

## Department of Planning and Zoning

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### MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Principal Planner  
**RE:** ZP17-1204CA; 76 Deforest Heights  
**Date:** June 13, 2017

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**File:** ZP17-1204CA

**Location:** 76 Deforest Heights

**Zone:** RL Ward: 6S

**Date application accepted:** May 26, 2017

**Applicant/ Owner:** Sorrell Construction / Chris and Susan Skalka

**Request:** New siding, remove chimney, new front deck and stairs, new windows, reframe front entrance, new garage door.

#### Background:

- **Non-Applicability of Zoning Permit Requirements 13-0576NA;** replace asphalt roof with same. November 2012.
- **Zoning Permit 86-278;** expand the existing bedroom on the back of the house by 6.6' x 21.5'; raise roof at living room (less than 25') and relocate screen porch. July 1986.

**Overview:** Until the adoption of the 2007 Comprehensive Development Ordinance, Deforest Heights had been a non-design control neighborhood. The adoption of the CDO introduced standards for the treatment of historic properties (Section 5.4.8), which then became applicable to much of the



neighborhood. A 2005 *Historic Sites and Structures Survey*, completed under a Certified Local Government grant, provided research and documentation on all structures in the Prospect Park North and Middle neighborhood. (Roughly from University Terrace south to Ledge Road.) This house at 76 Deforest Heights was identified as eligible for historic designation. Built in 1963 (Assessor's office), it contributes to the context of the immediate neighborhood and the significant architectural heritage of that area of the city.

This application can benefit from Administrative Authority (staff can issue permit per Section 3.2.7 (a) 10.) Any decision will be based on the recommendation of the Design Advisory Board.

**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 is no identification of alteration to natural features. A replacement deck/stairs are proposed in the same location as existing; intended to address the grade change at the front of the dwelling.

**(b) Topographical Alterations:**

Not applicable.

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

There are no protected public views from this property. 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:**

Nothing within this application will prohibit the use of wind, solar, geothermal, water, or other methods of renewable energy.

**(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.*

The proposed front entry will have a most modest eave to shelter residents upon entry or exit. This replaces an awning.

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

No change to the building's orientation or location. Not applicable.

**(i) Vehicular Access:**

No change.

**(j) Pedestrian Access:**

No change. The replacement stairs/deck will continue the path of pedestrian access.

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

This is not a requirement for single family homes, but is always encouraged.

**(l) Parking and Circulation:**

No change.

**(m) Landscaping and Fences:**

No change.

**(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 narrative defines new "step lighting" (p.3) and new decorative wall fixtures. These will need further definition and will be subject to staff review and approval.

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

This is no installation of machinery/HVAC systems included in the project narrative. Trash and recycling are assumed to be within the garage. The mailbox location is not suggested for relocation. Meters and any utility connections must be identified on building elevations or site plan as appropriate to determine the appropriateness of screening.

**Part 3: Architectural Design Standards**  
**Sec. 6.3.2 Review Standards**

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

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

No change is proposed to the massing, height or scale of the existing structure.

**2. Roofs and Rooflines.**

There exists an asphalt shingle roof which will remain. The entry over the front door (to be reconstructed with a shed roof) is proposed to have a 26 gauge colored standing seam roof.

**3. Building Openings**

Doors will remain at existing locations; replacement doors are proposed for the front entry (fir door) and garage opening. New windows are proposed at the kitchen (new framed opening) and around new front entry.

**(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:**

There are no protected public views from this site.

