

Department of Planning And Zoning

Design Advisory Board

Monday, July 1, 2013

In response to the July 12, 2010 City Council resolution, the chair of each board will provide a short summary of its established goals to the Community Development Committee of the Burlington City Council.

The Design Advisory Board is created under the authority enabled under Vermont State Statute 24 VSA Chapter 117 § 4407(6). This board of citizen volunteers has the responsibility of advising the Development Review Board on matters regarding urban design and site planning on any proposed development project reviewed under the City's design review criteria. Design Review is a part of the zoning permit process.

The Design Advisory Board is comprised of five members appointed by the City Council. The Board meets on the second and fourth Tuesday of each month.

Our board's membership encompasses architecture, design, construction, building inspection, planning, transportation, and historic restoration. There are two alternate members appointed to the Board who are available to sit in during absences or vacancies.

Our process:

1. We review what we call staff notes prior to each meeting and endeavor to visit the physical location of each application.
2. The staff notes address - point by point - components of each application relative to the CDO. This has proven not only helpful, but critical to organizing and "keeping on task" the meetings with applicants. Note: the Board makes adjustments to and/or changes to staff recommendations when appropriate given the custom nature of select properties.
3. At the conclusion of each meeting, a motion of recommendation is made and voted on. The motion can, and occasionally does, recommend further DAB review.
4. Attending staff records our recommendations for each application and forwards to the Development Review Board.

Our goals:

1. For the coming year, the Board hopes to continue in upholding the design standards that impact the character and vitality of our community with regard to both residential and commercial settings.
2. Given the nature of our assignment, the goals of the DAB are relatively consistent. We will be guided by the current version of the Comprehensive Development Ordinance (CDO).
3. We will advise applicants who have applied for zoning permits and who qualify for the design review standards as specified in Article 6 of the CDO and as otherwise stated under Article 2 section 2.5.1 of the CDO.
4. We will focus primarily on parts 2 and 3 of Article 6 of the CDO. These parts are concerned with *site plans* and *architectural design standards* respectively.
5. Where applicable; we will adhere to Article 5 section 5.4.8 *Historic Buildings and Sites*. As mandated by the CDO; we shall be guided by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
 - a. NOTE: Changes have been made to Sec 5.4.8 by the Planning Commission. A focus away from strict adherence to the Secretary of The Interior Standards with respect to changes to materials has been detailed in the CDO. Please see the Attached changes.

BURLINGTON CLERK
TREASURER'S OFFICE

2013 JUL 11 A 9 14

RECEIVED

Generally speaking, we feel that we have sent each applicant on to the DRB on a positive note. We endeavor to relate the intent of the CDO and demonstrate how each application impacts our community. This effort helps to give substance and meaning to otherwise somewhat rigid requirements.

Up to this date, we have reviewed 17 agenda items (nearly identical in number to Last year); projects ranging from owner-occupied residential to investment, institutional, and commercial buildings. Some projects reviewed in the past 12 months included a new bank on North Avenue, additional review of changes to the new Hilton Hotel on Main Street, review of a 7th floor expansion to Fletcher Allen, construction of a new 57-unit residential building with associated underground parking on Riverside Ave., a sketch plan review for redevelopment of 23 apartment units and one commercial unit on North Winooski Ave, Single family applications, and a large residential development involving an important historical property on Pearl Street.

A detailed List is attached

Our wish List:

No requests from board members have come forward.

Historic Preservation Review Committee:

The Historic Preservation Review Committee is a subcommittee of the Design Advisory Board, and has the responsibility of advising the City Council, Planning Commission, Development Review Board, and others on matters related to historic preservation. The Board meets on an "as-necessary" basis when relevant projects and issues require their review. Staff assistance is provided by the Department of Planning and Zoning.

This year we advised on a grant project, the creation of a Burlington Coloring Book. The grant was awarded to the City for educational programs. The coloring book project is on-going, however, a recent review of subjects for the book was well received and we look forward to its completion. We think all will be pleased.

Speaking for the board members, We would like to express our appreciation of the staff in the Zoning Department. The prepared staff notes describing each application as related to the design review criteria, as well as other aspects related to the CDO, are helpful as we review the merits.

Sean McKenzie, Chair

The block contains five handwritten signatures in black ink. The signatures are written in a cursive, flowing style. The first signature is at the top left, the second is below it to the left, the third is below the second, the fourth is to the right of the third, and the fifth is at the bottom right.

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

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles

created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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

~~Deteriorated historic features will be repaired rather than are replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and size, 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.~~

6. Where materials are to be replaced, the replacement material shall be visually compatible with the original material. Visual compatibility shall include, but is not limited to matching design, texture, size and reveal of the original material. The replacement material shall also be durable. See Guidelines.

- ~~7.6.~~ 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.

- ~~8.7.~~ Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

- ~~9.8.~~ New additions, exterior alterations, or related new construction will minimize impacts on not destroy historic materials, features, and while maintaining the 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.

- ~~10.9.~~ 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.

Additional information can be found at:

http://www.cr-nps.gov/hps/tps/standguide/rehab/rehab_standards.htm

Formatted: Indent: Left: 36 pt, Hanging: 18 pt, No bullets or numbering, Tab stops: 100.5 pt, List tab + Not at 51 pt

DAB projects reviewed 2013

July 10, 2012

1. 12-1220CA: 1127 NORTH AVENUE (NAC, Ward 4) Hauke Building Supply Inc
Construct new building for bank with associated parking, new access from Leddy Park Rd, new sidewalk along Leddy Park Road.
2. 12-0953CA/CU: 189-191 SOUTH CHAMPLAIN STREET (RH, Ward 5) A&R Development, LLC
Demolish existing single family residence; replace with multi story duplex, parking below.

