

# Champlain Club

## • Goethe Community Trust •

January 9, 2023

Honorable Miro Weinberger, Mayor  
Brian Pine, CEDO Director  
Megan Tuttle, Planning Director  
William Ward, Director of Permitting & Inspections  
Dorreen Kraft, Executive Director, City Arts  
City of Burlington, 149 Church St., Burlington, VT 05401

Dear Miro, Brian, Megan, Bill, and Doreen,

Goethe Community Trust, which operates the nonprofit Champlain Club in Burlington, is applying to the Vermont Housing Conservation Board for funding for an historic preservation / local conservation project. Our plan is to restore the building's exterior, become energy efficient, and make the building ADA accessible.

As a community center, performing arts, and dance space in the Old North End, we are fulfilling and expanding a 131 year-old tradition that began in 1891 with the German immigrant community and a national German-American cultural organization. Originally named Goethe Lodge #592, the building was constructed in 1896 as a social and benevolent club.

In November 2021, the Board transitioned the organization from a social club to a 501(c)(3) nonprofit organization, open to all. **Our mission: A vibrant home to share, learn, and connect through the arts, dance, music and other events.** With low hourly rental rates, we are an affordable arts and community space. Our 1800 square foot dance floor is one of only a few in the area. It was beautifully restored by volunteers in 2021.

We are excited about restoring and preserving this amazing old building, ensuring it will be here to serve the community for another 100 years!

Best regards,



Charlene Wallace

Board Member & Fundraising Chair

[fundraising@champlainclub.org](mailto:fundraising@champlainclub.org)



John Antram

President, Board of Directors

[president@champlainclub.org](mailto:president@champlainclub.org)



*Board members contemplating the future of this beautiful old building*



**Dance hall restored in April 2021.**  
Over a three-day weekend in socially-distanced shifts, 24 volunteers repaired the plaster walls and painted. Fundraising paid for a contractor to refinish the floor.



## **Burlington Design Advisory Board**

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

Ron Wanamaker  
Emily Morse  
Jay White  
Jack Qualey  
Gabriel Stadecker  
Kathleen Ryan, Alt  
Michael Alvanos, Alt



### **DESIGN ADVISORY BOARD Tuesday, February 14, 2023 3:00 PM**

#### **Remote and In Person (at 645 Pine Street) Meeting**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09>

Webinar ID: 871 5565 5137

Passcode: 796731

Or Telephone: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

#### **Agenda**

##### **Session I – 3:00 PM – 3:30 PM**

##### **ZP-23-9; 98 Sunset Cliff Road (RL-W, Ward 4N) Keye & Lucy Wong / Elizabeth Herrmann**

Demolish existing single-family residence and construct new single-family residence with associated site improvements. (Project Manager, Scott Gustin)

##### **Session II – 3:30 PM – 4:00 PM**

##### **Historic Preservation Review Committee (HPRC)**

Share notice from Champlain Club/Goethe Lodge. (Project Manager, Mary O'Neil)

*The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Permitting & Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188.*

#### **Non-Discrimination**

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



## Department of Permitting and Inspections

Zoning Division  
645 Pine Street  
Burlington, VT 05401  
[www.burlingtonvt.gov/pz](http://www.burlingtonvt.gov/pz)  
Phone: (802) 865-7188  
Fax: (802) 865-7195

William Ward, Director  
Scott Gustin, AICP, CFM, Principal Planner  
Mary O'Neil, AICP, Principal Planner  
Garret King, Associate Planner  
Joseph Cava, Permitting Technician  
Theodore Miles, Code Compliance Officer  
vacant, DPI Administrator



## MEMORANDUM

**To:** Design Advisory Board  
**From:** Scott Gustin & Garret King  
**Re:** 98 Sunset Cliff Road  
**Date:** February 14, 2023

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**File:** ZP-23-9

**Location:** 98 Sunset Cliff Road

**Zone:** RL-W **Ward:** 4N

**Parking District:** Neighborhood

**Date application accepted:** January 6, 2023, Complete January 12, 2023

**Applicant/ Owner:** Elizabeth Herrmann / Keye & Lucy Wong

**Request:** Demolish existing single family residence and replace with new single family residence.

### Overview:

The applicants are looking to demolish the current single family home and to build a new single family residence. The project plans show sensitivity to the lakeshore by setting the new home further back from the water's edge than the existing home and by establishing a front yard meadow and the required lakeshore low mow zone.

The proposed site plan also shows a new pedestrian path down to the existing sea wall with the addition of new steps that will reach into the flood zone. Except for this small alteration, no changes will be made to the existing sea wall. As required, project plans for this small encroachment into the flood zone have been sent to VT Agency of Natural Resources for review and comment.

The Conservation Board reviewed this application February 6, 2023. The Board recommended continuation of review to a future date to allow the applicant additional time to conduct soils analysis as to stormwater infiltration potential.

### 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 is located along the Lake Champlain shoreline north of Appletree Point. The shoreline is an identified significant natural area. Much of the property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250' from the 95.5' lakeshore elevation. A new low-mow area will be established along the property's lakefront as required. The only work being done in the flood zone is the construction of new stairs that will grant pedestrian access to the water's edge.

*(b) Topographical alterations*

Much of the lot slopes gently towards the lake but drops steeply nearest the lakeshore. Existing topographic conditions will remain largely unchanged.

*(c) Protection of important public views*

Distant terminal views of Lake Champlain and the Adirondack mountains will remain essentially unchanged. There are no public views associated with this property. The proposed home is modest in scale, and most mature vegetation will be retained. Its construction will not adversely affect public views from the lake towards shore.

*(d) Protection of important cultural resources*

The property contains no known archaeological resources. Much of the lakeshore is archaeologically sensitive. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

*(e) Supporting the use of alternative energy*

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties.

*(f) Brownfield sites*

The subject property is not an identified brownfield.

*(g) Provide for nature's events*

A preliminary water resources review has been done. An erosion prevention and sediment control plan is required and must be submitted for water resources review if not done so already. As proposed, stormwater runoff will be directed towards a bioretention area to the lakeside of the proposed home. Water resources review and approval of the final design is required.

The project plans depict a sheltered entry for the front entryway as well as over the front of the garage.

*(h) Building location and orientation*

The location of the proposed home will be shifted inland as compared to the existing home. It will be set essentially in the middle of the lot. The new home will have an open front entryway facing inland towards the front yard and private road beyond.

As required, the attached garage is set behind the front of the house.

*(i) Vehicular access*

The existing driveway will be reconstructed and reconfigured to serve the proposed home. Sight lines at the driveway's intersection with the road remain essentially unchanged.

*(j) Pedestrian access*

This criterion requires that a pedestrian walkway be provided from the front door to the public sidewalk or street. This property is along a private road without sidewalks. No front walkway is proposed. Consistent with past practice in such situations, no front walkway is required. Convenient access between the driveway and side and front entries is proposed.

*(k) Accessibility for the handicapped*

No handicap accessibility is evident or required with this proposal.

