

Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP 18-0505CA; 26 Park Street
Date: January 9, 2018

File: ZP18-0505CA
Location: 26 Park Street
Zone: RH **Ward:** 3C
Date application accepted: November 20, 2017 (incomplete.) Deemed complete December 8, 2017.



Applicant/ Owner: Lawrence Doane
Request: Remove rear appendage and porches; addition at rear; new porch and driveway, replace all siding, trim, and windows.

Background:

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- Aldermanic vote to grant permission for use as semi-public use (reception home for run-away children) for one year, after which time the Board will have the right of review of use of the building. Owner is directed to see Zoning Administrator for permit. July 1974.
- Zoning Permit (n.n.) to erect a fire escape on the east (rear) side of the building, and to install fire doors. July 1974.

Overview: 26 Park Street is a single family home on a small lot (3,360 sf) built in 1910 for George Sanderson and listed on the Vermont State Register of Historic Resources. Photographs illustrate that some changes have been made (porch railing and posts altered, no permits on file.) The applicant has been under a violation notice for demolition by neglect (NOV issued February, 2017.) This application is in response to that action.



1984-1985 Re-appraisal photo

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:

There are no important natural features identified in the submission materials. Ortho photographs define the backyard as largely used as an undefined parking area for some time.

(b) Topographical Alterations:

No topographic alterations are included in the plans. If there are any changes to grade proposed, they should be identified and contours provided.

(c) Protection of Important Public Views:

There are no protected views from or through private property. This development does not obstruct views of Lake Champlain and the mountains as framed by public rights-of-way.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

The plan is not prohibitive of including renewable energy such as direct sunlight, wind, water, or geothermal resources.

(f) Brownfield Sites:

The site is not included on Vermont DEC's list of brownfield sites.

(g) Provide for nature's events:

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

The project applicant has submitted an Erosion Prevention and Sediment Control Plan for review by the Stormwater program. Their approval will be a condition of approval. [Notice of Approval received December 7, 2017.]

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

The proposed rear addition will provide three covered entries on the east elevation. The replacement porch on the west (front) will also provide shelter from inclement weather.

A location for snow storage needs to be identified.

(h) Building Location and Orientation:

The building will retain its orientation; fronting on Park Street and the Battery. The large addition is located in the rear of the structure.

(i) Vehicular Access:

Access will remain as existing; from Park Street. Photos illustrate two tire paths; however, the plan illustrates an asphalt driveway. It would be possible to minimize the width of the driveway and allow for greater green space and more area for stormwater infiltration. Encroachment into a required side yard setback is pre-existing.

(j) Pedestrian Access:

A walkway will continue to serve the primary entrance from Park Street. Those parking in the rear yard can access entries on that elevation.

(k) Accessibility for the Handicapped:

Handicap access is not a requirement for single family residences; however, the multiple entrances and large expansion on three floors suggests that this may become a multi-unit building or serve a function different from single family use. The building inspector implements ADA requirements.

(l) Parking and Circulation:

Two parking spaces are provided in the rear, adequate for a single family home. The required minimum 5' setback for parking areas (and patio) from boundary lines is not observed and must be. Adequate backup space is also not provided, but this parking arrangement is an existing condition (although undesirable as vehicles must back out onto Park Street.) As a single family residence the parking plan is acceptable; but if greater intensity of use is proposed, parking is insufficient and backup capacity significantly hindered by the small lot (3,360 sf.). Parking barriers will be required to prevent further parking creep toward and over property lines.

(m) Landscaping and Fences:

There is no landscaping identified on the site plan, and none identified in photographs. Some planning for site work should be included to help soften the impact of the large addition and expanse of parking. A landscaping plan will be required.

A 30" high fence is proposed to surround the front yard. See plan A.02.

(n) Public Plazas and Open Space:

Not required.

(o) Outdoor Lighting:

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

Spec sheets have been provided for recessed can light on the front and rear porches.

(p) Integrate infrastructure into the design:

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

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

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

Elevation plans fail to identify location of meters and utility connections. These, and any mechanical equipment/condensing units/HVAC shall be identified on elevations and/or site plans as appropriate. Any visible from the streetfront must be screened. Mechanical equipment shall not be installed on any primary elevation.

The mailbox will remain as located on the front porch.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed rear addition exceeds the height of the principal structure and is therefore inconsistent and incompatible with the character of the historic massing and height of the existing building, which demands a subordinate and differentiated design. While the location and articulate clearly segregate and differentiate the addition, the increased height is not compatible with the original structure. As part of a designed addition, it should remain subordinate to the principal historic structure.

2. Roofs and Rooflines.

Multiple dormers are proposed; designed to echo the existing dormer on the primary façade with a hipped roof and single double-hung window centered in the face. The rear addition has an asymmetrical roof arrangement, connecting to the hipped roof of the existing structure. As the roof to the rear addition is higher and prominent, it is not compatible with the historic principal structure to which it is attached.

3. Building Openings

As noted, double hung windows are proposed in new dormers. As habitable area exists in the attic (which this application may expand), egress windows may be required. The applicant is

advised to consult with the building inspector. Any expansion of habitable area, or change in use must be defined.

New windows in the addition are limited. Many of the existing original window openings are proposed to be boarded up, resulting in a dead looking building. No floor plan has been provided to explain the undesirable exterior appearance, particularly on the north elevation but notably on the face, fronting the Battery.

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The present violation notice identifies the house in dire need of repair and attention. The application proposes to replace most of the exterior: Siding, windows, trim, porches, and rear addition. The replacement porch, although attractive, is not consistent with the original porch design. Posts with a heavily articulated plinth were not part of the original. The railing design present today is the result of more recent alteration without permits.

The wood clapboard is proposed to be replaced with a composite lap siding; trim to be replaced with another composite material. Replacement porch posts are proposed to be trimmed with Boral (composite.) The infill of the upstairs window is unfortunate, closing off an "eye" to the street. The redevelopment plan offers to change the historic character of the building by removing original materials, introducing a new style of porch post detail (plinth) undocumented in the building's past, and closing off building openings.

(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.

Composite materials are proposed for siding and trim; fiberglass windows for replacement.

Prior decision of the Environmental Court and the DRB have not permitted fiberglass as replacement sash on historic structures, and have only allowed wood or clad wood as replacement when an original window is being removed. It is the applicant's choice for the rear addition. Fiberglass cannot be approved for the existing historic house.

The DRB has specifically denied composite porch railings, posts and balusters on historic structures.

There is no information that the applicant consulted with an architectural historian about appropriate replacement materials. The clear preference is for replacement-in-kind (See Article 5, Section 5.4.8).

There is not enough documentation about the durability of the specific composite material ("Boral"). Metal roofing (porch) and asphalt shingles (rear porch roof and addition) are both acceptable for new construction. The metal roofing proposed on the front porch may initiate snow slide unfavorable for a primary entrance, creating a hazard for residents and guests.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient construction per the requirements of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Development shall conform to all applicable building and life safety code as determined by the building inspector and fire marshal. It does appear that this may be developed into some use of greater intensity than a single family residence, which would require different standards.

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.

26 Park Street was listed on the Vermont State Register of Historic Resources in 1978. These standards, therefore, apply.

(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 house was constructed in 1910 as a residence; a use which remains. The broad alterations and multiple entrances suggest a greater intensity of use; this must be defined.

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.*

Amazingly the property is nearly intact, albeit for unpermitted porch railing replacement. What is visible today is likely original to the building. The application proposes wholesale replacement of siding (wood, for composite), trim (wood for composite), porch decking and railings (composite decking; railings and posts composite or composite trim) and fiberglass windows. The preferred treatment for historic structures is to first repair, and then replace-in-kind. The existing siding has not been maintained, resulting in gross paint failure and material loss. (See Page A.24, *Images*.) An assessment is recommended on the condition of the original wood siding to determine if the wood clapboard may be retained and might be primed/painted to retain the original appearance without material loss.

The State Register listing defines specific characteristics, like "Tuscan columns" and "pilasters". The Tuscan order is the simplest, with a plain entablature, with a ringed column beneath a plain cap and unadorned base. These should be retained or restored to original form.

Although the Environmental Court has permitted replacement of historic wood clapboard with fiber cement, they have not entertained the product presented ("Boral"). It should be noted that the earlier siding approval required that the reveal match that of the existing material; something that may be difficult with this product given such a small existing reveal dimension. Maintaining the historic reveal pattern is essential in maintaining the original historic character.

Similarly, the application proposes replacement window, door, corner and fascia/cornice trim with a synthetic composite. The Development Review Board has specifically denied composite trim for historic porches. Fiberglass windows are not considered an appropriate replacement option for historic structures (new construction acceptable); wood or clad wood only are acceptable. The photo attached to the State Register listing appears to feature 3/1 windows on



the upper floor. There are no permits on file for window replacement. There are 1/1 windows in place at present. The Queen Anne window sash on the first floor, front elevation is a defining feature and should be maintained, particularly if there is ornamental glass in the transom.

Composite porch decking has been previously approved for other historic properties.

Overall, the comprehensive replacement of all original materials with materials that are not in-kind will result in a loss of architectural and historic integrity of the listed property.

The new construction at the rear may utilize new materials without pause.

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

The proposed porch posts and railing system are more elaborate than the original porch features (see 1984-85 photo, and photo attached to the State Register listing.) A more modest Colonial porch replacement (turned posts, unadorned base and cap, simple balusters with handrail cap) to match the original would be appropriate.

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

None identified.

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

Although in poor repair, the house retains its integrity of location, design, setting, materials, workmanship, feeling and association. The alterations may step too aggressively to correct present conditions, as character defining features are proposed to be altered or replaced entirely. The wood siding, corner, fascia and trim boards are recommended to be repaired or replaced as warranted with original materials to avoid unnecessary loss of historic fabric and character.

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.

See comments, above.

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

No chemical treatments are proposed; physical treatments include wholesale removal and replacement of original materials. As noted, unnecessary removal of all exterior sheathing materials and replacement with modern composite is not recommended.

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

No archaeological resources have been identified at this address; however, Battery Park was the site of an important military encampment 1812-1815. The location of the hospital and associated buildings have not been formally identified. There were also burials in the immediate vicinity of those who died of injury or illness at the hospital, resulting in the discovery of human remains along North Street and Front Street. As the burial ground is unmarked, its perimeter is not known.

If excavation for the rear addition uncovers any archaeological remains or resources, proper authorities shall be contacted for appropriate recovery, assessment and disposition.

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 rear addition exceeds the height of the existing structure, which makes it incompatible and inappropriately scaled for the historic building. Access to the rear is possible without an addition that exceeds this building in height.

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.*

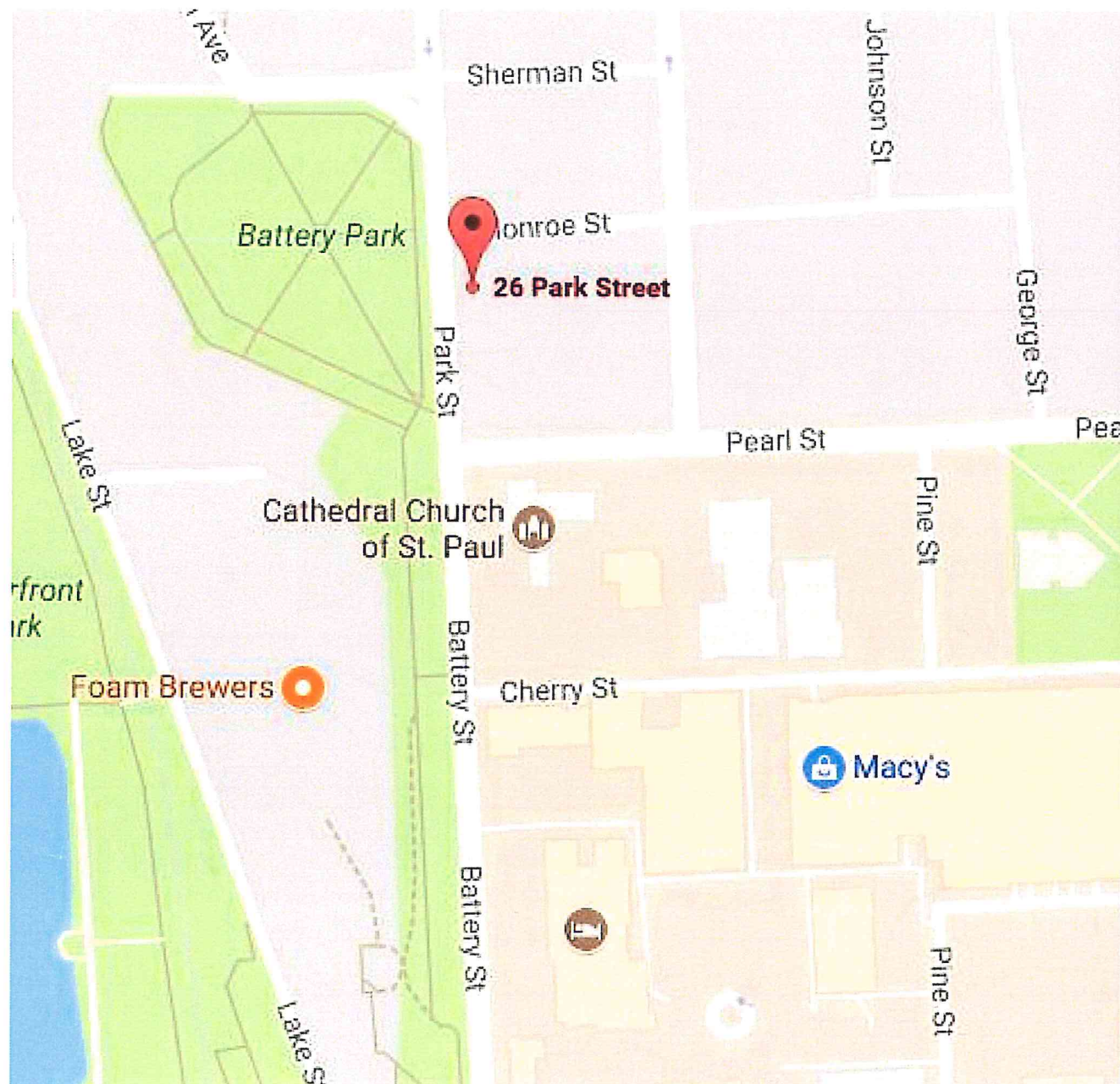
Although improbable, the rear addition may be removed in the future without significant loss of historic fabric. The other new construction (replacement of siding, windows, trim, porch with modern materials) will result in a permanent loss of historic material unlikely to be recovered.

