

Clarification and Summary
Montpelier Design Control Zoning and Cliffside Neighborhood
May 24, 2017

The attached map delineates the following areas of the city pertaining to design control zoning:

- Design Control Zoning District (outlined in blue).
- Historic District (colored salmon).
- Designated Downtown (outlined in purple).
- Capitol Complex (colored white).
- State woodland (text over salmon).
- Cliffside neighborhood (diagonal lines drawn over salmon).

1. *Overall design control.*

All property within the design control district (except the Capitol Complex, state woodland, and Vermont College) is subject to city design regulation concerning matters of "*historic, architectural, urban design, visual or cultural significance*" (Section 305 of current zoning; Section 2201 of proposed zoning).

2. *Historic design regulation.*

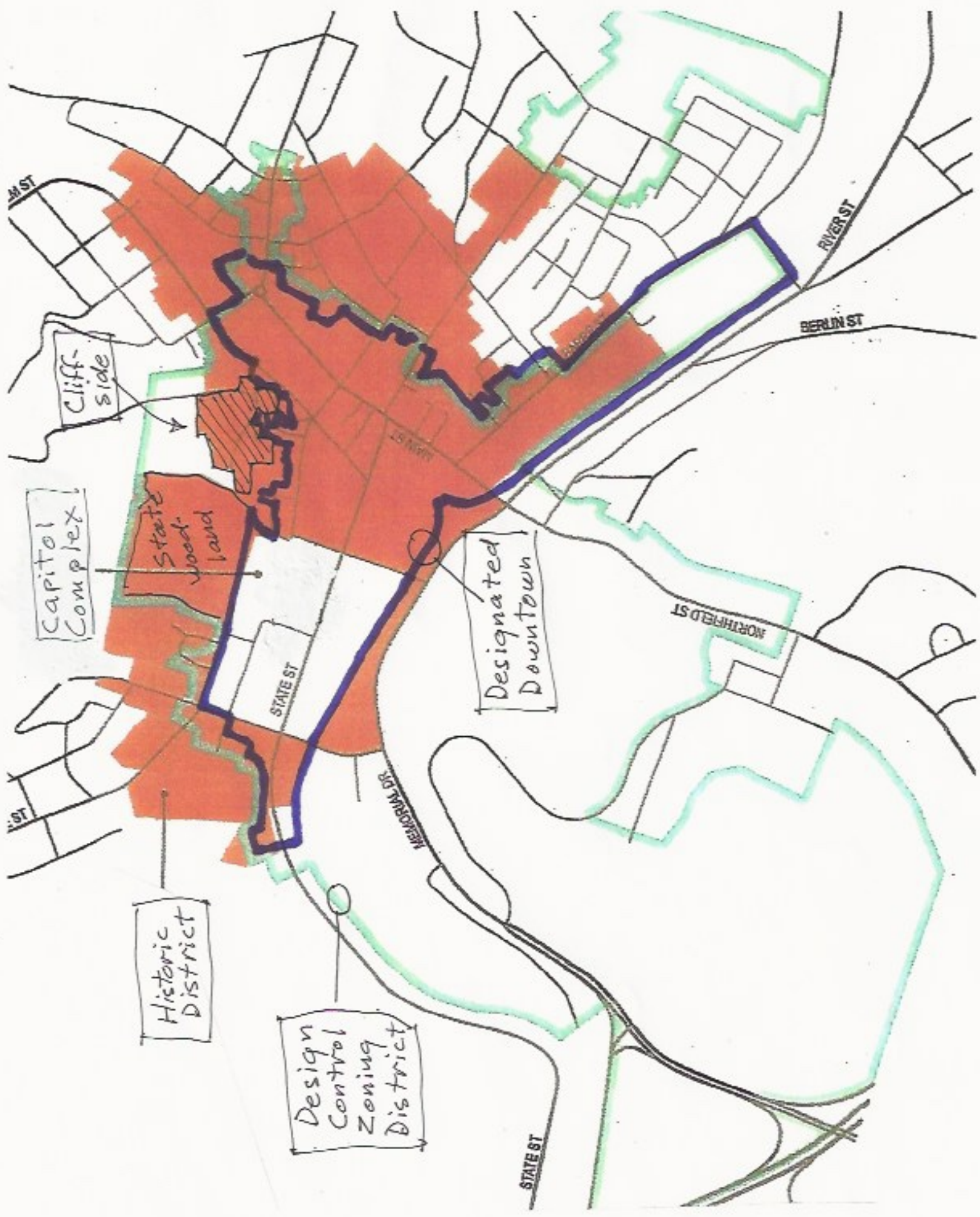
- Historic design regulation applies ONLY to properties located in BOTH the design control district and the historic district.
- Other properties in the historic district are NOT subject to local, state, or federal design regulation.
- However, without regard to local zoning, commercial property whose owner seeks federal and state subsidies for historic rehabilitation is subject to federal historic design regulation.

