

## Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

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

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*Matt Bushey, Chair  
Ron Wanamaker, Vice Chair  
Sean McKenzie  
Chris Alley  
Steve Offenhartz  
Jeremy Gates, Alternate  
Phil Hammerslough, Alternate*



### MINUTES BURLINGTON DESIGN ADVISORY BOARD Tuesday, August 11, 2015, 3:00 p.m. Conference Room 12, City Hall, 149 Church Street, Burlington, VT

**Present:** Matt Bushey (Chair), Steve Offenhartz, Sean McKenzie, Chris Alley, Ron Wanamaker, Phil Hammerslough (alternate.)

**Staff present:** Mary O'Neil

**Absent:** Jeremy Gates (alternate)

#### 1. **16-0020CA; 6 Proctor Place (RLW, Ward 5 S) S. Chapin Spencer, Rebecca Grannis**

Install fiberglass replacement windows, new insulation, and siding. Construct small rear addition with solar panels.

Present: Missa Aloisi project architect, Rebecca Grannis applicant/owner.

Motion by Matthew Bushey: The Board feels 6 Proctor Place retains enough historic integrity to warrant historic eligibility. We do not approve fiberglass windows and the proposed 1/1 sash for the existing building. The Board would approve clad wood and 2/2 window sash. Window and door locations are acceptable as proposed. Materials proposed for exterior siding approved. The Board does not feel a canopy or roof cover is necessary at the rear entrance location. We incorporate the following recommended conditions within the staff report:

- The applicant shall define the location and fixture for proposed new lighting to assure compliance with the lighting standards defined in Section 5.5.2 (submitted.)
- The location of the mailbox, utility connection, mechanical equipment, and trash/recycling storage shall be defined on the site plan and/or building elevation as appropriate. Landscaping or similar screening may be advised, depending upon location and visibility.

2<sup>nd</sup> – Ron Wanamaker

Vote 4-1 (SO) PH present, as alternate but present during full board attendance, does not vote.

Motion carries.

#### 2 **15-1123CA; 83 Hyde Street (RM, Ward 2) Nathan J. Cross (continued from May 26, 2015.)**

Remove existing side porch, remove rear addition and construct new 1 1/2 story addition to home.

Present: Applicant Nathan Cross and his representative.

Motion by Matt Bushey: I move we recommend approval, with a preference for Option 2A (cross gable) as compatible with the existing building scale and proportion. The Board feels the main entrance door to the existing structure does not presently face the street, therefore the

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covered porch entry is acceptable and not subject to the standard of Section 6.2.2 (h). The Board approves the removal of the screen door on the south elevation. The Board approves the project conditioned upon a walkway provided from the new entry on the north elevation to the public right-of-way. The Board recommends re-labeling the new entry to “additional entrance.” Existing entrance on south elevation to be retained.

The Board incorporates the following conditions:

1. Prior decisions under this ordinance have found development proposals for large rear additions on small historic structures to be in conflict with applicable standards. Compatibility relative to scale, massing and proportion must be assured for an affirmative finding.
2. The applicant will need to define any topographical alterations, if proposed or necessary for this application.
3. A landscaping plan will be required.
4. A lighting plan, with fixture cut sheets and location of fixture placement will be required.
5. An EPSC and Stormwater Management Plan will be required, with written approval of the Stormwater Engineer.
6. Materials will need to be defined prior to review by the Development Review Board.
7. A survey may be required to discern true property boundaries, lot size, and vehicular access that are assured to this parcel.
8. An area for snow storage will be identified on the site plan.
9. Section 6.2.2 (h) requires that “Principal buildings shall have their main entrance facing and clearly identifiable from the public street.” The proposed entrance is on the north elevation, not facing the street (east) and therefore in conflict with this standard. [See comment in motion.]
10. While ADA standards may not apply for the single family home, the building inspector will determine whether Vermont visitability standards are required for the new construction.
11. The applicant shall confirm the location of trash and recycling facilities.
12. All mailboxes, meters, utility connections, and HVAC equipment need to be illustrated on elevations or site plans, as appropriate to discern visibility, assess function and to determine any need for appropriate screening.
13. A pedestrian access must be illustrated from the public right-of-way to the residence. Any such walkway must be identified on a revised site plan.
14. Coverage calculations will need to be submitted prior to advancement to the DRB.
15. Standard Permit Conditions 1-15.

2<sup>nd</sup> – Sean McKenzie

Vote 5-0 PH present as alternate but during full board attendance, does not vote.

Motion carries.

**3 15-1232CA; 78 Henry Street (RL, Ward 1E) Molly Loomis & Thomas Hughes**

Two story addition at back of existing single family residence, replacement of door way, two new windows.

Present: Donal Dugan, designer; Thomas Hughes and Molly Loomis, owners.

Motion by Steve Offenhartz: I move we approve as designed.

Friendly amendment by Sean McKenzie and SO; it is recommended that a canopy be added over rear entrance incorporating brackets and design elements of the west elevation.

2<sup>nd</sup> – Ron Wanamaker.

Vote 4-1 (MB). (PH participates, CA does not.)

Motion carries.