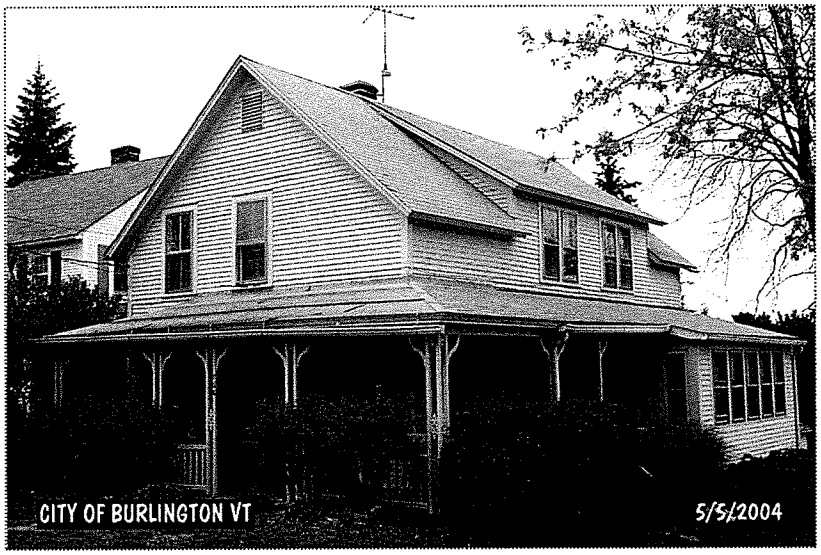
Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
http://www.burlingtonvt.gov/pz
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibalt, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

Burlington
Planning and Zoning

MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner MOneil
RE: ZP 15-0468CA; 166 East Avenue
Date: October 28, 2014



File: ZP 15-0468CA
Location: 166 East Avenue
Zone: RL **Ward**: 1
Date application accepted: October 6, 2014
Applicant/ Owner: Germain Mopa
Request: Addition to existing duplex.
Estimated Construction Cost: $205,000
Background:

- **Zoning Permit 12-1081CA**; replace one window. Approved May, 2012.
- **Letter from Code Enforcement Office to owner Edith Turner dated June 5, 2001**. Determination by CE based on information provided by applicant that the single family house was converted to 2 units c. 1965, and the use is now a duplex.
- **Zoning Permit 77-126**; erect a new porch foundation and replace some floor joists, enclose a portion of the porch. July 1976.

Overview: 166 East Avenue is a residential structure with 2 dwelling units. The application includes removal of a small (14' x 24') rear garage/addition from this c. 1880 structure and replacement with a three story, 54' x 20' addition with a small deck. The use is proposed to remain a duplex.
The house is on the Vermont State Register of Historic Resources.

PART 1: LAND DIVISION DESIGN STANDARDS

Not applicable.

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).

PART 2: SITE PLAN DESIGN STANDARDS

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district.

From submitted photographs and ortho views, there is at least one mature tree in the location of the proposed addition. The applicant has not provided an existing conditions landscaping plan, a tree protection plan, or a proposed landscaping plan as part of the submission material. This will be required prior to review by the DRB.

(b) Topographical Alterations:

The proposed addition takes advantage of the grade change to maximize new habitable area. Any additional grading or site alterations should be noted on plans.

(c)Protection of Important Public Views:

There are no protected public views from this site.

(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.

(e)Supporting the Use of Renewable Energy Resources:

The large southerly exposure of the proposed addition will likely provide solar gain via the extensive windows proposed on all three floors.

A solar shadow study has not been prepared to understand any adverse impact on neighbors due to the increased building volume.

All development is required to meet energy efficiency standards as defined by Burlington Electric, and appropriate state energy efficiency codes now in effect.

(f) Brownfield Sites:

None identified.

(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.

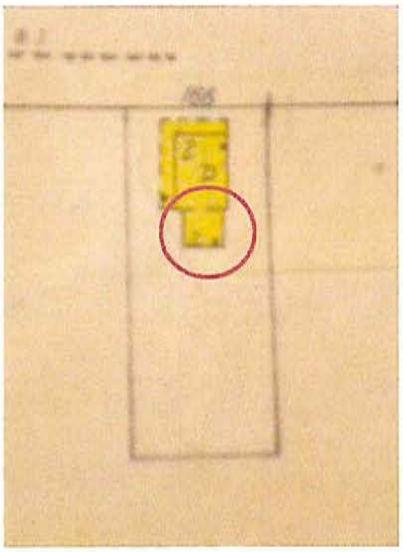
An EPSC plan has been submitted and approved by the City Stormwater administrator.

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.

A canopy has been provided on the southerly façade of the addition to provide some refuge from inclement weather.

(h) Building Location and Orientation:

This is an application to replace an existing structural addition with a much larger building volume. The rear addition is identified on the 1926 Sanborn Map. It retains the apparent original garage doors, which are noted in the Vermont State Register listing (see attached.) The addition is located behind the original dwelling, and extends into the rear of the lot.



1926 Sanborn detail

(i)Vehicular Access:

This is an existing duplex with a single curb cut. The site plan proposes no change from the existing; however aerial photos do not match the existing driveway/parking pattern that is illustrated on the site plan. See comments about parking, below.

Driveways for commercial properties may require a traffic study to identify the impacts of the movement of traffic to and from the property, and design for safe access. Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers.

Given the number of bedrooms proposed, and three stories of habitable area, a high volume of traffic may be anticipated with this development. A traffic study may be required for this project to assess the number of trip ends likely, especially in light of current congestion on East Avenue.

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

Walkways are illustrated between the parking area and the existing house and proposed new addition.

(k) Accessibility for the Handicapped:

Fully accessible units are not a mandate, although *standards of visitability* may apply. The applicant's design team is encouraged to work with appropriate officials to determine the level of accessibility for this new development per Vermont's 2012 *Adaptable & Visitable Standards for Dwellings.*

(l) Parking and Circulation:

The submitted site plan for existing conditions does not match aerial and historic ortho views of the parking pattern on the property. Since 1978, it is clear that the parking has moved away from a circulation pattern to the rear garage, toward a curved pattern that appears to cross property lines to the south.

1978

2000

2004

The "existing" parking plan is not factual on the submission, and the expanded parking area has not been permitted. The submission materials will have to be amended to reflect actual conditions and the applicant is challenged to provide permits that demonstrate approval for the parking area. Absent permits, the site will need to be returned to its configuration prior to 1999.

The city did not recognize the duplex until 2001, so parking for 2 vehicles would have been expected.

As a duplex, only 4 parking spaces are required. The large parking area illustrated is excessive for the use, and it does not appear to have been permitted via the zoning process. It certainly seems to extend beyond the property boundaries.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

As noted, small walkways between the parking area and the structure are illustrated on the proposed site plan.

The proposed parking area appears to accommodate a significant number of vehicles, which may require appropriate shading per this standard. The applicant will be required to show individual parking spaces, meeting appropriate back-up length and required landscaping on the site plan.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

Both long term and short term bicycling parking are recommended. Section 8.2.5 defines the minimum requirement is 2 bike parking spaces. These shall be illustrated on revised plans.

(m) Landscaping and Fences:

No landscaping details have been provided, and are required prior to DRB review.

Additionally, some barrier will be required to specifically define the parking area and to prevent parking lot creep, as is evident in ortho photos from 1978.

(n) Public Plazas and Open Space:

A large part of the rear yard will remain open and available to resident recreational use.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

No shadow study has been submitted that will provide information about potential adverse impacts on the neighboring property to the north. As the building mass is significantly larger than existing; and the buildings are closely arranged, a solar study should be provided to assure sensitive introduction of new building mass.

(o)Outdoor Lighting:

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

No lighting information has been submitted and must be.

(p) Integrate infrastructure into the design:

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 place 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.

Submission materials do not define exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures. Similarly, no dumpster or recycling area is defined. All shall be described so an assessment may be made for the need of screening, enclosures, or other mitigation to minimize their auditory and visual impact on the public street and neighboring properties.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a)Relate development to its environment:

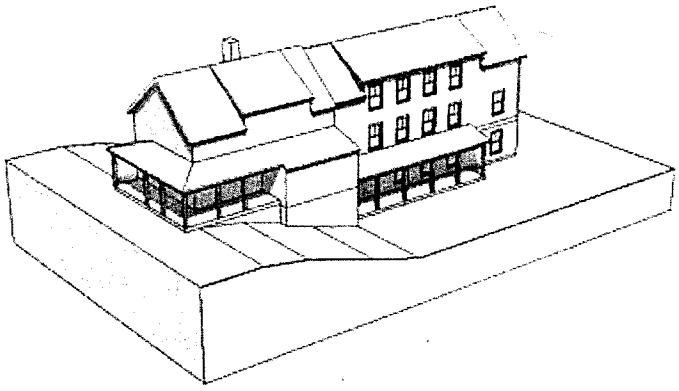
Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

In low and medium density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.



Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition.

The proposed addition, at 1080 sq. ft. footprint and 3240 finished area is 196% of the existing house (including the rear addition.) The Assessor's records show 1645 sq. ft. of finished area in the existing dwelling. With three floors of habitable area proposed, that is an additional 3240 sq. ft. of new living space.

The changing grade benefits the rear addition, in that there is a minor amount of reduction in the visibility of the mass. However the sheer volume of the proposed new area overwhelms the original historic house, and is out-of-character for the duplex lot. Although the Co-op housing is immediately to the south, the larger buildings are separate from the historic house that fronts East Avenue, and the building volumes are set off from the road frontage.

As illustrated in the modeling study, the building height may be technically inches less than the original house, but the large exposure coupled with the raised dormer roof visually increases the apparent height; in conflict with this standard.

In mass, height and scale, the proposed addition is inconsistent with typical building additions and incompatible with the low density residential character of the street.

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

A gabled roof is proposed, with a full height dormer on the south elevation. Both of these features are present on the existing house (although in much smaller scale.)

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

None are proposed.

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.

An entrance is proposed on the lower level of the first floor; however it is largely hidden from view behind the existing enclosed porch structure and under the canopy.

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.

Window pattern on the southern elevation are rhythmic in their placement, and centered under the full dormer. Paired double hung sash are illustrated in the east elevation; the north elevation has only a handful of windows on the first and 2nd floor; none on the third. Presumably this is to provide privacy from the immediate neighbors.

(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.

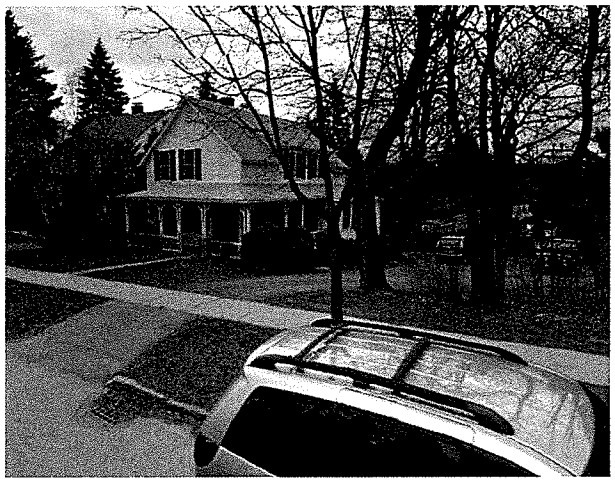
See Section 5.4.8, below.

(c) Protection of Important Public Views:

There are no protected public views from this site.

(d) Provide an active and inviting street edge:

Although the proposed addition is proposed to be attached to the rear of an existing dwelling, it will remain highly visible from the public way due to its mass and volume.



Existing street view of 166 East Avenue.
Note visibility of rear addition area from the street.

(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.

Plans define materials thus: "Siding, trim, gable and eave details to match existing." The Assessor's files define existing materials as wood clapboard with an asphalt shingle roof. The applicant will need to confirm proposed materials.

(f) Reduce energy utilization:
See 6.2.2. (e).

(g)Make advertising features complementary to the site:
No signage is proposed. Any signs will require a separate sign permit.

(h) Integrate infrastructure into the building design:
See Section 6.2.2. (p).

(i) Make spaces secure and safe:
Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

All development is required to follow building and life safety codes are defined by Burlington's building inspector and the fire marshal.

Adequate lighting at building entrances will be required. No lighting information has been submitted, and will be required to meet Lighting Standards as defined in Section 5.5.2 of the ordinance.

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.

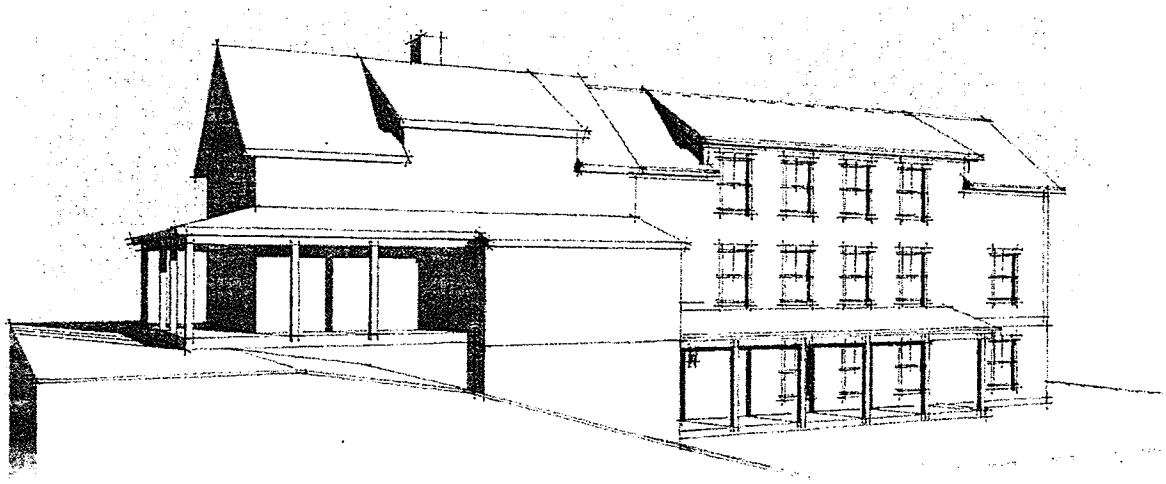
166 East Avenue is listed on the Vermont State Register of Historic Resources. See attached listing.

(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 property was a single family home until approximately 1965 (information given to Code Enforcement Office in 2001) when the use was changed to a duplex. This application proposes the continued use as a duplex; however the sheer size of the addition and the number of new bedrooms suggests a use of much greater intensity than what is asserted. The new addition threatens the minimal residential use that was the historic identity. The new use is much more intensive and spatially alters the character of the dwelling.



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 application will present a significant alteration of the spatial relationship that characterizes the structure, in conflict with this standard.

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.*

This building did not have a large addition affixed to the rear at any time in the past. The addition of such enormity conflicts with the character of the structure and deviates from the essential, modest residential character of the building.

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

The rear addition, constructed prior to 1926, has historic significance in its own right and should be considered for retention. Of special merit are the garage shed and doors, which appear to be original and contribute to the character of the structure.

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

Although not defined in the application, the significant porch and trim details must be retained as they are important features of the primary dwelling. See historic register listing for specific details of slot posts and scroll sawn curvilinear brackets.

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 for a replacement rear addition and is not related to deterioration or material failure.

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.*

The demolition of a noteworthy addition is the most adverse of physical treatments, and is not advised under this standard.

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; however if any are disturbed during development, appropriate authorities shall be contacted and consulted for suitable treatment of artifacts.

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 there is some agreement between the existing structure and the proposed addition (materials, roof forms), the overwhelming impact is that of the scale, size and height. The proposed addition negatively alters the spatial relationship of the dwelling on the site. The addition is unsympathetic in its mass and abrupt attachment to the historic structure. In volume, the addition doubles the size of the residence, and therefore is incompatible with the character of the existing historic building.

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.*

While unlikely, it is possible to consider the future elimination of the proposed addition with the majority of the historic house discernable. The existing 2 story rear addition, however, would be lost.

Staff recommendation: Problems are two – fold with this application.

