Burlington Design Advisory Board
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

Ron Wanamaker
Emily Morse
Richard Martin
Gabriel Stadecker
Jay White
Kathleen Ryan, Alt
Vacant, Alt

Design Advisory Board

Tuesday, November 12, 2024, 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

Zoom: https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09

Webinar ID: 871 5565 5137
Passcode: 796731

Telephone: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

1. Agenda

1.1.
Session I – 3:00 PM – 3:30 PM

ZPW-24-156; 573 South Willard Street (RC, Ward 6) Asa Levi / Natalie Komarov / Elwin Herringshaw
Proposed replacement of fourteen existing windows, enlarging two openings for egress. (Project Manager, Garret King)

1.2.
Session II – 3:30 PM – 4:00 PM

ZP-24-394; 46 North Willard Street (RL, Ward 1) Loomis Willard, LLC / Rebecca Tourville
Proposed removal of north elevation second story porch. (Project Manager, Garret King)

1.3.
Session III – 4:00 PM – 4:30 PM

Other Business
Continued discussion of slate and chimney standards.

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

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Department of Permitting and Inspections
Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permitting Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator

MEMORANDUM

To: Design Advisory Board
From: Garret King
Re: 573 South Willard Street
Date: November 12, 2024

File: ZPW-24-156
Location: 573 South Willard Street
Zone: RC **Ward**: 6
Parking District: Multimodal Mixed-Use Corridor
Date application accepted: October 10th, Complete October 9th, 2024
Applicant/ Owner: Trevor Bross / Asa Levi
Request: Proposal to replace and change windows

Overview:
573 South Willard Street has two frontages, the primatry entrance is on South Willard Street and the west façade on Shelburne Street. The applicant is looking to replace 14 windows in total. Most will be replaced to match the existing windows. Two windows on the West façade facing Shelburne Street will change style and opening size. The existing windows on the home are mostly 6 over 6 double hung windows. The applicant believes this change should be allowed as the first floor window was changed during an ADU conversion of the first floor. The window changed from a double hung window into a casement window. The ADU permit included window replacement and comments from the review staff explicitly noted that the replacement window would need to match the historic characteristics of the historic window. During the close out inspection the lack of matching window patterns was not caught, the permit was closed out, therefore the windows were allowed to remain as installed. No change in window design was ever permitted.

The current home was built in 1942 and is included in the Historic Sites and Structures Survey of the Prospect Park neighborhood. The survey notes the subject property as a contributing resource.

Sec. 5.4.8 Historic Buildings and Sites
(a). Applicability.
The building was found to be a contributing resource in the 2007 Historic Sites and Structures survey of its neighborhood As a result, the standards of Sec. 5.4.8 pertain to this application.

(b). Standards and Guidelines.

1. A property will be used as it was historically or be given a new use that requires a minimal change to its distinctive material, features, spaces, and spatial relationships.
The home is a single family home originally, but recently an application for an ADU in 2020 created an attached ADU in the bottom floor. The home still retains the footprint of the original home and no change of use is proposed with this application. The only proposed changes will be different are the new windows on the Shelburne street side of the home.

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 will not be the first change to the windows on the Shelburne Street side of the home. The ground floor window was changed to a double casement window. Note this changes in design was not approved with the zoning permit but was allowed to remain. The 3rd story windows are proposed to retain the existing window patterns and design. With the 2nd story windows changing each story of the home on this façade will have a different window design and pattern. This is inconsistent with the requirements of Sec. 6.3.2 (a). 3 Building openings.

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 proposed large picture windows on the west Shelburne Street elevation suggests a post 1950 construction that is inconsistent with the age and character of the house.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
Not Applicable

5. Distinctive material, feature, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
The Shelburne Street side of the home was built as the rear of the building. The front of the house is on South Willard Street. No distinctive materials, finishes, or construction techniques are proposed to be changed. Only changes to the window design and patterns are proposed.

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.
Historic building materials and features will be required to be replaced and replicated on the other sides of the home as typically required with a project of this type. A change in window type is required to meet egress requirements. Typically when a change from double hung to casements windows is proposed to meet egress requirements a condition for exterior dividing bars and muntins to replicate the existing double hung window appearance is in the zoning permit conditions.

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 material, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
No changes are proposed on the South Willard Street frontange but changes are proposed on the Shelburne Street side of the home. No distinctive materials, finishes, or construction techniques are proposed to be changed. Only changes to the window design and patterns are proposed. With the 2nd story windows changing each story of the home on this façade will have a different window design and pattern so the original spatial relationship between the windows will be altered.

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.
Although unlikely the incompatible window replacement may be considered to be reversible.

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

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment

1. *Massing, Height, and Scale*
   Not applicable.

2. *Roofs and Rooflines*
   Not applicable.

3. *Building Openings*
   The majority of the existing windows are 6 over 6 double hung windows along with 4 over 4 double hung windows for some of the smaller windows on the home. The proposal to change the rear Shelburne Street windows to 3-wide casement windows without matching the munins pattern would not maintain consistent patterns and proportions as required by this

section. Some change has already occurred with the change of the first floor ADU window replacements but this was not approved by any zoning permit.