*(l) Parking and circulation*

Parking will be provided within the attached garage and the driveway. Parking spaces are dimensionally compliant. Circulation and access is provided via the private driveway.

Residential driveways are generally limited to 18' in width but are allowed to widen as they approach the garage. Such is the case in this proposal. There is a turn-around that causes the driveway to reach ~ 32' width. This design is a recurring problem as to dimensional limitations and the front yard parking prohibition. Successful remedies have generally included a different material for the turn-around and a dual purpose (like patio or walkway) to distinguish it from the driveway. Revision is needed.

*(m) Landscaping, fences, and retaining walls*

A complete landscaping plan has been provided and notes that most of the current trees will be retained. As noted above, a low-mow zone will be established along the property's lakeshore with additional shrubs planted to soften the edge with the existing seawall. The proposed landscaping plan depicts a variety of new plantings to accent the building and its front entrance. Some landscaping will provide screening. Proposed species are not invasive and appear to be acceptable.

*(n) Public plazas and open space*

No public plaza or open space is included or required in this proposal.

*(o) Outdoor lighting*

Outdoor lighting fixture specifications have been provided. Lighting locations are shown in the elevations drawings. Fixtures include: Type 1 (Recessed 700 lumen output), Type 2 (Decorative sconce 100 lumen output), Type 3 (Discreet wall sconce 701 lumen output). All proposed outdoor lighting fixtures utilize low output lamps and are acceptable for this residential installation.

*(p) Integrate infrastructure into the design*

Existing electric lines appear to be aboveground. This new construction will require buried electrical service. Utility connections to the house are shown on the plans as well as locations of

all applicable utility lines and pipes. Locations of mechanical equipment is noted and will be screend with material to match the siding of the house.

### ***Part 3, Architectural Design Standards***

#### ***Sec. 6.3.2, Review Standards***

##### ***(a) Relate development to its environment***

###### ***1. Massing, Height, and Scale***

The proposed home, along with its accessory porches, is similar in size and mass to the current home. The mass of the house will be defined by straight lines and square edges that clearly define the individual components of the house. It appears to have a symmetrical appearance when viewed from the front with two floors in the center and lower single stories extending off to the right and left sides. The proposed structure will be two stories just like the current building. The scale of the home is similar to nearby properties on the street including the additional attached porches. The reduced setback from the road is less than adjacent properties which pulls the new build away from the lakeshore. A perspective drawing should be provided.

###### ***2. Roofs and Rooflines***

The roof will be a dark colored flat membrane roof squared off with parapets matching the building siding that conceal the roof deck. This style is different from the more common hip and gable type roofs on the adjacent properties. The proposed roof design; however, is consistent and matches the modern style of the building.

###### ***3. Building Openings***

The windows and doors are of matching style to the rest of the home's contemporary design. The windows appear as single pane windows without muntins and sit in unadorned frames. Overall, large amounts of glazing will be present with the majority on the lakeside portion of the house to provide views of the lake for the residents.

##### ***(b) Protection of important architectural resources***

The existing building is not listed on the state or national historic register, nor has it been deemed eligible for listing.

##### ***(c) Protection of important public views***

See 6.2.2 (c) above.

##### ***(d) Provide an active and inviting street edge***

As with most other homes along Sunset Cliff Road, the proposed home is set back relatively far from the road. There is little perceptible streetscape in this neighborhood. As proposed, several trees and a row of flowering shrubs will stretch across the majority of the property's frontage. Behind this landscaping, the proposed home incorporates a readily identifiable front entrance facing the street. At the entrance to the house, there is a covered walkway to the main door along with pavers to the front lawn and porch.

##### ***(e) Quality of materials***



The color and material for the new construction will mainly consist of dark charred wooden siding. The parapet extending above the flat roof deck will be clad in the same material. Accent siding for the covered entry and porch will be a stained wooden material. The aluminum clad wooden windows will be a black/dark color to match the siding of the house. The materials proposed are of acceptable quality and durability for this new construction.

*(f) Reduce energy utilization*

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

*(g) Make advertising features complimentary to the site*

No advertising is included in this proposal.

*(h) Integrate infrastructure into the building design*

All mechanical equipment for the structure will be attached to the building and screened to merge with the siding of the rest of the structure.

*(i) Make spaces safe and secure*

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

**RECOMMENDED MOTION:**

Approve the project as conditioned and forward to the Development Review Board.

1. Revised project plans addressing the following are needed:
  - a. Adjustment of the driveway and turn-around that limits the driveway to 18' (except where it approaches the garage) and differentiates the turn-around with a material different than that of the gravel driveway;
  - b. Utility lines shall be buried; and,
  - c. A perspective drawing should be provided.

NOT FOR  
CONSTRUCTION

DRAFT

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

## WONG RESIDENCE

98 SUNSET CLIFF RD  
BURLINGTON, VT 05408

## LAYOUT AND MATERIALS PLAN

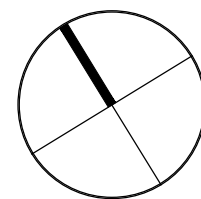
JOB NO. 22-272  
SCALE: 1/8"=1'-0"  
DRAWN BY: XX  
DATE: 01.17.2023

