

Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

David White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Interim Chief Administrative Officer
Mary O'Neil, AICP, Senior Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: 203 Elmwood Avenue, ZP16-0463CA
Date: October 27, 2015

File: ZP16-0463CA
Location: 203 Elmwood Avenue
Zone: RM **Ward:** 3C
Date application accepted: October 7, 2015
Applicant/ Owner: Griffin Allen, Peregrine / Shannon Reilly
Request: 17' x 21' rear addition, expansion of 2nd floor of existing single family house.



EXISTING HOUSE
SHANNON REILLY
203 ELMWOOD AVE.

Background:

- Non-Applicability of Zoning Permit Requirements 16-0211NA, remodel bathroom, add bathroom, open up walls in downstairs and upstairs. August 2015.
- Zoning Permit 06-448CA; Add second floor bedroom and bathroom addition and gable dormer to front of house. Denied, May 2006. (Heard by the Design Advisory Board January 31, 2006. Proposal was tabled for applicant to submit revised plans. Applicant indicated he would not continue to pursue any zoning permit application. No written withdrawal letter was submitted, project was denied.)
- Non-Applicability of Zoning Permit Requirements, repairing plywood underlay under porch roof, composition shingle, replacing with same materials. April 2005.
- Zoning Permit 99-501; enlarge rear deck to an overall size of 10' x 22'. May 1999.
- Zoning Permit 98-024; reside existing single family home with 5" reveal cedar shingles, includes in-kind trim repair. July 1997.

Overview: The applicant wishes to substantially enlarge the existing single family home on a lot 3689 sf. in size.

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 information has been given about any important natural features, landscaping or topography of the existing lot.

(b) Topographical Alterations:

No information has been given about the existing topography. The proposed addition is partly located where a deck is now located.

(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).

203 Elmwood Avenue is not listed on the state or National Register of Historic Places; however The DAB may consider its eligibility. See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No information has been submitted about the potential use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

None identified.

(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.

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.

As more than 400 sq. feet of earth will be disturbed, an Erosion Prevention and Sediment Control Plan (EPSC) will be required, with approval by the stormwater engineer.

A front porch is proposed to be retained, and the southerly entrance will have a partial (pergola) cover to provide shade. Both will offer a welcoming entry with some shelter from sun, rain and snow.

(h) Building Location and Orientation:

The building will continue to front the public street; the addition is placed in a typical arrangement behind the existing structure.

(i) Vehicular Access:

Vehicular access will remain as existing; south of the structure and parallel to the property line.

(j) Pedestrian Access:

A small walkway leads from the public sidewalk to the principle entry. The south porch will be accessed from the driveway. A walkway should be provided separate from the vehicular path, unless it is intended to have residents directly access the building as they exit their vehicles.

(k) Accessibility for the Handicapped:

Handicap access is not a requirement for a single family residence; Vermont "visitability" standards may apply. The building inspector has jurisdiction for ADA standards.

(l) Parking and Circulation:

Two parking spaces are required for the single family home in the Shared Use parking district. The parking plan as illustrated would provide those 2 spaces. The coverage must reflect the dimensions of a parking space, however; not just the "tire tracks".

(m) Landscaping and Fences:

No landscaping plan has been provided, and will be required prior to advancement to the Development Review Board.

(n) Public Plazas and Open Space:

No public plazas or open space are required for expansion of a single family home.

(o) Outdoor Lighting:

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

More specific lighting information will be required, including location and fixture specifications with illumination levels.

(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.

Utility meters, HVAC equipment, mailboxes, and similar structures will need to be illustrated on elevations and/or site plans as appropriate to determine the need for screening.

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.

The location of trash and recycling facilities will need to be identified.

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.

Any machinery (HVAC, condensing, etc.) will need to be identified prior to advancement to the DRB.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

*Elevations for the north side have not been submitted, therefore comments have been limited to the images provided.

(a) Relate development to its environment:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

In low and medium density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

203 Elmwood Avenue is an extremely modest structure, barely 12' x' 23 at its core footprint with a rear one floor addition of 14' x 23'. It is similar in scale to a handful of neighboring properties (211, 212, 225 Elmwood) that present a very low profile on the street, and among a group of residences 1 ½ -2 ½ stories along this block. This application proposes both to raise the roof of the original structure, alter the roof pitch, and to add a 2 story addition out the rear. In massing, height and scale, it proposes to be significantly enlarged from its present condition. One may find other structures of similar scale on the street; however a majority in the immediate is similarly modest, retaining the character of their lesser bulk.

2. Roofs and Rooflines.

A steeply pitched eaves front gable roof exists; the proposal will introduce a shed dormer on a front façade. The roof pitch will be altered accommodating the larger building volume. The compound shed/hip porch roof is proposed to be retained on the front. (The porch has already been removed.)

3. Building Openings

Single and paired double hung windows are evident on proposed elevations, with casements or sliders illustrated on corner locations and the rear addition.

(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 replacement porch (and southerly rear pergola entrance) will provide respite from sun, rain and snow as well as a welcoming entry to the residence.