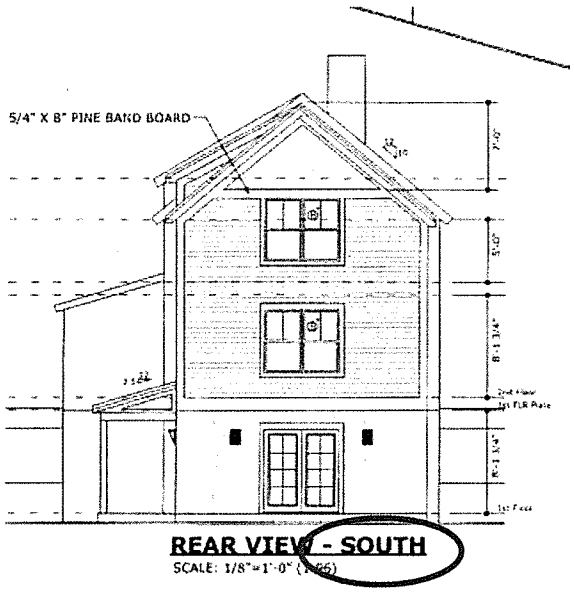
1. The existing duplex (which was not formally permitted but acknowledged in 2001 by Code Enforcement) is a Conditional Use in the Low Density (RL) zoning district. The addition proposes *minimally* four new bedrooms per the submitted floor plans. Functional Family provisions of the CDO prohibit more than 4 unrelated adults from sharing a residential unit. While it may be possible that the addition is proposed for only 4 people, it is far more likely to be inhabited and/or rented to a group that exceeds the allowable number of people per that standard. The size of the addition and the floor plans suggest much greater intensity of use that would be allowable for this zoning district. Additionally, the third floor appears to be capable of segregation as another residential unit, increasing the intensity of use. Multi-family of three or more units are not allowable in the RL zoning district, although an additional unit may be considered prior to its installation if reviewd as a Conditional Use and approved in advance by the DRB per Section 4.4.5 (d) 5. This application does not request a third unit; however the building volume and floor plan make clear the potential is very much present in this application.
2. The mass, size, scale, height and alteration to spatial relationships adversely impact the historic character of the primary structure. The removal of the rear addition, significant on its own merit, would also negatively impact the resource. See Section 5.4.8. Both are ill advised and contrary to the standards of the CDO.

For the above reasons, staff offers a recommendation for **denial** of the application as submitted. A redesign, which minimizes the impact of any new addition, may be considered taking into consideration the above standards.

Items for further consideration:

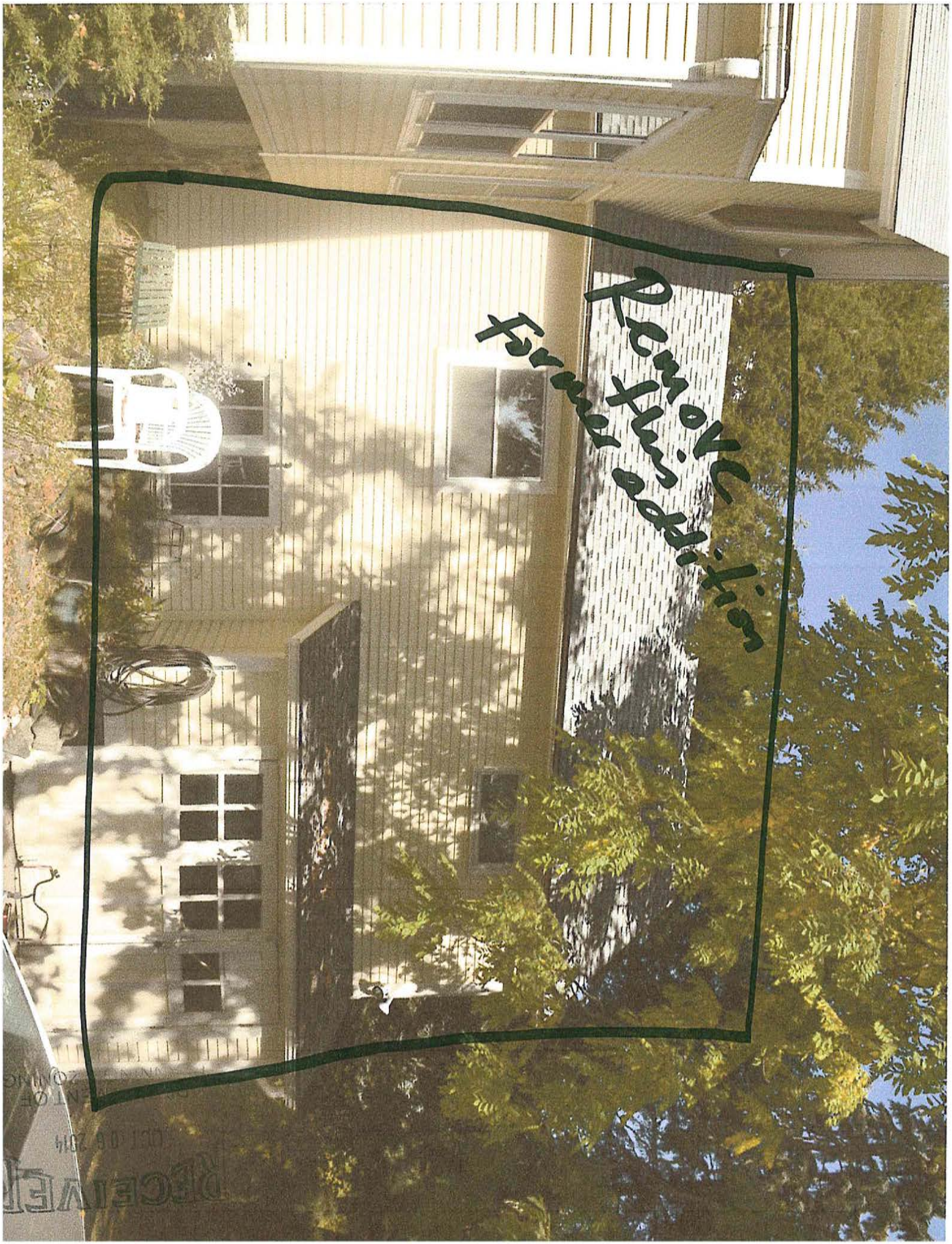
1. The applicant will be required to identify any mature plantings on the existing conditions site plan. A **tree protection plan** and a **proposed landscaping plan** must be provided prior to any review by the DRB.
2. The applicant will be required to demonstrate approved permit(s) for the expanded parking area.
3. The proposed parking area appears to accommodate more than 5 vehicles, which may require appropriate shading. The applicant will be required to show **individual parking spaces**, meeting appropriate back-up length and any required landscaping on the site plan. See Section 6.2.2. (l).
4. A minimum of 2 bicycle parking spaces shall be illustrated on revised plans. Both long and short term bicycle parking is recommended.
5. **Parking barriers** shall be installed to specifically define the parking area and to prevent parking lot creep.
6. As the building mass is significantly larger than existing; and the buildings are closely arranged, a **solar study** should be provided to assure sensitive introduction of new building mass and its impact on neighboring properties.
7. A **lighting plan**, including fixture spec sheets and lumens measurement is required.

8. **Revised plans** depicting exterior storage areas, machinery and equipment installations (HVAC), service and loading areas, utility meters and structures, mailboxes, recycling areas and refuse location (dumpster) shall be required prior to review by the DRB.
9. The applicant will need to confirm **proposed materials**.
10. The East elevation is mis-identified as the south elevation on plans. This needs to be corrected.
11. The designer (RBW Design) does not have a home occupation permit for his design studios, identified as 482 South Union Street, #3. This is a residential structure, not a commercial use. Unless an application is filed for a home occupation, an apparent violation exists at that address.