L100

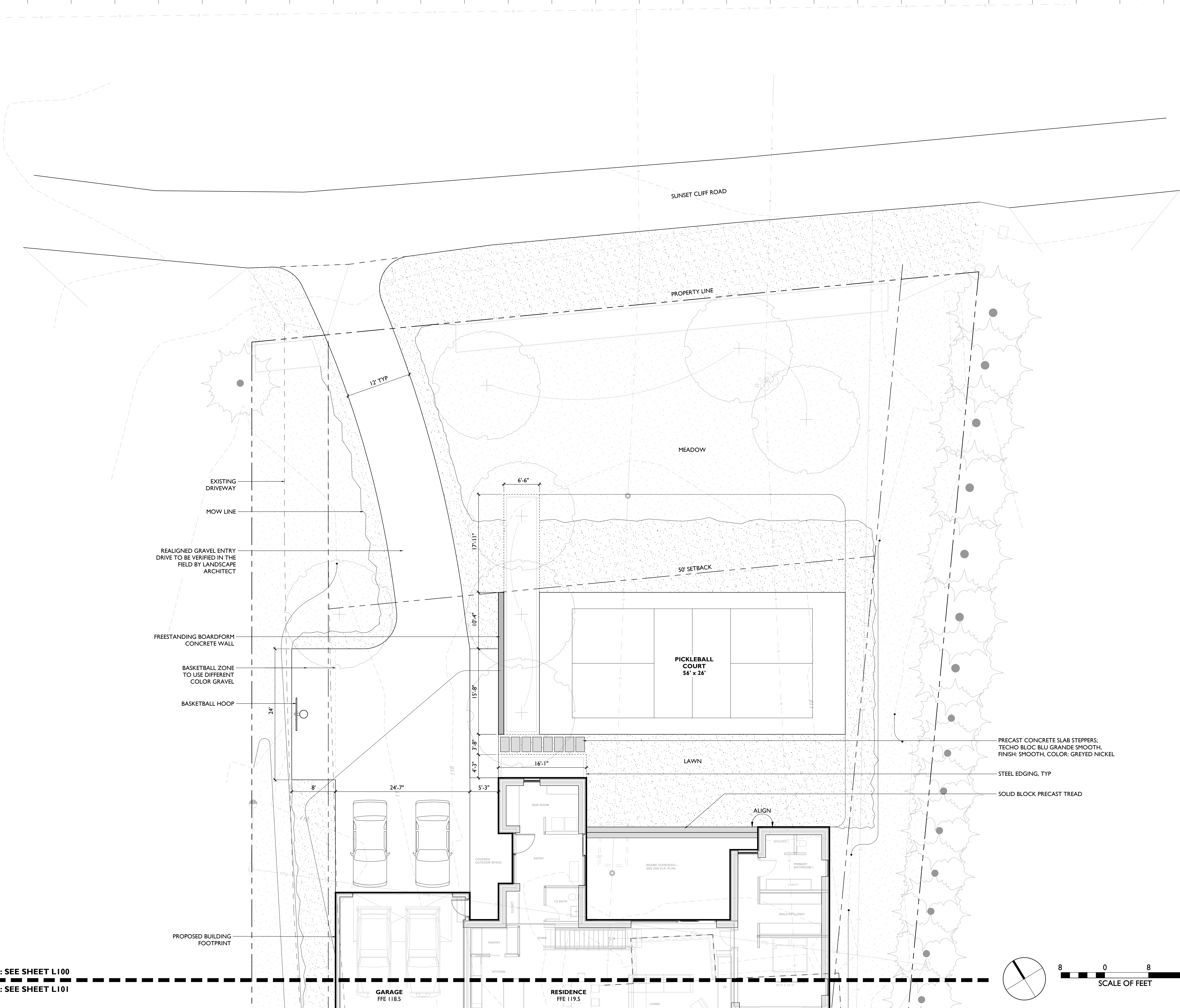
© WHLA ALL RIGHTS RESERVED 2023

PLOT DATE: 1/30/2023 11:37 AM

MATCHLINE: SEE SHEET L100  
MATCHLINE: SEE SHEET L101



8 0 8 16  
SCALE OF FEET





MATCHLINE: SEE SHEET L100  
MATCHLINE: SEE SHEET L101

WAGNERHODGSON  
LANDSCAPE ARCHITECTURE  
VT802.864.0010 NY518.567.1791 wagnerhodgson.com  
7 Marble Avenue Burlington, VT 05401  
430 Warren Street Hudson, NY 12534

NOT FOR  
CONSTRUCTION

GRILL, BY OWNER  
EXPOSED AGGREGATE  
CONCRETE PAVING  
SOLID BLOCK  
PRECAST TREAD  
PROPOSED  
DECIDUOUS TREE  
EXISTING BUILDING  
FOOTPRINT  
MOW LINE

EXISTING EVERGREEN  
TREES TO REMAIN

GARAGE  
FFE 118.5

RESIDENCE  
FFE 119.5

LAWN

LOW-MOW  
ZONE

LAKE CHAMPLAIN

REFER TO SHEET I/L102

EXISTING EVERGREEN  
TREES TO REMAIN

PATH LIGHT, TBD

PRECAST CONCRETE  
SLAB STEPPERS

MOW LINE

PROPOSED LAKE  
ACCESS STEPS

PROPOSED LAKE  
ACCESS RETAINING  
WALLS

EXISTING CONCRETE  
WALLS TO REMAIN

EXISTING CONCRETE  
LANDINGS TO REMAIN

## WONG RESIDENCE

98 SUNSET CLIFF RD  
BURLINGTON, VT 05408

## LAYOUT AND MATERIALS PLAN

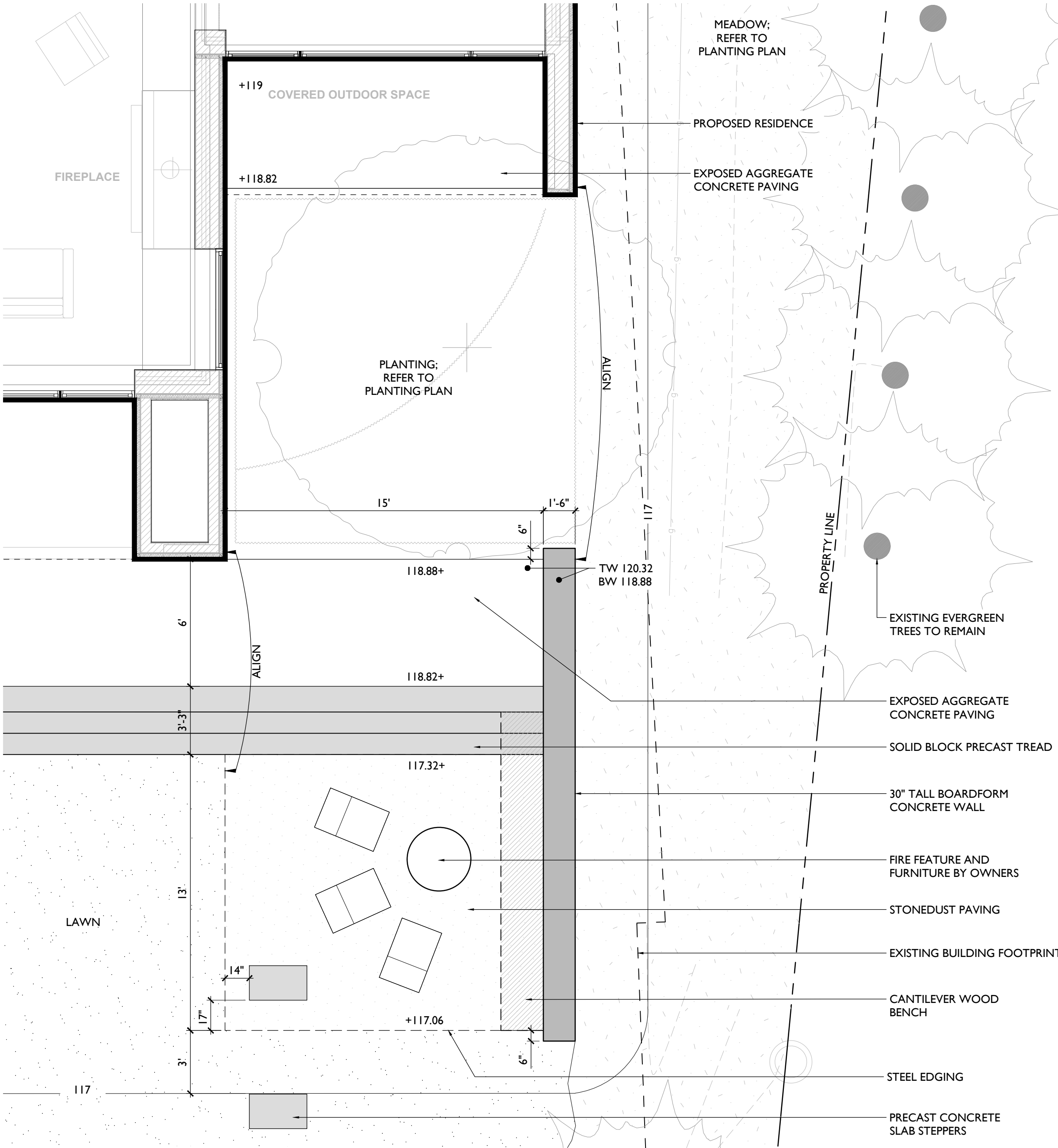
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DATE: 01.17.2023

