

## Department of Planning and Zoning

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**TO:** Development Review Board  
**FROM:** Scott Gustin *SG*  
**DATE:** March 15, 2016  
**RE:** 16-0801CA; 152 North Prospect Street

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**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: RL                      Ward: 1E

Owner/Applicant: Jens & Annika Hawkins-Hilke / Donna Church

**Request:** Construct addition to single family home, includes new living space and garage.

### **Applicable Regulations:**

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

### **Background Information:**

The applicant is seeking approval to construct an addition to a single family home. The proposed work will include additional living space, attached garage, and new driveway. The existing home is individually listed in the Vermont State Register of Historic Places and requires review under Section 5.4.8 in addition to the design review criteria of Article 6. The proposed addition represents a 56% increase in size and, therefore, requires DRB review.

The Design Advisory Board reviewed this application February 23, 2016 and unanimously recommended approval as presented. The Board inquired as to alternative layouts that were more deferential to the existing home but ultimately decided that the proposed addition had been handled as best as possible.

Previous zoning actions for this property are as follows:

- 5/23/08, Approval to install 2 skylights, construct deck, and install fence
- 9/215/05, Approval to enclosed screened porch, replace windows, and install door
- 11/10/05, Approval to remove aluminum siding and replace with wooden clapboard
- 5/15/92, Approval to construct screened porch

**Recommendation:** Certificate of Appropriateness approval as per, and subject to, the following findings and conditions:

### **I. Findings**

#### **Article 4: Maps & Districts**

**Sec. 4.4.5, Residential Districts:**

**(a) Purpose**

**(1) Residential Low Density (RL)**

The subject property is located in the RL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes. The single family home will remain and is consistent with the intent of this zone. **(Affirmative finding)**

**(b) Dimensional Standards & Density**

The 9,812 sf lot exceeds the 6,000 sf minimum lot size in the RL zone. Its two street frontages total about 196', far more than the minimum required 60' frontage.

Lot coverage will come to 24.4%, well below the 35% limit permitted.

The subject property is a corner lot. Therefore, it has two front yards and two side yards. As depicted on the proposed site plan, the proposed addition complies with the standard setbacks: 10% on the sides, and the average setback of neighboring properties for the front yards.

The proposed addition is taller than the existing home and rises to 22' tall at the midpoint of its gable roof. This height is below the 35' maximum allowable in the RL zone. **(Affirmative finding)**

**(c) Permitted & Conditional Uses**

The single family home is a permitted use in the RL zone. The use will remain unchanged. **(Affirmative finding)**

**(d) District Specific Regulations**

**1. Setbacks**

No setback encroachments under this criterion are sought. **(Not applicable)**

**2. Height**

No height bonuses are being sought. **(Not applicable)**

**3. Lot Coverage**

No lot coverage bonuses are being sought. **(Not applicable)**

**4. Accessory Residential Structures and Uses**

The attached garage has a footprint of about 550 sf; less than 50% of the main home's ~2,100 sf footprint. **(Affirmative finding)**

**5. Residential Density**

The home remains subject to the family occupancy provisions of the Comprehensive Development Ordinance. **(Affirmative finding)**

**6. Uses**

No neighborhood commercial use is included in this proposal. **(Not applicable)**

**7. Residential Development Bonuses**

No development bonuses are being sought. **(Not applicable)**

**Article 5: Citywide General Regulations**

**Sec. 5.2.3, Lot Coverage Requirements**

See Sec. 4.4.5 (b) above.

**Sec. 5.2.4, Buildable Area Calculation**

**(Not applicable)**

**Sec. 5.2.5, Setbacks**

See Sec. 4.4.5 (b) above.

**Sec. 5.2.6, Building Height Limits**

See Sec. 4.4.5 (b) above.

**Sec. 5.2.7, Density and Intensity of Development Calculations**

See Sec. 4.4.5 (b) above.

**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.*

The home at 152 North Prospect Street is individually listed in the Vermont State Register of Historic Places. The building dates to 1850 and is noted as a classic example of vernacular Greek Revival housing. The home was originally constructed as a rental and is noted as the only survivor of worker's housing of the mid 19<sup>th</sup> century on this street. The listing notes the building as a simple worker's home that is essential in maintaining the residential profile of the area.

