

Scott Gustin

From: Donna Church <donna@studiobluearchitecture.com>
Sent: Friday, February 12, 2016 1:08 PM
To: Scott Gustin
Cc: Jens Hawkins-Hilke; Annika Hawkins-Hilke
Subject: 152 North Prospect St
Attachments: 152 N Prospect St.pdf

Hi Scott,

Here is the additional information for 152 N Prospect St. I have included a reference site plan photo with the massing of some of the neighbors. You will see the model of the proposed addition in the context of the neighbors and photos of the neighbors. Please note that the property is heavily wooded, whether summer or winter as shown. And the neighboring houses are much larger than the existing house of my client. This is evident by the fact that the proposed addition of (2 stories) has a peak that is +/- 5'-0" lower than the neighboring house peaks.

You mentioned a concern that the main part of the house should not have an addition taller than the existing. Which in general I agree with and you see throughout Burlington as most of the housing stock that has been developed was created with houses that are quite large, especially the neighborhood my client resides in. But in the case of my clients' home, it is quite small, only 1 1/2 stories for the main body of the house. I have included a series of photos showing houses that are in Burlington that have smaller homes that have been added on to or have a larger body of the house, behind the front portion. The addition we are proposing seems to be similar to these situations.

Please let me know if there are any other concerns that you have that I can address. I can provide a paper copy if you prefer, just let me know.

Take care,
Donna

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PROPOSED SITE PLAN

HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
FEBRUARY 11, 2016



NEIGHBORS - NORTH ST - NORTH SIDE OF STREET



NEIGHBORS - NORTH ST - SOUTH SIDE OF STREET

HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
FEBRUARY 11, 2016



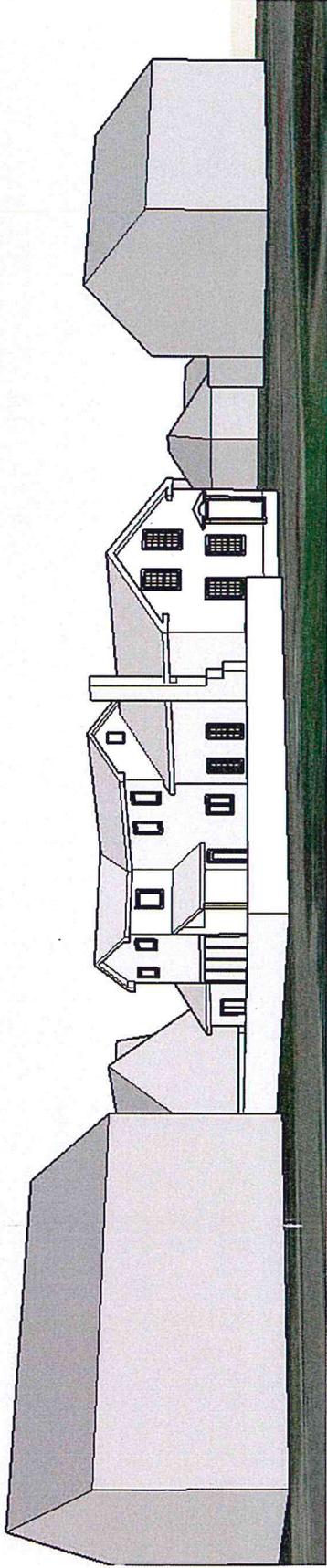
NEIGHBOR - NORTH PROSPECT ST



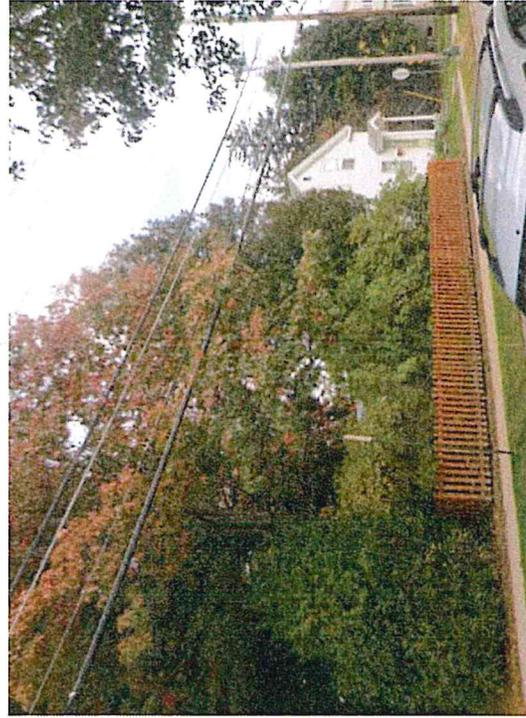
NEIGHBOR - PROSPECT HILL ST & NORTH PROSPECT ST FACADES



HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
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NORTH PROSPECT ST - LOOKING SOUTHEAST WITH NEIGHBORS