L101

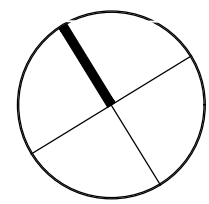
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NOT FOR  
CONSTRUCTION



**I** MATERIALS, LAYOUT & CONCEPTUAL GRADING PLAN AT FIRE PIT  
1/4" = 1'-0"



DRAFT

| NO. | DESCRIPTION | DATE |
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## WONG RESIDENCE

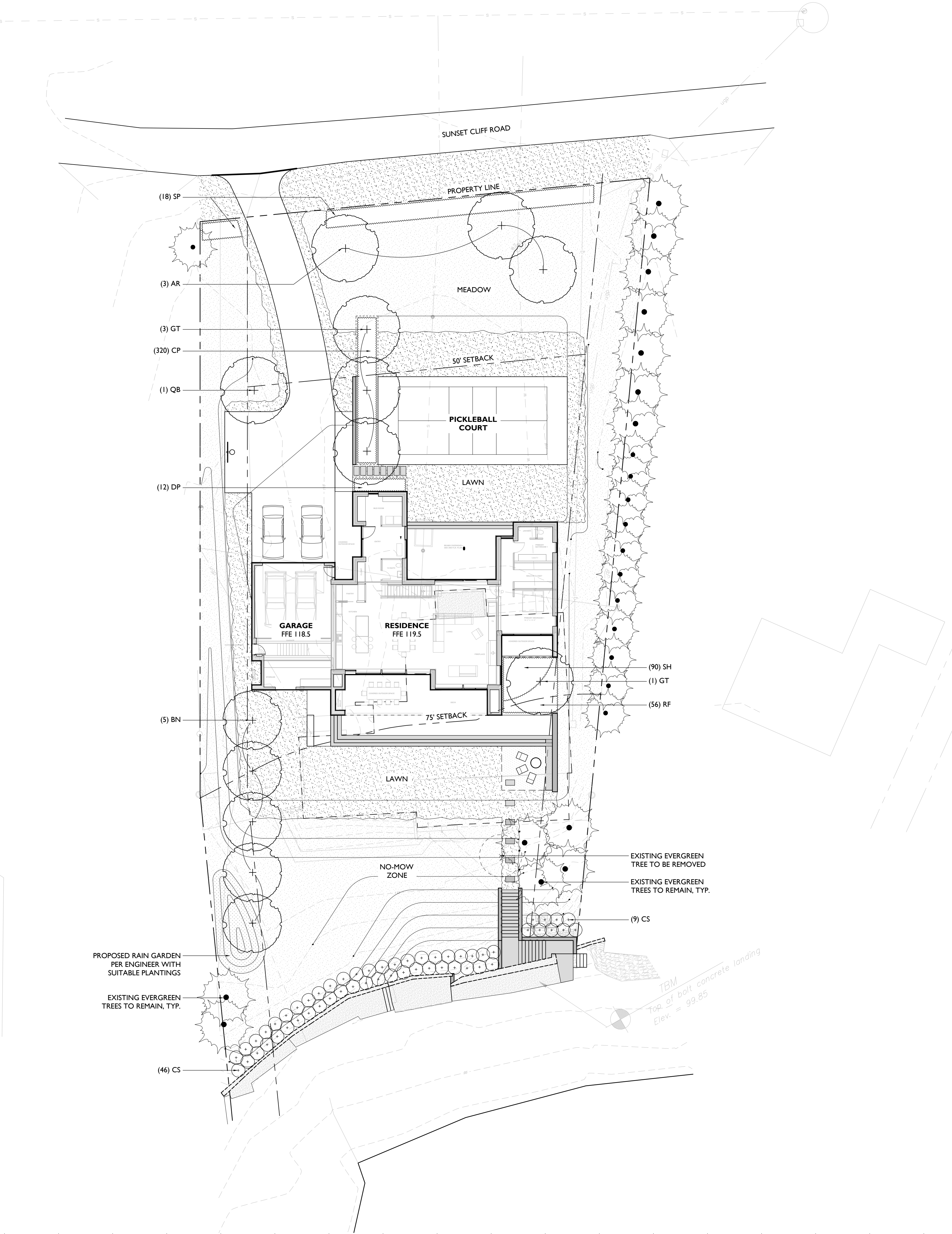
98 SUNSET CLIFF RD  
BURLINGTON, VT 05408

## LAYOUT, MATERIALS AND GRADING PLAN AT FIRE PIT

JOB NO. 22-272  
SCALE: VARIES  
DRAWN BY: XX  
DATE: 01.11.2023

L102





## PLANT SCHEDULE

| KEY | QTY. | SCIENTIFIC NAME | COMMON NAME | SIZE | SPACING |
|-----|------|-----------------|-------------|------|---------|
|-----|------|-----------------|-------------|------|---------|

### TREES

|    |   |                                                  |                         |            |          |
|----|---|--------------------------------------------------|-------------------------|------------|----------|
| AR | 3 | Acer rubrum 'Red Sunset'                         | RED MAPLE               | 6"-7" CAL. | AS SHOWN |
| BN | 5 | Betula nigra 'Heritage' (single stem)            | HERITAGE RIVER BIRCH    | 6"-7" CAL. | AS SHOWN |
| GT | 4 | Gleditsia triacanthos inermis var. 'Shademaster' | SHADEMASTER HONEYLOCUST | 6"-7" CAL. | AS SHOWN |
| QB | 1 | Quercus bicolor                                  | SWAMP WHITE OAK         | 6"-7" CAL. | AS SHOWN |

### SHRUBS

|    |    |                            |                             |    |          |
|----|----|----------------------------|-----------------------------|----|----------|
| CS | 55 | Cornus sericea 'Firedance' | FIRE DANCE RED TWIG DOGWOOD | #5 | AS SHOWN |
| SP | 18 | Syringa patula 'Miss Kim'  | MISS KIM LILAC              | #5 | 5' O.C.  |

### ORNAMENTAL GRASSES

|    |     |                        |                  |        |          |
|----|-----|------------------------|------------------|--------|----------|
| CP | 320 | Carex pensylvanica     | OAK SEDGE        | 1 GAL. | 10" O.C. |
| SH | 90  | Sporobolus heterolepis | PRAIRIE DROPSEED | 1 GAL. | 18" O.C. |