**(Affirmative finding)**

**(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.*

The existing home will remain a residence. **(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.*

Staff had asserted to the Design Advisory Board that the proposed construction would adversely impact the historic character of this property. Constructed as a worker's residence, the home is defined by simple lines and modest size. There is the primary structure at the corner of North and North Prospect Streets. Behind is a 1-story ell, and behind that is an enclosed porch. The spatial relationships between the primary and secondary building components are clear. The proposed addition is substantially larger than what is there now. The Design Advisory Board felt that the larger size was acceptable. The addition will be offset from the outline of the remaining home. The relative narrowness of the lot, its two street frontages, and interior layout preclude substantially reducing the addition's height or placing it well behind the remaining home. **(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.*

No conjectural features are proposed. **(Affirmative finding)**

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

The ell set to the side of the primary structure may, or may not, be original. The Design Advisory Board found that interior and exterior alterations to this structure over time have reduced its historic significance. Its replacement with the proposed addition was found to be acceptable. **(Affirmative finding)**

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

Materials, features, and finishes of the primary structure will remain unchanged. **(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.*

This project involves no materials replacement on the primary structure. The ell will be transformed into a 2-story structure with fiber cement clapboard siding. **(Affirmative finding)**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No such treatments are included in this proposal. **(Affirmative finding)**

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

**(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.*

Although not ideal, the Design Advisory Board felt that the proposed addition has been managed as best as possible given the layout of the property and interior functionality. It is substantially larger than the remaining portion of the home, but it is slightly set back and differentiated from the original home. The Board found that materials, form, and style are compatible. **(Affirmative finding)**

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 ell will be permanently lost; however, if removed in the future, the addition would leave the primary structure intact. **(Affirmative finding)**

#### ***Sec. 5.5.1, Nuisance Regulations***

Nothing in the proposal appears to result in creating a nuisance under this criterion. **(Affirmative finding)**

#### ***Sec. 5.5.2, Outdoor Lighting***

No outdoor lighting information has been provided and must be. Presumably, at least the new doorways in the proposed addition and garage will be illuminated. Fixture cut sheets and locations need to be specified. **(Affirmative finding as conditioned)**

#### ***Sec. 5.5.3, Stormwater and Erosion Control***

The proposed construction is not extensive enough to warrant a detailed post-construction stormwater management plan. A residential stormwater management questionnaire has been completed and approved by the Stormwater Administrator. As proposed, rooftop runoff will drain onto pervious green space.

As required, a construction site erosion prevention and sediment control plan has been provided. That plan and the stormwater questionnaire have been reviewed and approved by the Stormwater Administrator. **(Affirmative finding)**

**Article 6: Development Review Standards**

**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*

The subject property contains no identified significant natural features. The site plan identifies two trees to be removed as part of the construction. Most of the existing trees will be retained.

**(Affirmative finding)**

*(b) Topographical alterations*

The lot is generally flat and will remain so. No significant topographical changes are proposed.

**(Affirmative finding)**

*(c) Protection of important public views*

There are no important public views from or through the subject property. **(Affirmative finding)**

*(d) Protection of important cultural resources*

The house is historically significant; however, the site itself is not. The site contains no known archaeological resources. See Sec. 6.3.2 (b) and 5.4.8. **(Affirmative finding)**

*(e) Supporting the use of alternative energy*

No alternative energy measures are included in the proposal. The proposed construction does not preclude such incorporation in the future. **(Affirmative finding)**

*(f) Brownfield sites*

The property is not an identified brownfield. **(Affirmative finding)**

*(g) Provide for nature's events*

See Sec. 5.5.3 for stormwater management. The new entryway will be covered to provide shelter from the elements. Ample room remains onsite for snow storage. **(Affirmative finding)**

*(h) Building location and orientation*

The home is on a corner lot with North and North Prospect Streets. The front entrance faces west towards North Prospect Street. The south elevation parallels North Street. While the North Prospect Street entrance will remain, the proposed construction will effectively introduce another primary façade facing North Street, complete with new entryway and garage.

As required, the 2-bay garage is set back somewhat behind the new street-facing front entry. Its width is acceptable at less than 50% of the total façade width; however, the face of the garage is not set back the required 25' from the front property line. This criterion states that this 25' setback is required so as to avoid parked vehicles blocking the sidewalk. In this case, there is no sidewalk. The applicant requests leaving position of the new garage as is. As the reason for this setback is not present, arguably the 25' setback should not apply. **(Affirmative finding)**

*(i) Vehicular access*

A private driveway presently serves the home. The new driveway will be paved with asphalt. The site plan does not indicate any driveway material and must. The proposed driveway work may require a curb cut permit from the Department of Public Works. **(Affirmative finding as conditioned)**

*(j) Pedestrian access*

The existing front entry facing North Prospect Street is connected by walkway to the public sidewalk. No changes are proposed. **(Affirmative finding)**

*(k) Accessibility for the handicapped*

No handicap accessibility is evident in this proposal, nor is it required. **(Affirmative finding)**

*(l) Parking and circulation*

Two parking spaces are required and will be provided within the new garage. The straight driveway will afford easy access to North Street. **(Affirmative finding)**

*(m) Landscaping and fences*

No new landscaping is evident. The proposed home is accented with foundation gardens typical of residences. Something similar should accompany the addition. **(Affirmative finding as conditioned)**

*(n) Public plazas and open space*

No public plazas or open space are included in this proposal. **(Not applicable)**

*(o) Outdoor lighting*

See Sec. 5.5.2.