RECEIVED
DEPARTMENT OF
PLANNING & ZONING
166

RECEIVED
OCT 06 2014
DEPARTMENT OF
PLANNING & ZONING

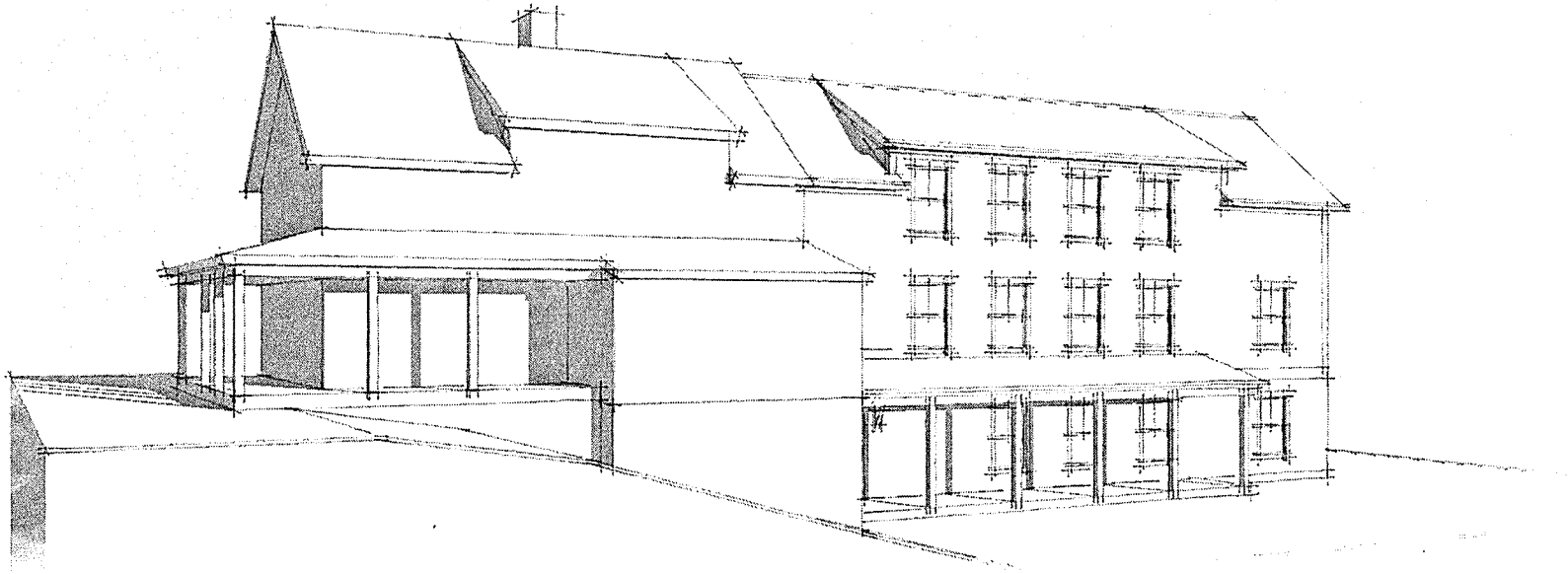

Remove this former addition

Remove
RECEIVED
OCT 06 2014
DEPARTMENT OF
PLANNING & ZONING

RECEIVED
OCT 06 2004
DEPARTMENT OF PLANNING & ZONING

RECEIVED
OCT 06 2014
DEPARTMENT OF
PLANNING & ZONING

RECEIVED
OCT 06 2014
DEPARTMENT OF
PLANNING & ZONING



Mopa Addition

166 East Ave.
Burlington, Vermont
05401

RBW DESIGN

THESE DRAWINGS ARE INTENDED TO BE USED FOR DESIGN DEVELOPMENT, BUILDING DEPARTMENT REVIEW, ESTIMATING, AND AS CONSTRUCTION GUIDELINES.

CONSTRUCTION DETAILS ARE INTENDED AS AS SUGGESTIONS ONLY.

VERIFICATION OF EXISTING & SITE CONDITIONS DOES NOT FALL WITHIN THE SCOPE OF THESE DRAWINGS.

THIS HOUSE DESIGN & DRAWINS ARE TO BE USED FOR THE CONSTRUCTION OF THE MOPA RESIDENCE ONLY.

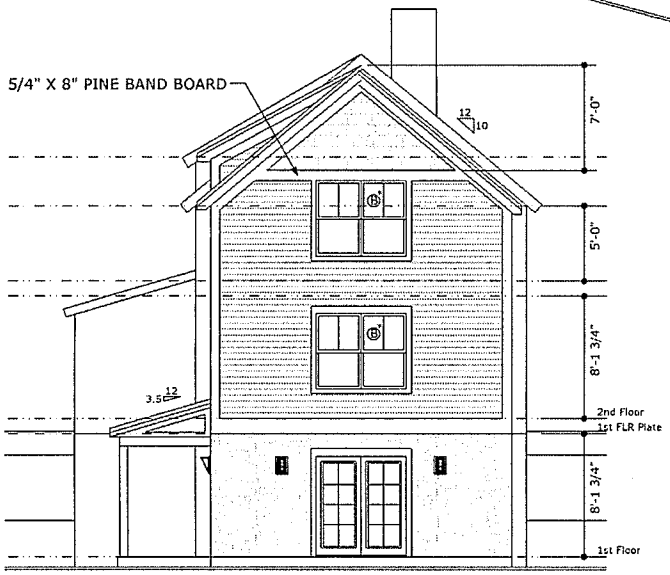
Ryan B. Weigand
482 South Union St. #3
Burlington, Vermont 05401
802.578.7007
rbweigand@gmail.com
www.rbwdesign.com

Mopa Rennovation

RECEIVED
OCT 06 2014
DEPARTMENT OF ZONING

RIGHT SIDE VIEW - SOUTH

SCALE: 1/8"=1'-0" (1:96)



REAR VIEW - SOUTH

SCALE: 1/8"=1'-0" (1:96)

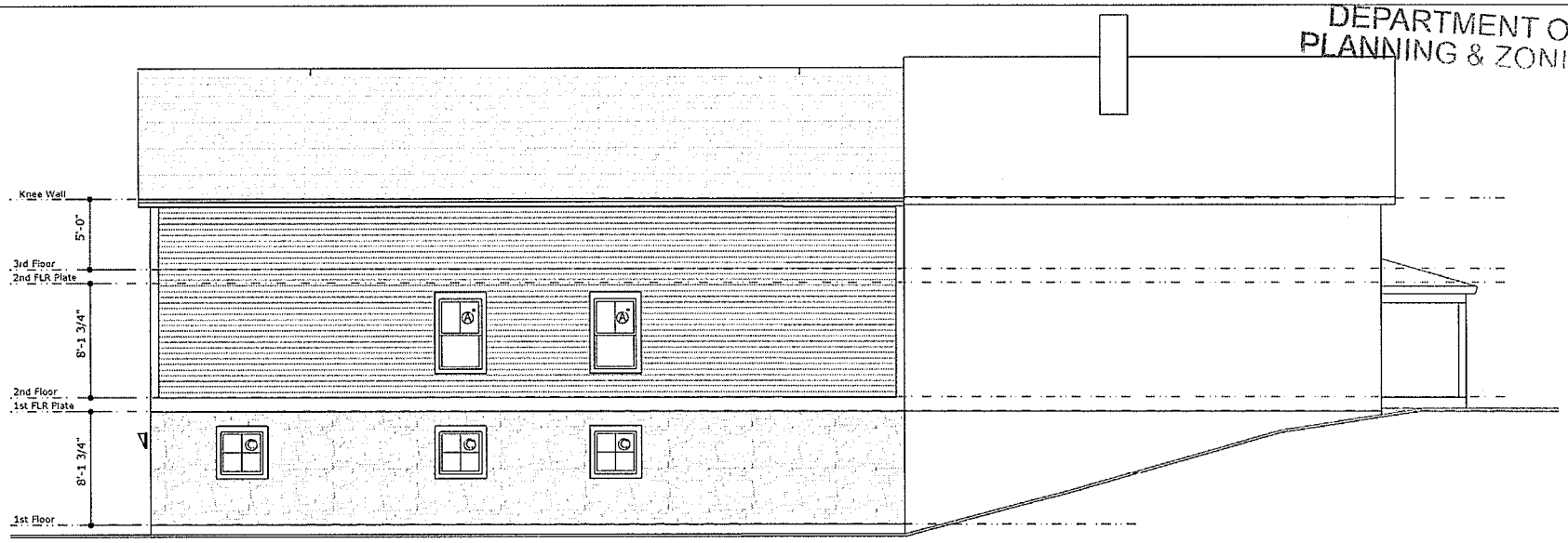
WINDOW SCHEDULE

NO	WXH	TYPE
A	3'-0" X 5'-0"	DOUBLE HUNG
B	6'-0" X 5'-0"	DOUBLE HUNG (2-WIDE)
C	3'-0" X 3'-0"	CASEMENT

NOTE:
SIDING, TRIM, GABLE & EAVE DETAILS TO MATCH EXISTING

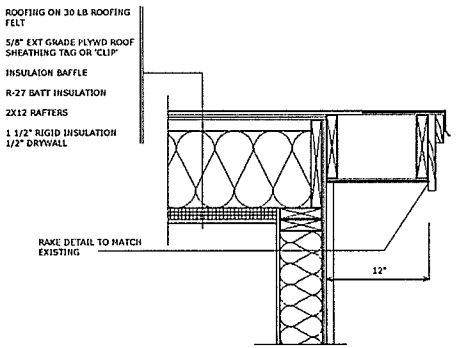
RBW DESIGN

RECEIVED
OCT 06 2014
DEPARTMENT OF
PLANNING & ZONING



LEFT SIDE VIEW - NORTH

SCALE: 1/8"=1'-0" (1:96)



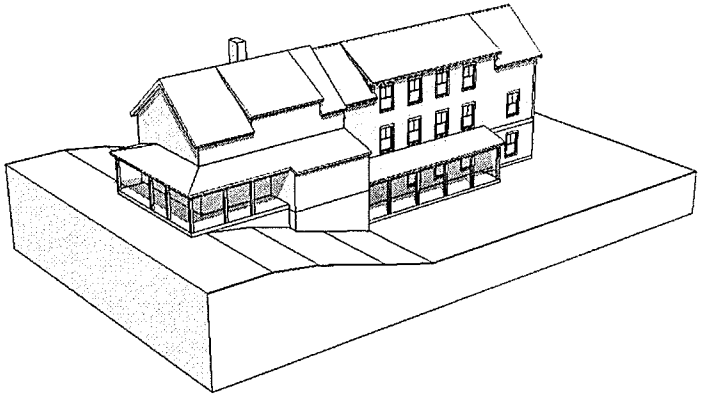
GABLE DETAIL

SCALE: 3/4"=1'-0" (1:16)

