

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Associate Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: April 26, 2011
RE: 11-0704CA, 185 Maple Street

Zone: RM Ward: 6
Owner/Applicant: Bob Summers & Orly Yadin / Duncan Wisniewski Architecture

Request: Rear addition and associated site improvements to existing single family residence; also, included is installation of solar panels and replacement of rear slate roof.

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

Few site alterations are included in this proposal and are limited to the installation of a walkway connecting the driveway to a new patio behind the proposed rear addition. The rear addition itself will be constructed on the footprint of an existing rear addition and deck. Proposed earthwork will require review and approval of a small project erosion control form that has been submitted and forwarded to the Stormwater Administrator for her review and approval.

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 is behind the existing home. It's massing, height, and scale are consistent with those of the original home and are clearly secondary.

2. Roofs and Rooflines

Except for a proposed material change on the rear section, the roof of the existing home will remain unchanged. The rear addition will have an upper flat roof and a lower shed roof. The flat roof avoids disrupting the lines of the existing roof, while pitch of the lower shed roof is similar to the pitch of the roof on the existing home.

3. Building Openings

Windows in the addition are distinct from those in the existing home but are appropriate.

(b) Protection of important architectural resources

As the subject building is a contributing structure within the Battery & King Street Historic District, Sec. 5.4.8 applies (see below). Much of it will remain unchanged. As noted before, the addition will be placed behind the building and is appropriately scaled and designed.

Removal of the slate roof is problematic, albeit limited to the back of the building. The slates are not in a state of failure and are to be removed only to enable the installation of standing seam metal roofing so that solar panels may be affixed on top. The city's slate roof policy stipulates that slate roofing may only be removed when it is in a state of failure as documented by a qualified slater. The application cites VSA 24, Sec. 4413 (g) – the state's "clothesline" law – which bars municipalities from prohibiting the installation of solar collectors, clotheslines, or other energy devices. In this case, the installation of solar collectors is not prohibited. Arrays will be installed on both the upper and lower roofs of the addition. Installation of the solar panels on these roofs can be done while also preserving the existing slate roof. Nothing in the cited statute bars municipalities from considering the location of solar collectors.

(c) Protection of important public views

The proposed addition will have no impact on important public views.

(d) Provide an active and inviting street edge

The street edge will remain essentially unchanged.

(e) Quality of materials

The addition will be clad in fiber cement board clapboard with rubber membrane and standing seam roofing. Fiberglass windows will be installed. These materials are acceptable. As noted previously, removal of the slates from the existing roof is unacceptable.

(f) Reduce energy utilization

The energy efficiency of the existing building will not be adversely impacted by the proposed addition. The addition must comply with the city's current energy efficiency standards. The new solar panels will reduce demands on traditional energy supply to the home.

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

The solar panels will be installed with a profile close to that of the roofline. They will not project significantly upward and will be visually unobtrusive.

(i) Make spaces safe and secure

The proposed alternations must comply with the city's current egress requirements.

Sec. 5.4.8 Historic Buildings and Sites

(b) Standards and Guidelines:

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 proposed changes are not related to the use, which will remain as a single family residence.

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 loss of roofing slate, which is a character-defining feature of the structure, is an avoidable loss. Solar panels can, and will, be located on the lower roofs.

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.*

None proposed.

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

Not applicable.

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

As noted above, the roofing slate is a character-defining feature of the original building and should be preserved.

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 slate to be removed is not in a state of failure and should not be removed.

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.*

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.*

As noted, the loss of a significant historic material (slate) can be avoided in the project plan.

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.

The loss of the historic roofing slate will impact the essential integrity of the building. When such alteration can be avoided, as is such in this case, avoidance of impact is the recommended option.

RECOMMENDED MOTION:

Approval of the project without the removal of the rear section of slate roof and associated installation of solar panels on the original home.