

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

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MEMORANDUM

move

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: September 3, 2013
RE: ZP 14-0035CA; 121 North Willard Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP 14-0035CA
Location: 121 North Willard Street
Zone: RM **Ward:** 2
Parking District: Neighborhood
Date application accepted: July 8, 2013
Applicant/ Owner: Josh Typrowicz-Cohen



Request: Convert 2nd floor of existing carriage barn into a one bedroom apartment; increasing the number of residential units on the site from one to two.

Background:

- Non-applicability of Zoning Permit Requirements; repairs to porch, replace beam. No change to design or materials. September 2010.
- Zoning permit 80-830; 6' high stockade fence, approved April 1980.
- Zoning permit; 6' x 70' stockade fence, approved 1978.

Overview: The owner wishes to add a residential unit to an existing carriage barn. There is an existing single family residence on the parcel. This will be reviewed as a minor Planned Unit Development by the Development Review Board.

The **Design Advisory Board** reviewed the application at their July 23, 2013 meeting, and voted unanimously to recommend approval with the following revisions/conditions:

1. We approve the changes the applicant has made in the revised elevations noted as Plan A-4 reflecting original fenestration:
 - a. Two 2 lite (side by side, as existing) awning style windows, and
 - b. Large window over garage door.
 - c. Covered entryway over (pedestrian) door (Plan A.5)
 - d. Intent to further minimize coverage with tire track driveway. Revised site plan and coverage calculation will be required.
 - e. Retention of the block and tackle is recommended.
2. We recommend the paneled garage door be repaired.
3. The location of trash needs to be defined.

Recommendation: Approval, per the following findings and conditions:

I. Findings

Article 3: Applications, Permits, and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

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

At present, the carriage barn is accessory to the existing residential units. Although a new unit will be created, the use will remain residential. No added impacts are anticipated.

Not applicable.

Part 4: Site Plan and Design Review

(a) Site Plan Review

Site Plan Review shall be required for the approval of all development subject to the provisions of this ordinance with the exception of single-family dwellings not otherwise subject to the requirements of Design Review.

Section 5.2.7 Density and Intensity of Development Calculations

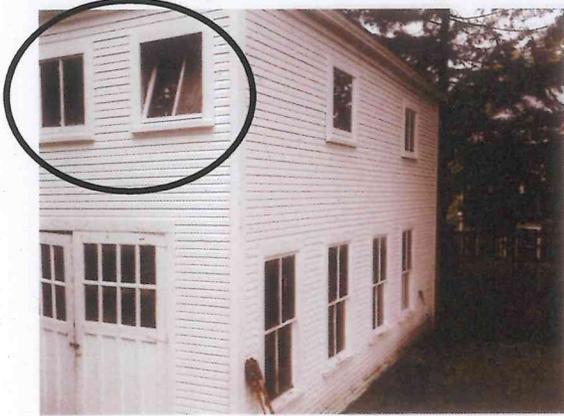
See Table 4.4.5-2, above. **Affirmative finding.**

Sec. 5.4.8 Historic Buildings and Sites

121 North Willard Street, including the carriage barn, is listed on the **Vermont State Register of Historic Places**. See attached information sheet.

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

The original garage use is proposed to be continued; however 2nd story storage space will be converted to residential use. Revised elevations submitted to the Design Advisory Board show deference to the original arrangement of building openings, with retention of the upper storage window bay and smaller 2-light windows over the garage bay doors. Window alterations on secondary facades are anticipated and acceptable. The DAB has conditioned their approval on insertion of simulated 2 light (side by side) sash in the front awning windows to replicate the existing. **Affirmative finding as conditioned.**



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

The applicant has chosen to explore opportunities to retain characteristic building openings and to find methods to use those openings for new window sash. The large “loading bay” and projecting block and tackle beam are proposed to be retained, but with window infill. These efforts are particularly

important on the front (east) elevation, which can be seen from the street, as they clearly identify the original use of the structure. The block and tackle has also been recommended for retention by the DAB. **Affirmative finding as conditioned.**

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.*

Other than the addition of additional windows and skylights, no conjectural features are proposed. Proposed alterations are consistent with efforts to install habitable space into a building that previously was limited to storage. **Affirmative finding.**

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

The garage doors have an early 20th century character worthy of retention, and have been recommended to be repaired rather than replaced by the Design Advisory Board.

Affirmative finding as recommended.

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

The existing novelty siding is significant for the time period in which the building was constructed. Its retention is recommended. Additionally, the paired garage doors should be repaired, retained and assured for operability. **Affirmative finding as conditioned.**

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

The garage doors should be repaired and re-installed to insure their continued use.

While some alteration may be anticipated on side and rear elevations, the primary (east) elevation should be respected with window installation that respects the existing configuration. Revised elevations have demonstrated that. Cornice line trim should be retained as well. **Affirmative finding as conditioned.**

- 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.*

None proposed. The roof structure shall be framed to support the new skylights, which are not likely to be seen from the street. **Affirmative finding.**

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

Proposed site work includes the burial of new utility lines, removal of the existing driveway and installation of tire-track paths. If any archaeological resources are identified, the city and state shall be notified for identification and arrangement for appropriate documentation and archiving. **Affirmative finding as conditioned.**

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

The opportunity to add an additional residential unit is a community wide positive action; however a dual obligation is for the protection and preservation of Burlington's historic resources. It is possible to retain the existing window/loft openings on the primary (east) elevation, with new window infill within those spaces. Window openings on secondary elevations may have greater flexibility in alteration. Such an effort will provide valuable, and tangible evidence of Burlington's past, while adapting to a new use; both value added community efforts. **Affirmative finding.**

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

If the building openings are largely intact, the conversion of the upper floor to a new residential unit will minimally alter the building, and be considered reversible. **Affirmative finding.**

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:

No change.