### PERENNIALS

|    |    |                               |                  |        |          |
|----|----|-------------------------------|------------------|--------|----------|
| DP | 12 | Dennstaedtia punctilobula     | HAY-SCENTED FERN | 1 GAL. | 18" O.C. |
| RF | 56 | Rudbeckia fulgida 'Goldsturm' | BLACK-EYED SUSAN | 1 GAL. | 18" O.C. |

## PLANTING NOTES

- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" ( or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
- Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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## WONG RESIDENCE

98 SUNSET CLIFF RD  
BURLINGTON, VT 05408

## PLANTING PLAN

JOB NO. 22-272  
SCALE: 1/16"=1'-0"  
DRAWN BY: XX  
DATE: 01.11.2023

**L200**



**PROGRESS  
DRAWINGS--  
NOT FOR  
CONSTRUCTION**

98 SUNSET CLIFF RD  
BURLINGTON, VT

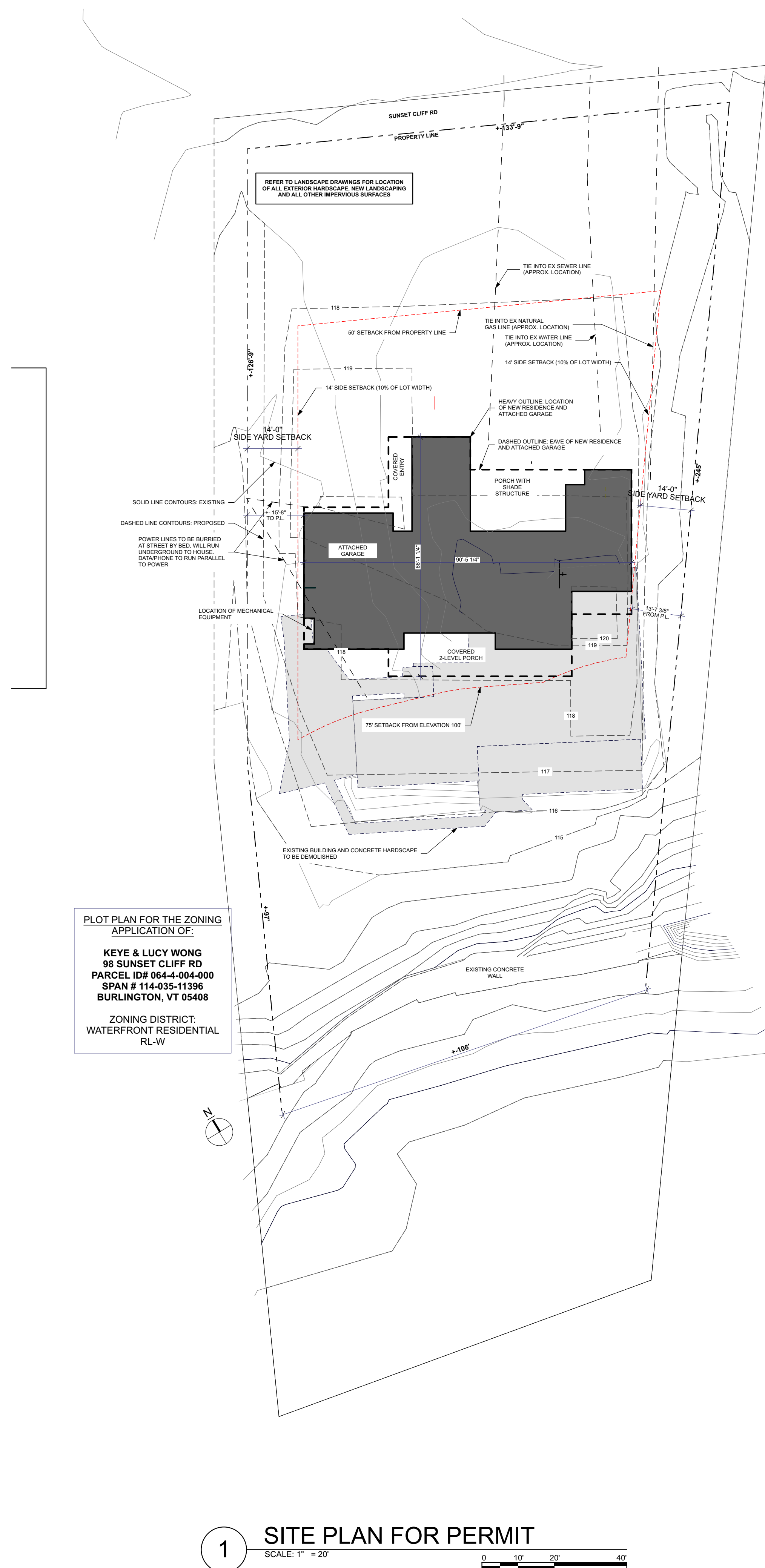
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[illegible]

# SITE PLAN FOR PERMIT

A-101



# 1 SITE PLAN FOR PERMIT

SCALE: 1" = 20'