WINDOW SCHEDULE

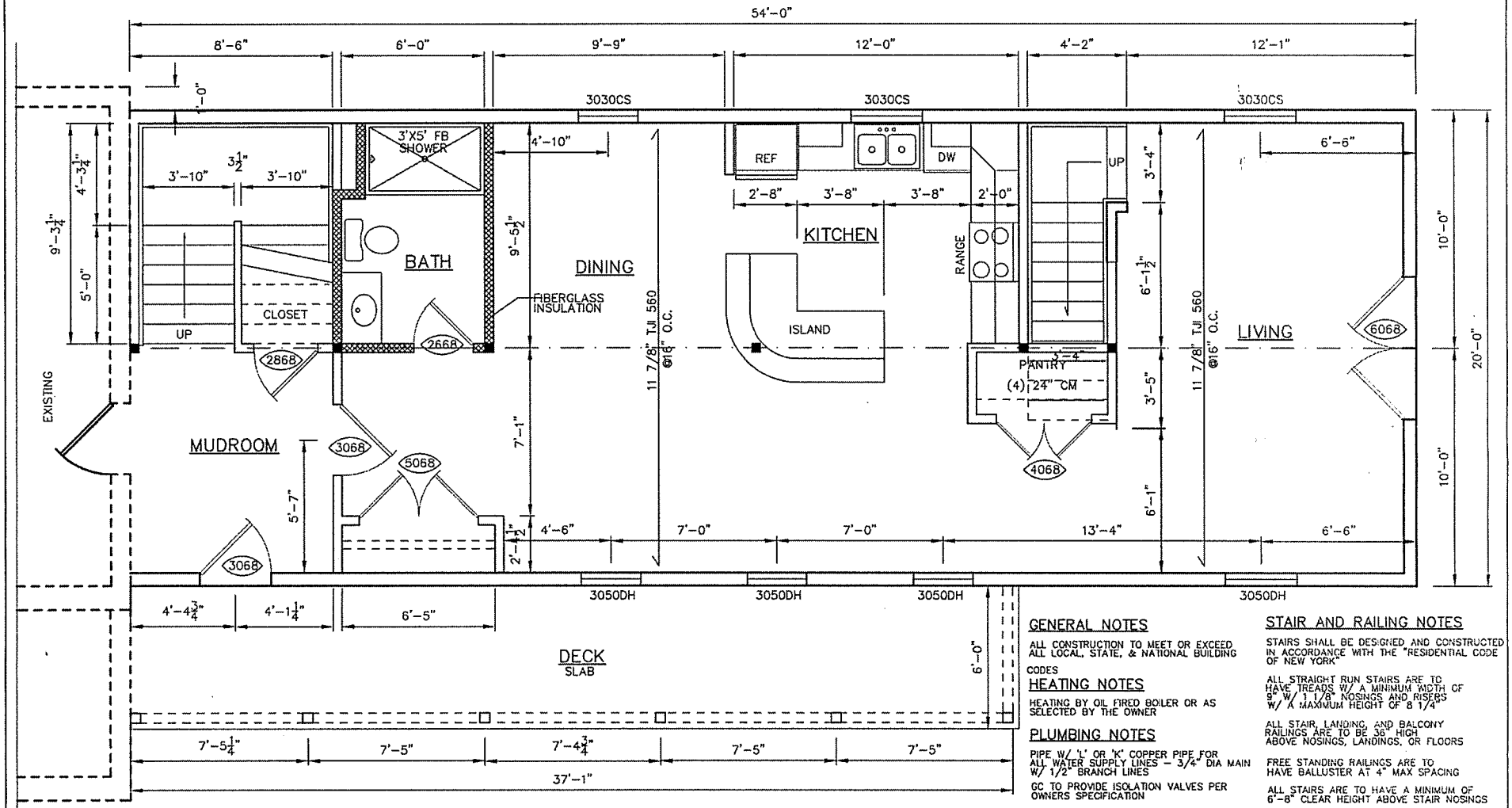
NO	WXH	TYPE
A	3'-0" X 5'-0"	DOUBLE HUNG
B	6'-0" X 5'-0"	DOUBLE HUNG (2-WIDE)
C	3'-0" X 3'-0"	CASEMENT

NOTE:
SIDING, TRIM, GABLE & EAVE DETAILS TO MATCH EXISTING



RBW DESIGN

RECEIVED
OCT 06 2014
DEPARTMENT OF
PLANNING & ZONING



GENERAL NOTES

ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL, STATE, & NATIONAL BUILDING CODES

HEATING NOTES

HEATING BY OIL FIRED BOILER OR AS SELECTED BY THE OWNER

PLUMBING NOTES

PIPE W/ 'L' OR 'K' COPPER PIPE FOR ALL WATER SUPPLY LINES – 3/4" DIA MAIN W/ 1/2" BRANCH LINES

GC TO PROVIDE ISOLATION VALVES PER OWNERS SPECIFICATION

DOOR NOTES

ALL INTERIOR EGRESS DOORS ARE TO BE A A MINIMUM OF 2'-8" WIDE AND 6'-8" HIGH

ALL EXTERIOR EGRESS DOORS ARE TO BE A A MINIMUM OF 3'-0" WIDE AND 6'-8" HIGH

STAIR AND RAILING NOTES

STAIRS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "RESIDENTIAL CODE OF NEW YORK"

ALL STRAIGHT RUN STAIRS ARE TO HAVE TREADS W/ A MINIMUM WIDTH OF 9" W/ 1 1/8" NOSINGS AND RISERS W/ A MAXIMUM HEIGHT OF 8 1/4"