(b) Topographical Alterations:

No change

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

The applicant has proposed sky lights in the hipped roof, to bring light into a proposed bathroom and kitchen. This will diminish the need for artificial light, and maximize solar / natural lighting potential. **Affirmative finding.**

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

The new entry door on the north elevation is illustrated with a small canopy or overhang for the comfort of the residents.

A location for snow storage should be identified, to assure the new walkway will not be impacted. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

Carriage building is existing. Not applicable.

(i) Vehicular Access:

No change.

(j) Pedestrian Access:

The applicant proposes removing a 2' x 36' walkway that runs along the existing driveway, and installing a new walkway (3' x 26') to access the new pedestrian door to the carriage barn. The site is already nonconforming as it is over the coverage limitations for the zoning district; however coverage revisions propose to reduce that amount (See Section 5.2.3, above.)

Affirmative finding.

(k) Accessibility for the Handicapped:

Not required, but encouraged.

(l) Parking and Circulation:

This is a neighborhood parking district; therefore 2 parking spaces are required for each residential unit. 2 units = 4 parking spaces. Two are proposed for the ground floor of the carriage barn, 2 are proposed for the driveway/parking area. Ortho photographs confirm that two cars have been parking in this location since at least 2000.

Although the right-hand side driveway space is tightly confined (19' in length), it would be possible to maneuver a compact car into that proposed space. As proposed, with the identified parking spot for a compact car only, the provided parking will meet the parking requirement for the neighborhood parking district for 2 units.



The applicant is alerted that side-by-side parking in the entrance part of the driveway (see photo) will not conform to the submitted site plan, and will likely constitute Front Yard Parking; prohibited by the Comprehensive Development Ordinance. (Section 8.1.12 (c))

Affirmative finding as conditioned.

(m) Landscaping and Fences:

No changes proposed.

(n) Public Plazas and Open Space:

There are no public plazas or identified public open space. There remains a side yard which could be enjoyed by occupants of either residential unit. **Affirmative finding.**

(o) Outdoor Lighting:

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

No lighting is defined. The applicant shall provide a lighting spec sheet for any fixture to be installed as part of this project. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

Revised building elevations detail the location of the gas meter, heater and dryer vents. The mailbox location has not been identified on plans. All must be noted on elevations and/or site plans, as appropriate.

New utility services are proposed to be undergrounded. **Affirmative finding as conditioned.**

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

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

The following shall be considered:

1. Massing, Height and Scale:

No change to existing.

2. Roofs and Rooflines.

Other than installation of skylights, the hip roof is proposed to be retained. **Affirmative finding.**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

A pedestrian door is proposed on the side of the carriage barn; but this is not the “principle” building on site, so a primary (front) entrance door would be preferred, but not required.

As the residential unit is proposed for the second floor, the unit would not be handicap accessible; however the doorway may be installed to meet “visibility” standards. The applicant shall consult with the building inspector relative to minimum standards to meet any ADA requirements.

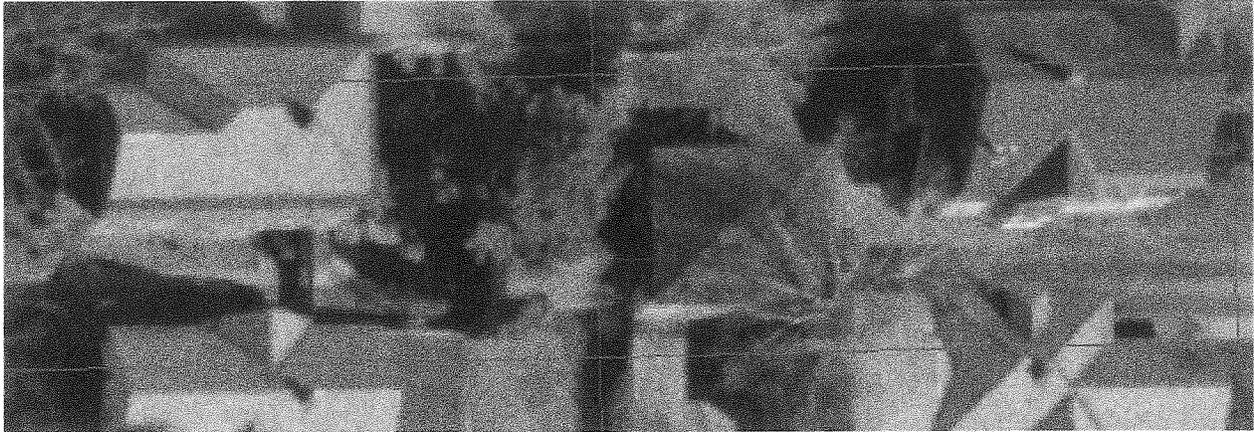
A canopy over the new entrance door has been included in the plan to shelter residents from inclement weather.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal.

This is an existing carriage barn now proposed for mixed (garage and residential) use. The character about the building is worthy of recognition; part of which is related to the window openings. See Section 5.4.8 for greater discussion.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

A rear setback is required in this zoning district; however the carriage barn is an existing structure. It does not appear from the submitted site plan that the building enjoys a minimal 5' setback from either the south or west property lines; quite to the contrary, it sits close to the boundary line. The west elevation (as proposed) includes new windows at both levels; on the south elevation, skylights are included. Depending upon the specific distance to the property line, windows there may not be permitted. This building code issue should be reviewed by the building inspector for acceptability and compliance with building and life safety code. Additionally, the windows proposed on the west elevation will be in immediate and proximate view of the abutting rear neighbor, and will provide very little privacy for either.



