

Department of Permitting and Inspections

Zoning Division

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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: November 15, 2022
RE: ZP-22-528; 447 Main 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-22-528
Location: 447 Main Street
Zone: RL **Ward:** 6S
Parking District: Neighborhood
Date application accepted: September 16, 2022
Revisions received: October 31, 2022
Applicant/ Owner: Marcus Gonzales, Ramsey Gourd Architects / Jeremy Dressley and Jane Seymour, owners.
Estimated construction cost: \$396,000.



Request: Demolition and reconstruction of existing carriage barn. Both house and carriage barn are listed on the National Register of Historic Places within the University Green Historic District, as amended. After the fact permit for stone and slate patios, terraces, walkways.

Background:

- **Zoning Permit 06-769FC;** installation of additional 6' high stockade fencing to match existing fencing. Installation of 3 gates, including a driveway gate. May 2006.
- **Non-applicability of Zoning Permit Requirements;** enclose outside entryway/porch. October 2004.
- **Zoning Permit HO-2001-010;** home occupation for antique shop. Approved by ZBA September 2000.
- **Zoning Permit 99-393;** rear two story addition over existing greenhouse foundation for the single family home. Proposal includes removing the existing aluminum siding (undovering/replacing wood clapboards), removal of the rear chimney and extending the existing shed dormer out onto the addition. March 1999.

- **Zoning Permit 99-249;** installation of 6’ stockade style fencing along the side property line parallel to the existing single family home. November 1998.
- **Zoning Permit 95-071;** installation of a 4’ and 6’ high sections of solid picket style fencing to surround the existing rear yard of the single family home. Structure listed on the Burlington City Historic Sites survey. August 1994.
- **Zoning Permit n.n.;** Use part of the house as an office for the practice of child psychiatry. Approved by ZBA August 1989.
- **ZBA review,** request to erect sign and allow for sample swatches of woolens as an agent for the Vermont Natives Industries of Bridgewater. Renovation of garage in rear for storage and display of woolens. (No additional documents attached.) Request dated January, 1955.

Overview: 447 Main Street is a single family home with a rear, detached barn that has been utilized as a garage. The Assessor’s records indicate the upper floor is finished living space. The owners request demolition and replacement of the structure, continuing the existing expanded living area in the upper floor. Other lot features (terraces, patios, walkways) are requested after-the-fact.

The **Design Advisory Board** reviewed the application at their October 25 and November 8, 2022 meetings, and voted unanimously to approve the application with the following recommended conditions:

- The perimeter of the parking area shall be clearly defined to prevent parking creep;
- There shall be a method to organize trash and recycling, or it shall be relocated from the yard.
- DAB advises removal of the Juniper that has caused structural rot.

Recommended motion: Conditional use and Certificate of Appropriateness approval, per the following Findings and Conditions:

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable and pedestrian friendly environment. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and historic development patterns are reinforced. Parking shall be placed either behind, within or to the side of structures as is consistent with the district and/or the neighborhood. Building facades designed for parking shall be secondary to the residential aspect of a structure.

1. *The Residential Low Density (RL) district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history.*

The removal and reconstruction of an existing carriage barn on the same footprint, replicating location, setback, details and features of the existing building, will continue to reinforce the historic development pattern of the district. **Affirmative finding.**

(b) Dimensional Standards and Density

Table 4.4.5-3 Residential District Dimensional Standards

RL	Max lot coverage 35%	Setbacks			Max Height 35'
		Front Ave. of 2 adjacent lots on both sides =/- 5'	Side: 10% of lot width or ave. of side yard setback of 2 adjacent lots on both sides	Rear 25% lot depth	
447 Main Street	15.21% estimated from 2006 approved site plan 34.35% Proposed with additional amenities	No change proposed.	Carriage barn setbacks are non-conforming. No change proposed.	Carriage barn setbacks are non- conforming. No change proposed.	The Carriages barn is non- conforming to height as an accessory structure, however no change is proposed.

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

This is an existing, developed lot with frontage and access on Main Street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

No change in use is proposed. The property remains a single family residence.