Items for the Board's consideration:

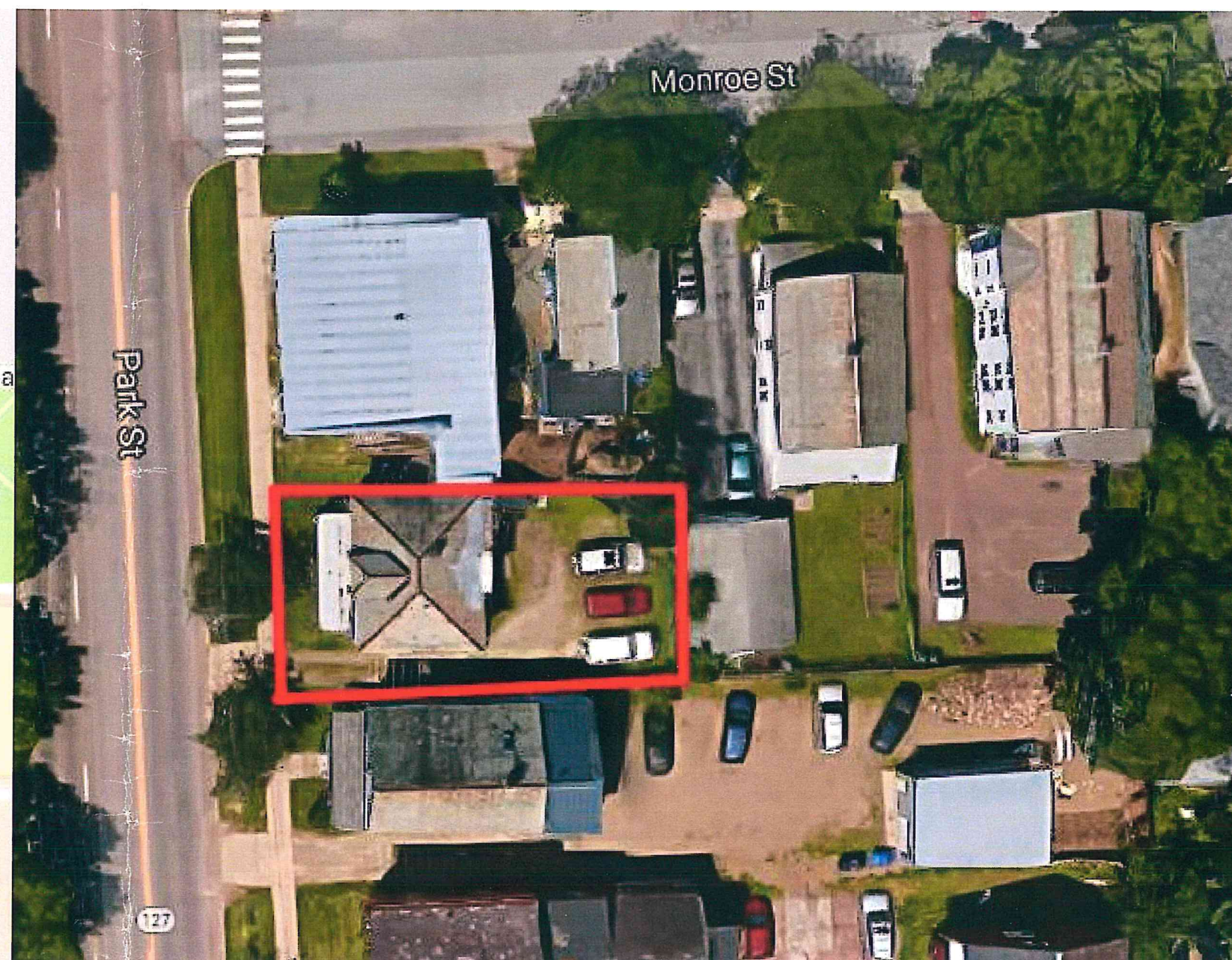
1. Parking areas and patio must meet a minimum 5' setback from boundary lines.
2. Parking barriers must be provided to prevent parking lot creep. The choice must be identified and illustrated on plans for review and approval of staff.

3. The existing parking plan is suitable for single family use, but fails to accommodate any increase in units, increased parking demand or change of use that would intensify the use. For the Neighborhood Parking District, the parking arrangement only satisfies single family occupancy of 2 parking spaces.
4. The net new habitable area needs to be provided to staff.
5. A location for snow storage needs to be identified.
6. If excavation for the rear addition uncovers any archaeological remains or resources, proper authorities shall be contacted for appropriate recovery, assessment and disposition.
7. Functional Family provisions of the ordinance apply. Not more than 4 unrelated adults may occupy the residential unit.
8. All new construction is required to meet the Guidelines for Energy Efficient construction per the requirements of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
9. Standard Permit Conditions 1-15 apply.

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 NOV 20 2017
 DEPARTMENT OF
 PLANNING & ZONING



AREA MAP



ENLARGED LOCATION MAP

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DOANE RESIDENCE

26 PARK STREET, BURLINGTON, VT



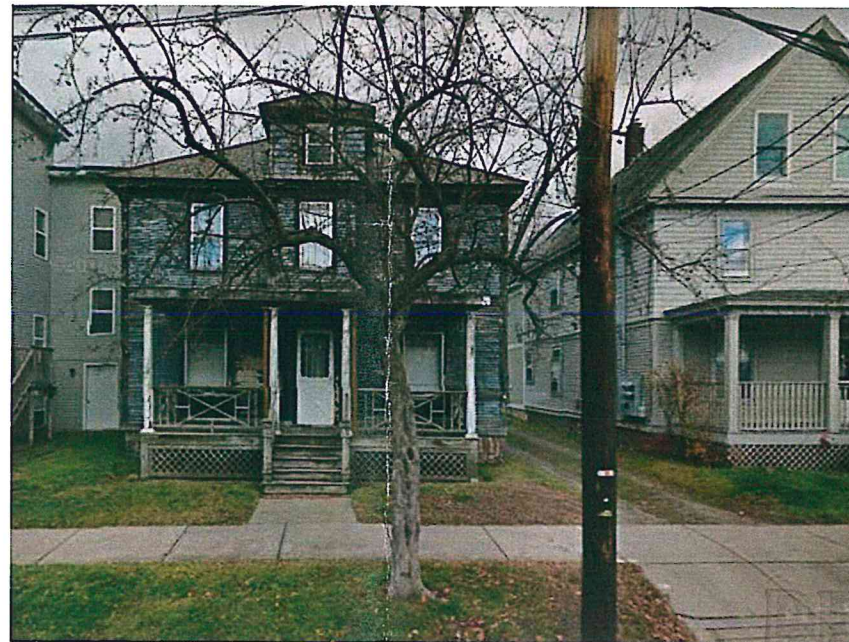
HINGE
 architecture
 431 Pine Street, Suite 314, Burlington, VT 05401

DATE: 11/18/17
 SCALE:
 DRAWN BY: Author
 CHECKED BY: Author
 CHASE:

LOCAT
 MAP
 SHEET NO:
AC



SOUTHWEST VIEW - EXISTING



WEST VIEW - EXISTING



NORTHWEST VIEW - EXISTING

RECEIVED
NOV 20 2017
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PLANNING & ZONING



SOUTHEAST VIEW - EXISTING



EAST VIEW - EXISTING



SOUTHEAST VIEW - EXISTING

DOANE RESIDENCE

26 PARK STREET, BURLINGTON, VT

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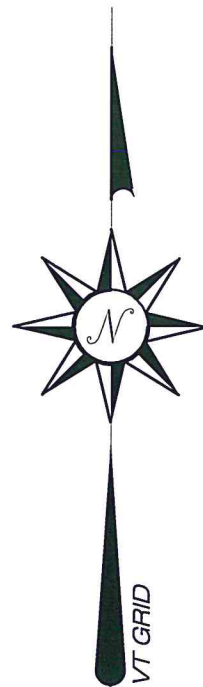
HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401
802.783.8840

DATE: 11/20/17
SCALE:
DRAWN BY: MA
CHECKED BY: MA
PHASE:

IMAGE

SHEET NO:

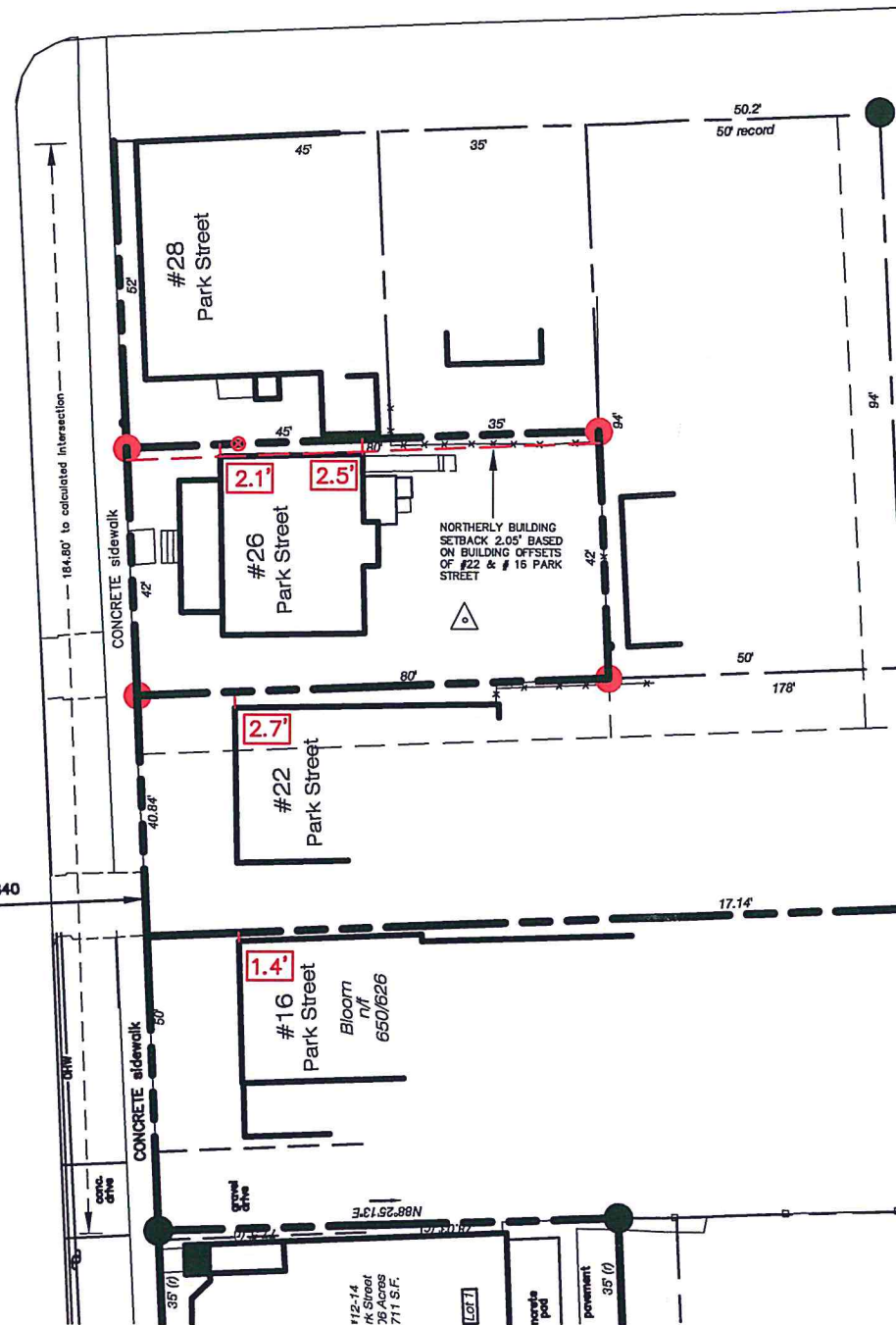
A2



Park Street

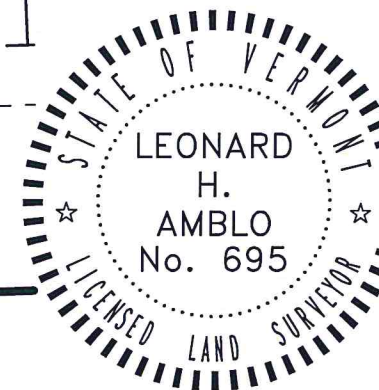
Also known as North Battery Street and/or Water Street
T14 / 535 April 17, 1840

Monroe Street



List of Symbols & Abbreviations

- SURVEYED property line (Certified)
- - - - Approximate property line (NOT certified)
- Property line from deeds or plans of record
- - - - Sideline of existing easement
- Edge of Pavement / Curb
- Iron pipe / rebar found
- Nail found
- Concrete monument found
- 5/8" Rebar with aluminum cap "VT LS 695" set 06/29/17
- (936.24') Distance from deeds or plans of record
- N/F Now or Formerly
- 197/409 Land records volume / page
- (slide 427) Land records map slide number



Information shown on this setback survey is a faithful portrayal of circumstances pertinent to the surveyed property known as #26 Park Street. A collaboration of field, parol and pertinent record evidence was used in the analysis of boundary conclusions shown hereon.

Leonard H. Amblo
Leonard H. Amblo, L.S. VT #695, Dated 06-30-2017

City of Burlington, Vermont
Received for Record

NOT FOR
A.D. _____
at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____ Clerk



DATE	REVISION	BY
Date of SURVEY JUNE 2017	☐ RECORD DRAWING ☒ FINAL	Date of Plot 6-30-2017
SURVEYORS LAUP/MH	☐ PRELIMINARY ☒ SKETCH/CONCEPT	JOB # BURL0186
DRAWN LHA		FILE BURL0186
CHECKED Closure LHA	Button Professional Land Surveyors, PC 20 Kimball Ave Suite 102 South Burlington VT 05403 802-853-1812 www.bapls.com	DOANE 26 PARK STREET
SCALE 1"=40'	1 Lake Street St. Albans, VT 05478 524-8555 1-800-570-0555 www.bapls.com	PLAN SHEET # 1 of 1

BUILDING SETBACK SURVEY
Lands of
TRIPPLE "D" RANCH
AND REALTY COMPANY, INC
LAWRENCE M. DOANE
Volume 877, Page 327
26 PARK STREET BURLINGTON, VT

RECEIVED
NOV 20 2017

DEPARTMENT OF
PLANNING & ZONING

ZONING DISTRICT: RH

MAX. LOT COVERAGE = 80%
+10 COVERAGE FOR PATIOS, DECKS PORCHES,
TERRACES.

FRONT: AVE. OF 2 ADJACENT LOTS ON BOTH SIDE +/- 5'-0"
SIDE: 10% OF LOT WIDTH, OR AVE. OF SIDE YARD
SETBACK OF 2 ADJACENT LOTS ON BOTH SIDES
REAR: 25% OF LOT DEPTH, BUT IN NO EVENT LESS THAN
20'-0"

EXISTING LOT COVERAGE

EXISTING LOT SIZE: 3,360 S.F.

EXISTING HOUSE: 720 S.F.

EXISTING WALKWAYS: 32 S.F.

EXISTING PORCHES: 171 S.F.

EXISTING STAIR: 43 S.F.

EXISTING DRIVEWAY: 1,085 S.F.

EXISTING LOT COVERAGE = 2,051 S.F. = 61%

PROPOSED LOT COVERAGE

LOT SIZE: 3,360 S.F.

EXISTING HOUSE: 707 S.F.

WALKWAYS: 68 S.F.