In this ortho photograph from 2000, 121 North Willard is seen on the right; 32 Booth Street on the left. Note the close proximity between the carriage barn at 121 North Willard and the accessory structure/garage at 32 Booth Street.

Review of the appropriateness of these window openings relative to building code by the building inspector will be a condition of approval. **Affirmative finding as conditioned.**

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8, above.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Although the existing carriage barn sits behind the principle structure, it is still visible from the street and retains a distinctive character of its own. The garage doors are proposed to remain, but the upper floor is scheduled for alteration to facilitate conversion to a new residential unit. The arrangement and size of windows, including details around window and door openings are character defining features of the historic barn. While insertion of a new unit would certainly provide the benefit of additional housing, every effort should be made to retain those characteristics that singularly belong to the barn. See Section 5.4.8 for further discussion.

Affirmative finding as conditioned.

(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.

Existing sheathing and trim will be matched in the new development. Windows are proposed to be Wood ultrex by Marvin, with no divided lights. The DAB has advised replication of the two light (side by side) fenestration of the windows above the garage bay doors to retain the character of the barn. Broad discussion was had about appropriate infill for the "loft" door. A 1/1 window with tempered glass on the lower (fixed) sash was suggested. In any event, the DAB supported infill of the whole loft window opening with new sash. **Affirmative finding as conditioned.**

(f) Reduce energy utilization:

All new construction is required to 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. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signage is proposed. Not applicable.

(h) Integrate infrastructure into the building design:

Exterior machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory features 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.

Ground floor plans define “mechanicals”, venting is illustrated. No auditory and/or visual impact is anticipated on neighboring properties with incorporation of traditional heating and dryer vents.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure’s design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered “ornamental and symbolic features” pursuant to Sec. 5.2.7 for the purposes of measuring building height.

No rooftop mechanicals are proposed. Not applicable.

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

Heat and dryer vents are proposed. Both are typically associated with residential dwelling units, and negative impacts are not anticipated. **Affirmative finding.**

(i) Make spaces secure and safe:

All development shall be required to meet appropriate ingress and egress standards as defined by Burlington’s building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

This property is within the Neighborhood Parking District. Two parking spaces are a requirement for every residential unit. For two (2) units, 4 spaces are required. The site plan illustrates 2 parking spaces; two within the existing structure, and two in the driveway. One parking space (outside, right side) is proposed to be a compact space, 9’ x 18’.

The applicant/owner is put on notice that side-by-side parking in the access drive will be prohibited, and will likely constitute a violation of the Front Yard Parking standard of the Comprehensive Development Ordinance. (Sec. 8.1.12 (c).) Parking must conform to the submitted site plan.

Bicycle storage requires 1 bicycle parking space for every four units long term; 1 for 10 units short term (Table 9.2.5-1). This development does not rise to that threshold; however bicycle parking is broadly encouraged.

Affirmative finding.

Article 11: Planned Development

Sec. 11.1.3 Major and Minor Planned Unit Development

A minor Planned Unit Development shall include any development consisting of:

(b) Redevelopment of existing carriage houses and other out-buildings meeting density of the underlying zoning district.

Minor PUD's shall be exempt from the requirements and standards of this article, but shall be subject to the development standards as otherwise required by this ordinance.

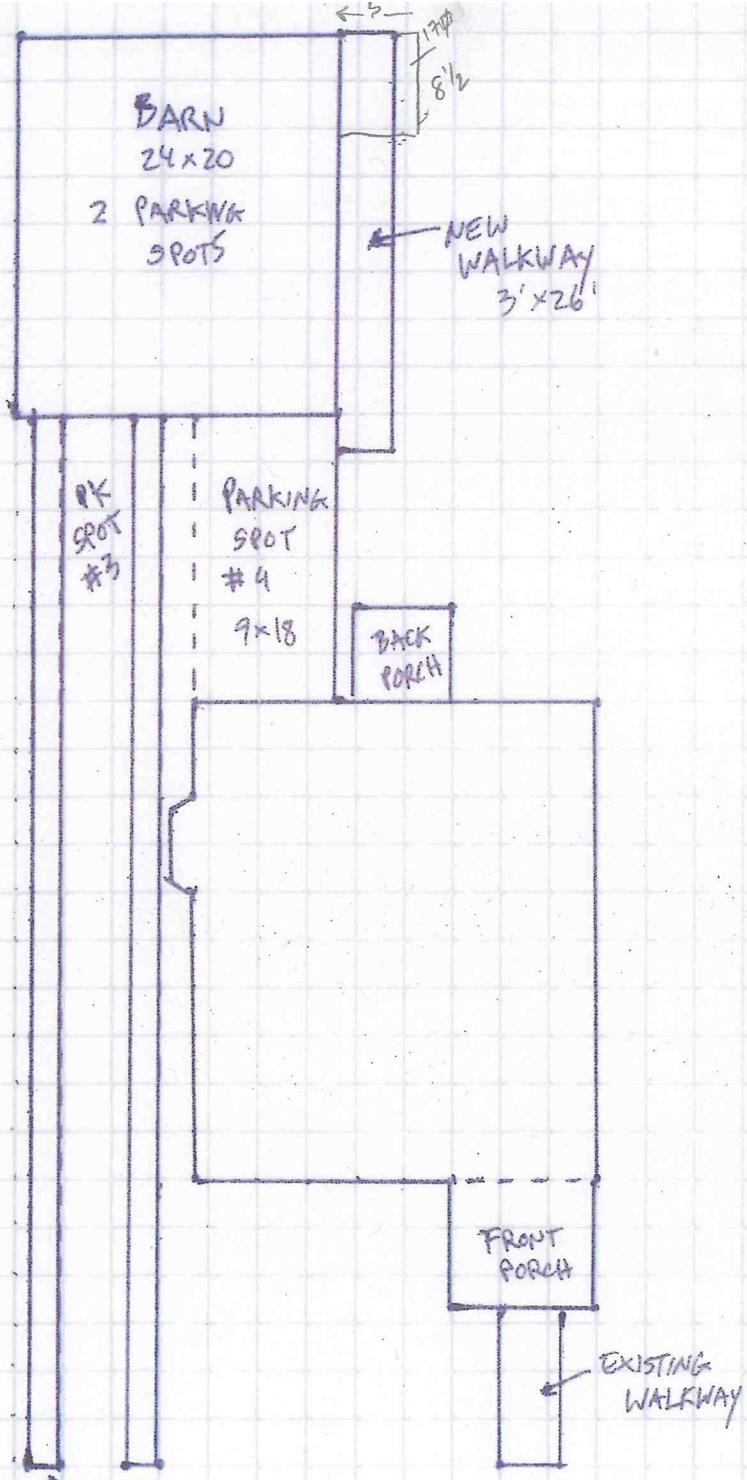
See Articles 4, 5, 6, and 8. **Affirmative finding.**