3. *Designated downtown – city policy.*

- The designated downtown is an area within which a state assistance program requires historic property to be subject to local historic design regulation.
- The designated downtown boundaries are nearly identical to the area of the historic district subject to design control zoning; and
- The designated downtown reaffirms the city's original design control zoning policy of "providing a framework for economic revitalization" downtown ("Montpelier Cityscape," 1976).

4. *Cliffside neighborhood.*

- Is totally residential; is near to, but not downtown; is physically elevated above and isolated from downtown; has steep, narrow, mostly dead-end streets not easily traveled; and is rarely seen by people not living there.
- Was not in the original design control district; and no reason can be found for why it is subject to design control zoning.
- Is the only totally residential neighborhood of historic, primarily *single unit* homes in the city subject to historic design control zoning. The attached table quantifies this circumstance.



3RD ST

RIVER ST

BERLIN ST

Cliffside

Capitol Complex

State Woodland

Designated Downtown

NORTHFIELD ST

STATE ST

1ST ST

Historic District

Design Control Zoning District

KENYON DR

STATE ST

Residential structures and living units, Montpelier, Vermont -- 2015 and 2016

May 24, 2017

Composition of Cliffside neighborhood (note 1):

- A total of 18 residential structures; containing a total of 23 living units.
- 17 structures are owner occupied; 1 single unit structure is rented.
- 1 structure contains 4 living units, including its owner's unit.
- 2 structures each contain 1 primary living unit and 1 accessory living unit.

Data source on historic residential structures city-wide:

1. A listing on the National Register of Historic Places requires a structure to be 50 or more years old. Accordingly, the city's 2009 revised national register includes structures built in 1959 or before.
2. The 2010 Montpelier Master Plan estimates that two-thirds of city residents live in historic structures. This figure is consistent with U.S. Census data on Montpelier residential structures built in 1959 or before.

Residential structures and living units city-wide 2015 (source, note 2):

	#	%
1. All residential units:		
a. In single unit structures	2,051	52.6
b. In multi-unit structures	1,849	47.4
Total, all units:	3,900	100.0
2. Residential units in structures:		
a. Built 1939 or before	1,974	
b. Built 1940-1959	510	
Total, built 1959 or before:	2,484	
Total built 1959 or before as % of all units:		63.7

"Historic" residential units in BOTH design control district and historic district 2016 (source, note 3):

	# units in historic structures			single as % of total	total units as % of all units CITY-Wide built 1959 or before
	total	single unit	multi-units		
1. In designated downtown (DD)	326	14	312	4.3	13.1
2. Outside DD					
a. All except "Cliffside"	114	16	98	14.0	4.6
b. "Cliffside" only (note 1)	23	15	8	65.2	0.9
Total, outside DD:	137	31	106	22.6	5.5
Total, design control + historic districts:	463	45	418	9.7	18.6

Notes:

1. Cliffside neighborhood as defined by neighborhood homeowners.
2. U.S. Census, Selected Housing Characteristics, American Community Survey. Percent margin of error in survey numbers is no greater than 3.3.
3. City of Montpelier Official Grand List and 2009 Montpelier National Register of Historic Places.