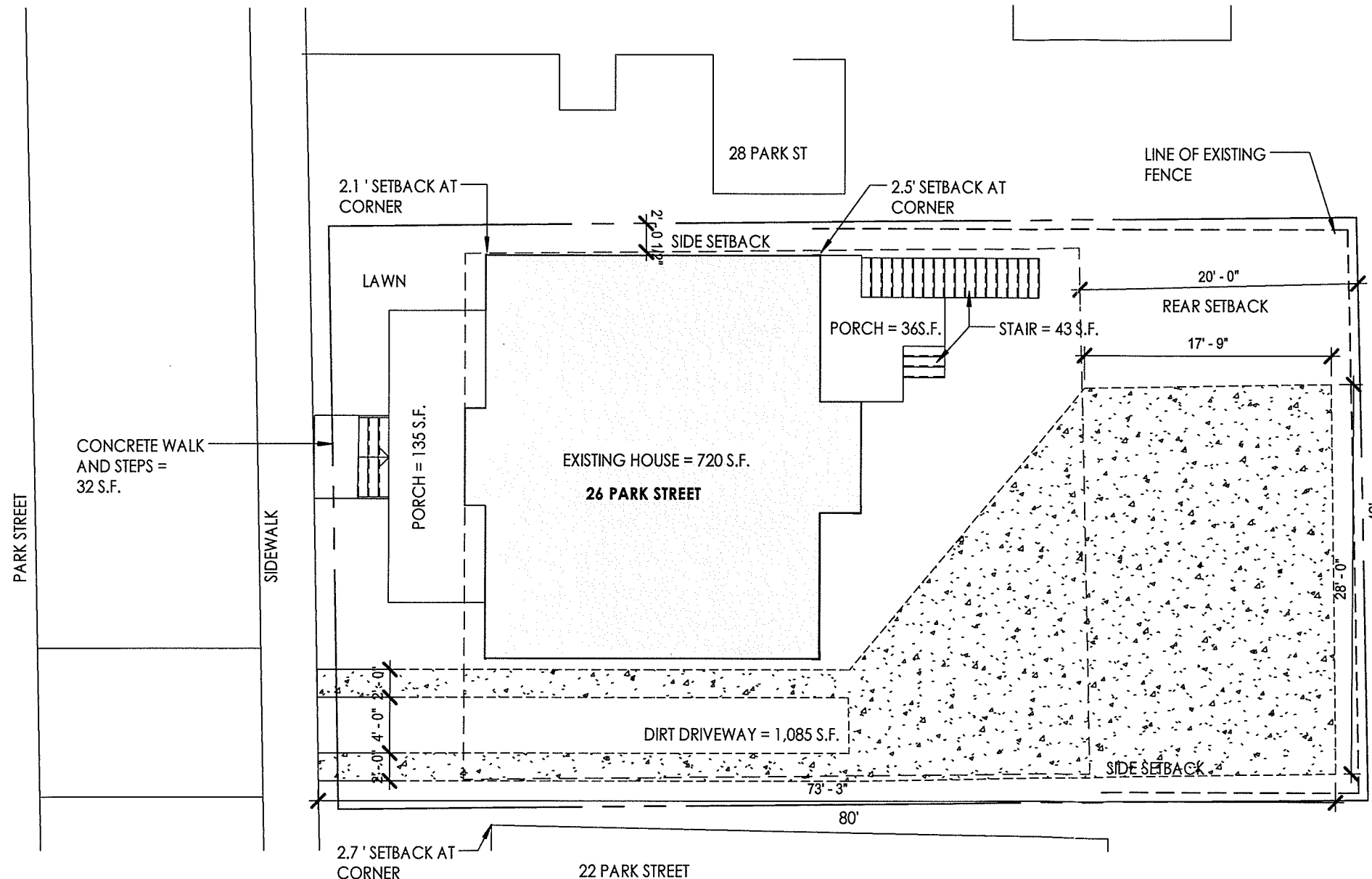
PORCHES: 233 S.F.

ADDITION: 241 S.F.

PATIO: 250 S.F.

DRIVEWAY: 1,117 S.F.

PROPOSED LOT COVERAGE = 2,616 S.F. = 77.8%



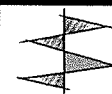
2
A.01
EXISTING LOT COVERAGE
SCALE: 1" = 10'-0"

DRAWING KEY

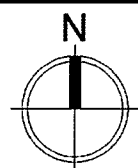
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPERTY LINE
- SETBACK LINE
- FENCE LINE - EXISTING/PROPOSED

DOANE RESIDENCE

26 PARK STREET, BURLINGTON, VT



HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401
802.793.9840

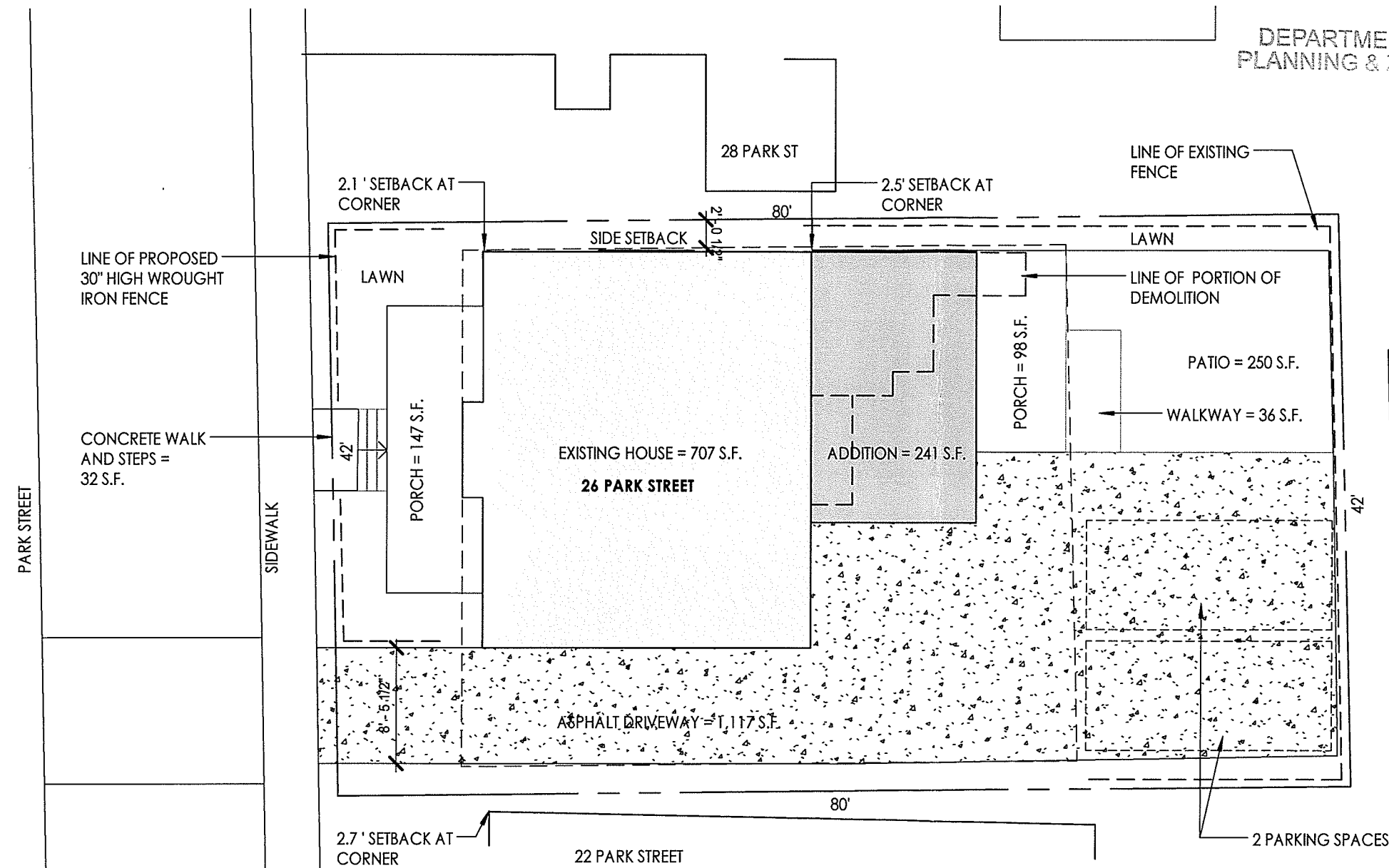


DATE: 11/20/17
SCALE: As Indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

SITE PLAN
EXISTING
A.01

RECEIVED
NOV 20 2017

DEPARTMENT OF
PLANNING & ZONING



ZONING DISTRICT: RH

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1
A.02
PROPOSED LOT COVERAGE
SCALE: 1" = 10'-0"

DRAWING KEY

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPERTY LINE
- SETBACK LINE
- FENCE LINE - EXISTING/PROPOSED

The design ideas and plans
represented by these
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The use or revisions of these
ideas and plans is prohibited
without the written
permission of Hinge.

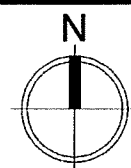
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DOANE RESIDENCE

26 PARK STREET, BURLINGTON, VT



HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401
802.283.9840



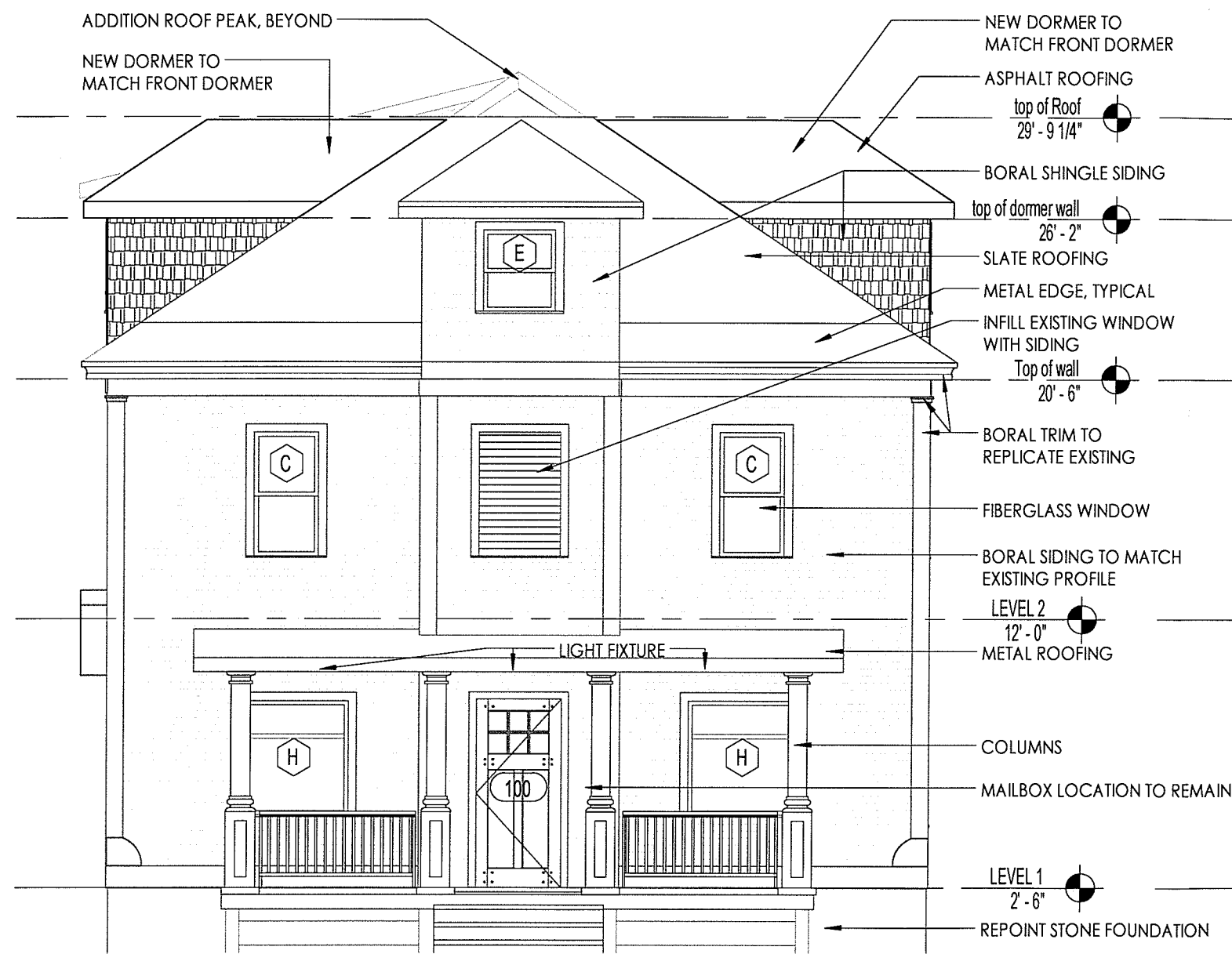
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SCALE: As Indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

SITE PL
PROPO

SHEET NO: AC

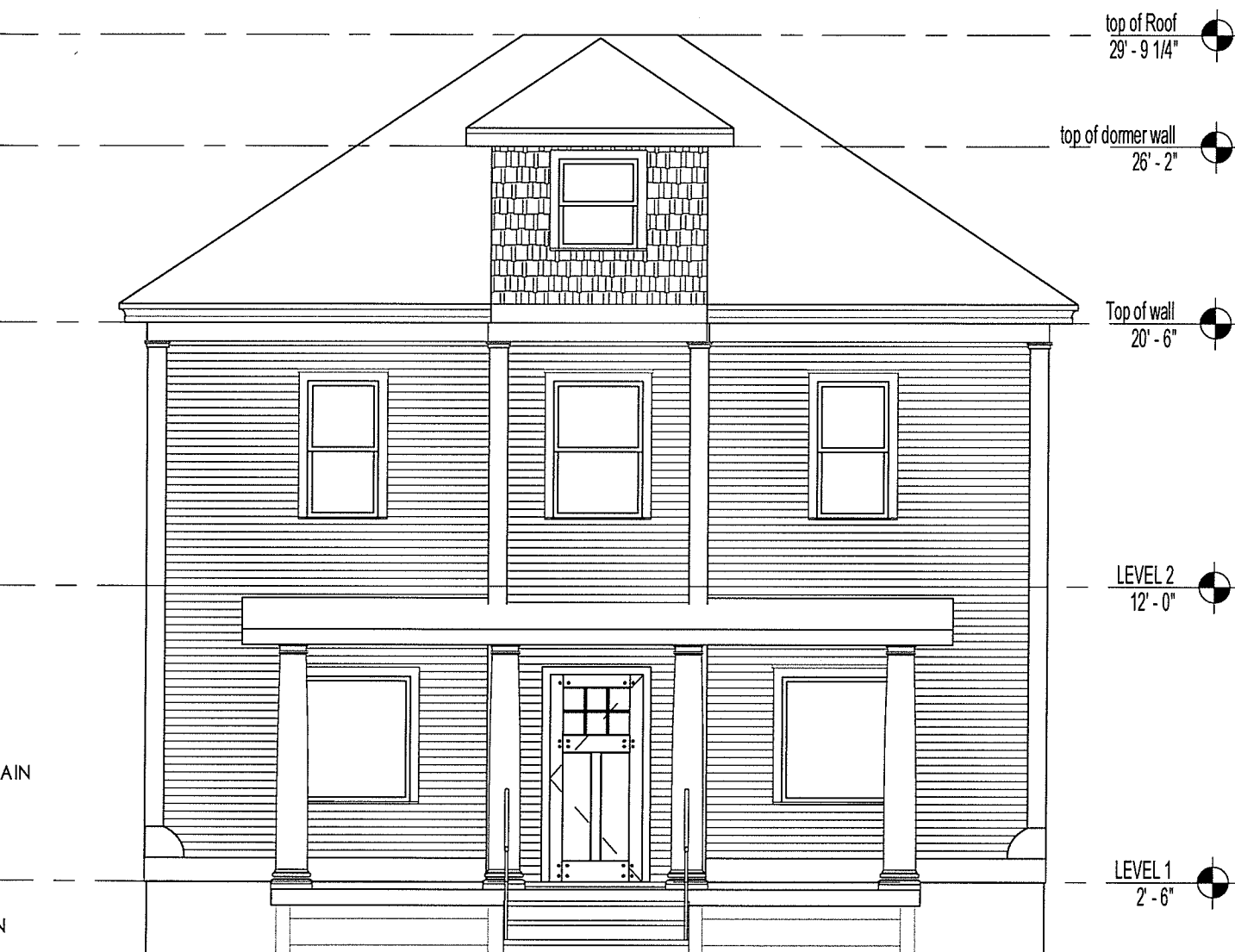
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PLANNING & ZONING