II. Conditions of Approval

1. To retain the character of the historic carriage barn, principle openings on the east elevation (front) should remain as existing. New window infill may occur within those openings. Windows on secondary facades may be altered with greater flexibility, and with the approval of the building inspector. Window replacement or new installation along the south and west facades of the carriage barn shall be reviewed by the building inspector for appropriateness of distance and conformance to building code.
2. Awning windows on the east elevation shall visually replicate the 2 light sash that currently exists, per direction of the Design Advisory Board. If simulated divided light, muntins shall be factory adhered on the exterior to create shadow lines and visually replicate the existing window pattern.
3. The block and tackle beam is recommended for retention above the loft opening.
4. Lighting spec sheets for any fixtures proposed for this development shall be provided to staff for review and approval **prior to release of the zoning permit**. An entryway light is noted on Plan A.5, and needs identification and review.
5. Lot coverage shall not exceed existing, non-conforming level. **Prior to release of the zoning permit**, final coverage calculations shall be submitted that confirm no increase in the level of nonconformity. The proposed new rear canopy shall be included on that plan.
6. A revised site plan, which includes property boundaries and measurements of all driveways, structures, and any other yard items, shall be submitted **prior to the release of the zoning permit**. This site plan shall be consistent with the coverage calculation submitted (see above condition.)
7. The location of the mailbox for the new unit shall be defined and illustrated on site plans/elevations, as appropriate **prior to release of the zoning permit**.
8. The paired, paneled garage doors shall be repaired and re-installed to assure continued operability.
9. Sheathing shall match existing.
10. **Prior to release of the zoning permit**, the location for trash/recycling shall be defined. Any new receptacles/dumpsters will need to be screened from public view. The method of screening shall be submitted for review and approval.
11. **Prior to release of the zoning permit**, the applicant shall be required to provide proof of water and sewer capacity from the City Engineer.

12. A state wastewater permit is likely to be required, and is the obligation of the applicant/owner to secure.
13. Functional Family provisions of the ordinance apply to both units. Not more than 4 unrelated adults may occupy any unit.
14. Parking will be restricted to the identified parking spaces on the site plan. Any parking on the lawn will constitute a violation of the Front Yard Parking standard of the Comprehensive Development Ordinance (Sec. 8.1.12 (c).)
15. The proposed brick tire track paths are neither durable nor stable. The applicant shall define another material (concrete pavers, pavement) that will reliably and reasonably endure and remain stable for the life of the proposed use **prior to release of the zoning permit.**
16. Standard permit conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



REMOVE EXISTING BLACKTOP
 & INSTALL TWO 2'x66'
 BRICK TIRES TRACKS

CURRENT LOT COVERAGE:

HOUSE	720
BARN	480
DECK	132
WALK	28
DRIVE	888
<hr/>	
	2248 sq FT
62% LOT COVERAGE	
EXISTING	

[measurements by Assessor]

House 736
 Garage 480
 porches 168
 Driveway
 1 parking space 9x20 = 180
 1 parking space 9x18 = 162
 tire tracks 2'x46' = 92x2 = 184
 front walk = 28
 new walk 3'x26' = 78

canopy 2016 / 3645 =
 17
 2033 55.3070
 55.77070

Rec'd by email 8/20/13

121 North Willard Lot Coverage

Existing Coverage:

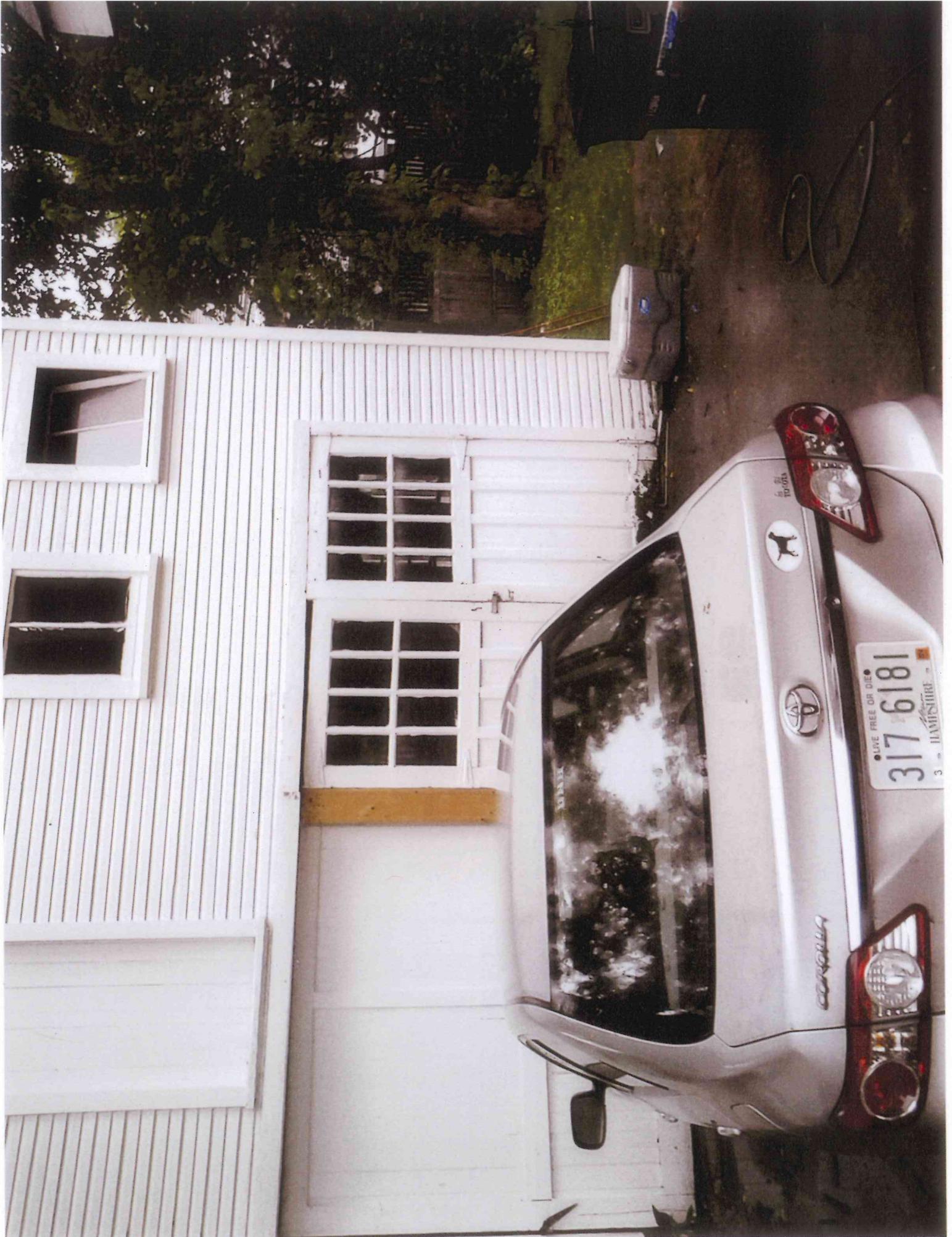
House.....720sq. ft.
Barn.....480
Decks.....132
Walk.....28
Drive.....888

Total.....2,248sq. ft. (62% coverage)

New Proposed Coverage

House.....720sq. ft.
Barn.....480
Decks.....132
Walk.....106
Drive.....516

Total.....1,954sq. ft. (54% coverage)