Part 3: Non Conformities

Section 5.3.5 Nonconforming Structures

(c) Demolition

A non-conforming structure may be replaced by a new structure retaining the same degree of nonconformity as the original structure. This provision is limited to the existing dimensional nonconformity (i.e. setback, lot coverage, or height) and shall not expand the degree of nonconformity except as provided for in (a) above. [Allowance for vertical expansion of existing single family homes and Community Centers that project into side and/or rear yard setbacks.] Zoning Permit application for the replacement structure shall be completed within 1 year of demolition of the nonconforming structure; failure to do so shall result in the loss of the ability to retain the nonconformity.

The replacement structure will retain the existing nonconformity of setback and height. The request for a replacement structure is integrated with the application for demolition, so a secondary application is not necessary. Retention of the non-conformity requires replacement within one year; however demolition of a listed historic structure requires construction within 6 months. See Section 5.4.8 (d), below. **Affirmative finding as conditioned.**

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.

The carriage barn at 447 Main Street is a contributing resources within the University Green Historic District, as amended.

18a. Garage/ Carriage Barn, c.1915, Contributing building

Located in the rear yard of 447 Main Street is a wood-frame, 1.5-story, gable-front, former carriage house with raking eaves, which appears to have replaced an earlier outbuilding nearby. The clapboard building has two sliding wooden garage doors which extend across the first story of the north elevation facing the driveway and a paired, 8/12, double-hung sash window in the gable above. In 2005, the upper story of this building was converted into an accessory apartment.

[Staff note: There is no zoning permit for establishing of an accessory apartment. The upstairs is acknowledged by the Assessor's property database as existing, finished living space associated with the single family residence. The applicant does not seek a discrete second unit.]

(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 building will continue to serve as storage for vehicles, with the inclusion of continued expanded living space on the upper floor. The applicant does not seek approval for accessory dwelling unit.

- 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 building is proposed to be located in the same location as the existing building. The replacement intentionally replicates the volume, location, detailing and appearance of the existing carriage barn.

- 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.*

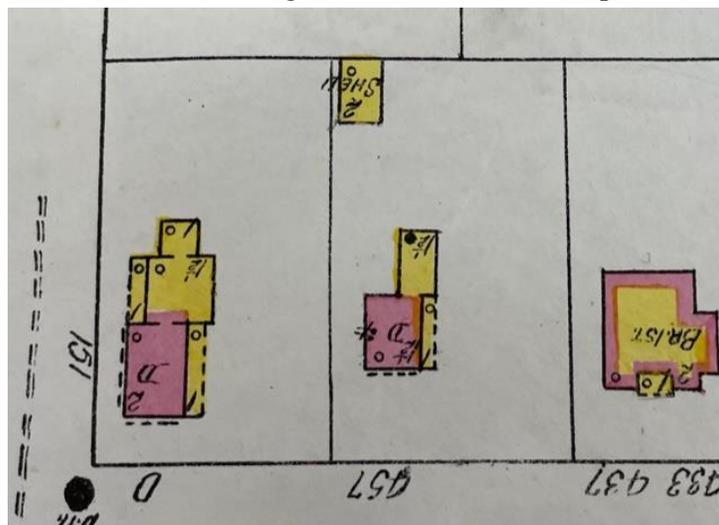
No conjectural features are proposed.

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.*

The distinction of the carriage barn (identified as a *SHED* on the 1918 Sanborn Map of Burlington) is most likely its modest presence, as typically recognized on or near a property boundary and accessory to the existing residence. This application continues that site familiarity with service for vehicle storage and the addition of expanded habitable space.



1919 Sanborn Fire Insurance Map of Burlington (detail)

447 Main Street, center.

Subject building center top.

Note that street numbers have changed, as has the rear property boundary.

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 application is not intended to repair or replace historic materials and features, but build a replacement building of similar massing and location. DAB members concurred that the existing material has reached a state of failure, and the foundation is inadequate.

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.*

Demolition is always the most extreme of physical treatments. Reconstruction is proposed.

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

There are no known archaeological resources on site. If redevelopment results in discovery, appropriate authorities will be notified for assessment, evaluation, and appropriate 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.*

While the application proposes removal of a historic feature of the property, a replacement building of similar massing and site placement is included. The west dormer is the sole diversion from existing design, and does not contribute to building height as it is limited to less than 50% of the roof width.

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.*

The carriage barn is a secondary structure on this parcel. While removal and redevelopment will alter the essential integrity of a contributing structure on the lot, the principal structure will remain unchanged. The significant form and integrity of the overall environment will be altered, but not totally impaired.

