

## Department of Planning and Zoning

149 Church Street, City Hall  
Burlington, VT 05401  
[www.burlingtonvt.gov/pz](http://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, Principal Planner*  
*Mary O'Neil, AICP, Principal Planner*  
*Ryan Morrison, CFM, Associate Planner*  
*Elsie Tillotson, Department Secretary*  
*Anita Wade, Zoning Clerk*



### MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Principal Planner  
**RE:** ZP17-0271CA, 112 Howard Street  
**Date:** September 13, 2016

---

**File:** ZP17-0271CA  
**Location:** 112 Howard Street  
**Zone:** RM **Ward:** 5S  
**Date application accepted:**  
August 30, 2016  
**Applicant/ Owner:** Jeremy Gates,  
SAS Architects / Crystal Doyle  
**Request:** Renovation and addition  
to existing single family home.

Structure is listed on the State of  
Vermont Register of Historic  
Resources.



#### Background:

- Non-applicability of Zoning Permit Requirements; replacing outside clapboard in kind. Interior work. August 2016.
- Zoning Permit HO-97-066; Home Occupation, office space to support telephone/computer sales, financial/advertising/Management services, retail sales, trash hauling. Conditional Use approval with conditions, June 1997.
- Zoning Permit 81-062; reconstruct old chimney. July 1980.

**Overview:** The new owner wishes to expand the existing single family home on the 7053 SF. lot; remove a shed and add a deck.

#### 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 yard has recently been cleaned of debris, and has no identified natural features.

**(b) Topographical Alterations:**

No changes proposed.

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

There are no protected public views from this site. 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).*

See Section 5.4.8, below.

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

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

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

The site disturbance does not rise to the threshold for requiring an Erosion Prevention and Sediment Control Plan (400 sf.)

*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 entrance porch will be retained, which will provide a welcome respite from inclement weather.

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

No change is proposed to the building's orientation on Howard Street. Renovations are proposed largely in the back half of the building.

**(i) Vehicular Access:**

No change to present access. A single car width drive exists.

**(j) Pedestrian Access:**

A walkway connects the dwelling to the public sidewalk. A new walkway will connect from the driveway to the rear deck/entry.

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

Although not required for a single family home, it is encouraged..

**(l) Parking and Circulation:**

No change to present configuration. The site will continue to provide two parking spaces to meet the parking requirement for a single family dwelling.

**(m) Landscaping and Fences:**

No new landscaping is included within the submission package; a wood privacy fence to match the existing fence is included. Given the poor condition of the yard at the time of property transfer, it is anticipated that new owners will be reseeding and restoring the landscape around the house and yard.

**(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.*

No lighting information has been provided. Any new lighting shall be defined and subject to staff review and approval.

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

The location of meters, utility connections, mechanical equipment, and mailboxes must be defined on the site plan or building elevations (as appropriate) to assess for appropriateness and requirement for screening. Any new electrical service must be undergrounded.

**Part 3: Architectural Design Standards**

**Sec. 6.3.2 Review Standards**

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

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

The cross gable proposed is perfectly in line with the building's height and massing; consistent with other similar dwellings in the area.

**2. Roofs and Rooflines.**

The careful selection of duplicate roof pitch successfully marries the cross gable with the existing roof. The applicant proposes to install slate roof on the street front of the new roof, with architectural shingles on the back side where invisible to the public way.

**3. Building Openings**

The project will retain the existing building openings on the primary façade, exchanging the replacement windows with 2/2 that were documented in the State of Vermont historic register

description of 1977. New windows in the rear addition will complement the existing plan, with a copper roofed bay and French door facing the back yard.

**(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 renovation promises to enhance and restore the quality and character of this c. 1885 modest but attractive Italianate residence. Having fallen into disrepair, new investment and attentive design consideration will enhance its street presence and make an appealing and comfortable 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.*

Painted wood clapboard, slate and slate-blend architectural shingles, painted wood trim, and painted wood windows are proposed. All are considered of acceptable durability, and consistent with material replacement on historic structures.

**(f) Reduce energy utilization:**

The overall renovation will increase energy efficiency with the installation of new insulation and new windows and doors with energy ratings.

**(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 requirements for ingress and egress, and any building and life safety code as defined by the building inspector shall be met.

**Sec. 5.4.8 Historic Buildings and Sites**

**(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.*

This was constructed as a single family dwelling; that use will continue.

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.*

Although a very small dwelling, the house has distinctive features (arched window, side porch) and character that enhance its appearance. The proposed cross gable addition has been designed to be sensitive to the building's character without overwhelming the scale and massing of the structure. Additionally the project is consistent with building evolution, with expansion of living space into rear yards.

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 project includes the removal of a later block chimney addition, which was not original to the house. The shed has not historic merit that would encourage its retention.

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

The characteristic arched window, embricated slate roof, entrance porch and overall structural massing will be retained. The use of wood clapboard siding and wood windows/trim is consistent with original and existing materials.

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 applicant has already secured a Non-Applicability determination for replacement of wood clapboard in kind. New features are proposed to be replaced with materials consistent with original materials that remain.

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.*

None proposed.

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

None identified.

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 new cross gable is compatible with the size, scale and character of the existing roof arrangement. The roofing material will transition to asphalt shingles on the back of the cross gable, and at the roof to the new one story addition. As designed, the historic integrity of the property will remain undamaged.

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.*

It would be possible to remove the proposed new addition and cross gable, however unlikely.

**Recommended motion: Approval of the addition as proposed.** As the proposed new area will be less than 50% of the existing gross area of the structure, administrative authority is possible. (Section 3.2.7 (a) 9.)