LIVE FREE OR DIE
317 6181
HAMPSHIRE

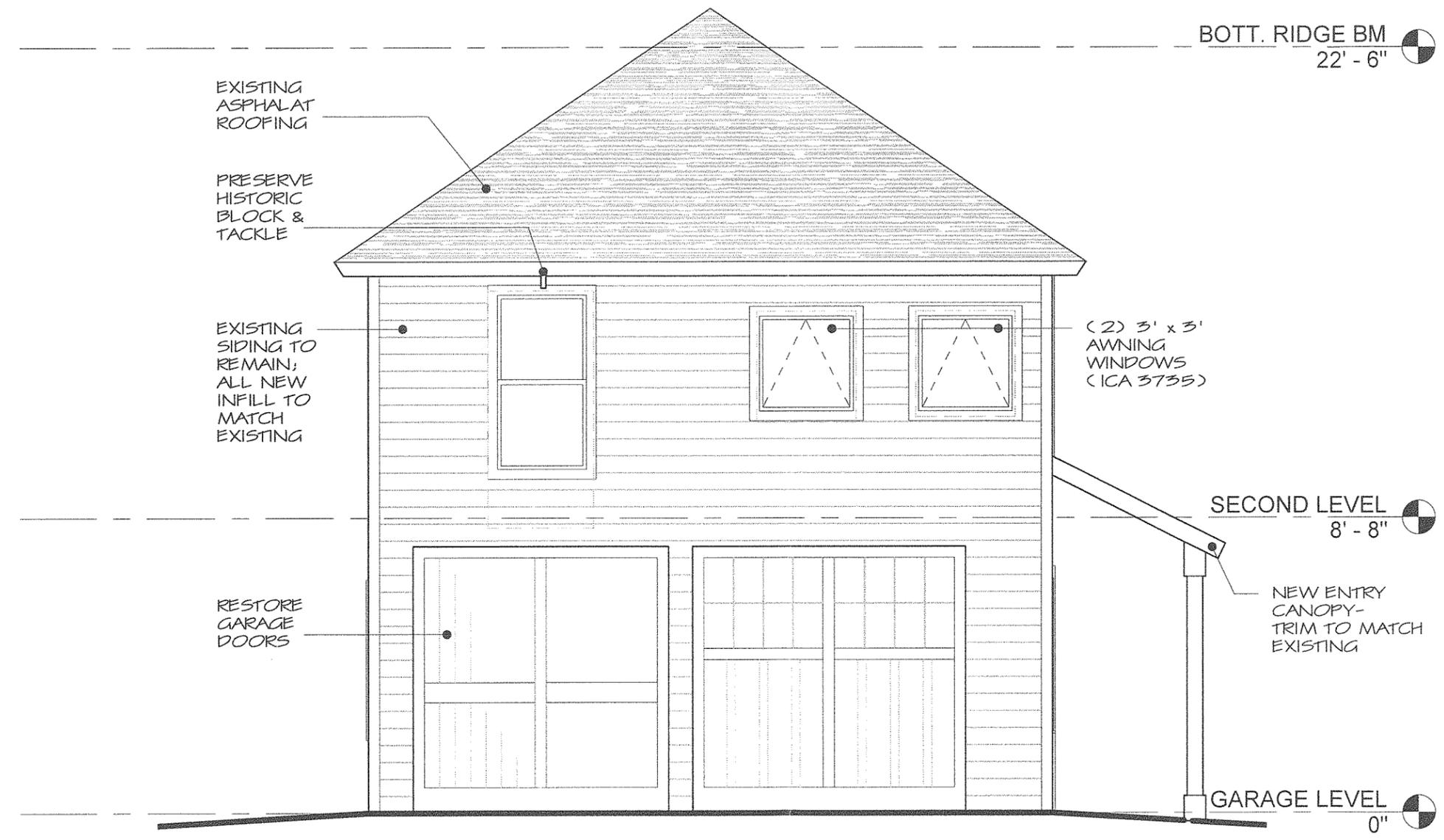
COROLLA



in the
TOYOTA







121 NORTH WILLARD STREET
 BURLINGTON, VT

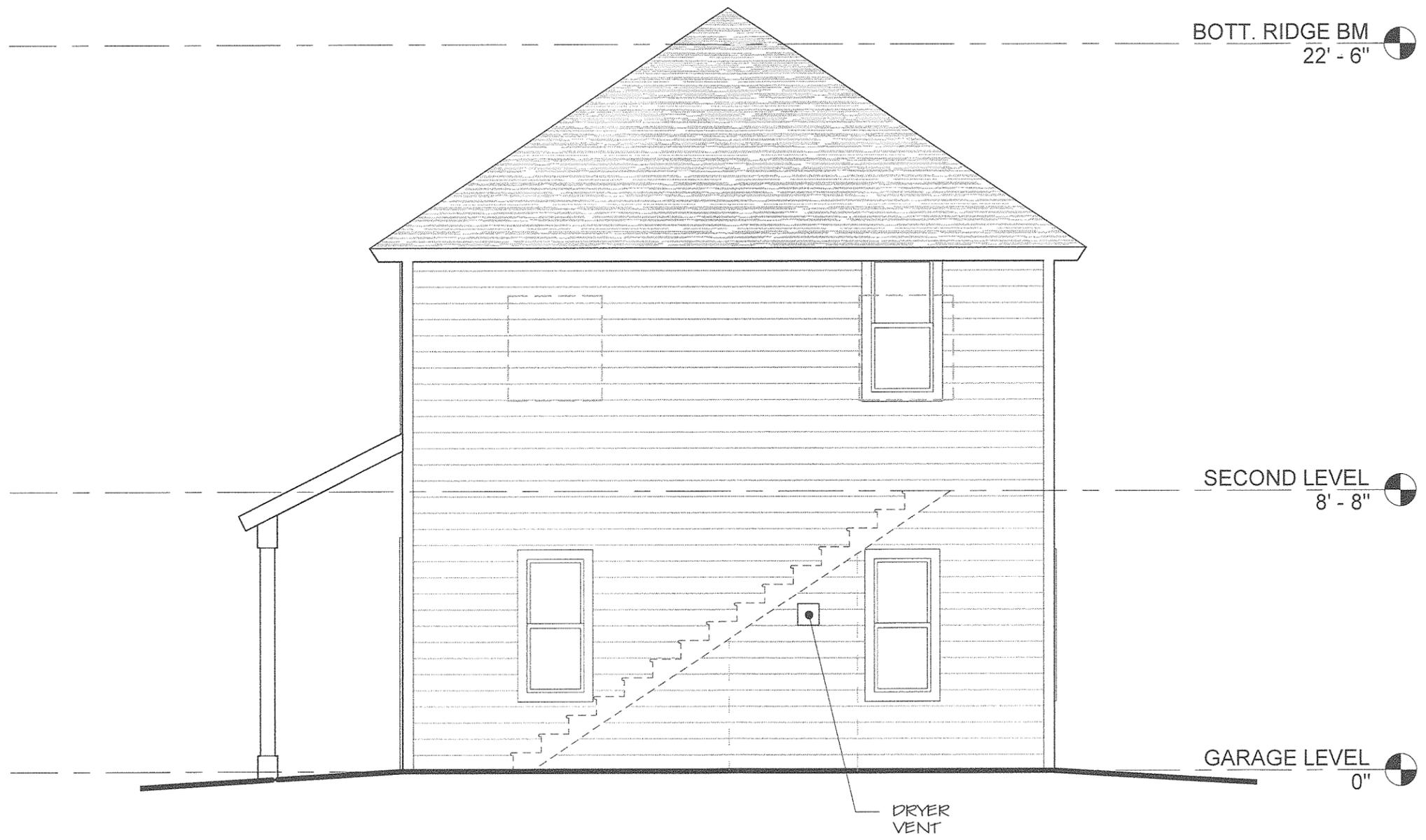
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ELEVATION
 1/4" = 1'-0"

