

Department of Planning and Zoning

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TO: Development Review Board
FROM: Ken Lerner *[Signature]*
DATE: December 16, 2014
RE: 15-0525CA/MA, 87-95 North Avenue & 7 Haswell 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.

Zone: NMU **Ward:** 7

Owner/Representative: Committee on Temporary Shelter (COTS) / Duncan Wisniewski Architects

Request: Renovation and addition to existing building for 14 new residential units as part of mixed use building. Project includes demolition of house and lot merger at 7 Haswell Street. Uses in addition to the residential units will include adult day care (Day Station) and COTS offices.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing), & Article 10 (Subdivision)



Background Information:

The applicant is proposing the renovation and addition to the existing 15,400 sq. ft. building resulting in a total of 23,890 sq. ft. The site presently contains, at nearly 100% lot coverage, the former Burlington College, a National Registered historic building, and an adjacent parcel (7 Haswell Street) owned by COTS to the west with a residential structure. This house is proposed to be demolished to provide room for the proposed addition. The expansion to the adjacent lot will necessitate a lot line adjustment to combine that parcel with the main site containing the college.

The proposal will contain 23,890 sq. ft. as follows:

First floor: 9,195 sq. ft. for day-station (adult day care) & offices

Second Floor: 9,770 sq. ft. 14 residential units (12 studios, two 1 bedroom units)
Third Floor: 4,925 sq. ft. offices

A surface parking lot is adjacent to the south that is not owned by COTS. However, according to the applicant, COTS has the legal right to use the parking shown (it controls the land under agreement with Burlington College). Other uses in the vicinity are: to the east, across North Avenue, is a credit union with residences above, a gas station/convenience store; to the north, across Haswell Street, are multi-unit residential buildings; and to the west/northwest, lies the Lakeview Terrace residential neighborhood.

As the project contains 14 residential units it is subject to major impact review and inclusionary housing requirements. The use and intensity of development are acceptable under the dimensional standards of the CDO.

Sketch Plan Review; for the project was presented to the DRB on February 10, 2014. Previous zoning actions for this property include the use for a market, retail, offices, a credit union, a parenting/daycare center (1989), and of course for a college (1983).



EAST ELEVATION - PROPOSED
Scale: 3/32" = 1'-0"

The DAB reviewed this application on November 12, 2014 and unanimously voted to recommend approval noting that the HVAC units located on the roof are not readily visible by pedestrians, thus no screening is necessary.

The Conservation Board reviewed the project on November 3, 2014 and unanimously recommended approval.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

This proposal was reviewed by the Technical Review Committee (TRC) in February 2014. Combined sewer on North Avenue, thus the project will incorporate storm water infiltration chambers to reduce flows during storm events. The proposed development will require significant water and sewer (waste water); however, more than adequate reserve capacity is available. A state wastewater permit will be required as well as confirmation of capacity from Public Works.

(Affirmative Finding as Conditioned)

2. The character of the area affected;

The subject property is located within a Neighborhood Mixed Use (NMU) Zoning District. The property is near residential uses, across Haswell St., Lakeview Terr., and North Avenue. It is adjacent to a parking lot and across the street from a variety of commercial use that includes: a credit union office, service station, and convenience store. Redevelopment and renovation of a large historic structure should result in an improved streetscape on this section of North Avenue.

(Affirmative Finding)

3. Traffic on roads and highways in the vicinity;

Traffic information provided indicate that, based on the Institute of Transportation Engineer handbook calculations, there will be a minor increase in trip ends associated with this project:

The average daily trip ends increases from 90 to 112.

The 7-9 AM peak will increase from 13 to 16 trip ends.

The 4-6 PM peak increases from 12 to 18.

Generally, however, traffic generation is not expected to be problematic in light of the existing parking and the location being in easy walking proximity to nearby services and employment, and alternative modes of transportation. **(Affirmative Finding)**

4. Bylaws then in effect;

As conditioned, the proposed development is in full compliance with all applicable bylaws. However, as a portion of the site including the southeast corner of the existing building is within the public ROW, the applicant must contact and work with DPW regarding the work being considered. **(Affirmative Finding as Conditioned)**

5. Utilization of renewable energy resources;

The building is designed to accommodate roof mounted solar PV and to use these devices as sunshades over the south facing windows and possibly on the west facing ones as well. Utilization of such solar energy devices strongly is encouraged. **(Affirmative Finding as Conditioned)**

6. Cumulative impacts of the proposed use;

The proposed development is on a site with existing buildings in an older developed area. No significant cumulative impacts are anticipated. **(Affirmative Finding)**

7. Functional family;

This criterion does not apply to the subject permit request as it is not within a residential district. **(Affirmative Finding)**

8. Vehicular access points;

No change in parking lot access location is proposed; however, the entrance to the parking area will be re-configured but will remain adequate for the proposed use. A single curb cut access for staff parking is proposed on Haswell Street. **(Affirmative Finding as Conditioned)**

9. Signs;

No signs are depicted. Future signs are anticipated and will require separate zoning permits. **(Affirmative Finding as Conditioned)**

10. Mitigation measures;

The proposed development is not expected to generate any noxious effects such as excessive noise, glare, or emissions. While there may be some concern over noise from the adult day care use, the entrance and courtyard are sited so that there are structures and distance from nearby residences. The only concern appears to be service vehicles that would back out onto Haswell Street, although it is a short distance and while lunch is brought in daily, trash pickup only occurs twice/week. **(Affirmative Finding)**

11. Time limits for construction;

The project completion must occur within the standard 2-year time frame for zoning permits, with project commencement beginning within 12 months. **(Affirmative Finding as Conditioned)**

12. Hours of operation and construction;

The apartment building will operate 24/7. Construction shall be limited to standard hours of 7:00 am – 6:00 pm Monday-Friday, with Saturday morning hours of construction limited to interior work.

The hours for the day station (an adult day care) are from 9am until 5pm every day. The COTS offices are 9am to 5pm on weekdays. **(Affirmative Finding as Conditioned)**

13. Future enlargement or alterations;

As with any project, future enlargement or alteration to the development will require zoning review under the regulations in effect at that time. **(Affirmative Finding as Conditioned)**

14. Performance standards;

Performance standards relating to outdoor lighting and erosion control are addressed under Article 5. **(Affirmative Finding)**

15. Conditions and safeguards;

A concern is the safe removal of existing structures as hazardous materials, such as lead paint and asbestos, are more than likely present. Conditions of approval will address this concern. The proposed building will be 100% sprinklered. **(Affirmative Finding as Conditioned)**

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

A comprehensive stormwater management plan was included with the permit application. Proposed stormwater management measures include the capture and retention of stormwater prior to release into the city system. Volume reduction by way of infiltration is also incorporated with

the inclusion of pervious pavers in some areas and overall decreases the amount of lot coverage. See also Sec. 5.5.3.

The project is not expected to generate any significant air or noise pollution, except for the backing up of vehicles as noted. **(Affirmative Finding as Conditioned)**

2. Have sufficient water available for its needs;

Ample reserve capacity is available, but written confirmation is needed upon permit application. **(Affirmative Finding as Conditioned)**

3. Not unreasonably burden the city's present or future water supply or distribution system;

See item 2 above.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

Along with a stormwater management plan, a construction site erosion control plan accompanies the permit application for this project. Approval of this plan is required from the stormwater administrator. **(Affirmative Finding as Conditioned)**

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

Traffic information is noted above, and the increase is not expected to be excessive.

The North Avenue corridor currently is being looked at for significant improvements to become a "complete street" and with it to make it safer and to provide convenient and sufficient travel options for the future residents and workers at this property. **(Affirmative Finding)**

6. Not cause an unreasonable burden on the city's ability to provide educational services;

The proposed residential units are not likely to impact the city's ability to provide educational services as the units are small and not likely to house any children. However, impact fees would offset any potential impacts. **(Affirmative Finding as Conditioned)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;

The proposed development will generate additional impacts on city services; however, those impacts are expected to be proportionately modest as this is a developed neighborhood with services in place. Impact fees will be paid to help offset impacts generated. **(Affirmative Finding as Conditioned)**

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;

The subject property contains no rare, irreplaceable, or significant natural areas. There is an historic building that will be renovated (the former Burlington College). The adjacent building slated for demolition was built in 1947; it has not been identified on a historical register. The proposed development will be placed in close proximity to historic structures but as proposed should not overwhelm them as it will relate to the existing large structure. There are no known archaeological resources on the property. **(Affirmative Finding)**

9. *Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;*

This proposal is replacing an existing home with an addition to the large historic former Burlington College building. As mainly a redevelopment project that will help provide needed and affordable housing and services it should not have any adverse impact on the city's present or future growth patterns. **(Affirmative Finding)**

10. *Be in substantial conformance with the city's municipal development plan;*

The proposed redevelopment is conceptually consistent with the MDP. The property is also included in the Old North End Enterprise Community which specifically calls for additional public and private investment in housing and other community improvements. **(Affirmative Finding)**

11. *Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;*

The proposed development will contribute to the city's housing stock, particularly with regard to the 14 affordable housing units for an underserved population. It would have a beneficial rather than an adverse impact on the present or projected housing needs of the city. **(Affirmative Finding)**

12. *Not have an undue adverse impact on the present or projected park and recreation needs of the city.*

Minimal impacts on the city's park and recreation needs are anticipated as a result of the project. Any impacts will, however, be mitigated by impact fees. **(Affirmative Finding as Conditioned)**

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

The subject property is located in Neighborhood Mixed Use (NMU) district. This zone is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. Uses are intended to provide neighborhood oriented goods and services and employment opportunities within walking or biking distance of residential neighborhoods. The proposed redevelopment with residential use and employment opportunities with COTS is consistent with the intent of this zone. **(Affirmative Finding)**

(b) Dimensional Standards & Density

An FAR of 2.5 is allowed for an inclusionary housing project. FAR information has been provided. The property is 14,829 sf (9904sf + 4925 for Haswell property) in size. This allows a total building area of 37,073 sq. ft.; proposed is 23,890 sf. **(Affirmative Finding)**

Table 4.4.2 -1 Dimensional Standards and Density

| Districts | Max. Intensity (floor area ratio ¹) | Max. Lot Coverage | Minimum Building Setbacks (feet) | | | Height (feet) |
|-----------|---|-------------------|----------------------------------|-------------------|-------------------|---------------------------------|
| | | | Front ⁴ | Side ² | Rear ² | |
| NMU | 2.0 FAR | 80% | 0 ⁶ | 0 | 0 | Min: 20 ³ Max: 35 |

1. Floor area ratio is defined in Art. 13 and described in Art 5. Actual maximum build out potential may be reduced by site plan and architectural design considerations of Art 6.
2. Structures shall be setback a minimum of 15-feet along any property line that abuts a residential zoning district.
3. Minimum building height shall be 20-feet and 2 story's. Measurement of and exceptions to height standards are found in Art 5. Bonuses for additional building height are described in section (d)3 below.
4. All structures shall be setback 12-feet from the curb on a public street.
5. Exceptions to minimum lot coverage are provided in (d)2.
6. Notwithstanding footnote 4, the NMU district at the intersection of Pine St. and Flynn Avenue shall have a minimum front yard setback of 10 feet.