(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.

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.

Spec sheets for wood tilt-wash double hung and casement windows have been submitted. Entry doors are proposed to be fiberglass, with a patio slider of vinyl on the rear addition. Siding and roofing materials have not been defined.

(f) Reduce energy utilization:

The building will be required to meet all Guidelines for 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:

No signs are proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The building will be required to meet all energy efficiency standards, and any applicable building and life safety code as required by the building inspector.

Sec. 5.4.8 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.

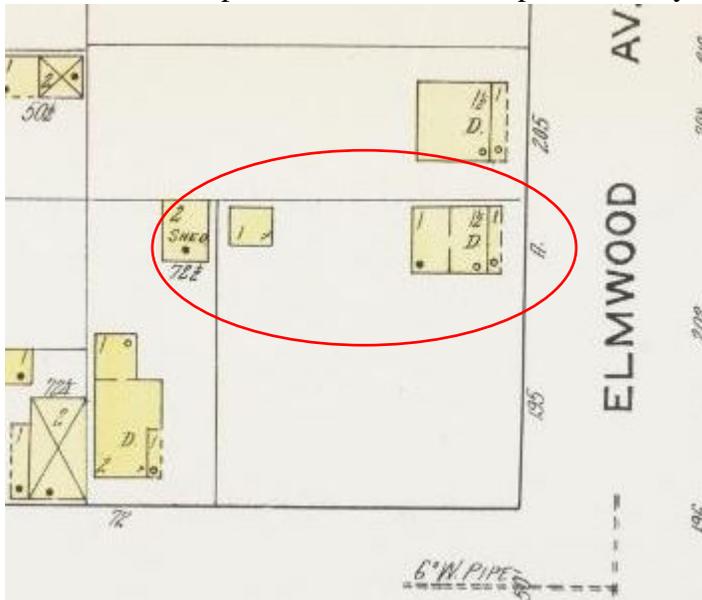
As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

- 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*

203 Elmwood Avenue is not listed on the state or National Register of Historic Places. The DAB is invited to assess its eligibility, as the standards apply to those buildings eligible for historic designation equally.

203 Elmwood Avenue first appears on the Sanborn Maps of Burlington in 1912; a single family home with a footprint similar to what is present today. The one story outbuilding is no longer



Sanborn Insurance Map of Burlington, 1912 (detail)

present. As the building is greater than 50 years old, it retains its integrity of location, materials, design, setting, workmanship, feeling, and association. Consistent with criterion “C” and reflecting the broader patterns of development in the North End, the building embodies distinctive characteristics of a type, period or method of construction and represents a significant and distinguishable entity whose components may lack individual distinction.

If the DAB agrees that 203 Elmwood Avenue is eligible for historic designation, then the following

standards 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.*

The property was and continues to be residential.

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 proposal is to significantly alter the massing and spatial relationships that characterize the property. If approved, the character of the property relative to its modest size and scale will be irreparably altered.

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.*

If determined to be of some historic merit, the raised roof, shed dormer, corner windows on the main structure and larger massing will be inconsistent with its existing character.

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 building retains its very unassuming character with wood clapboard, entry porch with turned posts and balustered porch railings, and steeply pitched eaves front gable roof. While very understated, the simply plan is proposed to be significantly altered so as to remove the character of the original.

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.*

New siding is proposed to match existing clapboards; accent shingle siding is suggested for the rear addition. The plan for the replacement front porch suggests square posts with no balusters. This is inconsistent with existing, but may not reflect fully developed plans. If there is

documentary evidence that demonstrates the abbreviated porch features, the porch may be so designed.

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.*

The front porch has been removed prior to application. The owner has been advised to seek required zoning and trades permits before continuing with any additional work.

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

None identified. If any archaeological resources are discovered during construction, authorities shall be contacted for appropriate disposition.

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.*

If 203 Elmwood Avenue is determined to be historically eligible, then the addition proposed will significantly alter the character of the structure; destroying spatial relationships with an addition that raises the main roof, changes the roof pitch, adds a shed dormer to the primary façade, rearranges fenestration, and adds a front porch abbreviated in design and inconsistent with the existing plan. Without a doubt, the integrity of the scale, design, and character of 203 will be irreversibly altered.

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.*

As the primary endeavor in the addition is to raise and alter the roof of the principle structure, the development may be determined to be irreversible. The plan will impair the existing character and feeling of 203 Elmwood Avenue, removing the historic integrity of the structure.

Items for the Board's consideration:

1. A landscaping plan is needed prior to review by the DRB.
2. A lighting plan is needed prior to review by the DRB.
3. Utility connections, meters, HVAC equipment, mailboxes and similar accessory structures shall be illustrated on building elevations and/or site plan as appropriate to ascertain the need for screening.
4. Coverage calculations shall be amended to include parking for full size cars over the tire tracks.
5. The location of trash and recycling facilities will need to be identified.
6. A walkway separate from the vehicular circulation path should be provided to the rear door.
7. If the structure is not determined to be eligible for historic designation, Section 5.4.8 (b) shall not apply.