ALL WINDOWS IN EXISTING OPENINGS TO BE REPLACED WITH FIBERGLASS WINDOWS
ALL NEW WINDOWS TO BE FIBERGLASS WINDOWS

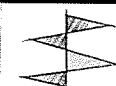
WEST ELEVATION - PROPOSED



WEST ELEVATION - EXISTING

DOANE RESIDENCE

26 PARK STREET, BURLINGTON, VT



HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401

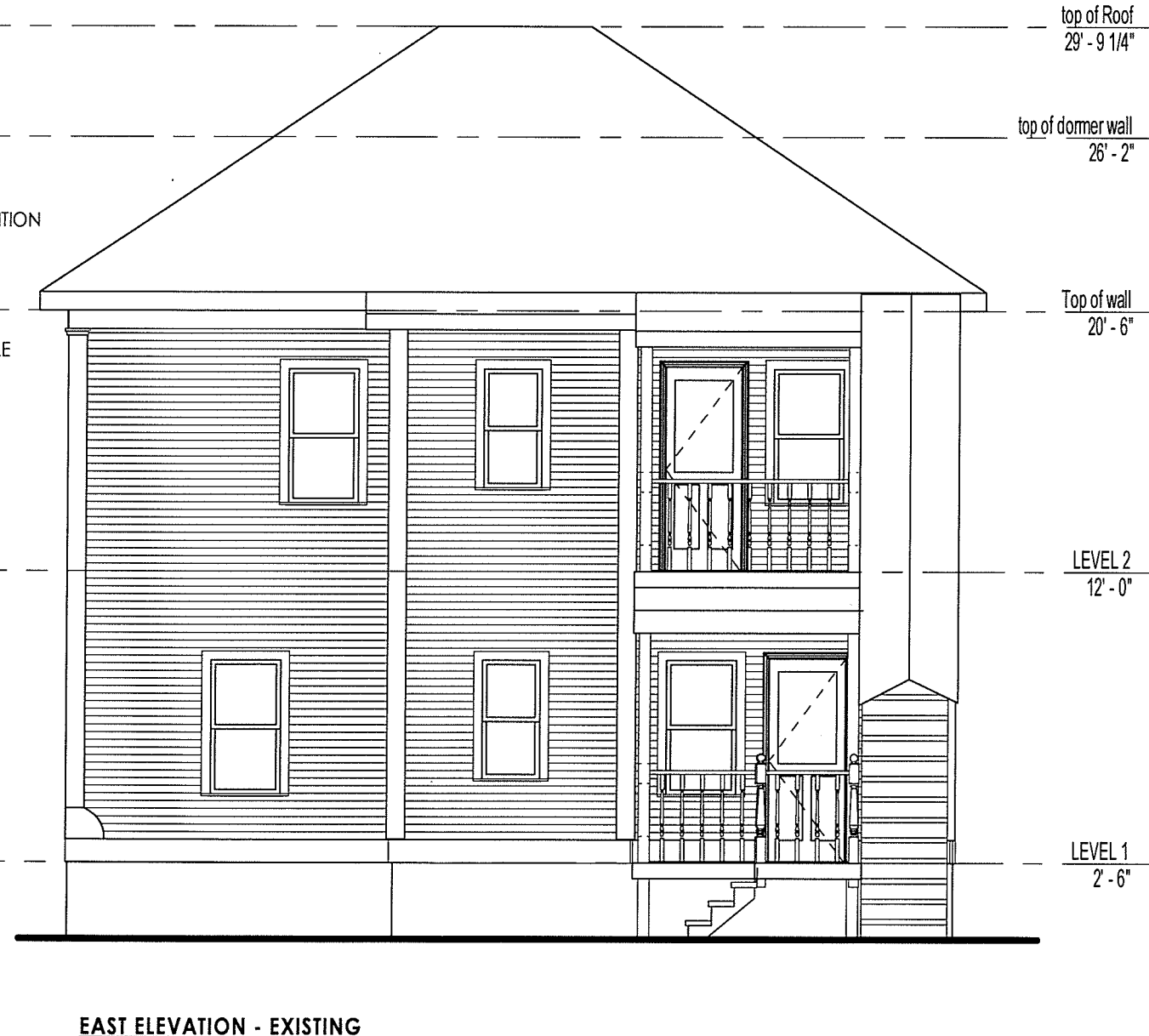
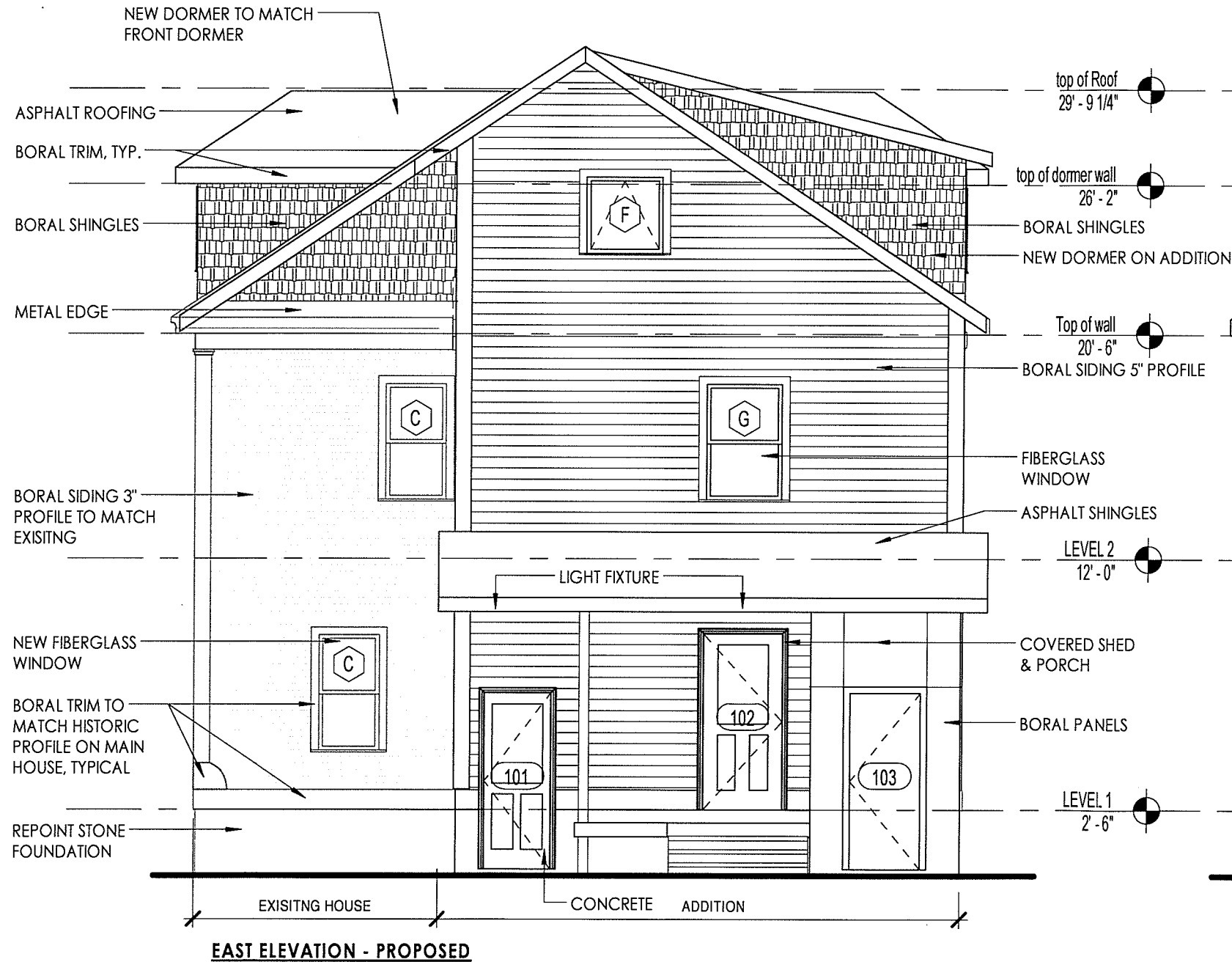
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PHASE:

ELEVATION

A.2

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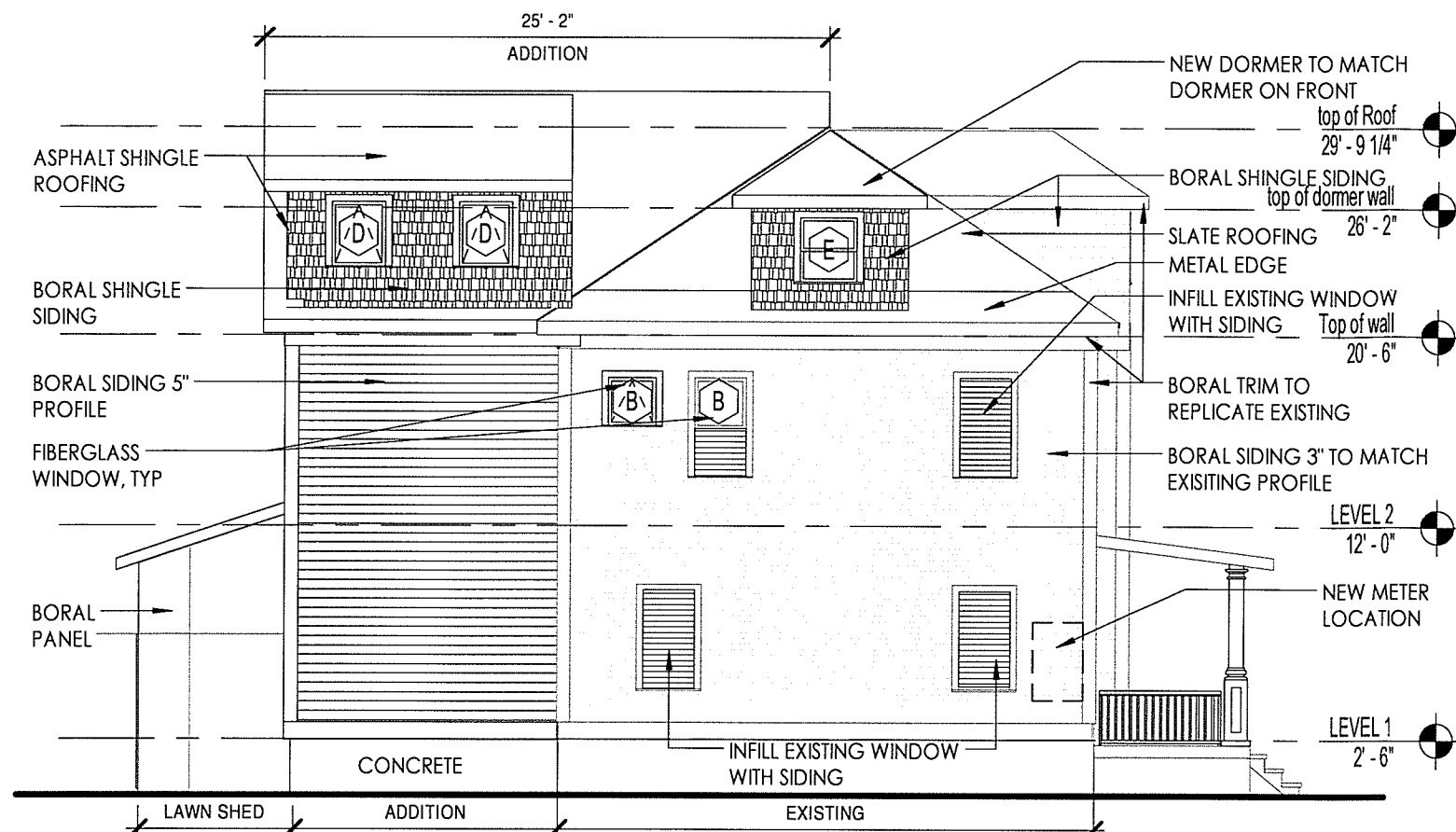
DOANE RESIDENCE