The applicant's plans indicate proposed lot coverage calculation of 81.5%. This is acceptable as the inclusionary requirement allows lot coverage at 92%. Note that this is a reduction in coverage from the current 87.3% with an increase in green space of 2,450 sq. ft. **(Affirmative Finding)**

No setbacks pertain to the proposed development except for a 12' building setback from the curb. Scaling the submitted site plan indicates that the setback has been met. **(Affirmative Finding)**

The minimum building height in the NMU zone is 20'; the maximum is 35'. With the inclusionary bonus of an additional 10 ft. the total height allowed is 45 ft. In addition, the existing building appears to be 37.5 ft. high. As such any new structure on this property can be allowed to reach that height. The proposed addition is at this same height and below the 45 ft. limit. **(Affirmative Finding)**

(c) Permitted & Conditional Uses

The proposed mixed uses: adult daycare (day station), the 14 residential units and offices are all permitted uses in the NMU District - See CDO Appendix A- Use Table. The major impact aspect requires conditional use review. **(Affirmative Finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.2 above.

Sec. 5.2.4, Buildable Area Calculation

This criterion does not apply to properties in the NMU zone.

Sec. 5.2.5, Setbacks
See Sec. 4.4.2 above.

Sec. 5.2.6, Building Height Limits
See Sec. 4.4.2 above.

Sec. 5.2.7, Density and Intensity of Development Calculations
See Sec. 4.4.2 above.

Sec. 5.5.1, Nuisance Regulations
Nothing in the proposal appears to constitute a nuisance under this criterion. (**Affirmative Finding**)

Sec. 5.5.2, Outdoor Lighting
Outdoor lighting information has been provided. Each entrance will have a soffit mounted recessed LED fixture. The parking will also have LED lighting designed to meet the “Dark Sky” standards. Lighting calculations and details are illustrated on site plans and on the rendered lighting plan. (**Affirmative Finding**)

Sec. 5.5.3, Stormwater and Erosion Control
A comprehensive stormwater management and erosion control plan prepared by a professional civil engineer accompanies the permit application for this project. Approval of this plan is required from the stormwater administrator. It includes underground infiltration structures to mitigate stormwater flow. The overall lot coverage will decrease by over 2,400 sq. ft. thereby reducing impervious surface. The resulting lot coverage is over 11% below the allowed coverage. As noted the Conservation Board recommended approval of the project to the DRB. (**Affirmative Finding as Conditioned**)

Sec. 5.4.8 Historic Buildings and Sites

87-95 North Avenue is a National Registered historic building. See attached information sheet. The proposal has been reviewed by a historic preservation consultant who has prepared a report favorable to the proposal. The 7 Haswell Street house slated for demolition has not been included on the Vermont Historic Sites and Structures Survey for Haswell Street. It is not listed on the State Register or the National Register.

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 original building is proposed to be renovated and with an addition constructed over the single story portion extending beyond the current lot boundaries west to the 7 Haswell Street property. The original store front design on the ground floor will be re-established, although not to the extent of the full storefront windows that appear in historic photographs. This is the result of commercial use being deleted due to concerns from neighbors. Except for office use and the adult day care, the historic residential use is re-established. (**Affirmative Finding**)

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 proposed renovations will retain characteristic building details. Specific details indicate that the new addition will be subordinate to the historic building and the new elevator shaft provides a clear break between the old and the new addition. The massing of the new addition will be similar in having a flat roof with similar window pattern. To the average passerby the new construction will be easily differentiated from the historic building. **(Affirmative Finding)**

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.*

The addition is sensitive to the existing building. The changes to that building will improve and re-establish the ground level commercial storefront, albeit not to its original storefront configuration with the full glazing. At least this change provides for a commercial context despite it not being used for such. **(Affirmative Finding)**

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

The later additions to the historic building are not significant. The original building was renovated C.1979 where the fish-scale shingles, cornice and architectural details were restored. **(Affirmative Finding)**

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

The existing architectural details and materials that are significant are being retained, including the Italianate brackets and scallop shingles. The incompatible multi-pane glass and aluminum entry on the North Ave. (east) is inconsistent and is being replaced with a storefront that is somewhat appropriate as it recalls the essence of the historic commercial use of the building.

Infill on the second floor is proposed to replace the inappropriate windows that have been installed. **(Affirmative Finding)**

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.*

There does not appear to be a significant amount of deteriorated features as none are noted in the consultant's report. Not applicable.

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.*

None proposed. Not applicable.

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

Proposed site work will require excavation and if any archaeological resources are identified, the city and state shall be notified for identification and arrangement for appropriate documentation and archiving. **(Affirmative Finding as Conditioned)**

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.*

The opportunity to add additional affordable residential units is a significant community wide beneficial action and in sync with the CDO and the Municipal Development Plan; however a dual obligation is for the protection and preservation of Burlington's historic resources. The applicant is proposing to retain and restore the historic building. The proposal will see the removal and infill of inappropriate modifications while retaining the existing window openings on this National Register building. Window openings on the addition appear to respect the scale of the historic elevations although they are differentiated by ganging three windows together and adding sunshades. Fiber cement clapboard siding will be used on the addition. The addition is separated from the old building by an entrance and elevator shaft tower. Such an effort will provide valuable and tangible evidence of Burlington's past, while adapting to a new use; both value added community efforts. **(Affirmative Finding as Conditioned)**

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 addition is not likely to be removed as it becomes an integral part of the resulting structure. However the materials used, and with the separation created by the elevator tower the addition is clearly distinguishable from the original structure. **(Affirmative Finding)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

While applicable due to the proposed lot line adjustment, none of the sub-criteria from this Part are applicable. The applicant will however, be required to provide the plat that indicated the lot line adjustment and that they are responsible for all deed work associated with the lot changes.

(Affirmative Finding as Conditioned)

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

No trees or other significant vegetation will be removed as part of this proposal. There are no significant natural areas on the property. **(Affirmative Finding)**

(b) Topographical alterations

Minimal earth work is expected. All plans have been prepared by professionals; architects and engineers. **(Affirmative Finding)**

(c) Protection of important public views

There are no protected public view corridors from or through the subject property. Not applicable.

(d) Protection of important cultural resources

See Sec 3.5.6 (b) 8.

(e) Supporting the use of alternative energy

The building is designed to accommodate roof mounted solar PV and to use these devices as sunshades over the south facing windows and possibly on the west facing ones as well. Utilization of such solar energy devices strongly is encouraged. **(Affirmative Finding as Conditioned)**

(f) Brownfield sites

The subject property is not an identified brownfield. Not applicable.

(g) Provide for nature's events

Stormwater management is addressed under Sec. 5.5.3.

(h) Building location and orientation

Buildings, including the existing on site and within the immediate area are generally set close to, or on, the front property lines. The new addition will be similarly situated along the front property line. As noted previously, it will observe a 12' setback from the curb to afford wide sidewalk space for pedestrians. The south front entrance is well defined, oriented towards the parking lot. The North Avenue (east) frontage entrance could be enhanced while still retaining the historic character of the building. Both are easily accessible. **(Affirmative Finding)**

(i) Vehicular access

See Sec. 3.5.6 (a) 8.

(j) Pedestrian access

Sidewalk access exists on North Avenue and Haswell Street. New east-west sidewalk is proposed along the south between the building and parking lot. **(Affirmative Finding)**

(k) Accessibility for the handicapped

Handicap parking and accessibility is required. The building is fully accessible in accordance with local, state and federal requirements. All of the residential units are designed to meet FHA requirements and one unit (as required with the 2010 ADA) is accessible. **(Affirmative Finding)**

(l) Parking and circulation

Parking will change on site with the addition of some spaces for staff accessed from Haswell Street. The existing parking lot historically associated with this building will continue to serve the facility. The parking lot itself will be reorganized for better and safer circulation. A sidewalk is being added between the parking and the building. In addition, as noted, the parking entrance will be re-configured and narrowed providing clearer and safer access. This is a Shared Use parking district and parking calculations are addressed under Article 8, below. **(Affirmative Finding as Conditioned)**

(m) Landscaping and fences

Landscaping details have been provided; Site Plan L1.0. Improvements include street trees, a landscaped buffer along the south of the building and at the parking lot entrance from North Avenue. Additional landscaping is provided on the west of the project site alongside a courtyard for gardening use. Overall there is additional greenspace of 2,450 sq. ft. The proposed street trees must be coordinated with the City Arborist. **(Affirmative Finding as Conditioned)**

(n) Public plazas and open space

No public plaza or open space is included in this proposal, although an enclosed courtyard is included for users. **(Affirmative Finding)**

(o) Outdoor lighting

See Sec. 5.5.2 above.

(p) Integrate infrastructure into the design

Mechanical infrastructure includes roof top HVAC. While the standard is to screen these appurtenances the DAB noted in their review that the HVAC units located on the roof are not readily visible by pedestrians, thus no screening is necessary.

All other utilities will be underground. Mail will delivered inside.

Garbage is collected from residents and stored inside at ground level. It will be picked up twice/week from the Haswell Street driveway. **(Affirmative Finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

This 3-story building given its location on North Avenue is well within the range of scale and height established by existing buildings in this area and thus is reasonable for this location. The building is designed to be subordinate to the existing three story historic structure^w. The western addition is designed at two stories to transition from the larger three story North Avenue facing portion to the residential scale west of the site. The new elevator shaft separates_d the old from the new. **(Affirmative Finding)**

2. Roofs and Rooflines

The proposed building will have a flat roof. This roof form is common and expected for an Italianate designed historic structure. **(Affirmative Finding)**

3. Building Openings

The southern elevation facing the parking lot becomes the main entrance and “front” of the facility. The new elevator service becomes the main entrance separating old from new. The entrance on this faces has a canopy that is clearly visible from North Avenue. There is an entrance on North Avenue, but it does not appear as a main access point, and it is suggested that this should be strengthened to some extent. **(Affirmative Finding as Conditioned)**

The variety of windows on the elevations includes upper level ganged double hung windows at a scale appropriate for this building. In response to neighbor comments the commercial component proposed to be re-established on the ground level has been deleted. However, the

plans depict a storefront fenestration pattern at the ground level in an attempt to recreate the original retail use. **(Affirmative Finding)**

(b) Protection of important architectural resources

The subject property contains an historic building that formerly housed Burlington College. The proposed addition is sensitive to this building using fiber cement clapboard style siding.

The existing significant

The neighboring building to the west at 3 Haswell Street is historically significant, dating to c. 1907 and included on the Vermont Historic Sites & Structures Survey. The separation from the proposed development and that structure mitigates any potential impacts on the neighboring building. A detailed discussion of the historic building, its renovation and relation to the new addition is addressed under Sec. 5.4.8. **(Affirmative Finding)**

(c) Protection of important public views

There are no important public views from or through the subject property. Not applicable.

(d) Provide an active and inviting street edge

As required by this criterion, the façade of the proposed building re-establishes the commercial store front of the original building along the street edge.