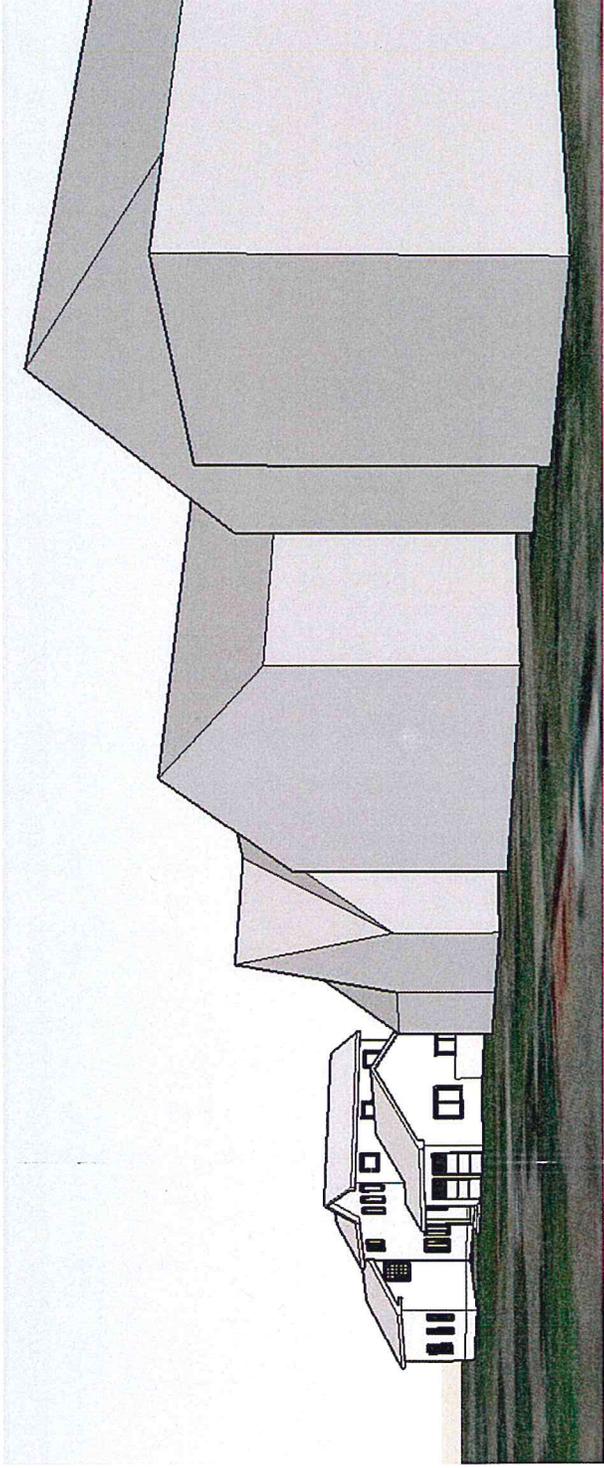
SUMMER VIEW



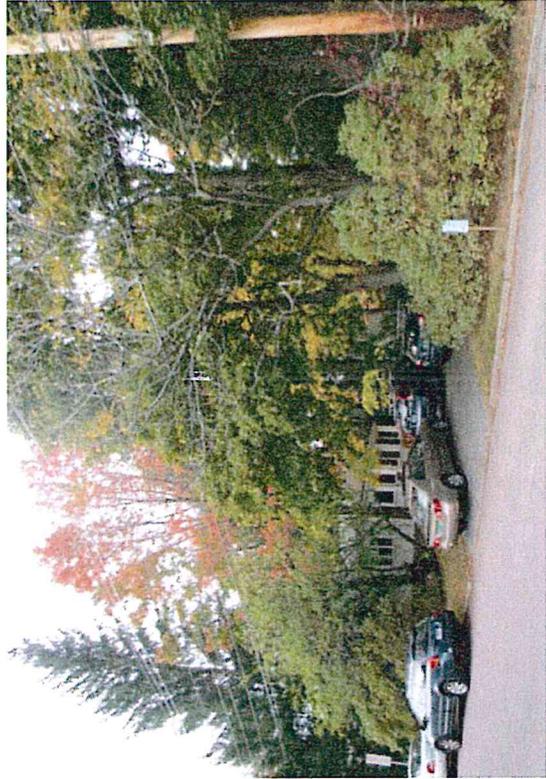
WINTER VIEW

HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
FEBRUARY 11, 2016

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8 0 2 . 5 4 0 . 0 4 8 4



NORTH ST - SOUTH FACADES WITH NEIGHBORS



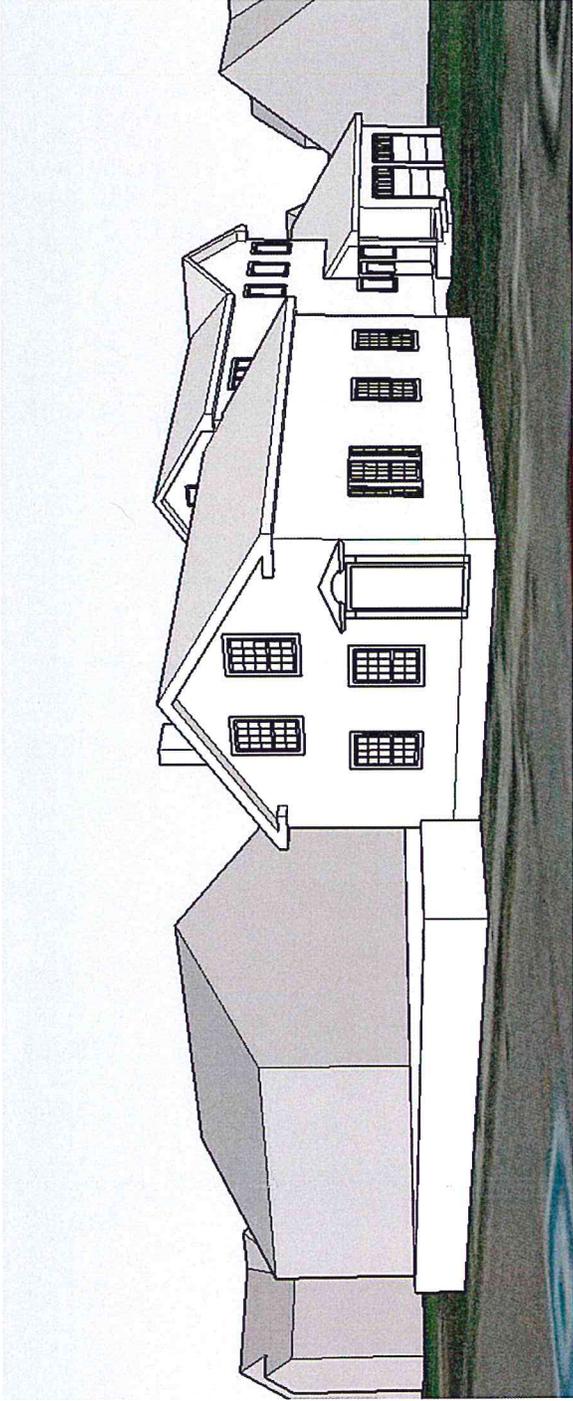
SUMMER VIEW

HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
FEBRUARY 11, 2016

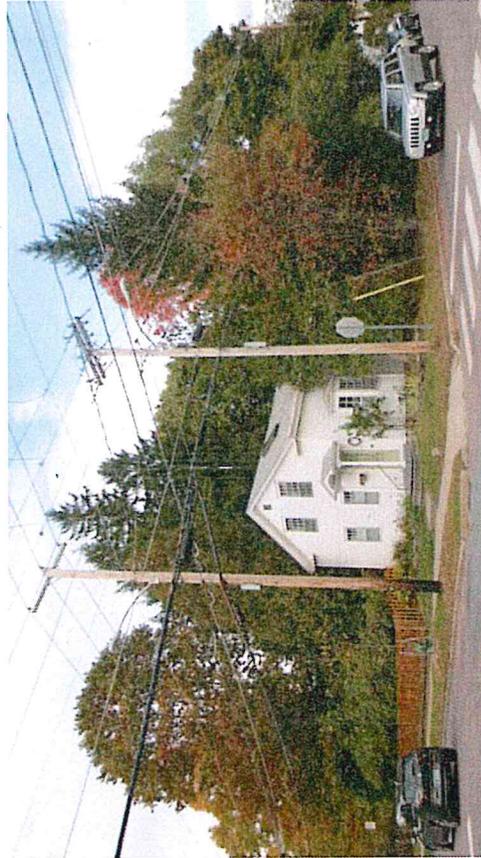


WINTER VIEW

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8 0 2 . 5 4 0 . 0 4 8 4

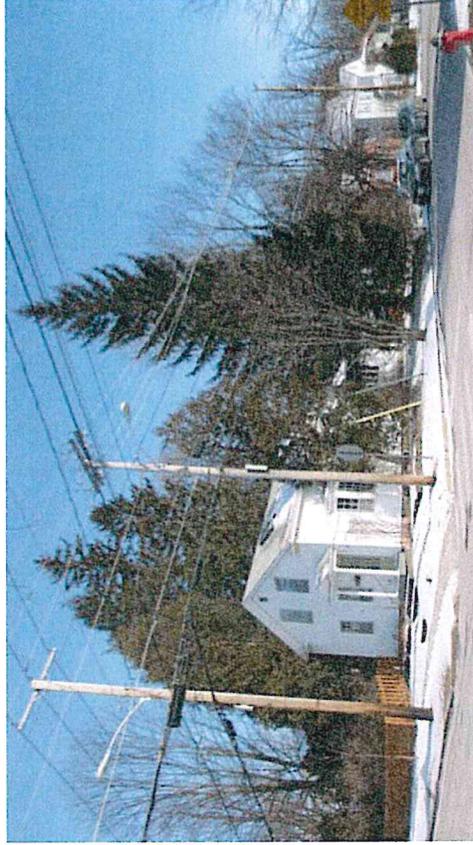


NORTH PROSPECT/NORTH ST - CORNER VIEW



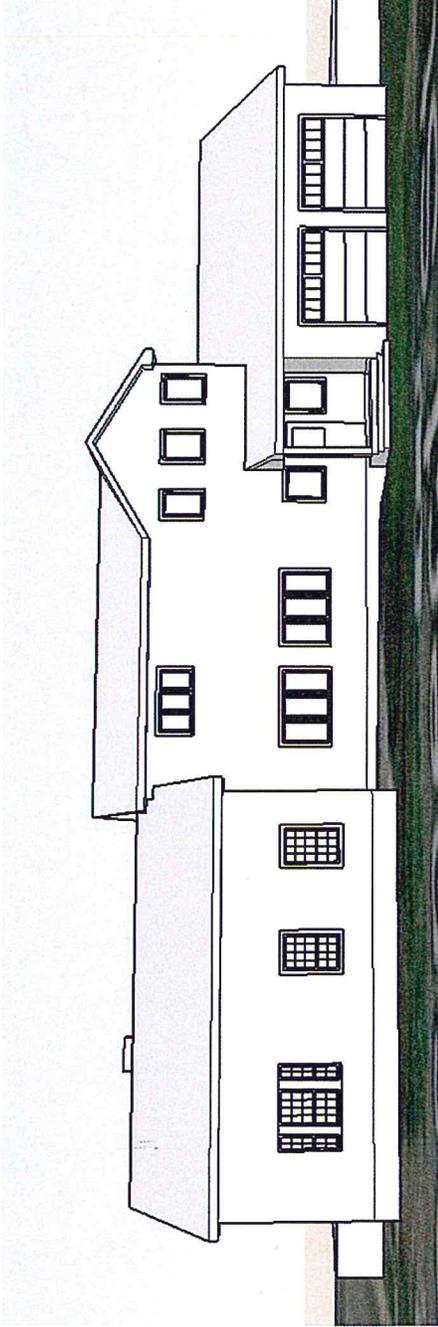
SUMMER VIEW

HAWKINS-HILKE RESIDENCE