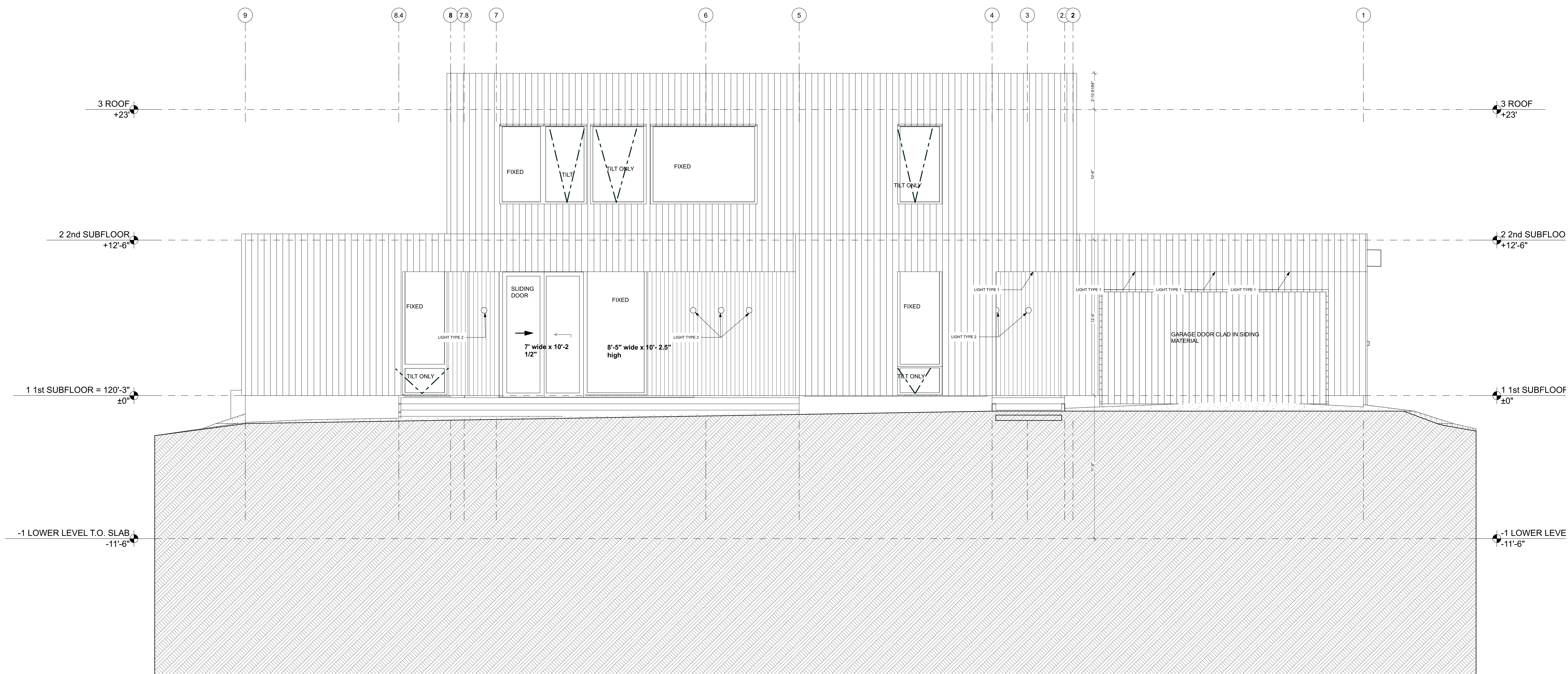




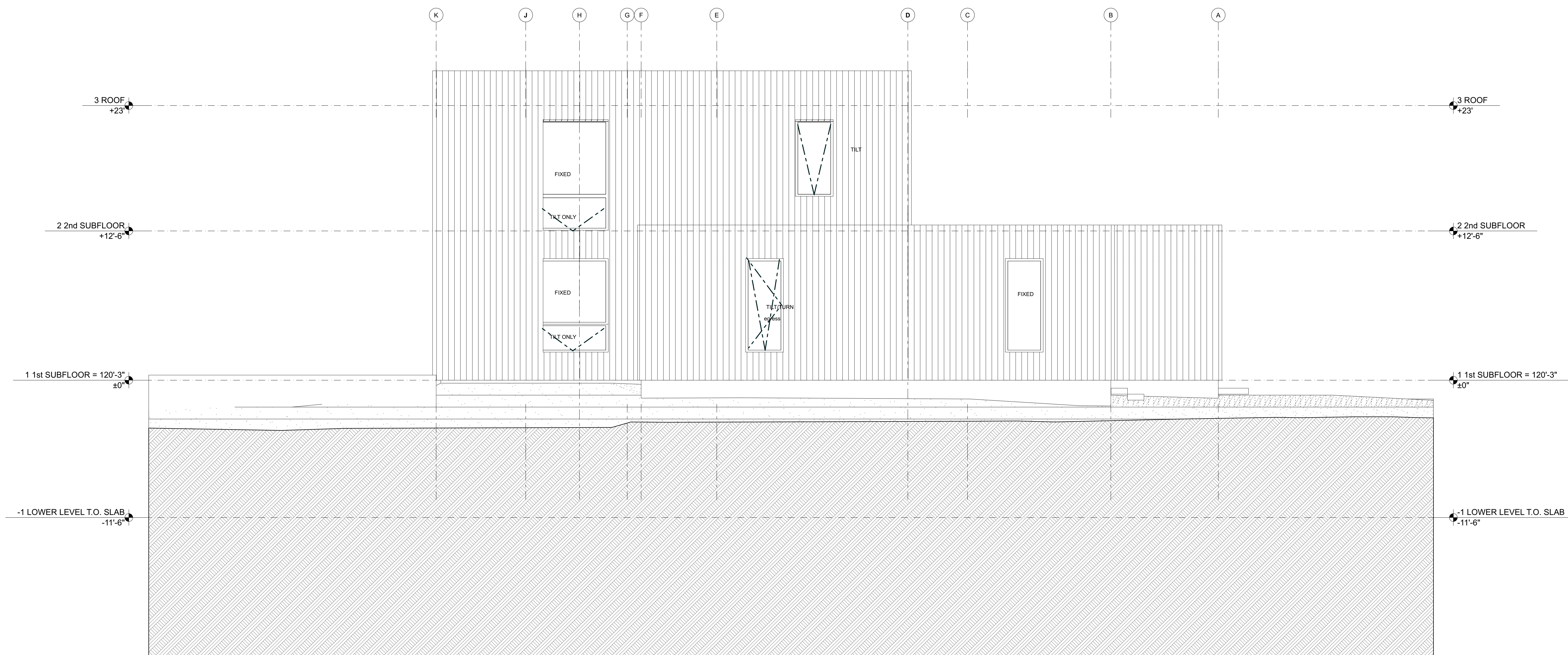








1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



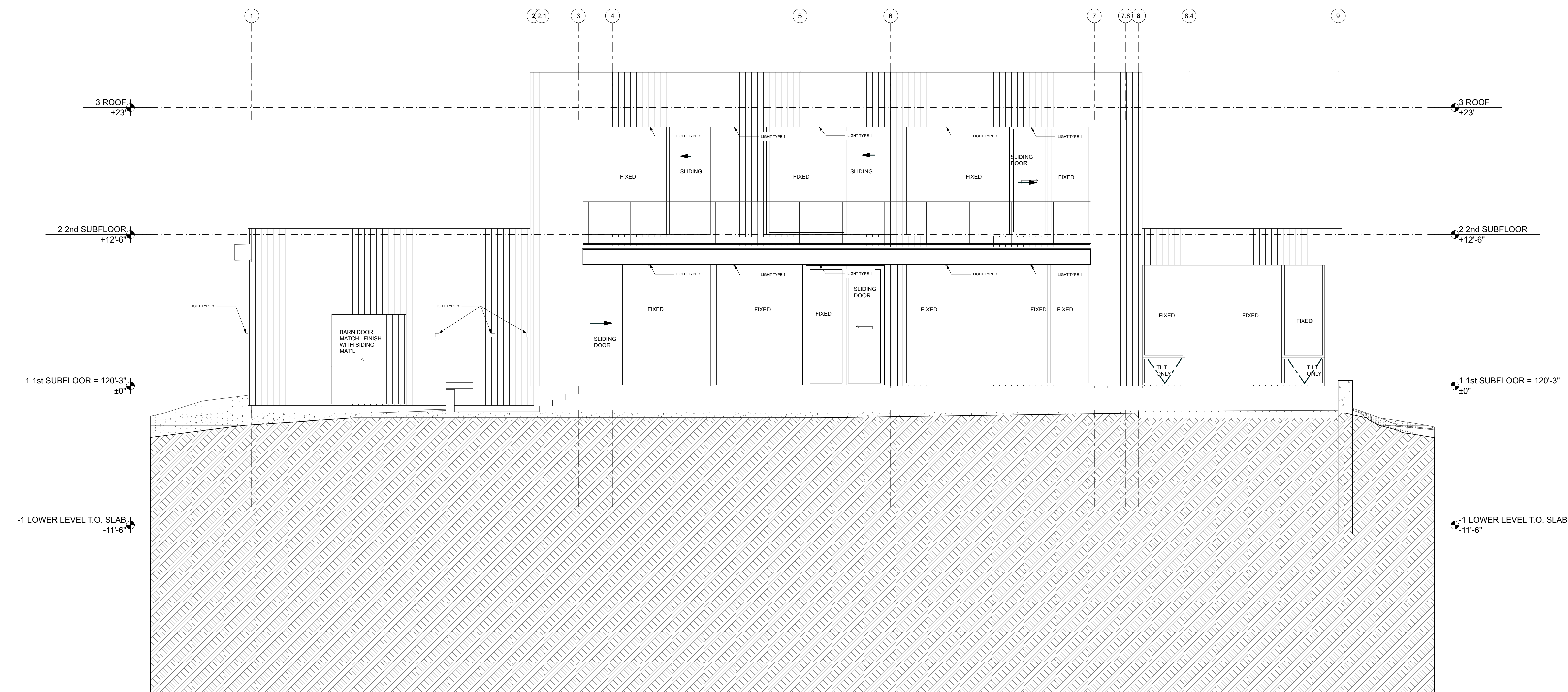
2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