It has a well-defined, entry from the south, but the eastern elevation could have a more defined access along North Avenue. There is commercial glazing along the public sidewalk. The rest of the building more uniform in appearance rises above it. **(Affirmative Finding as Conditioned)**

(e) Quality of materials

Repairs will be undertaken as necessary to the wooden clapboards. Building materials are appropriate given that they are modern – fiber cement wide reveal clapboards, yet retain the character of the original wood clapboard siding. **(Affirmative Finding)**

(f) Reduce energy utilization

The proposed construction is proposed to meet or exceed all energy related requirements of the all applicable energy efficiency standards. These include the RBES and/or CBES Codes of the state which exceed the requirements of city standards. Sunshades are used on the southern elevation to address that solar exposure. **(Affirmative Finding as Conditioned)**

(g) Make advertising features complimentary to the site

No advertising is included in this proposal at this time. Future signs will require obtaining approval of sign permits. **(Affirmative Finding as Conditioned)**

(h) Integrate infrastructure into the building design

As discussed in (p) above mechanical infrastructure includes roof top HVAC. While the standard is to screen these appurtenances the DAB noted in their review that the HVAC units located on the roof are not readily visible by pedestrians, thus no screening is necessary.

All other utilities will be underground. Mail will delivered inside.

Garbage is collected from residents and stored inside at ground level. It will be picked up twice/week from the Haswell Street driveway. **(Affirmative Finding)**

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. The entrances are adequately lit, and an intercom system for access to the residential units is included. **(Affirmative Finding)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

This property is located within the Shared Use Parking District. Based on the warned and thus applicable Zoning Amendment (ZA14-07) the following parking calculations can be determined as follows:

| | | |
|--|---|---------------------------|
| 12 Studio units/ 0.33 parking spaces per unit | = | 4 spaces required. |
| 2 one bedrooms units/0.33 spaces/unit | = | 1 space required (0.66) |
| 3969 sq. ft. Adult day-care at 1 space/1000 sq. ft.* | = | 3.97 spaces |
| 10.096 sq. ft. Offices at 1/500 | = | 20.2 |
| <u>Total</u> | = | <u>29 spaces required</u> |

Provided within the parking area controlled by the applicant = 29.

*The ordinance has two different standards for adult day care; one based on number of employees the other on square footage. Utilizing the sq. ft. standard herein as the employee number is dynamic and thus unreliable indicator of parking needs. **(Affirmative Finding)**

Sec. 8.2.5, Bicycle Parking Requirements

Bicycle parking is required as follows:

- 14 residential units require 3.5 long term and 1 short term space (1 per 4 units and 1 per 10 units required, respectively)
 - 3969 sq. ft. day care require 0.19 long term and 0.39 short term spaces (1/20,000 and 1/10,000, respectively)
 - 10.096 sq. ft. offices require 2 long term and 1 short term spaces (1/5,000 and 1/10,000, respectively)
- Total = 6 long term and 3 short term bicycle spaces

Bicycle parking provided includes short term racks at the south (main) entrance that would accommodate more than the 3 spaces required. The interior/long-term bike storage as proposed will accommodate 8 wall hung bikes. **(Affirmative Finding)**

Article 9: Inclusionary and Replacement Housing

Inclusionary Sec. 9.1.5, Applicability As the proposed development includes more than 5 new dwelling units it is subject to the inclusionary housing provisions of this Article. At least fifteen percent of the total unit count must be inclusionary. Final details as to the number of actual affordable location and level of affordability must be worked out with the city's Housing Trust Fund prior to issuance of a certificate of occupancy. **(Affirmative Finding as Conditioned)**

Housing Replacement Sec. 9.2.2, Applicability This Part is applicable to the demolition of the single family house. Replacement will be met as the project includes 14 residential units. However, as the house is occupied the relocation requirements must be implemented pursuant to *Section Sec. 9.2.4 (a) and (b) Relocation Requirements; Notice and Relocation Costs*. **(Affirmative Finding as Conditioned)**

Article 10: Subdivision

There is no subdivision of land included in this proposal. Two parcels will be merged into one lot resulting in a lot line adjustment with the existing COTS building and 7 Haswell Street, the abutting residential property to the west. As required, a boundary survey by a VT licensed land surveyor has been provided with the final plat plans. (**Affirmative finding as Conditioned**)

II. Conditions of Approval:

1. **Prior to issuance of a certificate of occupancy**, the lot line adjustment mylar, with the applicable endorsement signature, shall be filed with the City Clerk.
2. **Prior to issuance of a certificate of occupancy**, written confirmation from the City's Housing Trust Manager shall be included in the zoning file concurring with IZ compliance.
3. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator.
4. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator.
8. As a portion of the site including the southeast corner of the existing building is within the public ROW, the applicant must contact and work with DPW regarding the work being considered.
9. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
10. **At least 7 days prior to issuance of a certificate of occupancy**, impact fees calculated on the net new square footage of the development shall be paid to the Department of Planning & Zoning. Impact fees may be reduced as determined by the manager of the City's Housing Trust Fund for the provision of inclusionary housing units.
11. Days and hours of construction shall be Monday-Friday 7:00 am – 5:00 pm; Saturdays 8:00 AM – 5:00 PM. No construction on Sunday.
12. A State Wastewater Permit will be required for water and sewer service. It is the obligation of the owner/applicant to seek this and any other required additional permits.
13. If any archaeological resources are identified during excavation, the city and state shall be notified for identification and arrangement for appropriate documentation and archiving.
14. The applicant is strongly encouraged to pursue solar hot water and/or photo voltaic options.
15. The street trees and other landscaping within the ROW must be in consultation with the City Arborist.

16. Future signs are anticipated and shall require separate zoning permits.

17. The applicant shall be aware that due to the age of the building hazardous material such as lead paint and asbestos may be present. All materials removed shall handled and disposed of in a safe and legal manner.

18. It is suggested that while the building entrance on North Avenue is not the main access point it should nonetheless be strengthened to some extent.

19. The proposed construction is proposed to meet or exceed all energy related requirements of the all applicable energy efficiency standards. However it is the applicant's responsibility to file the documents/certifications of both the RBES and/or CBES Codes of the state as required. Evidence of such filing must be provided **prior to issuance of a certificate of occupancy.**

20. Standard Permit Conditions 1-15

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DEPARTMENT OF PLANNING & ZONING

COTS 95 NORTH AVENUE

PROJECT OVERVIEW

The site includes two parcels owned by COTS, one at 95 North Avenue and one at 7 Haswell Street. Both properties are in the Neighborhood Mixed Use zone. In addition, COTS owns a parking easement over approximately one-half of the parking lot to the south of its properties; such easement gives them control over the use of this land for its parking purposes by maximizing the efficiency of the parking and circulation, as well as to make improvements to the property; furthermore, the right-of-way (ROW) of Depot Street abuts this easement area, and some of the existing parking area and associated lot coverage actually exists within this ROW (none of this lot coverage is included in the actual property COTS owns). This proposal imagines a re-configuration of the entrance to this area from North Avenue by reducing the width of the curb cut and re-organizing the parking layout to improve circulation and maximize proposed parking, which will not only be a more efficient use of the space, but will also substantially reduce the amount of asphalt and increase green space by 2,450 SF.

Under this proposal, a circa 1940s single story building addition to the 95 North Avenue building will be removed, as will a ca 1948 single family residence at 7 Haswell Street, most recently used as student housing for Burlington College. The demolition of these structures has been reviewed by Suzanne Jamele, Historic Preservation Consultant. She has determined, with the concurrence of Devin Colman, the State Architectural Historian at the VT Division for Historic Preservation, that the proposed demolition will have no effect on any historic structures. The removal of these two structures will allow for a two and three story addition to be built immediately west of the original 95 North Avenue building. Please refer to attached letters.

PROPOSED DESIGN

The existing two and three story building spanning from the terminus of Depot Street to Haswell Street will be completely renovated, and an addition of two and three stories will be added to its west, separated at its south facade intersection by a new elevator shaft. The new addition is subordinate to the original building, because it is slightly shorter and its primary facade steps back from the prominent historic south facade; the two story portion of the new addition also steps back and down from the three story portion, thus stepping down in scale and mass in consideration of the buildings both across Haswell Street and to the west of the project site. A new primary entrance leads directly to the elevator serving the upper floors, as well as to the primary public entrance for clients and visitors. The Daystation entrance is located further to the west through an open air courtyard that provides enclosed and private space for clients in favorable weather; adjacent to this courtyard is a covered courtyard that serves the same purpose in less favorable weather.

The first floor includes office space for COTS' highly successful Housing Resource Center, offices for client case management services, and a permanent home for the adult day services program called the Daystation. The second floor contains 14 apartments comprised of two one-bedroom units and twelve studio units. These apartments benefit from on-floor laundry, separate storage cubicles and some shared living room space. The third floor serves as COTS administrative offices, including private offices, conference rooms, shared food prep area for staff lunches and board meetings, and a west facing terrace that will serve staff.

Parking is provided on site in the area south of the property and off Haswell Street. The four spaces off Haswell are tandem spaces, which will be shared by the 3-4 staff members who serve the Daystation, as allowed under ZO Section 8.1.14(b). In addition, the entrance to the service kitchen for off-site prepared meals for Daystation client lunches is located adjacent to this tandem

parking, thus permitting easy access for volunteers bringing lunch 1X/day. The parking lot to the south will be reorganized to improve efficiency, maximize parking, create a more defined sense of entry from North Avenue, and reduce current impervious area by 2,450 SF (15% of current paved area). 36 spaces are proposed in the parking lot, including six spaces in the Depot Street ROW, as approved by the Department of Public Works. A parking summary is included in this application.

Proposed lot coverage, explained in further detail in the attached Zoning Summary, is 80.8%; 92% is allowed.

CONTEXT

The neighborhood context varies in both use and building type/size. North Avenue includes a mix of single family homes, small apartments, three story multifamily (Mermaid Building, Commodore Point), the Sara Holbrook Community Center, commercial uses (Star Printing, Opportunities Credit Union, McCaffrey's Sunoco/Waggy's QuickStop) and even industrial uses (steel fabrication shop). The Lakeview Terrace neighborhood and its intersecting streets include single family homes, multi-family apartments and condominiums, including the new three story 24 unit multi-family building at the north end of the neighborhood. The building styles range from traditional pitched roof buildings in a variety of historical periods with as well as more recent structures with flat roofs.

Parking for all of these uses is generally served on their respective sites, although street parking is standard on all adjacent streets.

SITE DESIGN

On the one hand, the property owned by COTS and on which the proposed construction will occur is currently very highly developed and offers little opportunity for site design; on the other hand, the parking lot over which COTS controls a parking easement allows for some flexibility in site design.

Key site plan considerations include revisions to the parking lot design to create a friendlier and better organized site circulation system, reduce the amount of impervious area and thereby decrease storm water contribution, create a more pedestrian friendly streetscape along the southern edge of the property by adding sidewalks and a landscaped pervious buffer between sidewalk and parking, and create more open space and green space by reducing the amount of existing impervious area, some of which has existed for many decades in the ROW of Depot Street. The re-configured entrance off North Street, and parking, will also provide traffic calming for cars which "cut through" the COTS parking lot to enter the westerly side of the parking lot.