 152 N PROSPECT ST, BURLINGTON, VT
 FEBRUARY 11, 2016

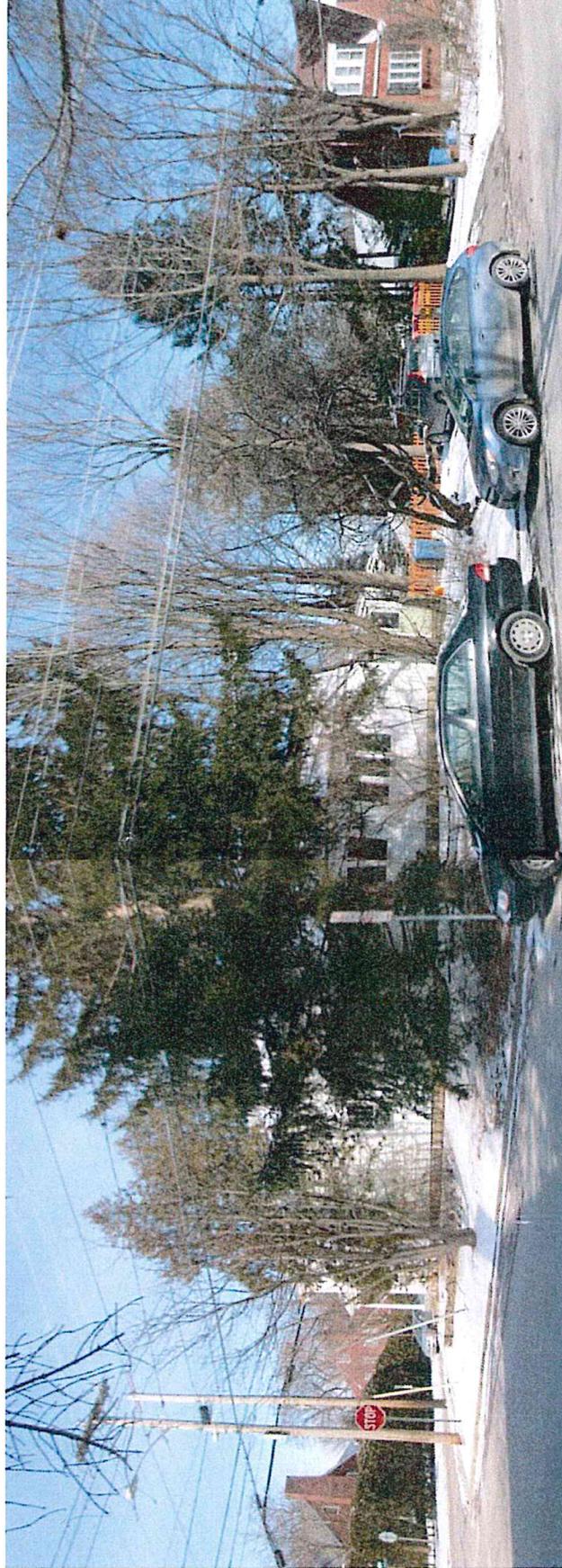


WINTER VIEW

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 8 0 2 . 5 4 0 . 0 4 8 4



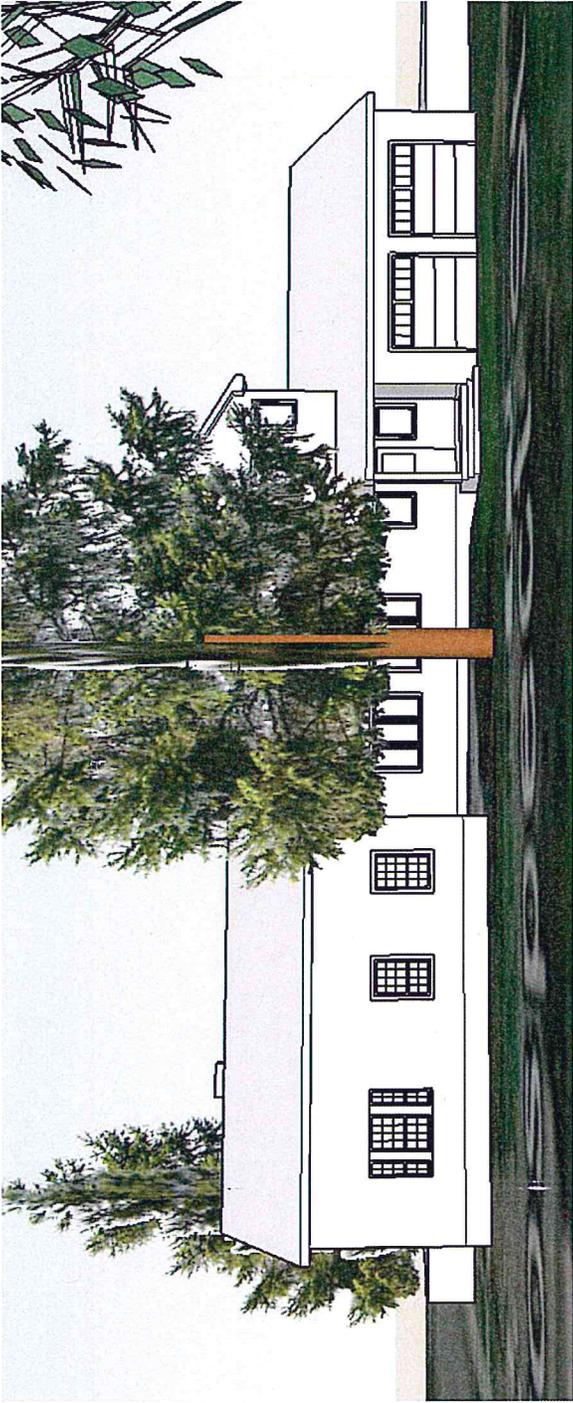
NORTH ST - SOUTH FACADE



NORTH PROSPECT ST. - WINTER VIEWS

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NORTH ST - SOUTH FACADE - WITH TREES