26 PARK STREET, BURLINGTON, VT

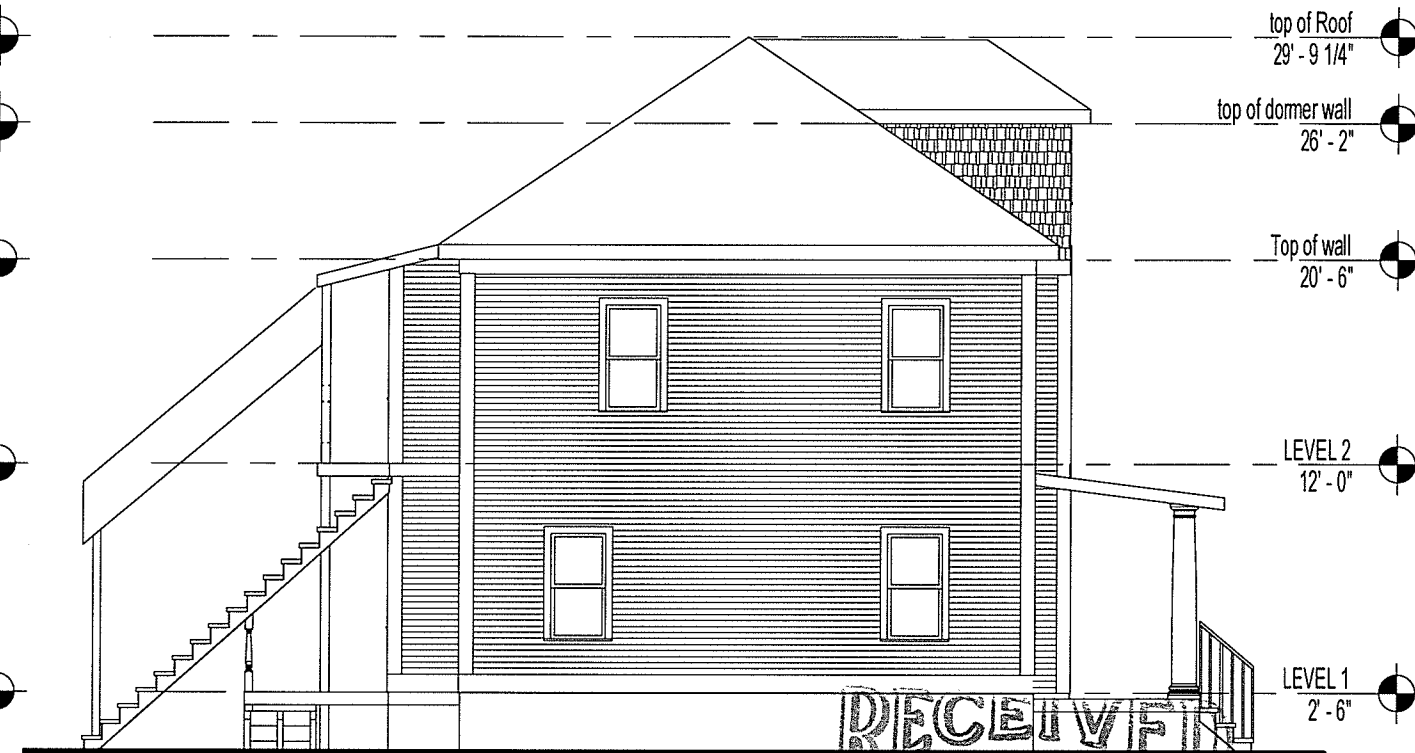
HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401

DATE: 11/20/17
SCALE: 3/16" = 1'-0"
DRAWN BY: MA
CHECKED BY: MA

ELEVATION
A.2



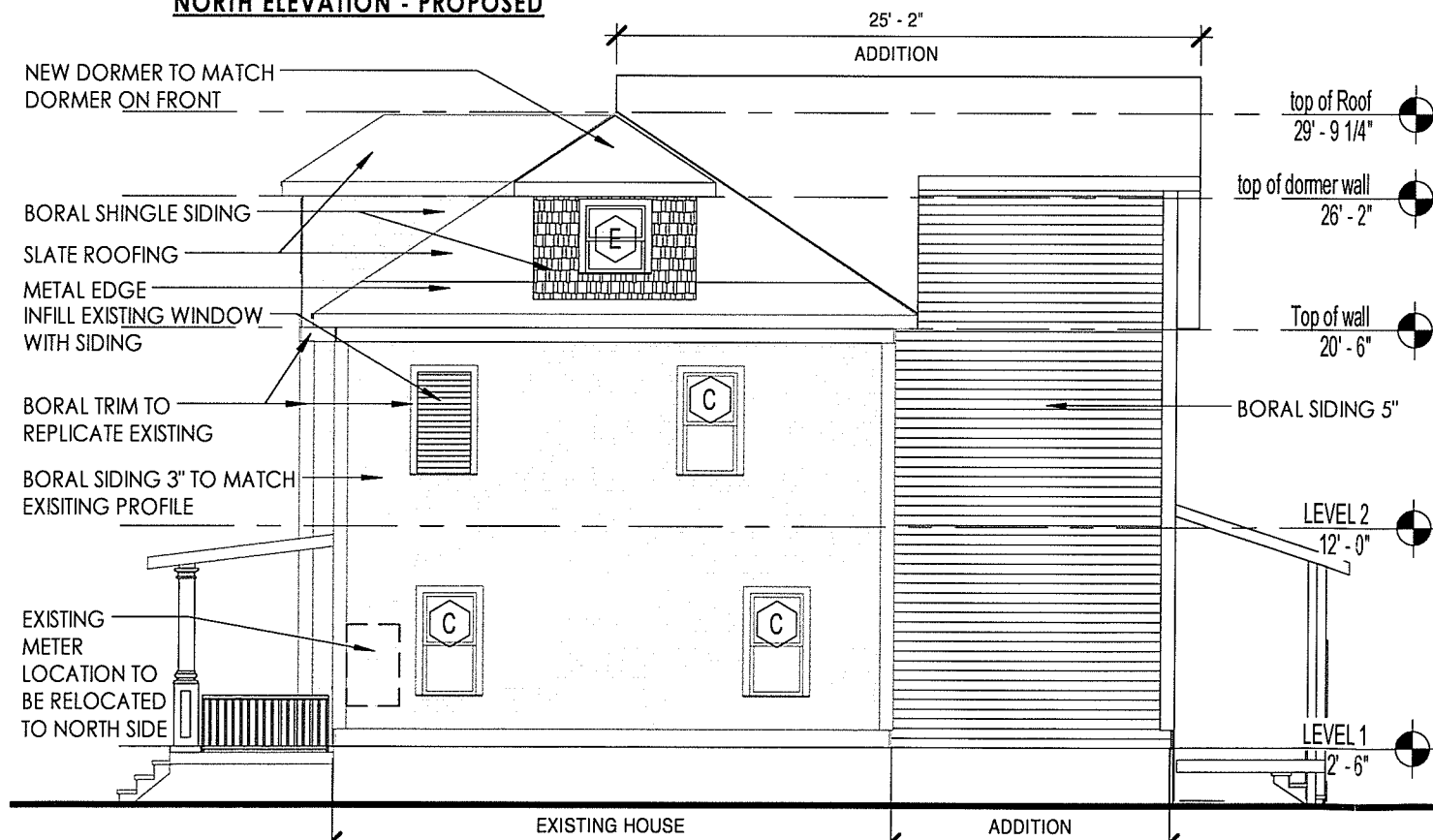
NORTH ELEVATION - PROPOSED



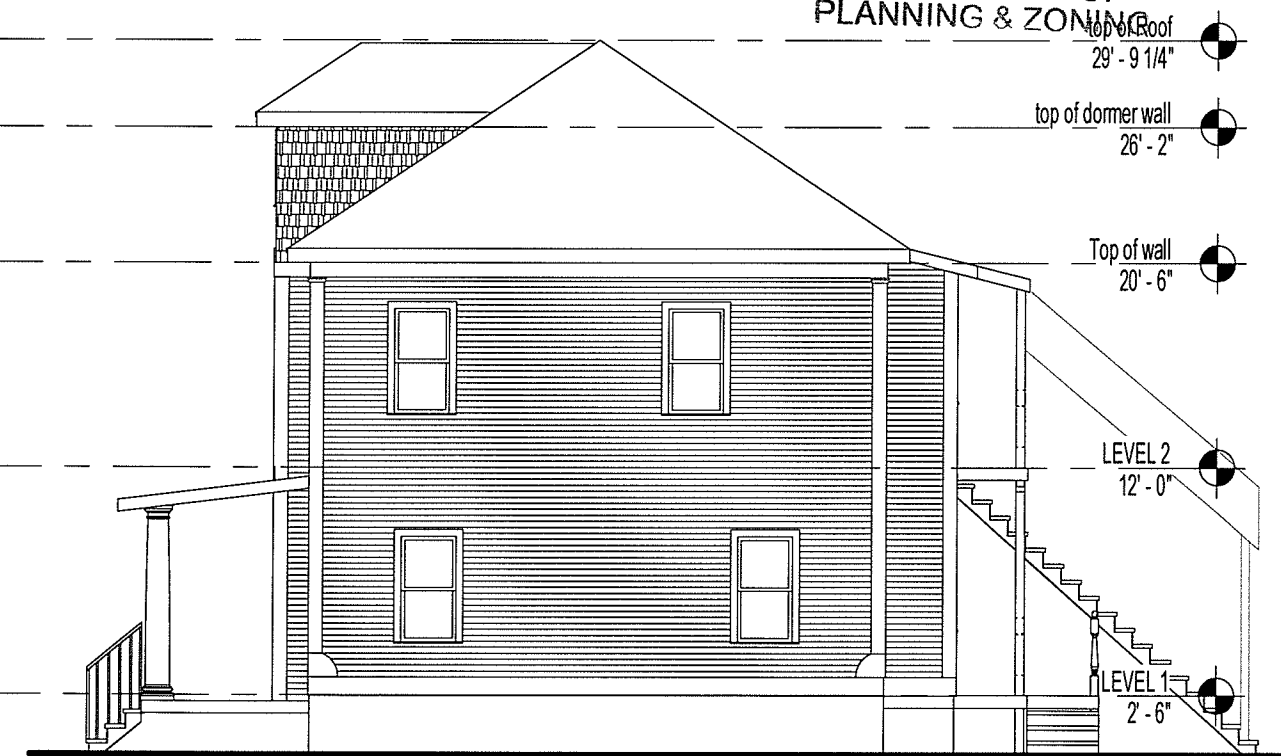
NORTH ELEVATION - EXISTING

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PLANNING & ZONING



SOUTH ELEVATION - PROPOSED

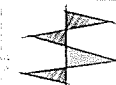


SOUTH ELEVATION - EXISTING

DOANE RESIDENCE

26 PARK STREET, BURLINGTON, VT

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DATE: 11/20/17
SCALE: 1/8" = 1'-0"
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ELEVATION

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PROPOSED FENCE

DOOR SCHEDULE					
DOOR NUMBER	DOOR				COMMENTS
	TYPE	W	H	TH	
100	SWING	3' - 0"	6' - 8"	1 3/4"	TO MATCH EXISTING SIZE AND PROFILE, INSULTED FIBERGLASS
101	SWING	2' - 6"	6' - 8"	1 1/2"	INSULTED FIBERGLASS
102	SWING	3' - 0"	6' - 8"	1 1/2"	INSULTED FIBERGLASS
103	SWING	2' - 8"	6' - 8"	2"	INSULTED FIBERGLASS

Window Schedule							
Type Mark	Description	Type	Width	Sill Height	Height	Head Height	Comments
B	AWNING	27" X 27"	2' - 3"	4' - 5"	2' - 3"	6' - 8"	
C	DOUBLE HUNG	29" x 54"	2' - 5"	2' - 2"	4' - 6"	6' - 8"	
D	AWNING	30" x 36"	2' - 6"	3' - 0"	3' - 0"	6' - 0"	
E	DOUBLE HUNG	32" x 36"	2' - 8"	2' - 3 3/4"	3' - 0"	5' - 3 3/4"	TO MATCH EXISTING SIZE
F	AWNING	36" x 36"	3' - 0"	3' - 0"	3' - 0"	6' - 0"	
G	DOUBLE HUNG	36" x 54"	3' - 0"	2' - 2"	4' - 6"	6' - 8"	
H	FIXED WITH TRANSOM	48" x 50"	4' - 0"	2' - 6"	4' - 2"	6' - 8"	TO MATCH EXISTING SIZE, TRANSOM TO BE QUEEN ANNE STYLE

NOTE: ALL EXTERIOR TRIM TO REPLICATE EXISTING HISTORICAL TRIM PROFILES

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DOANE RESIDENCE

26 PARK STREET, BURLINGTON, VT

HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401

DATE: 11/24/17
SCALE:
DRAWN BY: ma
CHECKED BY: ma

SCHEDULE
SPECS

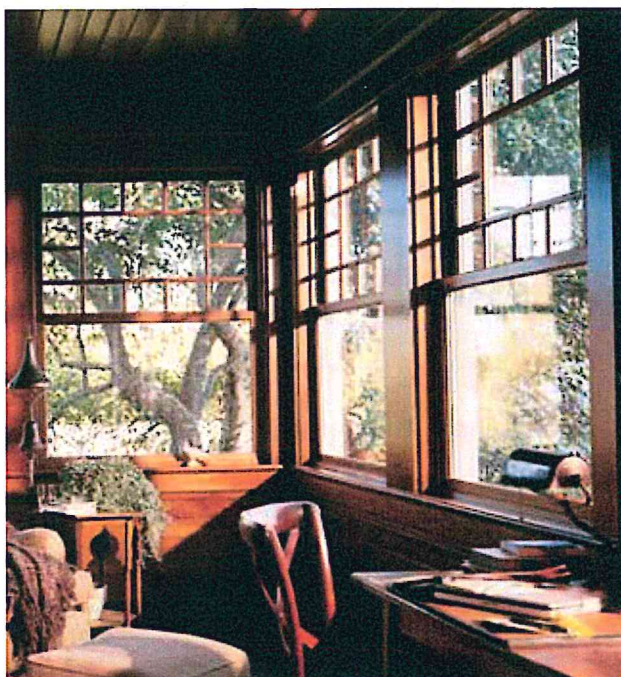
SHEET NO:
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WINDOWS • DOORS
Andersen 

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400 SERIES

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PLANNING & ZONING



WOODWRIGHT® DOUBLE-HUNG WINDOWS

Andersen® 400 Series Woodwright® double-hung windows are designed with old-world character and modern performance. Exteriors use two different levels of protection. The frames are vinyl clad, the sash and the sills are made of Fibrex® material. On the inside you have a choice of natural pine, oak, maple or low-maintenance white finish. Both sash tilt in for ease of cleaning. For added style there are historically accurate grille patterns, hardware and glass options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Sash members have a tough Fibrex® material exterior
- The sill is made with a solid wood core and are protected from the elements with Fibrex® cladding

ENERGY EFFICIENT

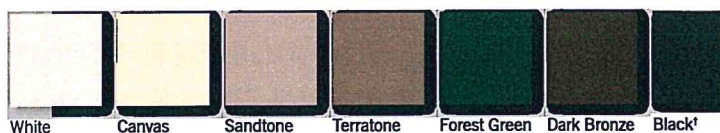
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many 400 Series Woodwright® double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**