*(p) Integrate infrastructure into the design*

No new utility lines are evident. If any new ground-mounted mechanical equipment is proposed, it must be depicted and screened. **(Affirmative finding as conditioned)**

**Part 3, Architectural Design Standards**

**Sec. 6.3.2, Review Standards**

*(a) Relate development to its environment*

*1. Massing, Height, and Scale*

The present massing of the home includes two distinct components: the primary structure and the secondary ell. Its height and scale are consistent with those of other homes in the immediate neighborhood. Most of these homes are in the 1.5 to 2 story range and reflect an array of building forms and styles. The proposed addition will result in a much larger structure, nearly doubling its apparent size. Overall mass will be broken into 3 distinct components, thereby lessening its perceived bulk. Height will max out at 2 full stories. The resultant structure appears to be one of the larger homes in the immediate neighborhood; however, it remains reasonably consistent with the scale of the existing built environment. **(Affirmative finding)**

*2. Roofs and Rooflines*

A gable roof is proposed on the addition. This roof form is consistent with the existing home and other homes in the neighborhood. **(Affirmative finding)**

### *3. Building Openings*

Fenestration in the addition departs substantially from that in the original home. Single, double, and triple-grouped casements are proposed in the addition whereas the existing home contains traditional double-hung units individually placed in a consistent pattern. While staff had recommended some relationship between old and new, the Design Advisory Board felt the proposal was acceptable. **(Affirmative finding)**

#### *(b) Protection of important architectural resources*

See Sec. 5.4.8.

#### *(c) Protection of important public views*

See 6.2.2 (c) above.

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

The existing North Prospect Street edge will remain unchanged. As proposed, the addition will introduce a second primary frontage facing North Street. A new sheltered front entry will face North Street, although there is no walkway to connect this new entrance to the public sidewalk.

**(Affirmative finding)**

#### *(e) Quality of materials*

The proposed addition will be clad in fiber cement clapboards with asphalt shingle roofing and Marvin “wood ultrex” windows. Composite trim will be used. These materials are acceptable for new construction. **(Affirmative finding)**

#### *(f) Reduce energy utilization*

The proposed construction must comply with the city’s current energy efficiency requirements and with the State Residential Building Energy Code. Nothing above and beyond the minimum requirements is noted in the project plans. **(Affirmative finding as conditioned)**

#### *(g) Make advertising features complimentary to the site*

**(Not applicable)**

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

No exterior machinery or equipment is proposed on the building. **(Affirmative finding)**

#### *(i) Make spaces safe and secure*

The new construction will be subject to current egress requirements. Building entries should be illuminated. Lighting details are needed as noted above. **(Affirmative finding as conditioned)**

## **Article 8: Parking**

### ***Sec. 8.1.8, Minimum Off-Street Parking Requirements***

The subject property is located in the neighborhood parking district. As such, the single family home requires 2 parking spaces. Both parking spaces will be provided onsite within the new garage. **(Affirmative finding)**

## **II. Conditions of Approval**

1. **Prior to release of the zoning permit**, revised plans shall be submitted subject to staff review and approval. Revised plans shall include:

- a. Outdoor lighting fixture cutsheets and locations;
  - b. Proposed landscaping associated with the addition;
  - c. Driveway materials; and,
  - d. Outdoor mechanical equipment locations and screening as applicable.
2. Any and all work within the public street right-of-way (temporary or permanent) may require an encumbrance permit from the Department of Public Works. The applicant is advised to contact the Department of Public Works for details.
3. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
4. Standard permit conditions 1-15.

2, 23/16  
DAB mins.

applicant is encouraged to consider cedar basement windows. The applicant is encouraged to work out a longer time frame to replace the rest of the vinyl windows.

Motion seconded by Chris Alley.

Vote: 4-0-0

Motion carries.

**Session III – 4:00 p.m.**

**3. 16-0801CA; 152 North Prospect St (RL, Ward 1E) Jens & Annika  
Hawkins-Hilke / Donna Church**

Construct addition to single family home, includes new living space and garage.

Sean McKenzie recused.

Motion by Phil Hammerslough: I move to recommend approval of the project as presented.

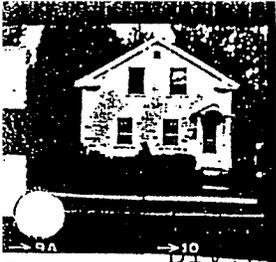
Discussion:

Ron Wannamaker noted that the original materials of the ell are gone. The proposed addition has been managed as best as possible.