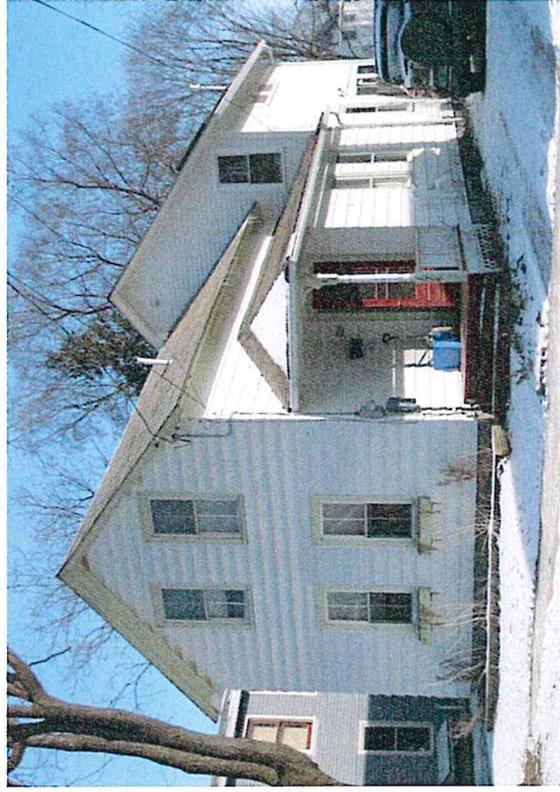


NORTH ST - LOOKING WESTERLY WITH TREES

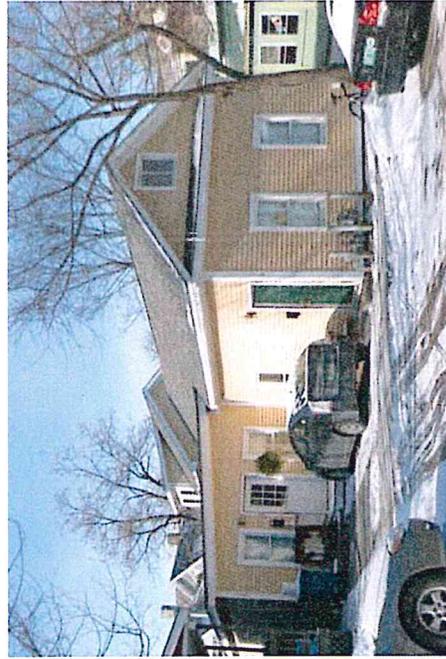


HAWKINS-HILKE RESIDENCE
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EXAMPLES OF TALLER ADDITIONS/REAR PART OF BUILDING



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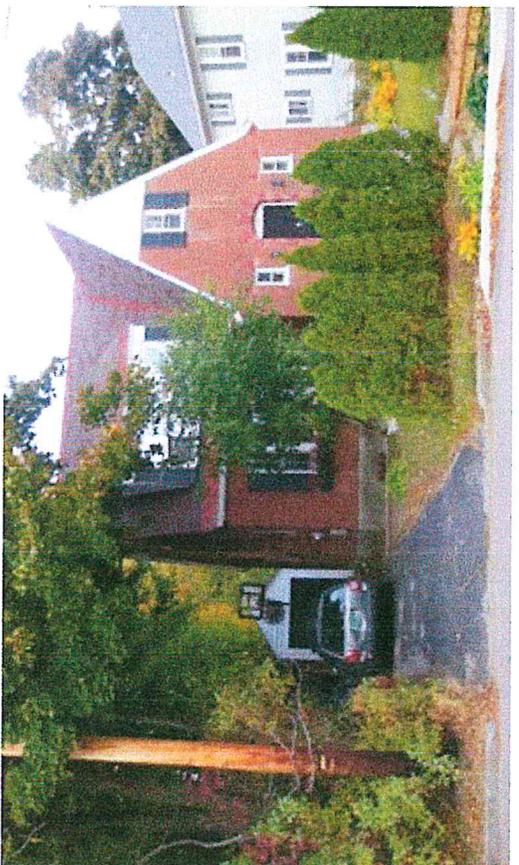
JAN 25 2016