BEAUTIFUL

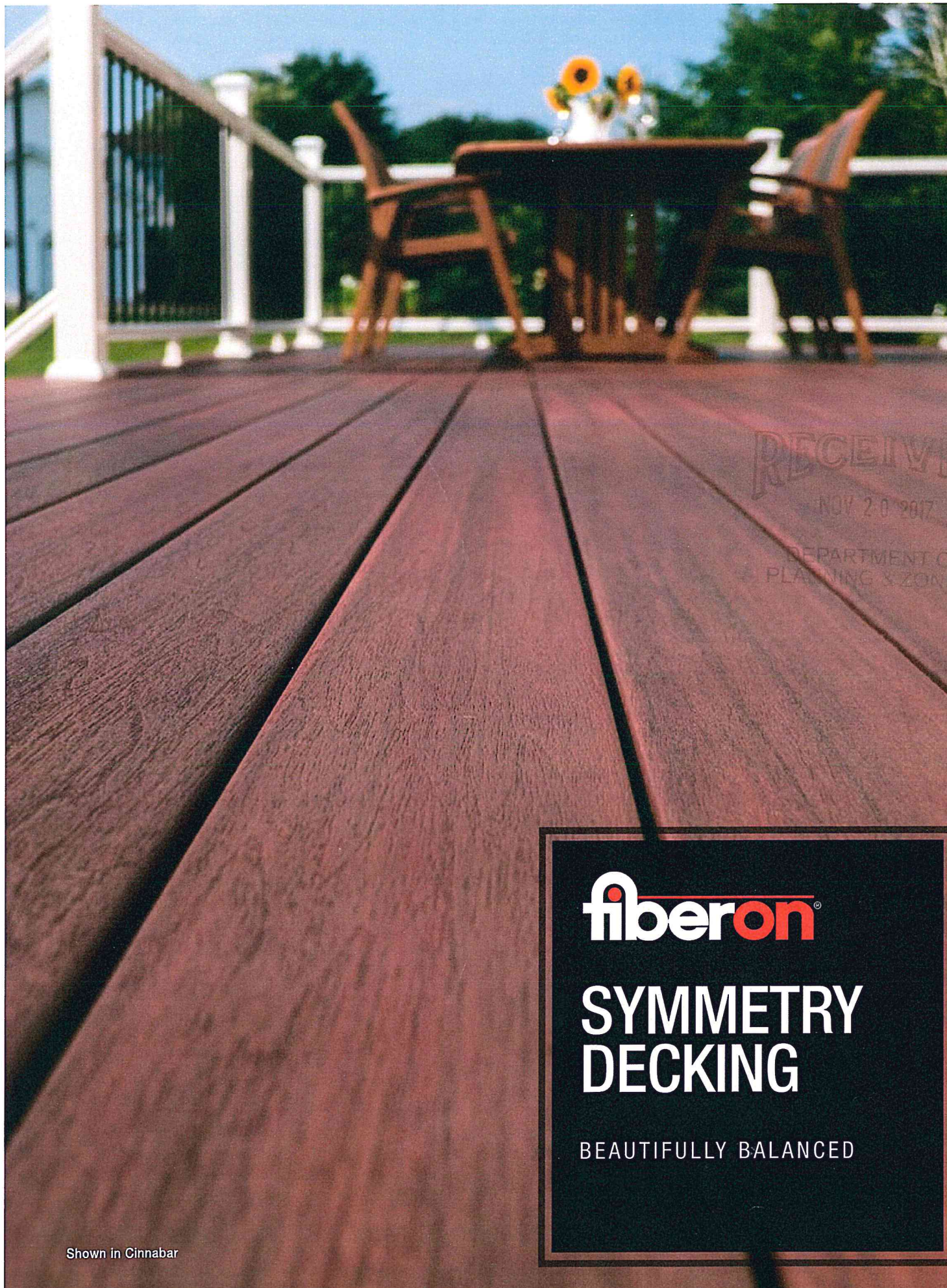
- Seven exterior color options
- Natural pine, maple, oak or white interiors
- Extensive hardware selection
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



**Visit andersenwindows.com/warranty for details

*See your Andersen dealer for availability. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency



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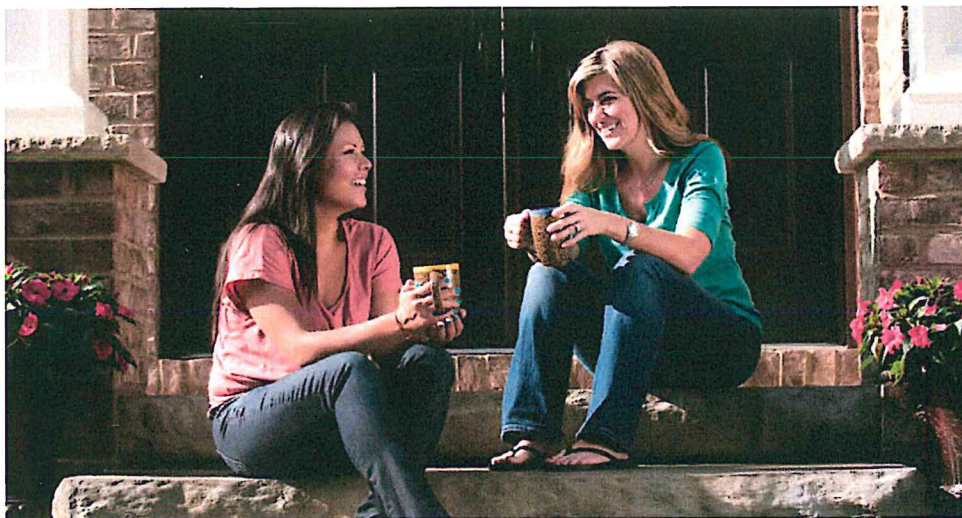
fiberon[®]

SYMMETRY DECKING

BEAUTIFULLY BALANCED

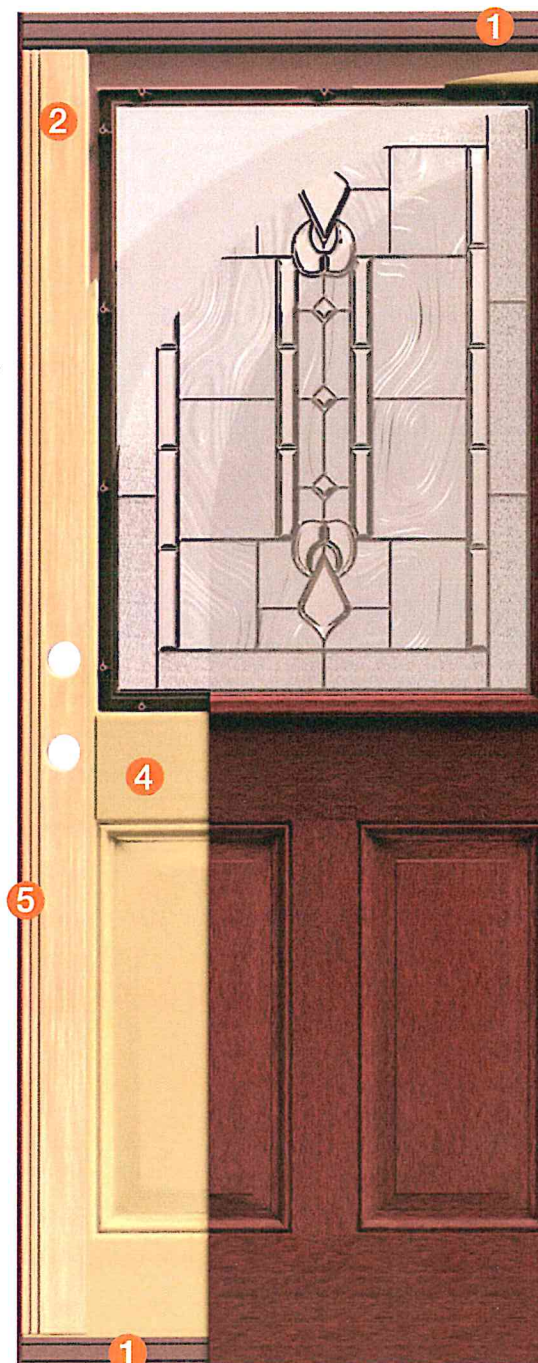
Shown in Cinnabar

	30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"		30"x80"		30"x68"	
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- 1 **Enhanced Weather Resistance**
No more worries about rotting, warping or twisting. Classic-Craft premium entryways are tested and designed to resist extreme weather conditions and the damaging effects of moisture. Both the top and bottom of the door are protected by composite rails for a longer-lasting entryway.
- 2 **Solid Security**
Classic-Craft premium entryways feel solid and close with authority. A 4-1/8" wide beam of engineered lumber runs from the top to the bottom of the locking side of the door to add mass and rigidity, giving the door weight and a natural wood feel.
- 3 **Excellent Durability**
Built to stand up to the elements and years of wear, Classic-Craft's fiberglass skins are thicker than other standard fiberglass doors to provide added durability and better long-term performance.
- 4 **Higher R-Values**
Classic-Craft premium entryways contribute to an energy-efficient home. A polyurethane foam core provides up to four times the insulating R-Value of wood.**
- 5 **Edge-to-Edge Moisture Protection**
Resist moisture at every turn – and along every edge. Classic-Craft premium entryways have hardwood and composite edges that help prevent moisture penetration.



*Therma-Tru is not responsible for the assembly and installation of the components of Tru-Defense door systems.

**Comparison of fiberglass to wood doors (both without glass).

Top Right: Classic-Craft Mahogany Collection, Homeward Glass, Door – CCM89922, ©TheHouseDesigners.com



FEATURES & SPECIFICATIONS

INTENDED USE — Recessed housing rated IC or Non-IC. For new construction only.

Approved for all ceiling and wiring types.

Approved for direct burial in insulation.

CONSTRUCTION — Air-tight standard. Tested to meet current energy codes.

Aluminum foam-gasketed housing with galvanized steel pan.

Galvanized bar hangers span up to 24" o.c. and feature stepped shank nail and positioning guide with integral T-bar locks. Two locking screws hold fixture in position.

Galvanized steel junction box with four built-in Romex clamps. Four 1/2" and two 3/4" knockouts with slots for pryout. Rated for through branch wiring.

Maximum 4 (2 in, 2 out) No. 12 AWG conductors. Rated for 90°C.

Ground wire provided.

Removable J-box doors for easy access.

ELECTRICAL — Quick disconnect provided for power connection to the LED modules.

Paint overspray masked by disposable disconnect plug.

Housing and LED module combination is IC rated and thermally protected.

120 volt only.

INSTALLATION — Air-tight housing suitable for air-tight installations. Refer to energy codes for proper installations.

2x8 and 2x6 wood joist or T-bar installation.

Expandable bar hangers allow for off-center mounting in wood joist or T-bar ceilings. Length of 25-1/2" maximum 13-1/4" minimum or cut to fit 5-1/2" on center joist construction.

Vertical adjustment of housing allows for flush mounting with ceiling face.

Suitable for ceilings up to 1-1/2" thick.

LISTINGS — UL Listed to US and Canadian safety standards. Damp location listing (See trim selection for wet location listing).

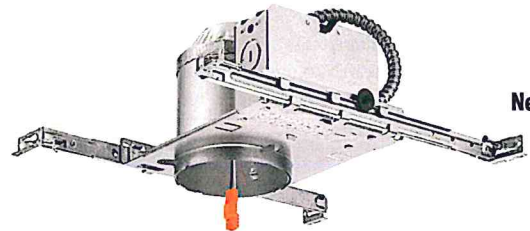
WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

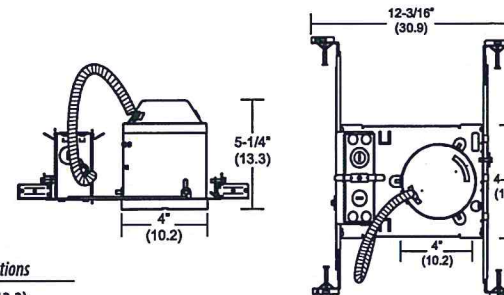
Catalog Number
Notes
Type

4" LED Ho

L3LED T2



IC/
New Constr



Specifications

Height: 5-1/4" (13.3)

Length: 13-1/4" (33.7)

Width: 12-3/16" (30.9)

Ceiling opening: 4" (10.2)

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: L3LED T24

Series	Options	Packaging
L3LED T24	<u>Shipped installed in fixture</u> PHC Poke-home wire connector	R6 Resale pack of six U Unit

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Accessories: Order as separate catalog number.
ATK3 R6 Airtight trim kit

Notes

See trim summary on reverse side for maximum wattage

Build something great™



Boral TruExterior® Siding

PRODUCT DATA SHEET

	TEST METHOD	RESULTS
1. CERTIFICATES AND LISTINGS		
a. Pre-consumer Recycled Content	SCS Global Certification	Minimum 70%
b. Cal Fire (WUI)	CA SFM 12-7A-1	Listing No. 8140-2134:0105
c. Progressive Engineering	Acceptance Criteria 389	PER-13069
d. Cradle to Cradle	C2C Certified™ Product Standard	Bronze
e. Texas Department of Insurance	Thermal and moisture	EC-92
f. ICC-ES	Thermal and moisture	ESR-3597
g. FL Building Code		FL17285
2. PROPERTIES		
a. Density	ASTM C 1185	40-50 lbs/ft³
b. Flexural Strength	ASTM C 1185	> 1600 psi
c. Coefficient of Linear Expansion	ASTM D 6341	< 1.40 E-05 in./in./°f
d. Impact Resistance	ASTM D 6110	> 50 in.
3. PERFORMANCE		
a. Fungi Rot	AWPA E10	Brown Rot - Negligible Loss White Rot - Negligible Loss
b. Termite Resistance	AWPA E1	> 9.0 (10 being best)
c. Water Absorption	ASTM D 570	< 1.5%
d. Flame Spread	ASTM E 84	< 35
e. Smoke Developed	ASTM E 84	< 450
4. MANUFACTURING TOLERANCES		
a. Width		± 1/16 inch
b. Thickness		± 1/16 inch
c. Length		+2 inches / -0 inches

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Build something great™



Boral TruExterior® Trim

PRODUCT DATA SHEET

	TEST METHOD	RESULTS
1. CERTIFICATES AND LISTINGS		
a. Pre-consumer Recycled Content	SCS Global Certification	Minimum 70%
b. Cal Fire (WUI)	CA SFM 12-7A-1	Listing No. 8140-2134:0101
c. Progressive Engineering		PER-14090
d. Cradle to Cradle	C2C Certified™ Product Standard	Bronze
g. FL Building Code		FL17285
2. PROPERTIES		
a. Density	ASTM C 1185	40-50 lbs/ft³
b. Flexural Strength	ASTM C 1185	> 1600 psi
c. Coefficient of Linear Expansion	ASTM D 6341	< 1.40 E-05 in./in./°f
d. Impact Resistance	ASTM D 6110	> 50 in.
e. Nail Withdrawl	ASTM D 1761	> 40 lbf/in.
3. PERFORMANCE		
a. Fungi Rot	AWPA E10	Brown Rot - Negligible Loss White Rot - Negligible Loss
b. Termite Resistance	AWPA E1	> 9.0 (10 being best)
c. Water Absorption	ASTM D 570	< 1.5%
d. Flame Spread	ASTM E 84	< 35
e. Smoke Developed	ASTM E 84	< 450
4. MANUFACTURING TOLERANCES		
a. Width		± 1/16 inch
b. Thickness		± 1/16 inch
c. Length		+2 inches / -0 inches
d. End Cut Angle		± 2°

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Boral **TruExterior®** Products

Bevel Collection

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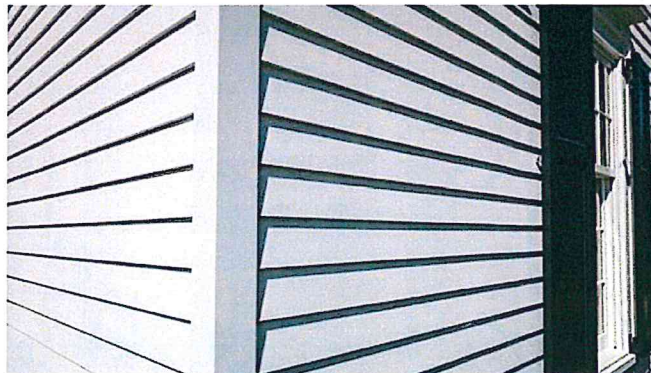
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About the Bevel Collection

Bevel Siding is the newest addition to Boral TruExterior® Siding – the first manmade siding profiles to genuinely replicate the natural aesthetic of real wood while maintaining a high level of dimensional stability.