Affirmative finding as conditioned.

Section 5.4.8 (d) Demolition of Historic Buildings

The purpose of this subsection is:

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. *A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

The applicants are an architectural team who provided testimony at the DAB hearing that the building has an insufficient and failing foundation; the walls have twisted and the ridge is sagging (see photos.)

- B. *A statement addressing compliance with each applicable review standard for demolition;*

- C. *Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*

- (i) *the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,*
- (ii) *the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*

The identified structural instability does not support rehabilitation of the barn.

- D. *A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;*

The purpose of the application is submission of a redevelopment plan.

and,

- E. *Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

Elevations, floor plans, sections and a site plan have been submitted in support of the application. **Affirmative finding.**

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

- A. *The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;*

The structure has been used for various home occupations (textile sales, antiques) by previous owners. Photographs reveal that openings have been patched to cover over original features while additional openings have been made to accommodate windows and doors occurring after its original construction. The existing structure is also leaning towards the north-east corner, twisting under its own weight. These are new owners who are seeking reconstruction for continued use.

or,

- B. *The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;*

As noted, the barn has been used for vehicular storage, textiles sales and an antique shop. The noted structural failure, particularly that of the foundation, makes rehabilitation challenging. The possibility of lifting the building and pouring a new foundation was found to be not practical due to its close proximity to the property line and the lack of structural integrity of the building itself.

or,

- C. *The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

The applicant/owners propose reconstruction of the building, utilizing the same footprint, dimensions, materials, and details as the existing structure. The applicants assert that a new building would enable the owners to use the space and preserve the legacy of the existing structure.

And all of the following:

- D. *The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*

The proposed reconstruction of the barn has no impact on the existing historic home, or any adjacent historic structure.

- E. *All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;*

The applicant submission includes detailed photographs and measurements of existing structural features and finishes. The carriage barn at 447 Main Street does not rise to the importance that would require HABS recording standards; however submitted photographs of existing conditions will suffice for the zoning record.

and,

- F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
- (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*
 - (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*
 - (iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

The redevelopment plan is for reconstruction of a building with identical footprint, massing, height and materials (as allowed by life safety code) in the same location as the existing building. The timeline for replacement construction with existing non-conformities is one year; however demolition of the listed historic structure requires not more than 6 months between demo and redevelopment. **Affirmative finding as conditioned.**

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

Building relocation or material salvage are recommended where it can be accomplished without danger to the public and the site remains secured.

All materials shall be disposed of in a safe and legal manner. **Affirmative finding as conditioned.**

Section 5: Performance Standards

Section 5.5.1 Nuisance Regulations

Nothing within the application suggests the introduction of neighborhood or public nuisance. **Affirmative finding.**

Section 5.5.2 Outdoor lighting

No lighting fixtures are proposed. If any lighting fixtures are added to the project plan, fixture and illumination information shall be provided to staff for review and approval. **Affirmative finding as conditioned.**

Section 5.5.3 Stormwater and Erosion Control

The project does not meet the site disturbance threshold for requiring an Erosion Prevention and Sediment Control Plan. Not applicable.

Section 5.5.4 Tree Removal

The Design Advisory Board has recommended removal of a juniper that has contributed to the structural failure and rot of the barn. Section 3.1.2 (c) exempts tree removal from any lot containing a single family home or duplex which consists of no more than three quarters (3/4) of an acre. The parcel at 447 Main Street is 19,417 sf; less than the ¾ acre threshold. In this instance, removal of the offending tree does not require zoning approval. Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The replacement building is in the same location as the existing. The Design Advisory Board recommends removal of a juniper tree that has contributed to the structural failure. **Affirmative finding as conditioned.**

(b) Topographical Alterations:

No topographical alterations are included in the proposal. **Affirmative finding.**

(c)Protection of Important Public Views:

There are no protected public views from or through this parcel. 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:

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

(f) Brownfield Sites:

This address is not included on the Vermont Department of Environmental Conservation's Brownfield list. 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. The pedestrian entry door remains on the west elevation, albeit more centered



than the existing entry. Some modest canopy is recommended to shelter those entering or exiting from roof runoff and sliding snow off the metal roof. **Affirmative finding.**

(h) Building Location and Orientation:

The proposed replacement building is located in the same location as the existing barn, and addresses the streetfront in a similar manner. **Affirmative finding.**

(i) Vehicular Access:

Vehicular access will continue in the same alignment as existing; directly from Main Street via the existing curb cut. **Affirmative finding.**

(j) Pedestrian Access: This detached barn has direct access from the driveway paved area, which connects northward to Main Street and a public sidewalk. The application includes after-the-fact consideration of a network of interior walkways, patios, and landscape walls, which enhance site circulation. **Affirmative finding.**

(k) Accessibility for the Handicapped:

ADA accessibility is under the jurisdiction of Burlington's Building Official.