By minimizing the size of the addition to the existing building, a substantial green space along the western boundary has been created for on-site gardening (berries, raised beds, etc.), pleasant recreation space, and a transition in scale from the two story portion to the single family home scale of 3 Haswell Street. In addition, by creatively reorganizing the site access from North Avenue and the parking configuration of the existing parking lot, a significant reduction of pervious area and commensurate increase of green space of 2,450 SF has been created and landscaped.

A feature the Daystation enjoyed in its previous location on South Winooski Avenue was a sheltered and enclosed courtyard space to be enjoyed in favorable weather. This feature is reproduced here and improved: it has both an open-to-the-sky courtyard and an adjacent covered courtyard, in which clients can enjoy outside space privately in temperate weather, even when raining.

SITE LIGHTING & ELECTRIC/CATV/PHONE

Site lighting currently is limited to some building mounted lighting and a public (BED) fixture on a utility pole in the Depot Street ROW. Each building entrance will have soffit mounted recessed LED lighting, as well as parking area LED lighting designed to meet Dark Sky standards, as indicated on the Site Plan.

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All utilities will be underground from existing municipal services. Existing sewer, water and gas services will be maintained. New 3 phase electrical service will be provided via an OH pole mounted transformer located in the Depot Street ROW, with underground secondary service from there to the building's basement.

CIVIL

The project civil engineer Krebs & Lansing has communicated with DPW to assure that the design meets city requirements, including sufficient water and sewer services, as well as a storm water mitigation design that utilizes underground infiltration structures to mitigate stormwater flow. The existing building is currently sprinklered, and the design anticipates full sprinklering of both existing and new construction

The proposed lot coverage on the 95 North and 7 Haswell properties is more than 11 points less than allowable (80.8% vs 92%); in addition, the transformation of over 2,400 SF of impervious surface in the parking lot and Depot St ROW to pervious/landscaped surface contributes substantially to on-site infiltration versus existing conditions.

BUILDING DESIGN

The Owner's building program includes a reorganization of COTS administrative office space, a new home for the Daystation (day services and support for homeless persons), office space for case managers and the highly successful Housing Resource Center, and 14 apartment units, composed of a mix of two 1BR units and 12 studio units. The program is divided by floor, with the Daystation, case managers and Housing Resource Center on the first floor; apartments on the second floor, and administrative offices on the third floor.

The site is in the Neighborhood Mixed Use District, which mandates a minimum of two stories and encourages three stories. The existing building already has an historic three story portion, and the proposed three story section of the addition complements this section, while being slightly subordinate in height, and set back from the primary facade. The size and scale of the proposed project mediates the transition in scale from the more commercial scale of the east side of the site to the residential scale of the west side of the site.

The new construction includes a three story portion and a two story portion, with the two story portion continuing to the west from the existing two story section fronting on Haswell Street, and continuing around the building on its west side before becoming a three story section stepped both several feet lower and several feet back from the historic section and separated from the historic three story building by the new elevator shaft that serves all floors.

All existing roofs are essentially flat roofs, or will be modified to be flat roofs that are internally draining. The overall massing of the building is very consistent in scale with many nearby buildings, including the Mermaid Building at North and North, Commodore Point on North Avenue, and other buildings on North Street. The stepping of the design has a maximum of two stories on Haswell Street, which is entirely consistent with the two story buildings on the south side of Haswell.

The original building design and construction have changed markedly in the intervening years since construction, including changes to connect two originally distinct buildings into one, adding a circa 1940's single story addition on the west side, and a 1984 major renovation to create a headquarters for Burlington College. The intent of this design is to return the essence of the North Avenue storefront, not mimicking it but yet providing characteristics of scale, rhythm and embellishments that identify it as being commercially oriented; reconnect the two buildings facing North Avenue by removing the 1984 glass connector; replace the inappropriate industrial sash on the south elevation; and patch and repair the wood clapboards of the original building(s). New construction materials include metal siding or fiber cement panels at the elevator tower that serves as the defining separator between new and historic construction; fiber cement lap siding as new exterior cladding, sunscreens at new windows facing south and west, and concrete masonry piers.

The fiber cement lap siding is complementary to the existing clapboard siding, but its exposure to weather differs to offer a contrast; the concrete masonry fin walls support a trellis system that will allow for plant growth and sunshading at the first floor.

We hope to provide roof-mounted solar PV, and in support of that and also being more visible with this feature, we hope to use solar PV as the sunshade devices over the south-facing windows, and possibly also on the west-facing ones if the efficiency at that orientation can be justified.

OTHER

Krebs & Lansing has calculated existing and proposed vehicle trip ends based upon the ITE Trip Generation Handbook, the results of which show minor increases in vehicle trip ends when comparing the proposed development to the existing development.

The design will meet applicable state and federal handicapped accessibility requirements for both site and units. All apartments are designed to meet FHA requirements and one will be accessible in accordance with the 2010 ADA, as required by both funding sources and City of Burlington Code of Ordinances.

The building envelope will be highly energy efficient and we will be working closely with BED to utilize all available incentives. As mentioned above, the roof structure will be designed to incorporate photovoltaic panels either in this phase or the future.

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September 18, 2014

ZONING SUMMARY

COTS
95 North Avenue
Burlington, VT 05401

DEPARTMENT OF
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Zoning District Neighborhood Mixed Use (NMU)

Existing Uses 95 North Avenue: Business (office, meetings, etc.). Current SF = 15,382 SF (1st = 8,827 SF; 2nd = 4,915 SF; 3rd = 1,640 SF).
7 Haswell Street: single family residence, most recently used as student housing for Burlington College.

Density/FAR 2.0 FAR, 35' max height; increase to 2.5 FAR and 45' as per tables 9.1.13-1 and 9.1.13-2. FAR = Floor Area Ratio, defined as "The ratio of above ground gross floor area to gross site area or, a multiplier representative of the development limits of a site applied to the parcel/land size". 95 North Avenue property size is 9648 SF; based upon lot size, the FAR of 2.5 would yield a potential development size of 24,120 SF for this property. 7 Haswell Street property is 4925 SF; based upon lot size, the FAR of 2.5 would yield a potential development size of 12,312 SF for this property. When combined, the resulting property yields a lot size of 14,573 SF and a potential FAR of 36,432 SF.

Primary permitted Uses Appendix A allows, among others, **residential** (duplex, **multi-family**, assisted living, B&B, boarding house (up to 4), convalescent/nursing home, group home, **adult day care**, animal grooming, appliance sales, art gallery, auction house, businesses (auto sales, bakery, barber/beauty), **offices**, crisis counseling, daycare (various types and sizes), retail under 4000 SF, etc. See Appendix A, Use Table for full list.

Proposed Areas

| | |
|--|-----------|
| First Floor: Daystation (adult day care), housing support services (offices) | |
| 9,195 SF | |
| Second Floor: 14 apartments (12 studios, 2 1BR units) | 9,770 SF |
| Third Floor: COTS administration (offices) | 4,925 SF |
| Total | 23,890 SF |

(23,890 < 36,432; therefore within allowable FAR)

Lot Coverage 80%; however, because the proposal includes more than 5 units of housing, inclusionary zoning requirements are triggered. As such, FAR is increased by .5 and height by 10', with lot coverage increase up to 92%, as per tables 9.1.13-1 and 9.1.13-2. Total property of 14,473 SF yields maximum allowable lot coverage of 13,407 SF (.92 X 14,573).

| | |
|-----------------------|-----------|
| Existing Lot Coverage | 11,141 SF |
| Proposed Lot Coverage | 11,788 SF |

255 South Champlain Street
Burlington, VT 05401
802.864.6693 T

(11,788 < 13,407; therefore within allowable lot coverage). $11,788/14,573 = 80.8\%$

Setbacks

No side, rear or front setbacks are required.

Summary

The proposed building area total is less than the maximum development potential, the lot coverage is less than the maximum allowable, and all proposed uses are permitted uses.

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September 16, 2014

PARKING REQUIREMENTS

COTS
95 North Avenue
Burlington, VT 05401

The Burlington Comprehensive Zoning Ordinance divides its parking requirements into three different parking districts: Neighborhood, Shared Use and Downtown. The parking requirements range from highest to lowest from Neighborhood to Downtown. 95 North Avenue is in the NMU zoning district, which places it in the Shared Use Parking District. The revisions to the parking requirements recently approved by the Planning Commission stipulate .33 spaces per Studio/1BR unit in the Shared Parking Districts.

The parking requirements for the proposed uses are as follows:

- Residential .33 space per unit
- Adult Day Care 1 space per 2 employees, or 1 space per 1000 SF (conflict in ordinance)
- Office space 1/500 SF of gross building area

Parking Requirements:

| | | |
|----------------------------|---|-----------|
| Residential | 14 units at .33/space per unit | 4.62 |
| Adult Day Care (employees) | 6 employees at 1 space/two employees = 3 | |
| Adult Day Care (size) | 3969 SF at 1/1000 SF = 3.97 which > 3, use 3.97 | 3.97 |
| Office space (1st and 3rd) | 10,096 at 1/500 SF | 20.20 |
| | TOTAL (4.62 + 3.97 + 20.2 = 28.79) | 29 |

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COTS 95 NORTH AVENUE

October 23, 2014

Mr. Ken Lerner
Zoning Administrator
149 Church Street
Burlington, VT 05401

re: Lot Line Adjustment request

Dear Ken,

The Committee On Temporary Shelter (COTS), in partnership with Housing Vermont (HVT), hereby applies for a Lot Line Adjustment to combine the properties located at 95 North Avenue and 7 Haswell Street into one parcel. In conjunction with this Lot Line Adjustment request, a Certificate of Appropriateness Level II Zoning Application is being submitted for the renovation and expansion of the existing building at 95 North Avenue.

The Committee On Temporary Shelter (COTS) owns the two properties to be combined into one lot.

Included with this request is the completed application form under COA Level II, the application fee in the amount of \$6848 (\$200 of which is the fee for the lot line adjustment), and two copies of a lot line adjustment plat as required under Section 10.1.5(a) of the CDO.

I expect that this Lot Line Adjustment application will be reviewed concurrently with the Level II Zoning Application, such that can be approved together.

Sincerely,



Bob Duncan

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Suzanne Jamele

Historic Preservation Consulting

1 High Street

Plainfield, Vermont 05667

DEPARTMENT OF
PLANNING & ZONING

802-454-7825 phone 802-454-7780 fax scjamele@gmail.com

October 18, 2014

Sue Cobb
Housing Vermont
123 St. Paul Street
Burlington, VT 05401

Re: COTS Renovation and Expansion, 95 North Avenue, Burlington
Review of Proposed Elevations

Dear Sue:

I have reviewed the proposed elevations, dated October 17, 2014 for the above-referenced project in accordance with the standards set forth in 36 C.F.R. 800, regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act. Project review consists of identifying the project's potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and known or potential archeological resources. Archeological review of the proposed undertaking is being conducted by a separate party.

The proposed undertaking involves rehabilitation and expansion of the former grocery building at 95 North Avenue in Burlington to create additional space to house the Committee on Temporary Shelter's (COTS) offices, program space, and permanent housing. The rear, single story, cinder block former garage addition on the former grocery store will be removed and a new two or three-story rear addition will be constructed. As part of this project, the adjacent ranch house at 7 Haswell Street, built in 1947, will be removed.

