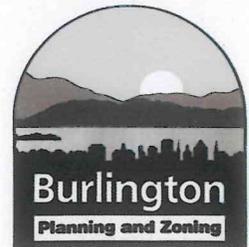


## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
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*Ken Lerner, Assistant Director*  
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*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*



### MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Senior Planner *MO*  
**RE:** ZP 15-0079CA; 281 Flynn Avenue  
**Date:** August 12, 2014

---

**File:** ZP 15-0079CA  
**Location:** 281 Flynn Avenue  
**Zone:** RL **Ward:** 5  
**Date application accepted:** July 16m 2914  
**Applicant/ Owner:** Sandra Vishnevsky  
**Request:** Add second story to existing single family home.

#### Background:

- Zoning Permit 13-0921FC; replace chain link fencing on side and rear with wood picket fencing. April 2013.
- Zoning Permit 11-0040CA; replace 6 windows with 5 new windows and a door. July, 2010.
- Zoning Permit 10-1080BA; construct deck at back of house, install section of wood picket fence on side. June 2010.
- Zoning Permit 91-088; install 4' chain link fence along property line on two sides of lot to meet existing fences. September 1990.



**Overview:** 281 Flynn Avenue is a single family home in the RL zone on a conforming lot (7750 sf.) The age of the house (1957) and the architectural style combine to make the building eligible for design review. The application is a request to add a second story to the dwelling.

**PART 1: LAND DIVISION DESIGN STANDARDS**

Not applicable.

**PART 2: SITE PLAN DESIGN STANDARDS**

**Sec. 6.2.2 Review Standards**

**(a) Protection of Important Natural Features:**

No changes proposed. Not applicable.

**(b) Topographical Alterations:**

No changes proposed. Not applicable.

**(c) Protection of Important Public Views:**

There are no protected public views from this site. 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, below.

**(e) Supporting the Use of Renewable Energy Resources:**

No part of this application prohibits the use of wind, solar, water, geothermal, or other renewable energy resource.

**(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.*

No soil disturbance is proposed; therefore an EPSC plan is not demanded.

*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.*

Design plans include canopies over both front and side entrances to protect residents from inclement weather. The rear elevation appears to illustrate a small eave overhang that would provide a minimal amount of cover when the sliding door is utilized.

**(h) Building Location and Orientation:**

This is an existing single family home on a developed street in the south end. The orientation shall remain the same: Building will face northward onto the streetfront.

**(i) Vehicular Access:**

No changes proposed. Not applicable.

**(j) Pedestrian Access:**

No change. The existing front entry will remain, with a walkway entrance connecting the dwelling to the public sidewalk and street.

**(k) Accessibility for the Handicapped:**

Although recommended, not required for a single family residence. Not applicable..

**(l) Parking and Circulation:**

No changes proposed. Not applicable.

**(m) Landscaping and Fences:**

No changes are proposed to the existing yard, landscaping or fences is included within this application. Although the submitted site plan isolates the square footage for the deck, the deck has already been approved. See background (above) for a list of approved zoning permits for site amenities.

**(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.*

If any new lighting is proposed, spec sheets shall be provided to staff to determine compliance with performance standards of the ordinance.

**(p) Integrate infrastructure into the design:**

Assumably the mailbox, trash and recycling locations and utility meters will remain as existing. If any change to those is intended, or the installation of new mechanical equipment is proposed, details shall be provided to staff to determine the suitability of location and screening.

**PART 3: ARCHITECTURAL DESIGN STANDARDS**

***Sec. 6.3.1 Applicability.***

*These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.*

**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:***

The single story, hipped roof is fairly unique in this section of the south end, and identifies it as a later in-fill project. Surrounded on the east by a multi story residential building and the west by a two story residence; and facing a three story residential complex across Flynn Avenue, this modest little home reflects a 1950s aesthetic in scale and detailing.

The proposal to add a second story will correspond with the surrounding neighborhood (Foster, Flynn Avenue and Pine Street) where exist many two story homes; it will, however, remove the 1950s identity.

***2. Roofs and Rooflines.***

The existing house and attached garage a hipped roof with deep overhanging eaves. The proposal includes replication of that roof style on the new 2<sup>nd</sup> story.

***3. Building Openings***

There exist double hung windows, a multi-pane bow window, and a sliding door in the rear. The development proposal includes paired double hungs installed on the north elevation to replace the bow, a smaller window to accommodate a kitchen installation, smaller windows on the upper floor of the east elevation and similar windows on the south and west. The entrance doors on the front and east are proposed to remain in the same location.

**(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 public views from this site. Not applicable.

**(d) Provide an active and inviting street edge:**

The application includes the installation of fibercement clapboard and new windows, with architectural asphalt shingles. The new entrance canopy will clearly identify the principle entrance, and the house remains attractive and open to the streetfront.

**(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.*

Asphalt shingles, fibercement board, and wood window trim are proposed. Specific window detailing has not been included. Insofar as can be determined, typical replacement choices are proposed.

*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.*

**(f) Reduce energy utilization:**

The development will be required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

*New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.*

Although the proposal is based on an increased height of the structure, the two abutting properties are both multi-story and should not be negatively impacted by this project.

**(g) Make advertising features complementary to the site:**  
No signs are included within the application. Not applicable.

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

**(i) Make spaces secure and safe:**  
All applicable building and life safety code, as defined by the building inspector and fire marshal, shall be implemented in the new development.