July 24, 2012

1. 12-1267CA: 105 HYDE STREET (RM, Ward 2) Offenhartz, Inc.
Replace wood window trim with PVC trim.
2. 12-1184CA: 1230 NORTH AVENUE (RL, Ward 7) Irene Investment Properties LLC
Minor Planned Unit Development to convert existing accessory structure at rear of existing duplex to two residential units for a total of four residential units on the property.
3. 13-0019CA: 11 LAKEVIEW TERRACE (RM, Ward 7) David Del Piero
Replace existing single family home with new single family home.

September 11, 2012

1. 12-0776CA/MA: 151 SAINT PAUL ST (DT/RH, Ward 5) Catamount/Howard II LLC
Follow up review of porte-cochere for new hotel.
2. 12-0552CA/CU: 88-90 OAK STREET (RM, Ward 2) Local Food Hub, LLC
Demolish existing outbuilding and construct new rear addition. Includes expansion of cafe use.

September 25, 2012

1. 13-0245CA: 59-61 CENTRAL AVENUE (RL-W, Ward 5) Leon Benoit/John Caulo
Exterior renovations to existing structure.
2. 13-0284CA: 111 COLCHESTER AVENUE (I, Ward 1) Fletcher Allen Health Care
Expansion of seventh floor, Baird Building, for maternity unit.

October 23, 2013

1. 13-0284CA: 111 COLCHESTER AVENUE (I, Ward 1) Fletcher Allen Health Care
Expansion of seventh floor, Baird Building, for maternity unit.

January 8, 2013

1. 13-0650CA/MA: 110 Riverside Avenue (NAC-R, Ward 1) Sisters and Brothers Investment Group LLP/Steve Guild Design
Proposed 57-unit residential building with associated underground parking

January 22, 2013

1. **13-0673CA/MA: 196-202 North Street (NMU, Ward 3) Abes Corner, LLC/Stu McGowan**
Construct one new building on vacant portion of corner lot to contain 7 new residential units and ground floor commercial. Two existing residential structures on parcel fronting Elmwood Avenue with 6 units. Total of 13 residential units proposed with combined parking; 4 space waiver requested..

February 12, 2013

1. **13-0673CA/MA: 196-202 North Street (NMU, Ward 3) Abes Corner, LLC/Stu McGowan**
Construct new building to contain 7 new residential units and 1 ground floor commercial unit on existing vacant corner lot. 4 space parking waiver requested.

2. **13-0707CA/MA: 3-11 and 13-15 George St (DT/RH, Ward 3) Rick Bove**
Demolish existing structures on George St, construct new residential building above and behind existing historic structure on Pearl St corner for total of 1 commercial unit and 26 residential units.

March 12, 2013

1. **13-0768CA: 107 Ledge Road (RL, Ward 6) Rick Levinson**
Addition at rear of existing house, construct attached garage with living space above, new circular driveway at front and increased driveway and parking area at rear, associated site and landscaping changes.

April 9, 2013

1. **12-1138PD: 70 APPLETREE POINT LANE (RL-W, Ward 4) Staniford Farms, LLC**
Amend final plat approval. Relocate existing farmhouse, modify private drive, reduce number of new building lots, and delete construction of new homes.

May 14, 2013

1. **13-0979CA: 91 NORTH WINOOSKI AVENUE (RM, Ward 3) Wayne Nelson**
Convert existing outbuilding to one residential unit. Exterior modifications including windows, doors, stair tower on side and roof deck; outdoor condensing unit to be mounted on the rooftop.

2. **13-0707CA/MA: 3-11 GEORGE STREET (DT, Ward 3) 3-11 1/2 George Street LLC**
13-0713CA: 13-15 GEORGE STREET (RH, Ward 3) 13-15 George Street, LLC
Demolish existing structures on George St, construct new residential building above and behind existing historic structure on Pearl St corner for total of 26 residential units and one commercial unit.

May 28, 2013

1. **13-0991SP: 256-258, 260-262 and 264 NORTH WINOOSKI AVENUE (NMU, Ward 2) 256-262 N. Winooski, LLC**
Sketch plan review for redevelopment of 256-258, 260-262 and 264 North Winooski with 23 apartment units and one commercial unit and associated site changes.

2. **CLG 12-06**
Draft Coloring Book Review by Historic Preservation Review Committee

3. **13-0518SP: 140 GROVE STREET (RL, Ward 1) SD Ireland Brothers Corp.**
Continued sketch plan review for proposed removal of industrial buildings and development of 240 - 288 apartment units and associated site infrastructure.

June 11, 2013

1. 13-0707CA/MA: 3-11 GEORGE STREET (DT, Ward 3) 3-11 1/2 George Street LLC
13-0713CA: 13-15 GEORGE STREET (RH, Ward 3) 13-15 George Street, LLC
Demolish existing structures on George St, construct new residential building above and behind existing historic structure on Pearl St corner for total of 23 residential units and 1 commercial unit.

June 25, 2013

2. 13-1248PD: 196 SOUTH UNION STREET (I, Ward 6) 196 South Union St Condominium
Construct new single family detached condominium structure at rear of property.

14 meeting dates

23 agenda items