A detailed description and discussion of the historic significance of the buildings at 95 North Avenue and 7 Haswell Street can be found in my letters to Housing Vermont dated July 15, 2013 and September 23, 2014.

95 North Avenue

Description

The c. 1894 Italianate style commercial building at 95 North Avenue is a contributing resource (#1) in the North Street Historic District. This district is listed on the National Register of Historic Places. The building served as a store, with residential space above, for much of its past, beginning in the last decades of the 19th century. It has been expanded several times. By 1960 the traditional storefronts with their recessed entries had been replaced by modern plate glass display windows. In 1979 the building was sold to Burlington College and in 1983 was renovated. On the interior, materials in all sections of the building have been replaced with modern finishes and are not significant.

Significance

While listed as a contributing building in the historic district due to its role as an important neighborhood grocery and dry goods store, all sections of the building have been altered to varying degrees. The two front sections of the main block retain enough of their original massing and Italianate detailing to continue to contribute to the district despite changes to siding, windows and doors and additions of large modern entry elements.

The rear, single story section has been changed over time and no longer conveys its role as a multi-car garage and storage area. The exposed cinder block walls on the south and west sides, and the metal multi-pane industrial windows on the west side are all that remain, inside or out, of the more industrial original use. The proposed removal of this altered, one-story portion of the property should not affect the property's eligibility as a contributing structure in the historic district. The property's significance lies largely in its massing and Italianate style cornice, elements that convey the building's late-19th and early-20th century commercial role. The altered, former garages are mostly hidden by the larger, multi-story main massing of the commercial building. Loss of the former garage buildings will not have a significant impact on the integrity of the former grocery store or the historic district.

Proposed Project

The proposed undertaking will involve removal of the house at 7 Haswell Street which was determined to be not historically significant, as well as the rear, single story, cinder block additions at 95 North Avenue. New flat roofed, two to three story additions will be constructed at the rear of 95 North Avenue. Adding new stories on top of the existing single story rear addition was explored but determined not feasible due to the nature of the extant cinder block construction which is not reinforced concrete. The cost to reinforce the cinder block to make it able to carry the weight of additional floors far exceeds the benefit.

The massing of the new additions are designed to clearly differentiate them from the historic commercial building. Because of the location of the new additions behind the existing two multi-story sections, the visual impact of the additions will be minimal. The historic building will continue to be the visual focal point at the head of the west end of North Street, within the historic district. On Haswell Street, many of the historic structures are two or two-and-a-half-stories. The construction of a two-story addition on the back of the existing two-story portion of 95 North Avenue that fronts on Haswell Street, will be compatible in size to others on the street.

The proposed elevations dated October 17, 2014 appear to meet the *Secretary of the Interior's Standards for Rehabilitation* and are compatible in scale, massing, materials and style with the existing building as well as the other historic buildings along Haswell Street and the North Street Historic District. The proposed new additions will be similar in massing to the extant portions of the building at 95 North Avenue and will not introduce out-of-scale massing to the historic district.

Specifically, the proposed plan removes the incompatible multi-pane glass and aluminum entry area on the front (east) elevation and adds infill on the second floor that is consistent with the existing conditions of that portion of the building. On the ground floor a modern storefront will

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be added that recalls the essence of its historic roots while respecting the use the building has today for office space. The storefront does not mimic the original storefront but has characteristics of scale, rhythm and features that identify it as being commercially oriented. The new entry is located close to where the original entrance to the upper floor apartments was. The upper floor fenestration pattern will remain. The decorative cornice and brackets will remain.

On the south side elevation, the inappropriate multi-pane, multi-story arched window on the historic building will be removed and new paired double hung windows will be added, similar to the existing. The new three story addition is separated from the historic building by the elevator shaft, and the materials and window patterns (triplets of double hung sash on the upper floors and fixed single sash on the first floor) are different from the main block. Their regular spacing follows the rhythm of those on the historic building. The new construction steps back from the historic facade almost 3' and the parapet is intentionally lower to keep the new construction subordinate to the historic. The wide cornice band pays homage to the finely detailed treatment at the cornice line on the historic building. The proposed fiber cement clapboard siding on the upper floors is compatible with the wood clapboards on the historic building but are clearly modern.

The rear two story addition is stepped back from the side elevations to make it less visible and to break up the massing. Materials and window patterns follow established forms.

The north elevation retains the original portion of the building as far as the extended first floor cornice, with an added two story portion beyond. New paired and single double hung windows will be added. While the third story of the new main addition rises above the two story northern elevation of the building, the regularly spaced double hung windows and fiber cement clapboard siding fit comfortably above.

Overall, the proposed renovations help bring the building back to a more traditional appearance while adding additional space to accommodate the needs of the programs run by COTS.

Sincerely,



Suzanne Jamele
Historic Preservation Consultant

cc:

Kathy Beyer, Housing Vermont
Bob Duncan, Duncan•Wisniewski Architecture
Rita Markley, COTS
Jonathan Farrell, COTS
Denise Danyow, COTS

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Suzanne Jamele
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1 High Street
Plainfield, Vermont 05667

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802-454-7825 phone 802-454-7780 fax scjamele@gmail.com

September 23, 2014

Kathy Beyer
Housing Vermont
123 St. Paul Street
Burlington, Vermont 05401

Re: 7 Haswell Street, Burlington

Dear Kathy:

Housing Vermont and the Committee on Temporary Shelter (COTS) propose to purchase and demolish the building at 7 Haswell Street in Burlington. This letter will provide you with comments regarding the historic significance of the building. Additional comments regarding future work will be provided when plans become available.

This review of the above-referenced undertaking is being conducted in accordance with the standards set forth in 36 CFR 800.4, regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act. Project review consists of evaluating the project's potential impacts to historic buildings and structures, historic districts, historic landscapes and settings, and known or potential archeological resources. Archeological review of the propose undertaking is being conducted by a separate party.

Architectural Significance

The building located at 7 Haswell Street, is not included in the Vermont Historic Sites and Structures Survey for Haswell Street. It is not listed on the State Register of Historic Places or the National Register of Historic Places. According to city records, the building was constructed in 1947.

A site visit was conducted on April 1, 2013 with Amy Dohner of Housing Vermont and Bob Duncan of DuncanWisniewski Architecture. The single story, 4x4 bay, small, gable roofed ranch house faces north. The house has an asphalt shingle roof, concrete block foundation and vinyl siding. Windows are 1/1 replacement vinyl sash with simple trim. Doors are a mix of modern multi-pane glass and panel, one on the south (rear) elevation and one on the west side. There is a wood Craftsman style front door with six small fixed lights above two vertical panels. The door is sheltered by a gable roofed entry vestibule. Two windows rest to its east and a set of paired windows rests to its west. On the six bay rear elevation, vertical ribbons of three awning sash rest in the first, second, fourth and sixth bays, There is a sliding glass door in the second bay and a modern door in the fifth bay. A modern raised deck with splayed sides extends from the sliding glass door. A cinder block exterior wall chimney rises along the east elevation.

On the interior, the floor plan has been altered with the rear room blocked off from the ones on the front side of the building. This rear area is used for storage, the front area is academic student housing. There are three bedrooms, living room and small kitchen. Many of the walls have been covered with sheet paneling, some sheetrock walls remain. Trim is natural finish clamshell and there are some hardwood floors. Solid panel doors with brass or glass knobs remain and are the only decorative features that remain.

The building, while more than 50 years old, does not appear to be eligible for the State or National Register individually or as a contributing building in the Haswell Street district, due to alteration. Replacement windows, exterior doors, sliding glass windows, and siding have altered the integrity of the building. Interior changes, including sheet paneling on the walls and floor plan alterations, have compromised the interior character of the building. In addition, the Haswell Street district's period of significance rests largely in the late 19th and early 20th century when the neighborhood developed as a home for working class residents of the city, many who worked at the nearby waterfront industries. This house dates from a later period and is not architecturally or historically related to the rest of the district. Devin Colman, State Architectural Historian at the Vermont Division for Historic Preservation, concurred with this determination on April 29, 2013.

Finding of Effect

Since the house at 7 Haswell Street is not considered significant, the proposed demolition of the building will have no effect on any historic structures.

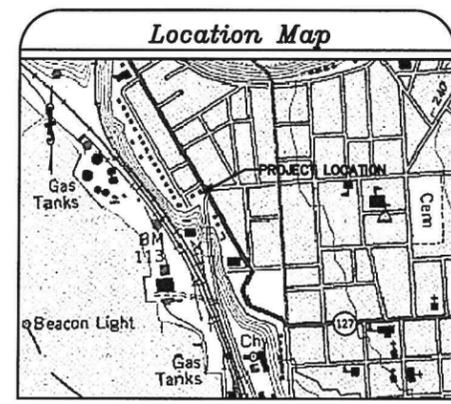
Sincerely,



Suzanne Jamele
Historic Preservation Consultant

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Legend

| | |
|-----|----------------------------|
| --- | Subject Property Lines |
| --- | Other Property Lines |
| --- | Easement Line |
| --- | Overhead Power |
| --- | Underground Power |
| --- | Water Line |
| --- | Sewer Line |
| --- | Underground Telephone Line |
| --- | Underground Gas Line |
| ○ | Iron Pipe |
| □ | Concrete Monument |
| ○ | Utility Pole |
| ○ | Tree |
| ⊙ | Sewer Manhole |
| ⊙ | Storm Manhole |
| ⊙ | Electric Manhole |
| ⊙ | Telephone Manhole |
| ⊙ | Water Valve (unless noted) |
| → | Painted Parking Flow Arrow |
| ⊙ | Traffic Signal Pole |

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 AD 2014
 AT _____ O'CLOCK _____ MIN. _____
 ATTEST _____
 CITY CLERK

This is a correct survey, to the best of my knowledge, based upon City of Burlington land records and an EDM total station field survey performed in November, 2013.
 It is noted that no site assessment of hazardous or other waste materials has been performed and Summit Engineering, Inc. takes no responsibility for any materials or conditions which may exist on this site.
 The bearings shown on the property or tie lines on this plan are related to a magnetic bearing and are subject to change without notice. The bearings are shown only as an aid in determining the angular relationship between various lines and should not be used as the sole determination of alignment. Summit Engineering, Inc. further advises that lot lines set forth hereon be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purpose.
 Underground utilities shown are approximate only and were depicted from surface features located, referenced plans and information from the City. No issues related to zoning are addressed by this plat.
 This plat is for the sole use of the parties certified to.
 This plat meets the requirements of 27 VSA 1403.
 Contour Elevations are based on NAVD 88.