#### **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.*

*As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:*

*1. The building is 50 years old or older;*

281 Flynn Avenue was constructed in 1957; therefore greater than 50 years old.

*2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:*

*A. Association with events that have made a significant contribution to the broad patterns of history;*

The construction of the subject property illustrates the infill of the "Addition" section of Burlington with new residential structures; and has contextual value in understanding how Burlington expanded into the south end.

*or,*

*B. Association with the lives of persons significant in the past; or,*

C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction;

The uniqueness of 281 Flynn Avenue is the small scale, modest post war style of residential architecture. Examination of the development proposal is warranted due to the nature of the style and its purity within a neighborhood that was largely developed out in the 1910s-1930s.

or,

D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact;

The house and garage, both original to the site, remain relatively unaltered since construction.

or,

E. Yielding, or may be likely to yield, information important to prehistory; and,

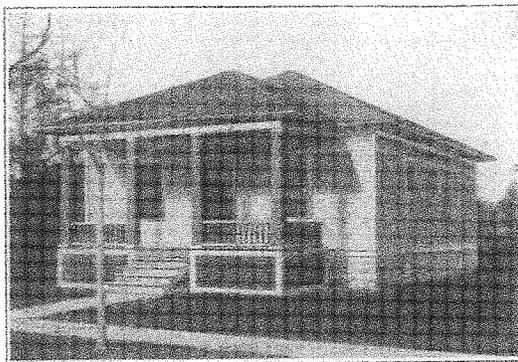
3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

As noted above and below, the structure retains its integrity and merit.

(b) Standards and Guidelines:

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.

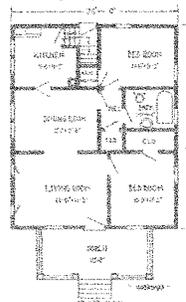
Constructed as a residential dwelling, the use remains constant.



**Woodward**  
28 ft. x 22 ft. over all  
3 Rooms and Bath.

Inside and outside, stream-line is personified in the Woodward—a modest but becoming home which thoroughly expresses that “chummy” spirit which has brought the bungalow into such universal favor. The comfortable atmosphere of the Woodward begins in the spacious porch to which a touch of artistry has been added by the neat colonnades. It’s a well-balanced, welcoming type of porch which adds to the good appearance of the entire house.

The favorable impression created by the attractive exterior is enhanced as one steps inside. Compactly arranged, but comfortably spaced, the entire room scheme provides living, sleeping, eating and all accommodations of sufficient comfort for a family of several persons.



Placing the sleeping rooms on the right side of the house with the day rooms on the left is an appealing plan as it simplifies laborwork. Both bedrooms have plenty of light and air, while continuous closet space is provided. The bathroom is neatly located and complete a decidedly practical arrangement.

If the amount of money you have set aside for a home is near the price of the Woodward, you can make it yours with full assurance that its construction will be as good as the woods.

**SPECIFICATIONS**

Collar beam and floor approximately 2 in. finished 1 1/2 x 4 in.  
Truss joists 2 in. x 4 in.  
Ceiling joists 2 in. x 4 in. Rafters 2 in. x 6 in.  
Front door 3 1/2 in. x 6 1/2 in. x 8 in. and 1 1/2 in. thick.  
The window sash and door sash are 1 1/2 in. thick and 1 1/2 in. wide.  
See page 8 for general specifications.

**ONE SHOULD KNOW  
IN THE BEGINNING  
WHAT HIS HOME WILL  
COST IN THE END. YOU  
ALWAYS DO WHEN BUILD-  
ING A BENNETT HOME.**

Carlebach, N. Y.  
January 14, 1935.

Dear Sir:  
Please send your booklet soon to a relative. The house it was built in was built with better than you, and my wife and I are both well pleased and when I can lower your cost even 1 mile a day, as a number of people have said when I get such good results.  
Yours truly,  
L. F.

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 to add a second story on the residence and re-arrange the building openings will significantly alter the original integrity of the 1950s. If these features are deemed to be character defining, then the application will have an adverse impact on the historic character of the property.

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.

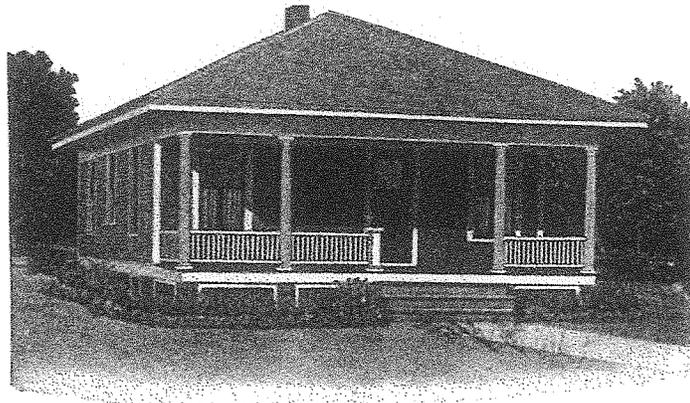
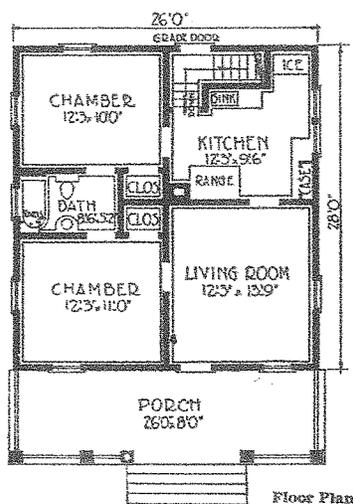
If the house in its present state is valued for its modern aesthetic, then the addition of a second story will irreversibly alter those characteristics that make it of interest. As such, the 2<sup>nd</sup> story would be an added or conjectural feature that never previously existed.