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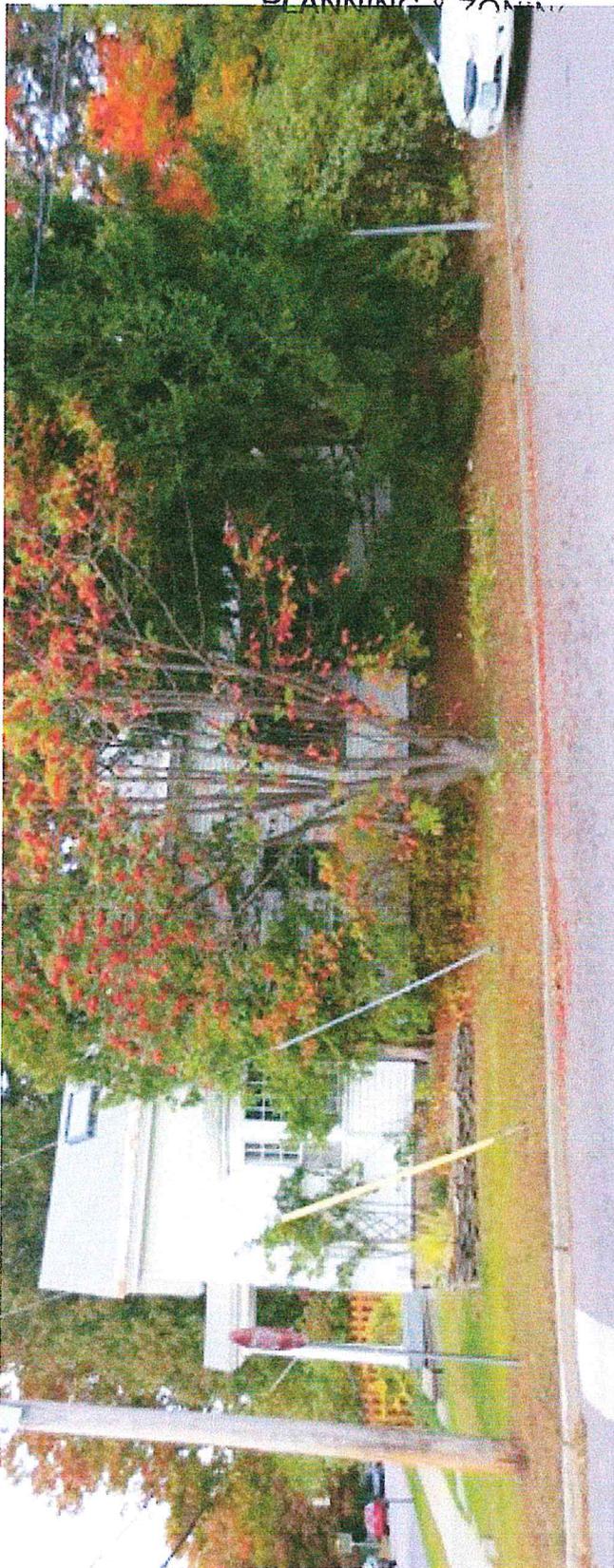
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NORTH STREET - NEIGHBOR 2 LOTS TO EAST