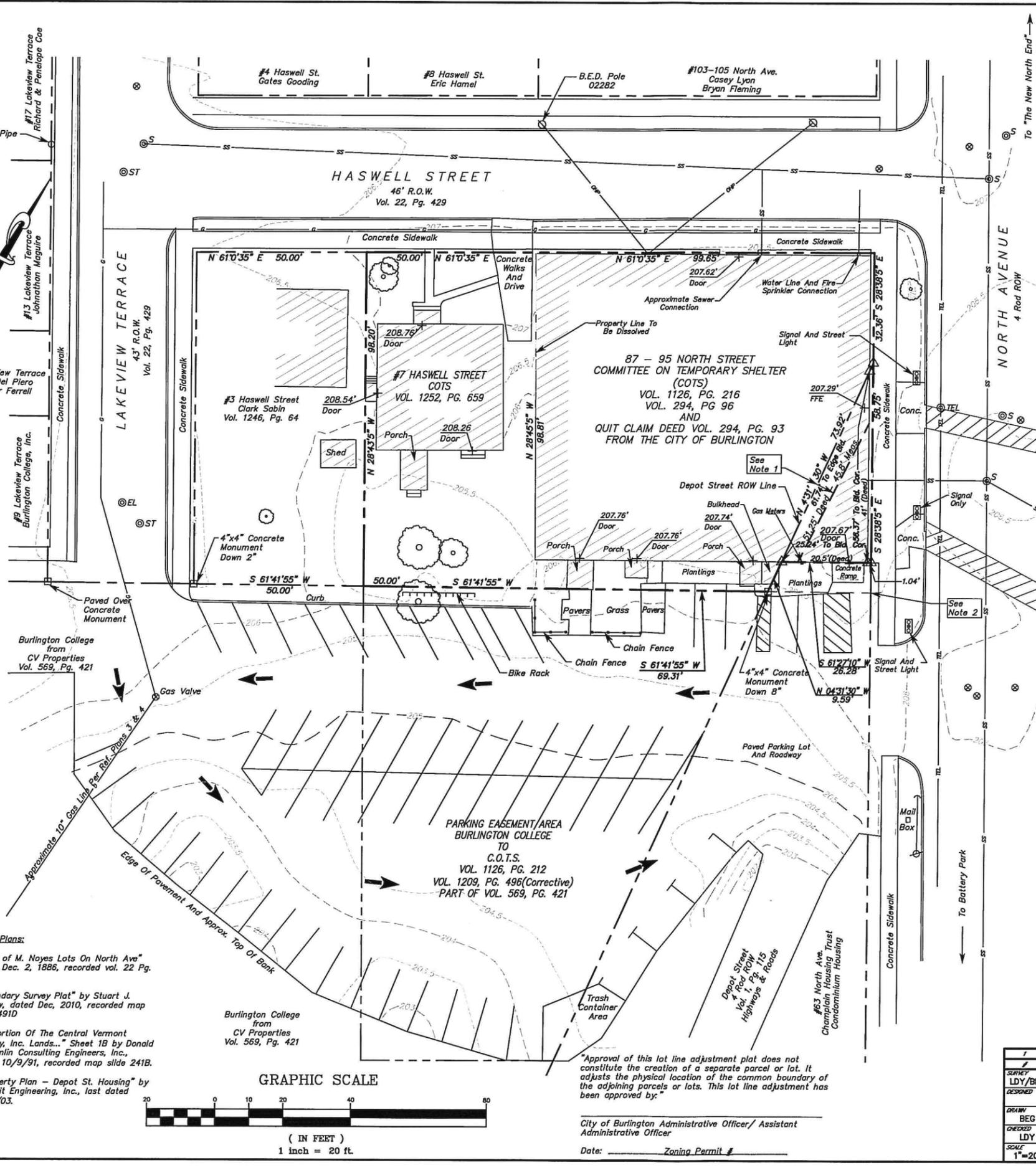
Notes:
 1. Shaded area (420 SF) is portion of building in the "Depot Street Right Of Way" per volume 249, page 93. Actual ROW line shown per this survey is based upon reference surveys and monumentation found. (Bld. Area is 711 SF)
 2. The 1885 "Plan of M. Noyes Lots" showed ownership out to North Avenue along the southerly side which included this portion of Depot St. (249 SF)

OWNER OF RECORD
 87 - 95 NORTH STREET
 COMMITTEE ON TEMPORARY SHELTER (COTS)
 VOL. 1126, PG. 216
 VOL. 294, PG. 96
 9649 SQ. FEET (0.2215 AC)
 INCLUDING AREA IN QUIT CLAIM DEED
 VOL. 294, PG. 93
 FROM THE CITY OF BURLINGTON

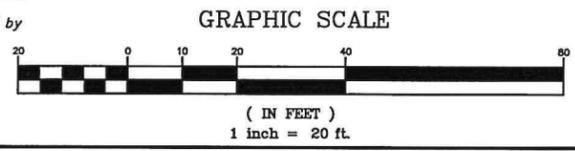
 7 HASWELL STREET
 COMMITTEE ON TEMPORARY SHELTER (COTS)
 VOL. 1252, PG. 659
 4925 SQ. FEET (0.113 AC)
 TOTAL 14,574 SQ. FEET (0.335 AC)

| | | |
|----------|--|-------------|
| 1 | REVISED #7 HASWELL TO COTS AND ADDED NEIGHBORS ACROSS STREETS AND 10" GAS LINE | 10/13/14 |
| 2 | REVISION | DATE |
| SURVEY | LDY/BEG | DATE |
| DESIGNED | | 12/30/13 |
| DRAWN | BEG | DRAWING NO. |
| CHECKED | LDY | B1 |
| SCALE | 1"=20' | PROJECT NO. |
| | | 8276 |

#84 North Ave.
 Echo Housing, LLP
 CO Housing Vermont



- Reference Plans:**
- "Plan of M. Noyes Lots On North Ave" dated Dec. 2, 1886, recorded vol. 22 Pg. 235.
 - "Boundary Survey Plat" by Stuart J. Morrow, dated Dec, 2010, recorded map slide 491D
 - "A Portion Of The Central Vermont Railway, Inc. Lands..." Sheet 1B by Donald L. Hamlin Consulting Engineers, Inc., dated 10/9/91, recorded map slide 241B.
 - "Property Plan - Depot St. Housing" by Summit Engineering, Inc., last dated 6/27/03.



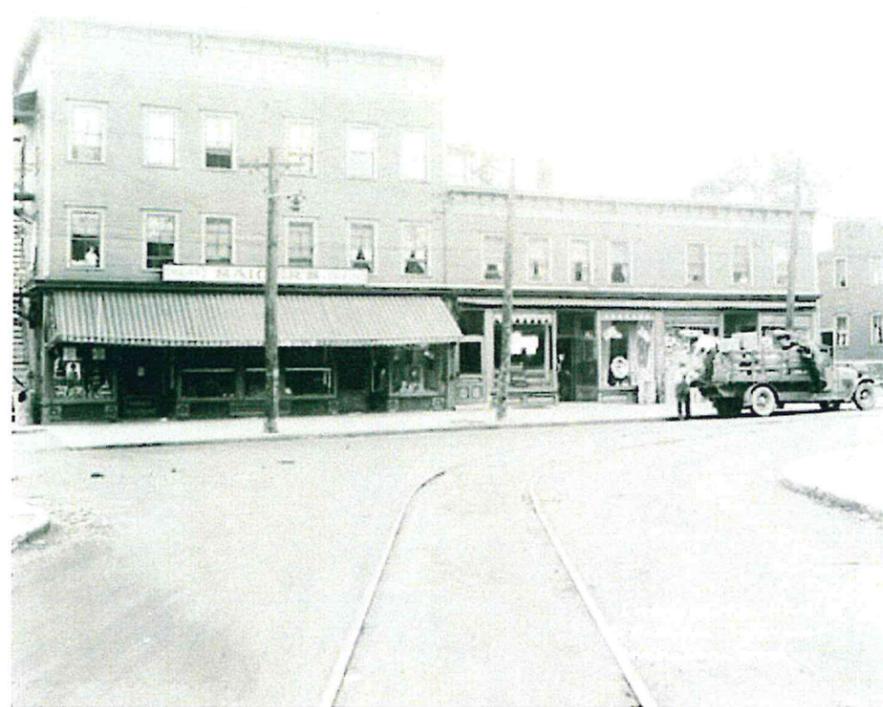
"Approval of this lot line adjustment plat does not constitute the creation of a separate parcel or lot. It adjusts the physical location of the common boundary of the adjoining parcels or lots. This lot line adjustment has been approved by."

City of Burlington Administrative Officer/ Assistant Administrative Officer
 Date: _____ Zoning Permit # _____



Saiger's Department Store in Burlington, Vt.'s Jewish neighborhood in the early 1900s. Located on North Avenue at North Street, it later became Colodny's market. Credit: Courtesy of UVM Special Collections

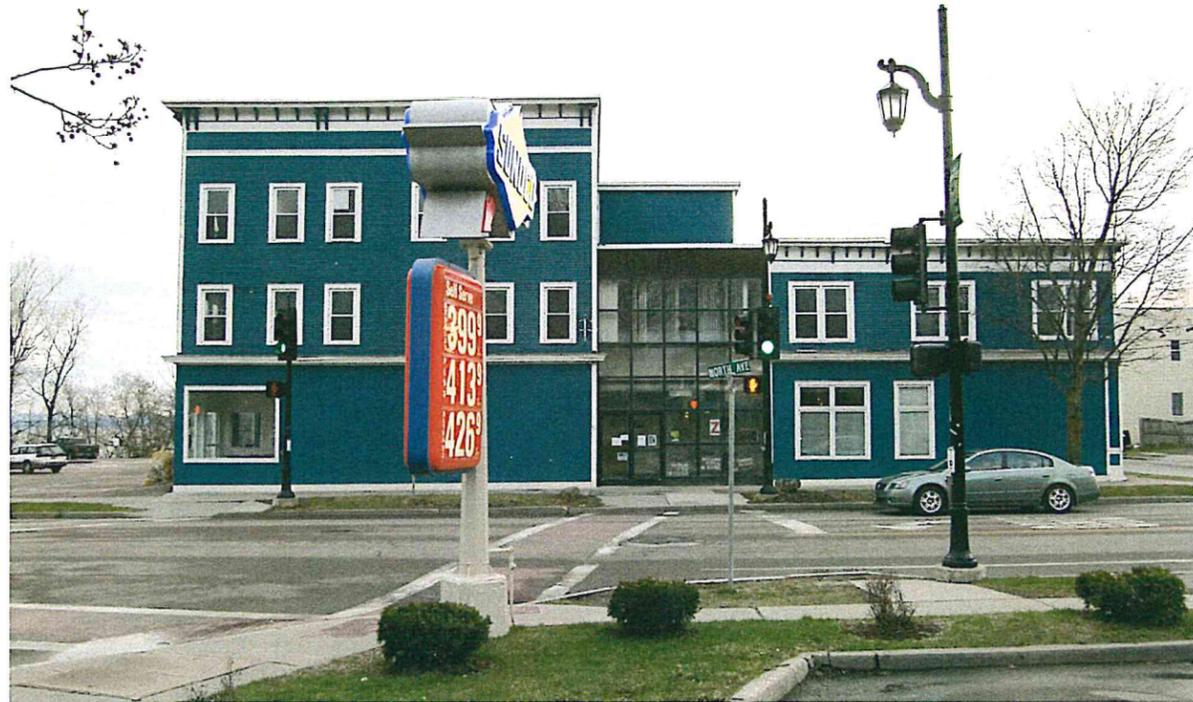
SAIGER'S DEPARTMENT STORE, ca early 1900's