June 26, 2013

A.4

① EAST ELEVATION
 1/4" = 1'-0"



121 NORTH WILLARD STREET
BURLINGTON, VT

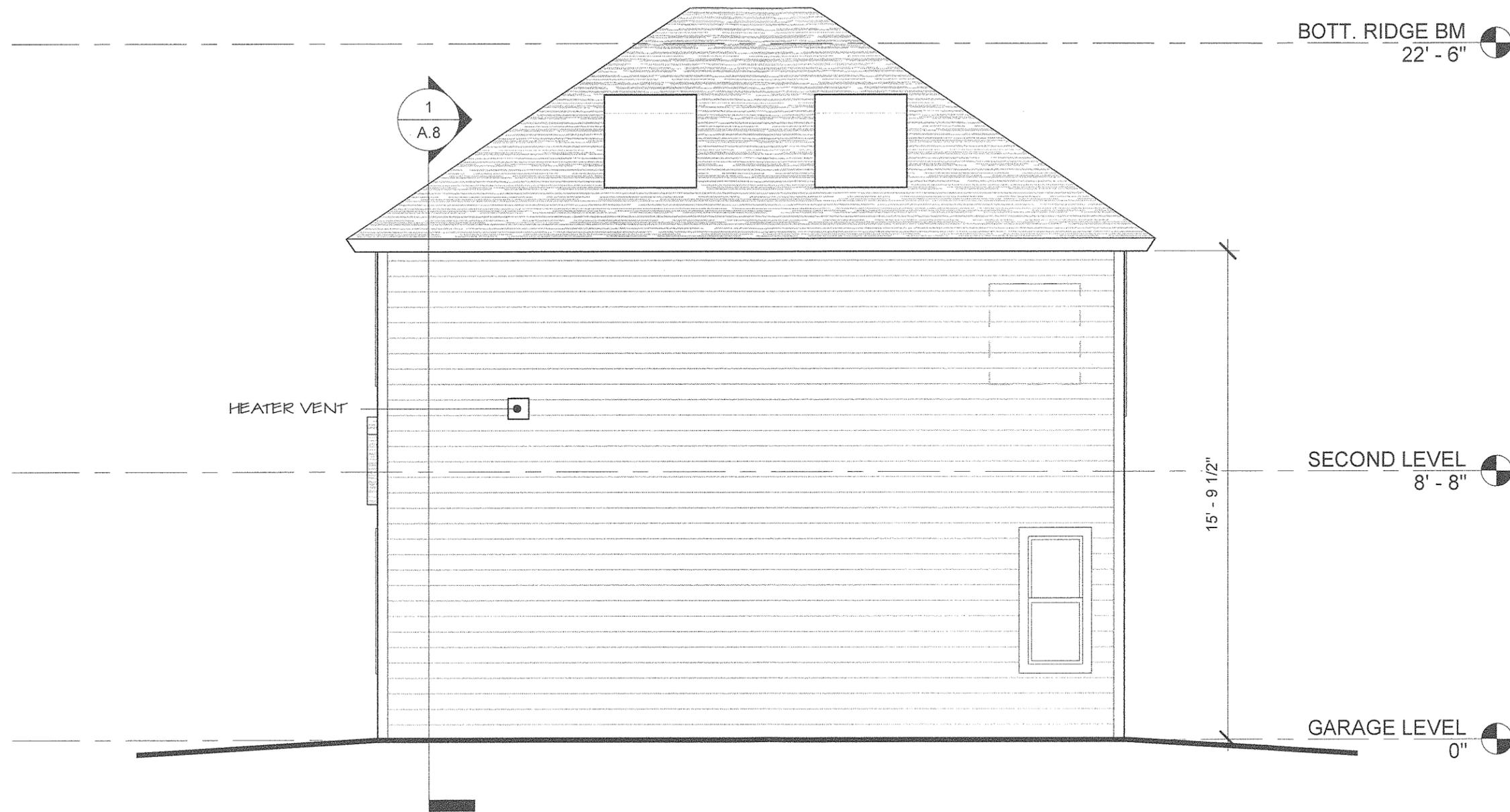
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ELEVATION
1/4" = 1'-0"

June 26, 2013

A.7

1 WEST ELEVATION
1/4" = 1'-0"



121 NORTH WILLARD STREET
 BURLINGTON, VT

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ELEVATION
 1/4" = 1'-0"

June 26, 2013

A.6

① SOUTH ELEVATION
 1/4" = 1'-0"



121 NORTH WILLARD STREET
BURLINGTON, VT

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ELEVATION
1/4" = 1'-0"