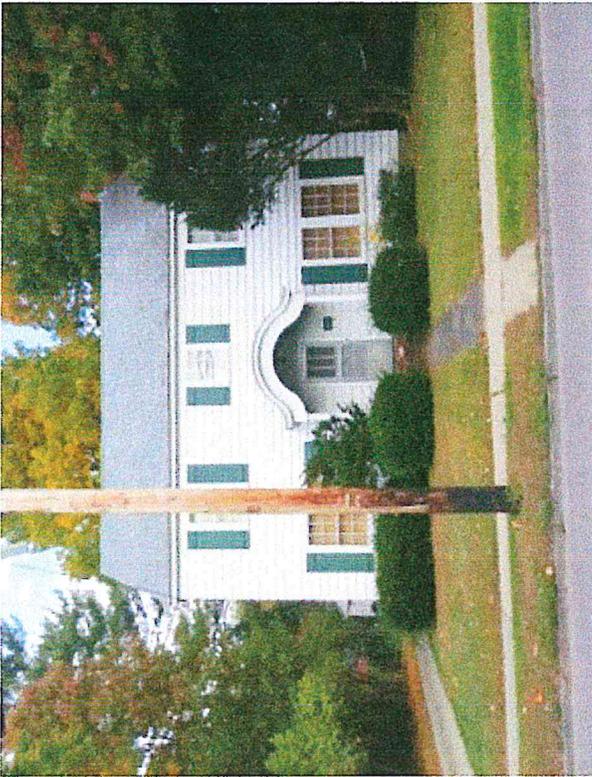


NORTH STREET - NEIGHBOR TO THE EAST



NORTH STREET - SOUTH FACADE

HAWKINS-HILKE RESIDENCE
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NORTH PROSPECT - NEIGHBOR TO NORTH

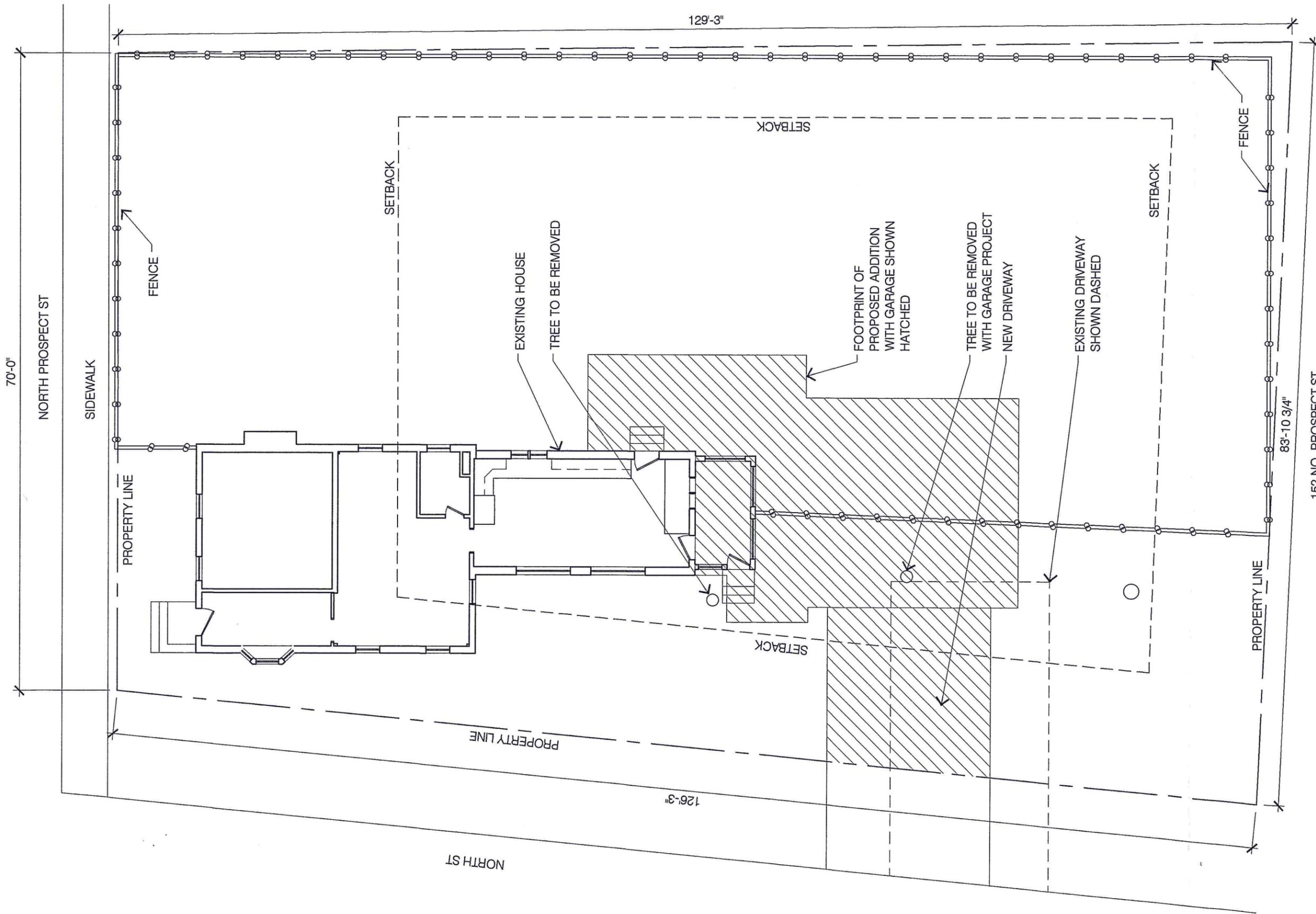


NORTH PROSPECT - NEIGHBOR 2 LOTS TO NORTH



NORTH PROSPECT - WEST FACADE

HAWKINS-HILKE RESIDENCE
152 NORTH PROSPECT ST, BURLINGTON, VT
JANUARY 19, 2016



152 NO. PROSPECT ST.

ZONING: RL

LOT SIZE = 9,812 SF

35% ALLOWABLE LOT COVERAGE

HOUSE FOOTPRINT = 1,129 SF

DRIVEWAY/WALK = 424 SF

TOTAL = 1,553 SF =

15.8% LOT COVERAGE

NEW ADDITION = 1,005 SF

NEW DRIVEWAY = 120 SF

EXISTING REMOVED = 106 SF

DRIVEWAY REMOVED = 173 SF

NEW TOTAL = 2,399 SF = Z

24.4% PROPOSED LOT COVERAGE



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PROPOSED SITE PLAN

SCALE: 3/32" = 1'

A-1

ZONING DRAWINGS
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4 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'



3 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'



2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'



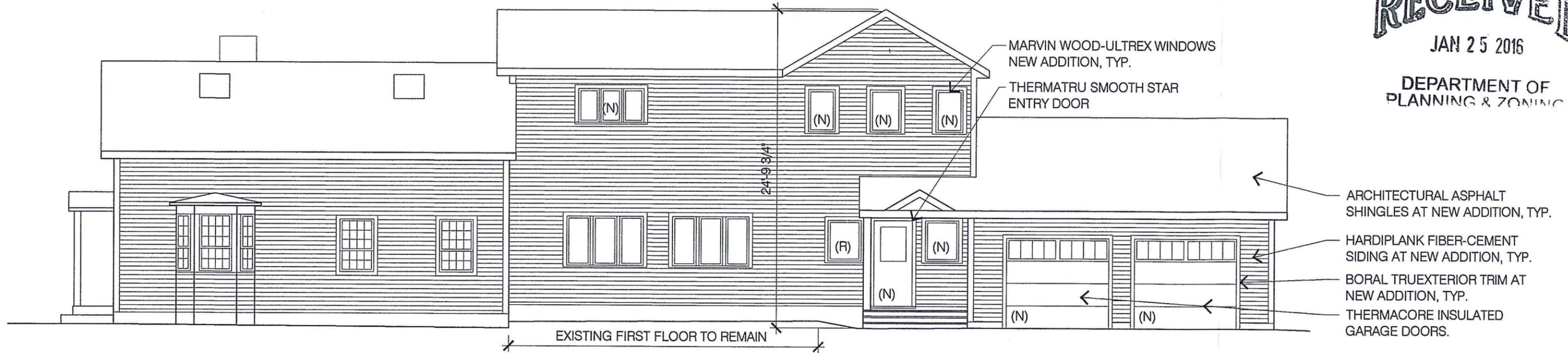
1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'