McAllister photo ca 1931



View looking north up North Avenue, ca 1950's



View looking west



View looking northwest

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COTS NORTH AVENUE

BURLINGTON, VERMONT

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 A Professional Corporation

COA LEVEL II ZONING APPLICATION

**Duncan
 Wisniewski** 
 ARCHITECTURE
 255 SOUTH CHAMPLAIN STREET
 BURLINGTON, VERMONT 05401
 T: 802.864.6693

DATE: 10.22.14

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View looking northeast towards McCaffrey's Sunoco



View looking northeast



Adjacent property, to be removed



View looking east down Haswell Street



View looking southwest from North Avenue

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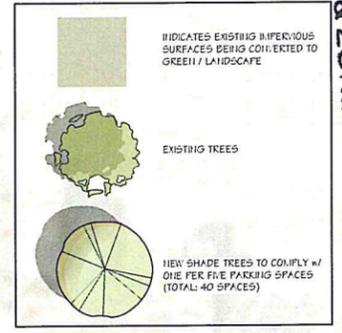
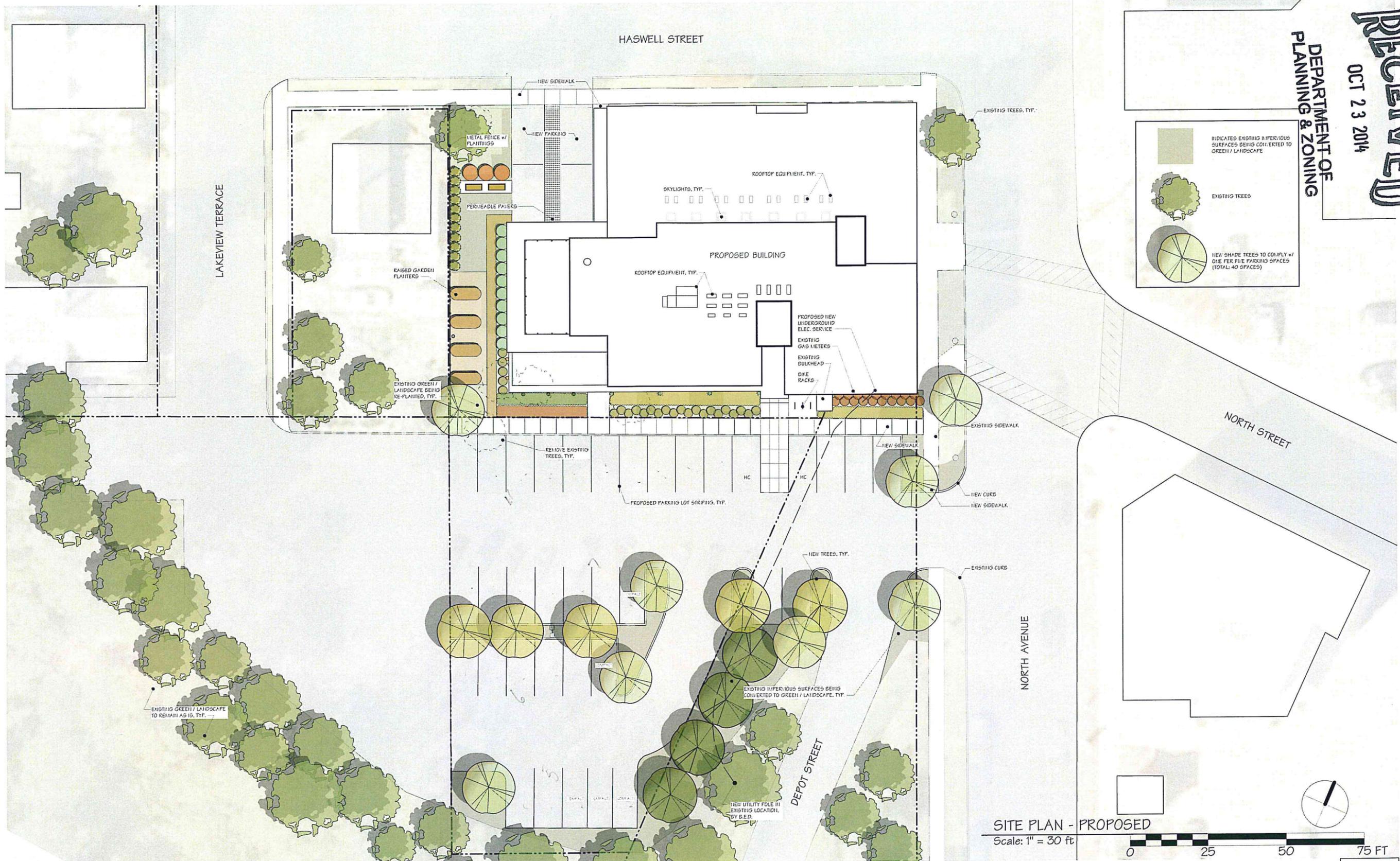
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SITE PLAN - PROPOSED

Scale: 1" = 30 ft



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parking 5 + 6 + 7 + 11 = 29

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COTS NORTH AVENUE

SITE PLAN

REVISIONS

| | |
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JOB NO. 458

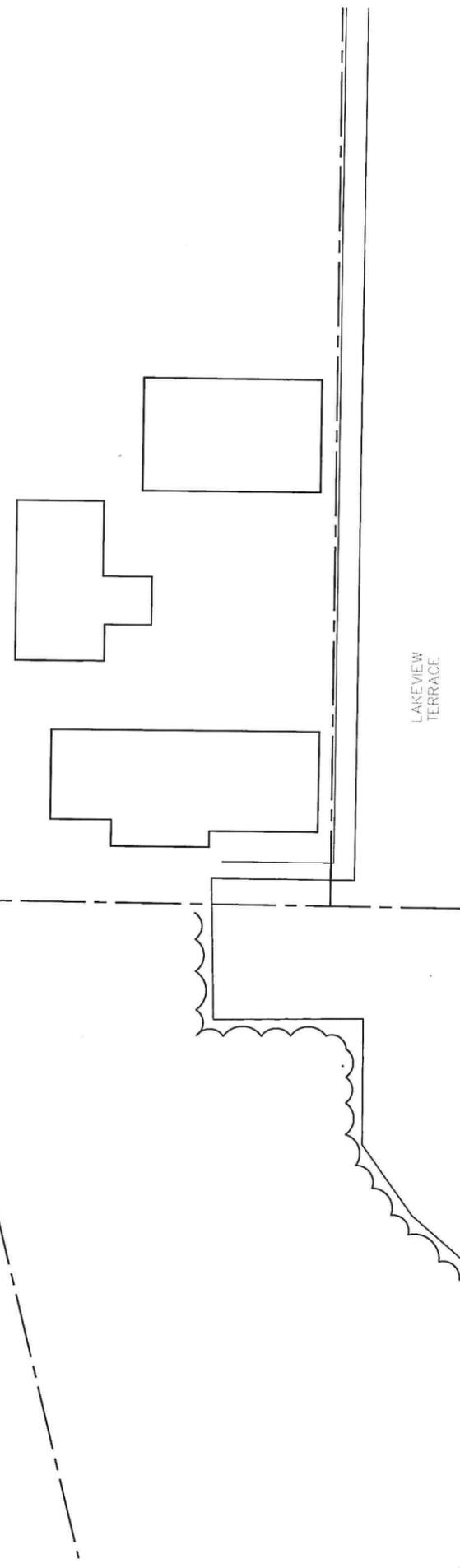
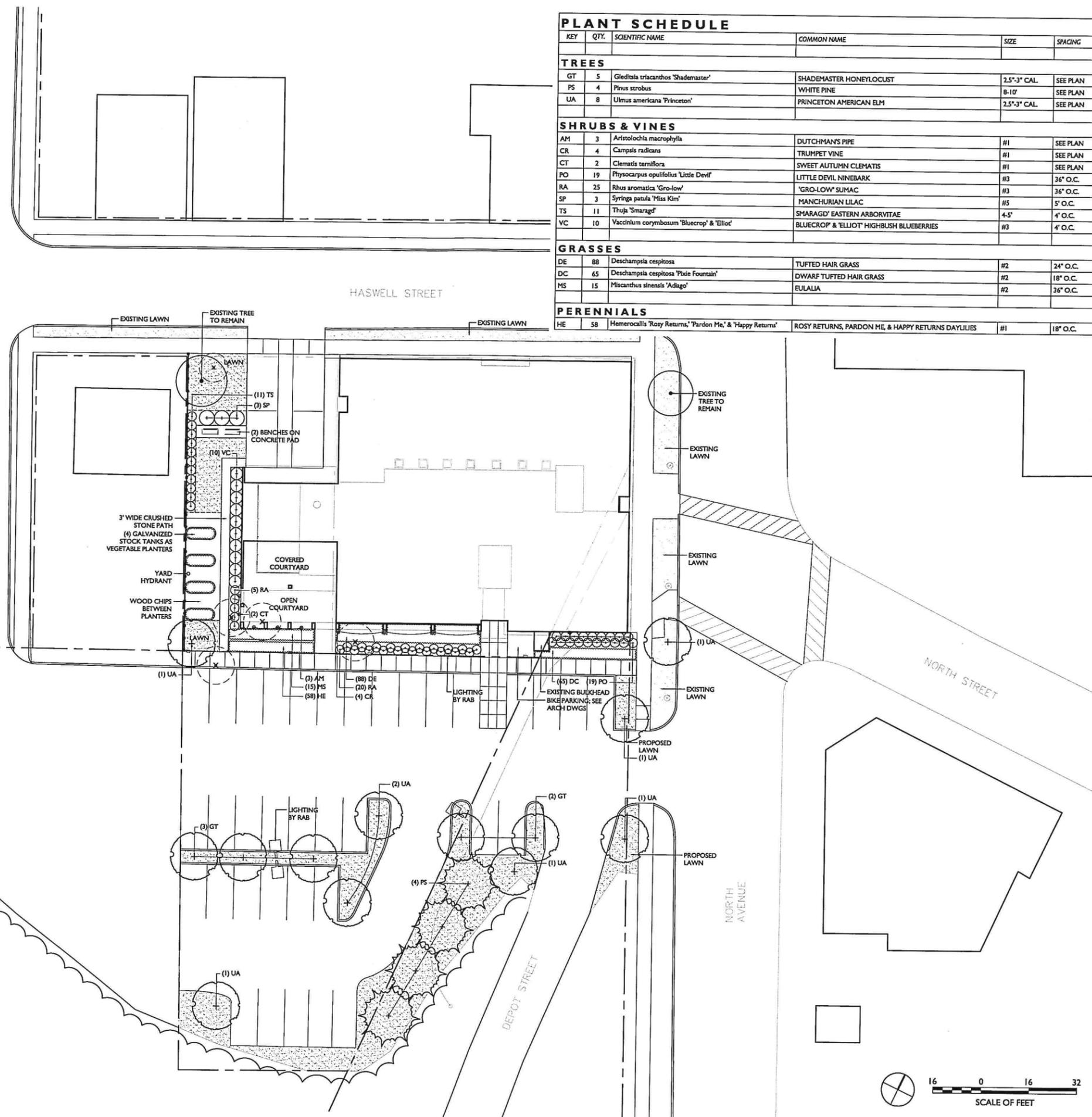
SCALE 1/16" = 1'-0"

