MEMORANDUM

To: The Design Advisory Board
From: Mary O’Neil, AICP, Principal Planner
RE: ZP21-0536CA/CU; 14 Strong Street
Date: December 22, 2020

File: 21-0536CA/CU
Location: 14 Strong Street
Zone: RM Ward: 3C
Parking District: Neighborhood
Date application accepted: November 24, 2020
Applicant/Owner: Missa Aloisi and Erica Giannoni
Request: Add second story over existing one story portion of single family family home; replace all windows and add exterior door. Conditional use is related to construction within a required setback.

Background:

- **Zoning Permit 99-122;** enclose the side porch of the existing single family home for seasonal use. No change in footprint. September 1998.

- **Zoning Permit 96-479;** installation of a gothic style picket fence along the eastern property line of the single family home. April 1996. (This site plan includes a property land survey by Gordon G. Harlow, dated 14 March 1986.)

- **Zoning Permit 86-015;** construct a 6 x 7 storage shed on the rear portion of the yard and to erect 50’ of chain link fence along the side (east) property line. Applicant is also applying to the ZBA for a variance of lot coverage to allow a parking area to be constructed. No decision recorded.

Overview:
The applicants have provided plans to construct a second story addition over the rear, single story of their home, with additional second story “bump-out” on the east elevation. Because the rear addition will vertically encroach into a required (rear yard) setback, DRB review is required.

There is an on-going property line dispute with a westerly neighbor about the location of the shared property line. Two sets of development plans have been submitted; the last in an effort to
avoid encroachment over an asserted property line. The applicants have not provided an authoritative land survey to settle the dispute; however a recent decision by the Development Review Board (ZP20-0506CA, as appealed) supported the boundary line as defined by a civil survey for 4-8 Strong Street, placing the structure at 14 Strong Street encroaching over the shared boundary line. The applicant has pointed to a recorded survey dated 14 March, 1986 by land surveyor Gordon Harlow, recorded in Burlington Land Records 0162:58. While both define 14 Strong Street as 35’ wide and 50’ deep, the shared boundary with 4-8 Strong Street diverges significantly between plans. The boundary dispute remains unresolved at this time.

**Part 1: Land Division Design Standards**
No land division is proposed; however there remains an outstanding boundary line dispute with the neighbor abutting to the west.

**Part 2: Site Plan Design Standards**
Sec. 6.2.2 Review Standards

(a) **Protection of Important Natural Features:**
Not applicable.

(b) **Topographical Alterations:**
Not applicable.

(c) **Protection of Important Public Views:**
There are no important or identified public views warranting protection. 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:**
14 Strong Street is not listed on the Department of Environmental Conservation’s list of Brownfield sites.
(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

Other than removal of a small walkway, no ground disturbance is proposed.

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 small canopy is illustrated over the newly introduced exterior door on the east, providing shelter to residents.

(h) Building Location and Orientation:
There is no change to the existing building location or orientation.

(i) Vehicular Access:
As existing.

(j) Pedestrian Access:
A pedestrian walkway on the east is proposed to be eliminated; however the principal entrance will continue to connect to the public sidewalk.

(k) Accessibility for the Handicapped:
This is not a requirement for a single family home, although always encouraged.

(l) Parking and Circulation:
No change is proposed to existing conditions.

(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.

No changes proposed.
(p) Integrate infrastructure into the design:
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 proposed addition remains below the ridgeline of the existing roof, while the easterly bump-out over an enclosed porch is not uncommon to add additional space and light to upper floors.

2. Roofs and Rooflines.
Asphalt shingle roofing is proposed over the new rear gable roof and shed roof addition on the east.

3. Building Openings
The plan proposes square, awning style windows on the shed roof addition, discontinuous in appearance and size from the existing double hung windows on the original home. A new exterior door is proposed on the east, which will allow use of the side (east) yard.

Plan A.20 illustrates a door and outdoor deck area on the 2nd floor. If the property line recognized by the DRB in ZP20-0506CA is correct, this will enable encroachment over a property line and cannot be considered. Under those circumstances a window is recommended in this westerly elevation, and abandonment of the proposed roof deck.

(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:
Plans provide for clapboard siding on the new additions. The existing upper story of the home is shingled, with the first floor clapboarded.
(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.

Clapboard is an acceptable exterior sheathing material for a structure deemed eligible for historic designation. Asphalt shingles will match existing conditions.

(f) Reduce energy utilization:
All new construction shall 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.

(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:
Development is subject to all building and life safety codes as defined by the building inspector and the 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.

14 Strong Street was included within the 2006 Historic Sites and Structures Survey work, and determined to be eligible for historic designation within the context of Strong Street. Therefore, the standards of Section 5.4.8 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.

14 Strong Street was constructed c. 1927 as a single family home; 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.

This Queen Anne/Colonial Revival side hall plan will retain its characteristics that make it eligible for historic designation. The new additions will be clearly recognizable. Although window replacement is included within this application, the Queen Anne plate glass window with stained glass transom must be retained.

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. As along as there is a break in the ridgeline between the original structure and the proposed addition, it will be possible to discern old from new.

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

The side (now enclosed) porch is an important component of the overall building. The proposal to construct a shed-roofed addition atop will be readable as new.

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

None identified that are to be altered.
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.

   There is no proposed replacement of missing features. 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 identified archaeological resources at this location. 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 essential form and spatial characteristics of the property will remain. The new additions are clearly discernable, are set back from the existing building plane and include sheathing compatible to the historic structure. The awning windows and the roof attachment of the easterly addition define the building mass as a modern addition; greater harmony with the existing building could be achieved with double hung sash at least on the primary frontage.

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.

    While unlikely, it is possible to consider the reversibility of the project.