A-2
ZONING DRAWINGS
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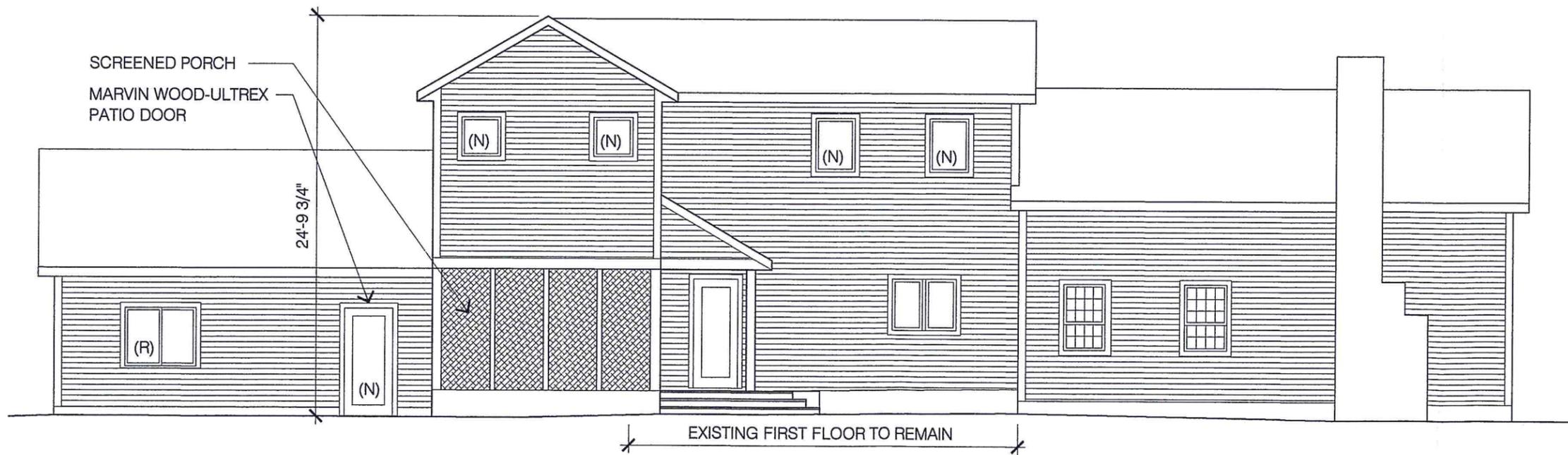
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2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'



1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'

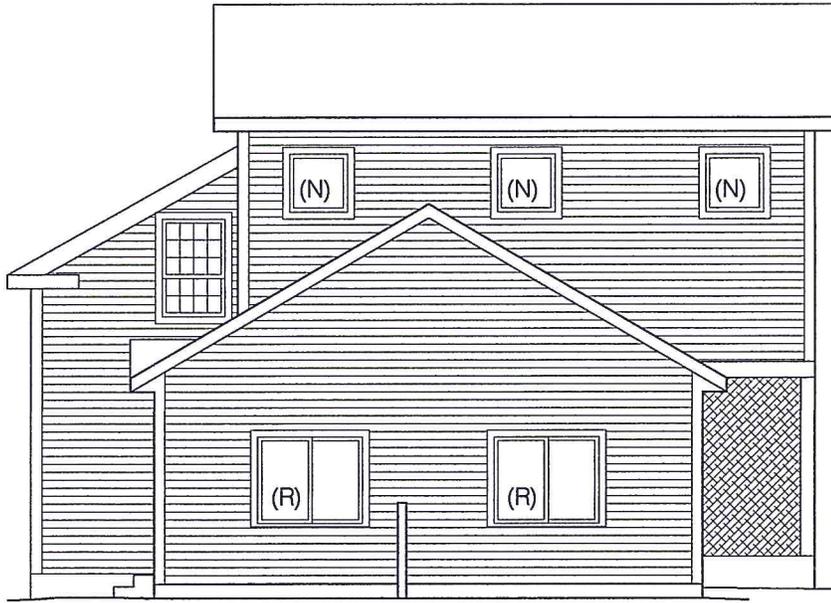
- ← ARCHITECTURAL ASPHALT SHINGLES AT NEW ADDITION, TYP.
- ← HARDIPLANK FIBER-CEMENT SIDING AT NEW ADDITION, TYP.
- ← BORAL TRU EXTERIOR TRIM AT NEW ADDITION, TYP.
- ← THERMACORE INSULATED GARAGE DOORS.

NOTES:
(N) - NEW WDW/DR
(R) - RELOCATED
EXISTING WDW/DR

A-3
ZONING DRAWINGS
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3

EAST ELEVATION WITH GARAGE

SCALE: 1/8" = 1'



NOTES;
(N) - NEW WDW/DR
(R) - RELOCATED
EXISTING WDW/DR

1

PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'

A-4
ZONING DRAWINGS
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