Recreating the look and character of traditional clapboard or bevel lap siding, Boral TruExterior® Siding's Bevel profile offers the true taper and shadow line effect historically seen with cedar and redwood siding, without the moisture-related issues that commonly plague wood.

All images below depict Boral TruExterior® Bevel Siding





5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1 1/2" x 1 1/2"
—	—	1 x 3	3/4" x 2 1/2"	5/4 x 3	1" x 2 1/2"	—	—
5/8 x 4	5/8" x 3 1/2"	1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
—	—	1 x 5	3/4" x 4 1/2"	5/4 x 5	1" x 4 1/2"	—	—
5/8 x 6	5/8" x 5 1/2"	1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
5/8 x 8	5/8" x 7 1/4"	1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
5/8 x 10	5/8" x 9 1/4"	1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
5/8 x 12	5/8" x 11 1/4"	1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. 16' lengths are available in all sizes with 12' and 20' lengths available in 4/4, 5/4 and 2x Trim.

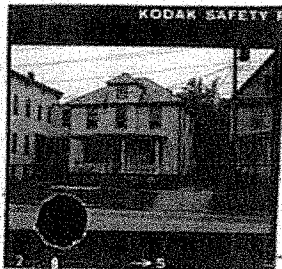
Available Finishes:
(Reversible)



smooth



wood
grain



OF VERMONT
on for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	26 Park Street
COMMON NAME:	
FUNCTIONAL TYPE:	dwelling
OWNER:	James M. & Gerald M. Geier
ADDRESS:	6 Bradley St.
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 1/2

Number of Bays: 3 x 2

Entrance Location: center

Approximate Dimensions:

THREAT TO STRUCTURE:

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

LOCAL ATTITUDES:

Positive ☐ Negative ☐ Mixed ☐ Other:

SURVEY NUMBER: Listed on State Register
VT ACHP
Date: 11/22/93

NEGATIVE FILE NUMBER:

78-A-149

UTM REFERENCES:

Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

George Sanderson residence

PRESENT USE: apartments

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Colonial Revival

DATE BUILT:

1910

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Square block with central two story pavilion terminating in shed dormer.

Fenestration - 1/1 sash, Queen Anne sash. Plain architrave and wood sills.

Entrance - In the pavilion which is canted on the 1st floor. 1 x 3 bay front porch.

Enrichments - Corner pilasters, "Tuscon" columns.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This is a typical Colonial Revival styled house built after the turn of the century. It maintains the scale and cohesiveness of the streetscape. It was built c. 1910 for George Sanderson, a travelling salesman.

REFERENCES:

Sanborns, directories.

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:

C. Richard Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

6/27/78

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

Matthew Bushey
Ron Wanamaker
Leo Sprinzen
Steven Offenhartz
Tom Cullins
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday January 9th, 2018 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I – 3:00 PM – 3:30 PM

18-0455CA/CU; 44 Hoover St (RL, Ward 6S) Alberto and Jessica Gutierrez

Demolish 2 car garage replace with 2 car garage with ADU above.

Project Manager: Mary O'Neil)

Session II – 3:30 PM – 4:00 PM

18-0505CA; 26 Park Street (RH, Ward 3C) Lawrence Doane

Demolition of rear addition and porches. New addition at rear of house, east side. New porch, dormers and driveway. New composite siding.

(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 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, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/pz

Phone: (802) 865-7188

Fax: (802) 865-7195

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



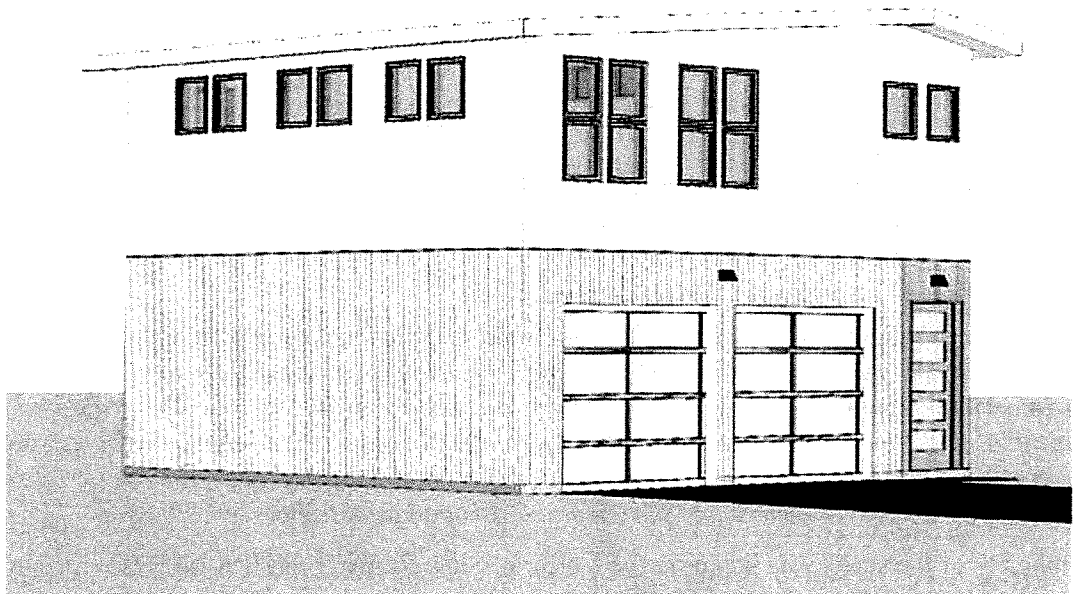
MEMORANDUM

To: The Design Advisory Board

From: Mary O'Neil, AICP, Principal Planner *monil*

RE: ZP18-0455CA/CU 44 Hoover Street

Date: January 9, 2018



File: AP18-0455CA/CU

Location: 44 Hoover Street

Zone: RL Ward: 6S

Date application accepted: November 1, 2017

Applicant/ Owner: Andy Greenberg dba 154 Design; Jessica and Alberto Gutierrez

1st DAB Hearing: November 14, 2017

Request: Demolish existing 2 car garage, replace with 2 car garage with accessory dwelling unit.

Background:

- **Non-applicability of Zoning Permit Requirements;** replace stair treads, posts on railings. No change to style, materials, or size. June 2015.
- **Zoning Permit (n.n);** erect a 10' x 20' addition to the existing garage. July 1978.

Overview: 44 Hoover Street is a single family home constructed about 1932. The owners wish to demolish the detached two car garage and replace it with a larger structure with an accessory dwelling unit (ADU) above it.

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:

Other than a rock north of the garage, there are no nature features noted in the application submission.

(b) Topographical Alterations:

No change to the existing topography is identified in the application materials.

(c) Protection of Important Public Views:

Views are not protected from or through private property. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

The majority of the street was listed on the Vermont State Register of Historic Resources in 2005; however this house was not identified among those eligible. It does appear to be consistent with the vernacular Craftsman style houses common to the street, but as it is not identified within the survey, this standard is not applicable.

(e) Supporting the Use of Renewable Energy Resources:

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

(f) Brownfield Sites:

The site is not listed on the VT ANR or DEC Brownfields list of identified sites. Not applicable.

(g) Provide for nature's events:

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

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

An Erosion Prevention and Sediment Control Plan has been submitted and forwarded to the Stormwater Engineering program. Their approval will be a requirement prior to release of any zoning permit.

The proposed ground floor entry to the Accessory Dwelling Unit (ADU) provides a small foyer prior to the staircase that will allow an interstitial area for refuge from the elements. The applicant will need to define a snow storage area on the site.

(h) Building Location and Orientation:

The addition is proposed in a typical location for residential expansion; at the rear of a principal structure. The new ADU is proposed for a rear (attached) structure. As located, it is consistent with accessory garages.

(i) Vehicular Access:

The existing access from Hoover Street will be maintained.

(j) Pedestrian Access:

A walkway remains from the public sidewalk to the principal dwelling. A small extension of pavement from the drive/parking area will lead the tenant of the ADU to the proposed entrance from its dedicated parking space.

(k) Accessibility for the Handicapped:

Although encouraged, this is not a requirement for single family homes. Any accessibility review remains under the jurisdiction of the building inspector.

(l) Parking and Circulation:

The existing 2 car garage is to be replaced with a two car garage and slightly adjusted driveway to accommodate the required 3rd parking space.

(m) Landscaping and Fences:

Revised plans include a Landscape Plan (L100.)

Some existing pavement will be removed. The site is currently non-conforming for coverage in the RL zoning district, and may not exceed the current level of non-conformity of 39%. As proposed, the coverage remains at the same level as pre-development.

The adjacent cedar trees are illustrated as a screening buffer to the west. It is possible that these trees may not survive construction.

Little else new is proposed. As this plan introduces a structure of significant breadth in a neighborhood of modest sized homes, a more robust planting plan that will help ameliorate height and help “sink” the new structure into the site is a continued recommendation.

(n) Public Plazas and Open Space:

Not required for single family homes. Not applicable.

(o) Outdoor Lighting:

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

The submission includes a specification sheet for a downshielded LED wall fixture with residential appropriate wattage.

(p) Integrate infrastructure into the design:

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

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

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

The mailbox for the principal dwelling is located on the street façade of the house. The location of the ADU mailbox will need to be identified.

A condensing unit is located behind the replacement garage; on the north of the site, out of public view.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Revised plans have lowered the roofline and height of the proposed structure, bringing it closer in height to the principal 1 ½ story vernacular Craftsman style building. The visibility may be somewhat ameliorated by the recessed location behind the existing home, the increasing grade to the east and the slightly larger residential building immediately adjacent.

The submission documents continue to rely on tall trees acting as a visual buffer to the large building. Given recent weather events and the questionable likelihood of them surviving site excavation, it remains in doubt whether they may endure. Building massing must be assessed for appropriateness based on surrounding structures rather than their likelihood to be shielded by vegetation.

The height to the mid point of the roof slope of the ADU is projected at 17'9 ½". The principal structure measures 17'11 ½" to the mid-point of the roof slope.

2. Roofs and Rooflines.

In its modern vocabulary, the proposed roofline diverges from the character with the neighborhood dominated by gabled roofs. This plan attempts to facilitate the increased building height with a gradual rise in the roofline. The dormer break has been reduced on the new structure, but remains in contrast from those on the principal building and other residences on the street.

3. Building Openings

Two garage doors face the street front accompanied by a pedestrian door. Window sizes and arrangement have been modified in an attempt to create a relationship between this building and the principal residence. The upper floor windows alternate in style and size, with arrangements grouped to reflect inner function. In design and articulation, the building is very contemporary in style.

The westerly elevation (first floor) is devoid of any openings and provides a stark building façade to the neighboring property on Ludwig Court. Unless building code prohibits it, some punctured opening or window break is recommended on the first floor to break up the stretch of metal siding. This side will immediately face the sideyard of 42 Hoover Street and 12 Ludwig Court. As noted, the existing tree hedge may not survive construction activities and cannot be depended upon to continue to screen the rear yard and this building.

The applicant shall confer with the building inspector to assure that the westerly façade may contain the proposed number of building openings per life safety and building code, due to proximity to a property line.

(b) Protection of Important Architectural Resources:

The building is not listed on the Vermont or National Register of Historic Resources. Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

As the building is proposed to be set behind the principal residence, the location is consistent with residential garage placement. The height and modern design will clearly distinguish the building as new to passers-by.

(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.

The design proposes corrugated Galvalume (metal) on the first floor with Western Red Cedar surrounding the door, and 5" reveal lap siding on the upper floor. A standing metal seam roof is identified on Plan A203. All are considered durable building materials.

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All development must observe applicable building and life safety code as defined by the building inspector and fire marshal.

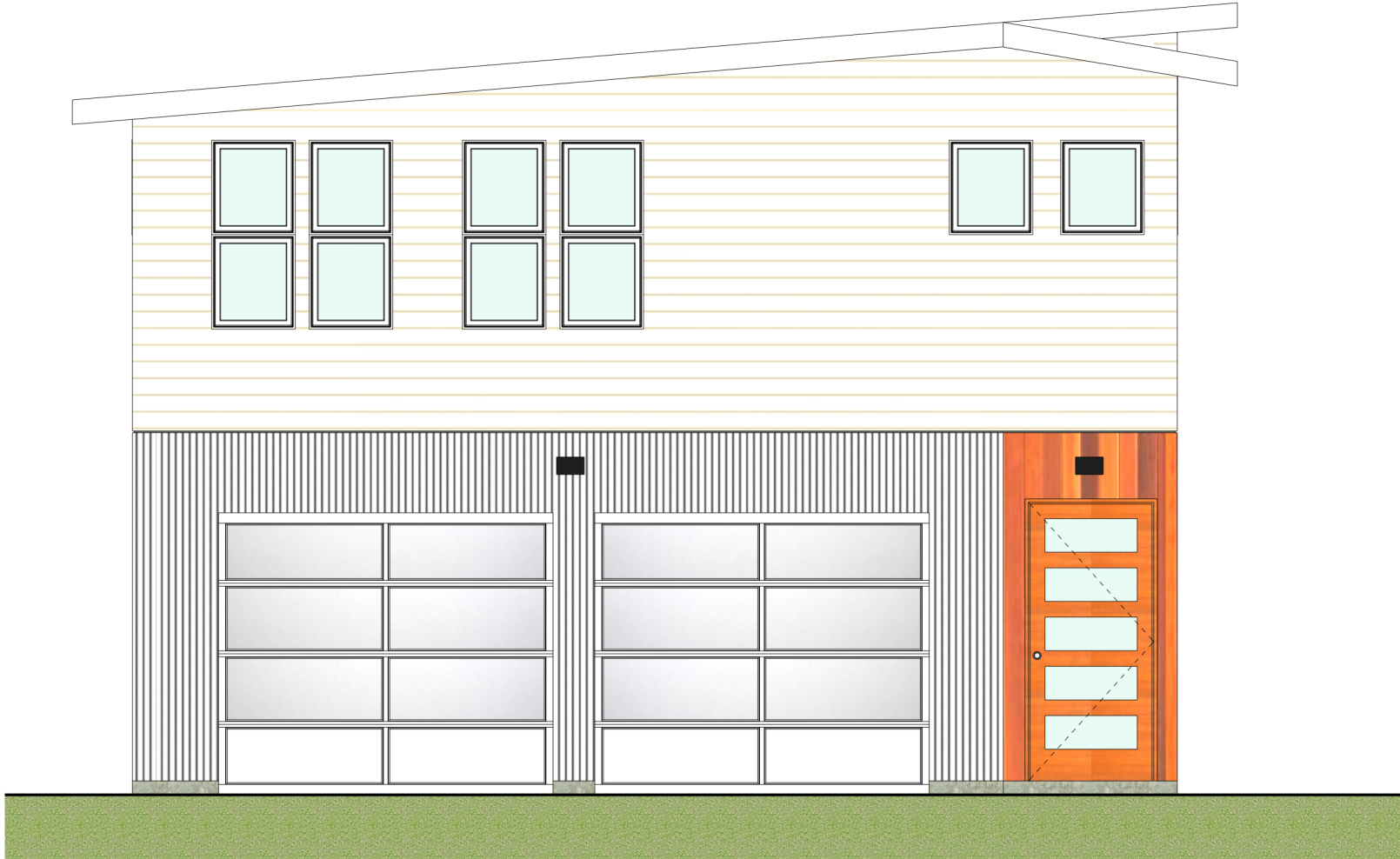
Items for the Board's consideration:

1. The applicant will need to define a snow storage area on the site plan **prior to release of the zoning permit.**
2. No new coverage may be added, as the site is currently non-conforming to coverage for the zoning district.
3. **Prior to release of the zoning permit**, a letter of adequate water and sewer capacity for the new ADU shall be provided from Burlington's Water Resources Department.
4. A more robust planting / Landscape schedule is recommended to help ameliorate the building's height and to ground the new structure into the site. This shall be submitted and available for review by the Development Review Board.
5. The location of the mailbox serving the ADU will need to be identified **prior to release of the zoning permit.**
6. All new construction must 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.
7. If approved, the property must be and remain owner-occupied. Provisions of Section 5.4.5 will apply.

