

Department of Planning and Zoning

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: 64 Charlotte Street, ZP17-0882CA
Date: April 11, 2017

File: ZP17-0882CA

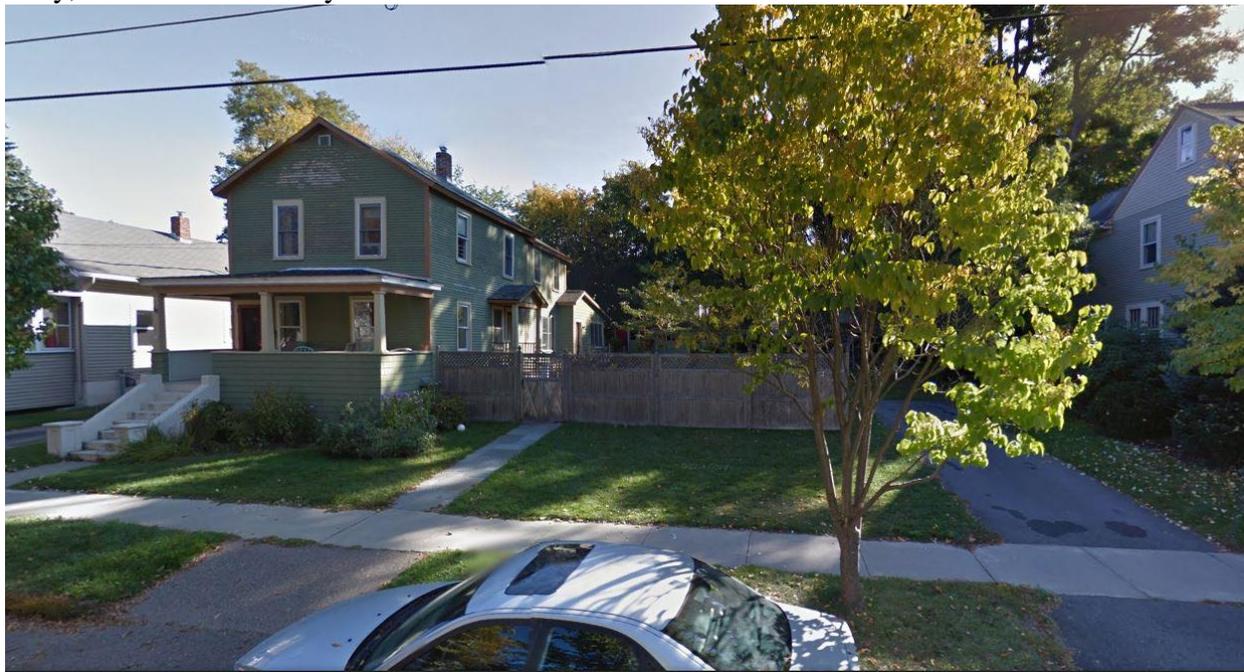
Location: 64 Charlotte Street

Zone: RL Ward: 5S

Date application accepted: March 22, 2017

Applicant/ Owner: Robert Behrens

Request: Addition to existing single family home; adding second story over existing single story, and attached 2 story addition to the south.



Background:

- ◆ Zoning Permit 12-0180CA; relocate driveway, create two walkways, install side patio, add back deck. November 2011.
- ◆ Zoning Permit 11-0429FC; replace fences at rear with new 6' high stockade fence. November 2010.

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- ◆ Zoning Permit 00-393; merge lots (Lots 61 and 62). March 2000.

Overview: 64 Charlotte Street is a single family home on a (merged) double lot. The Historic Sites and Structure Survey completed in 2007 for the Five Sisters Neighborhood identifies the construction date at 1923. The house is eligible for historic designation, and therefore subject to Section 5.4.8.

As the proposal meets Section 3.2.7 (a) for Administrative Authority (9. *Additions to single family houses in a design control district located 200 feet or more from the lakeshore and that are 50% or less of the existing gross floor area of the principal structure*), staff will adopt the DAB’s recommendation as decision.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable. The two lots have previously been merged. The total lot area is now 11,308 sf.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no identified important natural features on the site.

(b) Topographical Alterations:

No topo changes are proposed for the new addition.

(c) Protection of Important Public Views:

There are no protected important public views from or through this site.

(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:

No part of this application will prohibit the use of wind, solar, water, geothermal or other renewable energy resource.

(f) Brownfield Sites:

The parcel is not listed on the Vt. DEC list of brownfields.

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

The applicant has provided an Erosion Prevention and Sediment Control plan to Burlington's Water Resources (Stormwater) division for review. Compliance with Chapter 26 and written approval will be a condition of approval.

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.

The new addition proposes entrances from the rear (east) elevation. Neither are illustrated with any canopy of cover to provide shelter from inclement weather or immediate protection from the elements. As the dual gable roofs will pitch water/snow directly into the path of the entrance on the southly ell, some sort of canopy/roof is recommended at that entry.

As driveways and walkways are unaffected in this plan, snow storage plans are unnecessary.

(h) Building Location and Orientation:

The residence will continue to be oriented toward the public street. The southerly addition will append that streetface.

(i) Vehicular Access:

No change from existing conditions.

(j) Pedestrian Access:

Walkways and sidewalks remain as existing. No change.

(k) Accessibility for the Handicapped:

Handicap access is not a requirement for single family homes. The applicant is urged to confirm compliance with Vermont's Accessibility Standards.