ALL STAIR, LANDING, AND BALCONY RAILINGS ARE TO BE 36" HIGH ABOVE NOSINGS, LANDINGS, OR FLOORS

FREE STANDING RAILINGS ARE TO HAVE BALLUSTER AT 4" MAX SPACING

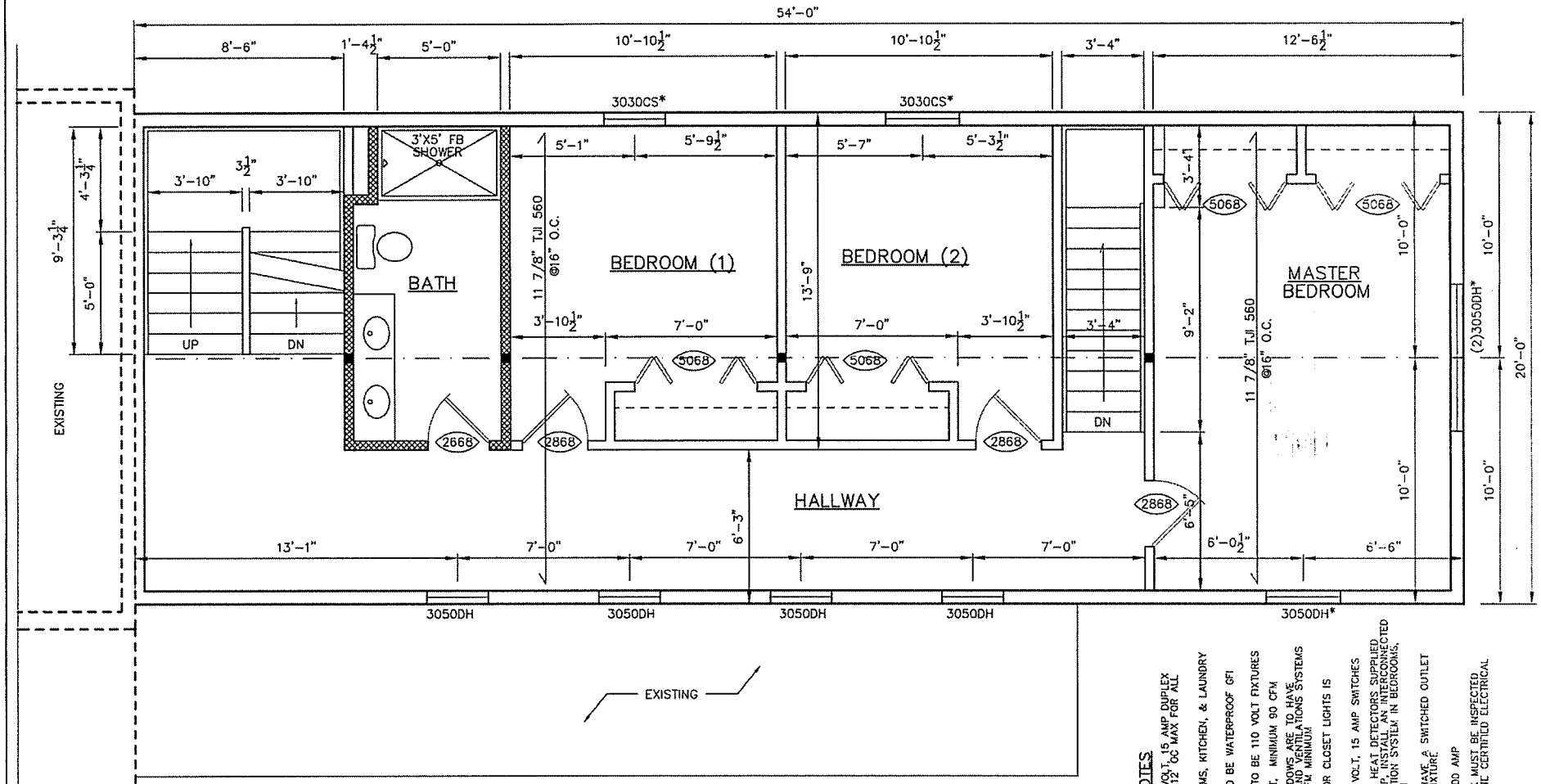
ALL STAIRS ARE TO HAVE A MINIMUM OF 6'-8" CLEAR HEIGHT ABOVE STAIR NOSINGS

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY

THE HAND-GRIP PORTION OF A ROUND HAND RAIL SHALL HAVE A DIAMETER BETWEEN 1 1/4" AND 2"

RBW DESIGN

RECEIVED
OCT 06 2014
DEPARTMENT OF
PLANNING & ZONING



Second Floor Plan

SCALE: 1/4"=1'-0" (1:48)

RBW DESIGN

ELECTRICAL NOTES

OUTLETS TO BE 110 VOLT, 15 AMP DUPLEX OUTLETS LOCATED @ 12' OC MAX FOR ALL INTERIOR ROOMS

OUTLETS IN BATHROOMS, KITCHEN, & LAUNDRY TO BE GFI OUTLETS

EXTERIOR OUTLETS TO BE WATERPROOF GFI OUTLETS

LIGHT FIXTURES ARE TO BE 110 VOLT FIXTURES

FANS TO BE 110 VOLT, MINIMUM 90 CFM

BATHROOMS W/O WINDOWS ARE TO HAVE ARTIFICIAL LIGHTING AND VENTILATIONS SYSTEMS W/ A RATE OF 50 CFM MINIMUM

MAXIMUM WATTAGE FOR CLOSET LIGHTS IS 40 WATTS

SWITCHES TO BE 110 VOLT, 15 AMP SWITCHES

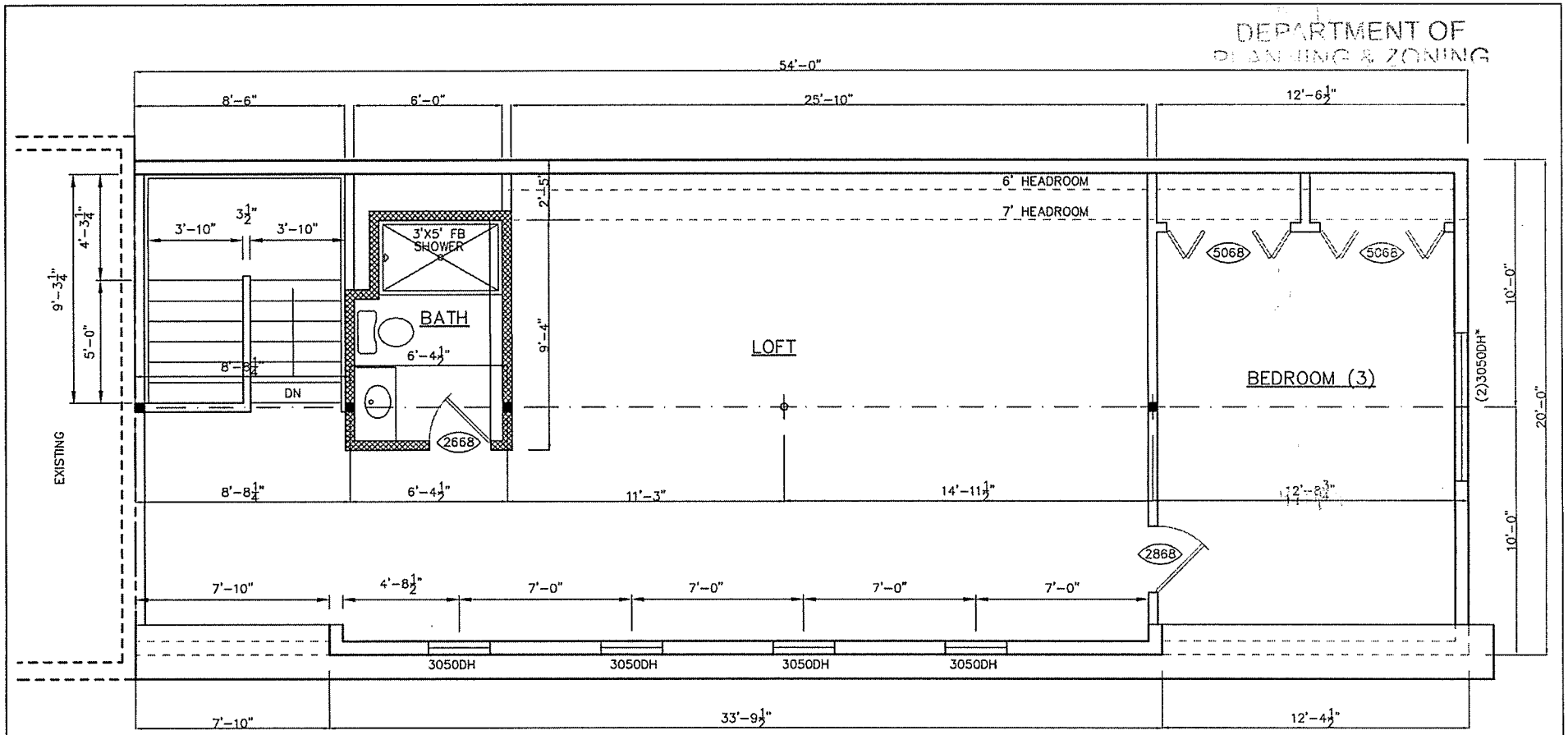
110 VOLT SMOKE AND HEAT DETECTORS SUPPLIED W/ A BATTERY BACK-UP, INSTALL AN INTERCONNECTED NFPA 72 SMOKE DETECTION SYSTEM IN BEDROOMS, LOFT, LIVING, KITCHEN

