

Department of Planning and Zoning

149 Church Street

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MEMORANDUM

To: Design Advisory Board
From: Ryan Morrison, Associate Planner
Date: February 12, 2019
RE: ZP19-0496CA/CU; 99 Rose Street

File: ZP19-0496CA/CU

Location: 99 Rose Street

Zone: RM **Ward:** 3C

Date application accepted: December 21, 2018

Applicant/ Owner: Lathan Gravelle / Emily Hunter

Parking District: Shared Use

Request: Construct a second floor addition for use as an accessory dwelling unit.



Background:

- **Zoning Permit 08-192CA;** replace existing clapboard siding with vinyl siding. Denied December 18, 2007.
- **Zoning Permit 14-1297CA;** Replace 6 windows with wood windows with aluminum clad exteriors. Approved July 3, 2014.
- **Zoning Permit 17-1003FC;** replace existing chain link fence with a new wooden fence. Approved May 11, 2017.

Overview:

The applicant proposes to construct a new second floor addition over the rear, single-story addition, for use as an accessory dwelling unit. Also included are new steps and decking providing access to the ADU, and a reduction to the width of the driveway. The 4,205 sf parcel currently contains a single family residence and a detached 2-car garage.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

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

There are no important natural features on the subject property. Existing green space amounts to a lawn area in the rear.

(b) Topographical alterations

The property is essentially flat and will remain so. No significant topographical alterations are proposed.

(c) Protection of important public views

The subject property is not affected by any identified public view corridor.

(d) Protection of important cultural resources

The home was constructed ca. 1877. Rose Street is an undersurveyed street, and a determination of eligibility has not been pursued. So while the home isn't included on a state or federal historic register, it still may have historic merits worth preserving. But at this time, review under Sec. 5.4.8 CDO *Historic Buildings and Sites* is not applicable.

(e) Supporting the use of alternative energy

No part of this application would prevent the use of wind, solar, water, or other alternative energy device.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

The rear entrances will be well shielded from the elements by the new decking and roof. The site plan shows there to be ample room for snow storage behind the home to the side of the driveway. No more than 400 sf of land will be disturbed, and as a result, the applicant is not required to submit an Erosion Prevention and Sedimentation Control Plan for review.

(h) Building location and orientation

Buildings within the neighborhood exhibit a consistent rhythm and pattern along both sides of the street. The placement of the proposed home is consistent with the existing built environment. Its front entry is prominent and readily identifiable from the street.

(i) Vehicular access

The existing curb cut will remain unchanged. The 90 ft deep driveway, which widens at the rear to provide access to the 2-car garage, is deep enough and wide enough to provide 3 parking spaces (2 required per dwelling plus 1 for the ADU).

(j) Pedestrian access

Given the existing setback, the front entrance to the home has direct access to the public sidewalk via a single step.

(k) Accessibility for the handicapped

None is required for single family homes; however encouraged.

(l) Parking and circulation

The property has a 90' driveway that widens in the rear to provide access to the 2-car garage and the third parking space required for the ADU.

(m) Landscaping and fences

The plans do not indicate existing or proposed landscaping. The project is at the rear of the home, and given the fact that the front of the home has a 0' setback from the sidewalk, there is no room for landscaping within view from the public street. The site plan does depict a 'garden' between the driveway and the home.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

Outdoor lighting fixtures will illuminate the entrances at the rear of the structure. While specific fixtures have not been decided upon, the applicant notes that they will be wall-mounted black lanterns with LED bulbs. Typical outdoor light fixtures for single family residences are exempt from the requirements and guidelines of Sec. 5.5.2 – Outdoor Lighting. Spec sheets will still be required for review and approval.

(p) Integrate infrastructure into the design

The existing home, and the homes along Rose Street, all have above ground utility lines. The project will not change this existing condition.

A utility meter exists on the north side of the home, and is pretty well shielded from view from the public street by existing vegetation. If a new meter is installed for the ADU, it will almost certainly locate adjacent to the existing meter, and thus be well shielded from view from the public street. The elevation plans should be updated to show the meter(s).

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the existing building is consistent with the pattern of development within the neighborhood. The structure is modest in size, in comparison with several neighboring homes. The proposed addition will increase the massing, height and scale of the existing structure.

