

Department of Planning and Zoning

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 14-1065CA 87 Central Avenue
Date: June 10, 2014

File: ZP 14-1065CA
Location: 87 Central Avenue
Zone: RL-W **Ward:** 5
Date application accepted: May 13, 2014
Applicant/ Owner: Rebecca Grannis / Alexis Chernyshov & Heather Vonesek
Request: Remove brick chimney from building and repair opening and re-roof to match existing asphalt roofing.

Background:

- **ZP12-0928CA;** replace one twin double hung window with wood clad window. Approved April 2012.
- **ZP82-288;** remove existing fence and replace with a 4' chain link fence running 176' along rear property line. Approved June 1982.



Overview: 87 Central Avenue is a duplex, constructed c. 1899 within the Lakeside neighborhood and within the **Lakeside Historic District** on the National Register of Historic Places.

Recommendation: Standards within Article 5 and 6 require careful assessment of character defining features of historic structures, and attentive examination of potential effects of development. The DAB is tasked with assessing the historic merit and value of the existing chimney, and whether its removal will adversely impact the historic integrity of the structure. See Section 5.4.8 for further discussion of the explicit standards and precedent. Staff will abide by the decision of the DAB in this matter.

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:

Not applicable.

(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:

Not applicable.

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

Not applicable.

(h) Building Location and Orientation:

Not applicable.

(i) Vehicular Access:

Not applicable.

(j) Pedestrian Access:

Not applicable.

(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:

Not applicable.

(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:

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:

Not applicable.

2. Roofs and Rooflines.

The only change proposed is the removal of the existing chimney. See Section 5.4.8, below.

3. Building Openings

Not applicable.

(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.

87 Central Avenue is listed on the National Register of Historic Places.

See Section 5.4.8, below.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Not applicable.

(e) Quality of materials:

No change to existing – the application proposes re-installation of asphalt roofing.

(f) Reduce energy utilization:

Not applicable.

(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:

Not applicable.

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.

87 Central Avenue is within the **Lakeside Historic District** on the National Register of Historic Places. See attached information.

(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.*

No change in its residential use is proposed.

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.***

Chimneys are frequently included among character defining features of historic buildings. The DAB has required, upheld by decisions of the Development Review Board, retention of chimneys in this historic district as well as others within the city. (63-69 Lakeside Avenue, ZP06-413CA; 59-61 Central Avenue, ZP13-0245CA; 203 South Willard Street, ZP14-



0799CA.) In most instances, the removal of a chimney alters the visual appearance of the roof and diminishes the overall integrity of the historic structure.

87 Central Avenue retains an original chimney, although at the rear of the ridgeline prior to ell component. It is not visible from the immediate front, but from both the north and south. This board is delegated the authority to discern the merit and value of the chimney, and whether its loss will adversely effect the historic integrity of the structure.

Staff will abide by the decision of the Design Advisory Board.

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.*

Not applicable.

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

The owners assert that interior evidence suggests that the 2nd floor and chimney were later additions to the structure. Although this may be true, there is no identified documentation that supports this assertion.

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

The DAB is tasked with assessing the historic value of the existing chimney, and whether its removal will adversely affect the historic integrity of the property.

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 chimney is not proposed for removal due to failure, but to maximize and facilitate interior spatial planning.

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.*

Demolition or removal of historic features are the most severe material treatment.

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

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.***

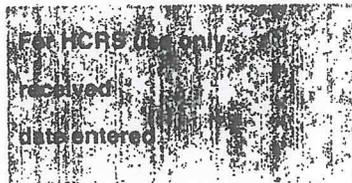
The DAB is asked to ascertain the historic value of the existing chimney. If considered a character defining feature, the chimney must be retained.

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 feasible to consider reconstruction of the chimney at a future date, should its removal be permitted. In that manner, and with photo documentation, chimney removal may be considered reversible.

United States Department of the Interior
Heritage Conservation and Recreation Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 7-4

Item number 7

Page 4

- (20)
53-55 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porches are one bay wide with imitation wrought iron posts and railings, and gable roofs. Alterations: aluminum siding.
- (21)
59-61 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porch is shared and four bays wide with imitation wrought iron posts and railings, and a shed roof.
- (22)
65-67 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porches are one bay wide with imitation wrought iron posts and railings, and shed roofs.
- (23)
79 Central Avenue, Circa 1950. One story, wood frame dwelling with clapboard siding, mixed fenestration, and shallow pitched, gable roof. This building does not contribute to the character of the historic district.
- (24)
87 Central Avenue. Circa 1899. Two and one-half story, wood frame dwelling with a fieldstone foundation, clapboard siding, and an asphalt-shingled gable roof. The house is rectangular with a gable-front orientation and measures three by two bays across the front and side elevations, respectively. A two-story wing is attached to the north, side elevation. Alterations: aluminum siding.
- (25)
93 Central Avenue. Bungalow style, circa 1925. One and one-half story, wood frame dwelling with a reinforced concrete foundation, clapboard siding, and an asphalt-shingled hip roof. The house is rectangular, measuring three by three bays. A hip roof porch spans the width of the front elevation, and hip roof dormers are located on the front and rear. Alterations: aluminum siding.
- (26)
86-88 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porches are one bay wide with imitation wrought iron posts and railings, and shed roofs. Alterations: aluminum siding.
- (27)
80-82 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porches are one bay wide with imitation wrought iron posts and railings, and shed roofs. Alterations: aluminum siding.
- (28)
41-43 Harrison Avenue. Dwelling Type E. Same as building No. 7. Alterations: aluminum siding; one entrance porch enclosed.
- (29)
42-44 Central Avenue. Circa 1930. Two and one-half story, wood frame building with a reinforced concrete foundation, wood shingle siding, and an asphalt-shingled gable roof. The building is rectangular with a gable-front orientation. A storefront with recessed center entrance and partially closed down display windows is located on the right hand two-thirds of the front, west elevation. An enclosed porch supported on steel posts spans the second floor. A belt course describes the side elevations at the line of the second floor.
- (30)
40 Central Avenue. Circa 1899. One and one-half story, wood frame dwelling with a fieldstone foundation, clapboard siding, and a slate-shingled gable roof. The house has an L-shaped plan with a gable front orientation. The roof extends down on the north, side elevation to become an

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