ALL ROOMS ARE TO HAVE A SWITCHED OUTLET OR SWITCHED LIGHT FIXTURE

MAIN PANEL TO BE 200 AMP

ALL ELECTRICAL WORK MUST BE INSPECTED BY A NEW YORK STATE CERTIFIED ELECTRICAL INSPECTOR

RECEIVED
OCT 06 2014
DEPARTMENT OF
PLANNING & ZONING

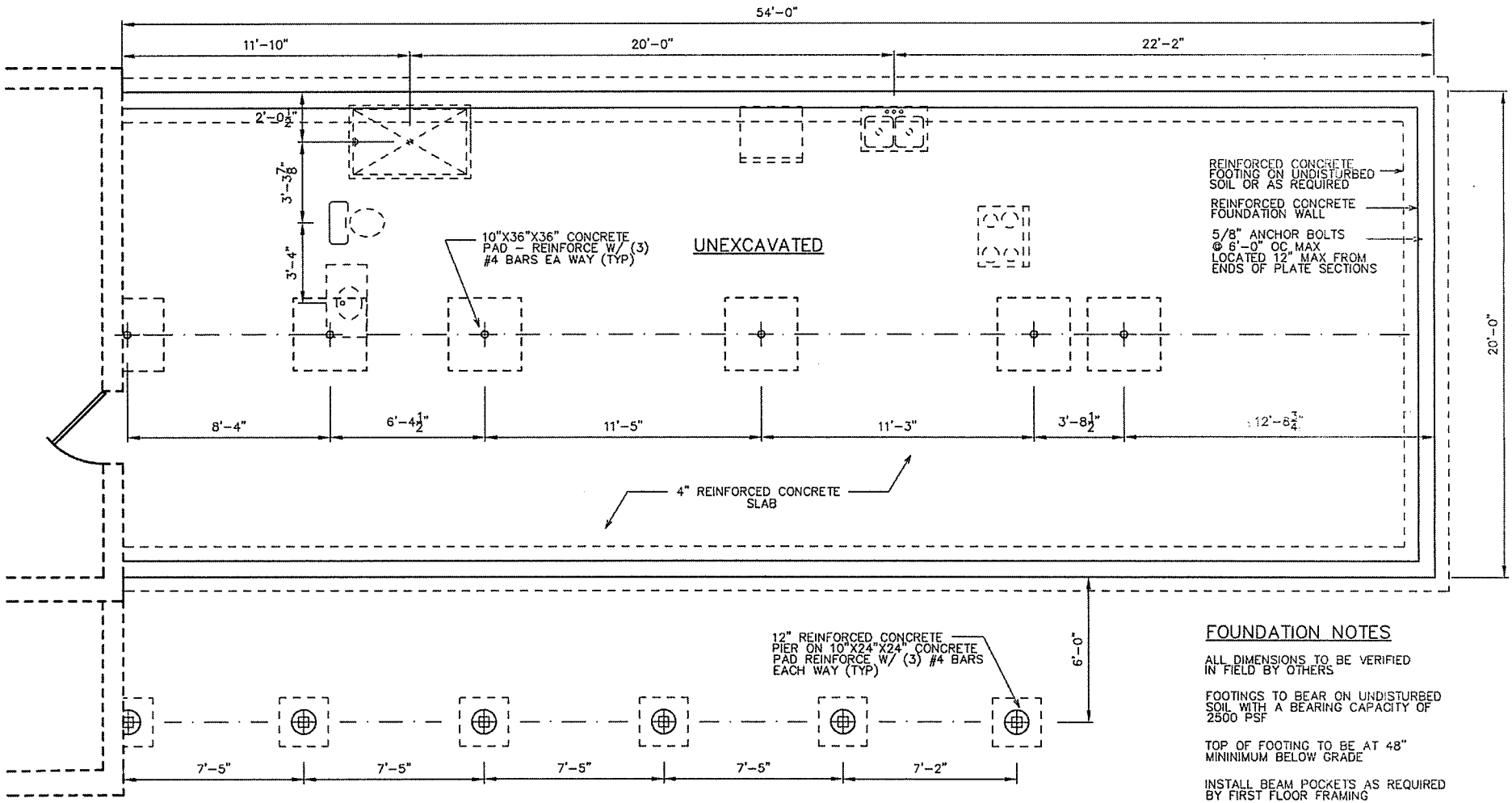


Third Floor Plan

SCALE: 1/4"=1'-0" (1:48)

RBW DESIGN

RECEIVED
OCT 06 2014
DEPARTMENT OF
PLANNING & ZONING



FOUNDATION NOTES

ALL DIMENSIONS TO BE VERIFIED IN FIELD BY OTHERS

FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2500 PSF

TOP OF FOOTING TO BE AT 48" MINIMUM BELOW GRADE

INSTALL BEAM POCKETS AS REQUIRED BY FIRST FLOOR FRAMING

THE LOCATIONS AND HEIGHTS OF STEPPING IN THE FOUNDATION WALL DEPENDS ON THE EXISTING GRADE

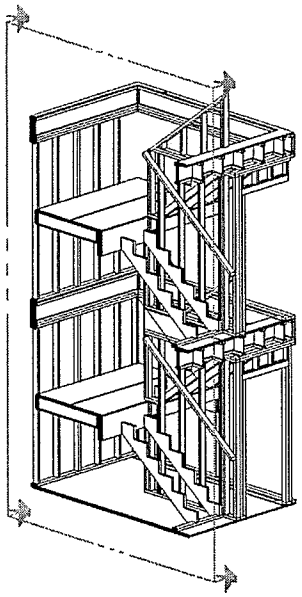
RBW DESIGN

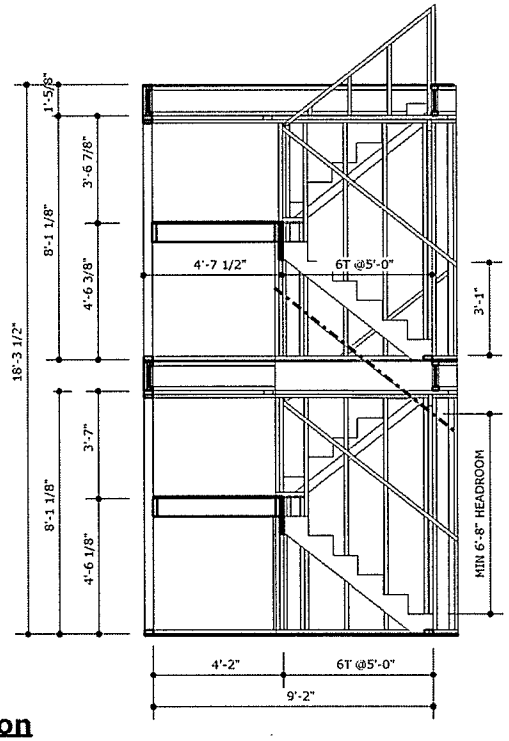
Foundation Plan

SCALE: 1/4"=1'-0" (1:48)

PRELIMINARY FOUNDATION PLAN - NOT FOR CONSTRUCTION

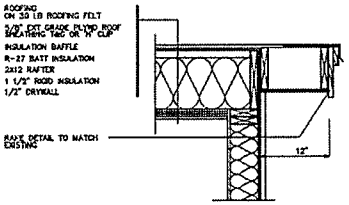
RECEIVED
OCT 06 2014
DEPARTMENT OF
PLANNING & ZONING





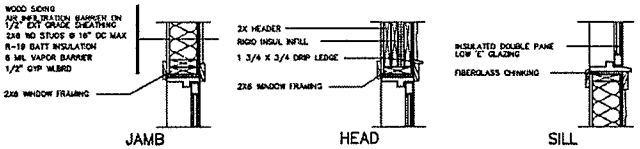
Stair Section

SCALE: 1/4"=1'-0" (1:48)



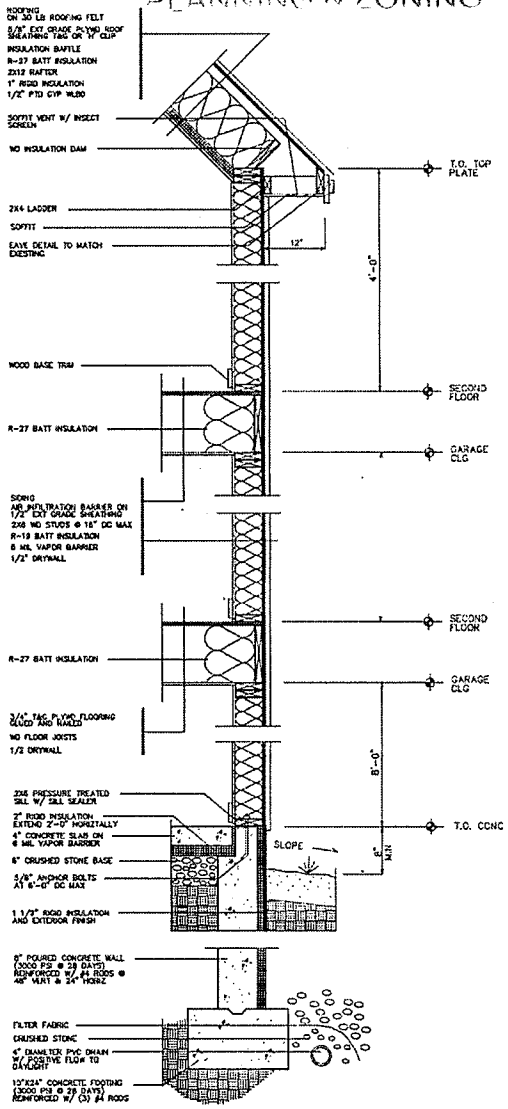
GABLE DETAIL

SCALE: 1"=1'-0"



WINDOW DETAILS

SCALE: 1"=1'-0"