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

Other than the building's scale, none noted.

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

The house at present illustrates an interesting fusion of evolving style: its box-like form and hipped roof are clear links to homes manufactured by companies like Sears, Gordon- Van Tine, and Bennett Homes (see illustration.)



Gordon-Van Tine Home No. 567

### Attractive Home at a Bargain Price

A cozy cottage, in good taste, presents itself here. The simple hip roof protects the well designed front porch, and the broad frieze gives a distinctive touch to the wide cornice. The window arrangement is also especially good.

The living room, which is almost square in design, has good furniture space. If it is intended to use this as a living room-dining room, the end of the room nearer to the kitchen offers a splendid place for the dining table, and the location of the front bed room door is such that this room can be heated by the living room stove.

The kitchen, too, is of ample size with plenty of sunlight and air. The place for the range is very near to the rear bed room door. This means that in cold weather the stove will always keep both rooms comfortable.

The rear kitchen door and grade door here are one. This arrangement is always an economy of both material and space. And the fact that supplies can be brought from the basement to the kitchen, without its being necessary for one to step out of doors, is rarely true of so small a house. We supply the frames and sash for the basement.

PAINT—Unless otherwise specified, straw paint will be furnished for body and white paint for trim.

For Prices on This Home, See First Page.

Read Pages 9 and 10 for Full Description of Materials

#### Options That Will Save You \$92.25

Deduct the above amount from the regular price on this house if you are willing to buy it with the following changes from regular specifications:

6 to 2 Star A Star Red Cedar Shingles instead of 5 to 2 Clear; plain square edge casings for doors and windows instead of Craftsman design; all subflooring and kitchen case omitted.

For Plumbing, Heating, Lighting for These Homes, See Last Pages of Book

This is a typical plan, this one from Gordon-Van Tine, illustrating the 26' x 32' single story mass with hipped roof. Note the off-set front door, which is replicated at 281 Flynn Avenue.

Even the footprint (32' x 26') reflects its heritage among building plans popular in the decades prior to its construction date. Some plans had centralized entry doors, but others showed a



*provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The request is not related to material deterioration, but a request to expand living space.

*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.*

No chemical treatments proposed.

*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 associated with this site.

*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.*

Here is the crux of the review: If 281 Flynn Avenue is identified as a property eligible for designation as a post-modern residential building, then the proposed addition of a 2<sup>nd</sup> story will alter features and spatial relationships characteristic to it. While the new plans are well developed and will present an attractive addition to this home and the neighborhood, the loss of architectural merit and its importance to the structure must be weighed by this board.

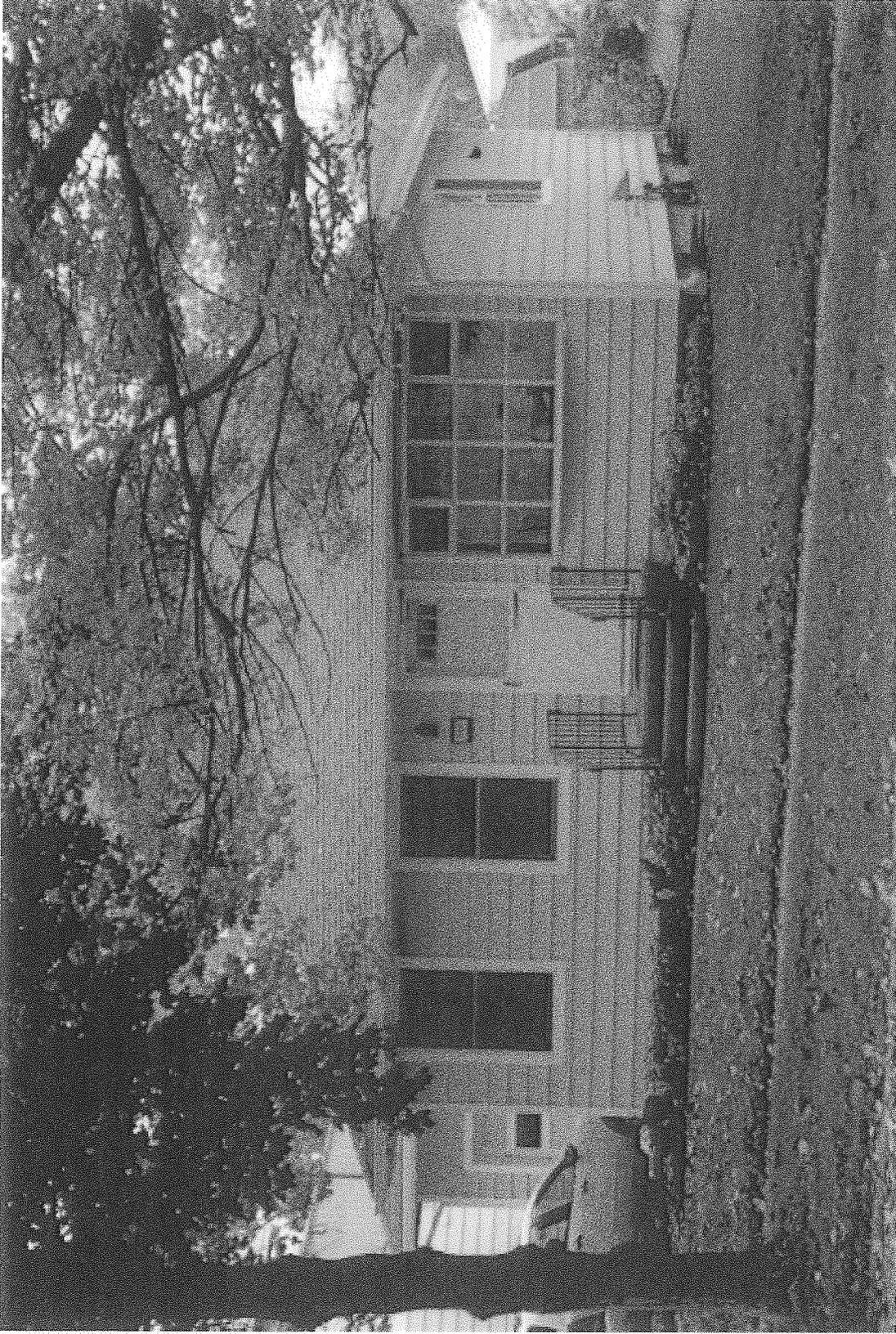
*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

It is unlikely that the proposed alterations could be removed in the future to reveal the original dwelling; therefore the development proposal may be deemed irreversible.

**Please Note:**

**Section 3.2.7 (a) 9, Administrative Authority**, allows for staff review of the following:  
*Additions to single family houses in design control district located 200 feet or more from the lakeshore and that are 50% or less of the existing gross floor area of the principal structure.*

As the addition is less than 50% of the existing gross floor area, staff will be acting on the application based on review by the Design Advisory Board.



281 Flynn Ave.\*

**RECEIVED**

DEPARTMENT OF  
PLANNING & ZONING

JUL 16 2014

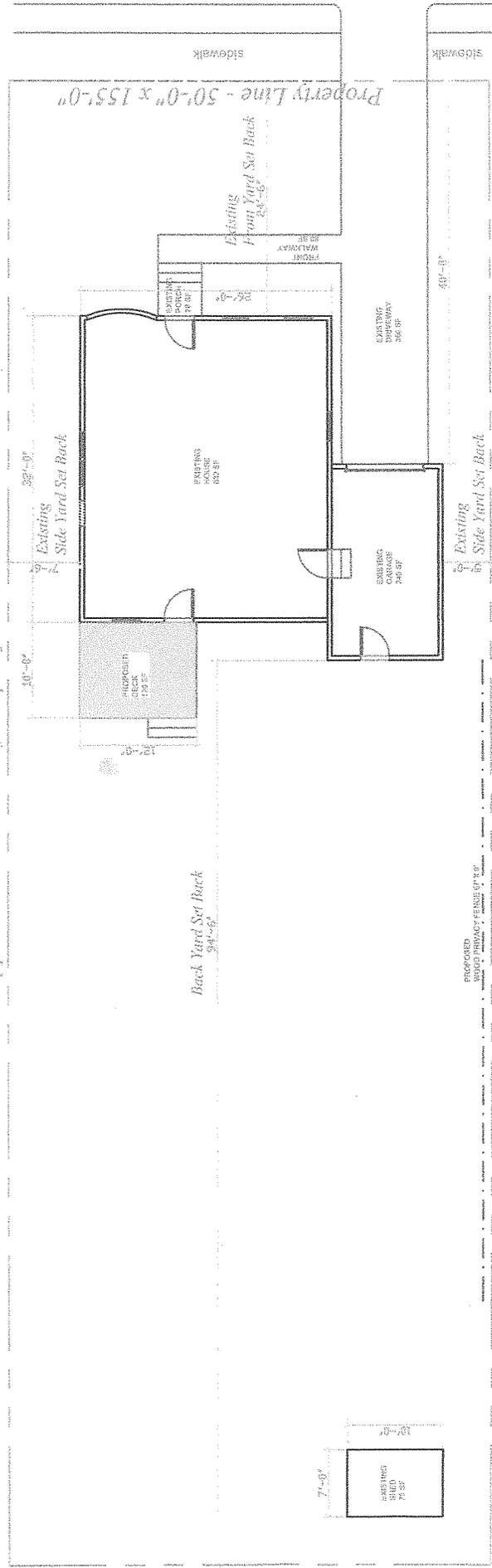
A. LOT SIZE: 7750 SF  
B. EXISTING LOT COVERAGE: 1582 SF  
20 %

- 1. HOUSE FOOTPRINT: 832 SF
  - 2. GARAGE: 240 SF
  - 3. STORAGE SHED: 70 SF
  - 4. DRIVEWAY: 360 SF
  - 5. FRONT WALKWAY: 60 SF
  - 6. FRONT PORCH: 20 SF
- BUILDING COVERAGE: 1142 SF  
TOTAL SF LOT COVERAGE: 1582 SF

A. LOT SIZE: 7750 SF  
B. PROPOSED LOT COVERAGE: 1702 SF  
22 %

- 1. HOUSE FOOTPRINT: 832 SF
  - 2. PROPOSED ADDITION: 0 SF
  - 3. GARAGE: 240 SF
  - 4. STORAGE SHED: 70 SF
  - 5. PROPOSED BACK DECK: 120 SF
  - 6. DRIVEWAY: 360 SF
  - 7. FRONT WALKWAY: 60 SF
  - 8. FRONT PORCH: 20 SF
- BUILDING COVERAGE: 1142 SF  
TOTAL SF LOT COVERAGE: 1702 SF

Approximate Location of Property Line - 155'-0" x 50'-0"



Approximate Location of Property Line - 155'-0" x 50'-0"