Motion seconded by Chris Alley.

Vote: 4-0-0

Motion carries.



STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

COUNTY: Chittenden  
 TOWN: Burlington  
 LOCATION:  
 152 N. Prospect St.  
 COMMON NAME:  
 FUNCTIONAL TYPE: residence  
 OWNER: Harvey L. Rose  
 ADDRESS: 152 N. Prospect St.  
 Burlington, Vt.  
 ACCESSIBILITY TO PUBLIC:  
 Yes  No  Restricted   
 LEVEL OF SIGNIFICANCE:  
 Local  State  National

SURVEY NUMBER:  
 152 N. Prospect St.  
 NEGATIVE FILE NUMBER:  
 78-A-114  
 UTM REFERENCES:  
 Zone/Easting/Northing  
 U.S.G.S. QUAD. MAP:  
 PRESENT FORMAL NAME:  
 ORIGINAL FORMAL NAME:  
 H. L. Moore  
 PRESENT USE: residence  
 ORIGINAL USE: residence  
 ARCHITECT/ENGINEER:  
 BUILDER/CONTRACTOR:  
 PHYSICAL CONDITION OF STRUCTURE:  
 Excellent  Good   
 Fair  Poor   
 STYLE: Greek Revival  
 DATE BUILT:

GENERAL DESCRIPTION:  
 Structural System  
 1. Foundation: Stone  Brick  Concrete  Concrete Block   
 2. Wall Structure  
 a. Wood Frame: Post & Beam  Balloon   
 b. Load Bearing Masonry: Brick  Stone  Concrete   
 Concrete Block   
 c. Iron  d. Steel  e. Other:  
 3. Wall Covering: Clapboard  Board & Batten  Wood Shingle   
 Shiplap  Novelty  Asbestos Shingle  Sheet Metal   
 Aluminum  Asphalt Shingle  Brick Veneer  Stone Veneer   
 Bonding Pattern: Other:  
 4. Roof Structure  
 a. Truss: Wood  Iron  Steel  Concrete   
 b. Other:  
 5. Roof Covering: Slate  Wood Shingle  Asphalt Shingle   
 Sheet Metal  Built Up  Rolled  Tile  Other:  
 6. Engineering Structure:  
 7. Other:  
 Appendages: Porches  Towers  Cupolas  Dormers  Chimneys   
 Sheds  Ells  Wings  Bay Window  Other:  
 Roof Style: Gable  Hip  Shed  Flat  Mansard  Gambrel   
 Jerkinhead  Saw Tooth  With Monitor  With Bellcast   
 With Parapet  With False Front  Other:  
 Number of Stories: 2 1/2  
 Number of Bays: \_\_\_\_\_ Entrance Location: \_\_\_\_\_  
 Approximate Dimensions: \_\_\_\_\_

THREAT TO STRUCTURE:  
 No Threat  Zoning  Roads   
 Development  Deterioration   
 Alteration  Other:  
 LOCAL ATTITUDES:  
 Positive  Negative   
 Mixed  Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular block with gable end to street; rear ell; canted one story bay window on south elevation.

Fenestration - 3 x 5, 12/8 sash on main block; modern large rectangular window on ell.

Entrance - One story entrance porch is supported by 2 Doric columns; plain 6 "recessed" panelled door.

Cornice - Boxed with partial return in gable end.

Pilaster strips at corners of building.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This simple workers' home was probably built at mid-nineteenth century, perhaps as one of a row of identicle-looking houses which businessman Harry Bradley built along this stretch of North Prospect (then Gough) Street, which appear on the 1853 map. Undoubtedly built as rental properties, they were related to the enclave of similar small, Greek Revival workers' homes built on upper North St. in the 1840's (see #'s 392, 406, 418, 422, 431, and 439-41 North St.). In 1869 this house was a rental property owned by O. A. Dodge, president of the First National Bank. From 1871 to the turn of the century it was the home of Horace Moore, a retired farmer. A classic example of vernacular Greek Revival housing, it is relatively unchanged in appearance. Since its construction, and is the only survivor of worker's housing of the mid 19th century on this street. One of the original houses on North Prospect, it represents the earliest of styles found on the street, and is essential in maintaining the residential profile of the area.

REFERENCES:

Burlington City Directories, Burlington City Maps 1853, 1869, 1890, Burlington Bird's Eye View 1877, Sanborn Insurance Maps.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Land  Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential  Commercial
- Agricultural  Industrial
- Roadside Strip Development
- Other:

RECORDED BY:  
Gloria Scott

ORGANIZATION:  
VT. Div. for Historic Preservation

DATE RECORDED: