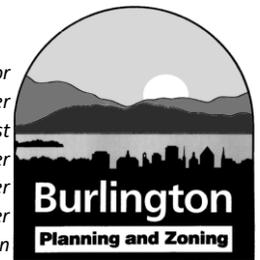


## Department of Planning and Zoning

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## MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Principal Planner  
**RE:** ZP19-0485CA; 131 Lakeview Terrace  
**Date:** January 8, 2019

**File:** 18-0757CA

**Location:** 131 Lakeview Terrace

**Zone:** RM **Ward:** 3C

**Date application accepted:** December 17, 2018

**Applicant/ Owner:** Josh Chafe (Truex Cullins) / Katy Lesser

**Request:** Modification to plans approved under ZP18-0757CA;

1. Add window of equal size on street façade
2. Raise transverse gable ridge to align with primary street façade gable ridge
3. Change proposed roofline of addition from barrel to shed.



### Background:

- **Zoning Permit 18-0757CA;** Addition and renovation to a historic single family house. Approved May 1, 2018.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **Zoning Permit 76-982;** Convert the side porch into a family room, and enclose front porch with combination windows. June 1976.

**Part 1: Land Division Design Standards**

Not applicable.

**Part 2: Site Plan Design Standards**

Sec. 6.2.2 Review Standards

(a) *Protection of Important Natural Features:*

No changes proposed.

(b) *Topographical Alterations:*

No changes to topography are proposed.

(c) *Protection of Important Public Views:*

There are no protected public views from this private parcel.



(d) *Protection of Important Cultural Resources:*

*Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city’s or the region’s pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).*

See Section 5.4.8, below.

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

There is nothing within the application precluding the use of wind, solar, water, geothermal or other renewable energy resources.

(f) *Brownfield Sites:*

Not applicable.

(g) *Provide for nature's events:*

*Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion*



As approved May 1, 2018.

and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The applicant has an approved Erosion Prevention and Sediment Control Plan associated with ZP18-0757CA.

*Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.*

No change from the 18-0757CA plan.

*(h) Building Location and Orientation:*

The orientation of the principle building will remain as existing. The proposed addition extends westerly, in the rear as is typical of most residential additions. That westerly building elevation as originally approved presents another articulated face toward Lake Champlain.

*(i) Vehicular Access:*

No change.

*(j) Pedestrian Access:*

No change.

*(k) Accessibility for the Handicapped:*

Although not required of single family homes, accessibility is always encouraged.

*(l) Parking and Circulation:*

No change.

*(m) Landscaping and Fences:*

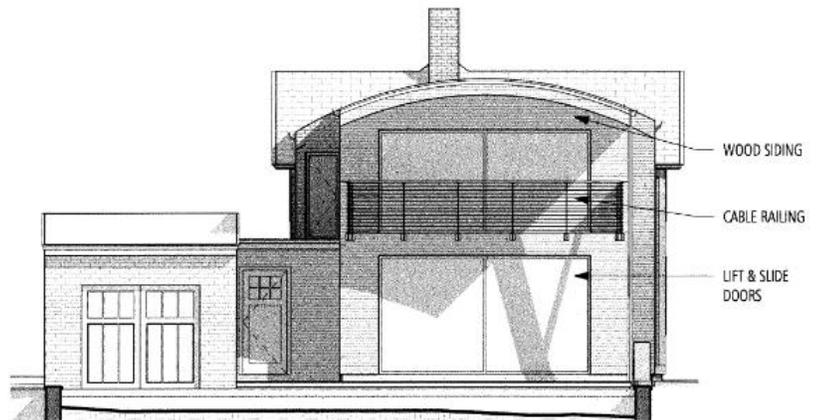
No change.

*(n) Public Plazas and Open Space:*

Not applicable.

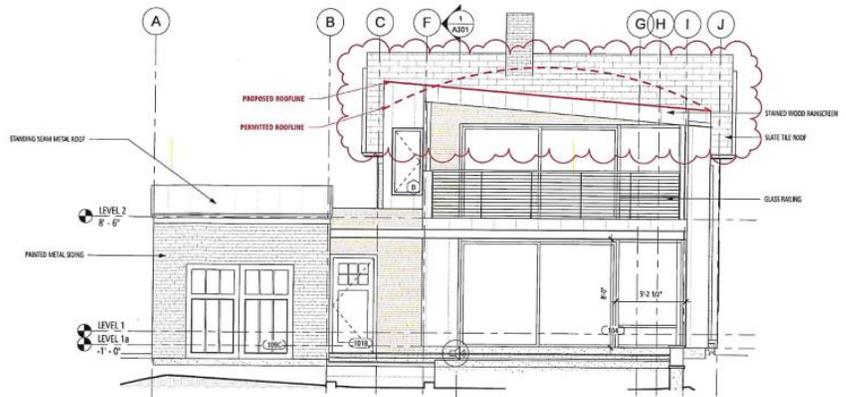
*(o) Outdoor Lighting:*

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



**2 ELEVATION - WEST**  
1/8" = 1'-0"

As approved May 1, 2018.



**2 ELEVATION - WEST**  
1/4" = 1'-0"

Proposed revision to addition roofline

No change to lighting plans approved under ZP18-0757CA is proposed.

(p) *Integrate infrastructure into the design:*

*Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*

No change is proposed to approved infrastructure.

*Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.*

No change proposed.

*Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.*

No change proposed.

### **Part 3: Architectural Design Standards**

#### **Sec. 6.3.2 Review Standards**

(a) *Relate development to its environment:*

1. *Massing, Height and Scale:*

The addition, although large, is located behind the principle structure and will remain largely out of view from the public street. The height does not exceed that of the existing historic home **if the changes to the roof pitch of the historic home are approved**. The change from a barrel roof to a shed roof is of no consequence relative to the perceived massing of the building.

2. *Roofs and Rooflines.*

As the addition remains in the rear of the existing building, it will not be easily discernable from the public realm. The proposed change to a shed roof on the rear addition will be both unobservable and without conflict. The change to the roof on the primary structure will be consistent with the style of the existing roof (transecting gable) and upon completion should not present a marked departure from the existing appearance.

3. *Building Openings*

The applicant requests altering the single double-hung window on the primary façade, second floor to a paired group of large double hung sash. While understandable from an

opportunity to increase light and air, the change does present a conflict with an alteration to a street facing façade that alters the character of an historic building. See Section 5.4.8.

*(b) Protection of Important Architectural Resources:*

*Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.*

See Section 5.4.8.

*(c) Protection of Important Public Views:*

There are no protected public views from this private parcel.

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

The altered roof on the rear addition will not be evident from the street edge. The raised transverse gable on the historic house will not likely be discernable, but again introduce a change to the character of the historic house.

The pleasant appearance from the street will remain.

*(e) Quality of materials:*

*All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.*

The proposed materials for the new shed roof have been identified as standing seam metal. Metal will be the primary siding material as well on the addition.

The plans approved in May 2018 defined the roof on the existing house as slate. New slate is proposed to be installed on the re-configured roof, with standing seam on the porch roof.

*Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.*

Slate is the existing material, and is proposed to be re-installed on the historic home.

The addition roof is proposed to be standing seam metal.

*(f) Reduce energy utilization:*

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the Burlington Code of Ordinances.

(g) *Make advertising features complementary to the site:*

Not applicable.

(h) *Integrate infrastructure into the building design:*

See Section 6.2.2. (p), above.

(i) *Make spaces secure and safe:*

All development must observe building and life safety code as defined by the building inspector and/or fire marshal.

#### **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.*

131 Lakeview Terrace, constructed c. 1900 was included in the Historic Sites and Structures Survey of 1993-94, and formally listed on the Vermont State Register of Historic Resources November 21, 2006 as part of the larger Lakeview Terrace district. The standards of Section 5.4.8 therefore apply.

(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.*

131 Lakeview Terrace was constructed as a single family residence, and will remain so.

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 existing principle structure will remain. The project as approved in May 2018 will restore the original front porch to its open appearance, and original materials will be retained or replaced in kind (including the corner boards, cornice returns, boxed cornice, stone foundation and slate roof.)

Two elements of the application threaten the historic character of the property; the alteration of the transverse gable on the original house, and the change to a paired set of double hung windows on the 2<sup>nd</sup> floor of the principal façade. While each on their own may seem innocuous and ultimately may not be discernable as an intrusion upon completion, collectively they step the building away from the original spatial arrangement (particularly to be avoided on the primary façade); in conflict with this standard.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

There is no documentation that the house had the fenestration arrangement on the second floor principal façade as proposed, and therefore the alteration has no merit relative to previously existing conditions. Similarly, the roof pitch was not as steep as is now proposed; therefore divergent from the original historic character of the building.

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

Not applicable.

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

The articulated cornice boards as they spring from the gable ends are a subtle yet elegant detail that should be replicated, should this Board approve the trasverse gable roof alteration. Similarly, window trim surrounding the second floor window should match the existing window casings.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old*

*in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposal is not related to structural failure. If approved, the newly sloped roof on the historic house will be sheathed in slate, consistent with the existing material.

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.*

Not applicable.

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

No archaeological resources have been identified at this location. Not applicable.

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 altered rear (addition) roof is consistent with these standards and complimentary to the overall design.

The alteration to the roof of the principal structure and introduction of an additional window on the primary façade are alterations to the features and spatial characteristics of the historic building. While the roof pitch alteration and window duplication may be compatible with the historic character of the house, they are alterations on a principal façade that divert from the original, modest design.

The slate roof is proposed to be replaced on the historic house.

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.*

Although unlikely, the proposed alterations may be reversible as reconstruction might utilize historic photographs in replication.