1 Proposed Site Plan  
C1  
SCALE: 1" = 16'-0"  
281 FLYNN AVE



VISHNEVSKY RESIDENCE

PROPOSED SITE PLAN

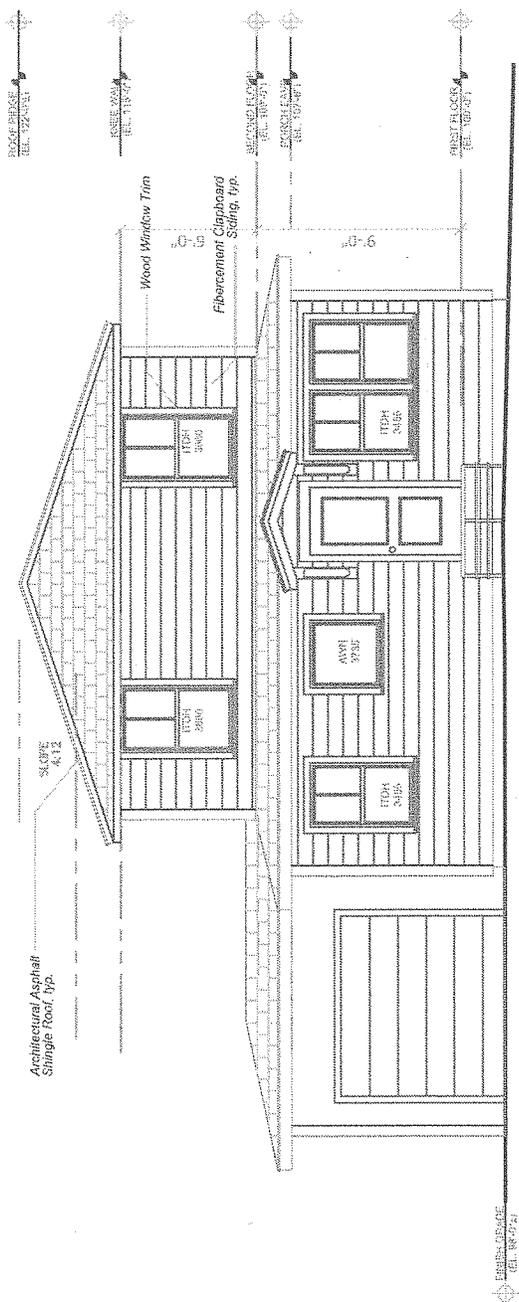


BURLINGTON, VERMONT  
SCALE: 1/16" = 1'-0"