| DATE    | DESCRIPTION    |
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| 1-11-23 | FOR PERMITTING |
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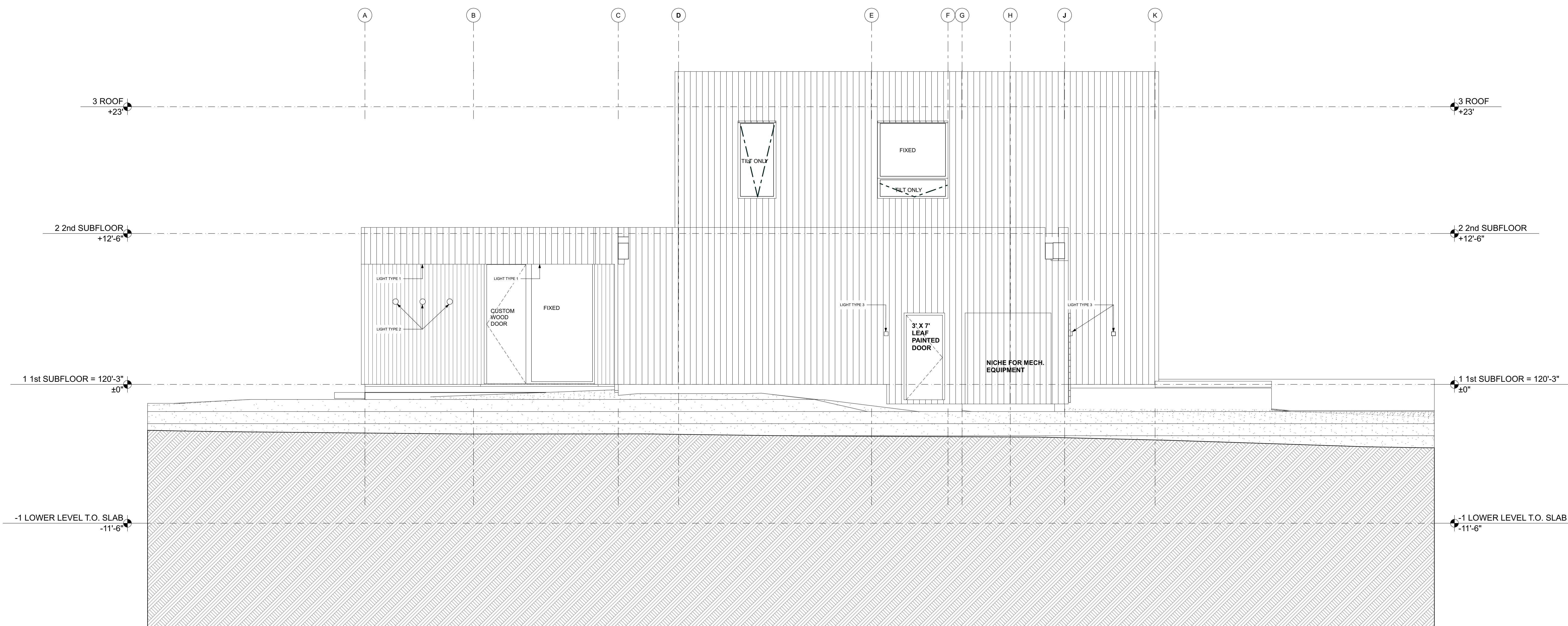
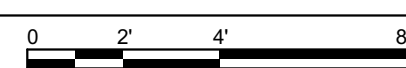
EXTERIOR  
ELEVATIONS





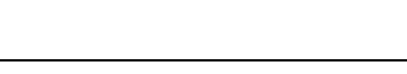
1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



| DATE    | DESCRIPTION    |
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| 1-11-23 | FOR PERMITTING |
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EXTERIOR  
ELEVATIONS

A-202



98 Sunset Cliff Rd.  
Burlington VT

**Exterior door, window, siding and lighting spec**  
**See attached cut sheets and images**

All glazed exterior doors:  
MSORA Comfort Optimo XLS in black, triple glazed



All windows:  
MSORA Comfort Optimo XLS in black, triple glazed



Exterior light fixtures:  
Type 1: Recessed

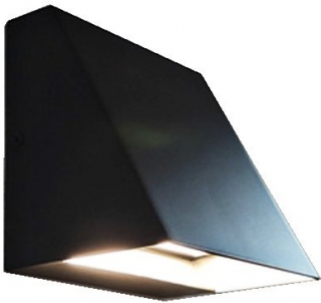




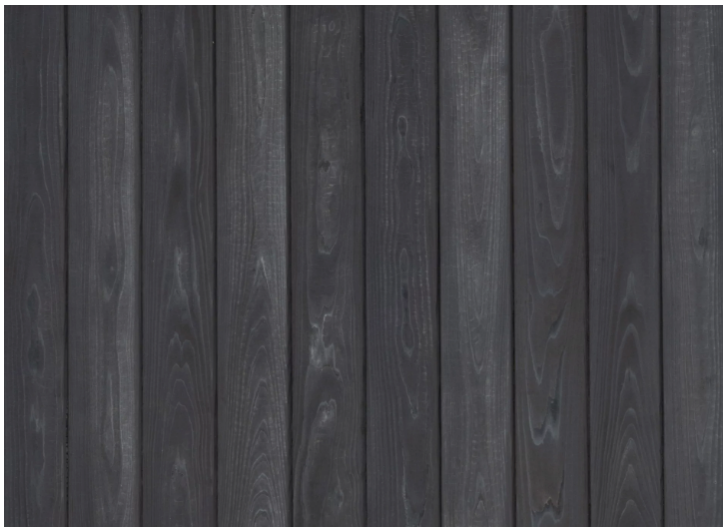
Type 2: Decorative sconce  
Lumens each: 100