**(d) Provide an active and inviting street edge:**

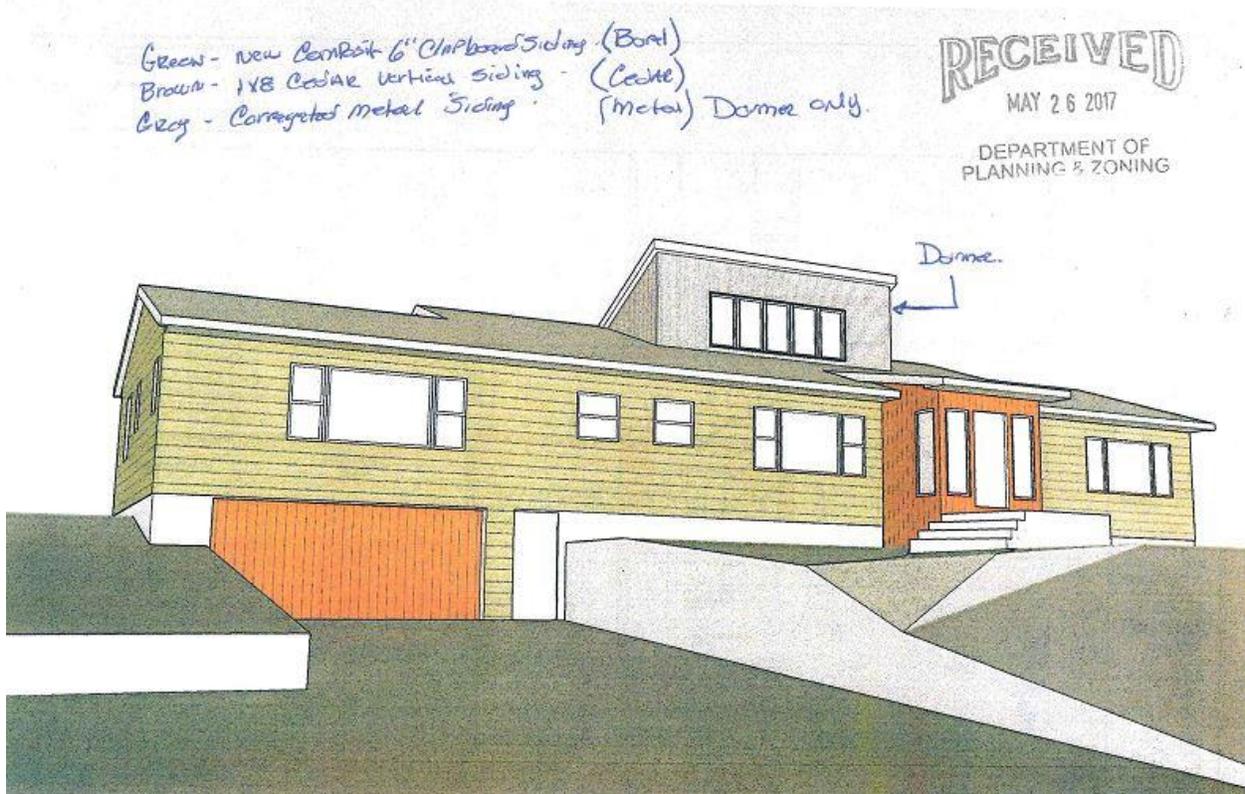
The house sits atop a bluff, with an increased grade when entering the site. As proposed, the new siding and windows will present a clean and fresh exterior appearance to the street.

**(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.***

Existing materials are asphalt shingles on the roof and wood shingles as sheathing. The application proposes composite (Boral) clapboard siding (6" reveal), 1 x 8 vertical cedar siding as accent on the garage door and around the new front entrance; and corrugated metal siding at the central dormer. All are considered of reasonable durability for residential installation. The historic eligibility of the property spurs the review of the appropriateness of replacement materials per this standard.



**(f) Reduce energy utilization:**

All development is required to 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:**

See Section 6.2.2. (p), above.

**(i) Make spaces secure and safe:**

All appropriate building and life safety code will be applicable as determined by the building inspector and fire marshal.

**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.*

The 2005 Historic Sites and Structures Survey defined 76 Deforest Heights as eligible for historic designation. 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.*

The property was constructed as and remains residential.

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 proposal includes the wholesale removal of all exterior sheathing and replacement with different materials, which alters the existing visual character of the house. The DAB is charged with assessing the appropriateness of the proposed changes.

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 existing stained shingles (if original), reflect residential materials of the period of construction. The new sheathing (Boral clapboard, corrugated metal, cedar vertical siding) may or may not be consistent with the architectural style of the house, the context of the neighborhood or the original character of the house. The DAB must weigh the application request in light of the Historic Sites and Structures Survey information, and determine acceptability of alteration.

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 DAB must determine whether the existing exterior sheathing materials and front entryway are essential character defining features of the structure, and whether alteration is consistent with the standards of this section.

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 application does not cite deterioration as motivation for the proposed replacement materials. The DAB must determine the appropriateness and acceptability of replacement materials per this standard.

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.*

No chemical or physical treatments are proposed. Wholesale sheathing removal and replacement with different materials in different configurations with different character requires review by the Design Advisory Board.

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.*

76 Deforest Heights was determined to be eligible for historic designation in 2005, and therefore is subject to the standards of this section. Replacement sheathing materials of different character, design and arrangement will alter the original character of the residential structure. The DAB is charged with assessing these changes and making a determination as to the appropriateness of proposed alterations. Staff will act on that recommendation.

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.*

Replacement sheathing may be considered sacrificial; future owners would be able to restore original sheathing if desired given sufficient information and documentation of original

materials. Although the entrance portico is proposed to be altered, the essential structural massing, location, setting, and associations will remain.

**Items for the Board's consideration:**

1. Meters and any utility connections must be identified on building elevations or site plan as appropriate to determine the appropriateness of screening.
2. The applicant will define any exterior lighting fixtures (location, lumens) for staff review and approval.
3. All development is required to 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.
4. Standard Permit Conditions 1-15 will apply.