as required from the road to the back of the existing house. Behind that, gravel parking area and additional strips will be provided. Note that the two parking spaces located on the strips are calculated as two full parking spaces (i.e. not just the strips) as required. The gravel is acceptable, as it is on a level surface relatively far from the road. A border such as landscape edging or pavers needs to be installed around the gravel to prevent creep into adjacent green spaces. The two parking spaces for the home will be in tandem arrangement. A new parking space for the proposed apartment will be tucked in between the lengthened driveway and the proposed addition. Sight lines will remain unchanged. **(Affirmative finding as conditioned)**

(j) Pedestrian access

Pedestrian access to the home remains unchanged. A walkway links the front door to the public sidewalk and will remain unchanged. The proposed apartment will share the mudroom entrance with the primary dwelling unit. As recommended by the Design Advisory Board, stepping stones will provide a walkway between the parking area and the mudroom door. **(Affirmative finding)**

(k) Accessibility for the handicapped

No handicap accessibility is evident in this proposal, nor is it required. **(Affirmative finding)**

(l) Parking and circulation

As proposed, parking will remain behind the home. The two tandem spaces are acceptable for the primary dwelling unit. The new 3rd space, set to the side, is acceptable for the new accessory apartment. The driveway is not large enough to require new shade trees. **(Affirmative finding)**

(m) Landscaping and fences

The application notes that existing landscaping will be retained. No new landscaping is proposed, nor is any new fencing. Given the existing landscaping around the home and the largely hidden location of the proposed construction, the lack of new landscaping is acceptable. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas or open space are included in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new utility lines are proposed. The apartment will not be separately metered. No ground-mounted mechanical equipment is proposed. The revised project plans depict a mailbox location on next to the mudroom door; however, the application notes that mail will be delivered into a slot in the mudroom door. This minor discrepancy needs to be clarified. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed accessory apartment is small in scale and is separated from the historic home with the new rear mudroom addition. Massing is simple in the form of a basic gable-roofed structure, and its height is just 13' 11". The connecting mudroom has a slightly pitched membrane roof and is just 11' 4" tall. As proposed, the apartment structure is clearly separate from, and subordinate to, the primary dwelling. **(Affirmative finding)**

2. Roofs and Rooflines

As noted above, a pitched gable roof is proposed on the apartment. This roof form is common amongst neighborhood homes, including that of the existing dwelling. A nearly flat roof is proposed on the mudroom addition. **(Affirmative finding)**

3. Building Openings

No changes are proposed to the front entry of the historic home. As for the addition, the mudroom will have a doorway facing the driveway. As noted previously, this mudroom door will be shared with the apartment. Single-lite casement windows are proposed in the mudroom and apartment, and full-lite exterior doors will be installed. Much of the Design Advisory Board review focused on fenestration and the relationship between the existing and new structures. Ultimately, the DAB found the proposed fenestration acceptable and recommended siding and eve changes to improve the relationship between old and new as noted in Sec. 5.4.8

(b) 9. (Affirmative finding)

(b) Protection of important architectural resources

The original home dates to circa 1937 and is included in the VT Historic Sites & Structures Survey. It was listed relatively recently in 2007. The listing notes that the building is an excellent example of a Tudor Revival style house. The original brick portion of the home will be retained and will be unaltered except as needed to connect the new mudroom to the rear. The listing also notes the detached garage. Although noted in the listing, the 1-car garage does not exhibit much in the way of architectural merit and is clearly secondary to the home in its significance. The proposed mudroom and apartment addition include demolition of this detached garage. See Sec. 5.4.8 for greater detail. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As new construction is located entirely behind the existing home, the existing street edge will remain unchanged. **(Affirmative finding)**

(e) Quality of materials

The new apartment will be clad in corrugated metal siding with metal fascia and corner trim. Asphalt singles will be installed on the apartment's gable roof. The mudroom will be clad in fiber cement clapboards of a reveal to match the existing clapboard accents on the home. Its nearly flat roof will have a membrane top. Clad wooden windows and doors will be installed throughout the new construction. The metal cladding is a significant departure from the brick and clapboard on the original home; however, there is well established precedent to allow such departure, and the materials are of acceptable quality for a single family home. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed construction must comply with the city's current energy efficiency requirements and with the State Residential Building Energy Code. Nothing above and beyond the minimum requirements is noted in the project plans. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

No exterior machinery or equipment is proposed on the building. **(Affirmative finding)**

(i) Make spaces safe and secure

The new construction will be subject to current egress requirements. Building entries will be illuminated. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located in the Neighborhood Parking District. The single family home requires 2 parking spaces. These two spaces will be provided within the reconstructed driveway. The proposed accessory apartment requires 1 parking space. This space will be provided alongside the reconstructed driveway. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the exterior mail box vs. mudroom door mail slot shall be resolved, and edging material for the gravel parking shall be noted on the site plan. Revised plans shall be subject to staff review and approval.
2. A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit **prior to the issuance of the certificate of occupancy** for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.
3. Hours of construction are limited to Monday – Friday 7:00 AM – 5:00 PM and Saturday 8:00 AM – 5:00 PM for interior only work. No construction on Sunday.
4. This approval incorporates the Stormwater Administrator's 1/15/15 written approval of the Erosion Prevention and Sediment Control Plan.
5. This approval incorporates the Stormwater Administrator's 1/15/15 written approval of the Stormwater Management Plan.
6. **Prior to issuance of a certificate of occupancy**, the applicant must obtain written certification from the Stormwater Administrator that, among other things, the project EPSC plan as approved has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
7. The accessory apartment is limited to just 1 bedroom and no more than 2 adult occupants.
8. Approval of this accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence. For purposes of this condition, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.
9. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency and egress codes as required.
10. A State of Vermont wastewater permit is required.
11. Standard permit conditions 1-15.



Elizabeth Herrmann
architecture + design

29 North Street | Bristol, VT 05443
(802) 453-6401 | info@eharchitect.com

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DODSON RESIDENCE
502 NORTH STREET
DESIGN ADVISORY BOARD SUBMISSION
JANUARY 14, 2015

PROJECT DESCRIPTION

The proposed project includes the addition of a mudroom and an attached in-law apartment to be built on the North (rear) side of an existing single family home, with additional parking as required. The existing enclosed porch and brick patio at the North side of the house will be removed, as well as the existing single car garage. The porch to be removed is not original to the house. No architectural changes are proposed at the existing South, East or West facades, except for repainting the existing wood windows, siding and trim, to coordinate with the colors of the new addition. (See enclosed drawings for proposed color selections.) The new addition cannot easily be seen from the street.

The original home is listed on the VT State Register of Historic Resources as a noteworthy example of a Tudor Revival style house circa 1937. The VT State Register only briefly mentions the garage in a subcategory. Unlike the register's detailed description of the architectural features of the house, the garage is only described as "A one story, one bay, wood clapboard gable front garage." We have observed that the garage does not share the architectural features, style or details of the house. On the contrary, it seems to have been assembled using scrap materials, with wood siding and trim pieced together from lengths of wood of varying widths and lengths. (See details provided in the enclosed photographic report.) In the Guide to Catalog Homes prepared for the city of Burlington in 2009, the features of the existing house are described in detail, but the garage is not mentioned. We do not think that the garage possesses historically significant details, geometry or building techniques.

The design of the proposed addition recognizes the standards prescribed by the Secretary of the Interior's Standards for the Treatment of Historic Properties. The addition does not significantly remove or alter the use, historical materials and features or spaces of the existing house. The existing brick openings which will be incorporated into the interior of the new mudroom will be preserved intact and no existing brickwork will be removed. The proposed roofline of the connecting mudroom does not require the removal of any existing exterior eave trim. Should the proposed addition ever be removed, the essential form and character of the house will remain intact.

The design does not attempt to mimic the historical details of the existing house. The materials of the proposed addition identify it as a modern addition, but they also connect with the existing house visually. The proportions of the new windows relate to the proportions of the windows in the existing house. The wood windows, siding, and trim at the existing house will be painted to match the color of the new windows at the addition, creating a visual link. The addition also has a concrete base which matches and links to the concrete base of the existing house.

The existing landscaping will remain virtually unchanged. The existing hearty shrubs and trees of various sizes will be preserved. No new underground utility trenching is required.

In conclusion, we feel that the removal of the existing garage will not detract from the distinctive architectural character and historical prominence of the house. Further, we believe that the removal of the enclosed porch and the addition of the proposed Mudroom and Apartment are compatible with and maintain the integrity of the existing house. The proposed design respects the historical and architectural significance of the original house while improving its value and usability for the present and future owners.

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South (Front) Elevation looking North from North Street



South (Front) Elevation looking North from North Street

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502 North Street
Design Advisory Board Application
January 14, 2015

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South (Front) Elevation looking North from North Street

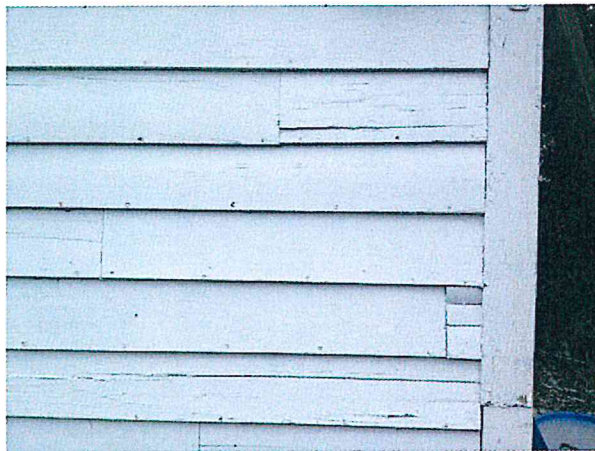


South (Front) Elevation @ Garage looking North

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January 14, 2015



Detail @ Garage



Details @ Garage

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502 North Street
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January 14, 2015



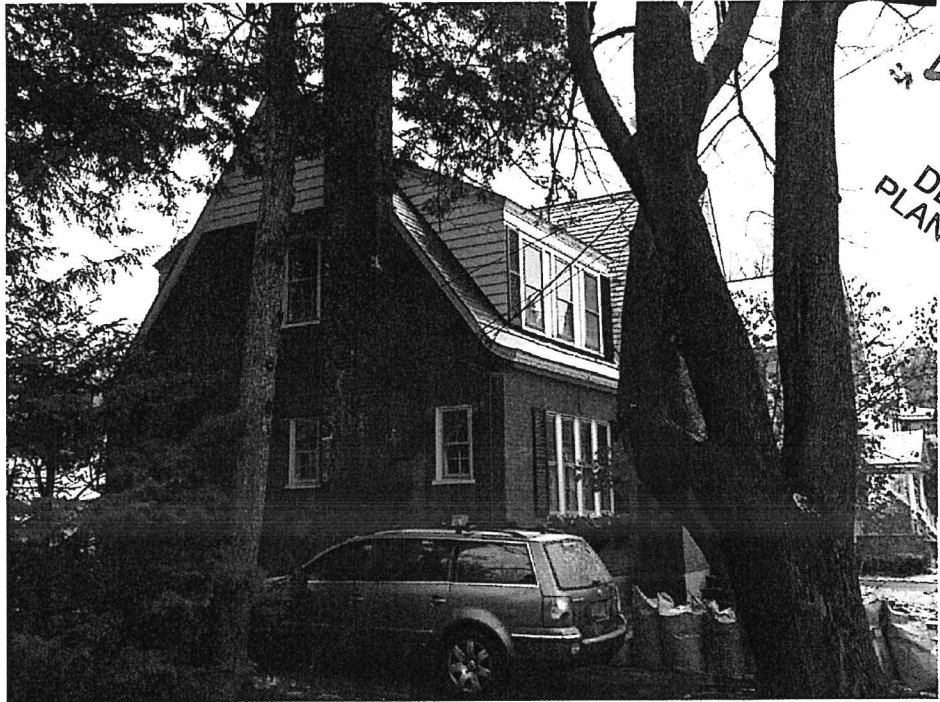
North (Rear) Elevation looking South
(Porch and Patio to be Removed)



North (Rear) Elevation @ Garage looking Southwest

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West Elevation looking East



East Elevation Looking Northwest from North Street

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Rear Yard looking North



Side/Rear Yard looking West

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Side Yard looking West



Side Yard looking East

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North Street Looking East

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Neighbor to the East from North Street

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North Street Looking West

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Neighbor to the West from North Street

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OUTDOOR LIGHTING

Freemont Outdoor Wall Sconce

Dodson Residence
502 North Street
Design Advisory Board Addendum
January 22, 2015



Description:

Freemont Outdoor Wall Sconce is available in a High Gloss Orange, High Gloss Blue, High Gloss White, or High Gloss Gray finish. One 100 watt, 120 volt A19 type Medium base Incandescent lamp is required but not included. 9 inch width x 13.25 inch height x 10 inch depth.

**COLOR: HIGH GLOSS
GRAY**

Shown in: High Gloss Grey

List Price: \$173.75
Our Price: \$139.00

Shade Color: N/A
Body Finish: High Gloss Grey
Lamp: 1 x A19/Medium (E26)/100W/120V
Wattage: 100W
Dimmer: Incandescent
Dimensions: 13.25"H x 9"W x 10"D

Product Number: FES191076				
Company:		Fixture Type:		Date: Jan 23, 2015
Project:		Approved By:		

#1307OW-Freemont-00911-XXGG

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

Dodson Residence
502 North Street
Design Advisory Board Addendum
January 22, 2015

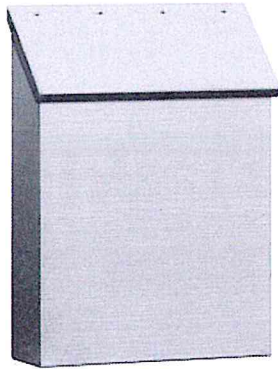
Salsbury Industries | Model # 4520 | Internet # 203552406

4500 Series Stainless Steel Standard Vertical Mailbox

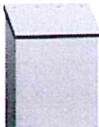
★★★★★ | Write the First Review

\$80.00 / box

**COLOR: STAINLESS
STEEL**



MORE IN THIS COLLECTION FROM SALSBURY INDUSTRIES (3)

YOUR CURRENT PRODUCT			
			
\$80.00 /box	\$80.00 /box	\$80.00 /box	\$80.00 /box
Salsbury Industries 4500 Series Stainless...	Salsbury Industries 4500 Series Stainless...	Salsbury Industries 4500 Series Stainless...	Salsbury Industries 4500 Series Decorative...
	(2)	(2)	
Item Selected	Select This Item	Select This Item	Select This Item

1 Item(s) Selected

ADD ITEMS TO CART

PRODUCT OVERVIEW Model # 4520 | Internet # 203552406

Salsbury Industries Stainless Steel Mailboxes are constructed of stainless steel for unparalleled resistance to the elements. The incoming slot is perfect for residents receiving larger items, such as magazines and bank check boxes. The storage compartment is wide and deep and is protected by a durable stainless steel dust shutter.

- May be used for U.S.P.S. residential door mail delivery
- Made of 20-gauge stainless steel
- Feature a satin finish
- Available in horizontal and vertical styles
- Mailboxes can be surface mounted

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	3.5 in	Assembled Width (in.)	11.0 in
Assembled Height (in.)	14.5 in		

DETAILS

Assembly Required	Yes	Material	Galvanized Steel
Color	Steel	Mounting Hardware Included	No
Color Family	Grays	Newspaper receptacle	No
Convertible to post mount	No	Outgoing mail indicator	No
Finish Family	Silver	Returnable	90-Day
Letters/numbers included	No	Single Box Type	Wall Mount
Lockable	No		

WARRANTY / CERTIFICATIONS

Manufacturer Warranty	Three (3) Year Limited	U.S. Postmaster General approved	Yes
-----------------------	------------------------	----------------------------------	-----

How can we improve our product information? Provide feedback.

SHIPPING AND DELIVERY OPTIONS

Standard Shipping includes delivery by small parcel service. Processing time varies by product.

Orders for this item may be expedited for an additional fee.

Other Delivery Options:

Express and **Expedited** shipping options are also available. Estimated arrival times are available in checkout.

If product is eligible for shipping to AK, HI and US Territories additional transit time and remote surcharges may apply.

ROOFING SHINGLES

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015



Cambridge

LIMITED LIFETIME ARCHITECTURAL SHINGLES

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ROOFING SHINGLES

Cambridge Color Blends



Product availability may vary by region.

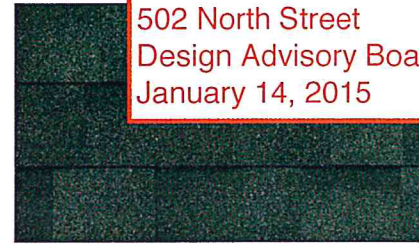
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502 North Street
Design Advisory Board
January 14, 2015



Harvard Slate



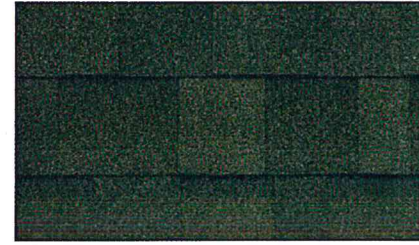
Dual Black



Charcoal Grey



Dual Grey



Dual Brown



Weatherwood



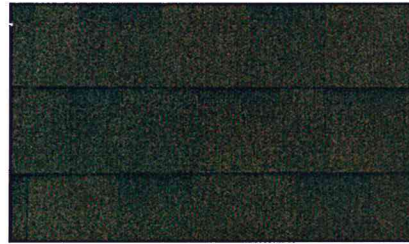
Driftwood



Aged Redwood



Earthtone Cedar



Riviera Red



Vintage Green

These Cambridge color blends are only available in select shipping areas.



National Blue**◇



Super White**◇



Beachwood ◇



Patriot Slate ◇



"Cambridge Super White is CRRC listed and ENERGY STAR® qualified.

Product and color availability may vary by region, please refer to chart.

¹ See Limited Warranty for complete terms, conditions, restrictions and application requirements.

² High Wind Application is required.

³ This article contains a preservative to prevent discoloration by algae.

Miami-Dade Approved for Cambridge product made in Kankakee, IL.

**Blue granules may fade after extensive exposure to the sun's ultraviolet rays.

◇ Limited Availability in USA and Canada.

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ROOFING SHINGLES**IKO****TECHNICAL DATA SHEET**

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

STOCK NO. 4220XXX**November, 2013****CAMBRIDGE**

This heavyweight, laminated shingle is composed of a dimensionally stable non-woven glass fiber mat, which is thoroughly impregnated with stabilized waterproofing bitumen. Cambridge is distinguished by its random shake-look design, unique dual band shadow coloration, and superior thermally activated shingle sealant. Colored, ceramic granules surface the top of both layers of this shingle to protect the asphalt from ultraviolet radiation. Each shingle has release tape and mineral powder applied to the underside, thus preventing any sticking in the bundle. Special algae-inhibiting granules have been added to provide long-lasting algae resistance. Suitable for application on roof slopes greater than 4:12. Underlayment is strongly recommended for slopes below 6:12. They may also be applied on low slope roofs (2:12 to 4:12) providing the deck is covered with two plies of felt or one ply of any IKO Ice & Water Protector. This shingle conforms to requirements of CSA A123.5, ASTM D3018, ASTM E108 Class A, ASTM D3462, ASTM D3161 Class F, and ASTM D7158 Class H. IKO's asphalt shingles are produced and designed with consideration for environmental responsibility and sustainability, incorporating quality recycled components whenever possible, manufactured in facilities that comply with the most stringent government environmental regulations, and can therefore be a part of any "green" construction project.

CHARACTERISTIC	UNITS	NOMINAL VALUE	TEST METHOD	STANDARD LIMITS
QUANTITY PER PALLET:	-	56	-	N/A
PALLET SIZE:	cm (in)	101 x 135 (40 x 53)	-	-
LENGTH:	mm (in)	1038 (40 7/8)	-	± 6 (± 1/4)
WIDTH:	mm (in)	349 (13 3/4)	-	± 3 (± 1/8)
HEADLAP:	mm (in)	50 (2)	-	MIN: 50 (2)
BUNDLE QUANTITY:	-	20	-	-
COVERAGE PER BUNDLE:	ft ² (m ²)	33.3 (3.1)	-	-
EXPOSURE:	mm (in)	149 (5 7/8)	-	-
TEAR STRENGTH:	g	PASS	ASTM D1922	MIN: 1700
HEAT RESISTANCE:	-	PASS	*	90°C (192°F)
STABILIZED BITUMEN WEIGHT:	g/m ² (lbs/100 ft ²)	PASS	ASTM D228	MIN: 2000 (41)
GRANULE RETENTION:	%	PASS	ASTM D4977	MIN: 86
FIRE RATING:	-	CLASS A	ASTM E108	MIN: CLASS A

* Sample shows no sliding or dripping of the bitumen coating when suspended vertically in an oven at 90°C (192°F) for 2 hours.

See also Material Information Sheet – MIS # 1513, MIS # 1713, MIS # 1813

COLOR: HARVARD SLATE

The information on this Technical Data sheet is based upon data considered to be true and accurate based on laboratory tests and production measurements, and is offered solely for the user's consideration, investigation and verification. Nothing contained herein is representative of a warranty or guarantee for which the manufacturer can be held legally responsible. The manufacturer does not assume any responsibility for any misrepresentation or assumptions the reader may formulate.

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WINDOWS AND EXTERIOR DOORS

[Home \(/\)](#) [Windows \(/windows\)](#) [Doors \(/doors\)](#) [Installation Details \(/installation-systems\)](#)

[Architectural Design Manual \(/adm\)](#) [Support and Training \(/support\)](#)

[Window Lines Overview \(/windows\)](#) [Features and Options \(/windows/features-and-options\)](#)

[Return to Window Lines Overview \(/windows\)](#)

Related Windows: Pella® 450 Series Casement Windows

[Print \(mailto:To Email&subject=Thought you'd be interested in this window and door information&body=Found this excellent information on professional.pella.com and thought it would be helpful to you. Pella has complete window and door product information, performance specifications and interesting case studies on this site. check it out.%0D%0A%0D%0Ahttp://p details/casement-proline\)](#)

COLOR: WHITE

Pella® 450 Series Casement Windows

Specifications & Downloads	
2D Cross Section (Aluminum-Clad Wood)	
2D Elevation (Aluminum-Clad Wood)	
3D BIM (Aluminum-Clad Wood)	
Specifications (Aluminum-Clad Wood)	

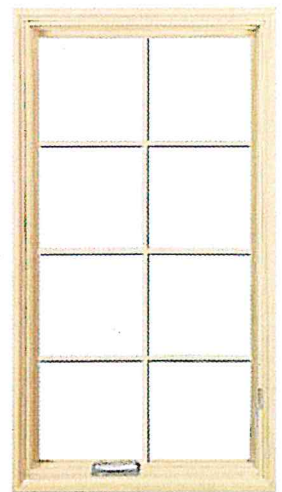
- Operable sizes up to 2' 11" x 6' 1"
- Patented Sure-lock system, one lever operates all locks on the sash
- Performance Grade up to PG50

[Installation Guides \(http://www.installpella.com\)](#) [Warranty Info \(/warranties\)](#)

A local Pella team member is ready to help you with your project.

Enter zip code

FIND YOUR PELLA REP



Features & Options

[Sizes and Shapes](#)

[Performance Values](#)

[Wood Types](#)

[Interior Finishes](#)

[Exterior Finishes](#)

[Glazing](#)

[Grilles](#)

[Hardware](#)

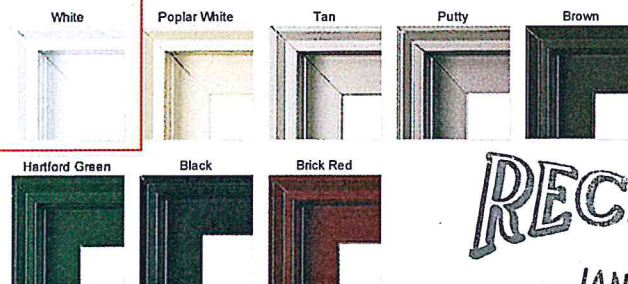
[Screens](#)

Exterior Finishes - Pella ProLine Casement Window

Low-maintenance aluminum-clad wood exteriors are durable and weather-resistant.



Exterior Colors



Aluminum-Clad Wood Exteriors

Pella's most popular exterior colors are available.

- Standard and Feature* colors.
- No setup charges or minimum quantities for any Pella® color option.

Durable, low-maintenance EnduraClad aluminum cladding with EnduraClad protective finish for most projects where resistance to fading, chalking, chemicals and abrasion is needed. Meets the performance requirements of AAMA 2603.

Seacoast EnduraClad protective finish for coastal projects with high salt exposure.

Case Studies & Projects

For Pella® 450 Series Casement Windows



United Brotherhood Of Carpenters District Council Office Commercial



South Franklin Circle Commercial

[View All in the Project Gallery \(/project-gallery\)](#)



Find potential LEED credits for this project (/support/lead)

(/support/lead)

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WINDOWS

Pella ProLine® Casement

Aluminum EnduraClad® Exterior

Detailed Product Descriptions

EXTERIOR COLOR: WHITE

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Optional factory-applied jamb extensions available.
- Optional factory-installed fold-out installation fins with flexible fin corners.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-3/4" (45 mm).

Weatherstripping

- Vent units use Dual weatherstripping.
 - Flexible santoprene material compressed between frame and sash for positive seal on all four sides.
 - Secondary thermoplastic vulcanizate (TPV) leaf-type weatherstrip between edge of sash and frame on the vertical sides and bottom, and Santoprene® bulb-type weatherstrip between the edge of sash and frame on the top.
- Fixed units use a Flexible EPDM material compressed between frame and sash for positive seal on all four sides.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Silicone-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E with argon] [SunDefense™ Low-E with Argon] [AdvancedComfort Low-E with argon] [NaturalSun Low-E with argon]].
- High altitude glazing available.

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [Standard: [White] [Tan] [Brown] [Putty]] [Feature: [Poplar White] [Hartford Green] [Black] [Brick Red] [Morning Sky Gray (Spring 2015)] [Portobello (Spring 2015)]]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen White] [Bright White] [stain 2]].

Hardware

- Roto operator assembly
 - Steel worm gear sash operator with hardened gears.
 - Operator base is zinc die cast with painted finish.
 - Operator linkage, hinge slide, and hinge arms are stainless steel.
 - Exposed fasteners are stainless steel.
 - Hardware will exceed 1,000 hours salt spray exposure per ASTM B 117.
- Finish of operator crank is [[baked enamel [Champagne, for unfinished prime units] [White, for prefinished White units] [Brown]]. Operator crank also available in optional [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze]. All vent units are available with left- or right-hand hinging.
- SureLock® System—A single handle locking system operates positive-acting arms that reach out and pull the sash into a locked position: one unison operating lock installed on units with frame height 29" and smaller, two installed on units with frame height greater than 29".
- Lock handle finish is [[baked enamel [Champagne, for unfinished prime units] [White, for prefinished White units] [Brown]]. Lock handle also available in optional [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze].

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Optional Products

Grilles

NO GRILLES OR LITE DIVISIONS

- Removable Grilles
 - 3/4" Traditional removable solid wood grilles steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain 1]].
 - Exterior [unfinished, ready for site finishing] [Factory Primed] [factory prefinished, finish color matched to exterior cladding].

— or —
- Grilles-Between-the-Glass₁
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Interior color is [White] [Tan₂] [Brown₂] [Putty₂] [Ivory] [Brickstone] [Harvest] [Cordovan].
 - Exterior grilles match the exterior cladding color₃.

— or —
- Simulated Divided Light
 - Grilles permanently bonded to the interior and exterior of glass.
 - Interior grilles are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain 2]].
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Exterior grilles match the exterior cladding color.
 - Available only on units glazed with Low-E insulated glass with argon.

Screens

- InView™ screens
 - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, [Champagne] [White] [Brown].

— or —
- Vivid View® screens
 - PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel [Champagne] [White] [Brown].

Hardware

- Optional factory applied limited opening hardware available for vent units in stainless steel; nominal 3" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

- (1) Available on units glazed with Low-E insulated glass with argon, clear insulated glass and obscure insulated glass. White exterior grille color and traditional pattern is the only option available for clear insulating glass.
- (2) Tan, brown and putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty) (Putty mono available spring 2015). Other interior colors are also available with tan or brown exterior.
- (3) Contact your local Pella sales representative for current color options.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

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CASEMENT

SIZE TABLES

Aluminum-Clad Wood

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

Transoms

	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)
Opening	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
1714	2114	2314	2514	2914	3214	3514	
1717	2117	2317	2517	2917	3217	3517	
		2121					
			2323				
1725	2125	2325	2525	2925	3225	3525	
				2929			

Vent and Fixed Units

(908) (889)	(1060) (1041)	(1213) (1194)	(1365) (1346)	(1518) (1499)	(1670) (1651)	(1822) (1803)	
2' 11 3/4"	3' 5"	3' 11"	4' 5"	4' 11"	5' 5"	5' 11"	
1735	2135	2335	2535	2935	3235	3535	E ₃
1741	2141	2341	2541	2941	3241	3541	E ₁
1747	2147	2347	2547	2947	3247	3547	E ₂
1753	2153	2353	2553	2953	3253	3553	E ₂
1759	2159	2359	2559	2959	3259	3559	E ₂
1765	2165	2365	2565	2965	3265	3565	E ₂
1771	2171	2371	2571	2971	3271	3571	E ₂

Fixed Units

	(1060) (1041)	(1213) (1194)	(1365) (1346)	(1518) (1499)	(1670) (1651)	(1822) (1803)
Opening	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"	5' 5 3/4"	5' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"	5' 5"	5' 11"
4141	4741	5341				
4147	4747	5347				
4153	4753	5353				
4159	4759	5359				
4165	4765	5365				
4171	4771	5371				

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E₁ = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E₂ = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E₃ = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.

(F) Fixed units only.

(T) Tempered glass is standard.

Traditional grille patterns shown. Refer to Clad/Wood Overview Section for additional patterns and profiles.

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SLIDING DOORS

Pella ProLine® Sliding Contemporary Door

Aluminum EnduraClad® Exterior

Detailed Product Descriptions

EXTERIOR COLOR: WHITE

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum at the head and jambs.
- Solid extruded aluminum sill. Finish is Brown EnduraClad® protective finish with oak insert at threshold.
- Factory-installed fold-out installation fins with fin corners.
- Frame depth is 5-7/8" (149 mm) for a wall depth of 4-9/16" (116 mm).
- Optional factory-applied jamb extensions.

Door Panels

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are veneered with clear pine with no visible fastener holes.
- Exterior surfaces are clad with aluminum.
- Panel rails are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue.
- Corners are silicone-sealed and secured with metal fasteners and structural adhesive.
- Panel thickness is 1-7/8" (48 mm).
- Vent panels have two adjustable permanently-sealed electroplated steel ball-bearing rollers with organic coating, set on stainless steel track, standard

— or —

- Two adjustable corrosion-resistant stainless steel ball-bearing rollers; out of-unit option.

Weatherstripping

- Dual extruded polypropylene TPE bulb at head, jamb, sill and vent panel interlocker.

Glazing System

- Quality fully-tempered float glass complying with ASTM C 1048.
- Silicone-glazed 3/4" [obscure] dual-seal insulating glass [[Advanced Low-E with argon] [SunDefense™ Low-E with argon] [AdvancedComfort Low-E with argon] [NaturalSun Low-E with argon].
- High altitude glazing available.

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [standard: [White] [Tan] [Brown] [Putty]] [feature: [Poplar White] [Hartford Green] [Black] [Brick Red] [Morning Sky Gray] [Portobello]].

Interior

- [Unfinished, ready for site finishing] [factory-primed with one coat acrylic latex] [factory prefinished [White] [Bright White] [Linen White]] [stain 3]].

Hardware

- Interior handle and thumb lock finish is [Endura Hardware™ collection Bright Brass] [Satin Nickel]] [baked enamel, [Champagne] [White] [Brown]] [Oil-Rubbed Bronze].
- Exterior handle finish is baked enamel, color to match door cladding.
- Optional keylock with Schlage® configured C-K keyway pinlock cylinder. Finish is [Bright Brass] [Oil-Rubbed Bronze] [baked enamel, Brown] [Stainless Steel].
- The optional foot bolt has a [Champagne] [Brown] finish.
- Screen handle finish is [Champagne] [White] [Brown].

Optional Products

Grilles

- Removable Grilles
 - 3/4" Traditional removable solid pine wood grilles steel-pinned at joints and fitted to panel with clips.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Bright White] [Linen White]] [stain 3]].
 - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding 4].

— or —

Grilles-Between-the-Glass 1

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row] [Custom – Equally Divided].
- Interior color is [White] [Tan2] [Brown2] [Putty2] [Ivory] [Brickstone] [Harvest] [Cordovan].

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- Exterior grilles match the exterior cladding color 4.

Screens

- InView™ Screens

- Vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in aluminum frame fitted to inside of door, supplied complete with all necessary hardware.
- Screen frame finish is [White interior/exterior] [Wood interior [factory primed] [factory stain matched 3] [unfinished ready for site finishing] color matched exterior].

- (1) Available on units glazed with Low-E insulated glass with argon, clear insulated glass and obscure insulated glass. White exterior grille color with traditional pattern is the only option available for clear insulating glass.
- (2) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty) (Putty mono available spring 2015). Other interior colors are also available with Tan or Brown exterior.
- (3) Contact your local Pella sales representative for current color options.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

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SLIDING PATIO DOOR

6' 7-1/2" AND 6' 10" SIZE TABLES

Aluminum-Clad Wood

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

Transoms

	Opening	3' 1 3/8" (949)	5' 0" (1 524)	6' 0" (1 829)	8' 0" (2 438)
		Frame 3' 0 5/8" (930)	4' 11 1/4" (1 505)	5' 11 1/4" (1 810)	7' 11 1/4" (2 419)
(375) (356)	1' 2"				
	1' 2 3/4"				
	1' 5"				
(451) (432)	2' 1"				
(654) (635)	2' 1 3/4"				

6' 7 1/2" Doors

(2 032) (2 019)	6' 8"				
	6' 7 5/8"	FIXED (O) 3780	FIXED-VENT (OX) 6080	FIXED-VENT (OX) 7280	FIXED-VENT (OX) 9680

6' 10" Doors

(2 083) (2 070)	6' 10"			
	6' 9 5/8"	FIXED (O) 3782	FIXED-VENT (OX) 6082	FIXED-VENT (OX) 7282

Not to scale.