The addition's roofline will be approximately one foot taller than the existing home's roofline. The most significant increase in massing and scale, albeit in the rear, is where the addition is seen above the existing enclosed porch. The general goal of this section, and what has been the general consensus of the DAB in the past, is to prevent rear additions from taking over the visual impact of an existing primary structure, while being sensitive to an existing structure's massing, height and scale. The proposed 2nd story addition, atop an existing one-story and abutting the existing 2nd story, substantially inflates the building mass. It is higher than the existing structure, and conflicts with the modest scale of the original house.

In general, additions within a Design Review District should be sensitive to existing structures in either like-materials or massing. The proposed addition is sensitive to neither like-materials nor massing. It takes on the appearance of one mass attaching itself onto an existing mass, with little sensitivity to the existing structure's materials, massing, and architectural style.

2. Roofs and Rooflines

The existing structure has a street-facing gable roof, which is common in the neighborhood. The proposed rear addition will have a gable roof approximately one-foot taller than the existing structure's roof. For living space purposes, the applicant proposes to broadly extend the south side of the roof across the addition, while sloping the roof's north side evenly with the roof of the existing structure. The one-foot height increase over the existing roofline may not be that noticeable from the street, but the roofline extending across the proposed addition (south side), in combination with the addition itself, will be quite noticeable and may very well take away from the general architectural feel of the neighborhood.

3. Building Openings

The proposed addition will occupy a significant portion of open space above and behind the existing structure, and will be quite visible from the street. The applicant proposes a single casement window on the addition's front façade (east). Along the south side, the addition will have a double casement window on the first floor, and two casement windows along the second floor wall. On the north side, there will be two casement windows on the first floor wall, and a skylight window on the roof for natural light to enter the second floor. The addition's rear will see an access door for each floor, and two casement windows on the second floor wall.

(b) Protection of important architectural resources

See 6.2.2 (d) above.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The front of the existing structure will remain as is, with the window lined enclosed front porch and entrance door. The main structure of the home is recessed back from the street edge, with only the second floor front façade visible. This façade has one double hung window, centrally located. There are no large blank walls or expanses of roof.

(e) Quality of materials

The existing home has wood clapboard siding, a slate roof, and double hung windows. The applicant proposes to clad the second floor addition, as well as the existing first floor addition (which is currently sided with wood clapboard) with standing seam metal siding. The roof will also be covered with the same standing seam metal. Trim will be metal to match the siding. The applicant proposes to use Marvin Integrity casements for all windows. Pressure treated wood will be used for the rear decking, stairs, and railing posts and top rails. The materials chosen are quite durable and will ensure a long life cycle of the building.

(f) Reduce energy utilization

The proposed building must comply with the city's current energy efficiency standards.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

Should a second utility meter be needed, it is assumed it will locate next to the existing meter, along the north wall of the home. The existing meter is well screened from view from the public street. If other mechanical units are proposed, the plans will need to be updated to show the locations. Additionally, they will need to be screened from view from the public street.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

ARTICLE 5: CITYWIDE GENERAL STANDARDS

Sec. 5.4.8 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;*

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; 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,*

The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

The structure is included on a 1877-1890 bird's eye neighborhood historic map, thus putting its date of construction ca. 1877. The structure has not been listed on either a state or federal historic register. Given its construction date and the nature of the structure, including the rear addition and enclosed porch, historic merits appear to exist. Rose Street is an undersurveyed street, and a determination of eligibility has not been pursued due to staff limitations. Staff believes that the structure could be eligible for listing on a historic register.

ITEMS FOR THE BOARD'S CONSIDERATION

1. The addition, in combination with the taller roof height, significantly expands the massing of the structure, albeit in the rear, and will nonetheless be quite visible from the public street. While rear additions are common in the City, additions like these that loom over an existing structure, are clearly visible and detract from the presence of the original structure, and are not appropriately scaled and proportioned with respect to the context of the existing structure, do not comply with the Architectural Design Standards of Sed. 6.3.2. The applicant should explore another design that better fits with the size and massing of the existing structure.
2. The existing structure is not listed on a state or federal historic register, and a determination of eligibility has not be made. If the DAB wishes, staff would pursue a determination of historic eligibility.
3. The applicant should submit spec sheets for the skylight window and the exterior light fixtures to planning and zoning prior to the Development Review Board hearing.