(b) Protection of important architectural resources
See Sec. 5.4.8

(c) Protection of Important Public Views
Not applicable

(d) Provide an active and inviting street edge
Not applicable

(e) Quality of materials
The material for the new construction will mainly consist of wood clad windows, these are acceptable materials for this project.

(f) Reduce energy utilization
Proposed building must comply with current energy efficiency standards.

(g) Make advertising features complimentary to the site
Not applicable

(h) Integrate infrastructure into the building design
Not applicable

(i) Make spaces safe and secure
Not applicable.

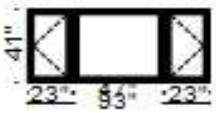
RECOMMENDED MOTION:

Require the Shelburne Street façade window to maintain consistant patterns and proportions to match the rest of the house.

Line #	Location:	Attributes
20	Kitchen Sink CNO	

Lifestyle, 3-Wide Casement, 93 X 41, With HGP, White

Item Price	Qty	Ext'd Price
$8,994.38	1	$8,994.38



Viewed From Exterior

PK #
2176

1: 2341 Left Casement
Frame Size: 23 X 41
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Bright White, InView™
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.20, SHGC 0.25, VLT 0.47, CPD PEL-N-245-00333-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 36, OITC 31, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
2: 4741 Fixed Sash Set
Frame Size: 47 X 41
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: White
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.19, SHGC 0.25, VLT 0.47, CPD PEL-N-244-00333-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 35, OITC 30
Grille: No Grille,
3: 2341 Right Casement
Frame Size: 23 X 41
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Bright White, InView™
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.20, SHGC 0.25, VLT 0.47, CPD PEL-N-245-00333-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 36, OITC 31, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Vertical Mull 2: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 268".

Frame Size: 93" X 41"

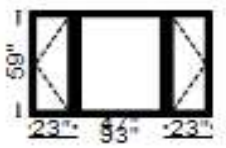
EXTTRIM20 - 5/4 X 6 Exterior Style PVC Qty 1

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes
25	Dining Room CNO	

Lifestyle, 3-Wide Casement, 93 X 59, With HGP, White

Item Price	Qty	Ext'd Price
$10,026.29	1	$10,026.29



Viewed From Exterior

PK #
2176

1: 2359 Left Casement
Frame Size: 23 X 59
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Bright White, InView™
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.20, SHGC 0.25, VLT 0.47, CPD PEL-N-245-00333-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 36, OITC 31, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
2: 4759 Fixed Sash Set
Frame Size: 47 X 59
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: White
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.19, SHGC 0.25, VLT 0.47, CPD PEL-N-244-00333-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, STC 35, OITC 30
Grille: No Grille,
3: 2359 Right Casement
Frame Size: 23 X 59
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Bright White, InView™
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.20, SHGC 0.25, VLT 0.47, CPD PEL-N-245-00333-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 36, OITC 31, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Vertical Mull 2: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 304".

Frame Size: 93" X 59"

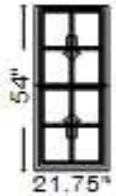
EXTTRIM20 - 5/4 X 6 Exterior Style PVC Qty 1

AC-9A - Difficult Ground Condition Installation	Qty	1
AC-5 - Create New Opening	Qty	1
LP-1 - Lead safe practices this opening	Qty	1
FF-9 - 3 Wide Full Frame Tear Out Installation	Qty	1

Line #	Location:	Attributes
30	Bumpout Flanks	

Lifestyle, Double Hung, 21.75 X 54, Without HGP, White

Item Price	Qty	Ext'd Price
$2,977.80	2	$5,955.60



Viewed From Exterior

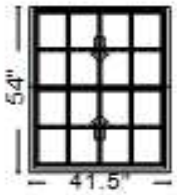
PK #
2176

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 21 3/4 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Bright White Paint Interior**
Glass: **Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination**
Hardware Options: **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.27, SHGC 0.26, VLT 0.48, CPD PEL-N-35-00540-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, STC 31, OITC 27, Clear Opening Width 18.562, Clear Opening Height 23.75, Clear Opening Area 3.061441, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **SDL, No Custom Grille, 7/8", Traditional (2W2H / 2W2H)**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 152".**

Frame Size: 21.75" X 54"

EXTTRIM20 - 5/4 X 6 Exterior Style PVC	Qty	1
LP-1 - Lead safe practices this opening	Qty	1
FF-4 - 1 Wide Full Frame Tear Out Installation	Qty	1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
35	Bumpout Middle	**Lifestyle, Double Hung, 41.5 X 54, Without HGP, White**	$4,117.19	1	$4,117.19



Viewed From Exterior

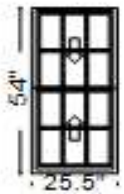
PK #
2176

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 41 1/2 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Bright White Paint Interior**
Glass: **Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.27, SHGC 0.26, VLT 0.48, CPD PEL-N-35-00540-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, STC 31, OITC 27, Clear Opening Width 38.312, Clear Opening Height 23.75, Clear Opening Area 6.31882, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **SDL w/Spacer, No Custom Grille, 7/8", Traditional (4W2H / 4W2H)**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 191".**