T Tempered glass is standard.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

All doors are glazed with tempered glass.

Two panel doors—Fixed-Vent (OX), right panel opens, left panel is fixed. Units open in the direction of the arrow as viewed from the exterior.

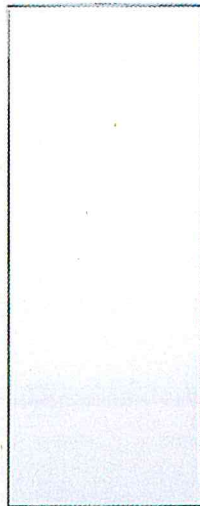
Vent-Fixed (XO) doors are also available.

Fixed-Vent-Fixed (OXO) doors also available in other combinations.

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ENTRY DOOR

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015



EXTERIOR COLOR: PAINTED COLOR TO
MATCH PELLA WHITE WINDOWS AND DOORS

Get the look of fine painted wood and the strength of steel with a Smooth-Star® French patio door. It's an excellent value in a fiberglass patio door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your patio door's surface.

This perfectly stylish yet durable fiberglass French patio door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

French / Hinged Patio Door Systems: Smooth-Star

About this patio door system

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

Door

Full Lite Flush-Glazed Style IDs

Available Sizes

Features

S2000

2'0" x 6'6"
2'6" x 6'6"
2'8" x 6'6"
2'10" x 6'6"
3'0" x 6'6"
2'0" x 6'8"
2'6" x 6'8"

Flush Glazed (?)



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2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

Finish Option: Paintable



Installation
Instructions



Where to buy

[Click](#) to locate an authorized
Therma-Tru dealer near you.

Clear Glass



Clear Features

Our insulated clear glass doorlites are tempered and double-paned.

Grille:

Privacy Scale Rating *

1 2 3 4 5 6 7 8 9 10
less more



Simulated Divided Lites

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Corrugated

Installed vertically or horizontally, the «Corrugated 7/8"» (22mm) has resurfaced in the 1990's, on new architectural designs for commercial, institutional and industrial buildings.

Ideal's «Corrugated 7/8"» (12.2m) can be used as roofing or siding and is roll-formed in lengths of up to 40 feet (12.2m)

This panel is available in widths covering 36" (915mm) or 27½" (698mm) to offer more versatility and more possibilities for colour and material choices.

AVAILABLE MATERIALS

Mill finish Galvanized Steel

- (ASTM-A653 SS grade 33, Z275 (G-90));
- gauges: 30 (.015"/0.38mm thick),
- 28 (.018"/0.45mm thick),
- 26 (.021"/0.54mm thick),
- 24 (.026"/0.66mm thick),
- 22 (.032"/0.81mm thick),
- 20 (.038"/0.96mm thick),
- 18 (.049"/1.25mm thick).

Mill finish Galvalume Plus Steel

- (ASTM-A792 SS grade 33, AZ180);
- gauges: 30 (.015"/0.38mm thick),
- 28 (.018"/0.45mm thick),
- 26 (.021"/0.54mm thick),
- 24 (.026"/0.66mm thick),
- 22 (.032"/0.81mm thick).

Pre-painted Galvanized Steel

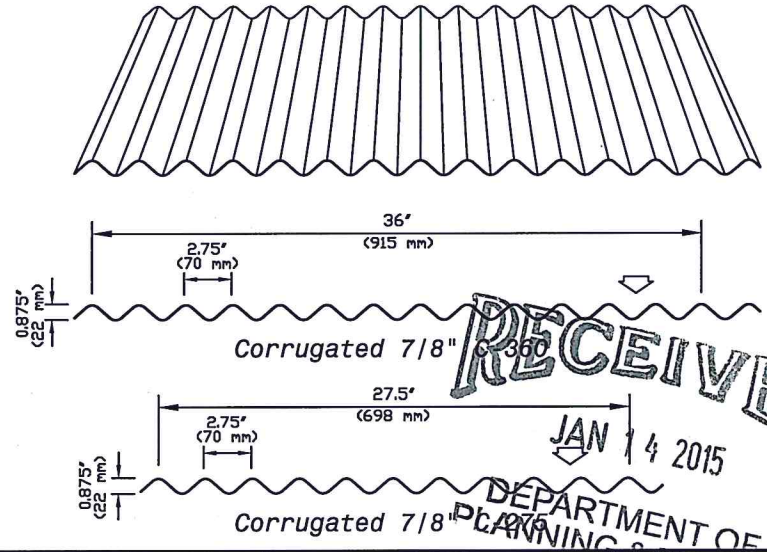
- (ASTM-A653 SS grade 33, Z275 (G-90));
- Perspectra/Weather X Series: see colour chart *1;
- gauges: 30 (.015"/0.38mm thick),
- 28 (.018"/0.45mm thick),
- 26 (.021"/0.54mm thick),
- 24 (.026"/0.66mm thick),
- 22 (.032"/0.81mm thick).

Minimum Yield Stress	Fy = 33,000.00 P.S.I. (228 Mpa)
Maximum Working Stress Fb	= 20,625.00 P.S.I. (144 Mpa)
Young's Modulus	(E) = 29,500,000.00 P.S.I. (203 Mpa)

*1): Other finishes and gauges are available, contact our office

Ideal roofing
Company Ltd Manufacturers

1418 rue Michael St.
Ottawa, Ont., Canada K1B 3R2
Tel: (613) 746-3206
Fax: (613) 746-0445
Wats Line: 1-800-267-0860
E-mail: info@idealroofing.ca



Total Nominal Thickness (in.)	Core Nominal Thickness (in.)	Moment Resistance		Moment of Inertia (in-4)
		Mid-Span (in-lb)	Support (in-lb)	
0.021	0.018	988	988	0.0212
0.026	0.024	1317	1317	0.0283
0.032	0.030	1646	1646	0.0353

(IMPERIAL)

UNIFORMLY DISTRIBUTED LOADS (pounds/square foot)							
Span Condition	Span (inches)	26 gauge (.021")		24 gauge (.026")		22 gauge (.032")	
		B	D	B	D	B	D
S I N G L E	24	105	232	220	309	274	386
	30	84	119	140	158	176	198
	36	70	69	98	92	122	114
	42	54	43	72	58	90	72
	48	41	29	55	39	69	48
	54	33	20	43	27	54	34
	60	26	15	35	20	44	25
	66	22	11	29	15	36	19
	72	18	9	24	11	30	14
	78	16	7	21	9	26	11
	84	13	5	18	7	22	9
	90	12	4	16	6	20	7
D O U B L E	96	10	4	14	5	17	6
	24	105	556	220	741	274	927
	30	84	285	140	380	176	474
	36	70	165	98	220	122	275
	42	54	104	72	138	90	173
	48	41	69	55	93	69	116
	54	33	49	43	65	54	81
	60	26	36	35	47	44	59
	66	22	27	29	36	36	45
	72	18	21	24	27	30	34
	78	16	16	21	22	26	27
	84	13	13	18	17	22	22
T R I P L E	90	12	11	16	14	20	18
	96	10	9	14	12	17	14
	24	118	438	259	584	343	730
	30	94	224	176	299	220	374
	36	79	130	122	173	152	216
	42	67	82	90	109	112	136
	48	51	55	69	73	86	91
	54	41	38	54	51	68	64
	60	33	28	44	37	55	47
	66	27	21	36	28	45	35
	72	23	16	30	22	38	27
	78	19	13	26	17	32	21
	84	17	10	22	14	28	17
	90	15	8	20	11	24	14
	96	13	7	17	9	21	11

B = Load reduced for web crippling D = Load capacity based on deflection L/180



Flashings and Trims

Ideal Roofing flashings and trims come in 10 ft. lengths and are available in plain galvanized galvalume and in galvanized pre-painted steel in over 30 attractive colors. Standard gauge thickness used is 30 ga. (.015") but our flashings and trims shown in this brochure are standard but can be modified to customer specifications.

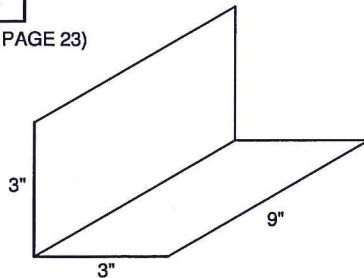
COLOR: BONE WHITE

ROOFING FLASHINGS

NOTE: USE THE #205 WALL FLASHING AND THE #210 COTTAGE ROOF CAP FOR THE "SECURITY" RIB, "POCKET" RIB AND "AMERI-CANA" PANEL

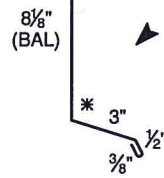
#201

(PRICES PAGE 23)



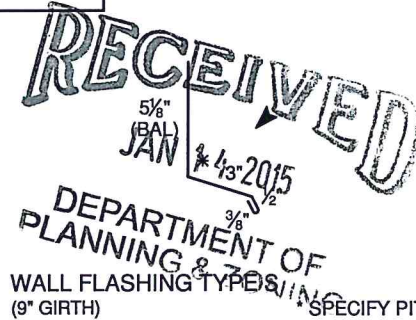
STEP FLASHING (6" X 9")
(50 PCS PER BUNDLE) (MIXED COLORS)

#203



LARGE WALL OR
CHIMNEY FLASHING TYPE S
(12" GIRTH) * SPECIFY PITCH

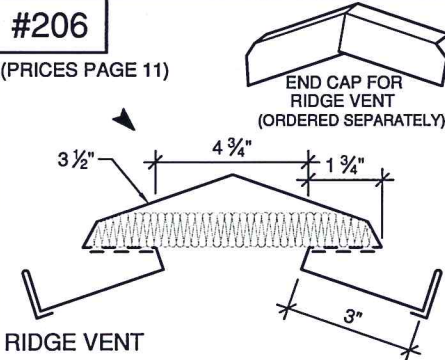
#205



WALL FLASHING TYPE S
(9" GIRTH) * SPECIFY PITCH

#206

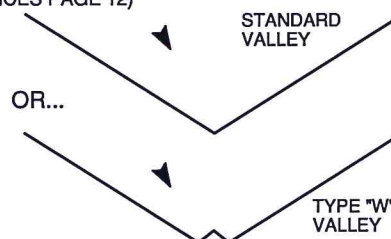
(PRICES PAGE 11)



RIDGE VENT

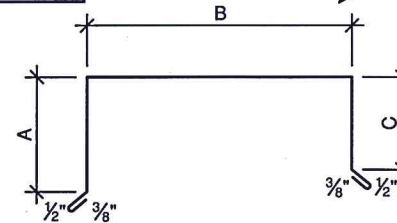
#207

(PRICES PAGE 12)



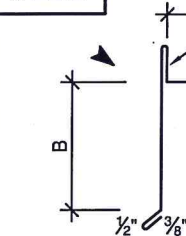
VALLEY 18", 24" AND 36"

#208



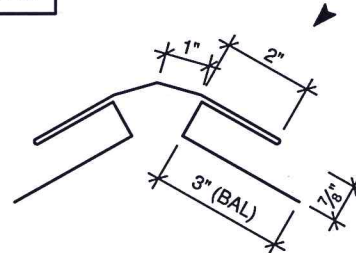
CAP FLASHING
(A+B+C+1 1/4" = GIRTH)

#209



GRAVEL STOP
(A+B+2 3/8" = GIRTH)

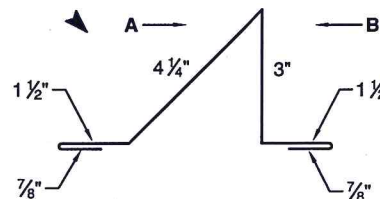
#210



COTTAGE ROOF CAP
(18" GIRTH)

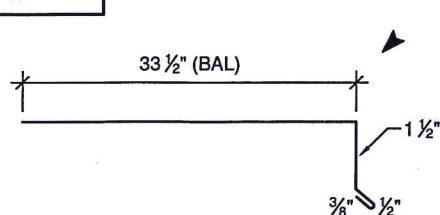
#211

SNOW DIRECTION
A-FOR SLOPES LESS THAN 6/12
B-FOR SLOPES HIGHER THAN 6/12



SNOW GUARD
(12" GIRTH) MINIMUM 26g (.021") RECOMMENDED

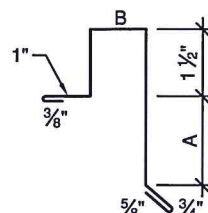
#212



ICE APRON
(for shingles)
(36" GIRTH)

#213

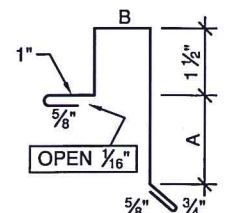
TYPE 1



GABLE END CAP FOR
THE "HF" PROFILE
(A+B+5 3/4" = GIRTH)

#213

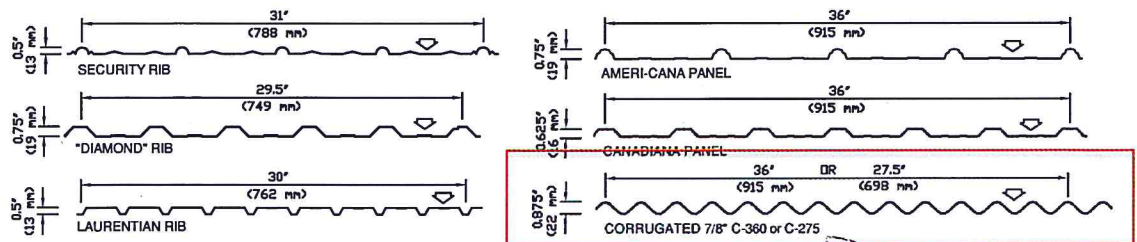
TYPE 2



GABLE END CAP FOR
THE "HF" PROFILE
(A+B+6" = GIRTH)

FLASHINGS AND MOULDINGS FOR SIDING COLOR: BONE WHITE

NOTE: THE "300 SERIES" FLASHINGS & MOULDINGS MAY BE USED WITH THE FOLLOWING PROFILES .

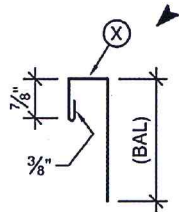


#301

X=Profile opening

PROFILES:

- (a) Laurentian $\frac{5}{8}$ "
- (b) Corrugated 1"
- (c) Security $\frac{5}{8}$ "
- (d) Ameri-Can, Canadiana and Diamond Rib $\frac{7}{8}$ "



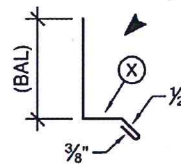
"J" TRIM
(5" GIRTH)

#302

X=Profile opening

PROFILES:

- (a) Laurentian $\frac{5}{8}$ "
- (b) Corrugated 1"
- (c) Security $\frac{5}{8}$ "
- (d) Ameri-Can, Canadiana and Diamond Rib $\frac{7}{8}$ "



BASE FLASHING
(4" GIRTH)

#303



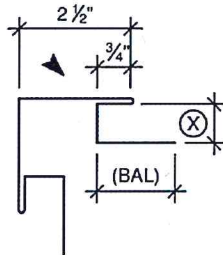
WINDOW & DOOR FLASHING
(6" GIRTH)

#304

X=Profile opening

PROFILES:

- (a) Laurentian $\frac{5}{8}$ "
- (b) Corrugated 1"
- (c) Security $\frac{5}{8}$ "
- (d) Ameri-Can, Canadiana and Diamond Rib $\frac{7}{8}$ "



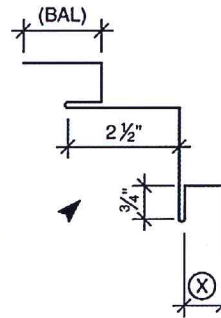
OUTSIDE CORNER
(12" GIRTH)

#305

X=Profile opening

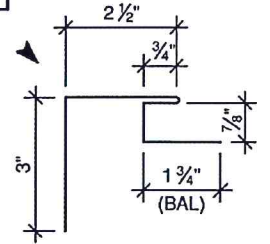
PROFILES:

- (a) Laurentian $\frac{5}{8}$ "
- (b) Corrugated 1"
- (c) Security $\frac{5}{8}$ "
- (d) Ameri-Can, Canadiana and Diamond Rib $\frac{7}{8}$ "



INSIDE CORNER
(12" GIRTH)

#306



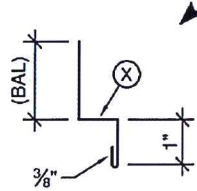
HALF CORNER
(9" GIRTH)

#307

X=Profile opening

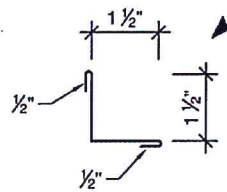
PROFILES:

- (a) Laurentian $\frac{5}{8}$ "
- (b) Corrugated 1"
- (c) Security $\frac{5}{8}$ "
- (d) Ameri-Can, Canadiana and Diamond Rib $\frac{7}{8}$ "



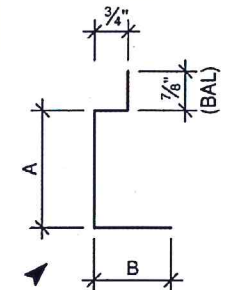
GABLE DIVIDER
(4" GIRTH)

#308



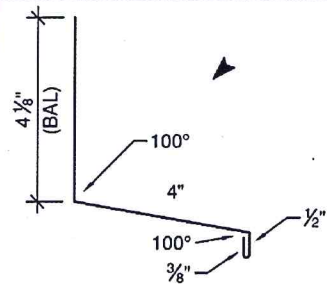
"L" TRIM
(4" GIRTH)

#309



WINDOW CASING FLASHING
(A+B+1 1/8" GIRTH)

#310



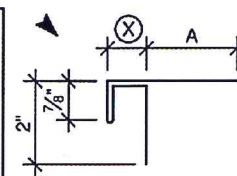
BRICK FLASHING
(9" GIRTH)

#311

X=Profile opening

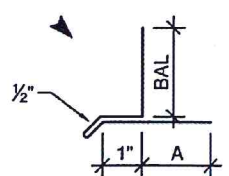
PROFILES:

- (a) Laurentian $\frac{5}{8}$ "
- (b) Corrugated 1"
- (c) Security $\frac{5}{8}$ "
- (d) Ameri-Can, Canadiana and Diamond Rib $\frac{7}{8}$ "



WINDOW & DOOR JAMB
(2X + A + 3 3/4" = GIRTH)

#312



WINDOW & DOOR FLASHING
(5"+A = GIRTH)

Colours may not be exactly as shown. Consult your Dealers



ideal roofing
Company Ltd. Manufacturers

idéal revêtement
Compagnie Ltée, Manufacturiers

PERSPECTRA

&

WEATH

valspar

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

COLOURS: PRE-PAINTED STEEL
COULEURS: ACIER PRÉ-PEINT.

COLOR: BONE WHITE

Polar White ID 8783
Blanc Polaire
(30, 29, 26)

White ID 8317
Blanc
(30, 29, 28, 26, 24, 22)

Bone White ID 8273
Blanc Os
(30, 29, 28, 26, 24, 22)

Stone Grey ID 8305
Gris Pierre
(30, 29, 28, 26, 24, 22)

Regent Grey ID 8730
Gris Régent
(30, 29, 28, 26, 24)

Charcoal ID 8306
Fusain
(29, 28, 26, 24)

Metro Brown ID 8228
Brun Métro
(26) 48" only / seulement

Coffee ID 8326
Café
(30, 29, 28, 26)

Dark Brown ID 8229
Brun Foncé
(30, 29, 28, 26, 24, 22)

Black ID 8262
Noir
(30, 29, 28, 26, 24)

International Orange ID 8234
Orange International
(30)

Bright Red ID 8386
Rouge Vif
(30, 29, 26, 24)

Red ID 8250
Rouge
(30, 29, 28)

Tile Red ID 8259
Rouge Tuile
(30, 29, 26)

Burgundy ID 8011
Bourgogne
(29)

Antique Linen ID 8696
Lin Antique
(30, 29, 26, 24)

Tan ID 8315
Beige
(30, 29, 26, 24)

Mahogany ID 8719
Acajou
(30)

Slate Blue ID 8260
Bleu Ardoise
(30, 29, 28, 26, 24)

Royal Blue ID 8790
Bleu Royal
(30, 29, 26)

Mist Green ID 8256
Vert Tilleul
(26)

Pacific Turquoise ID 8258
Turquoise Pacifique
(30, 26)

Medium Green ID 8329
Vert Moyen
(30, 29, 28, 26)

Forest Green ID 8307
Vert Forêt
(30, 29, 28, 26)

Heron Blue ID 8330
Bleu Héron
(30, 29, 26)

* Available in the "Ameri-Cana" and "Canadiana" Panel Only
* Disponible dans le profilé "Ameri-Cana et Canadiana" Seulement

Add prefix "1" to ID number to obtain Perspectra number.
Ajoutez préfix "1" au numéro ID pour obtenir le numéro Perspectra.

FOR OTHER COLOURS OR THICKNESSES CALL OUR OFFICE.
POUR D'AUTRES COULEURS OU ÉPAISSEURS CONTACTEZ NOTRE BUREAU.

For thickness availability
see reverse side.

Pour la disponibilité des
épaisseurs voir au verso.

() : Available Gauges
() : Jauges disponibles

Gauge/Jauge Thickness/Épaisseur

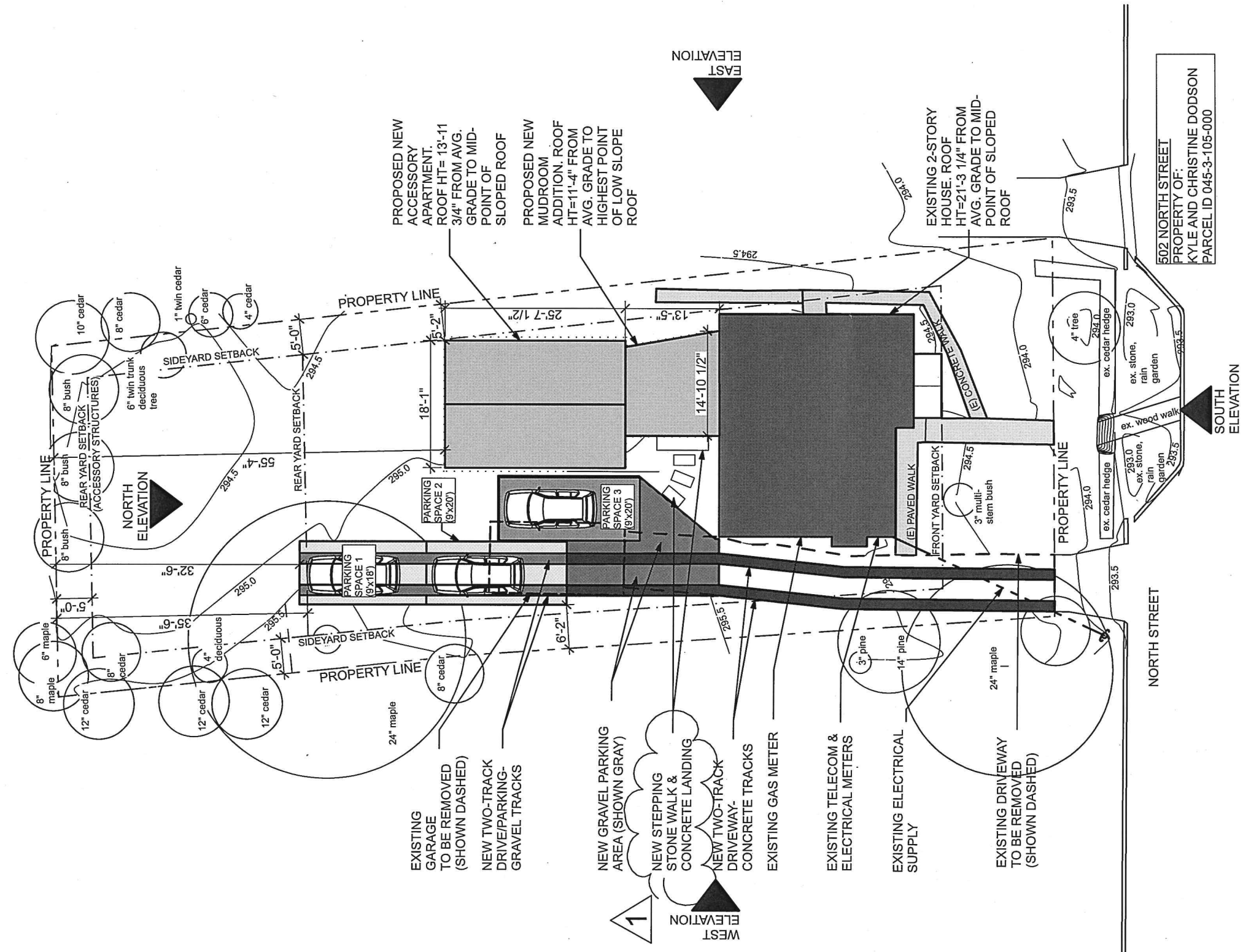
30	=	.015"
29	=	.016"
28	=	.018"
26	=	.021"
24	=	.026"
22	=	.032"

FOR PERMIT APPROVAL ONLY

ENTRY/WALKS (EXIST):	271 S.F.
NEW WALKS/ENTRY:	27 S.F.
CONCRETE PAD:	17 S.F.
TOTAL:	315 S.F.
PROPOSED COVERAGE=4%<10% MAX. ALLOWABLE	



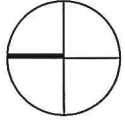
FOR PERMIT APPROVAL ONLY



SITE PLAN

SCALE: 1/16" = 1'-0"

PROJECT NORTH



DODSON RESIDENCE
502 NORTH STREET,
BURLINGTON, VT

A101.A

JANUARY 14, 2015:
DESIGN ADVISORY BOARD

Elizabeth Herrmann
architecture + design

29 North Street | Bristol, VT 05443

01/22/15: REVISED FOR DESIGN ADVISORY BOARD
02/06/15: REV. 1: DEVELOPMENTAL RVW. BOARD

LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE:

HOUSE:	844 S.F.
GARAGE:	194 S.F.
DRIVEWAY:	488 S.F.
REAR PORCH:	174 S.F.
TOTAL	1,700 S.F.

LOT SIZE: 7,277 S.F.

EXISTING COVERAGE=23%<35% MAX. ALLOWABLE

LOT COVERAGE: WALKWAYS & TERRACES	
ENTRY/WALKS:	271 S.F.
CONCRETE PAD:	17 S.F.
BRICK PATIO:	318 S.F.
TOTAL:	606 S.F.

EXISTING COVERAGE=8% $\leq$ 10% MAX. ALLOWABLE

<u>PROPOSED LOT COVERAGE</u>	
EXIST. HOUSE:	844 S.F.
PROPOSED MUDROOM:	184 S.F.
PROPOSED APARTMENT:	464 S.F.
PROPOSED PARKING/DRIVES:	890 S.F.
<u>TOTAL</u>	<u>2,382 S.F.</u>

LOT SIZE: 7,277 S.F.

PROPOSED COVERAGE=32.7% $\leq$ 35% MAX. ALLOWABLE

LOT COVERAGE: WALKWAYS & TERRACES	
ENTRY/WALKS (EXIST):	271 S.F.
NEW WALKS/ENTRY:	27 S.F.
CONCRETE PAD:	17 S.F.
TOTAL:	315 S.F

PROPOSED COVERAGE=4% $\leq$ 10% MAX. ALLOWABLE

FLOOR AREA CALCULATIONS

HABITABLE AREAS AT EXISTING HOUSE:

FIRST FLOOR: 848 S.F.
SECOND FLOOR: 782 S.F.
TOTAL : 1,630 S.F.

ACCESSORY APARTMENT:

PROPOSED ACCESSORY APARTMENT AREA: 464 S.F.
(28% OF EXISTING GROSS HABITABLE AREA<30%
MAXIMUM ALLOWABLE)

SINGLE FAMILY ADDITION:

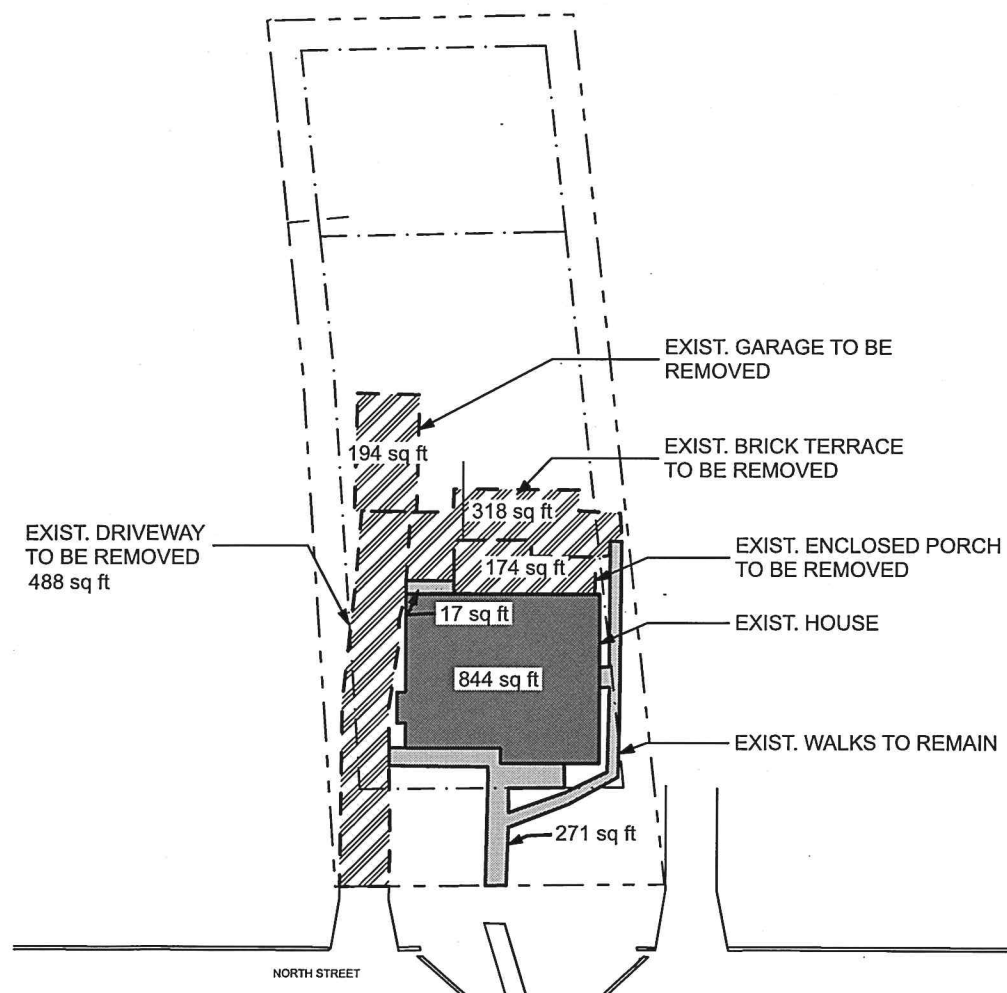
PROPOSED MUDROOM ADDITION AREA: 184 S.F.