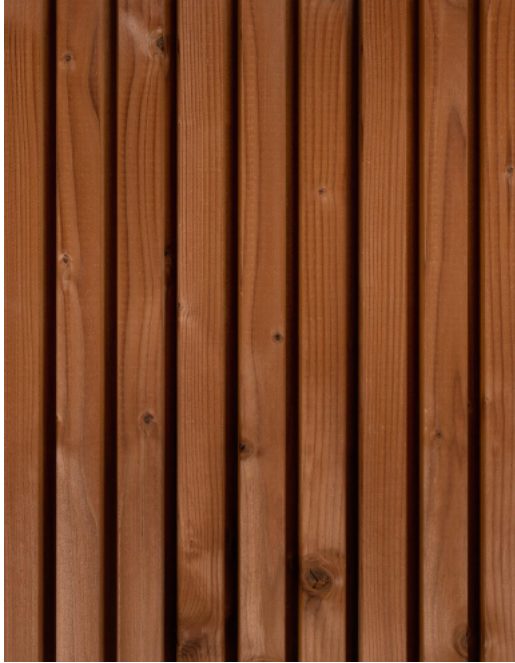
Type 3: Discreet wall sconce  
Lumens each: 701



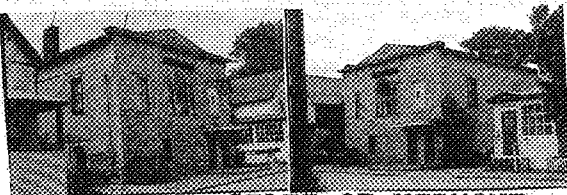
Siding: Nakamoto forestry Gendai- Dark Grey 6" vertical  
<https://nakamotoforestry.com/product-finishes/gendai-dark-gray/>



Siding at covered entry and porch with shade structure:  
Lunawood triple shadow natural 5 ½" vertical







STATE OF VERMONT  
Division for Historic Preservation  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

COUNTY: Chittenden  
TOWN: Burlington  
LOCATION: 20 Crowley Street, two lots  
east from corner of North  
Avenue.  
COMMON NAME:  
German Club  
FUNCTIONAL TYPE: Recreational Hall  
OWNER: Goethe Lodge #592 D.O.H.  
ADDRESS: c/o G. Tucker Dermot Cosgrove,  
126 Foster Street, Burlington, VT 05401  
ACCESSIBILITY TO PUBLIC:  
Yes ☐ No ☐ Restricted ☒  
LEVEL OF SIGNIFICANCE:  
Local ☐ State ☒ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☐ Brick ☐ Concrete ☐ Concrete Block ☒
2. Wall Structure
  - a. Wood Frame: Post & Beam ☐ Balloon ☒
  - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
  - c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:
4. Roof Structure
  - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
  - b. Other:
5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☒ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒  
Sheds ☐ Ells ☐ Wings ☐ Bay Window ☐ Other:  
Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐  
Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐  
With Parapet ☐ With False Front ☒ Other:

Number of Stories: 2

Number of Bays: 3 x 4

Approximate Dimensions: 26 x 40

SURVEY NUMBER:

0402

NEGATIVE FILE NUMBER:

83-A-89

UTM REFERENCES:

Zone/Easting/Northing

18/641240/4927300

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

Burlington 7.5

PRESENT FORMAL NAME:

Goethe Lodge

ORIGINAL FORMAL NAME:

Goethe Lodge

PRESENT USE: Recreational Hall

ORIGINAL USE: --

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Vernacular

DATE BUILT:

1896

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐  
Development ☐ Deterioration ☐  
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐  
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Two story rectangular plan hall with flat parapet front. Double door (altered) entrance, paneled surround and modern boxed cornice hood. Large second story central Palladian window flanked by 2/2 sash windows (right filled in) in plain surrounds with lip molding. Projecting boxed cornice above vertical board frieze with consoles and smaller brackets. Gabled metal roof behind false front with projecting box cornice. Corner boards and water table. Electric sign projecting over entrance (c.1950).

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

The Goethe Lodge (German Order of Harugari) is historically significant because of its important role in the Burlington German immigrant community of the late 19th century. It was started by the German immigrants employed by the local construction companies (i.e. Kieslich, Heininger, Hauke) in the north end of Burlington. It is still being used as a private German Club. Though some windows are filled-in, the structure is a well-preserved example of a vernacular community building. Interior remodeling occurred after two fires (1944, 1972).

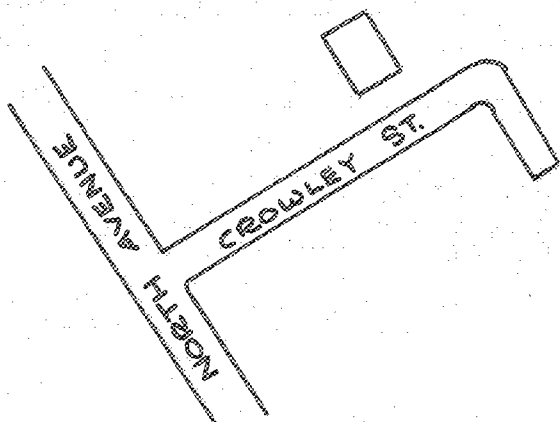
REFERENCES:

Burlington Directory, 1896.

Interview with Richard Kieslich (Kieslich's Market)- December 1982.

Chittenden County Historical Society Bulletin, November 1972.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

KAREN CZAIAKOWSKI

ORGANIZATION:

DIVISION FOR HISTORIC PRESERVATION

DATE RECORDED:

JUNE 8, 1983



## **Burlington Design Advisory Board**

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

Ron Wannamaker

Emily Morse

Jack Qualey

Gabriel Stadecker

Jay White

Kathleen Ryan, Alternate

Michael Alvanos, Alternate



### **DESIGN ADVISORY BOARD Tuesday February 14, 2023 3:00 PM**

#### **Minutes**

**Present:** Jay White, Emily Morse, Ron Wannamaker, Kathleen Ryan (alternate)

**Absent:** Jack Qualey, Gabe Stadecker, Michael Alvanos (alternate)

**Staff present:** Scott Gustin, Garret King, Mary O'Neil

**Guests:** Elizabeth Herrmann, Lucy Wong, Seth Goddard, Nick Scribner, Rem Kielman, Sharon Bushor

#### **Agenda**

##### **Session I – 3:00 PM – 3:30 PM**

**ZP-23-9; 98 Sunset Cliff Rd (RL-W, Ward 4N) Keye & Lucy Wong / Elizabeth Herrmann**

Demolish existing single family residence and construct new single family residence with associated site improvements.

**Motion by Jay White:** I move we approve the application as proposed.

**2<sup>nd</sup>:** Emily Morse

**Vote:** 4-0

**Motion carries.**

##### **Session II – 3:30 PM – 4:00 PM**

**Historic Preservation Review Committee (HRPC)**

Share notice from Champlain Club/Goethe Lodge

Information presented by Mary O'Neil. No action taken.

**Adjournment 4:00 PM.**