8. Approval from the Stormwater Engineering program will be required for the Erosion Prevention and Sediment Control Plan **prior to release of the zoning permit.** [Approval received via email December 7, 2017.]
9. Standard Permit Conditions 1-15 will apply.

HOOVER STREET GARAGE WITH ADU

44 HOOVER ST, BURLINGTON VERMONT 05401

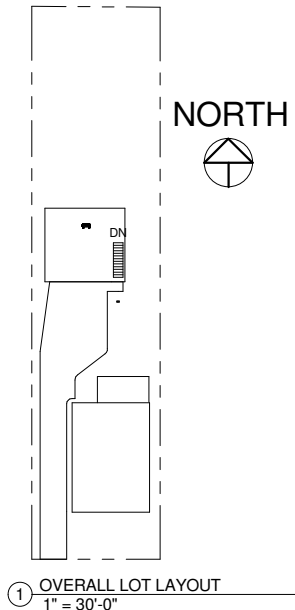


② SOUTH Copy 1
1/2" = 1'-0"

VICINITY MAP



OVERALL LOT



GENERAL PROJECT NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE REQUIRMENTS OF THE CURRENT ADOPTED BUILDING RULES, STANDARDS AND CODES OF THE STATE OF VERMONT

- 2) APPLICABLE STATE RULES, CODES AND STANDARDS INCLUDE BUT ARE NOT LIMITED TO:

STATE RULES

VERMONT FIRE AND BUILDING SAFETY CODE (2015)
VERMONT ELECTRICAL SAFETY RULES (2014)
VERMONT PLUMBING RULES (2015)
VERMONT ELEVATOR SAFETY RULES (2014)
VERMONT ACCESS RULES (ADA) (2012)

PRIMARY STATE ADOPTED CODE

NFPA 1 FIRE CODE (2015)
NFPA 101 LIFE SAFETY CODE (2015)
THE INTERNATIONAL BUILDING CODE, IBC (2015)
NFPA 70 NATIONAL ELECTRICAL CODE (2014)
ICC INTERNATIONAL PLUMBING CODE (2015)

BUILDING ENERGY STANDARDS AS ADMINISTERED BY THE VERMONT
DEPARTMENT OF PUBLIC SERVICE

RESIDENTIAL BUILDING ENERGY STANDARDS (RBES)

- 3) ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED RULES, STANDARDS AND CODES OF THE LOCAL CITY, TOWN OR COUNTY IN WHICH THE PROJECT IS LOCATED

SHEET INDEX

COVER SHEET/PROJECT DATA	000
SITE PLANS EXISTING	C100
SITE PLANS PROPOSED	C101
FLOOR PLANS- GARAGE LEVEL	A100
FLOOR PLANS - 2ND LEVEL	A101
FLOOR PLANS - 2ND LEVEL UPPER KITCHEN WINDOWS	A102
ELEVATIONS SOUTH	A200
ELEVATIONS NORTH	A201
ELEVATIONS EAST	A202
ELEVATIONS WEST	A203
SECTIONS - KITCHEN	A300
SECTIONS - STAIRS	A301
SECTIONS - BATHROOM	A302
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3D REPRESENTATIONS	A900
EXISTING PHOTOS	A902
EXISTING PHOTOS	A903
LANDSCAPE PLAN	L100

HOOVER STREET GARAGE WITH ADU

JESSICA AND
ALBERTO
GUTIERREZ

44 HOOVER ST,
BURLINGTON
VERMONT 05401

ZONING
APPLICATION
DAB r2

[illegible]

COVER SHEET/PROJECT DATA

Date DECEMBER 7, 2017

Drawn by AG

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Scale	As indicated
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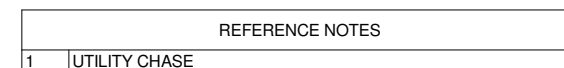
JESSICA AND
ALBERTO
GUTIERREZ

ZONING
APPLICATION
DAB r2

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Date	DECEMBER 7, 2017
Drawn by	AG

Scale $1/2" = 1'-0"$



① 1st LEVEL PROPOSED
1/2" = 1'-0"



JESSICA AND
ALBERTO
GUTIERREZ

ZONING
APPLICATION
DAB r2

Date	DECEMBER 7, 2017
Drawn by	AG

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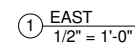
JESSICA AND
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Date	DECEMBER 7, 2017
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JESSICA AND
ALBERTO
GUTIERREZ

ZONING
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DAB r2

Date	DECEMBER 7, 2017
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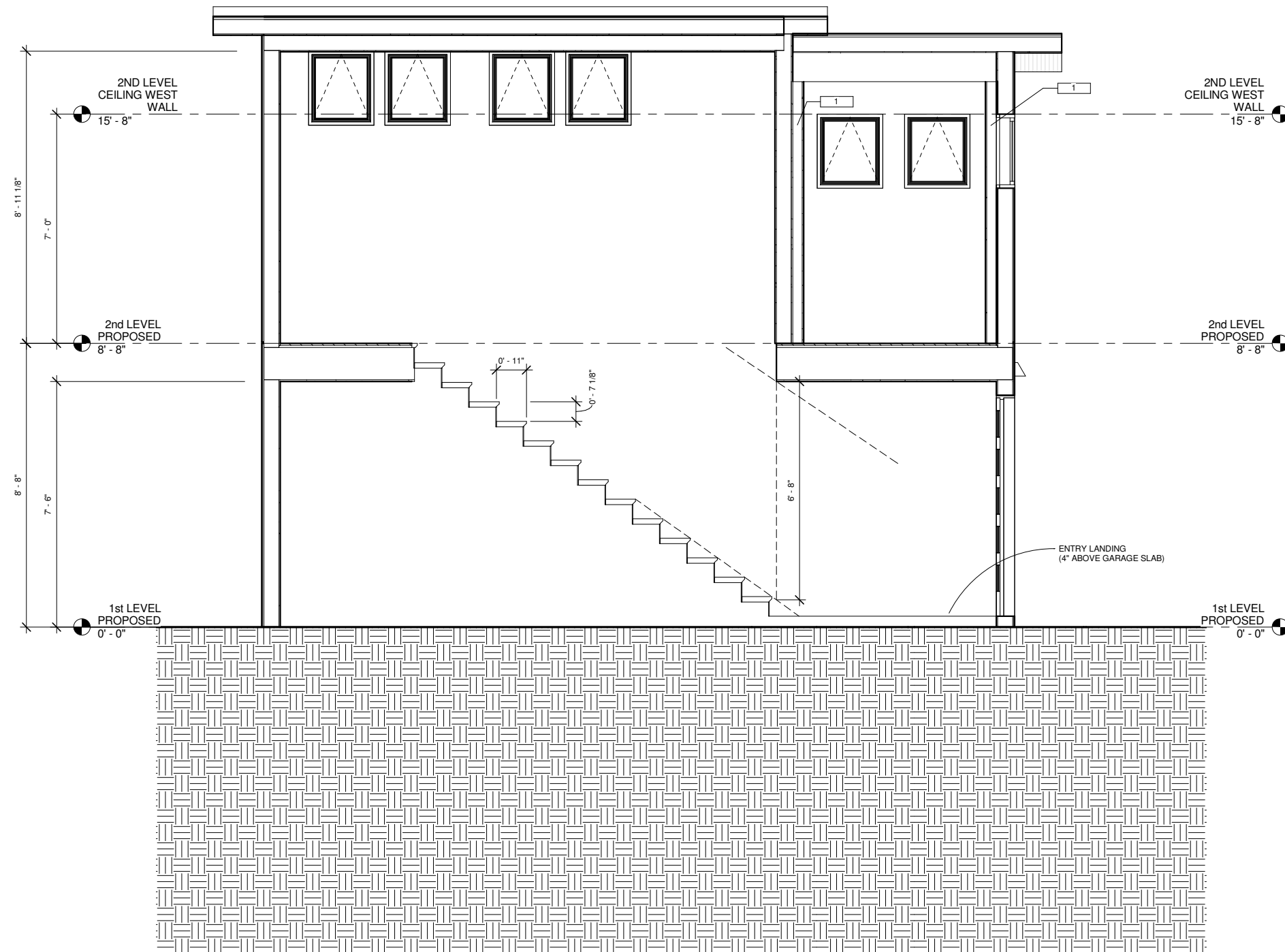
JESSICA AND
ALBERTO
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ZONING
APPLICATION
DAB r2

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Date	DECEMBER 7, 2017
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① STAIR SECTION
1/2" = 1'-0"



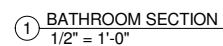
JESSICA AND
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ZONING
APPLICATION
DAB r2

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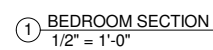
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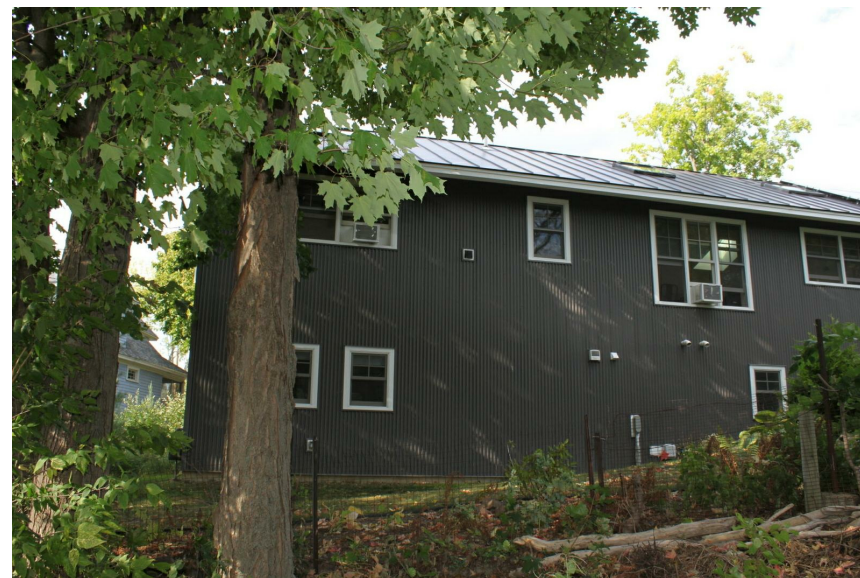
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Date	DECEMBER 7, 2017
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154 High Rock Road
Hinesburg, Vermont 05461
802-391-9154

www.154Design.com

HOOVER STREET GARAGE WITH ADU

JESSICA AND
ALBERTO
GUTIERREZ

44 HOOVER ST,
BURLINGTON
VERMONT 05401

ZONING
APPLICATION
DAB r2

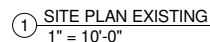
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EXISTING PHOTOS

Date	DECEMBER 7, 2017
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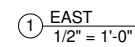
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JESSICA AND
ALBERTO
GUTIERREZ

ZONING
APPLICATION
DAB r3

Date	DECEMBER 7, 2017
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Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

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

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Tom Cullins
Steve Offenhartz
Leo Sprinzen
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate*



Minutes

Burlington Design Advisory Board

Tuesday, January 9, 2018 3:00 p.m.

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

Present: Matt Bushey (Chair), Tom Cullins, Steve Offenhartz, Ron Wanamaker, Phil Wagner (alternate.), Leo Sprinzen, Phil Hammerslough (alternate)

Absent: None.

Staff present: Mary O'Neil

Session I – 3:00 PM – 4:00 PM

18-0455CA/CU; 44 Hoover St (RL, Ward 6S) Alberto and Jessica Gutierrez

Demolish 2 car garage replace with 2 car garage with ADU above.

Project Manager: Mary O'Neil

Present: Owner A. Gutierrez, Andy Greenberg of 251 Design, Jan Kopelwicz, neighbor from 12 Ludwig Court.

Motion by Ron Wanamaker: I move we recommend approval and forward to the Development Review Board.

2nd: Leo Sprinzen.

Vote 4-1 (TC)

Motion carries.

Session II – 4:00 PM – 5:00 PM

18-0505CA; 26 Park Street (RH, Ward 3C) Lawrence Doane

Demolition of rear addition and porches. New addition at rear of house, east side. New porch, dormers and driveway. New composite siding.

(Project Manager: Mary O'Neil)

Present: Missa Aloisi, architect representing owner.

Motion by Matthew Bushey:

I move we recommend approval with the following conditions and clarifications:

1. Boral siding as proposed is acceptable with the same exposure as existing clapboard.
2. Center west elevation 2nd floor window shall remain in place.
3. North and south windows proposed to be infilled shall be treated with shutters to maintain the visual window opening.
4. Two dormers on the north and south roof elevations are not acceptable.

5. Proposed addition to the east (rear) shall have a lowered roof to not rise above the height of the existing building.
6. The dormer proposed for the new east addition is acceptable if height is mitigated (cannot exceed height of original roof.)
7. Existing columns on front porch shall be retained and repaired or replaced in kind (Tuscan columns). Fiberglass is an acceptable replacement.
8. Composite decking on the front porch is acceptable.
9. Railing components on the front porch shall be constructed of wood.
10. Replacement windows on the existing house shall be wood or clad wood. Fiberglass windows are acceptable on the rear addition.

2nd: Leo Sprinzen.

Vote 5-0.

Motion carries.

Meeting ends 5:10 pm.