(l) Parking and Circulation:

No change is proposed to the parking plan or count. The first floor will continue to offer a single parking space; there is existing space to parking the additional vehicle within the driveway. The DAB has requested definition of the parking perimeter, to prevent parking lot creep.

Affirmative finding as conditioned.

(m) Landscaping and Fences:

The last approved site plan was in 2006; a comparison with a submitted, current site plan shows significant addition of walkways, gravel, patios, pavers and slate walls/walk. As per the revised plans submitted, all features meet required setbacks and collectively do not exceed allowable lot coverage limits. **Affirmative finding.**

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

No light fixtures are depicted on building elevations. Lighting is recommended at the building pedestrian and garage entries, at the very least, to assure safety. If included, the applicant shall submit fixture and illumination information for staff review. All lighting shall be full-cutoff downlit fixtures. **Affirmative finding as conditioned.**

(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.

There are no meters, mechanical equipment, condensing units, or similar features illustrated on building elevations or the site plan. If they are proposed for inclusion, they shall be appropriately included on plans for assessment. Mechanical equipment must observe required setbacks. All new electrical connections shall be undergrounded.

Similarly, there are no dumpsters, recycling bins or trash containers. The DAB has required that a plan be in place for trash and recycling containers to prevent them left on the lawn area; preferably they will be stored within the reconstructed barn. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The replacement structure duplicates the height and volume of the existing structure. In massing, height and scale, the proposed building relates to its environment. **Affirmative finding.**

2. Roofs and Rooflines.

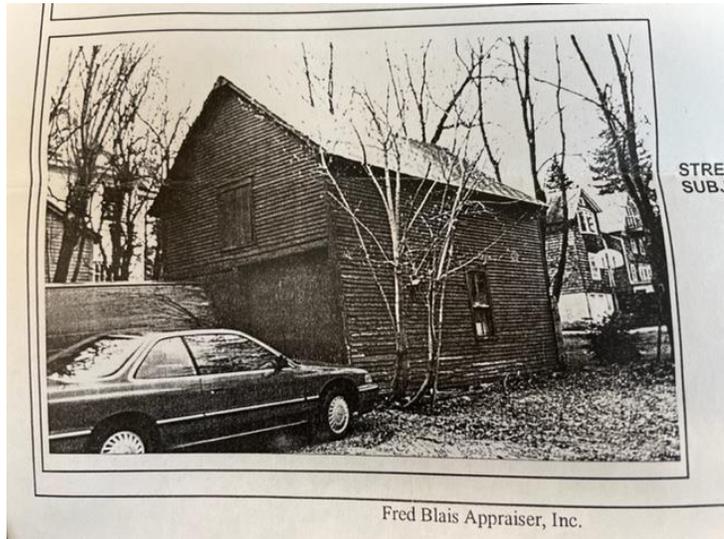
The replacement building will continue the gable roof configuration, with the addition of a small dormer to the west. A skylight has been included on that same roofplane. **Affirmative finding.**

3. Building Openings

The sliding barn door enclosure has proposed two potential alterations: A wood garage door with siding applied, or a more traditional overhead door with painted wood trim. See Plan A-2.1. . The DAB has shown a preference for the second option.

Zoning files inform that the sliding glass door is a newer alteration, as a 1995 appraisal document shows a solid garage door. Pedestrian access is presented on the west elevation.

Windows are similarly arranged, with the addition of a skylight and dormer sash on the westerly roof. The 8/12 windows on the 2nd floor north (primary) elevation are duplicated (although likely not original); the new windows on the west addition are proposed as 4/4 triple mullied sash. The 1998 appraisal photo shows a single 2/2 double hung, and no pedestrian door on the west. **Affirmative finding.**



(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.