WALL SECTION DETAIL

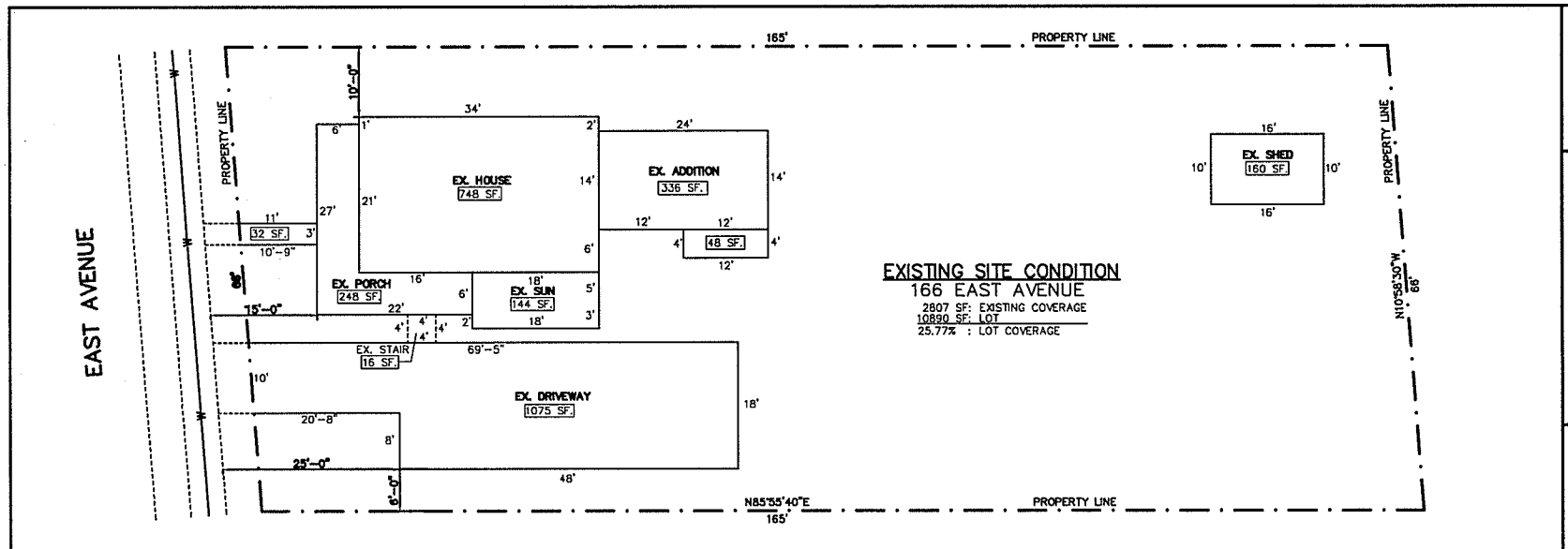
SCALE: 1"=1'-0"

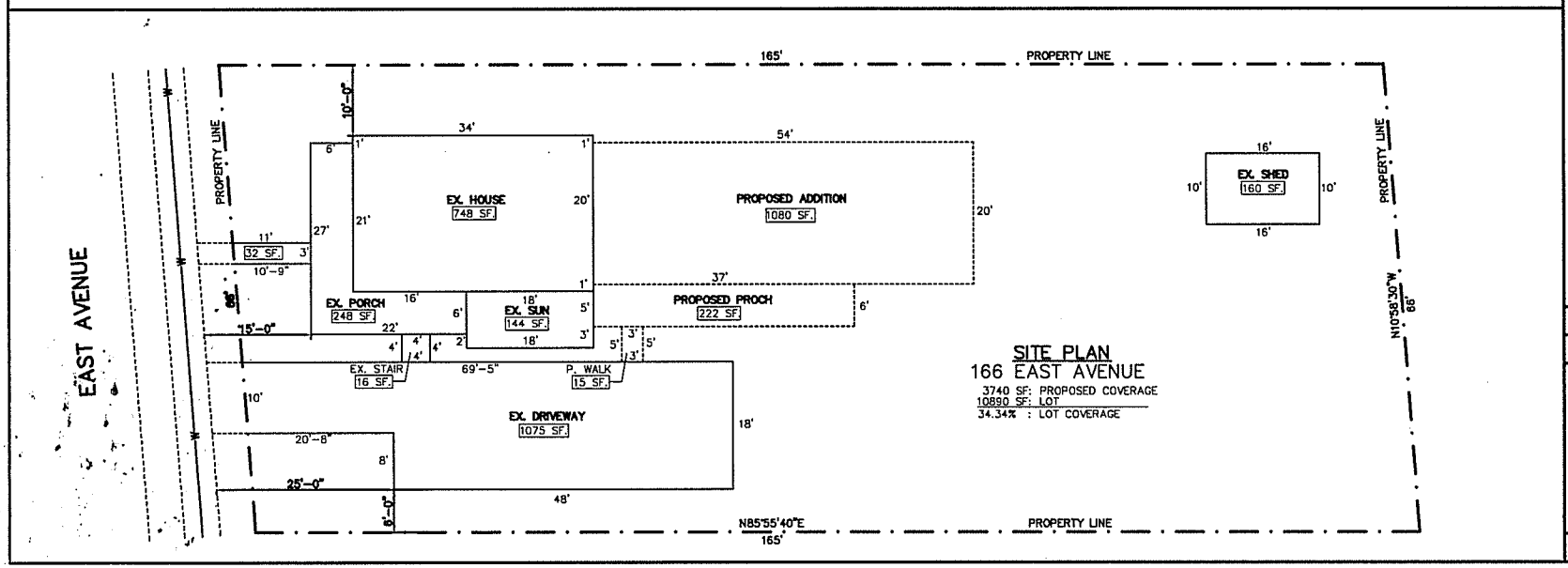
RBW DESIGN

OCT 06 2014

DEPARTMENT OF
PLANNING & ZONING

SITE PLAN.

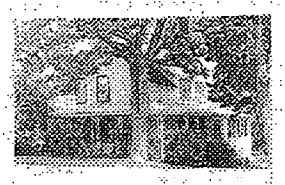




RBW DESIGN
288 BURLINGTON ST. #3 BURLINGTON, VERMONT 05401

MOPA RESIDENCE
166 EAST AVENUE
BURLINGTON, VERMONT

DATE: 8/7/2014
SCALE: 1/16"=1'
SHEET: 1 OF 1
MOPA.DWG



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER: 0402

NEGATIVE FILE NUMBER: 83-A-115

UTM REFERENCES: Zone/Easting/Northing
18/643840/4926320

U.S.G.S. QUAD. MAP: Burlington 7.5

PRESENT FORMAL NAME: Edith Turner House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER: Unknown

BUILDER/CONTRACTOR: Unknown

PHYSICAL CONDITION OF STRUCTURE:
Excellent ☐ Good ■
Fair ☐ Poor ☐

STYLE: vernacular

DATE BUILT: c.1880

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 166 East Avenue
Four lots from south corner of Bilodeau Court

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Edith Turner

ADDRESS: 166 East Avenue
Burlington

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: 1½

Number of Bays: 3 x 3

Entrance Location: Gable front right

Approximate Dimensions: 16' x 22'

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

LOCAL ATTITUDES:
Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1½-story, gable front rectangular plan house with box cornice, fascia trim, and corner boards. Front hip roof, wrap-around porch with slot posts and scroll-sawn curvilinear brackets and square balustrade. 2/2 sash windows with lip molded lintels and shutters. South side shed roof wall dormer with 2/2 sash windows and rear enclosed porch. Rear two-story wing with attached shed garage (double hinge door) c.1920-40. Front interior left chimney.

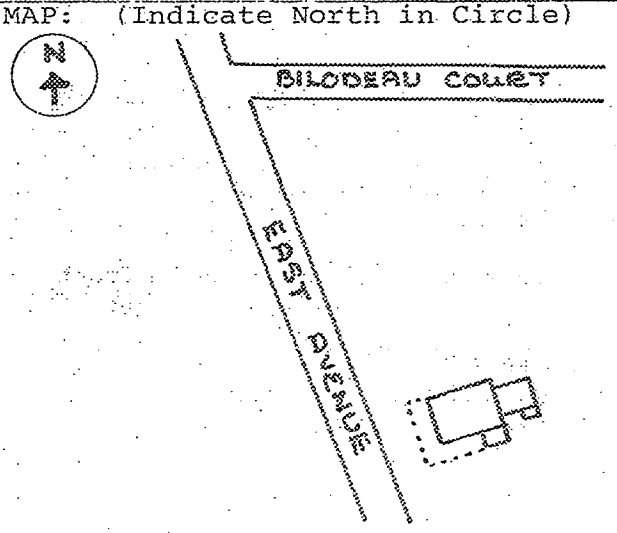
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This well-preserved house and detailed Queen Anne style porch is typical of the homestead farm dwellings built in the late 1880's along East Avenue.

REFERENCES:

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: Karen Czaikowski

ORGANIZATION: Vt. Div. for Historic Preservation

DATE RECORDED: June 22, 1983