MEMORANDUM

To: The Design Advisory Board  
From: Mary O’Neil, AICP, Principal Planner  
RE: ZP-22-483, 46 Robinson Parkway  
Date: September 13, 2022

File: ZP-22-483  
Location: 46 Robinson Parkway  
Zone: RL Ward: 6  
Parking District: Neighborhood  
Date application accepted: 8.22.22  
Applicant/Owner: Susan Shull, Thomas Simone  
Request: Create front porch enclosure; add rear deck.

Background:

- **Zoning Permit 14-0225FC;** install wooden stockade fence on northerly boundary area. September 2013.

- **Zoning Permit 13-1237;** replace eight wood windows with new clad wood windows. June 2013.


Overview: 46 Robinson Parkway is an existing, single family home that was included in the 2005 Prospect Parkway (North) Historic Sites and Structures Survey. As such, it is considered eligible for historic listing, and the standards of Section 5.4.8 apply. The deck may be considered as a bonus allowance in lot coverage. The changes proposed for the primary façade are largely the subject of this review.

The 1984-85 City of Burlington Revaluation photo illustrates the Colonial-styled home with window shutters. Subsequent photos are absent the shutters, but include the porch roof supported by white wrought-iron style railings. Application photos now include the entrance roof supported by plain dimensional lumber.
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 are identified within the plan.

(b) Topographical Alterations:
Not applicable.

(c) Protection of Important Public Views:
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 this application precludes the use of wind, water, 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.

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.

Presumably the enclosure of the front entrance with a small entryway is intended to create a space for resident shelter in inclement weather.
(h) **Building Location and Orientation:**
No change is proposed to the building location or orientation.

(i) **Vehicular Access:**
Not applicable.

(j) **Pedestrian Access:**
No change is proposed to the pedestrian access. The front walkway will remain.

(k) **Accessibility for the Handicapped:**
Not applicable.

(l) **Parking and Circulation:**
Not applicable.

(m) **Landscaping and Fences:**
Not applicable.

(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.*

The project description does not include any definition of lighting. If any light fixtures are proposed, fixture information and illumination levels shall be provided.

(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 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 place 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.

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.

Not applicable.
Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:
The enclosure of the front entryway will not increase the massing, height or scale of the existing building. Another nearby residence has a similar front door enclosure.

2. Roofs and Rooflines.
Not applicable.

3. Building Openings
The proposed enclosure will have one window on each side and a storm door facing the street; although the submitted illustrative example includes window lights along the entrance door. If that is intended, the applicant shall confirm.

(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 existing home has a Colonial Revival entrance porch, with cornice returns and dentils. The proposed enclosure will somewhat mask the entrance details, but the proposal is both attractive and minimal in treatment.

(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.

No repair or restoration of historic building materials is proposed. The application proposes vinyl windows, and wood frame with clapboard sheathing. *(Senesac Building Project Description)* The brick entrance steps will be replaced with a concrete slab (32” x 72”), matching the existing entry footprint.

**(f) Reduce energy utilization:**
The new entry enclosure will be required to meet the Residential Energy Building Standards, if intended to create a transition to habitable (conditioned) space.

**(g) Make advertising features complementary to the site:**
Not applicable.

**(h) Integrate infrastructure into the building design:**
Not applicable.

**(i) Make spaces secure and safe:**
All development is required to meet applicable building and life safety code, as defined by the building inspector.

**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.

**(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.
   46 Robinson Parkway was constructed in 1931 as a single family residence; a use that continues.

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 deck, on a rear elevation, has no impact on the historic character of the home. The enclosure of the entry porch alters the primary façade of this notable Colonial Revival dwelling, although the treatment is limited in scope and may be deemed reversible.

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.
   The application proposes copying a neighboring entry enclosure, which is not original to this home. This type of enclosure may have been a natural alteration to some homes in Burlington, although not original to the design.

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 features that characterize this Colonial Revival structure, particularly the denticulation and cornice returns, should remain evident.
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. Not applicable.

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. There are no known archaeological resources at this site.

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 Design Advisory Board is tasked with assessing whether the proposed new addition (porch enclosure) is compatible with the historic materials, features, size, scale and proportion of the existing home, and does not unreasonably alter the character of the structure.

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 is possible to consider the porch enclosure reversible.