DATE 10.22.14

LI.0

PLANT SCHEDULE

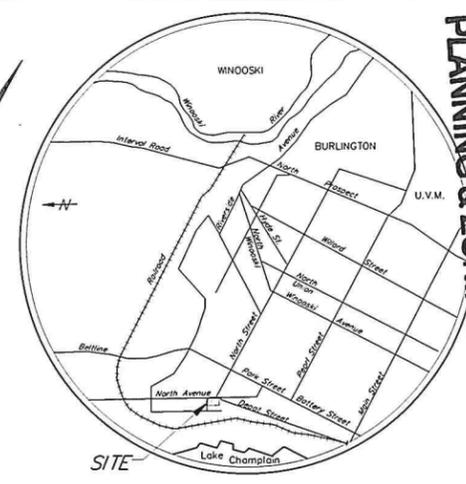
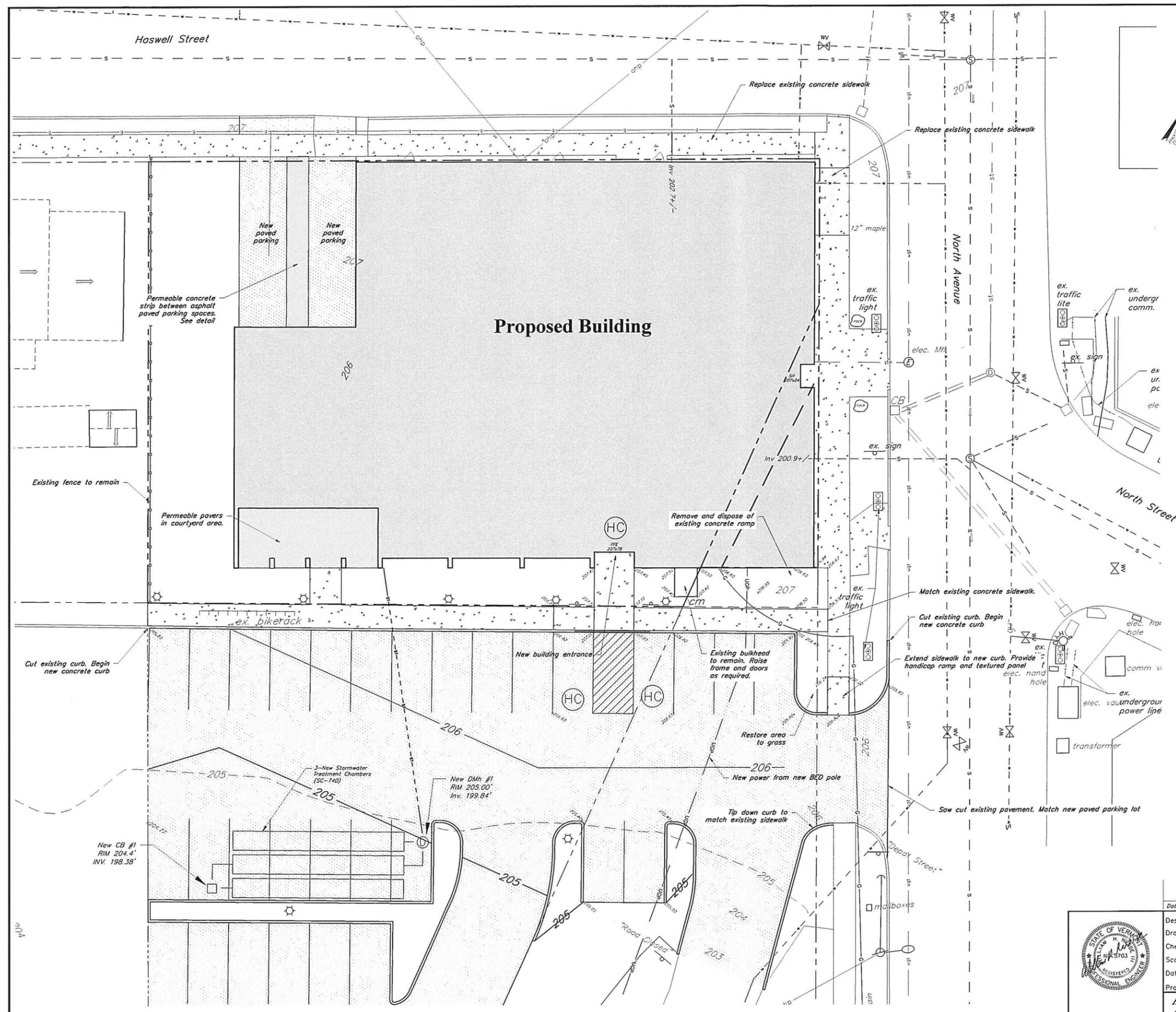
| KEY | QTY. | SCIENTIFIC NAME | COMMON NAME | SIZE | SPACING |
|---------------------------|------|--|--|-------------|----------|
| TREES | | | | | |
| GT | 5 | Gleditsia triacanthos 'Shademaster' | SHADEMASTER HONEYLOCUST | 2.5"-3" CAL | SEE PLAN |
| PS | 4 | Pinus strobus | WHITE PINE | 8-10' | SEE PLAN |
| UA | 8 | Ulmus americana 'Princeton' | PRINCETON AMERICAN ELM | 2.5"-3" CAL | SEE PLAN |
| SHRUBS & VINES | | | | | |
| AM | 3 | Aristolochia macrophylla | DUTCHMANS PIPE | #1 | SEE PLAN |
| CR | 4 | Campsis radicans | TRUMPET VINE | #1 | SEE PLAN |
| CT | 2 | Clematis terniflora | SWEET AUTUMN CLEMATIS | #1 | SEE PLAN |
| PO | 19 | Physocarpus opulifolius 'Little Devil' | LITTLE DEVIL NINEBARK | #3 | 36" O.C. |
| RA | 25 | Rhus aromatica 'Gro-low' | 'GRO-LOW' SUMAC | #3 | 36" O.C. |
| SP | 3 | Syringa patula 'Miss Kim' | MANCHURIAN LILAC | #5 | 5' O.C. |
| TS | 11 | Thuja 'Smaragd' | 'SMARAGD' EASTERN ARBORVITAE | 4-5' | 4' O.C. |
| VC | 10 | Vaccinium corymbosum 'Bluecrop' & 'Elliot' | BLUECROP & 'ELLIOT' HIGHBUSH BLUEBERRIES | #3 | 4' O.C. |
| GRASSES | | | | | |
| DE | 88 | Deschampsia cespitosa | TUFTED HAIR GRASS | #2 | 24" O.C. |
| DC | 65 | Deschampsia cespitosa 'Poodle Fountain' | DWARF TUFTED HAIR GRASS | #2 | 18" O.C. |
| MS | 15 | Miscanthus sinensis 'Adagio' | EULALIA | #2 | 36" O.C. |
| PERENNIALS | | | | | |
| HE | 58 | Heemerocallis 'Rosy Returns,' 'Pardon Me,' & 'Happy Returns' | ROSY RETURNS, PARDON ME, & HAPPY RETURNS DAYLILIES | #1 | 18" O.C. |



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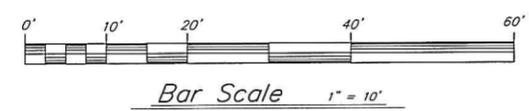


Legend

- Pre-construction Excavation
- New Deciduous Tree
- New Evergreen Tree
- Finish Grade Spot Grade Elevation
- Finish Grade Direction of Flow
- Existing Grade 5-foot Contour Interval
- Existing Grade 1-foot Contour Interval
- Finish Grade 5-foot Contour Interval
- Finish Grade 1-foot Contour Interval
- New Gas Line/Valve
- New Sewer Line/Manhole
- New Sewer Forcemain
- New Storm Line/Manhole/Basin
- New Underdrain
- New Roof Drain
- New Water Line/Hydrant/Valve/Shutoff
- New PBX Line
- New Underground Power
- New Clearing Limits
- New Chain Link Fence
- New Stockade Fence
- Construction Fence
- Barrier Fence
- Silt Fence

Notes:

1. This plan is not a boundary survey.
2. Base drawing information shown taken from digital file by Summit Engineering Inc., in August 2014. Project coordinates and elevations are assumed.
3. The underground utilities shown on this plan are based on digital plan provided by Summit Engineering. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.



| Date revised | Description | Checked | Date |
|--|-------------------------------------|---------|------|
| Design | WHN | | |
| Drawn | T.B./SLM | | |
| Checked | | | |
| Scale | 1" = 10' | | |
| Date | Sept. 21, 2014 | | |
| Project | 14201 North Ave. and Haswell Street | | |
| COTS NORTH AVENUE | | | |
| KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446 | | | |
| | | SP-2 | |



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PROPOSED PERSPECTIVE LOOKING NORTHWEST

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BURLINGTON, VERMONT

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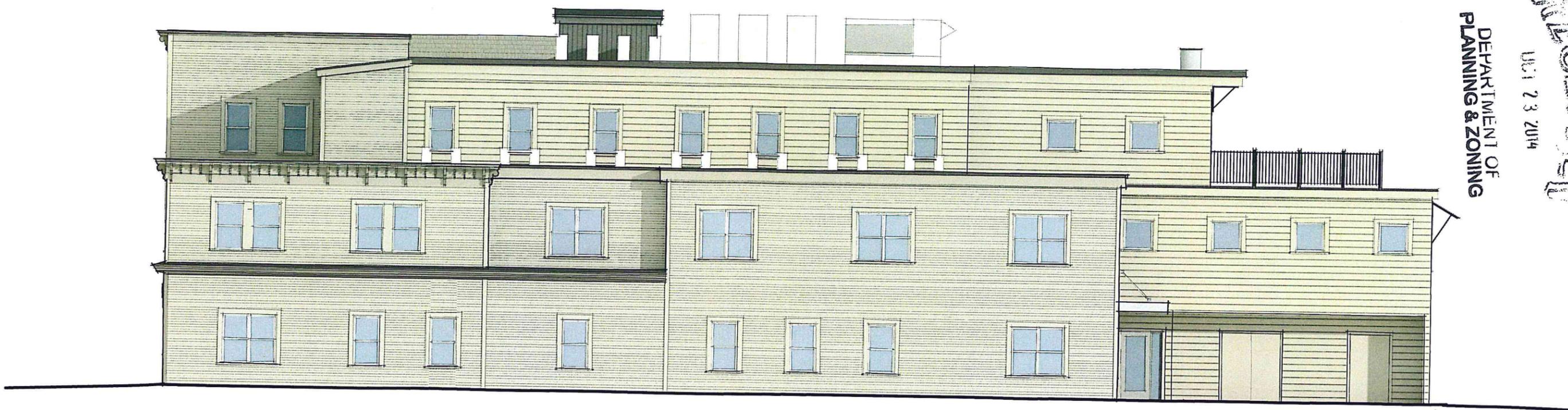
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NORTH ELEVATION - PROPOSED
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EAST ELEVATION - PROPOSED
Scale: 3/32" = 1'-0"

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SOUTH ELEVATION - PROPOSED
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WEST ELEVATION - PROPOSED
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