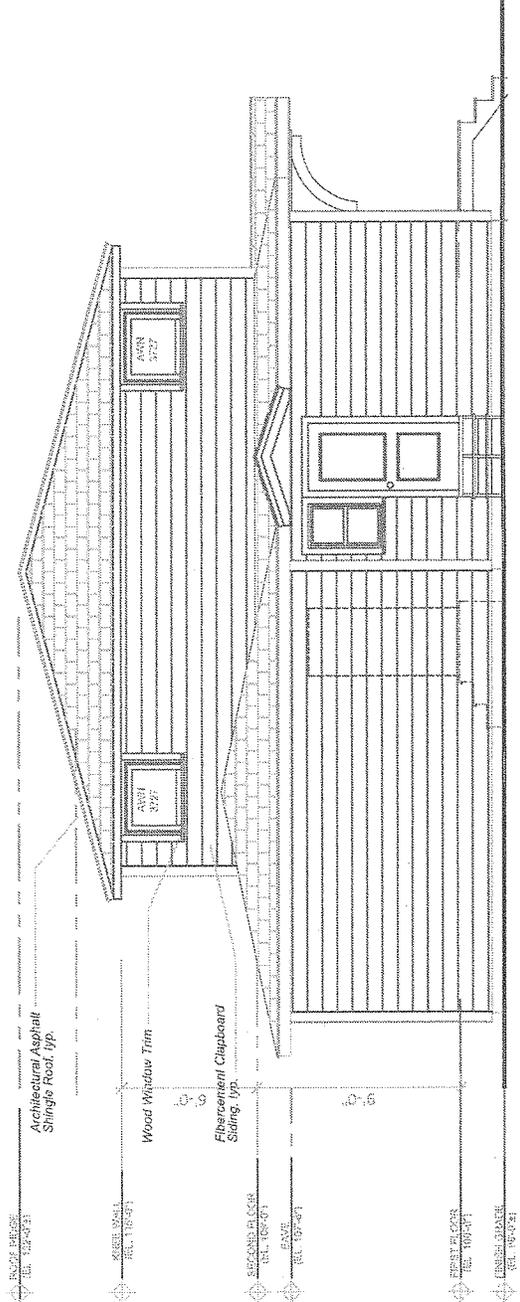
MAY 8, 2014  
EBRODY DESIGN

C1

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1 North Elevation



2 East Elevation

VISHNEVSKY RENOVATION

PROPOSED ELEVATIONS

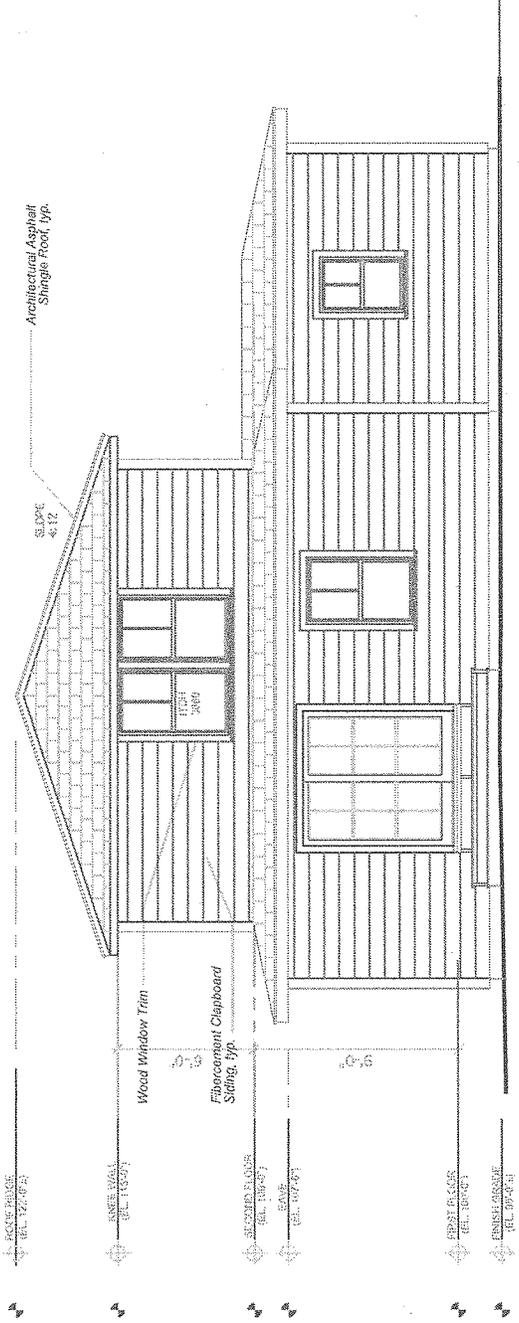
BURLINGTON, VERMONT  
 SCALE: 1/8" = 1'-0"

JUNE 11, 2014  
 EBRODY DESIGN

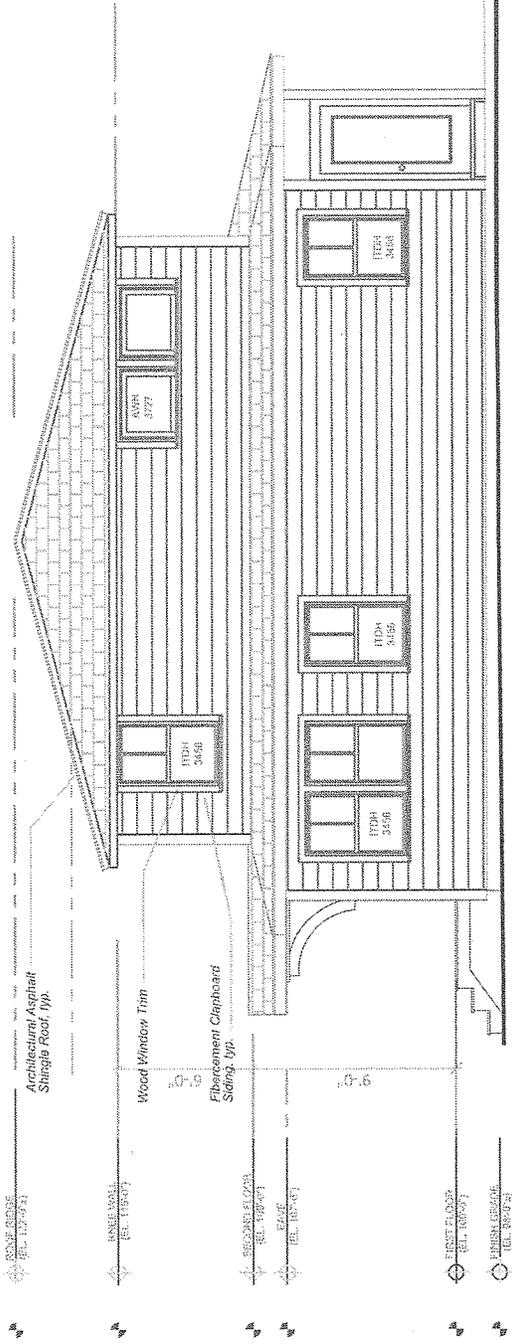


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1 South Elevation



2 West Elevation



BURLINGTON, VERMONT  
 SCALE: 1/8" = 1'-0"