01/22/15:
REVISED FOR
DESIGN ADVISORY
BOARD

02/06/15: REV. 1:
DEVELOPMENTAL
RVW. BOARD

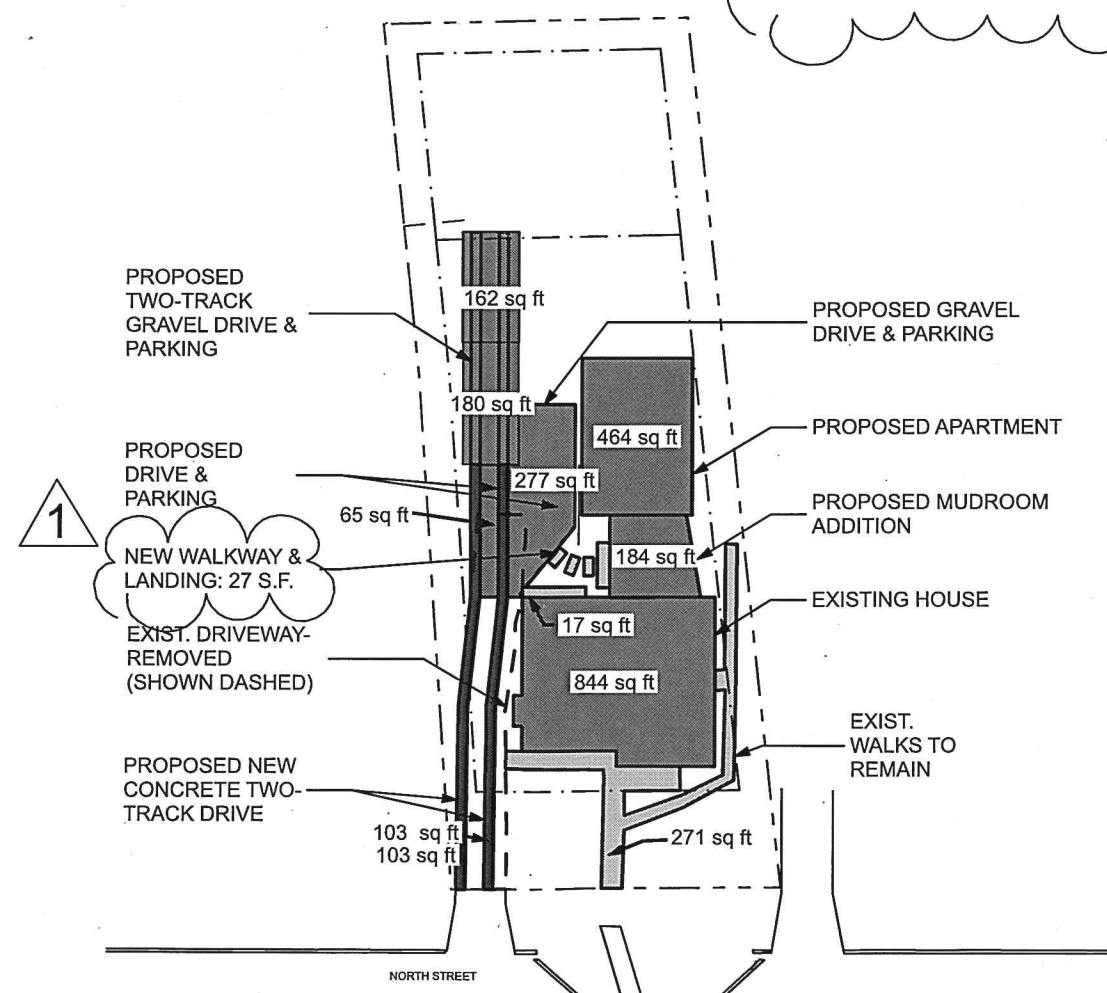
DODSON RESIDENCE
502 NORTH STREET,
BURLINGTON, VT

A101.B

JANUARY 14, 2015:
DESIGN ADVISORY BOARD

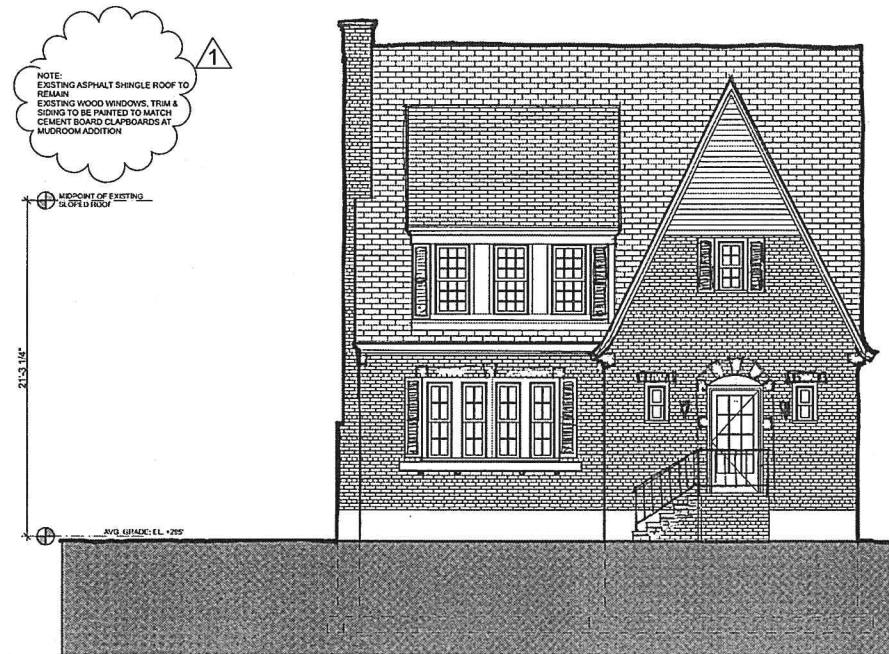
EXIST. LOT COVERAGE

SCALE: 1" = 30'



PROPOSED LOT COVERAGE

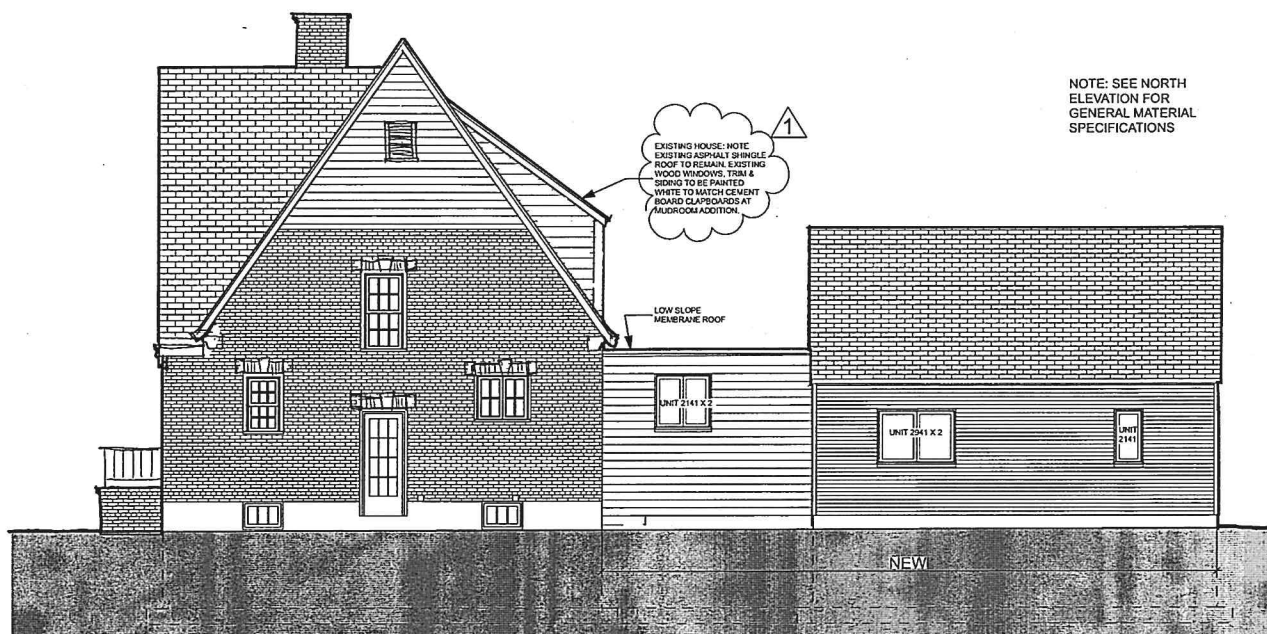
SCALE: 1" = 30'



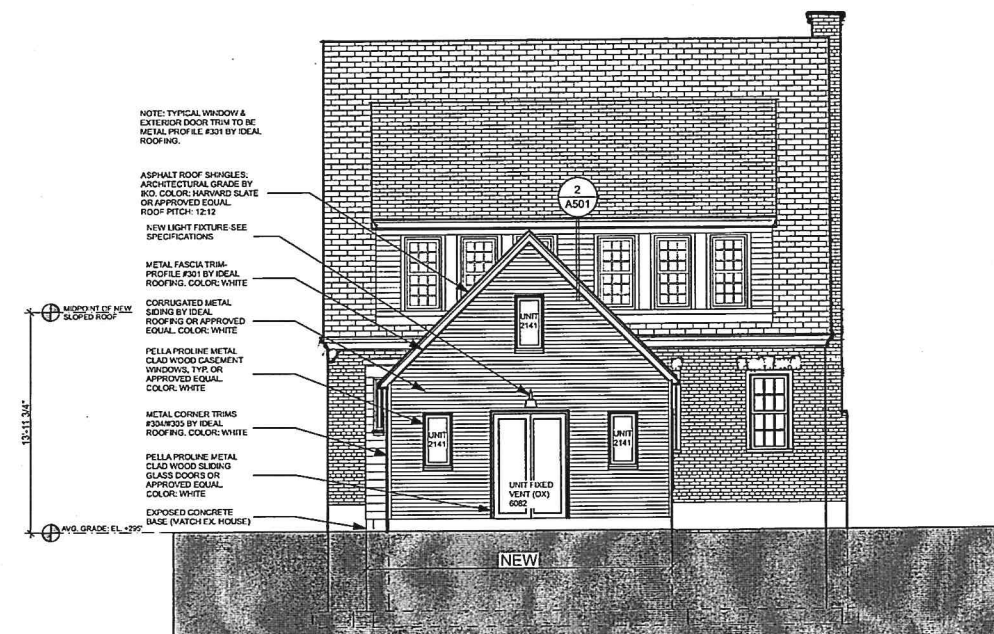
1 SOUTH ELEVATION (AT NORTH STREET)
SCALE: 3/16"=1'-0"



2 WEST ELEVATION
SCALE: 3/16"=1'-0"



3 EAST ELEVATION
SCALE: 3/16"=1'-0"



4 NORTH ELEVATION
SCALE: 3/16"=1'-0"

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Elizabeth Herrmann
architecture + design
29 North Street Bristol, VT 05443
(802) 453-6401 info@eharchitect.com

DODSON

502 NORTH
STREET,
BURLINGTON,
VT

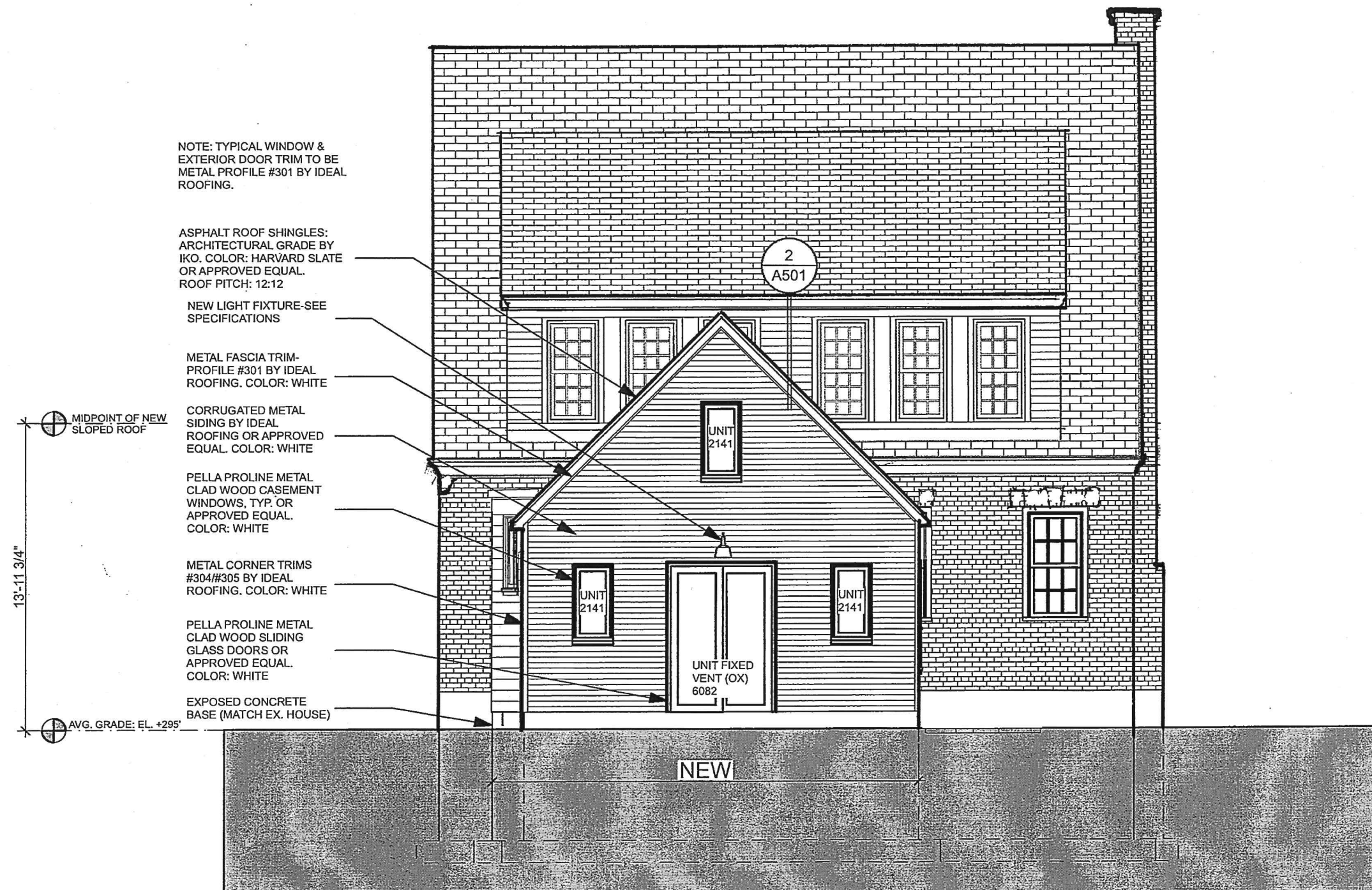
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Architect, P.C.
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DATE	DESCRIPTION
10/17/14	PRELIMINARY
01/14/15	DESIGN ADVISORY BOARD
01/22/15	REVISED: DESIGN ADV. BD.
02/05/15	REV. 1: DEVEL. REVIEW. BD.

SHEET TITLE
EXTERIOR
ELEVATIONS

A-201

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1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

DODSON RESIDENCE
502 NORTH STREET,
BURLINGTON, VT

A-201A

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JANUARY 14, 2015:
DESIGN ADVISORY BOARD

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(802) 577-0101

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NOTE: SEE NORTH
ELEVATION FOR
GENERAL MATERIAL
SPECIFICATIONS

1 EAST ELEVATION
SCALE: 3/16"=1'-0"

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architecture + design
29 North Street | Bristol, VT 05443
405.231.1571

DODSON RESIDENCE
502 NORTH STREET,
BURLINGTON, VT

A-201B

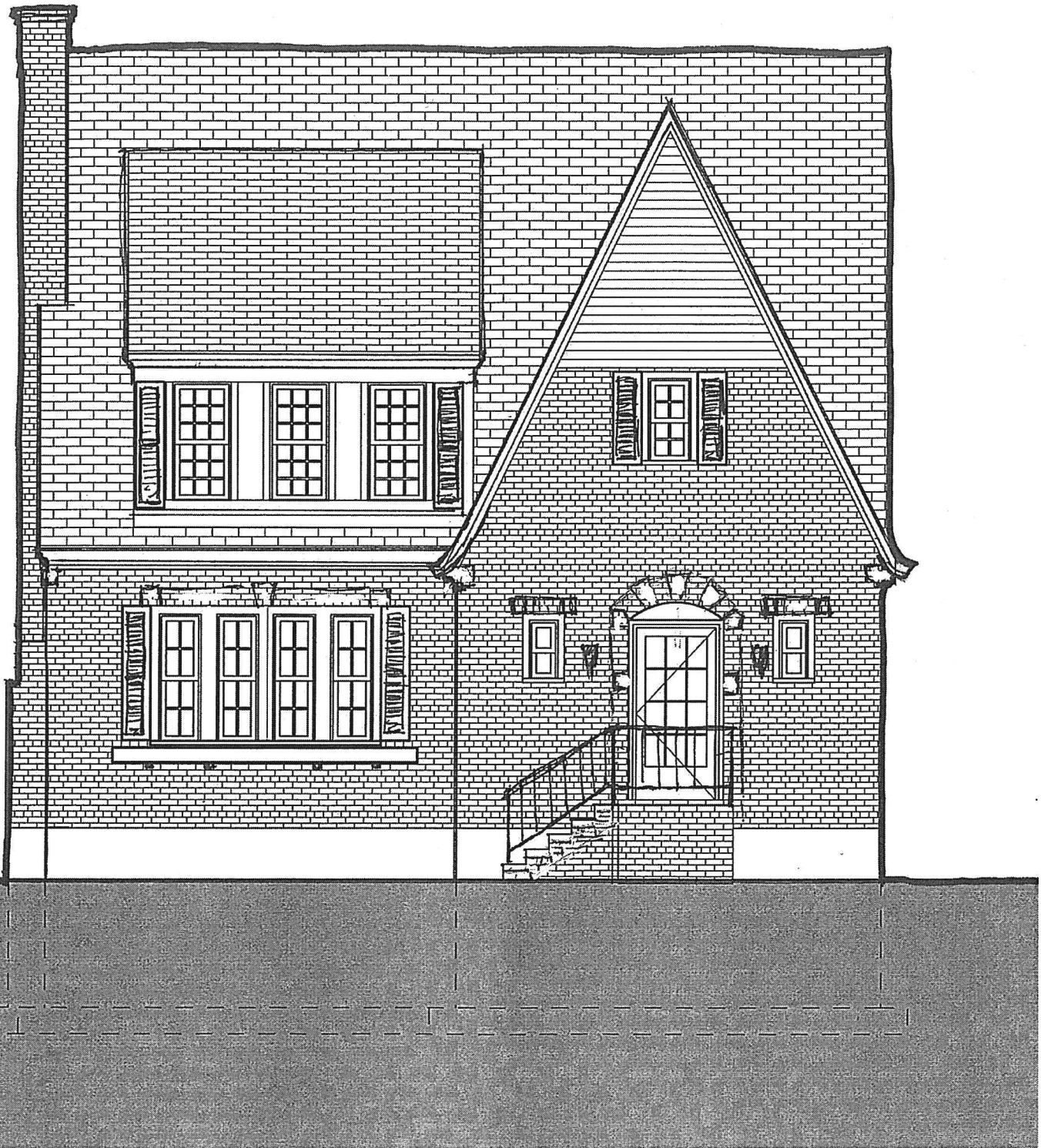
FOR PERMIT APPROVAL ONLY

NOTE:
EXISTING ASPHALT SHINGLE ROOF TO
REMAIN
EXISTING WOOD WINDOWS, TRIM &
SIDING TO BE PAINTED TO MATCH
CEMENT BOARD CLAPBOARDS AT
MUDROOM ADDITION

MIDPOINT OF EXISTING
SLOPED ROOF

21'-3 1/4"

AVG. GRADE: EL. +295'



1 SOUTH ELEVATION (AT NORTH STREET)
SCALE: 3/16"=1'-0"

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info@elizabethherrmann.com

DODSON RESIDENCE
502 NORTH STREET,
BURLINGTON, VT

A-201C

NOTE: SEE NORTH
ELEVATION FOR
GENERAL MATERIAL
SPECIFICATIONS



SCALE: 3/16"=1'-0"

A-201D

JANUARY 14, 2015:
DESIGN ADVISORY BOARD

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02/06/15: REV. 1: DEVELOPMENTAL. RVW. BOARD

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1

VIEW FROM NORTH STREET LOOKING NORTH

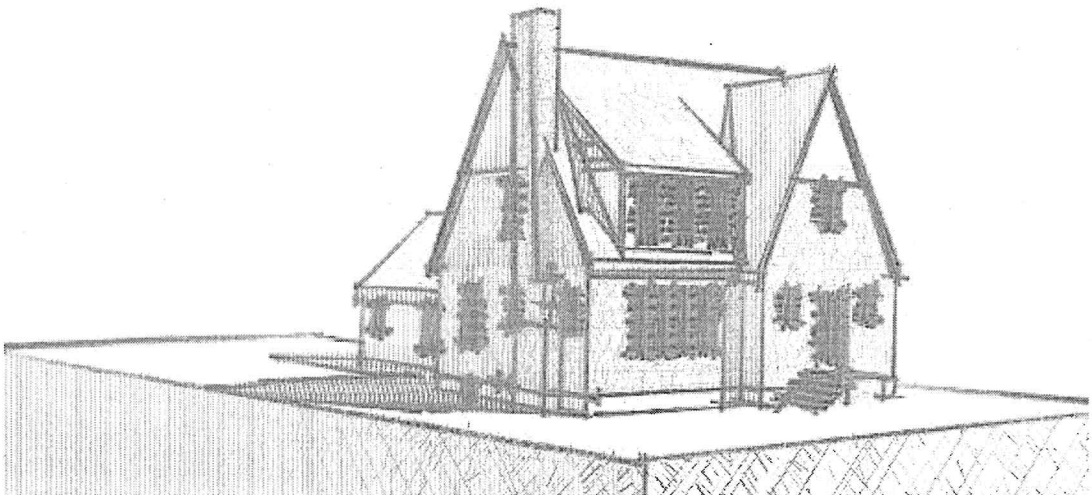
NOT TO SCALE

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29 North Street | Bristol, VT 05443

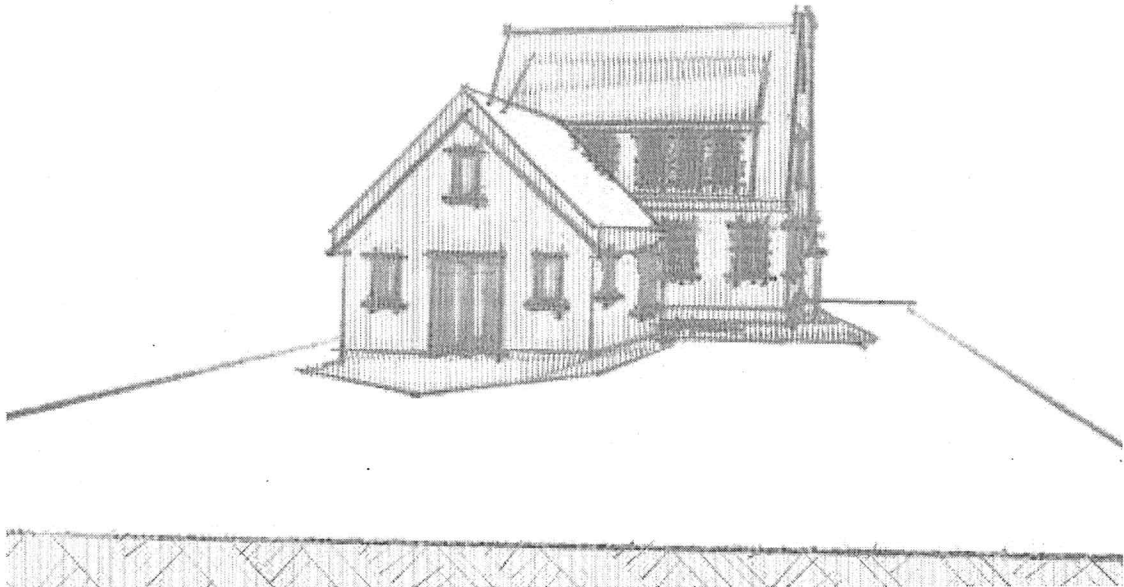
DODSON RESIDENCE
502 NORTH STREET,
BURLINGTON, VT

A-202

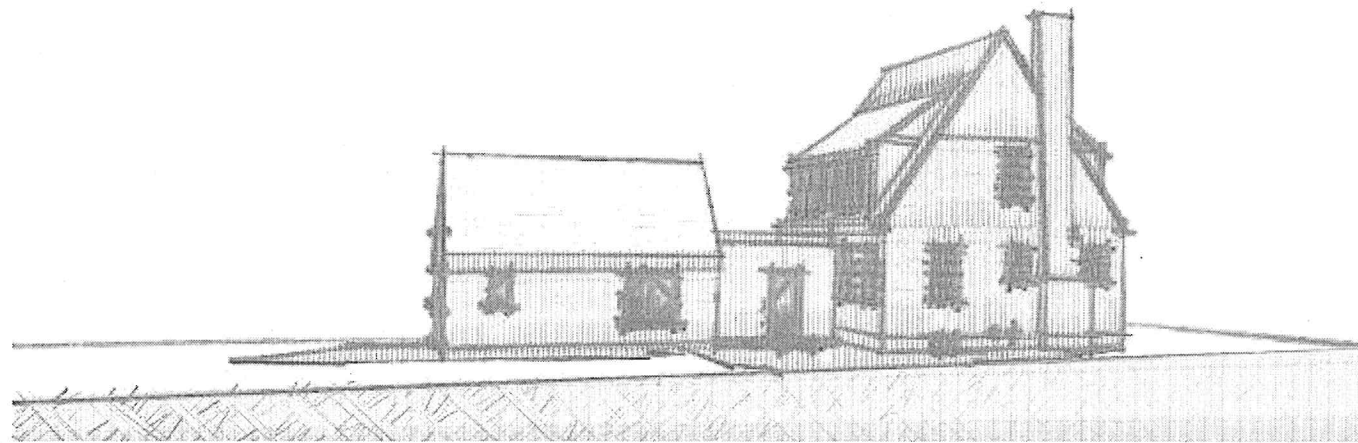
FOR PERMIT APPROVAL ONLY



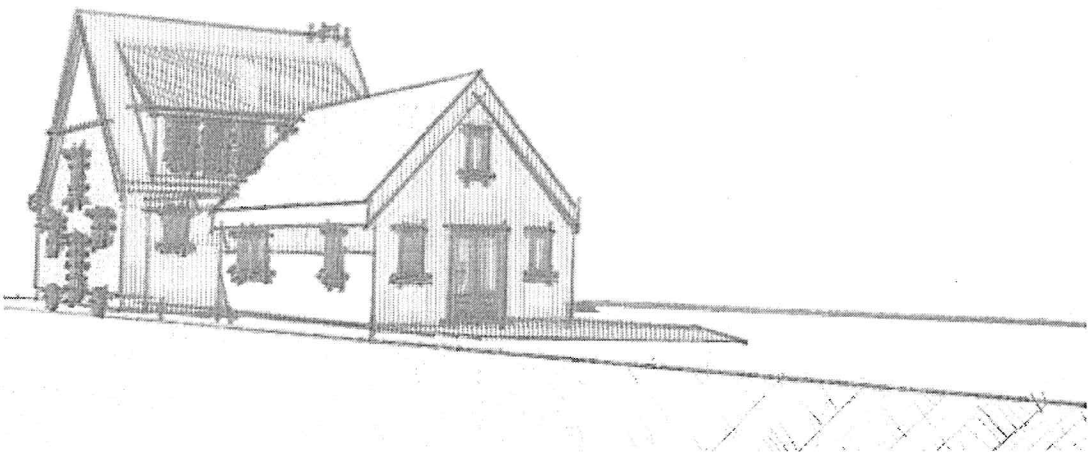
1 STREET VIEW LOOKING NORTHEAST



2 REAR VIEW LOOKING SOUTHWEST



3 SIDE VIEW LOOKING WEST

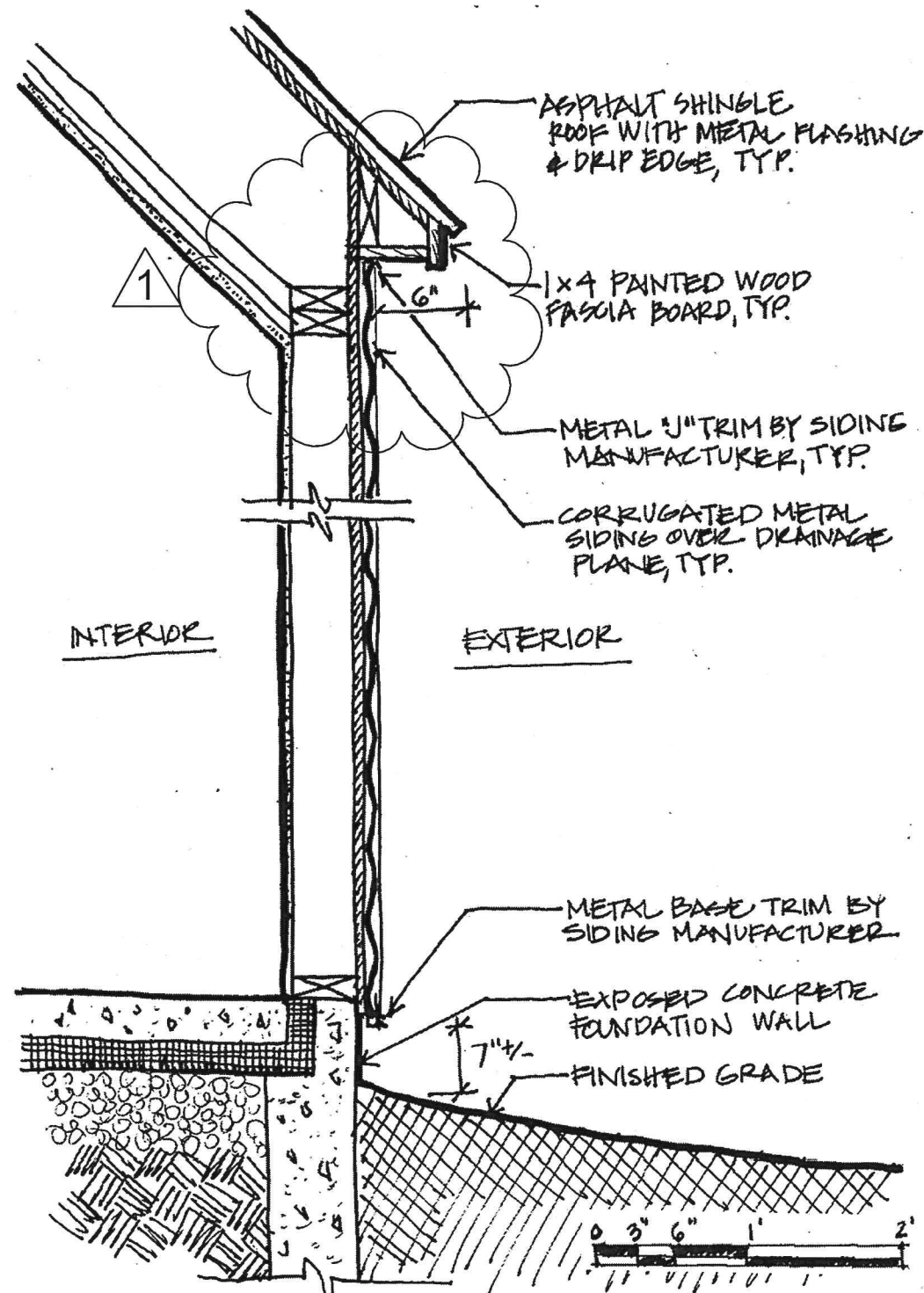


4 REAR VIEW LOOKING NORTHEAST

DODSON RESIDENCE
502 NORTH STREET,
BURLINGTON, VT

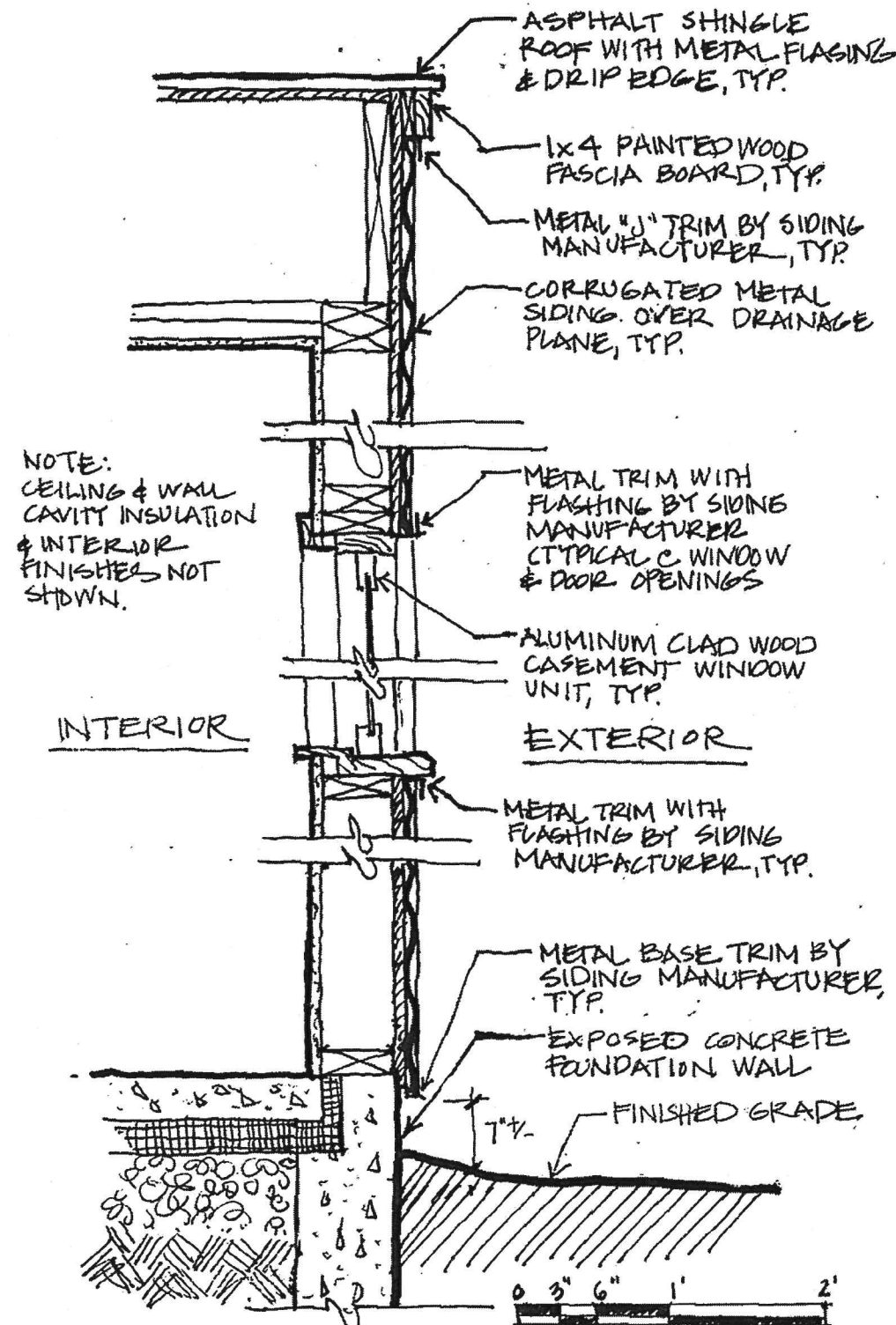
A-203

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1 WALL SECTION 1 TYPICAL EAVE

SCALE: 1"=1'-0"



2 WALL SECTION 2: TYPICAL GABLE

SCALE: 1"=1'-0"

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drbb

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, February 3, 2015, 5:00 p.m.

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT
Minutes

Board members present: Michael Long, Brad Rabinowitz, Jonathan Stevens, Israel Smith, Alexandra Zipparo, Alexander LaRosa. Missa Aloisi joins the group at 5:07 pm.

Staff members present: Ken Lerner, Mary O'Neil.

I. Agenda

Ken Lerner – there are three sets of letters relative to items on the agenda.

Jonathan Stevens – We will take that up when we get to it.

II. Communications

Accepted by the board.