June 26, 2013

A.5

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

RECEIVED
 JUL 08 2013

DEPARTMENT OF
 PLANNING & ZONING

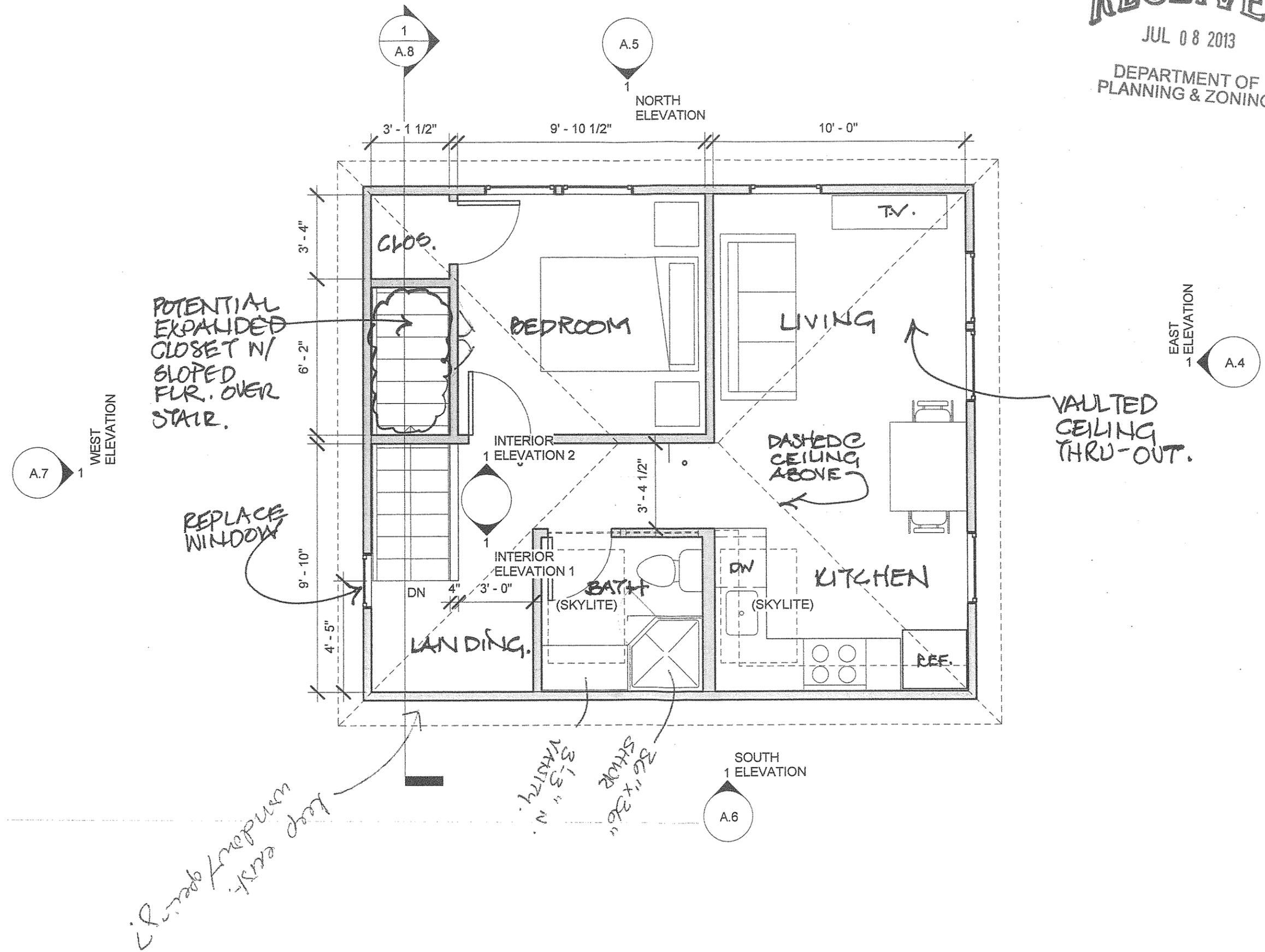
**121 NORTH WILLARD STREET
 BURLINGTON, VT**

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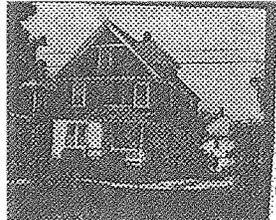
PLAN
 1/4" = 1'-0"

June 26, 2013

A.2



1 A2 SECOND FLOOR
 1/4" = 1'-0"



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 121 N. Willard St.

NEGATIVE FILE NUMBER:
 78-A-118

UTM REFERENCES:
 Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 Bert Rogers

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:
 J. R. Booth or Joseph Morgan

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Queen Anne

DATE BUILT: c. 1900

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
 N. Willard St.

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Arthur G. Goodhue Jr.

ADDRESS: 121 N. Willard St.
 Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

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

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 3

Entrance Location: center

Approximate Dimensions:

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish block with polygonal gabled bay window on south elevation; hipped 3 part 2nd story oriel on northeast corner.

Fenestration - 3 x 3; 1/1 sash; plain enframingent.

Entrance - 1 x 1, one story entrance c. 1912 porch with turned posts, simple balustrade; Queen Anne glass and panelled door; recessed second story window (with balustrade) above entry.

Cornice - Boxed, pedimented facade gable; flared eaves at stringcourse level. Clapboard first story, shingles on second story and gables.

RELATED STRUCTURES: (Describe)

Garage is the same style as the house; 7 1/2 story, hipped roof with 2/2 wood sash windows.

STATEMENT OF SIGNIFICANCE:

This Queen Anne house is in excellent condition and is a good example of a middle class residence as well as being an integral unit to the cohesiveness of the streetscape. It was built for Bert Rogers, a dealer in sewing machines and bicycles.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, Plot Plan v. 34, p. 564, Earl Bonnette, neighbor.

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:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:
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