VISHNEVSKY RENOVATION

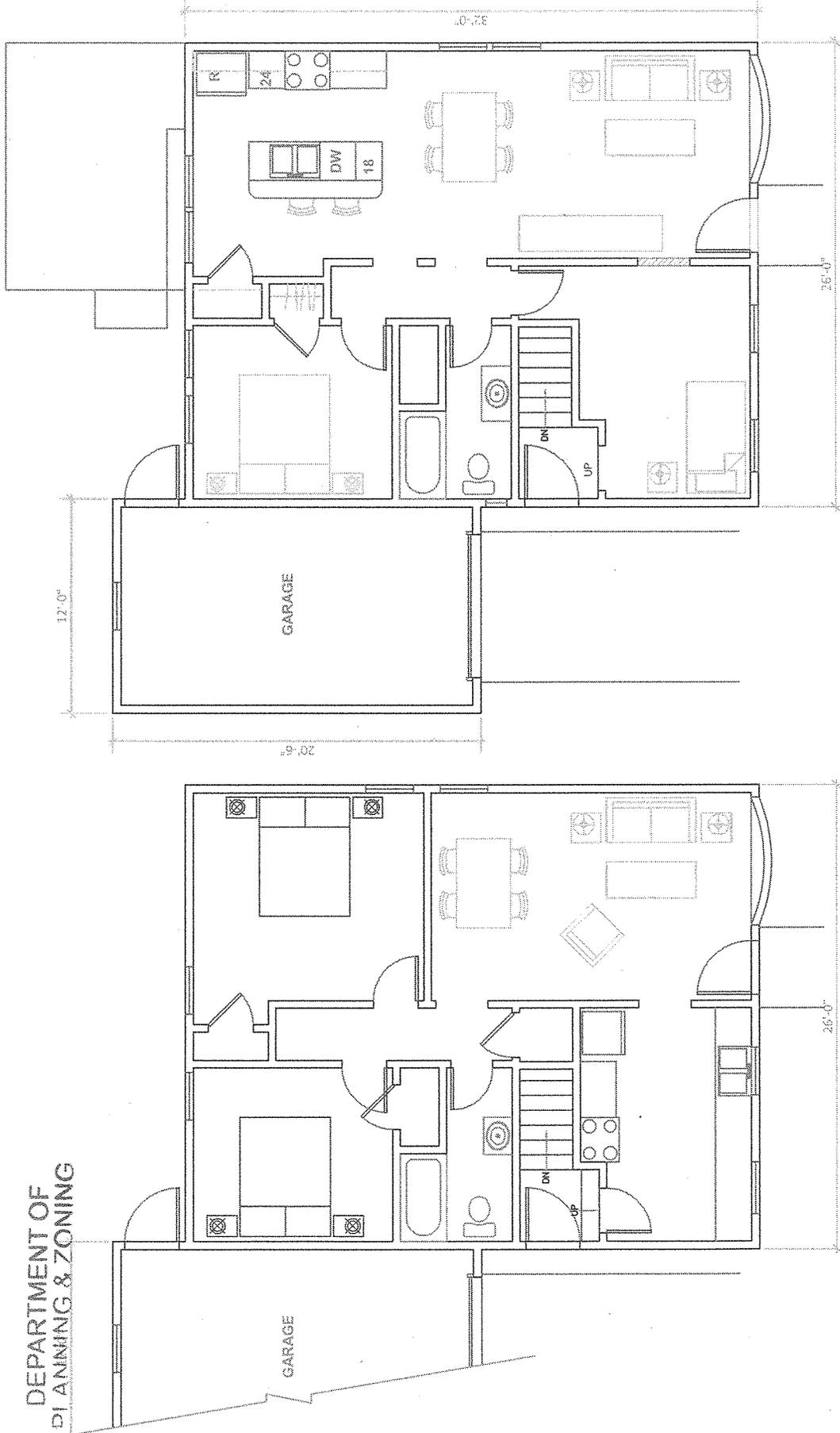
PROPOSED ELEVATIONS

JUNE 11, 2014  
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1 Original First Floor Plan - 2008

1 Existing Floor Plan - 2014



VISHNEVSKY RESIDENCE

EXISTING FIRST FLOOR PLAN

BURLINGTON, VERMONT  
SCALE: 1/8" = 1'-0"

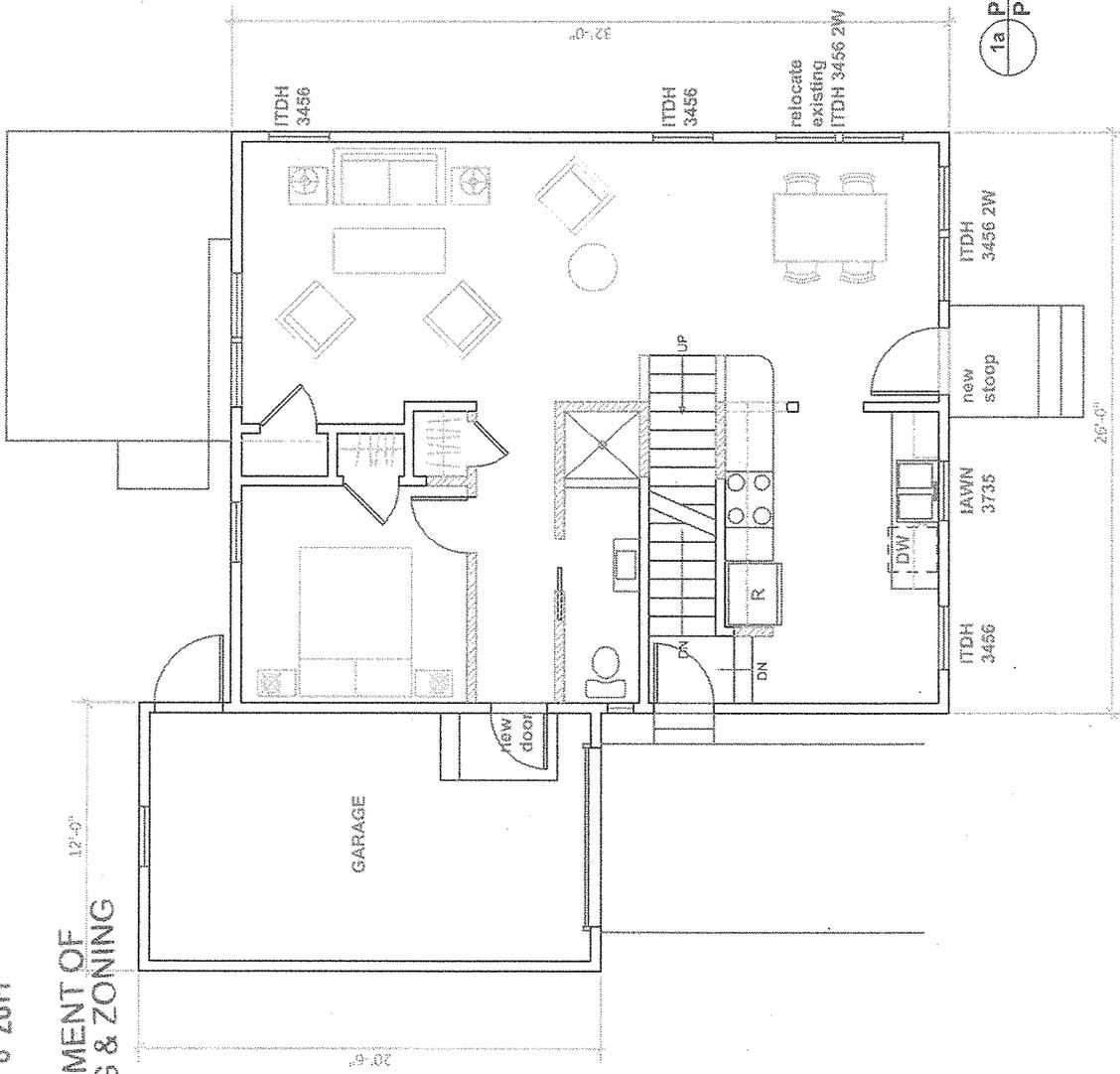
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BURLINGTON, VERMONT  
SCALE: 1/8" = 1'-0"