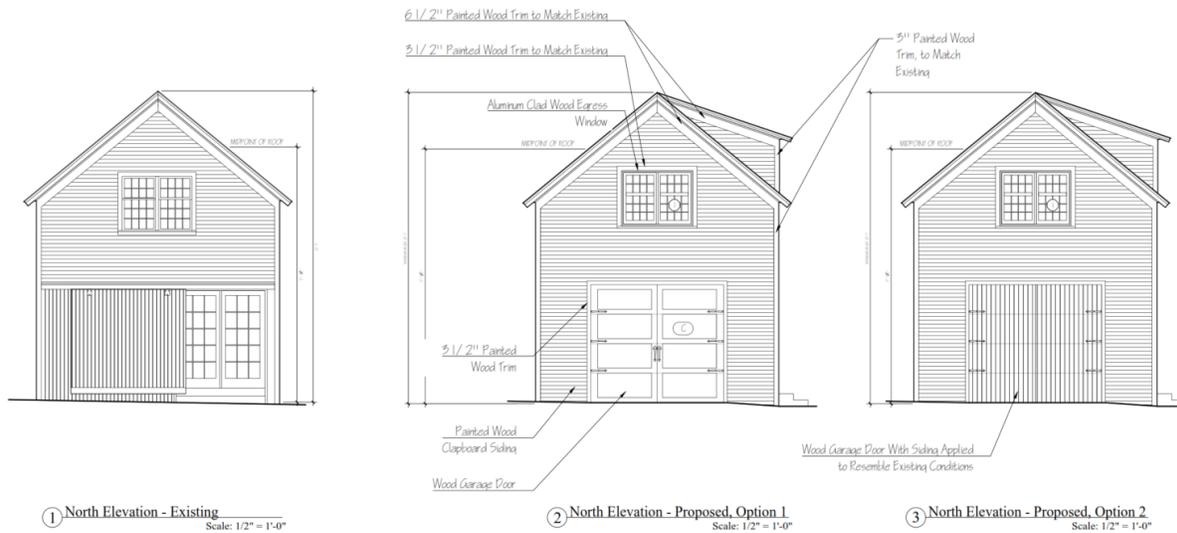
See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The replacement structure will present a similar appearance to the streetfront. Two options for the garage door have been submitted for consideration; the DAB has shown a preference for the second option, and opined that the change was warranted as an understandable alteration for function and insulatory value. **Affirmative finding.**



(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.

Painted wood clapboard siding on the north and west, with a fiber cement option on the east and south (to meet building code requirements) are proposed. Aluminum-clad wood windows, painted wood trim and a standing seam metal roof are defined. All are considered durable for purposes of new construction. **Affirmative finding.**

(f) Reduce energy utilization:

The applicant will be required to submit a Residential Building Energy Standards form (RBES) for assurance of compliance with Vermont Residential Building Energy Standards. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See 6.2.2. (p), above.

(i) Make spaces secure and safe:

Development must conform to all applicable building and life safety codes as defined by Burlington's Building officials. **Affirmative finding as conditioned.**

Article 8: Parking

There are no minimum parking standards per Zoning Amendment ZA22-07, as warned. The reconstructed barn will provide one vehicular parking space, and room for another in the driveway. The DAB has recommended that the parking perimeter be defined so as to prevent parking lot creep onto abutting landscaping. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. Reconstruction post demolition of a historic structure must occur within 6 months.
2. Trash and recycling shall be organized within a structure, enclosed on all sides to prevent blowing trash. Storage within the barn is recommended. The applicant shall define **prior to release of the zoning permit.**
3. Building relocation or material salvage are recommended for consideration as long as there is no danger to public safety and the site remains secured. All materials shall be disposed of in a safe and legal manner.
4. If lighting is included, fixture information and illumination levels shall be submitted to staff for review and approval.
5. All new electrical shall be undergrounded.
6. The parking perimeter shall be defined so as to prevent parking lot creep. The method shall be submitted to staff **prior to release of the zoning permit.**
7. If any HVAC or other mechanical equipment is proposed, they shall be illustrated on building elevations and/or site plan as appropriate; subject to review by staff.
8. The applicant will be required to submit a Residential Building Energy Standards form (RBES) for assurance of compliance with Vermont Residential Building Energy Standards.
9. The property remains a single family dwelling. The additional habitable space remains associated with the principal use, and is not approved as a discrete unit or an Accessory Dwelling Unit without requesting the change of use within permit review.
10. 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.