

## Department of Planning and Zoning

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### MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Senior Planner  
**RE:** ZP 15-1232; 78 Henry Street  
**Date:** August 11, 2015

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**File:** ZP 15-1232CA  
**Location:** 78 Henry Street  
**Zone:** RL **Ward:** 1E  
**Parking District:** Neighborhood  
**Date application accepted:** May 29, 2015. Applicant deferred review (request June 22, 2015). Review restarted July 29, 2015.  
**Revised Floor Plans received:** June 23, 2015.



**Applicant/ Owner:** Donal Dugan / Molly Loomis, Tom Hughes  
**Request:** Remove rear deck; add 16' x 22' 2 story addition to existing single family house. New/replacement exterior doors. Remove westerly side walk and steps, pizza oven and roof canopy adjacent to garage. (None of these are on approved site plans dated 2003 and 2012.)

#### Background:

- Zoning Permit 12-1188FC; install three section of stockade fencing in backyard. June 2012.
- Zoning Permit 12-0781CA; install a solar hot water panel mounted on the south facing porch roof. March 2012.
- Zoning Permit 04-049; add small dormer above second floor bathroom to raise internal ceiling height to 8'. August 2003.

**Overview:** The applicant applied to add a 16' x 22' rear addition to the existing single family home. As the addition proposed was greater than 50% of the gross floor area of the existing house, Administrative Authority is not warranted under Section 3.2.7 (a) 9 and 10. Revised plans and calculations have now dropped the size of the addition below the 50% threshold, so administrative authority applies. As revised, the application can be reviewed by staff, who will observe the recommendations of the Design Advisory Board in their decision.

**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 significant natural features have been identified.

**(b) Topographical Alterations:**

No information has been submitted about the terrain of the rear yard. As this is an existing neighborhood, no significant topographical manipulation is anticipated for the 16' x 22' addition; to be situated at the site of an existing deck.

**(c) Protection of Important Public Views:**

There are no protected views from this private parcel. Not applicable.

**(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).*

The house is not listed on the Vermont State Register or National Register of Historic Places. It is eligible for historic designation, as an example of Bungalow style that is uniquely represented within this neighborhood. See Section 5.4.8.

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

There is no part of this application that would prevent the use of window, water, solar, geothermal, or other alternative or renewable energy resources. Solar/pvc hot water mechanicals are present on the existing structure.

**(f) Brownfield Sites:**

None identified. 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 and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.*

An EPSC plan has been submitted and approved by the City Stormwater engineer.

*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.*

A rear entrance on the north will be essential to backyard access; however no protective canopy is provided over that entry where it would be beneficial.

**(h) Building Location and Orientation:**

The addition is proposed in the rear in the site of an existing deck. This is typical for building evolution and expansion.

**(i) Vehicular Access:**

No change is proposed to the existing access.

**(j) Pedestrian Access:**

A front walkway as well as a walkway on the west is proposed to remain unchanged; a side (westerly) walk and steps to the deck are identified for removal. Adequate access is provided at both locations.

**(k) Accessibility for the Handicapped:**

Handicap access for existing single family homes is not a requirement, but encouraged.

**(l) Parking and Circulation:**

No change is proposed to the existing parking configuration. The site continues to provide the required 2 parking spaces for the single family home.

**(m) Landscaping and Fences:**

Existing landscaping is not identified on the plan. As the proposed site is currently a deck, no significant trees or established landscaping is anticipated to be present. A fence permit was issued in 2012; no change is anticipated in that location.

**(n) Public Plazas and Open Space:**

There are no public plazas or open space that require installation or protection. Not applicable.

**(o) Outdoor Lighting:**

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

The application proposes the installation of a full cut-off LED exterior light at the rear entry.

**(p) Integrate infrastructure into the design:**

All meters and exterior mechanical equipment must be illustrated on site plans or elevations as appropriate. A gas meter is shown on the east façade in modeling and elevation.

**Part 3: Architectural Design Standards**  
**Sec. 6.3.2 Review Standards**

**(a) Relate development to its environment:**

*Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.*

*The following shall be considered:*

**1. Massing, Height and Scale:**

The proposed addition is a 2 story mass attached to a 1 ½ story bungalow. It does not exceed the height of the existing structure. As delegated to the rear, it will not be immediately discernable from the streetfront.

**2. Roofs and Rooflines.**

The existing craftsman inspired bungalow has a characteristic steeply pitched roof, full width shingled porch, extended and elaborated rafter ends, triangular knee braces and a gabled dormer. Although elevations suggest the inclusion of exposure rafter tails on the new addition, the steeply pitched roof or dormer is not similarly replicated. As such, stylistically the addition has little relationship with the front structure; however its relegation behind the existing structure minimizes its visibility.

**3. Building Openings**

Principle and secondary entrances are clearly identified. Windows maintain a rhythm and adequately correspond to interior function.

**(b) Protection of Important Architectural Resources:**

See Section 5.4.8.

**(c) Protection of Important Public Views:**

There are no public views from this private parcel. Not applicable.

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

As a rear addition, there is minimal influence on appearance from the public way.

**(e) Quality of materials:**

A fiber cement clapboard is proposed on the addition, with a 4” reveal. Windows are clad wood casement/awning. New doors are full-lite fiberglass. All are considered of acceptable durability.

**(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 City of Burlington Code of Ordinances.

Solar is already installed on the site. Shadow cast is not anticipated to be problematic.

**(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).

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

All development is required to be applicable building and life safety codes as defined by the fire marshal and the building inspector.

**Section 5.4.8**

*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.*

*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;*

*78 Henry was constructed c. 1928, and therefore greater than 50 years old.*

*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;  
78 Henry Street is among a trio of Craftsman inspired Bungalow dwellings on Henry Street (75, 78 and 91 Henry St. 22 Henry is the earlier, and inspiration Shingle style from which the Craftsman model grew.) Within the context of the neighborhood and the singleness of their architectural style, 78 Henry Street retains its character and integrity to a degree that would make it eligible for historic designation.
- 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

*(b) Standards and Guidelines:*

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 original and intended use is 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.

Aside from a side door and canopy replacement, the historic materials and features will remain.

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.

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

The rear deck/roof cover proposed for removal is later additions that have not gained significance in their own right.

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

The existing characteristics of the architectural style (roof form, central dormer, full width porch, exposed rafter tails, triangular knee braces at the roofline) are proposed to be retained.

Elevations (Plan A6, A7) suggest the duplication of rafter tails on the new addition; although they are not of a scale or within a design plan to truthfully relate to the style. However, the original house remains relatively unaffected by the work.

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 exterior doors are proposed for the west and new addition. New development may utilize more modern materials, so the door at the rear is acceptable. The side door proposed for replacement is away from the primary façade, and therefore greater flexibility is afforded.

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 chemical or physical treatments are proposed.

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 with this site. 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 only area of impact to the historic structure is where connected; an area that is in the rear of the structure. The new work is clearly differentiated from the old, but struggles to be compatible with the characteristics of the bungalow form and components. In mass and scale, it remains a lesser bulk than can be seen from the street. The integrity of the principle structure will remain largely unaffected.

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, it is possible to consider the reversibility of the new addition, which would leave the principle building with its essential form and integrity.

**Recommended motion:** If the DAB feels the development proposal adequately meets the standards addressed above, and dimensional standards can be confirmed to be compliant with Articles 4, 5 and 8, then a recommendation of approval may be offered.

**Items for consideration:**

1. A canopy is recommended over the northerly (rear) entrance door.
2. All meters and exterior mechanical equipment must be illustrated on site plans or elevations as appropriate.
3. Standard Permit Conditions 1-15.