VISHNEVSKY RESIDENCE

PROPOSED FIRST FLOOR PLAN

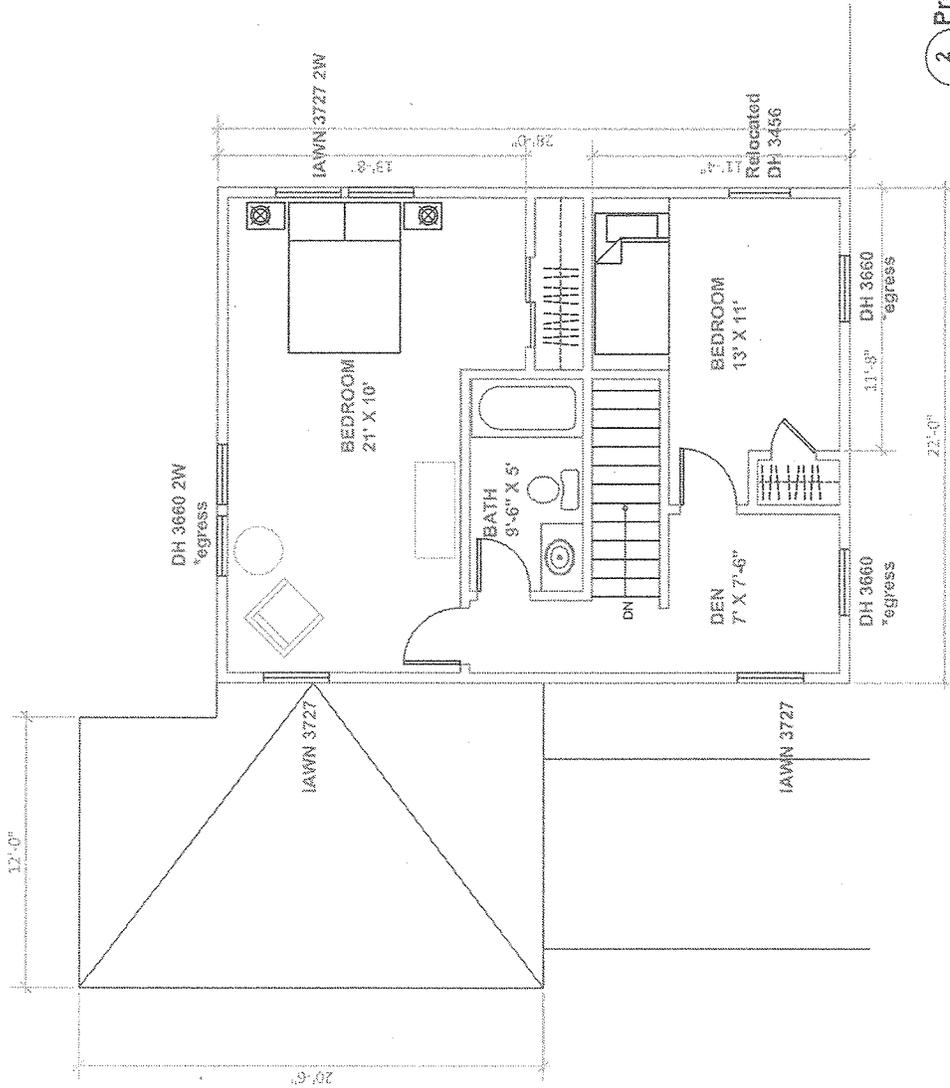
JUNE 11, 2014  
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2 Proposed Second Floor Plan

VISHNEVSKY RESIDENCE

PROPOSED SECOND FLOOR PLAN

BURLINGTON, VERMONT  
SCALE: 1/8" = 1'-0"



2A

JUNE 11, 2014  
EBRODY DESIGN

7-16-2014

281 Flynn Avenue, Burlington

VT 05401

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JUL 16 2014

Front yard – right and left view of neighboring houses

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281 Flynn Avenue, Burlington VT 04501



7-16-2014

Backyard -- right and left view of neighboring houses



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