(l) Parking and Circulation:

No change to existing. Two parking spaces are provided in the adjacent driveway. The structure is compliant with required parking standards for a single family home in the Neighborhood Parking District.

(m) Landscaping and Fences:

There is an existing stockade fence along the principal street frontage. No other landscaping plan has been submitted. The rear deck(s) might preclude planting around the perimeter of the new addition, and the adjacency of the walkway limit planting area on the front (west) elevation. The applicant is encouraged to consider some plantings around the new foundation to "ground" the structure and soften the exposed poured concrete foundation, particularly on the south.

(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.

Some light fixture would be expected at the rear (east) entry. Any lighting shall be submitted to staff for review for compliance with the above noted standard.

(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.

Plans do not define the location of meters, utility connections, HVAC equipment or similar mechanical equipment so as to assess for screening need. All must be illustrated on elevations and/or site plan as appropriate. Any mechanical equipment shall be located off the primary elevation and screened from public view.

As the principal dwelling remains, it is assumed that the mailbox location will not change.

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.

As an addition, it can be assumed that trash/recycling is already accommodated. It shall not be stored outside or in an unenclosed location on the parcel.

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.

None are anticipated.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed addition is consistent with the height and scale of the existing dwelling. The side "ell" does minimally increase the massing, which is ameliorated by the double width of the lot. The development is not inconsistent with the overall pattern of the neighborhood.

2. Roofs and Rooflines.

Gable roofs are proposed; consistent with existing conditions.

3. Building Openings

No building openings are proposed on the north elevation (a choice which appeases building code requirements relative to construction in proximity to boundary lines and adjacent buildings, or even the dearth of sunlight on the northern exposure.) The east elevation has large paired double hung windows in the 2nd floor, and a single door/window pair on the first floor of the new ell. (see previous comments about the lack of canopy at entrance.)

The south elevation is proposed to have very large mulled windows on both the first and 2nd floor. These will certainly make available passive solar gain. The front (west) elevation has a single doublehung on the first floor which is oversized when compared to the existing fenestration pattern of the main house. The 2nd floor windows are a disconnected ribbon of small openings which reveal the intended furniture placement in the room. The smaller windows also “close off” that portion of the house from the street. The street front appearance clearly discerns the ell as a new addition, but discontinues the rhythm and scale of window placement on the primary façade.



(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:

Not applicable.

(d) Provide an active and inviting street edge:

The proposed siding, roofing and scale will connect the new addition to the existing dwelling. Window arrangement that is sympathetic to the 1923 structure (at least on the primary façade) and landscaping would increase the warmth and compatibility from the street.

(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 new addition(s) are proposed to be clad in fiber cement board clapboards; roofing asphalt shingle and the foundation poured concrete. A small connecting area of roofing will be slate. Windows are proposed to be fiber reinforced material by a major manufacturer. All are considered of acceptable durability for new construction.

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.

This is new construction; not repair of an existing historic structure. The materials chosen have been determined to be compatible when used on additions to historic structures.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines of Energy Efficient construction pursuant to the requirements of Article VI. Energy conservation, Section 8 of the City of 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 is required to observe applicable building and life safety code as defined by the building inspector and 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.

64 Charlotte Street was determined to be eligible for historic designation under a Vermont Sites and Structures Survey completed in 2007. See attached detail sheet.

(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 structure was constructed as a single family home; it will continue the same use.

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 2 story home will remain, with an ell appendage on the south elevation the only part of the development visible from the street. (The 2nd story addition in the rear is above an existing single story addition.) The addition is consistent with the manner in which houses are enlarged; sometimes to the rear (as has been done here) and on other occasions to the side. The double lot allows for this relatively rare example in this neighborhood of narrow lots. The small, high-set windows of the 2nd floor and the oversized first floor window make the addition discernably new; shifting from the proportions of the original structure.

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.*

None identified.

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

None identified.

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

The chimney will be removed as part of this development; a loss of an exterior feature for a reconfigured floor plan.

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 development does not spring from needed repairs but for new living space. The proposed sheathing materials have been accepted as replacement on historic structures; therefore, acceptable here.

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.

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.*

As noted, the overall scale and orientation of the new addition are consistent with the historic structure; the size and arrangement of fenestration on the primary façade lacks cohesiveness with the principal structure. The ell does, however, stand out as a new addition.

The rear 2nd story addition cannot be discerned from the public right-of-way. It continues the perceptible pattern of adding on to residences in the rear.

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 to occur, it is possible to consider both additions as “reversible.”

Items for the Board’s consideration:

1. The property remains a single family home. No change in use.
2. Functional Family provisions of the ordinance apply. Not more than four unrelated adults may occupy the residence.
3. Any lighting fixtures shall be identified; spec sheets and lumens levels provided to staff for review for compliance with Section 5.2.2.
4. The applicant is encouraged to provide some form of roof cover over rear (east) entrances to shield residents from inclement weather.
5. Utility connections, meters, and mechanical equipment will be identified on elevations and/or site plan as appropriate to discern for appropriateness of location and the need for screening.
6. All new construction is required to meet the Guidelines of Energy Efficient construction pursuant to the requirements of Article VI. Energy conservation, Section 8 of the City of Burlington Code of Ordinances.
7. The applicant is encouraged to consider a revised floor plan that would allow window openings on the west elevation continuing the proportion and rhythm of existing openings. This would also enhance opportunities for westerly light and views (sunsets!).
8. Standard Permit Conditions 1-15.