III. Minutes

Minutes for the January 20 agenda in packet for review.

IV. Consent Agenda

1. 15-0738CA: 747 PINE ST (ELM, Ward 5) Cresta/Cooper/Nedde, LLC

Exterior building renovations, freezer demolition and expanded/reconfigured parking (Project Manager: Mary O'Neil)

Mary O'Neil – addresses the board. Revised lighting specs, photometric, lighting plan, and landscaping plan submitted. Shadow plan updated. All missing information has been submitted and complies with the ordinance.

Doug Nedde, applicant, sworn in. No signed leases with any tenants. No HVAC requirements proposed for the building. When we do have those plans and specs, we will provide to staff for review.

Jonathan Stevens – Have you read the staff comments?

Doug Nedde – Yes. No problems.

Brad Rabinowitz – on 15-0738CA, 747 Pine Street, I move we adopt staff findings and recommendations and approve the application.

Michael Long – 2nd.

Vote 6-0-0.

Motion carries.

Missa joins the Board.

V. Public Hearing

1. 15-0664LL: 111 COLCHESTER AVE (I, Ward 1) Martha Lang / UVM Medical Center

Appeal of administrative zoning permit for lot line adjustment with UVM main campus
(Project Manager: Ken Lerner)

2. 15-0665LL: 10 UNIVERSITY PL (I, Ward 1) Martha Lang / UVM

Appeal of administrative zoning permit for lot line adjustment with UVM Medical Center
(Project Manager: Ken Lerner)

Request to postpone in communications.

Ken Lerner – explains request. Need time for a settlement agreement. Postpone to be re-warned if a need to come back. You don't have to postpone; you could hear it and act on it. That's an option. It is at your discretion.

Brad Rabinowitz – postponing it makes sense.

Michael Long I move we approve the request to postpone to a date to be determined.

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

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Israel Smith – 2nd.

Brad Rabinowitz – that is for both Colchester Avenue and University Place.

Jonathan Stevens – yes.

Vote 7-0-0. Motion carries.

VI. Other Business

None.

VII. Adjournment

Meeting adjourned 5:09 pm.

Jonathan Stevens, Vice Chair, Development Review Board

Date

Mary O'Neil AICP, Senior Planner

Date

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, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
vacant, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin
DATE: February 17, 2015
RE: 15-0743CA/MA; 234-240 College 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.

Zone: DT Ward: 3

Owner/Representative: Sisters & Brothers Investment Group / G4 Design Studios

Request: Addition and renovations to existing building, addition of 4 residential units for a total of 23.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

The applicant is seeking approval to remove an existing rear addition containing 3 residential units from the fire-damaged apartment building at 234-240 College Street and to replace it with a new, larger addition. The exterior of the existing building fronting College Street, known as the Messier Building, will remain unchanged. Replacement windows throughout were approved under separate permit. The building was internally damaged by fire on June 24, 2014, and is undergoing substantial interior renovation. The building contains 19 units (18 residential and 1 commercial); as proposed, it will contain 23 dwelling units upon completion of the new rear addition. The addition will be 5 stories tall and will essentially double the building mass, yet it will be largely hidden from view.

This application is very similar to a project denied by the Development Review Board January 20, 2015. That project originally contained a net increase of 6 dwelling units and a somewhat larger building volume. This present application contains a net increase of just 4 new units, although it remains "major impact" due to the substantial rehabilitation of existing units. The former project was denied per the following:

1. The application as presented does not satisfy the requirements of Sec. 6.2.2 (p). The trash and recycling facilities could be approved on the condition that additional space be provided along with a practical plan for container pick-up other than wheeling them all to the College Street sidewalk. The space provided is not sufficient to serve all of the tenants in this large building.

2. The application does not satisfy Sec. 4.4.1 (d) 3 since the proposed addition does not comply with the minimum required 10' side yard setback from the easterly side property line.
3. The application as presented does not satisfy Sec. 6.2.2 (m). The alleyway could be approved on the condition that curbing be installed to prevent mulch running downhill during rain events and if the new walkway were concrete, not asphalt.
4. The application does not satisfy Sec. 8.2.5. The long term bike parking is inadequate. The space provided is not dedicated bike parking and it is inconveniently located.

This new application includes provisions to address these reasons for denial. Given the relatively modest design changes and unchanged stormwater management plan, this current application has not been reviewed by the Design Advisory Board or the Conservation Board. The original recommendations of those boards, noted below, will be carried forward with this application.

The Design Advisory Board reviewed the original project October 14, 2014. The Board unanimously recommended approval of the project subject to the following conditions:

- Alleyway should be a true pedestrian alley.
- Curb cut onto College Street to be closed allowing a new street parking space.
- Door provided onto alley should have some fenestration, not a security door.
- Indoor bike storage to accommodate access to alleyway.
- Bike storage must be accessible to internal elevator.

The current application reflects the recommendations of the DAB.

The Conservation Board reviewed the original project December 1, 2014 and recommended approval on a 5-1-2 vote. The Board requested that soils information be forwarded to them when the onsite geotechnical analysis is complete. The applicant has agreed to do so.

Previous zoning actions for this property are listed below.

- 1/20/15, Denial of 5-story rear addition
- 8/5/14, Approval to replace windows lost to fire damage
- 10/12/12, Approval of parallel sign
- 8/24/09, Approval for change in use from office to retail
- 4/18/02, Approval of parallel sign on entry door

Recommendation: Major Impact and Certificate of Appropriateness approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

The proposed development will require additional water and sewer service. Adequate capacity is available; however, written confirmation from the Department of Public Works is needed. A State of Vermont wastewater permit will be required. **(Affirmative finding as conditioned)**

2. The character of the area affected;

The subject property is located north of the city's downtown core within the Downtown Transitional zone, one of several Downtown Mixed Use zones. The immediate vicinity reflects the diversity of uses allowed within the Downtown Mixed Use zones and contains office space, multi-family apartments, the YMCA, a movie theatre, and the Fletcher Free Library. With the exception of the library, all surrounding properties are at, or near, 100% lot coverage. The built environment is densely developed but not quite as intensely as the downtown core to the south. The proposed addition will intensify the degree of development on this parcel, but its scale will remain within that already established in this neighborhood. The proposed development is consistent with the intent and character of the Downtown Transitional zone. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

No traffic information has been provided; however, the net increase of just 4 units on the edge of the city's downtown and within the established urban street grid is expected to have minimal traffic impacts. Further, the property is located along a CCTA bus route and is easily accessible via foot and bicycle. **(Affirmative finding)**

4. Bylaws then in effect;

The project as conditioned is in compliance with all applicable bylaws as reflected in these findings. **(Affirmative finding)**

5. Utilization of renewable energy resources;

The utilization of alternative energy has not been incorporated into this proposal. The proposed addition does not preclude such utilization in the future. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;

The expansion of the existing multi-family apartment building is permitted in the DT zone. As a result, this criterion requires that cumulative impacts be considered negligible. **(Affirmative finding)**

7. Functional family;

This criterion does not apply in the DT zone and thus not to the subject permit request.

8. Vehicular access points;

The property currently has one vehicular access point from College Street. As the parking spaces served by this driveway are being lost to the addition, the Design Advisory Board recommended closing the curb cut and turning the remaining driveway into a pedestrian alley. The project plans depict a closed curb cut along College Street with a restored green belt. A new concrete walkway from the public sidewalk to the new side door is depicted on the site plan. The property appears to remain accessible at the rear by way of an alley of sorts that runs between South Winooski Avenue and South Union Street. This alley is private and not owned by the applicant, and rights of access are not noted in the application. It is advisable, but not required, that the applicant seek permission to use this alley for residents when they move into or out of the apartments. **(Affirmative finding as conditioned)**

9. Signs;

No signs are included in this proposal.

10. Mitigation measures;

The proposed development is not expected to generate any noxious effects such as excessive noise, glare, or emissions. **(Affirmative finding)**

11. Time limits for construction;

The project is to be constructed within the standard 2-year time frame. **(Affirmative finding as conditioned)**

12. Hours of operation and construction;

Hours of operation do not apply to the residential units. No construction schedule is proposed. Other development projects within the DT zone have been permitted construction activity Monday to Friday from 7:00 AM – 6:00 PM. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board through correspondence rather than a scheduled hearing. No construction activity can occur on Sunday. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;

As with anything else, any future enlargement or alteration to the development will require zoning review under the regulations in effect at that time. **(Affirmative finding)**

14. Performance standards;

Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;

Approval of this project will be conditioned to implement the purposes of the zoning regulations. **(Affirmative finding)**

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

A stormwater management plan has been submitted (see Sec. 5.5.3). No significant air or noise pollution is anticipated as a result of this residential development. **(Affirmative finding)**

2. Have sufficient water available for its needs;

Sufficient municipal water service is available to serve the development. Written confirmation of capacity to serve is required from the Department of Public Works as is a State of Vermont wastewater permit. **(Affirmative finding as conditioned)**

3. Not unreasonably burden the city's present or future water supply or distribution system;
See item 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;

See Sec. 3.5.6 (a) 3 for traffic information. The expanded apartment building is not expected to generate unreasonable congestion or unsafe conditions on nearby roadways, waterways, railways, the bike path, public sidewalks, or other means of transportation. The project is centrally located, and multiple modes of transportation are readily available. **(Affirmative finding)**

6. Not cause an unreasonable burden on the city's ability to provide educational services;
The proposed apartment building addition will result in a net increase of just 4 dwelling units. While there may be some school age children, no unreasonable impact on the city's ability to provide educational services is expected. Impact fees will be paid to help offset what impacts there are. **(Affirmative finding as conditioned)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;
The proposed development will generate some additional impacts on city services; however, those impacts can be accommodated. Impact fees will be paid to help offset impacts generated. **(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;
The subject property contains no rare, irreplaceable, or significant natural areas. The original front portion of the existing building is historically significant. See Sec. 5.4.8 for details. Generally; however, the proposed addition will not have an undue adverse impact on this historic building. There are no known archaeological resources on the property. The existing soils are largely fill within what used to be a large ravine. **(Affirmative finding)**

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 replace a couple of existing parking spaces with new residential units. The property is located in an area intended for relatively intense urban development and will have no adverse impact on the city's present or future growth patterns. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;
The proposed development is compliant with the MDP in a number of ways.

The project is located with a downtown mixed use zone where higher density development is encouraged (Sec. I, Land Use Policies and Sec. IX, Housing Plan Policies).

While not within the Old North End, the property is nonetheless located within the Old North End Enterprise Community district. This area is targeted for renewed investment and, in particular, an upgrade of its housing stock (Sec. I, Land Use Policies).

In light of the project's location proximate to the downtown, alternative means of transportation will be readily available (Sec. V, Stressing Other Modes of Travel).

The project will at least meet the city's current energy efficiency standards (Sec. VIII).

The proposed development can be found to be in conformance with the City's MDP.
(Affirmative finding)

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 provide new housing units in an area of the city targeted for new, improved housing opportunities. Its construction 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.*

Moderate impacts on the city's park and recreation needs are anticipated as a result of the project. Impact fees will be paid to help offset these impacts. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(2) Downtown Transition District (DT)

(C) DT South

The subject property is located in the Downtown Transition (DT) District. As noted previously, the Downtown zones are intended to form part of the primary urban center of the city with a diversity of uses and intensive development. The proposed building addition is consistent with this purpose. **(Affirmative finding)**

(b) Dimensional Standards & Density

A FAR of 4 is allowed in the DT South zone. Upon completion of the rear addition, total building area will be 11,155 sf, well under the 4 FAR limit of 22,228 sf.

There is no lot coverage limit in the DT zone. As proposed, lot coverage will remain at nearly 100%.

No setbacks per Table 4.4.1-4, *Dimensional Standards & Intensity*, apply. The property is wholly within the DT zone and does not border any residential zone. See criterion (d) 3 below for site specific setbacks.

The minimum building height in the DT zone is 30' and three stories. The maximum height without bonuses is 45'. The proposed building addition is 38' 9" tall as measured from grade at College Street. It contains 5 stories but is based well below the street grade. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The proposed multi-family residential addition is permitted in the DT zone. The project, as a major impact application, is subject to conditional use review. **(Affirmative Finding)**

(d) District Specific Regulations

1. Use Restrictions

A. Ground Floor Residential Uses Restricted

Not applicable to the subject property.

2. Public Trust Restrictions

The subject property is not located within the Public Trust.

3. Facades and Setbacks on Side and Rear Property Lines

The site plan shows the reconfigured addition set back 10' 1" from the western side property line and 6' 11" to 10' 1" from the eastern side property line. As a result, windows are proposed, and allowed, on both sides and the rear of the addition.

This criterion requires a 10' setback in the event that neighboring buildings with doors or windows are built within 5' of a shared property line. Such is the case here. The neighboring building to the west is built to the shared property line. It has windows along the full length and width of the east-facing façade. As noted above, the site plan shows a 10' 1" setback for the proposed addition along this shared property line. Approximately the rear third of the neighboring building to the east is built within 5' of the shared property line. It has windows and doors along the full length and width of the west-facing façade. The site plan shows a 10' 1" setback for the new addition along this portion of the shared property line. **(Affirmative finding)**

4. Building Height Setbacks

A. Principal View Corridors

College Street is a principal view corridor; however, the proposed rear addition will have no impact on existing east/west views. **(Affirmative finding)**

B. Church Street Buildings

Not applicable to the subject property.

C. Side Street Building Height

Not applicable to the subject property.

5. Lake Champlain Waterfront Setbacks

The subject property is not located along the Lake Champlain waterfront.

6. Development Bonuses/Additional Allowances

None are sought.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.1 (b) above.

Sec. 5.2.4, Buildable Area Calculation

This criterion does not apply to properties in the DT zone.

Sec. 5.2.5, Setbacks

See Sec. 4.4.1 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.1 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.1 (b) above.

Part 4, Special Use 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 original historic brick structure and the rear stucco addition have always been used as residential apartments with some commercial space on the ground floor. The proposed rear addition will retain and expand this same use, albeit with just apartments. **(Affirmative finding)**

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

The original building will be retained. No exterior alterations are proposed. Window sashes have been replaced under separate permit. Only the existing rear addition will be removed and replaced with a new rear addition. **(Affirmative finding)**

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 elements will be added. There will be no false sense of historical development. The proposed construction is clearly a modern addition. **(Affirmative finding)**

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

The age of the existing rear addition is not evident in the historical documentation for the building. The addition is relatively small and set in from the sides of the original structure. Built behind the existing historic building, it is nearly invisible from College Street. There is nothing to suggest that this existing addition is historically significant in its own right. **(Affirmative finding)**

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

As noted previously, nearly all exterior features, materials, and finishes of the original historic structure will be retained. **(Affirmative finding)**

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.*

No replacement of exterior building features is proposed. **(Affirmative finding)**

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 information pertaining to this criterion is evident in the application. There will be no such treatments made to the original building. **(Affirmative finding)**

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

The subject property is located along a filled ravine that used to cut through this area of Burlington. Should artifacts be uncovered during excavation, it is the owner's responsibility to contact the Vermont Division for Historic Preservation for further guidance. **(Affirmative finding as conditioned)**

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 is located behind the original historic structure and will be well hidden from College Street. The new addition is clearly distinct from, and deferential to, the historic building. The integrity of the existing historic structure will be retained and preserved. **(Affirmative finding)**

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.*

If removed in the future, the proposed rear addition will leave the essential form and integrity of the historic building intact. **(Affirmative finding)**

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

New outdoor lighting is fairly limited. Fixture cutsheets and locations have been included in the application. The lights are acceptable cutoff fixtures and will be used to illuminate the eastern alleyway and new entrance. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

The property is presently 100% impervious with no onsite stormwater management measures. As proposed, the property will remain nearly 100% impervious, but new stormwater management measures are proposed. Given the tight site, grades, and existing stormwater flow patterns, the applicant proposes to capture stormwater on the roof of the proposed addition. Referred to as a "blue roof," the proposed system is designed to capture stormwater from the 1 year storm event. Overflow will run down roof drains and onto the ground where it will flow into an existing catch basin and into the city's combined sewer system. As noted to the Conservation Board, the proposed blue roof will result in a reduced rate of discharge for the 5-year and 10-year storm event. No soils analysis has yet been done, and the applicant chose not to pursue any onsite infiltration to achieve a reduction in stormwater volume. As a result, the Conservation Board's recommendation of approval was less than unanimous. The applicant indicated that soils analysis would be done prior to construction, and the Board requested seeing results of that analysis. As always, final review and approval of the stormwater system is subject to review and approval of the Stormwater Administrator.

As required, an erosion prevention and sediment control plan has been submitted. It has been reviewed and approved by the Stormwater Administrator. That approval will be incorporated into permit conditions. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The project site contains no significant natural features. The project site consists of building and asphalt parking area. **(Affirmative finding)**

(b) Topographical alterations

No significant topographical alterations are proposed. The site slopes steeply away from College Street and reflects the ravine that used to traverse the city here. The new addition essentially sits in a hole as viewed from College Street. Existing grades will remain essentially unchanged.

(Affirmative finding)

(c) Protection of important public views

College Street is an identified view corridor. As the proposed construction will be set behind the existing building, it will not infringe on the important east/west public views along this corridor.

(Affirmative finding)

(d) Protection of important cultural resources

The site itself is not of any known archaeological significance. The building, however, is historically significant as noted under Sec. 6.3.2 (b) below. **(Affirmative finding)**

(e) Supporting the use of alternative energy

The application notes no use of alternative energies. While the “blue roof” on the addition likely precludes any solar installation, solar should be considered for the roof of the existing building.

(Affirmative finding as conditioned)

(f) Brownfield sites

The property is not an identified brownfield per the VT DEC Hazardous Site List. **(Affirmative finding)**

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management. The single doorway into the proposed addition will be sheltered under a canopy. Note that the canopy is only depicted on the east elevation. Its dimensions are unclear and must be noted. **(Affirmative finding as conditioned)**

(h) Building location and orientation

The proposed construction amounts to a rear addition. It will have no effect on the existing building's orientation towards College Street. **(Affirmative finding)**

(i) Vehicular access

See Sec. 3.5.6 (a) 8.

(j) Pedestrian access

The front entry of the building remains readily accessible from the public sidewalk along College Street. The proposed addition will also be accessible by way of new entrance onto the easterly alleyway. The new side door contains a window as recommended by the Design Advisory Board. Also as recommended by the DAB, vehicular access to the easterly alleyway has been cutoff. The site plan depicts a new concrete walkway connecting this new side door to the public sidewalk.

(Affirmative finding)

(k) Accessibility for the handicapped

There is no indication on the project plans as to whether any of the new dwelling units will be handicap accessible. If any are proposed, they must be duly noted. It is the applicant's responsibility to comply with all applicable ADA requirements. The 2012 Vermont Access Rules require that all of the proposed dwelling units be "adaptable." **(Affirmative finding as conditioned)**

(l) Parking and circulation

The applicant asserts that there is no onsite parking; however, there are vehicles parked behind the existing building, and a "private parking" sign is affixed to the rear fire escape. This small area of parking will be replaced by the proposed rear addition. All parking will be provided for offsite. See Article 8 for details. **(Affirmative finding)**

(m) Landscaping and fences

Along College Street, the closed curb cut will be accompanied by restoration of the green belt. Closure of the curb cut and restoration of the green belt will require the review and approval of the Department of Public Works and the City Arborist. The applicant has consulted with the Department of Public Works as part of this application. The site plan depicts several small planting beds between the new concrete sidewalk and the exterior building wall. Pressure treated wood curbing is proposed to contain the soil and mulch. No plantings are specified. Shade tolerant plants should be installed to introduce at least a small amount of green to this alleyway.

(Affirmative finding as conditioned)

(n) Public plazas and open space

No public plazas or open space are proposed.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new ground-mounted mechanical equipment is proposed. The trash container closet included in the prior application has been deleted in favor of retaining the existing dumpster. The dumpster is located to the west of the building near the rear. A new wooden stockade fence and gate enclosure will screen the dumpster. The applicant states that the alley has been used for 15 years for trash pick-up for this and neighboring properties. The plan is to continue using this rear alley for trash pick-up access. While this statement falls short of proving legal rights to use the alley, this criterion simply requires that the trash container be screened, and the application depicts as much. **(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 proposed addition is somewhat smaller than the prior proposal; its smaller size due primarily to meeting a 10' setback on the east elevation. Its massing, scale, and height remain similar to that of the existing building. Like so many other new buildings in Burlington, the proposed addition is boxy in appearance and utilizes fenestration and rectangular geometry to define smaller exterior components within the building's exterior sheathing to break up its mass. The overall scale of the completed building remains consistent with that of neighboring buildings along this stretch of College Street. The height of the addition is several feet taller than the existing building; however, it will be imperceptible from College Street. **(Affirmative finding)**

2. Roofs and Rooflines

The addition will have a flat roof. This roof form is consistent with that of the existing and neighboring buildings. **(Affirmative finding)**

3. Building Openings

The current application introduces additional glazing to the east and west elevations and slightly changes the layout of windows on the rear elevation. Window styles within the addition vary from those in the original building but remain essentially consistent. The proposed fenestration eliminates the previously proposed blank walls and affords opportunity for additional natural sunlight within the building interior. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing building was built circa 1897 and is included in the National Register of Historic Places. The exterior of this existing building will remain unchanged. Window sashes were replaced under separate zoning permit. See Sec. 5.4.8 for details. **(Affirmative finding)**

(c) Protection of important public views

As noted above, the property is located along the College Street view corridor. The proposed rear addition will have no impact on east/west public views along this corridor. **(Affirmative finding)**

(d) Provide an active and inviting street edge

The street edge is defined by the existing historic building and will remain essentially unchanged. **(Affirmative finding)**

(e) Quality of materials

Windows in the new addition will be metal. Exterior siding will consist of ribbed metal siding of various colors at vertical or horizontal angles. The foundation will be split face concrete block. In light of the new construction and its largely hidden location, these building materials are acceptable. The "blue roof" will have a membrane surface. **(Affirmative finding)**

(f) Reduce energy utilization

No extraordinary energy conservation measures are noted in the application materials. At the very least, the new construction must comply with the current energy efficiency requirements of the City and of the State of Vermont. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No outdoor signs are included in this application.

(h) Integrate infrastructure into the building design

Utility meters are depicted along the western side of the existing building. They are set back far from College Street and are minimally visible.

No exterior mechanical equipment is proposed. All of it will be contained within the building. A roof plan has been provided as required. **(Affirmative finding)**

(i) Make spaces safe and secure

All building and life safety codes, as defined by the building inspector and fire marshal, shall be implemented in the construction of this building. Building entries will be illuminated as noted above. An intercom system for residents should be incorporated into the project. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The property is located within the Downtown Parking District. There are presently 2 onsite parking spaces behind the building. These 2 spaces will be lost to the addition.

The 18 residential apartment units and 1 commercial (retail) unit presently requires 18 parking spaces (1 space per residential unit & 0 for the retail unit). With just 2 spaces onsite, there is a 16-space deficiency.

The 23 residential apartments require 23 parking spaces (1 space per unit). Sec. 8.1.5, *Existing Structures – Change or Expansion of Use*, requires that current parking requirements be applied for increased demand. The existing deficiency, however, may be carried over insofar as existing conditions are carried over. In other words, additional parking is required only for those changes/additions that result in a higher parking demand. The end result is that 7 parking spaces are needed (23 total based on total unit count, minus the pre-existing 16-space deficiency). The application notes that 5 offsite spaces will be provided. Two additional spaces are needed.

While not considered as part of the minimum off-street parking requirements, it bears noting that the site plan depicts the street space in front of the newly closed curb cut as a tenant drop-off spot (i.e. 15-minute parking space). Such designation is subject to the review and approval by the Public Works Commission. Also, this space currently serves as a CCTA bus stop. The applicant has been working with the Department of Public Works and CCTA to make this 15-minute designation and to move the CCTA bus stop to the corner. **(Affirmative finding as conditioned)**

Sec. 8.1.2, Limitations, Location, Use of Facilities

(a) Offsite parking facilities

The applicant proposes offsite parking spaces to serve the apartment building. The offsite parking would be located in the Corporate Plaza parking garage on College & St. Paul Streets. This garage

is about 750' from the subject property and within the maximum allowable 1,000'. A lease agreement between the parties has been provided. The number of leased spaces will need to be increased to 7 per Sec. 8.1.8 above; however, the provisions of the lease otherwise appear to be adequate. Review and approval of the lease provisions by the City Attorney will be required to insure the long-term perpetual availability of the required spaces. **(Affirmative finding as conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements

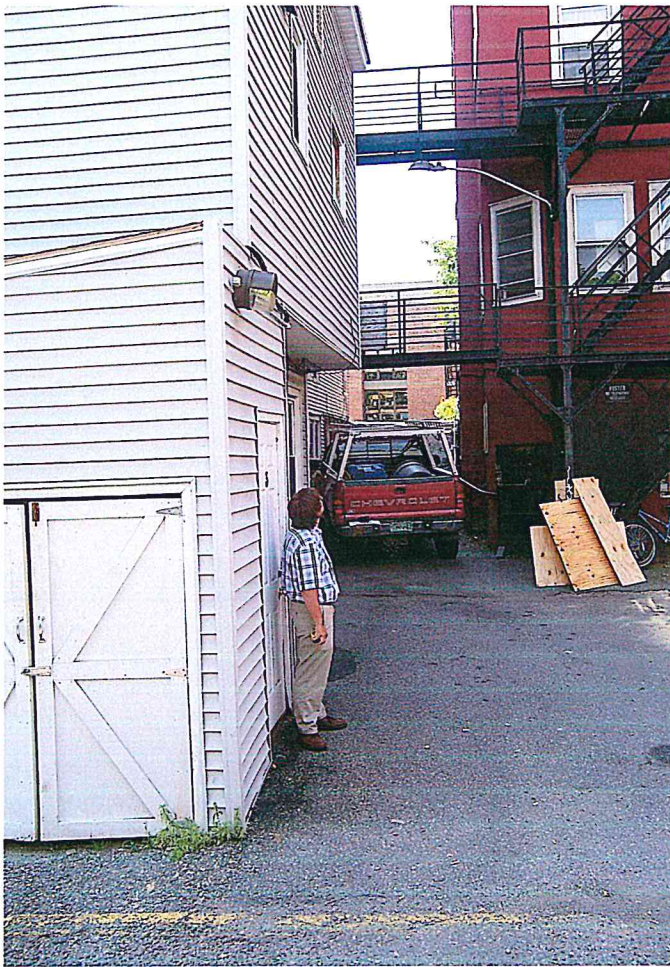
The net new 4 residential units require 1 long term and 2 short term bike parking spaces (1 per 4 units and 1 per 10 units with a minimum of 2, respectively). The present plan for long term bike parking is a dedicated "bike storage" space in the basement. Further detail is not evident. Provision must be made to secure (i.e. lock) bikes stored in this area.

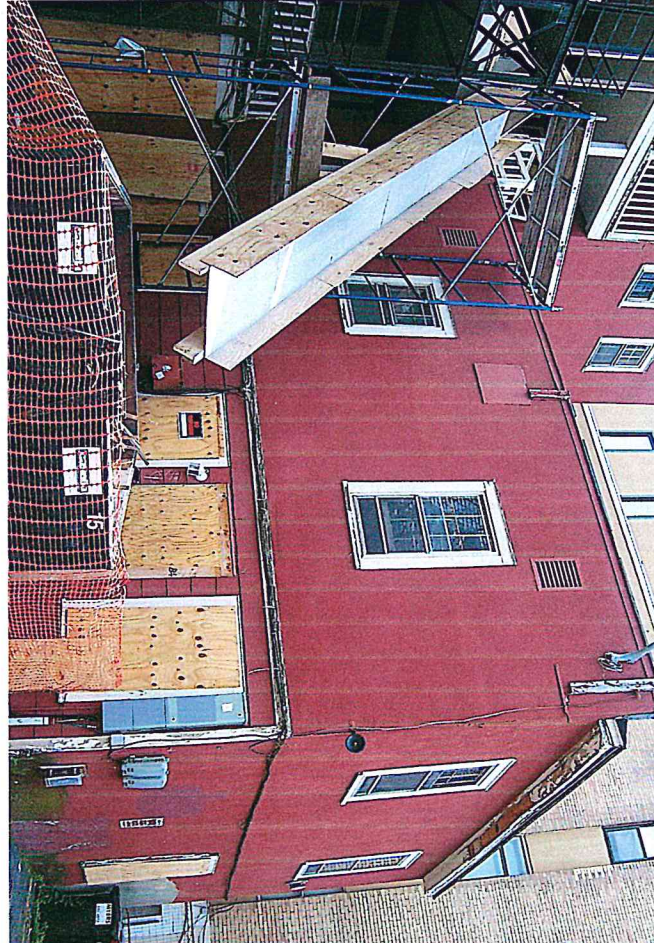
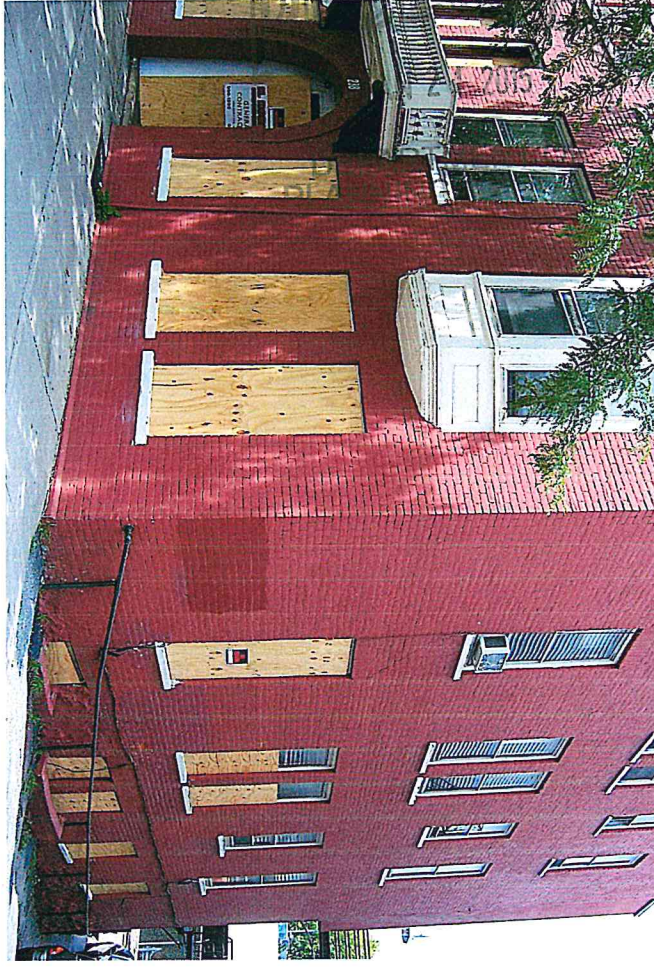
Short term bike parking will be provided with a series of "U" racks in front of the apartment building in the green belt. Such location has been used previously, particularly in downtown locations with no appropriate location available onsite. This location will require an encumbrance permit from the City Council in consultation with the Department of Public Works. Comments from Public Works is that the location is likely acceptable. **(Affirmative finding as conditioned)**

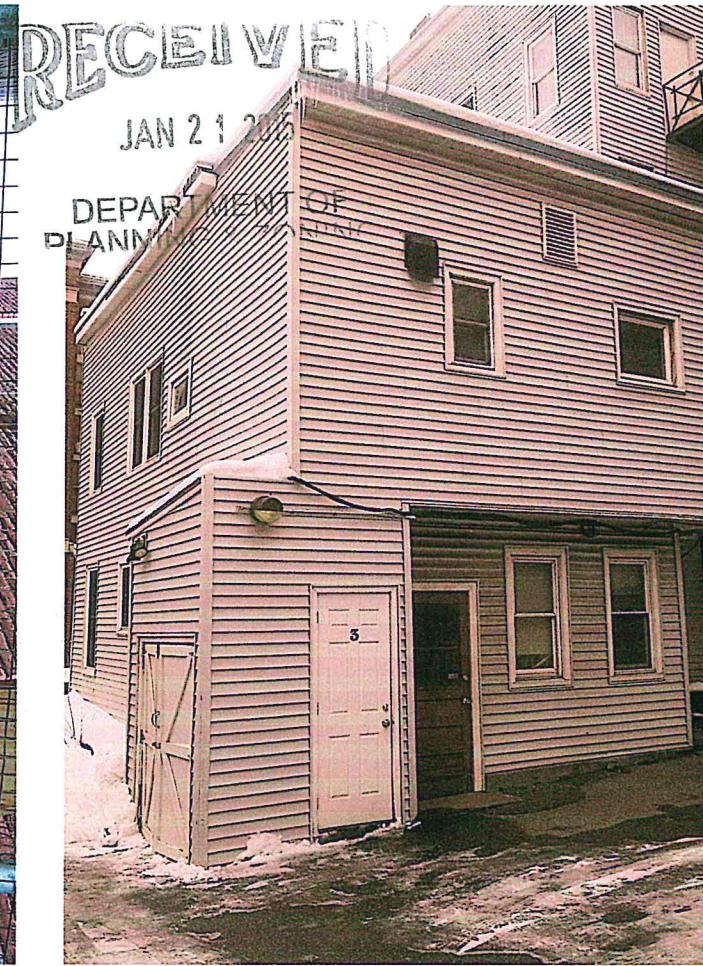
II. Conditions of Approval

1. **Prior to release of the zoning permit**, the applicant shall obtain written confirmation of adequate wastewater capacity from the Department of Public Works.
2. **Prior to release of the zoning permit**, revised project plans depicting the following shall be submitted, subject to staff review and approval:
 - a. Side door canopy dimensions;
 - b. Security (i.e. locking) details for the interior long term bike parking; and,
 - c. Shade tolerant plantings in the designated planting beds between the new concrete walkway and the eastern building wall.
3. **Prior to release of the zoning permit**, the proposed off-site parking lease shall be reviewed and approved by the City Attorney to insure the long-term perpetual availability of the required spaces. Seven (7) parking spaces shall be provided.
4. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator.
5. This approval incorporates the Stormwater Administrator's 2/11/2015 written approval of the Erosion Prevention and Sediment Control (EPSC) Plan.
6. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
7. **At least 7 days prior to issuance of a certificate of occupancy**, impact fees calculated on the net new square footage of the development shall be paid to the Department of Planning & Zoning.
8. Days and hours of construction shall be Monday-Friday 7:00 am – 6:00 pm. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board through correspondence rather than a scheduled hearing. No construction on Sunday.

9. Closure of the College Street curb cut requires the review and approval of the Department of Public Works and the City Arborist.
10. Provision of a tenant drop-off space (i.e. 15-minute parking) in front of the building on College Street requires the review and approval of the Public Works Commission.
11. Installation of the bike rack within the green belt requires an encumbrance permit issued from the City Council in consultation with the Department of Public Works. The bike rack provided shall be a U-rack style.
12. A State Wastewater Permit is required. It is the obligation of the owner/applicant to seek this and any other required additional permits.
13. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current egress and ADA requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
14. Upon completion of the onsite soils analysis, results shall be provided to the Conservation Board in writing.
15. In the event that artifacts are uncovered during excavation, it is the applicant's responsibility to contact the Vermont Division for Historic Preservation for further guidance.
16. The applicant is advised, but not required, to seek permission to use the rear alley for tenants when they move into or out of the apartments.
17. Provision of an intercom system for use by tenants and guests is encouraged.
18. The applicant is encouraged to install rooftop solar photovoltaics if feasible.
19. Standard Permit Conditions 1-15.

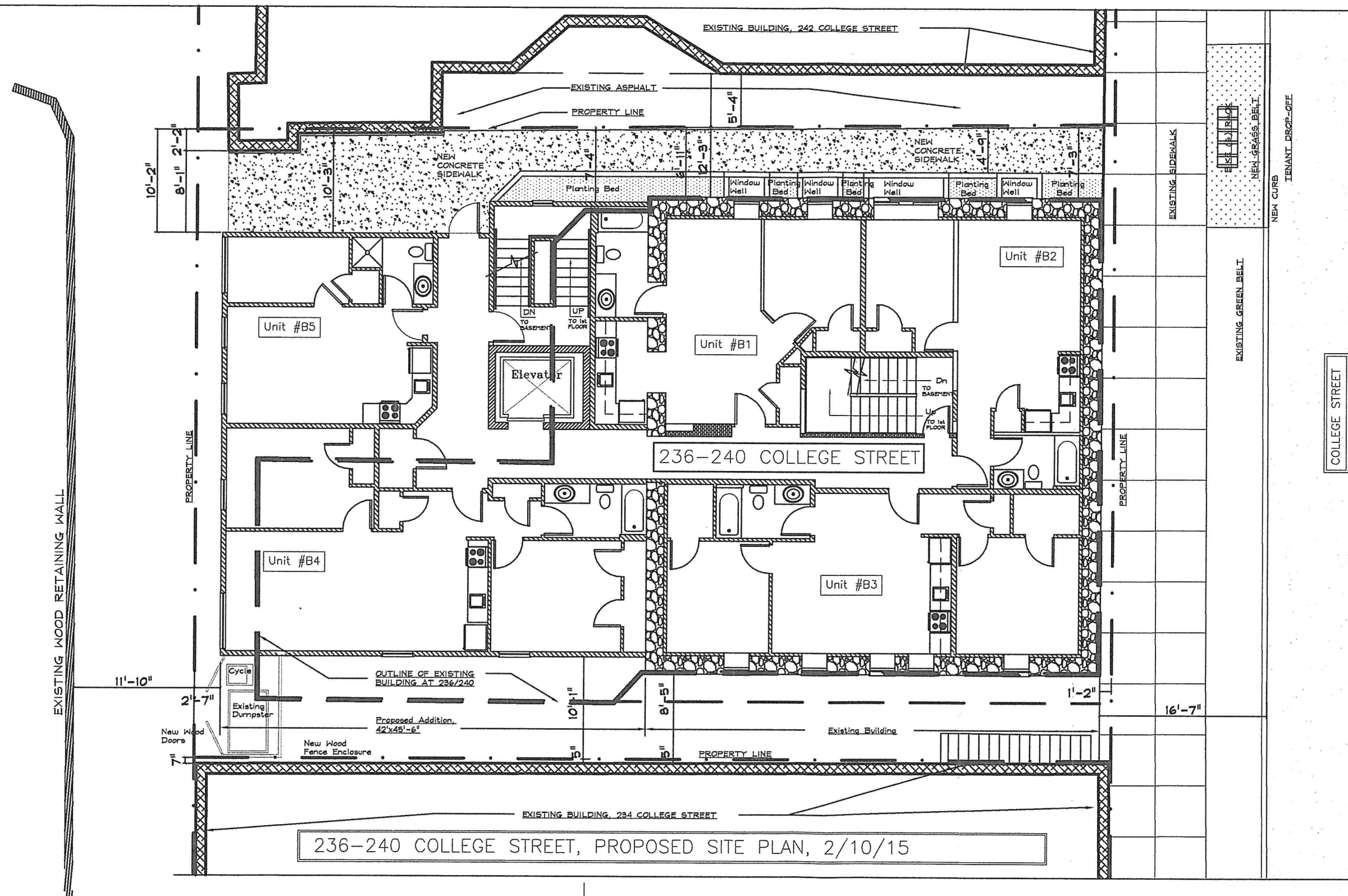






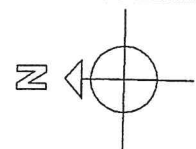
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FEB 11 2015

DEPARTMENT OF
PLANNING & ZONING



236-240 COLLEGE STREET, PROPOSED SITE PLAN, 2/10/15

S SITE PLAN
SCALE: 3/16" = 1'-0"



STEVE GUILD DESIGN, LLC
ONE STEELE STREET, BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

234/240 COLLEGE STREET
RENOVATION/ADDITION
BURLINGTON, VERMONT

SHEET TITLE:
DIMENSIONED
SITE PLAN

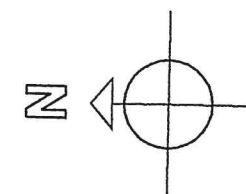
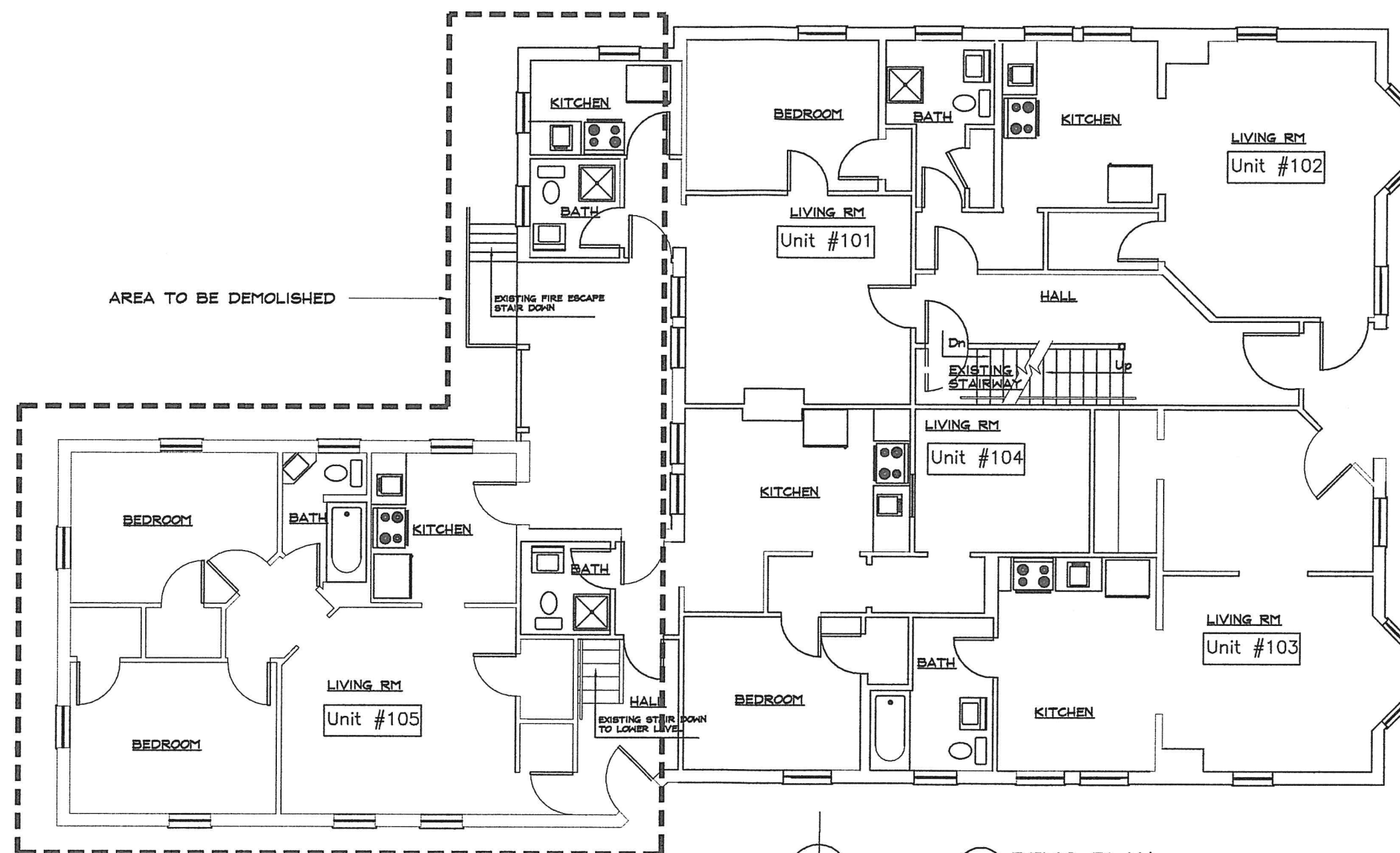
DESIGN/DEVELOPMENT
DRAWINGS 12/17/14

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DEPARTMENT OF
PLANNING & ZONING

COLLEGE STREET



1 DEMO PLAN
SCALE: 1/8" = 1'-0"



77 College Street, Ste. 2A Burlington, VT 05401
(P)802-497-0815 (F)802-561-3110 G4designstudios.com

236 COLLEGE STREET
UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
DEMO PLAN
02/11/15

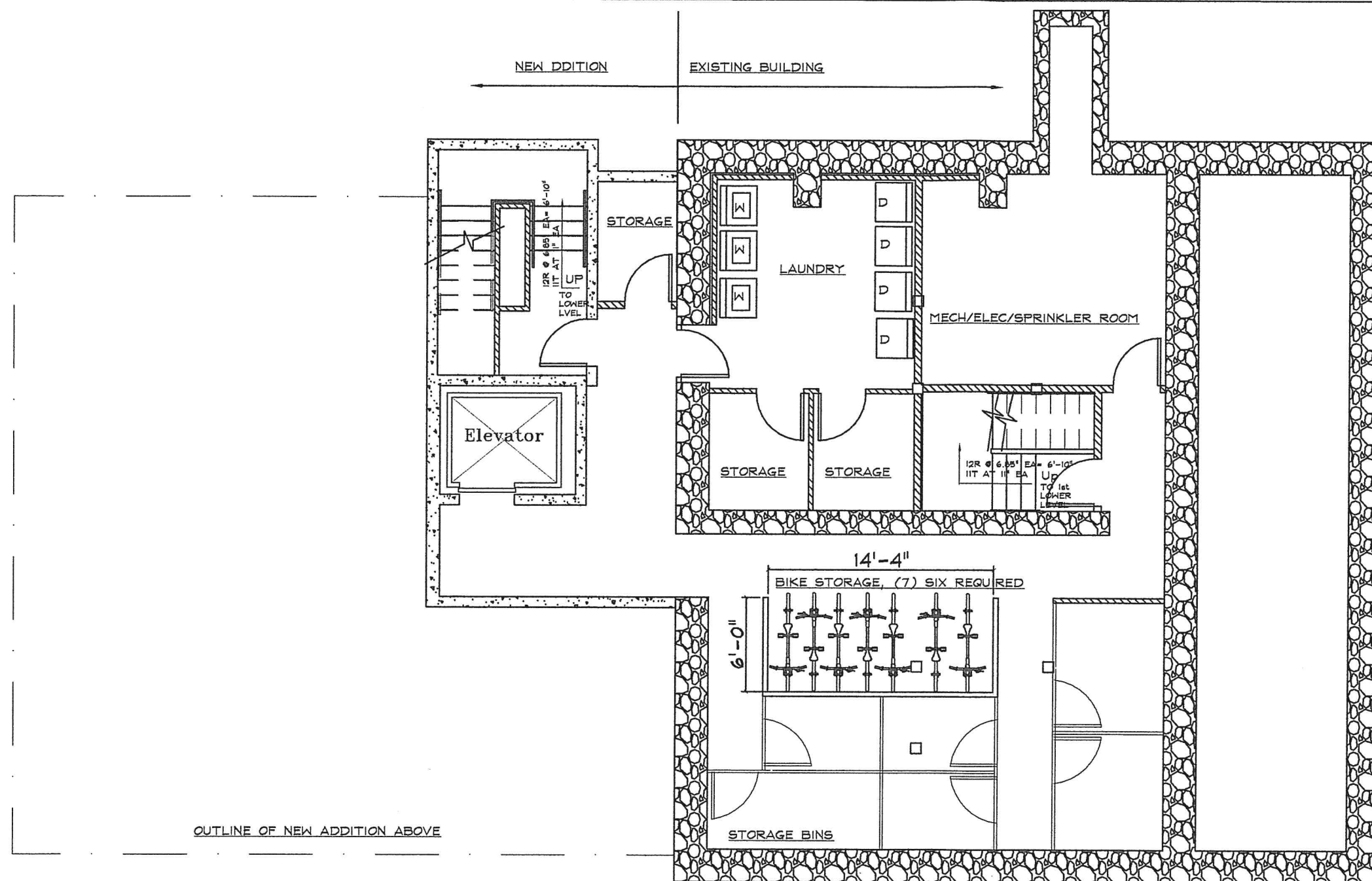
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DEPARTMENT OF
PLANNING & ZONING

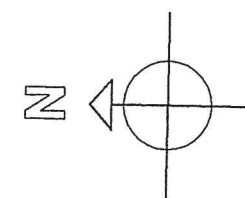


COLLEGE STREET

WALL KEY

WALLS TO REMAIN

NEW WALL



B BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

236-240 COLLEGE STREET, PROPOSED BASEMENT STORAGE, 2/10/15

G4 DESIGN STUDIOS, LLC

77 COLLEGE STREET, BURLINGTON, VT 05401

PHONE: 802-363-1482

EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET

EXISTING RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
BASEMENT
FLOOR PLAN

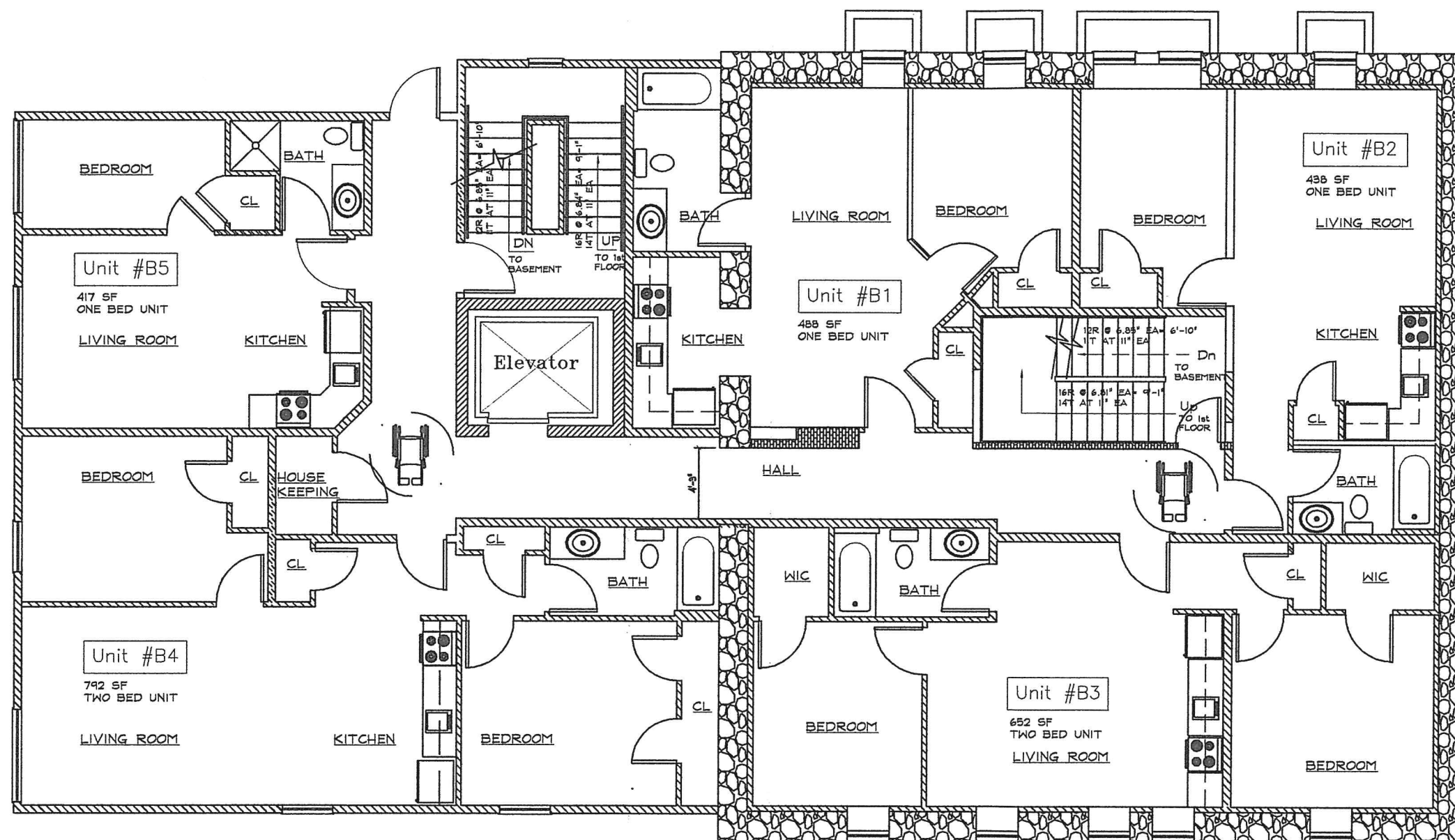
DRAWING NO.

B

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

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PLANNING & ZONING



COLLEGE STREET

UNIT COUNT -
236-240 COLLEGE
STREET, 2/10/15

EXISTING BUILDING, 2,120SF
PER FLOOR. 42'x42' ADDITION,
1,807SF PER FLOOR,
5 FLOORS - 9,035SF

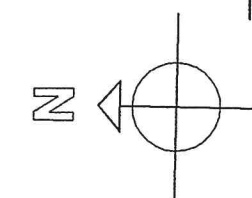
5- LOWER LEVEL; 3 ONE BED UNIT, 2 TWO BED UNIT
5- FIRST FLOOR; 3 ONE BED UNIT, 2 TWO BED UNIT
6- SECOND FLOOR; 5 ONE BED UNIT, 1 TWO BED UNIT
7- THIRD AND 4 ONE BED UNIT, 2 TWO BED UNIT,
FOURTH FLOOR 1 THREE BED UNIT

TOTAL # OF UNITS = 23 ONE & TWO BEDROOMS
TOTAL OF 32 BEDS

WALL KEY

WALLS TO REMAIN

NEW WALL



B1 LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

236-240 COLLEGE STREET, PROPOSED LOWER LEVEL PLAN, 2/10/15

G4 DESIGN STUDIOS, LLC

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PHONE: 802-363-1482

EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET

EXISTING RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:

LOWER
LEVEL
FLOOR PLAN

DRAWING NO.

LL

DESIGN/DEVELOPMENT
DRAWINGS 12/17/14

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DRAWINGS 10/23/14

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PHONE: 802-363-1482

EMAIL: steve@stevequillddesign.com

236 COLLEGE STREET

NEW ADDITION
BURLINGTON, VERMONT

SHEET TITLE:
1ST
FLOOR PLAN

DRAWING NO.

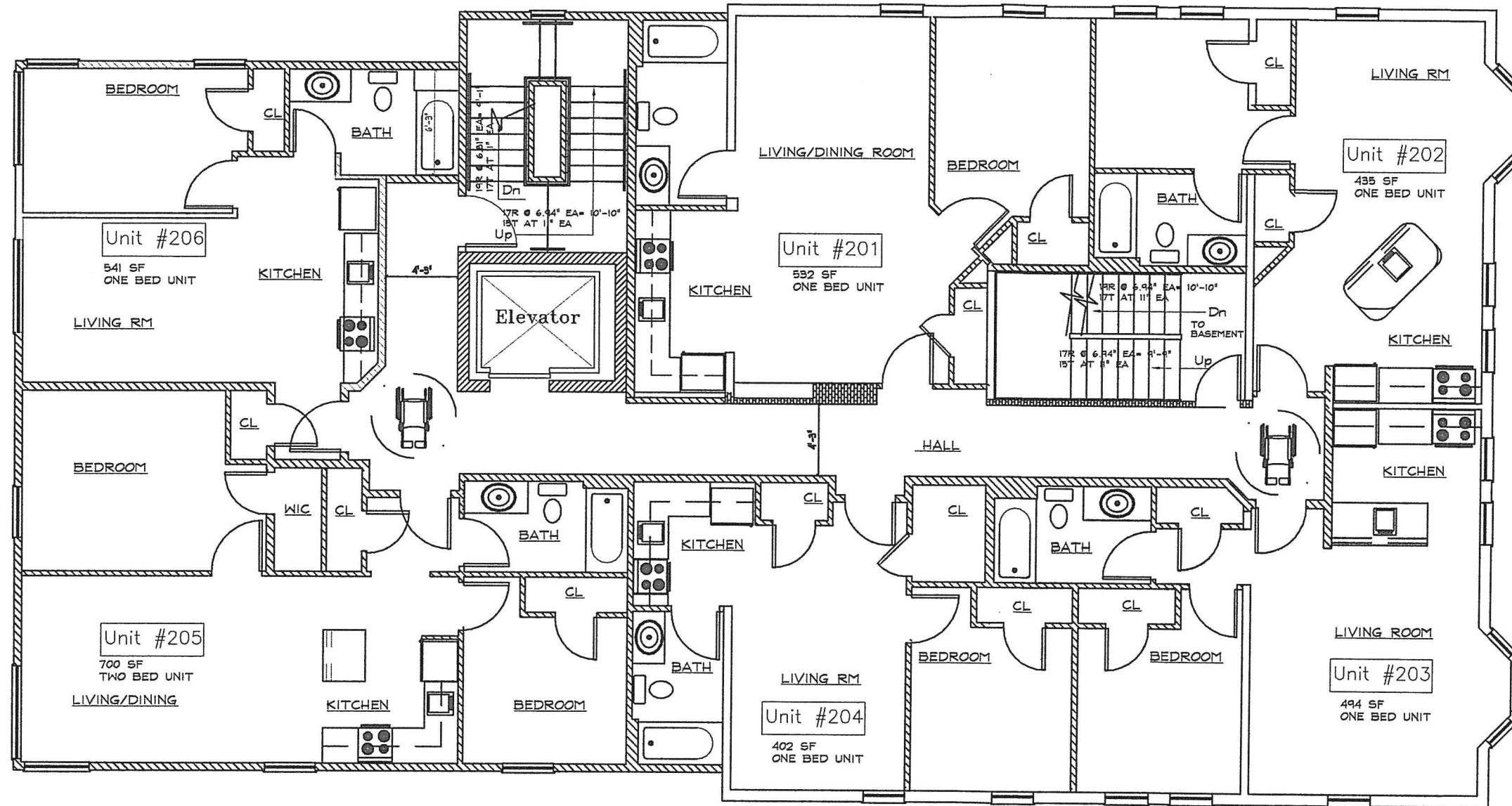
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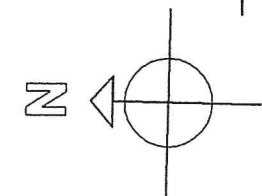
COLLEGE STREET



WALL KEY

WALLS TO REMAIN

NEW WALL



2 2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"

236-240 COLLEGE STREET, PROPOSED SECOND FLOOR PLAN 2/09/15

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

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ONE STEELE STREET, BURLINGTON, VT 05401

PHONE: 802-363-1482

EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
2ND
FLOOR PLAN

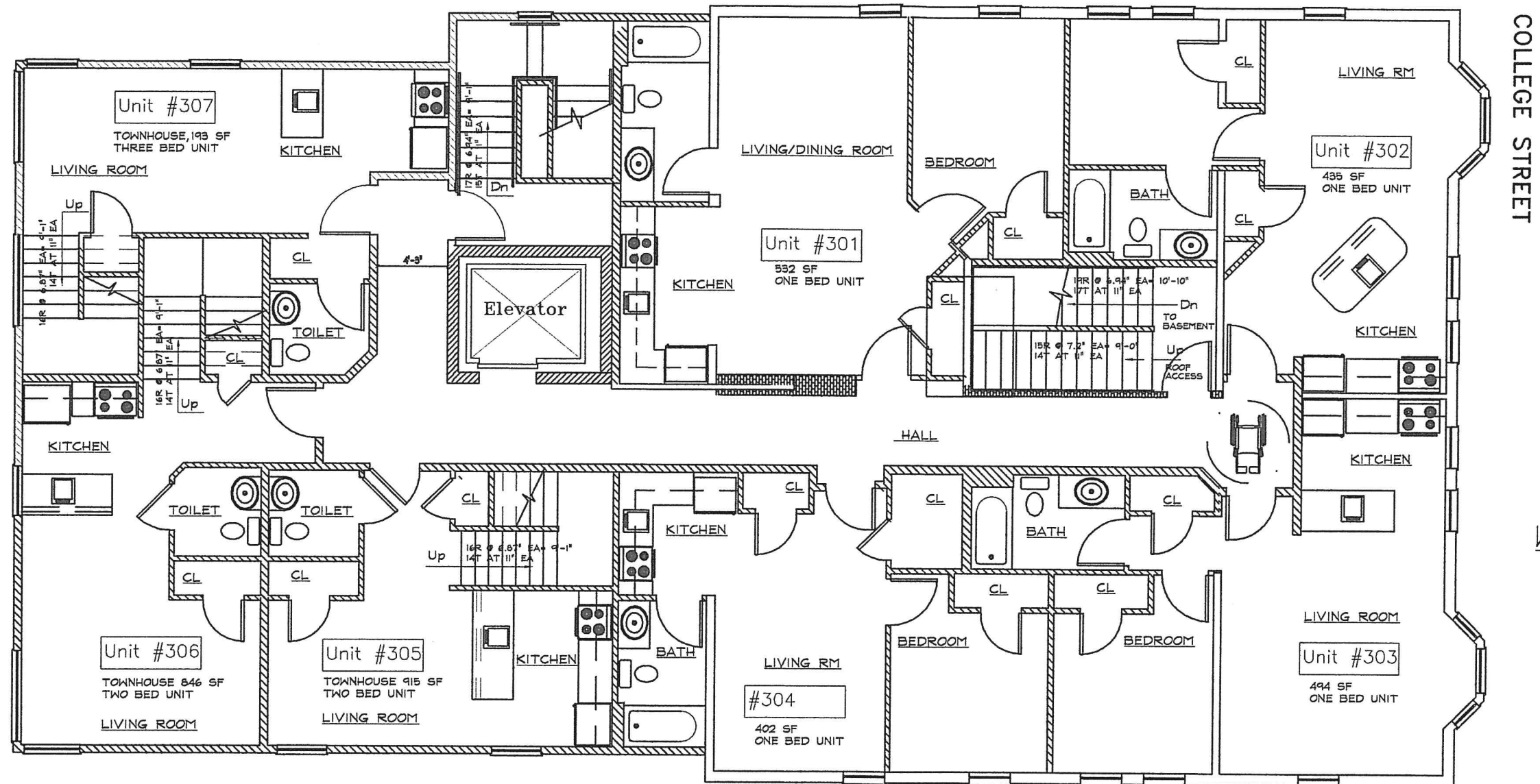
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236-240 COLLEGE STREET, PROPOSED THIRD FLOOR PLAN 2/09/15

3 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PHONE: 802-363-1482

EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

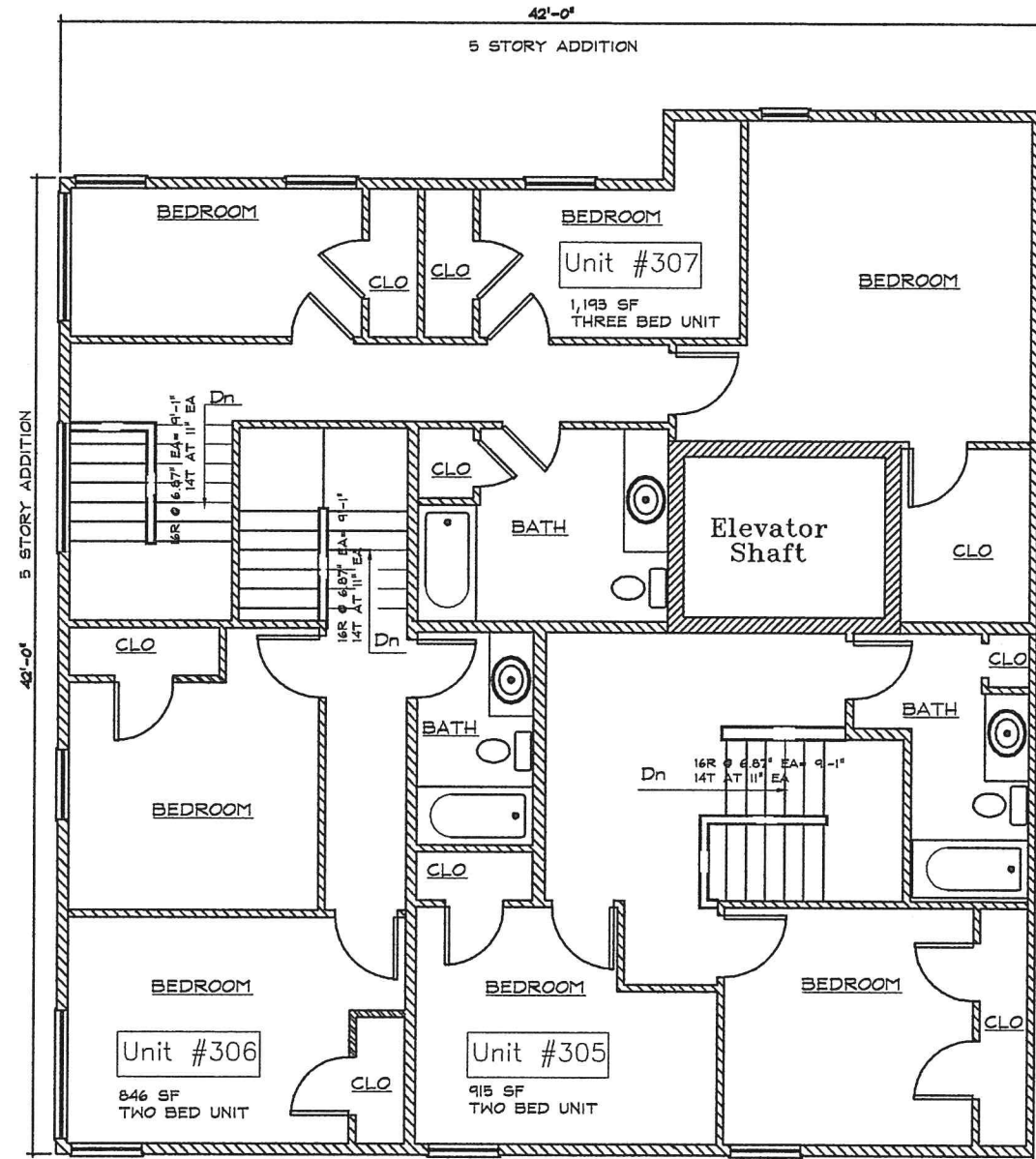
SHEET TITLE:
3RD
FLOOR PLAN
NEW ADDITION

DRAWING NO.

A3

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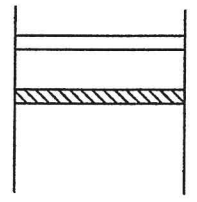
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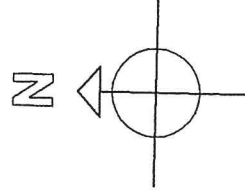
COLLEGE STREET

WALL KEY

WALLS TO REMAIN
NEW WALL



236-240 COLLEGE STREET, PROPOSED FOURTH FLOOR PLAN 2/09/15



4 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

STEVE GUILD DESIGN, LLC
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PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

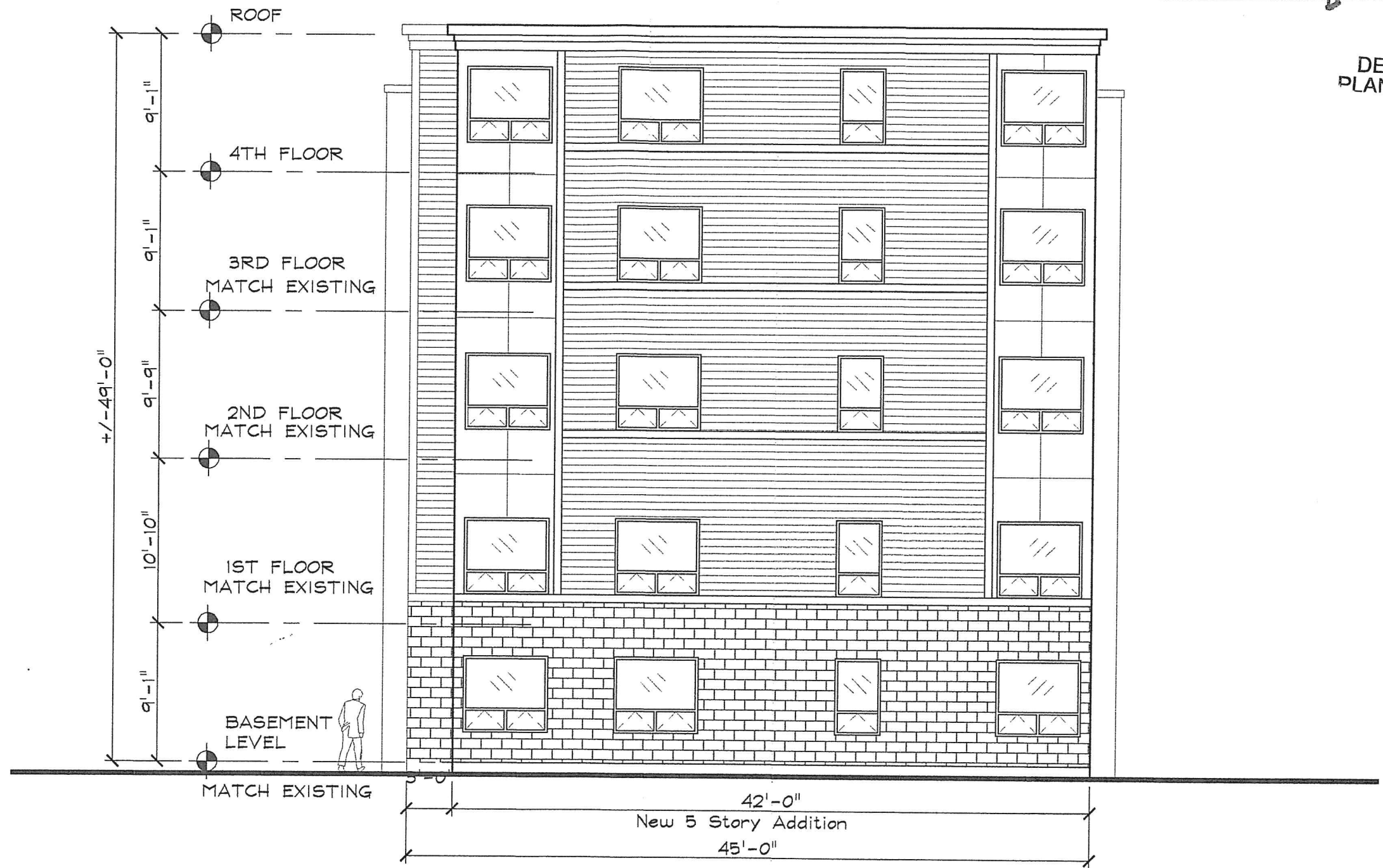
SHEET TITLE:
4TH
FLOOR PLAN

DRAWING NO.
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North Elevation

SCALE: $\frac{1}{8}'' = 1'-0''$

DESIGN/DEVELOPMENT
DRAWINGS 2/10/15

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EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
ELEVATION

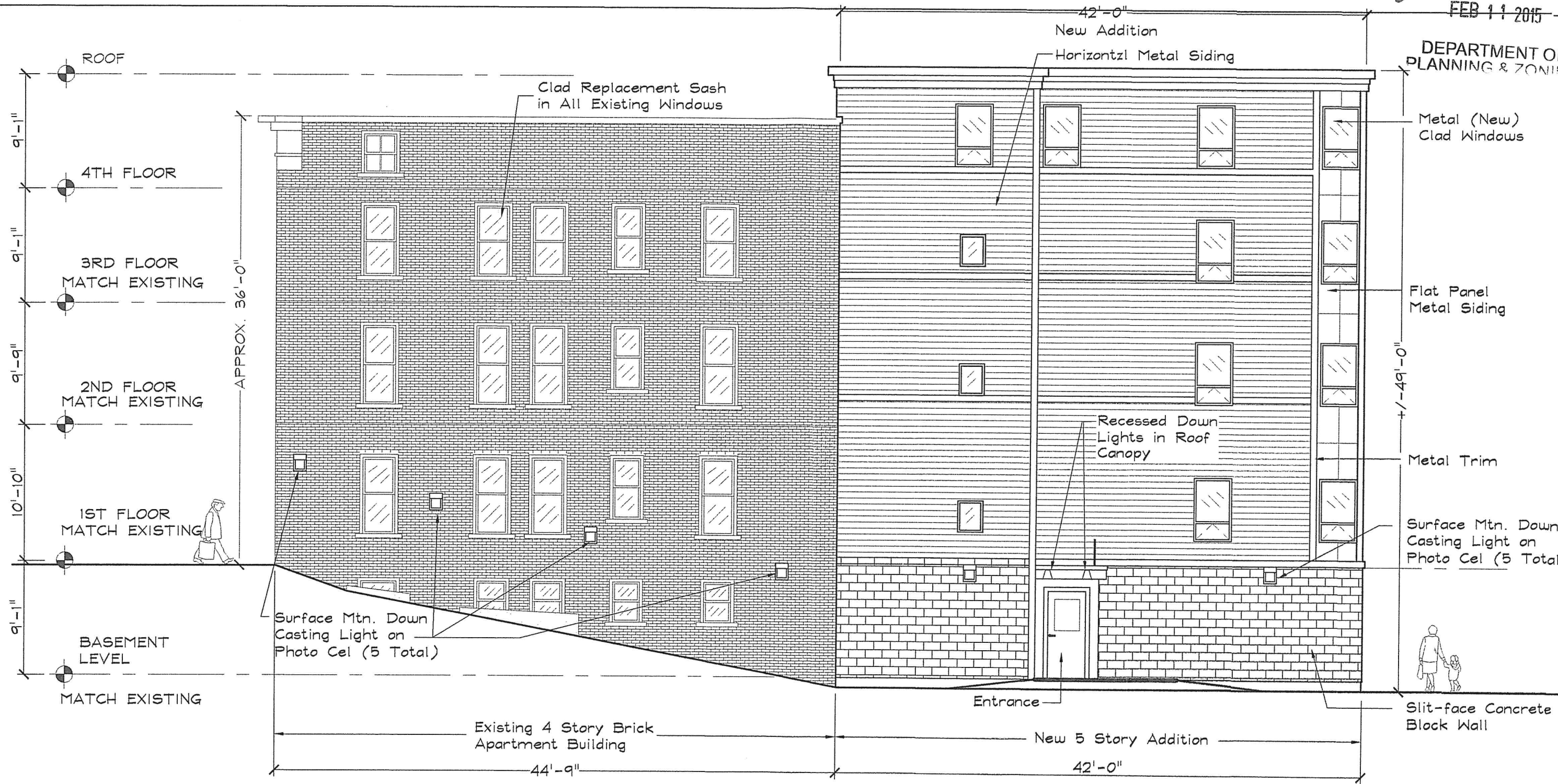
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East Elevation

SCALE: 1/8" = 1'-0"

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PHONE: 802-363-1482

EMAIL: steve@stevegulldesign.com

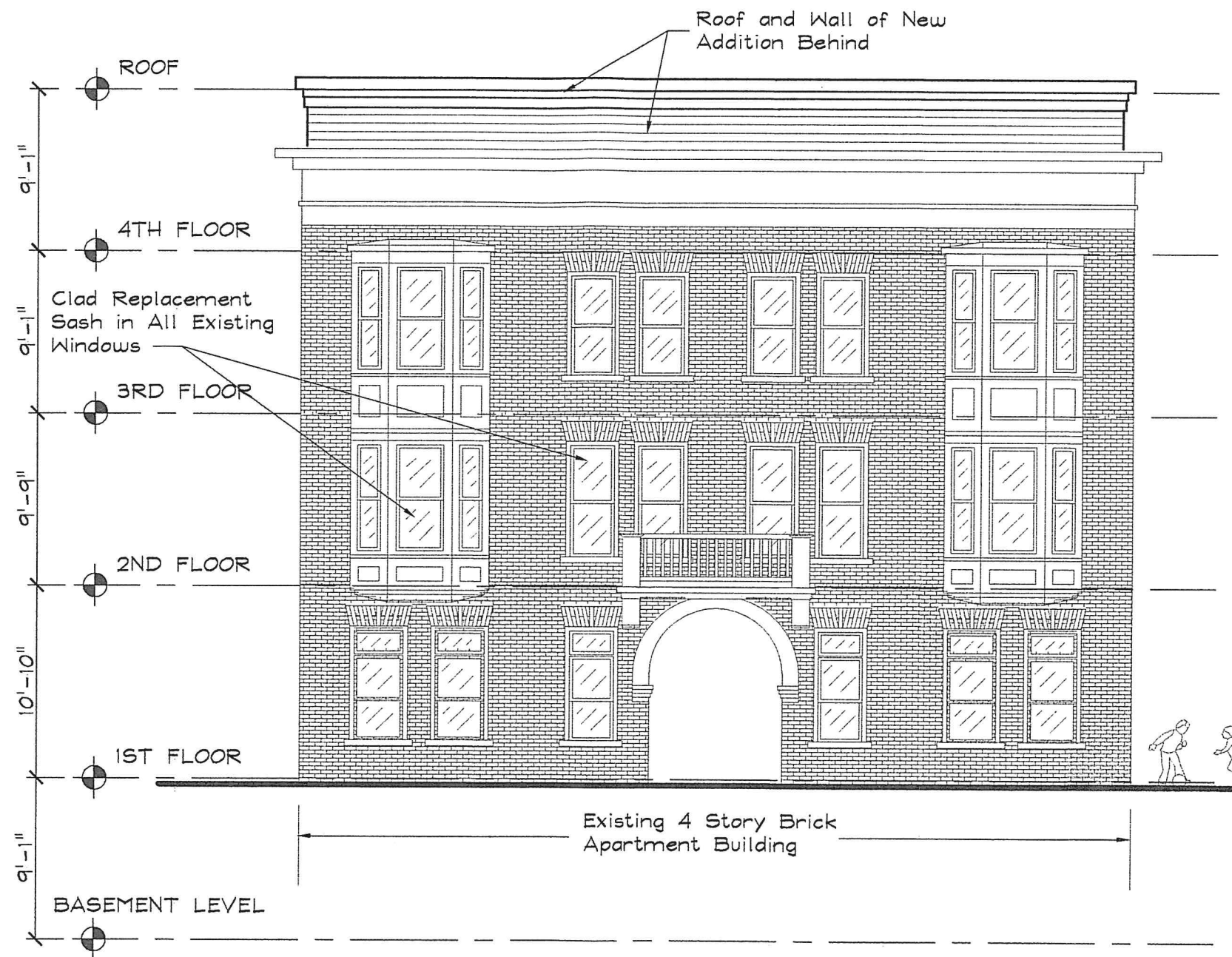
236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
ELEVATION

DRAWING NO.

A6



South Elevation

SCALE: $\frac{1}{8}" = 1'-0"$

DESIGN/DEVELOPMENT
DRAWINGS 2/10/15

STEVE GUILD DESIGN, LLC

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PHONE: 802-363-1482

EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
ELEVATION

DRAWING NO.

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West ~~East~~ Elevation

SCALE: $\frac{1}{8}'' = 1'-0''$

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PHONE: 802-363-1482

EMAIL: steve@stevegulldesign.com

236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

DESIGN/DEVELOPMENT
DRAWINGS 2/10/15

SHEET TITLE:
ELEVATION

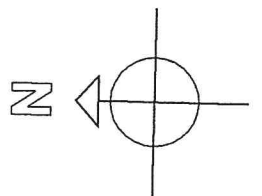
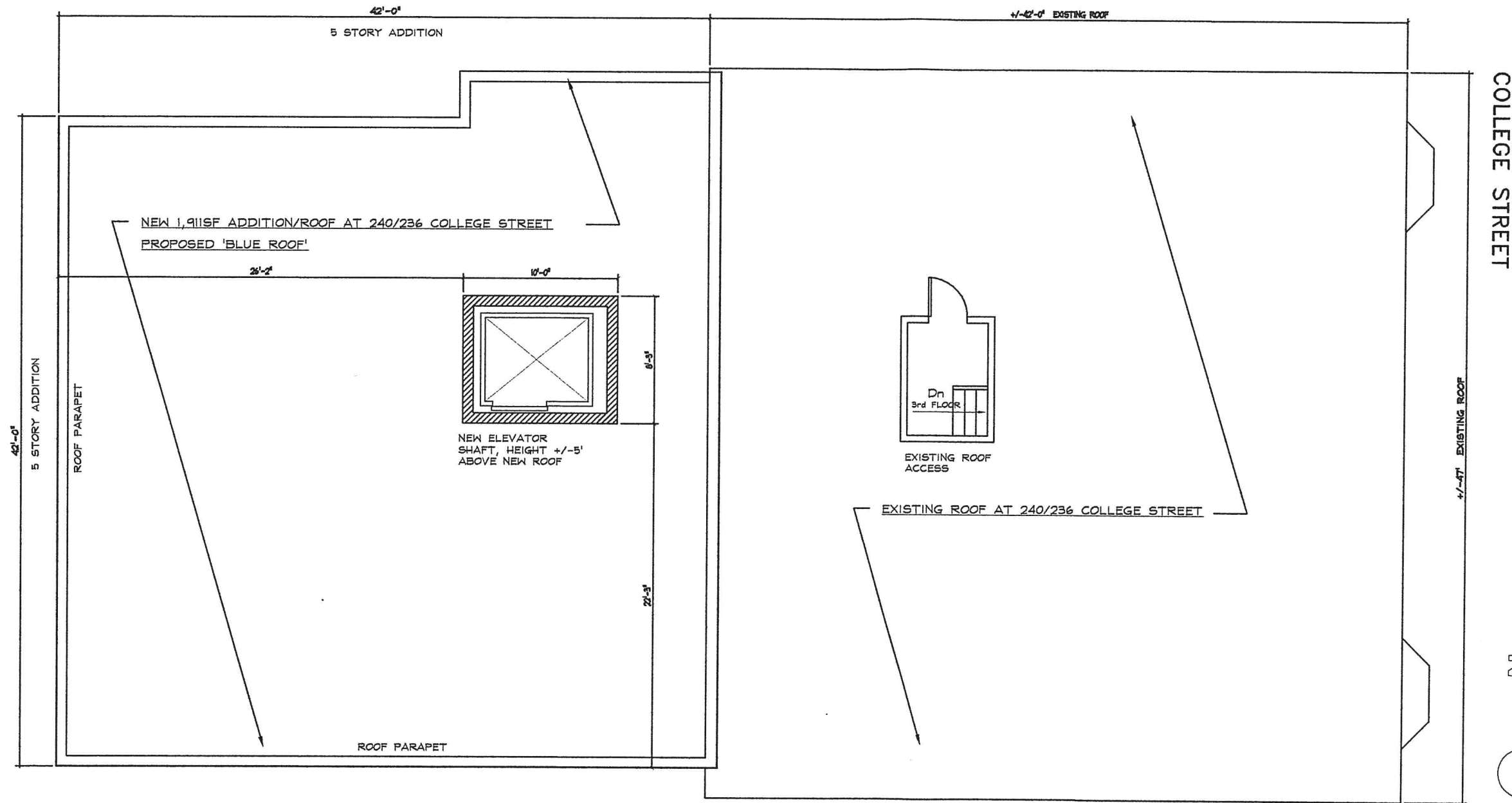
DRAWING NO.

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4 ROOF PLAN
SCALE: 1/8" = 1'-0"

236-240 COLLEGE STREET, PROPOSED ROOF PLAN 2/10/15

STEVE GUILD DESIGN, LLC
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PHONE: 802-363-1482 EMAIL: steve@stevegulldesign.com

234/240 COLLEGE STREET
RENOVATION/ADDITION
BURLINGTON, VERMONT

DESIGN/DEVELOPMENT
DRAWINGS 2/10/15

SHEET TITLE:
ROOF PLAN
DRAWING NO.
A9

GREAT CEDARS PARKING LEASE AGREEMENT

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JAN 21 2015

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PLANNING & ZONING

Effective upon Request

I/We, Sistras & Brothers the undersigned, hereby lease Five (5) parking spaces in the Corporate Plaza parking garage on St. Paul St., Burlington VT, from Great Cedars LLC, 75 S. Winooski Ave, Burlington, VT 05401, at a rate of \$100.00 month/per space to be paid upon receipt of this Lease Agreement. Lease shall run on a month to month basis until cancelled.

The lessor may change the foregoing rental by giving not less than 7 days written notice PRIOR to the expiration date of the Lease, to the lessee at the address set forth herein. In the event that any installment of rent is not paid before the first of the month, lessor may cancel this Lease and take immediate possession of space without liability to lessee.

EITHER PARTY HERTO SHALL HAVE THE PRIVILEGE OF TERMINATING THIS LEASE AS OF THE END OF ANY CALENDAR MONTH BY GIVING THE OTHER PARTY ONE WEEK'S ADVANCE WRITTEN NOTICE.

ASSUMPTION OF RISK: The lessee, by parking in the parking spaces and by otherwise using the garage, thereby assumes all risk of Loss or Damage to property, and all risk of personal injury, including death, which is attributable to the negligence or unlawful conduct of the third party or natural causes beyond the control of the lessor.

This Lease does not include the taking from and delivery of the vehicle to the lessee and is for parking only.

PLEASE BE ADVISED: Termination of this lease during the stated rental **SHALL NOT** entitle the Lessee to any pro-rated reimbursement.

SPECIAL PROVISION: Lost, damaged or re-activated parking cards are subject to a Twenty-Five (\$25) Dollar replacement fee.

GREAT CEDARS LLC

Lessee: 

By: 12/4/14

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WOODEN DUMPSTER ENCLOSURE

Make-up Name	Make-up	Outboard Substrate & Coating	Transmission			Reflectance			U-Value		RHG (Btu/hr-ft ²)	SC	SHGC	L
			Visible Light %	UV %	Solar Energy %	Visible Out %	Visible In %	Solar Energy Out %	Winter Night (Btu/hr-ft ² -F)	Summer Day (Btu/hr-ft ² -F)				
Default Make-up 01		PPG Solarban® 60 Low-E on PPG Clear float	71	18	33	11	12	29	0.29	0.27	91	0.44	0.38	1

Calculation Standard: NFRC 2004

Default Make-up 01

Outdoors															Thermal Stress Guideline (°F)
LITE	PPG Clear float										#1 -----				Go
	Thickness = 1/4" = 6mm										#2 PPG Solarban® 60 Low-E				136.8
GAP		100% Air, 1/2" = 12mm													
LITE	Clear										#3 -----				Go
	Thickness = 1/4" = 6mm										#4 -----				94.1
Total Unit = 0.942 in / 23.927 mm										Slope = 90°					
Indoors															

Important Notes

Calculations and terms in this report are based on NFRC 2004. The performance values shown above represent **NOMINAL VALUES** for the center of glass with no spacer system or framing. Slight variations may occur due to manufacturing tolerances, of manufacture, and type of instrumentation used to measure the optical properties.

For configurations which include ceramic frit coating, the actual values may vary significantly based upon the thickness and composition of the frit. For configurations with diffuse optical properties the solar transmission is per ASTM 1084-86. For configurations with coatings laminated facing the PVB, there may be a noticeable color change. Guardian recommends that a full size mock-up be approved.

Please note that the **THERMAL STRESS GUIDELINE** is only a rough reference to the thermal safety of a glazing. Other factors as the size of glass areas, shapes and patterns, glass thickness, glass damaged during shipping, handling or installation, orientation of the building, exterior shading, overhangs/fins that reduce wind speed, and areas with high daily temperature fluctuations can increase the probability of thermal breakage. The results shown are not for any specific glazing installation and do not constitute warranty against glass breakage.

Explanation of Terms

% Transmittance Visible is the percentage of visible light at normal incidence (90° to surface) directly transmitted through the glass. Visible Light is defined as radiant energy in the wavelength range of 380 nm to 780 nm with Illuminant D65 and CIE 2° observer

% Ultraviolet (UV) Transmittance is the percentage of ultraviolet light at normal incidence (90° to surface) directly transmitted through the glass. Ultraviolet Light is defined as radiant energy from the sun having a wavelength range of 300 nm to 380 nm at ASTM air mass of 1.5

% Solar Energy Direct Transmittance is the percentage of solar energy at normal incidence (90° to surface) directly transmitted through the glass. Solar Energy is the radiant energy from the sun having a wavelength range of 300 nm to 2500 nm at ASTM air mass of 1.5.

% Reflectance Visible Outdoors is the percentage of visible light at normal incidence directly reflected from the glass back outdoors

% Reflectance Visible Indoors is the percentage of visible light at normal incidence directly reflected from the glass back indoors

% Solar Energy Reflected Outdoors is the percentage of solar energy at normal incidence directly reflected from the glass back outdoors

U-Factor (also called U-Value) is the air-to-air thermal conductance of 39" high glazing and associated air films. Units are Btu/hr.ft².F. Winter-night = 12.3 mph wind at -0.4°F outdoors and 69.8°F still (no forced convection) indoor air. Summer = 0 sun, 12.3 mph wind at 89.6°F outdoors and 75.2°F still (no forced convection) indoor air.

Relative Heat Gain (RHG) is the total net heat gain to the indoors due to both the air-to-air thermal conductance and the solar heat gain. The units are Btu/hr.ft². $RHG = [(Summer\ U-Value)(89.6^{\circ}F - 75.2^{\circ}F) + (Shading\ Coefficient)(200\ Btu/hr-ft^2)]$

Shading Coefficient (SC) is the fraction of solar heat, direct (300 to 2500 nm) plus indirect (5 to 40 μm), transferred indoors through the glass. For reference, 1/8" (3.1 mm) clear glass has a value of 1.00 (SC is an older term being replaced by the SHGC).

Solar Heat Gain Coefficient (SHGC) is the fraction of solar energy incident on the glazing that is transferred indoors both directly and indirectly through the glazing. The direct gain portion equals the direct solar transmittance, while the indirect is the fraction of solar energy absorbed to the energy reradiated and convected indoors. No heat gain from warmer outdoor air is included. $SHGC = (Direct\ Solar\ Trans) + \{[(Indirect\ Solar\ Heat\ Gain) - (Summer\ U-Value)(89.6^{\circ}F - 75.2^{\circ}F)] / (248.209\ Btu/hr-ft^2)\}$

Light-to-Solar Gain (LSG) is the ratio of visible light gain to solar gain. $LSG = (Visible\ Transmittance) / (SHGC)$

This performance analysis is provided under license by Guardian Industries Corp. It is designed to assist the user in evaluating the performance of the glass products identified on this report. Many factors may affect glass performance including glass size, building orientation, shading, wind speed, type of installation, and other factors. With respect to non-Guardian products, this performance analysis may be based on published information from the manufacturer that has not been independently verified by Guardian for accuracy. The applicability and results of the analysis are directly related to user inputs and any changes in actual conditions can have a significant affect on the results.

While Guardian has made a good faith effort to verify the reliability of this program, it may contain unknown programming errors which could result in incorrect results. GUARDIAN DOES NOT PROVIDE ANY WARRANTY OR GUARANTEE REGARDING THE ACCURACY OF THE INFORMATION IN THIS REPORT OR AGAINST GLASS BREAKAGE OR FOR ANY DIRECT OR INDIRECT DAMAGES THAT MAY BE DUE TO THE USE OF THE PROGRAM.

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WPLED10

LED 10W & 13 Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

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LIGHTING

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LED Info

Watts: 10W
Color Temp: 5000K (Cool)
Color Accuracy: 92
L70 Lifespan: 100000
LM79 Lumens: 548
Efficacy: 42 LPW

Driver Info

Type: Constant Current
120V: 0.21A
208V: 0.14A
240V: 0.12A
277V: N/A
Input Watts: 13W
Efficiency: 76%

Technical Specifications

UL Listing:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures. </SPECDriver

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

Junction box.

California Title 24:

LPACK complies with California Title 24 building and electrical codes.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

RAB
LIGHTING

Tech Help Line: 888 RAB-1000

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Wendland

Email: info@wonderland.com

On the web at: www.rabweb.com

Note: Specifications are subject to change without notice

Page 1 of 2

WPLED10 - continued

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Gaskets:

High Temperature Silicone.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. See our full warranty .

Equivalency:

The WPLED10 is Equivalent in delivered lumens to a 70W Metal Halide Wallpack.

HID Replacement Range:

The WPLED10 can be used to replace 35-100W Metal Halide Wallpacks based on delivered lumens.

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Email: woodland@nitropdf.com

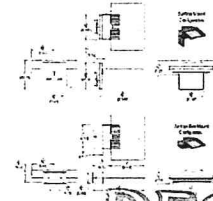
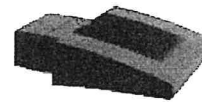
On the web at: www.rabweb.com

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Page 2 of 2

WPLED26

LED 26W Wallpacks. Patent Pending thermal management system.
100,000 hour L70 lifespan. 5 Year Warranty.



LED Info

Watts: 26W
Color Temp: 5000K (Cool)
Color Accuracy: 70
L70 Lifespan: 100000
LM79 Lumens: 2,662
Efficacy: 90 LPW

Driver Info

Type: Constant Current
120V: 0.26A
208V: 0.16A
240V: 0.14A
277V: 0.12A
Input Watts: 30W
Efficiency: 88%

Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Driver:

Multi-chip 26W high output long life LED Driver
Constant Current, 720mA, Class 2, 6kV Surge
Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

THD:

7.5% at 120V, 11% at 277V

Cold Weather Starting:

The minimum starting temperature is -40°C.

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

California Title 24:

WPLED complies with California Title 24 building and electrical codes.

Equivalency:

The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

HID Replacement Range:

The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.



Tech Help Line: 888 RAB-1000
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Page 1 of 2

Looking at the site as a whole, the overall discharge rate of the site is reduced from existing conditions. Refer to the table below for a summary of hydrologic modeling site-wide:

Table 2: Hydrologic Modeling Results – Overall Site

Storm Event	Existing Condition	Postdevelopment Condition
1-Year Storm (2.1")	0.44 cfs	0.30 cfs
5-Year Storm (2.82")	0.60 cfs	0.42 cfs
10-Year Storm (3.10")	0.68 cfs	0.51 cfs

Conclusions

Due to the extremely compact nature of this project site, large reductions in peak runoff are not practicable. However, maximizing the detention capabilities of the proposed building expansion result in an 32% reduction in peak flows for the 1-year storm event. Viewing the proposed building expansion as an isolated entity, its effective hydrologic performance is equal to an undeveloped meadow during small storm events (5-year storms and smaller) that account for over 90% of any given average rain event during the course of the year.

Project Location



Legend

- Project Parcel
- Manholes
- Gravity Mains
- Inlets
- Tax Parcel Boundary

Notes

Sources: Bing Aerial Photography (2012);
Project Area by TCE (2014); Manholes,
Gravity Mains and Inlets from the City of
Burlington (2014).

Disclaimer: The accuracy of information presented
is determined by its sources. TCE is not responsible
for any errors or omissions that may exist. Questions
of on-the-ground location can be resolved by site
inspections and/or surveys by a registered surveyor.
This map is not a replacement for surveyed
information or engineering studies.

SBI - College St. Apartments
234 College St.
Burlington, VT

Subsurface Utilities Map

Project: 14-0141
Prepared By: LMJ
11/14/2014
1 inch = 100 feet





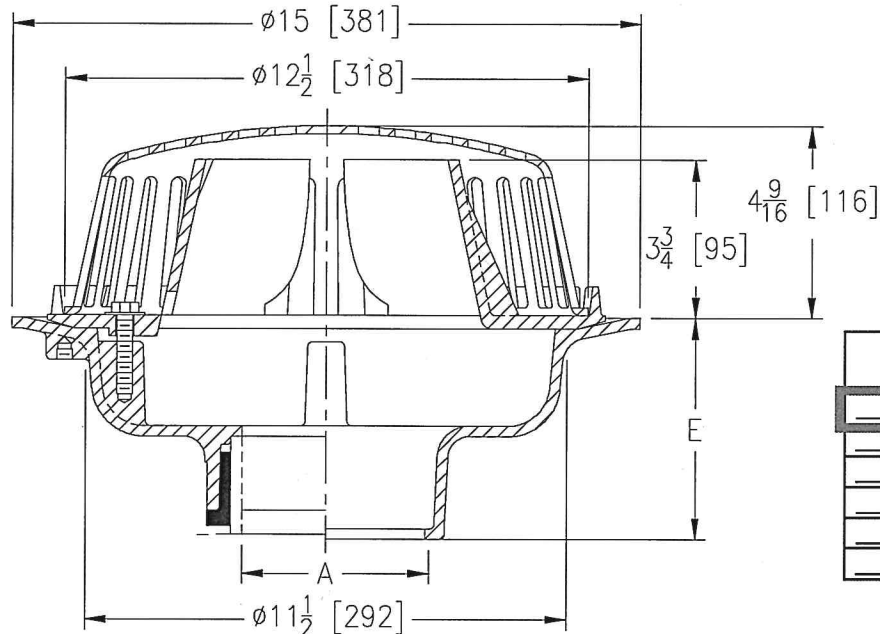
Z105

CONTROL-FLO ROOF DRAIN W/ PARABOLIC WEIR

SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



Specify Number of Notches in Weir	
___-N1	One Notch
___-N2	Two Notches
___-N3	Three Notches
___-N4	Four Notches
___-N5	Five Notches
___-N6	Six Notches

A- Pipe Size In.	Approx. Wt. Lbs. [kg]	Dome Open Area Sq. In. [cm ²]
2-3-4 [51-76-102]	34 [15]	103 [665]

ENGINEERING SPECIFICATION: ZURN Z105

15 [381] Diameter Control-Flo Roof Drain for Dead-Level roof construction. Dura-Coated cast iron body, Control-Flo weir shall be linear function with integral membrane flashing clamp/gravel guard and Poly-Dome. All data shall be verified proportional to flow rates.

OPTIONS (Check/specify appropriate options)**PIPE SIZE**

2, 3, 4 [51, 76, 102]
2, 3, 4 [51, 76, 102]
2, 3, 4 [51, 76, 102]
2, 3, 4 [51, 76, 102]

(Specify size/type) OUTLET

___ IC Inside Caulk
___ IP Threaded
___ NH No-Hub
___ NL Neo-Loc

E BODY HT. DIM.

5-1/4 [133]
3-3/4 [95]
5-1/4 [133]
4-9/16 [116]

PREFIXES

___ Z D.C.C.I. Body with Poly-Dome*
___ ZA D.C.C.I. Body with Aluminum Dome
___ ZC D.C.C.I. Body with Cast Iron Dome
___ ZRB D.C.C.I. Body with Plain Bronze Dome

Note: Restrictor Plate Required to limit flow rate to 4.75 gpm/inch of head

SUFFIXES

___ -C Underdeck Clamp
___ -DE Deck Extension
___ -DP Top-Set® Deck Plate (Replaces both -C & -R)
___ -DR Top-Set® Drain Riser
___ -DX Dex-o-Tex Flange
___ -E Static Extension 1 [25] thru 4 [102] (Specify Ht.)
___ -EA Adjustable Extension Assembly
2-1/8 [54] thru 3-1/2 [89]
___ -G Galvanized Cast Iron
___ -R Roof Sump Receiver
___ -SC Secondary Clamping Collar

___ -TC Neo-Loc Test Cap Gasket
(2-4 [51-102] NL Bottom Outlet Only)
___ -VP Vandal Proof Secured Top
___ -XJ Vertical Expansion Joint (See Z190)
___ -10 6 [152] High Parabolic Weir for Sloped Roof (Z or ZA)
___ -90 90° Threaded Side Outlet Body

*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

REV. H DATE: 08/17/12 C.N. NO. 1246

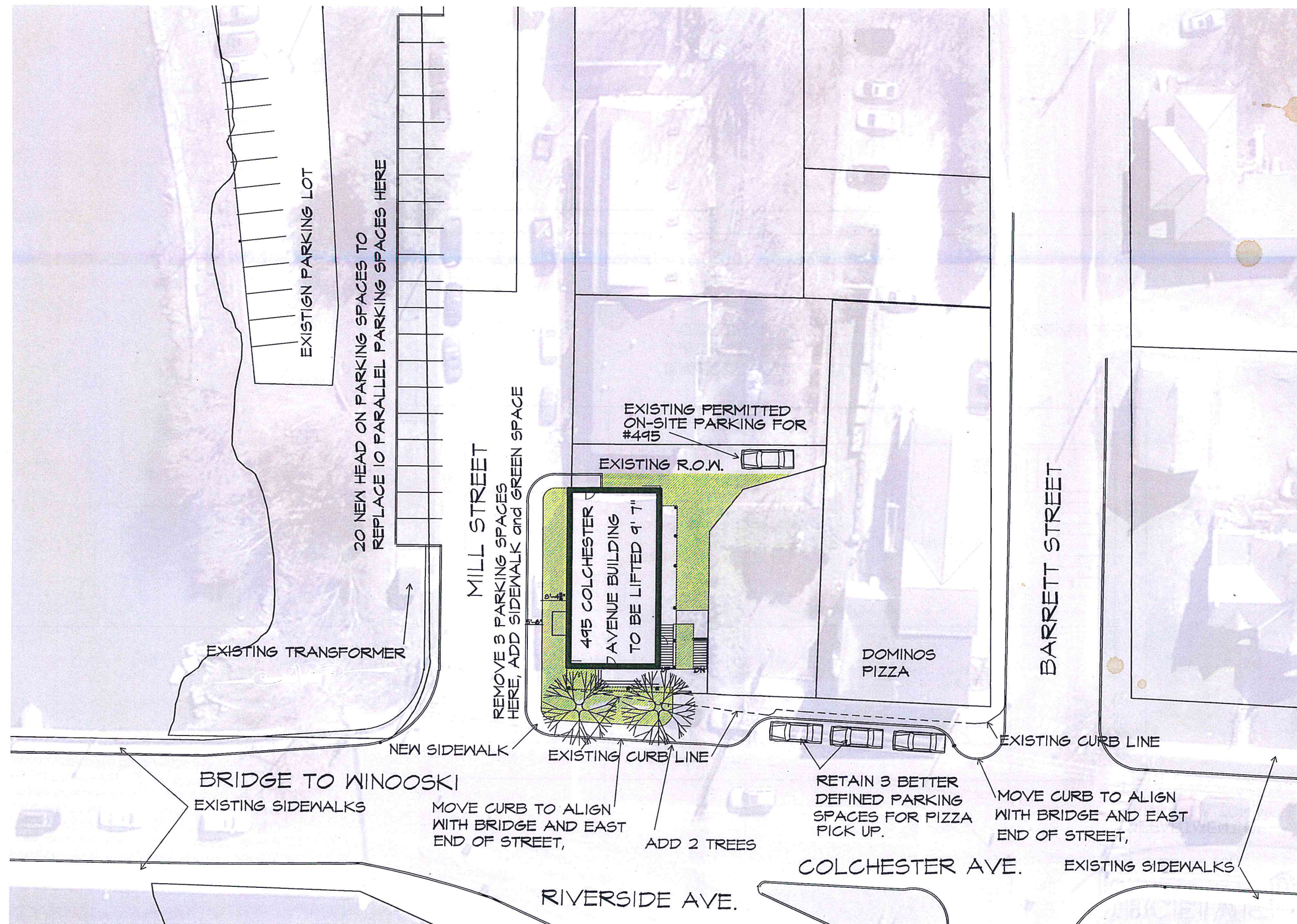
DWG. NO. 58816

PRODUCT NO. Z105

ZURN INDUSTRIES, LLC ♦ SPECIFICATION DRAINAGE OPERATION ♦ 1801 Pittsburgh Ave. ♦ Erie, PA 16514

Phone: 814/455-0921 ♦ Fax: 814/454-7929 ♦ World Wide Web: www.zurn.com

In Canada: ZURN INDUSTRIES LIMITED ♦ 3544 Nashua Drive ♦ Mississauga, Ontario L4V1L2 ♦ Phone: 905/405-8272 Fax: 905/405-1292



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SHEET No.
SPI

ISSUE DATE:
1 22 15
REVISIONS:
1 30 15

TITLE:
PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

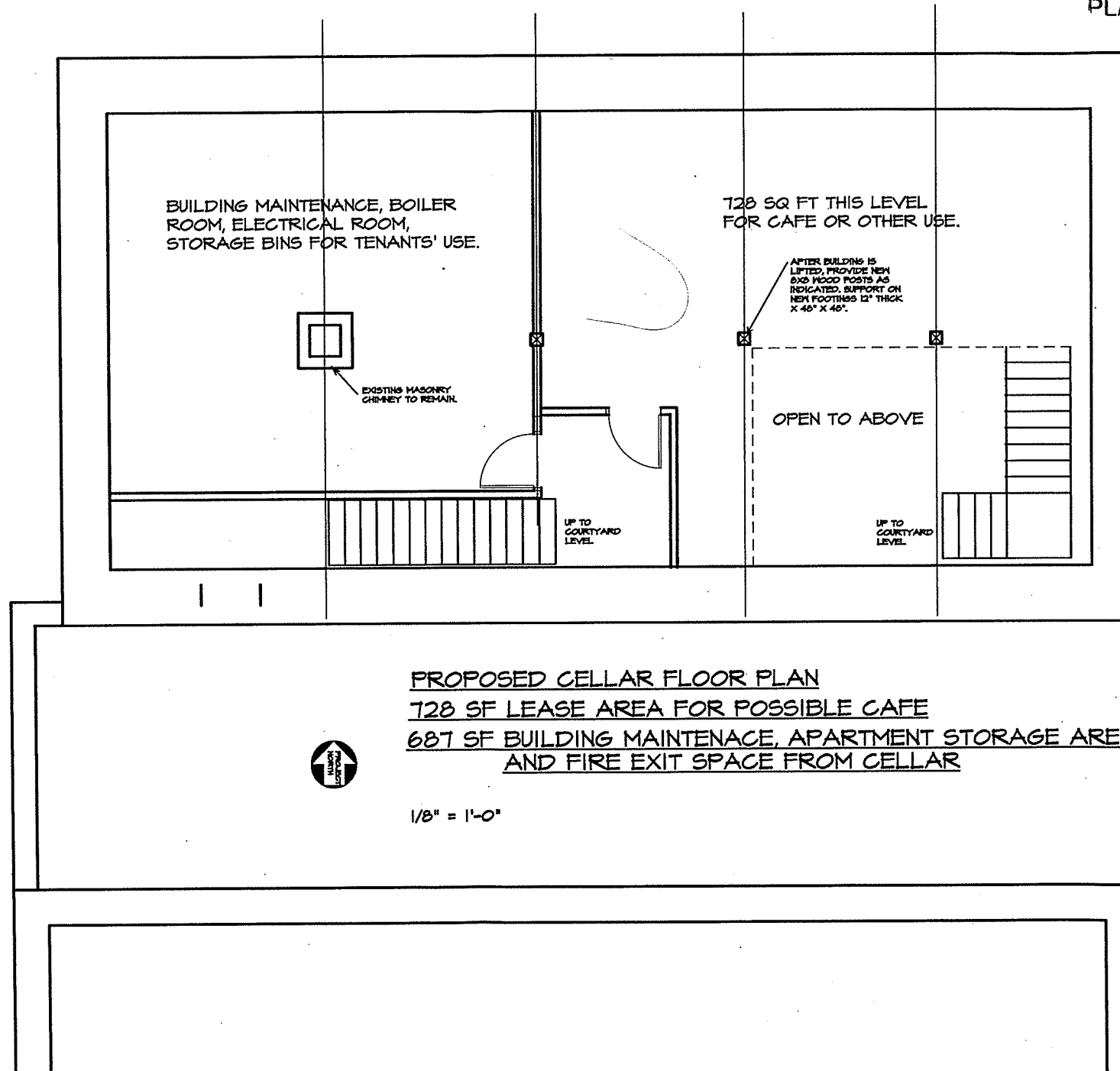
PROJECT:
495 COLCHESTER AVE. RESTORATION
BRUSON PROPERTIES
JOB No. 14-08

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PROJECT:
415 COLCHESTER AVE. RESTORATION
BRISCON PROPERTIES

JOB NO. 14-08

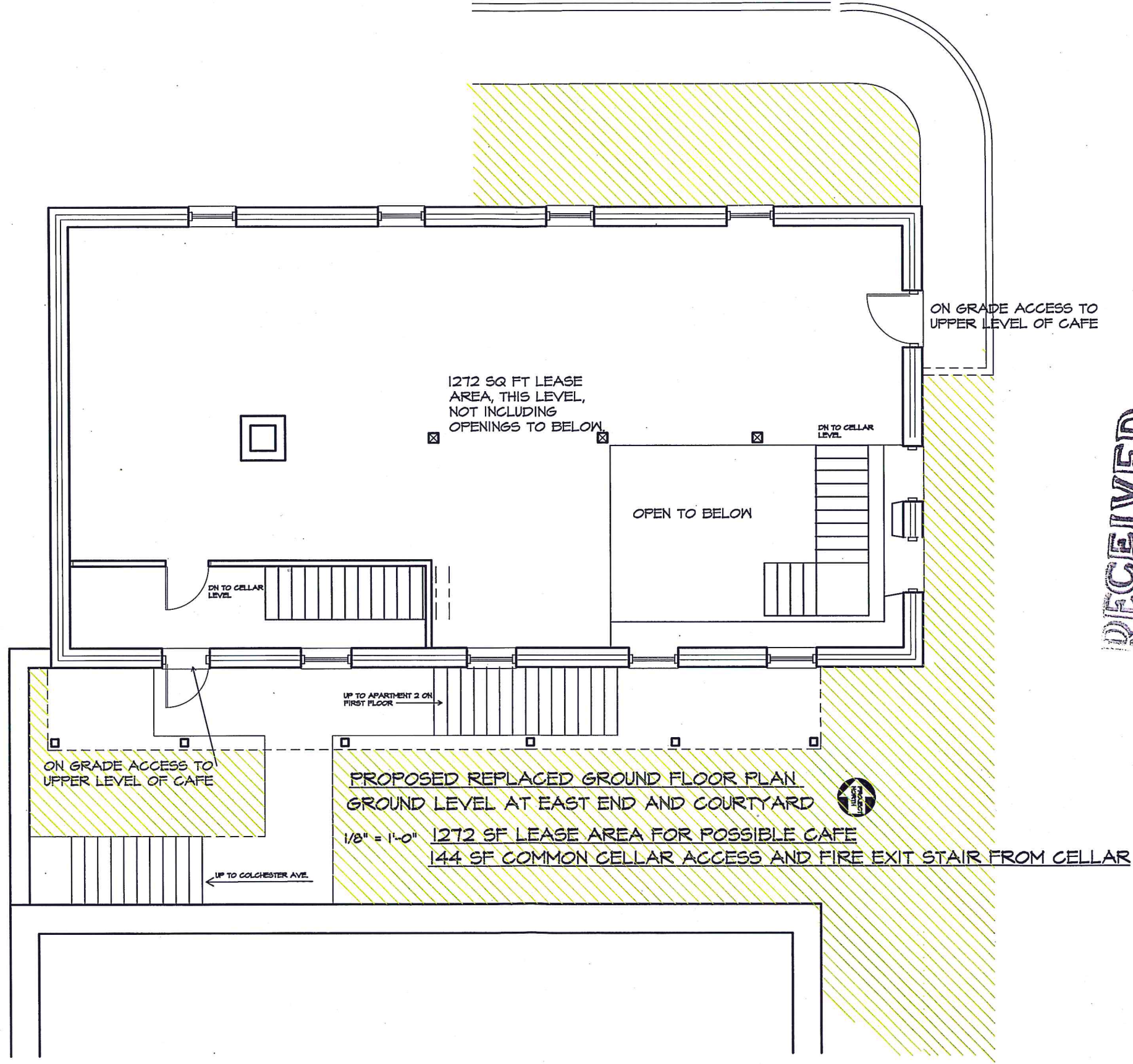
TITLE:
PROPOSED CELLAR FLOOR

SCALE: 1/8" = 1'-0"

ISSUE DATE:
1 22 15
REVISIONS:
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A100

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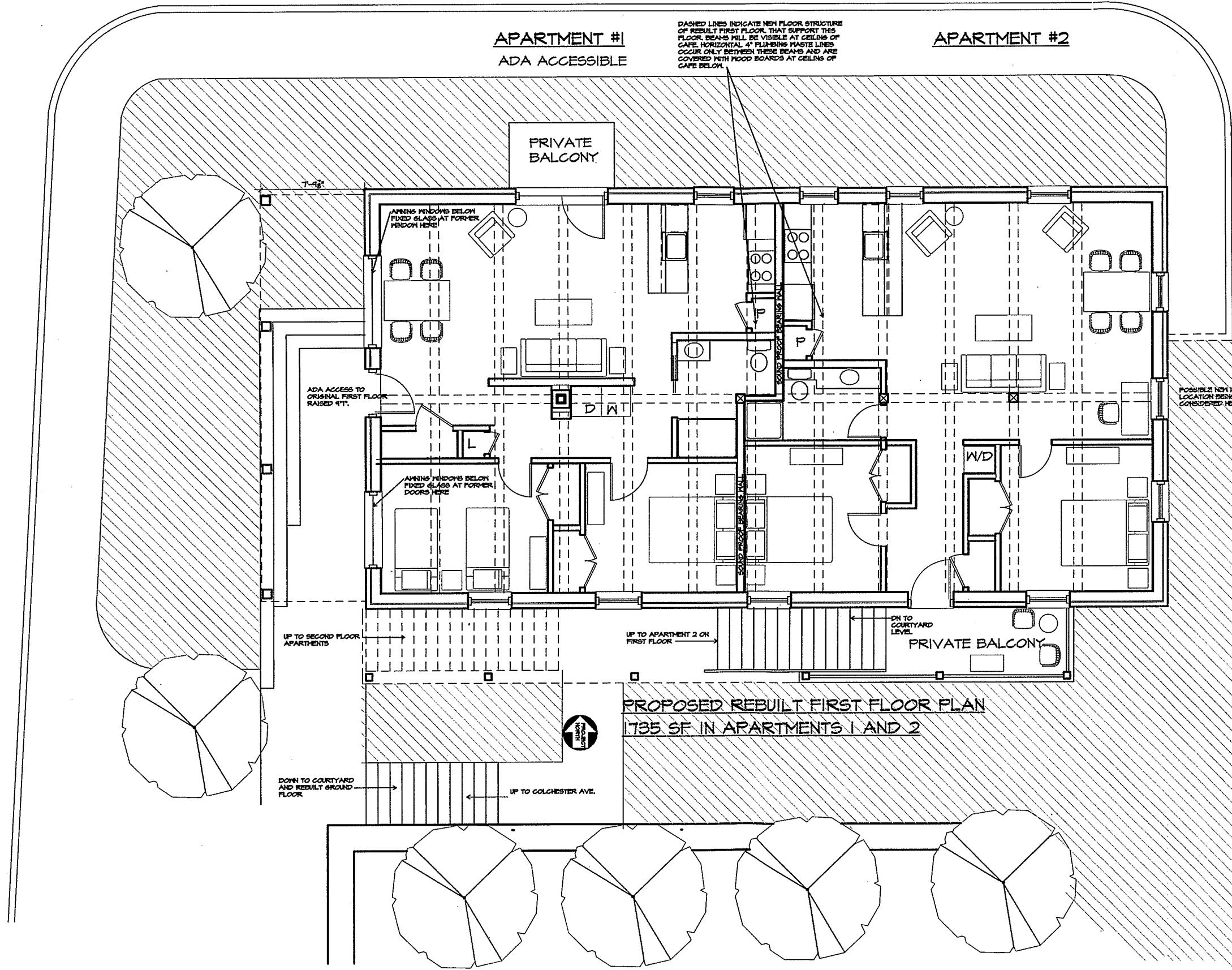
SHEET NO.
A101

ISSUE DATE:
1 22 15
REVISIONS:
1 30 15

TITLE:
INSERTED FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT:
415 COLCHESTER AVE. RESTORATION
BRISCON PROPERTIES
JOB NO. 14-03

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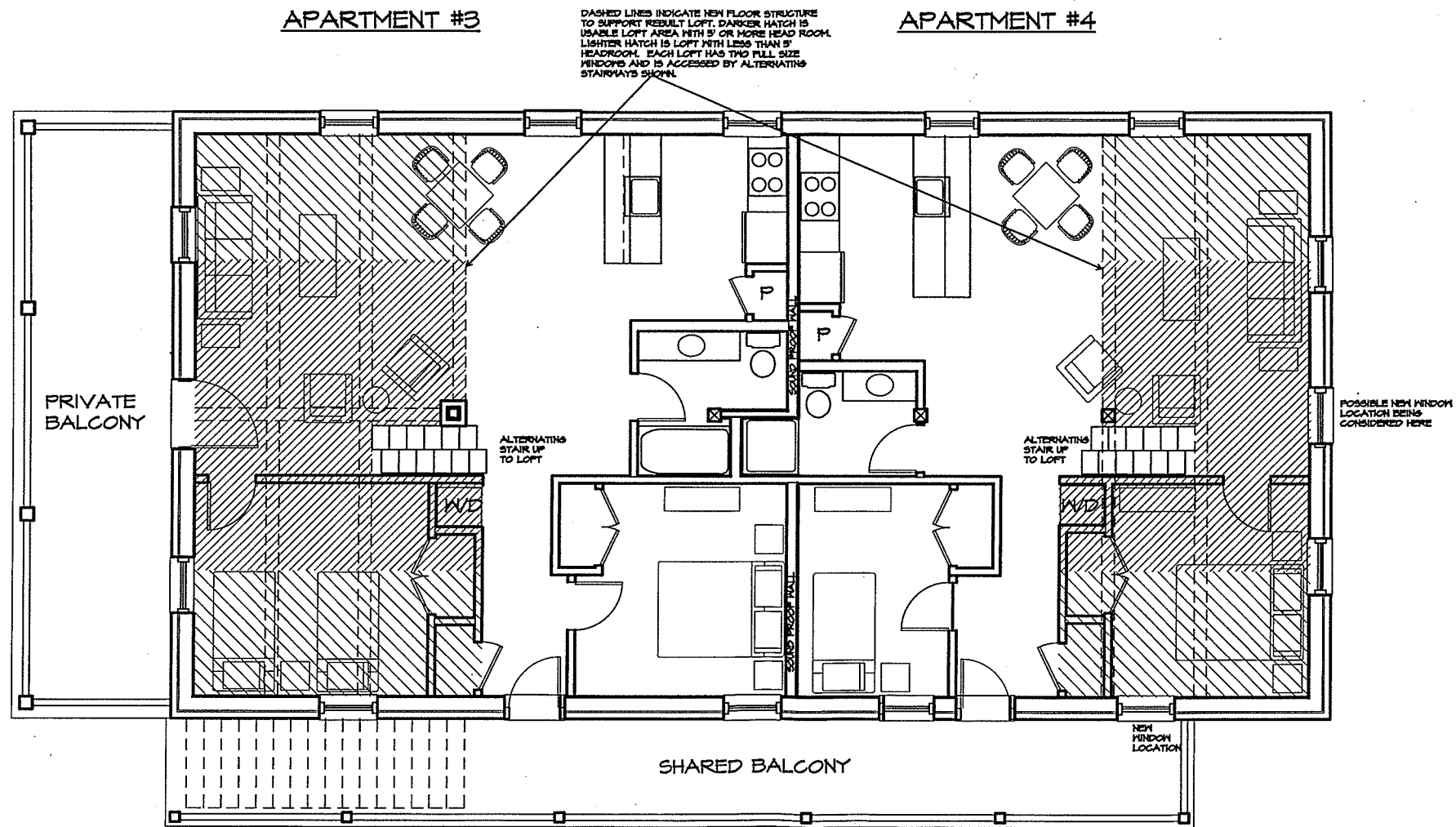
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PROJECT:
415 COLCHESTER AVE. RESTORATION
BRUSCON PROPERTIES
JOB No. 14-09

TITLE: **PROPOSED FIRST FLOOR**
SCALE: 1/8" = 1'-0"

ISSUE DATE: 1 22 15
REVISIONS: 1 30 15

SHEET No. **A102**



PROPOSED SECOND FLOOR PLAN
 1735 SF IN APARTMENTS 3 AND 4 (SECOND FLOOR)
 + 409 USABLE SPACE WITH MORE THAN 5' HEAD ROOM IN LOFTS
 1/8" = 1'-0"

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SHEET NO.
A103

ISSUE DATE:
 1 22 15
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 1 30 15

TITLE:
PROPOSED SECOND FLOOR
 SCALE: 1/8" = 1'-0"

PROJECT:
 415 COLCHESTER AVE. RESTORATION
 BRISCON PROPERTIES
 JOB NO. 14-08

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PROJECT:
415 COLCHESTER AVE. RESTORATION
BRIGGS PROPERTIES

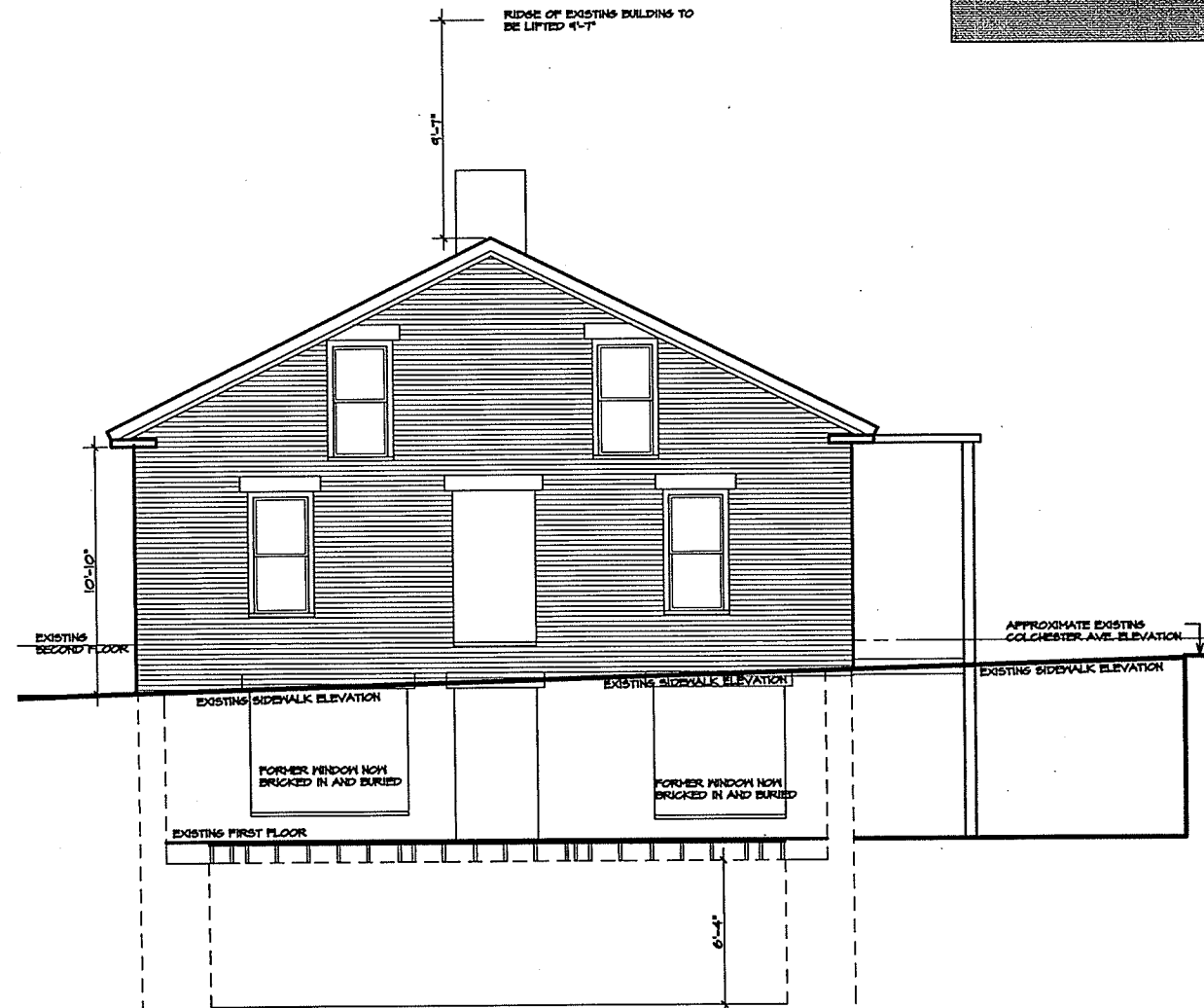
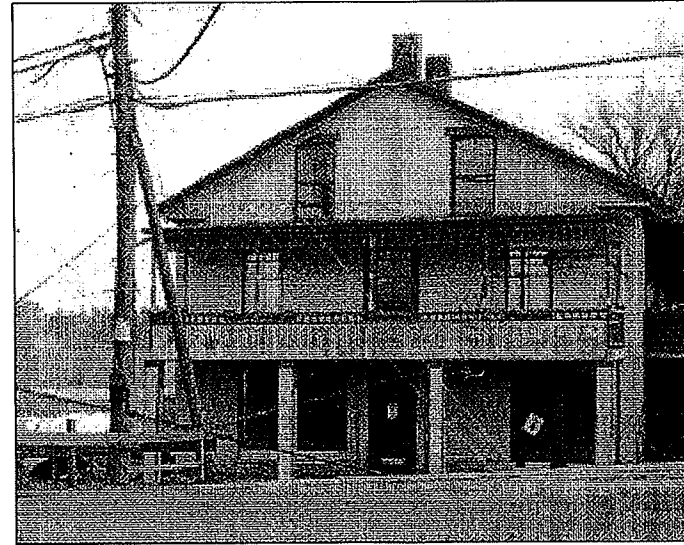
JOB NO. 14-03

TITLE:
EXISTING WEST ELEV.
PROPOSED WEST ELEV.
SCALE: 1/8" = 1'-0"

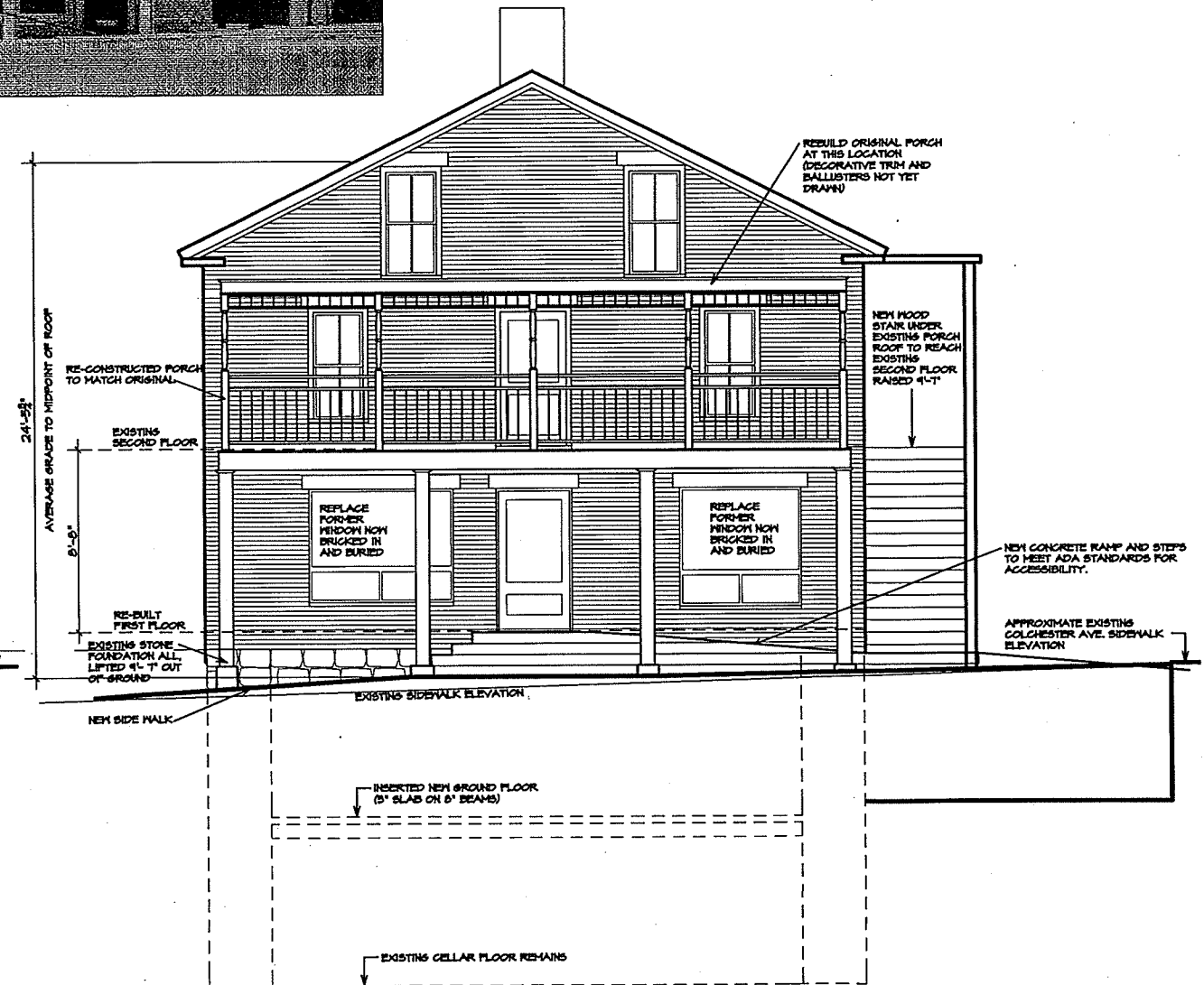
ISSUE DATE:
1 22 15
REVISIONS:
1 30 15

SHEET NO.
A201

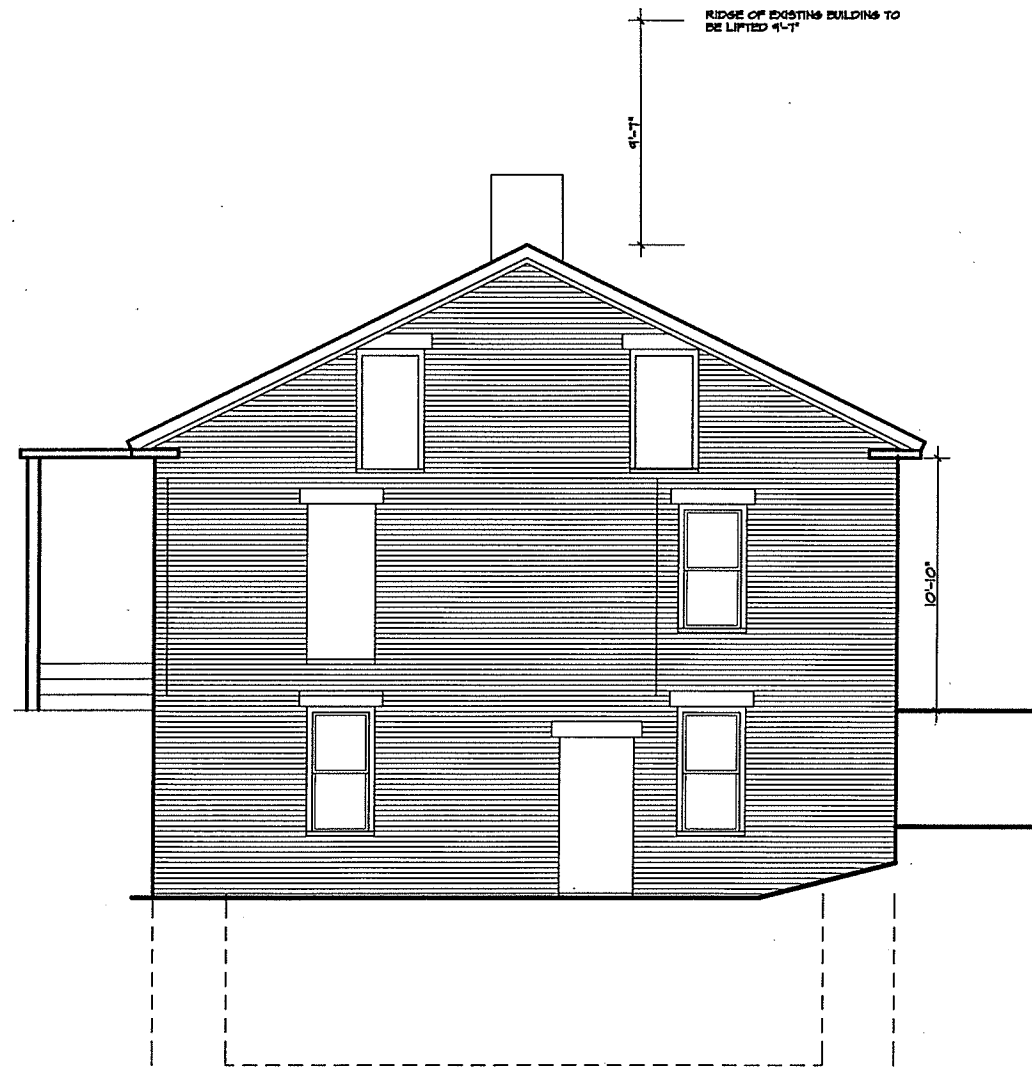
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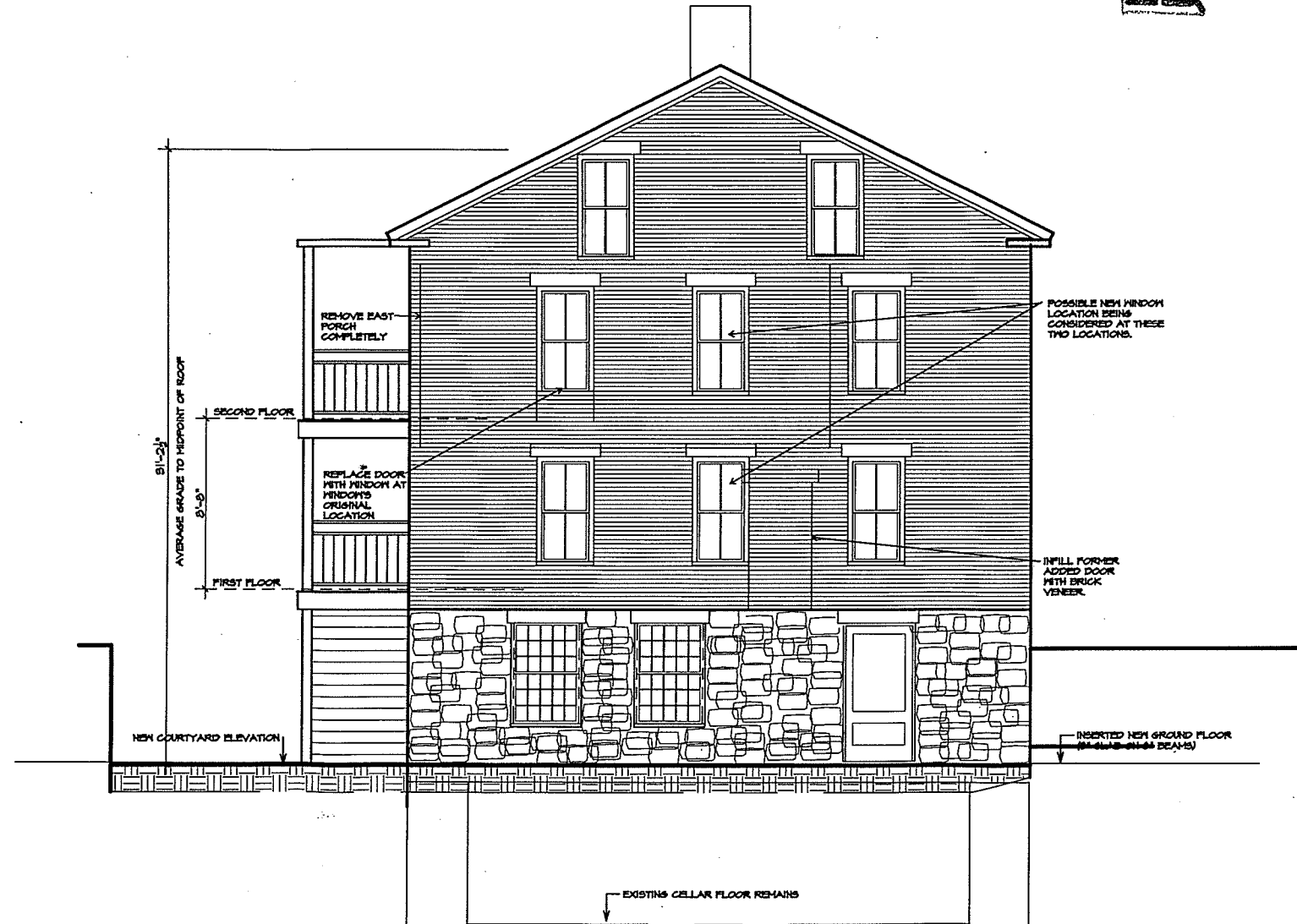
EXISTING WEST ELEVATION
1/8" = 1'-0"



PROPOSED WEST ELEVATION
1/8" = 1'-0"



EXISTING EAST ELEVATION
1/8" = 1'-0"
(WITH PORCH REMOVED)



PROPOSED EAST ELEVATION
1/8" = 1'-0"

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PROJECT:

445 COLCHESTER AVE. RESTORATION
BRUSCON PROPERTIES

JOB No. 14-08

TITLE:

EXISTING WEST ELEV.
PROPOSED WEST ELEV.

SCALE: 1/8" = 1'-0"

ISSUE DATE:

1 22 15
REVISIONS:
1 30 15

SHEET No.

A202

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PROJECT:
445 COLCHESTER AVE. RESTORATION
BRUSON PROPERTIES

JOB No. 14-03

TITLE:
PROPOSED NORTH ELEV.

SCALE: 1/8" = 1'-0"

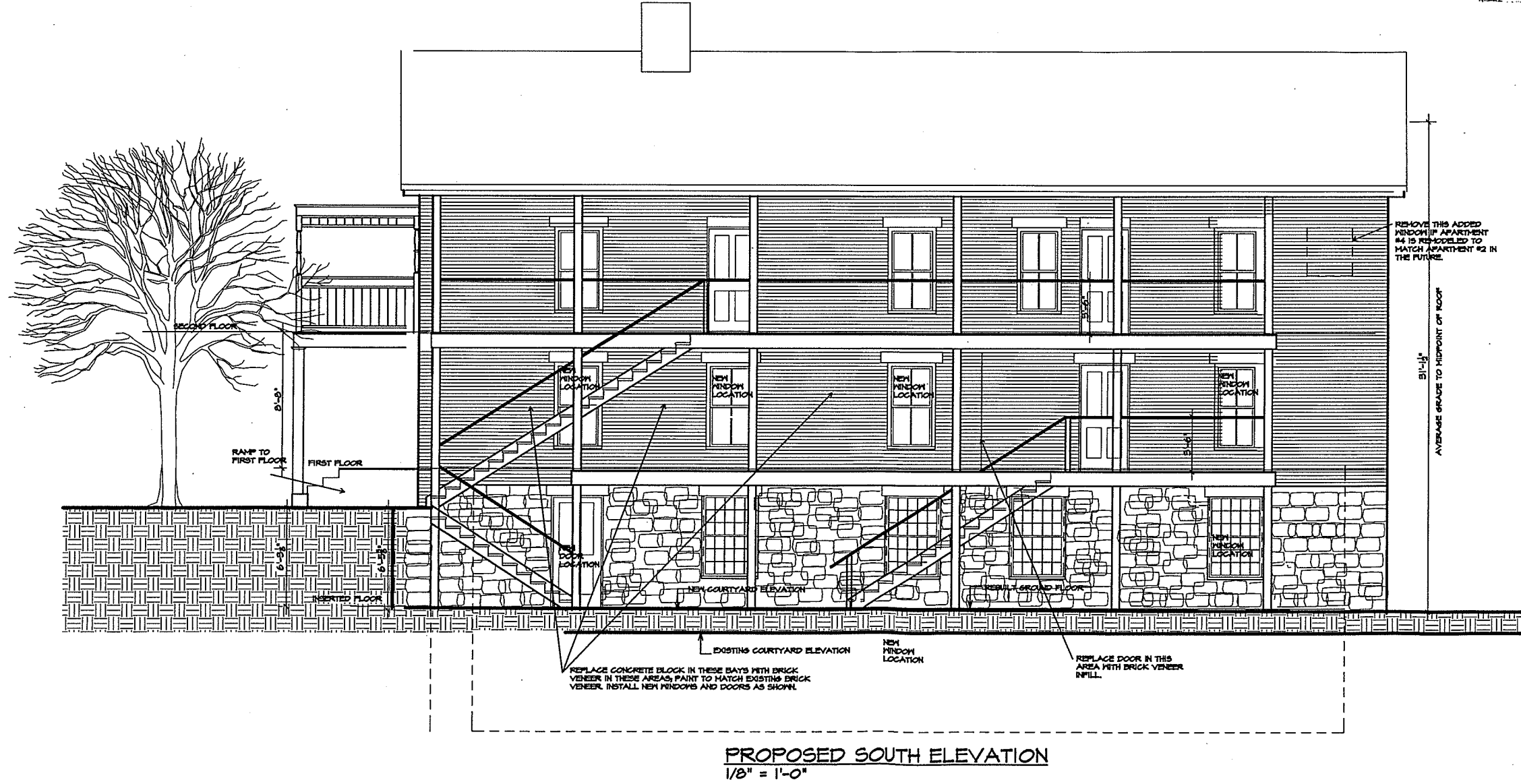
ISSUE DATE:
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REVISIONS:
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SHEET No.
A203a

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PROPOSED NORTH ELEVATION
1/8" = 1'-0"



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SHEET NO.
A204a

ISSUE DATE:
1 22 15
REVISIONS:
1 30 15

TITLE:
EXISTING SOUTH ELEV.
SCALE: 1/8" = 1'-0"

PROJECT:
445 COLCHESTER AVE. RESTORATION
BRISSON PROPERTIES
JOB NO. 14-03

JAY WHITE, ARCHITECT, PLC
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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWinooski Falls Mill Historic
District (Boundary Increase)
Winooski, Chittenden Co., VermontSection number 7 Page 2*listed 9/30/93*

was the contractor. Although the surface of the road has been periodically changed since its construction, the bridge itself has remained relatively unaltered with the exception of the cobra-head lamps, which replaced the original lantern-shaped lights.

**14. Burlington Flouring Company Grist Mill Site, c.1823,
1854, 1927**

Located adjacent to the lower crib dam near the southwest corner of the Winooski Bridge (#13) is the site of the Burlington Flouring Company's grist mill. The portions of the mill's brick foundation walls, floodgates, and sluiceway are the district's only remaining references to the industries on the Burlington side of the Winooski River's lower falls throughout most of the 19th and early 20th centuries.

The site has served as the location for a succession of mills since the early decades of the 1800s. A grist mill was built on the site by the Catlin Brothers sometime after 1823 to harness the waterpower of the lower falls and was soon joined downstream by an oil mill and a plaster mill. The complex was expanded in the mid-1840s with the addition of a new grist mill and a cotton mill, but was destroyed by fire in January of 1852. An 1860 description of the rebuilt complex describes the mill as being five stories high and built of wood with eleven runs of stone. It could grind 70,000 bushels of wheat a year, while the adjacent plaster mill could produce about 500 tons of plaster a year. By the 1870s, however, the aging grist mill could no longer compete against the new roller mills, and through the late 1880s it was used only for occasional custom grinding. The building was eventually sold to the Burlington Woolen Mill for its water rights and used for storage until 1928, when it was torn down after suffering extensive damage in the 1927 flood.



**15. Duncan Blacksmith Shop (495-97 Colchester Avenue),
c.1841, 1928**

This 2-story, brick-veneered building on the southwest corner of Colchester Avenue and Mill Street is three bays across and five bays long with a gable roof that is covered by slate shingles on the north and asphalt shingles on the south. The 2/2 windows below its shallow-pitched roof are spanned by rectangular wooden lintels, which extend behind the frieze-boards above the attic windows.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Winooski Falls Mill Historic
District (Boundary Increase)
Winooski, Chittenden Co., Vermont

Section number 7 Page 3

The single-story, front elevation facing Colchester Avenue to the west contains a central entranceway and features a gable cornice with wide soffits and returns.

The building's south facade is composed of a second story at street level with four unevenly spaced windows separating entrances near each end. The facade is screened by a two story, four bay, shed-roofed porch, which was added between 1894 and 1900 and features turned Tuscan columns rising from its second story railing. An additional bay supported by a manufactured, wrought iron post was more recently added to the west end, allowing access to the street. Covered storage areas sheathed with wooden shingles were added on the porch's first story, between which rise two sets of wooden stairs.

The rear facade faces east and is screened by a 2-story, shed-roofed, wooden porch added between 1906 and 1912. The facade's original cornice appears to have been removed, since the roof now ends flush with the brick wall.

The building's interior consists of a top floor that has been divided into two apartments and a lower floor used for storage and mechanicals that has been finished with beaded, wooden panelling dating from the turn of the 20th century.

The building was originally constructed as a store between 1841 and 1846 to serve the rapidly expanding manufacturing and commercial center developing around Winooski Falls. From 1851 to 1882, the building was a forge and blacksmith shop operated by Albert and George Duncan. In 1883, the shop was purchased by I. S. Dubuc, who continued to use the building as a blacksmith and wheelwright shop with a painting shop on the second floor. By 1889, Dubuc had expanded his operations and built lumber drying sheds, which were connected with a carriage house to the south and a livery next door. Insurance maps indicate the building was used to sell second hand goods from 1894 until about 1912, when Dubuc converted the building into a grocery store.

In addition to being a significant example of the mid 19th century commercial development at Winooski Falls, the building also shows changes to the district brought about in the aftermath of the disastrous flood of 1927. Along with the destruction of the Winooski Falls dams and extensive damage to the mills, the flood swept away the iron bridge connecting Burlington and Winooski. To accommodate the increased height of the replacement bridge, approximately

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Winooski Falls Mill Historic
District (Boundary Increase)
Winooski, Chittenden Co., Vermont

Section number 7 Page 4

eight feet of fill was added to Colchester Avenue, raising the grade up to the level of the second story on the building's west side.

16. I. S. Dubuc Tenement Building (5-11 Mill Street), c.1912

Number 5-11 Mill Street is part of a continuing line of tenements stretching between the Chace Mill (#1) and the Winooski Bridge (#13). The 2-story, flat-roofed, clapboarded building features a simple bracketed cornice atop its parapet, which extends around the building's east, north, and west sides and masks the roof behind. The fenestration on both stories is four bays wide on the front and rear facades and two bays wide on the sides. The openings were partially infilled several years ago to accommodate new 1/1 windows.

Access to the building is gained from the south side, which is screened by a full-length, 2-story porch with stairs rising up to the two second-story apartments. The porch appears to be original to the building, although several of the posts have been replaced. The two apartment doors on both stories are interspersed with windows.

The building reflects the economical construction techniques intended for low cost rentals. Built as a tenement by I. S. Dubuc around the same time as the construction of the Champlain Mill across the river, it is one of the few early 20th century tenements in the Winooski Falls Mill Historic District and reflects the increased demand for factory worker housing during this period.

17. Burlington Cotton Company Tenement Building (13-19 Mill Street), c.1853, 1874

This large, 2 1/2 story, asbestos-shingled, apartment block rises from a high brick and stone foundation up to a gable roof trimmed by an overhanging cornice with soffit returns. The building's 10-bay, north facade faces Mill Street and contains two sets of paired doors on the first story. Partly covering the north facade is a shallow, 2-story porch originally constructed between 1935 and 1941 and later rebuilt and enclosed with aluminum combination storm windows. Sets of covered stairs lead to the east and west ends of the porch. Additional doorways open to the porch from the second story.

The side facades are two bays deep with windows in the attic gables and an additional entrance on the southeast corner,

test pattern signals beamed from a transmitter atop Mount Mansfield the night of September 7, 1954 and began regular evening programming September 26. The Federal Communications Commission first assigned the station's call letters as WMVT and when the station began its broadcasts that was its initial identification. Shortly thereafter call letters for the enterprise became WCAX-TV.

The station leased this Barrett Street building in June 1954 as temporary studios and offices. It afforded a direct line of communication with the transmitter on the nose of Mount Mansfield.

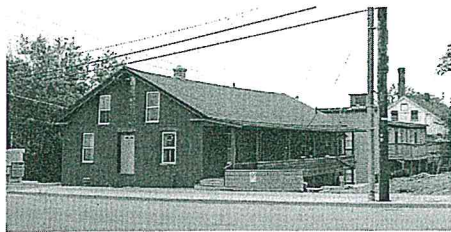
In 1958 the station moved to Market Square in the Seaway Shopping Center, South Burlington off Shelburne Road.

Still visible in 1995 atop the roof one could see the structure which supported communications equipment to send the signal to the mountain.

DUNCAN/DUBUC BLACKSMITH SHOP #495-497 Colchester Avenue

This solid brick structure, now an apartment house, inherits a long and varied history. Some parts of the building date back to 1822, for on March 11 of that year Frederick Brewster sold to Guy Catlin for \$500 "all my right in the blacksmith's shop standing above the bridge over said Falls."

Today as we view #495-497 Colchester Avenue we see what was once the second floor level. The 1927 flood swept away the old bridge connecting Burlington and Winooski.



To accommodate the increased height of the present bridge, approximately eight feet of fill was added to Colchester Avenue, raising the street grade up to the level of the second story on this building's west side.

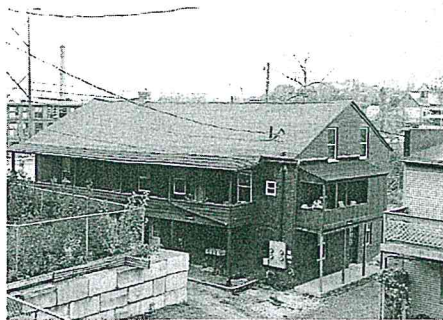
The *Burlington Free Press* of December 13, 1839 announced:

The subscribers have taken the Blacksmith Shop formerly carried on by the Burlington Mill Company east of

Sidney Barlow's store, and also the one near the bridge on the Burlington side, where they will promptly attend to all kinds of work in their line. Particular attention given to shoeing horses; carriages and sleighs ironed in the best manner, and large jobs requiring to be turned, executed promptly, and in the most perfect manner.

A.R. & C. Duncan
Burlington Falls

For nearly 50 years, Albert R. Duncan operated the shop on the Burlington side in this building. Along with many other people, Albert came to Winooski in 1836, at the age of 19, just as the new woolen mill opened. He died at Winooski March 31, 1895, having sold his shop to Isaac S. Dubuc in 1883.



Dubuc continued to operate the blacksmith and wheelwright shop with a carriage factory and paint shop on the second floor. By 1889 his operations expanded and he built lumber drying sheds connected with his carriage manufactory and a livery next door. From 1894 until about 1912 Dubuc ran a second-hand store here. After the latter date he converted the building into a grocery store.

The Vermont Historic Sites Survey considered this one of the oldest industrial structures in Burlington.

CHACE MILL BUILDING

Here at the Chace Mill we stand on the actual site of many of the 19th century mills built by Ira Allen, the Catlin brothers and the Days' paper mill.

The present Chace Mill building, erected in 1892, is a standard New England mill type. The massive brick structure, 33 bays long, on the west end carries three stories, but on the east only two because of a large rock outcrop-



ping. The English smokestack with a corner the mill and is a prominent today.

The old powerhouse predates the present mill's foundation, the water-powered belt system remains of an older structure following a fire three

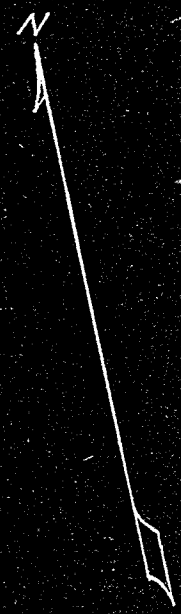


Water to power through two head gates dam. One gate open and directly behind horizontal wheel (turbine) to change the

CITY R.O.W.

1987 Plan





COLCHESTER AVE.

MILL STREET

C/B. MARKER

BOYAJIAN

86°-35'

93°-25'

52.08'

140°-57'

18'

140°-33'

21.85'

491 COLCHESTER AVE.

42.69'

85°

743'

RETAINING WALL

8.15'

PICHIERRI

PLAN OF PROPERTY OF
SARKIS BOYAJIAN
BURLINGTON VT.

HOAG STONE & ASSOCIATES
ARCHITECTS ENGINEERS
BURLINGTON VT
AUGUST 1946

SCALE: 1"= 20'

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drb

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, February 17, 2015, 5:00 p.m.

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

Board members present: Austin Hart, Michael Long, Brad Rabinowitz, Jonathan Stevens, Israel Smith, Alexander LaRosa, Missa Aloisi,

Staff members present: Ken Lerner, Scott Gustin, Mary O'Neil.

I. Agenda

No changes.

II. Communications

One distributed via email; hard copy available and offered if board members wish. Board accepts communication relative to 495 Colchester Avenue.

III. Minutes

In packet for board review.

IV. Consent Agenda

1. 15-0734CA/CU: 502 NORTH ST (RL, Ward 1) Kyle & Christine Dodson / Elizabeth Herrmann

Rear addition to home, driveway expansion, and creation of accessory apartment
(Project Manager: Scott Gustin)

Applicants are present. No one objects to Consent Agenda item.

Michael Long – I would move in the matter of 15-0734CA/CU, that we approve the application and adopt staff findings and conditions.

Brad Rabinowitz – 2nd.

Vote 7-0-0.

V. Public Hearing

1. 15-0743CA/MA: 234-240 COLLEGE ST (DT, Ward 3) Sisters & Brothers Investment Group

Addition and renovations to existing building, addition of 4 net new residential units for total of 23 (Project Manager: Scott Gustin)

Joe Handy and Steve Guild present. No one else here to speak on this matter.

Sworn in by Chair.

Steve Guild goes over 4 points discussed at last hearing.

Trash – previous plan in a closet. Now we are showing it in the existing location, north west corner of the building. (Shows on plan.)

Austin Hart – existing location, but you are going to screen it.

Steve Guild – yes. 3 yard dumpster, with recycling.

Jonathan Stevens – How will the rubbish be removed? Truck back in?

Steve Guild – That's the way it has been since Joe bought the building.

Joe Handy – the garbage truck goes down the alley. Goes in, flip it, goes back.

Missa Aloisi – goes through the YMCA...

Steve Guild - #2, side yard setback. We met with Scott about the northeast corner of the building. We pushed it 10'3" to meet that section of the ordinance.

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

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Austin Hart – We just didn't know we had the discretion to waive that. Can put windows in?

Steve Guild – Yes.

Missa Aloisi – What is 8'1" dimension?

Steve Guild – on site plan. Not from the property line. Showing hashed area.

Steve Guild - #3, curbing to prevent mulch from running down. We got rid of the mulch.

Austin Hart – Created order around planting bed.

Steve Guild – Original plan show area for bike storage for 7. Access to elevator to bring bikes down. Don't have to carry them down the stairs. Those are the four items to be addressed.

Michael Long – Concrete versus asphalt?

Steve Guild – Change to concrete.

Austin Hart – anything else? Open to comments and questions.

Steve Guild – the owner informed me, p. 13 for minimum off-street parking...in our last review, we thought five. We need 2 additional spaces. We aren't sure why.

Austin Hart asks Scott Gustin.

Scott Gustin – I don't remember off hand the first time around. I thought the pending parking amendment would have affected this. But it didn't. I corrected it when it came back the second time. Right now, 1 space per unit (23) minus existing deficiency they have, comes out to 7.

Joe Handy – before we had 18 units plus 1 commercial space.

Scott Gustin – commercial didn't require parking.

Austin Hart – difference between 23 and 18 is 5. You are saying seven?

Scott Gustin – reads from staff report.

Austin – 2 spaces being lost...

Scott Gustin – That's it. Two are being lost behind the existing addition in the alley. You can see it in the photos in your packet.

Joe Handy – No one talked about it last time.

Austin Hart – We talked about whether those spaces existed or not.

Scott Gustin – (shows photo) Sign says private parking. I have been calling it two, because it is consistent with aerials and site visit. We are talking about off-site spaces in a garage. I don't think it's a big deal. Hardly burdensome.

Austin Hart – Good marking opportunities for renting your apartments.

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1. 15-0747SP: 495-497 COLCHESTER AVE (NMU, Ward 1) Randall Brisson / Jay White

Elevate building 9.5 ft. from present grade, retain 4 residential units, add commercial space (Project Manager: Mary O'Neil)

Randall Brisson (owner and contractor), Jay White AIA present.

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Applicant sets up plans, presents plan.

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Steve Litwhiler – to put that curb there, it is taking potential from us.

Michael Long – All your parking on the street?

Steve Litwhiler – it is limited. We have our drivers pull in, park.

Jay White – Right now there is a taxi stand. I have always been able to park right there. No trouble, not on Barrett Street either. In reality, if we don’t move the parking out, a huge pile of snow. Randy can park in his truck. I can’t park my car. The one right in front of our building, we think it would be better for green.

Austin Hart – although Sketch Plan, we think this is something that will need to be addressed in an application.

Steve Litwhiler – a further concern for a plow. How will he get in and come out? And in 23 years, we have never had a problem with our drivers. We are dealing with it all the time.

Austin Hart asks Sharon Litwhiler if she has any additional comments.

Sharon Litwhiler – it would be premature.

Jonathan Stevens – discusses the purpose of Sketch Plan. Communication.

Jay White – We would like to leave tonight with a message that we are headed in the right direction. Begin survey, architecture work, materials and finishes. We would like to have a nod “yeah.”

Austin Hart – I would give a nod “yeah.” The project as a whole gets us to a better place. There are obviously some parking issues.

Jay White – the preservation issues can be address at the state and federal levels, as that is where the tax credits will come from.

Israel Smith – Discusses staff comments about demo review standards.

Michael Long – About cutting into the structure.

Israel Smith – reads staff report – is what is happening here anticipated by the ordinance? This is more a reconstruction than anything else. My next question for the applicant is what is the approach for the Secretary’s Standards.

Jay White – Part I we have already done. In a historic district, Winooski Falls Historic District, Devin Colman confirmed that. It was added to that district. The 2nd part is more detailed; photograph, show how you are meeting the 10 standards. The only addition that is new is the balcony. There was a set of loading dock doors. Glass instead of

wood. Instead of a loading dock, a balcony. If we can get public works to accept. That goes to whether compatible or not,

Israel Smith – reconstructing is the attempt.

Jay White – Mary talked about slicing the building. We want all the historic integrity we can. Some of the bricks will fall off. We are going to keep all of them.

Michael Long – not cutting into the timber frame...

Jay White – Timber still hanging. Temporary steel beam under here. Keeping 8 x 8 posts. Simple, 2 bay building. Built like a mill building.

Brad Rabinowitz – Having that clarity [historic review] will be important. It will be a new building within an old building. And then you are going to rebuild the porches, but restoring, or in the style of the old?

Jay White – restore in the style of the old. We need to do this kind of research. We also have evidence in the brick itself.

Brad Rabinowitz – Reconstruction...

Jay White – porch will be reconstructed. This photo shows the crown of the road; it is misleading. The balcony, we are thinking an iron grate opening, will be compatible design. Metal railing, clarifies that it is compatible but new.

Israel Smith – I don't see the logic in reviewing the project under Demolition of Historic Buildings. That is a pretty drastic view of what is happening here.

Jay White – I was taken aback by that.

Randall Brisson – Anything you can save. Pounds in, pounds out. The building is interesting as the building is a picture of time and place. Many of these framing members are sawn rather than hewn. Not picking it up and moving it to Connecticut. Staying in its context, except for a few feet. If we can't get it to where its used value is appropriate, then I will do what any other owner would do. Tear it down. Otherwise, make it last another 200-300 years.

Michael Long – Commercial space, residential space.

Jay White – Bring all of the plumbing together so we don't have all these pipes running all over. I may end up renting one of these one day myself [laughter]. The bottom floor is a disaster.

Michael Long – will be a cellar?

Jay White – the remainder of the café, with a visual connection. Upgrade, foam insulation. 2' wide thick walls. On this back corner, probably storage of snow tires for tenants, building mechanical systems, hot water tanks. Right now there is the furnace. The rest of the basement is unusable, wet.

Austin Hart – Comments? None offered. Interested issues. Unique opportunities.

Jay White – How to proceed?

Austin Hart – refers to staff. Hopefully you can incorporate comments heard today.

Jay White – Need for a survey?

Austin Hart – we will know more when you come back for an application. How you are going to handle parking, right-of-way issues.

Michael Long – What about technical review?

Ken Lerner – Generally we would have a Technical Review meeting; critical to have that survey so we know what role is taken by whom. Let us know; we schedule those monthly.

Jay White – next step is to call public works and set up an appointment.

Ken Lerner – and get a survey.

Austin Hart - Closes hearing 6:30 pm.

VII. Other Business

None.

Discussion of deliberative scheduling. Next week is school vacation. The next week is Town Meeting.

Deliberative Meeting Date **WEDNESDAY**, March 4 2015 prior to public hearing, 4:00 pm.

VIII. Adjournment 6:32 pm.

Austin Hart, Development Review Board Chair

Date

Mary O'Neil AICP, Senior Planner

Date

Burlington Development Review Board

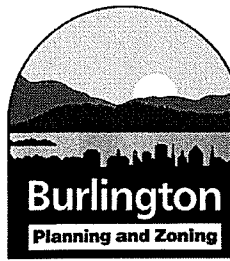
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Burlington, VT 05401

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Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, February 17, 2015, 5:00 p.m. Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Board members present: Austin Hart, Michael Long, Brad Rabinowitz, Jonathan Stevens, Israel Smith, Alexander LaRosa, Missa Aloisi,

Staff members present: Ken Lerner, Scott Gustin, Mary O'Neil.

I. Agenda

No changes.

II. Communications

One distributed via email; hard copy available and offered if board members wish. Board accepts communication relative to 495 Colchester Avenue.

III. Minutes

In packet for board review.

IV. Consent Agenda

1. 15-0734CA/CU: 502 NORTH ST (RL, Ward 1) Kyle & Christine Dodson / Elizabeth Herrmann

Rear addition to home, driveway expansion, and creation of accessory apartment
(Project Manager: Scott Gustin)

Applicants are present. No one objects to Consent Agenda item.

Michael Long – I would move in the matter of 15-0734CA/CU, that we approve the application and adopt staff findings and conditions.

Brad Rabinowitz – 2nd.

Vote 7-0-0.

V. Public Hearing

1. 15-0743CA/MA: 234-240 COLLEGE ST (DT, Ward 3) Sisters & Brothers Investment Group

Addition and renovations to existing building, addition of 4 net new residential units for total of 23 (Project Manager: Scott Gustin)

Joe Handy and Steve Guild present. No one else here to speak on this matter.

Sworn in by Chair.

Steve Guild goes over 4 points discussed at last hearing.

Trash – previous plan in a closet. Now we are showing it in the existing location, north west corner of the building. (Shows on plan.)

Austin Hart – existing location, but you are going to screen it.

Steve Guild – yes. 3 yard dumpster, with recycling.

Jonathan Stevens – How will the rubbish be removed? Truck back in?

Steve Guild – That's the way it has been since Joe bought the building.

Joe Handy – the garbage truck goes down the alley. Goes in, flip it, goes back.

Missa Aloisi – goes through the YMCA...

Steve Guild - #2, side yard setback. We met with Scott about the northeast corner of the building. We pushed it 10'3" to meet that section of the ordinance.

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

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Austin Hart – We just didn't know we had the discretion to waive that. Can put windows in?

Steve Guild – Yes.

Missa Aloisi – What is 8'1" dimension?

Steve Guild – on site plan. Not from the property line. Showing hashed area.

Steve Guild - #3, curbing to prevent mulch from running down. We got rid of the mulch.

Austin Hart – Created order around planting bed.

Steve Guild – Original plan show area for bike storage for 7. Access to elevator to bring bikes down. Don't have to carry them down the stairs. Those are the four items to be addressed.

Michael Long – Concrete versus asphalt?

Steve Guild – Change to concrete.

Austin Hart – anything else? Open to comments and questions.

Steve Guild – the owner informed me, p. 13 for minimum off-street parking...in our last review, we thought five. We need 2 additional spaces. We aren't sure why.

Austin Hart asks Scott Gustin.

Scott Gustin – I don't remember off hand the first time around. I thought the pending parking amendment would have affected this. But it didn't. I corrected it when it came back the second time. Right now, 1 space per unit (23) minus existing deficiency they have, comes out to 7.

Joe Handy – before we had 18 units plus 1 commercial space.

Scott Gustin – commercial didn't require parking.

Austin Hart – difference between 23 and 18 is 5. You are saying seven?

Scott Gustin – reads from staff report.

Austin – 2 spaces being lost...

Scott Gustin – That's it. Two are being lost behind the existing addition in the alley. You can see it in the photos in your packet.

Joe Handy – No one talked about it last time.

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Michael Long – All your parking on the street?

Steve Litwhiler – it is limited. We have our drivers pull in, park.

Jay White – Right now there is a taxi stand. I have always been able to park right there. No trouble, not on Barrett Street either. In reality, if we don't move the parking out, a huge pile of snow. Randy can park in his truck. I can't park my car. The one right in front of our building, we think it would be better for green.

Austin Hart – although Sketch Plan, we think this is something that will need to be addressed in an application.

Steve Litwhiler – a further concern for a plow. How will he get in and come out? And in 23 years, we have never had a problem with our drivers. We are dealing with it all the time.

Austin Hart asks Sharon Litwhiler if she has any additional comments.

Sharon Litwhiler – it would be premature.

Jonathan Stevens – discusses the purpose of Sketch Plan. Communication.

Jay White – We would like to leave tonight with a message that we are headed in the right direction. Begin survey, architecture work, materials and finishes. We would like to have a nod "yeah."

Austin Hart – I would give a nod "yeah." The project as a whole gets us to a better place. There are obviously some parking issues.

Jay White – the preservation issues can be address at the state and federal levels, as that is where the tax credits will come from.

Israel Smith – Discusses staff comments about demo review standards.

Michael Long – About cutting into the structure.

Israel Smith – reads staff report – is what is happening here anticipated by the ordinance? This is more a reconstruction than anything else. My next question for the applicant is what is the approach for the Secretary's Standards.

Jay White – Part I we have already done. In a historic district, Winooski Falls Historic District, Devin Colman confirmed that. It was added to that district. The 2nd part is more detailed; photograph, show how you are meeting the 10 standards. The only addition that is new is the balcony. There was a set of loading dock doors. Glass instead of

wood. Instead of a loading dock, a balcony. If we can get public works to accept. That goes to whether compatible or not,

Israel Smith – reconstructing is the attempt.

Jay White – Mary talked about slicing the building. We want all the historic integrity we can. Some of the bricks will fall off. We are going to keep all of them.

Michael Long – not cutting into the timber frame...

Jay White – Timber still hanging. Temporary steel beam under here. Keeping 8 x 8 posts. Simple, 2 bay building. Built like a mill building.

Brad Rabinowitz – Having that clarity [historic review] will be important. It will be a new building within an old building. And then you are going to rebuild the porches, but restoring, or in the style of the old?

Jay White – restore in the style of the old. We need to do this kind of research. We also have evidence in the brick itself.

Brad Rabinowitz – Reconstruction...

Jay White – porch will be reconstructed. This photo shows the crown of the road; it is misleading. The balcony, we are thinking an iron grate opening, will be compatible design. Metal railing, clarifies that it is compatible but new.

Israel Smith – I don't see the logic in reviewing the project under Demolition of Historic Buildings. That is a pretty drastic view of what is happening here.

Jay White – I was taken aback by that.

Randall Brisson – Anything you can save. Pounds in, pounds out. The building is interesting as the building is a picture of time and place. Many of these framing members are sawn rather than hewn. Not picking it up and moving it to Connecticut. Staying in its context, except for a few feet. If we can't get it to where its used value is appropriate, then I will do what any other owner would do. Tear it down. Otherwise, make it last another 200-300 years.

Michael Long – Commercial space, residential space.

Jay White – Bring all of the plumbing together so we don't have all these pipes running all over. I may end up renting one of these one day myself [laughter]. The bottom floor is a disaster.

Michael Long – will be a cellar?

Jay White – the remainder of the café, with a visual connection. Upgrade, foam insulation. 2' wide thick walls. On this back corner, probably storage of snow tires for tenants, building mechanical systems, hot water tanks. Right now there is the furnace. The rest of the basement is unusable, wet.

Austin Hart – Comments? None offered. Interested issues. Unique opportunities.

Jay White – How to proceed?

Austin Hart – refers to staff. Hopefully you can incorporate comments heard today.

Jay White – Need for a survey?

Austin Hart – we will know more when you come back for an application. How you are going to handle parking, right-of-way issues.

Michael Long – What about technical review?

Ken Lerner – Generally we would have a Technical Review meeting; critical to have that survey so we know what role is taken by whom. Let us know; we schedule those monthly.

Jay White – next step is to call public works and set up an appointment.

Ken Lerner – and get a survey.

Austin Hart - Closes hearing 6:30 pm.

VII. Other Business

None.

Discussion of deliberative scheduling. Next week is school vacation. The next week is Town Meeting.

Deliberative Meeting Date **WEDNESDAY**, March 4 2015 prior to public hearing, 4:00 pm.

VIII. Adjournment 6:32 pm.

Austin D. Hart
Austin Hart, Development Review Board Chair

March 6, 2015
Date

Mary O. Neil
Mary O'Neil AICP, Senior Planner

March 6, 2015
Date