Frame Size: 41.5" X 54"

FF-4 - 1 Wide Full Frame Tear Out Installation	Qty	1
LP-1 - Lead safe practices this opening	Qty	1
EXTTRIM20 - 5/4 X 6 Exterior Style PVC	Qty	1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
40	LR Side	**Lifestyle, Double Hung, 25.5 X 54, Without HGP, White**	$3,542.52	2	$7,085.04



Viewed From Exterior

PK #
2176

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 25 1/2 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Bright White Paint Interior**
Glass: **Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination**
Hardware Options: **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.27, SHGC 0.26, VLT 0.48, CPD PEL-N-35-00540-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, STC 31, OITC 27, Clear Opening Width 22.312, Clear Opening Height 23.75, Clear Opening Area 3.679931, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 159".**

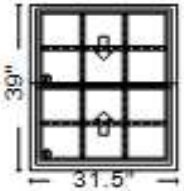
Frame Size: 25.5" X 54"

EXTTRIM20 - 5/4 X 6 Exterior Style PVC	Qty	1
FF-4 - 1 Wide Full Frame Tear Out Installation	Qty	1
LP-1 - Lead safe practices this opening	Qty	1

Line #	Location:	Attributes
45	Bottom Stairs	

Lifestyle, Double Hung, 31.5 X 39, Without HGP, White

Item Price	Qty	Ext'd Price
$3,622.65	1	$3,622.65



Viewed From Exterior

PK #
2176

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 31 1/2 X 39
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Bright White Paint Interior**
Glass: **Insulated Tempered Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination**
Hardware Options: **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.27, SHGC 0.26, VLT 0.48, CPD PEL-N-35-00540-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 31, OITC 27, Clear Opening Width 28.312, Clear Opening Height 16.25, Clear Opening Area 3.194931, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 141".**

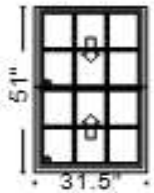
Frame Size: 31.5" X 39"

EXTTRIM20 - 5/4 X 6 Exterior Style PVC	Qty	1
LP-1 - Lead safe practices this opening	Qty	1
FF-4 - 1 Wide Full Frame Tear Out Installation	Qty	1

Line #	Location:	Attributes
50	Top Stairs	

Lifestyle, Double Hung, 31.5 X 51, Without HGP, White

Item Price	Qty	Ext'd Price
$3,859.73	1	$3,859.73



Viewed From Exterior

PK #
2176

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 31 1/2 X 51
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Bright White Paint Interior**
Glass: **Insulated Tempered Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination**
Hardware Options: **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.27, SHGC 0.26, VLT 0.48, CPD PEL-N-35-00540-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, STC 31, OITC 27, Clear Opening Width 28.312, Clear Opening Height 22.25, Clear Opening Area 4.374597, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 165".**

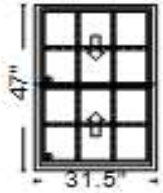
Frame Size: 31.5" X 51"

FF-4 - 1 Wide Full Frame Tear Out Installation	Qty	1
LP-1 - Lead safe practices this opening	Qty	1
EXTTRIM20 - 5/4 X 6 Exterior Style PVC	Qty	1

Line #	Location:	Attributes
55	Upstairs Bath	

Lifestyle, Double Hung, 31.5 X 47, Without HGP, White

Item Price	Qty	Ext'd Price
$3,780.70	1	$3,780.70



Viewed From Exterior

PK #
2176

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 31 1/2 X 47
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Bright White Paint Interior**
Glass: **Insulated Tempered Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination**
Hardware Options: **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.27, SHGC 0.26, VLT 0.48, CPD PEL-N-35-00540-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 31, OITC 27, Clear Opening Width 28.312, Clear Opening Height 20.25, Clear Opening Area 3.981375, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 157".**

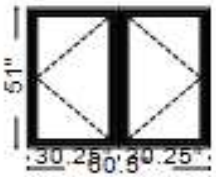
Frame Size: 31.5" X 47"

FF-4 - 1 Wide Full Frame Tear Out Installation	Qty	1
LP-1 - Lead safe practices this opening	Qty	1
EXTTRIM20 - 5/4 X 6 Exterior Style PVC	Qty	1

Line #	Location:	Attributes
60	Masha's Room	

Lifestyle, 2-Wide Casement, 60.5 X 51, With HGP, White

Item Price	Qty	Ext'd Price
$5,543.75	1	$5,543.75



Viewed From Exterior

PK #
2176

will need exterior muntin and grills to match the esisting window

1: Non-Standard SizeNon-Standard Size Left Casement
Frame Size: 30 1/4 X 51
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Bright White, InView™
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.20, SHGC 0.25, VLT 0.47, CPD PEL-N-245-00333-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 36, OITC 31, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
2: Non-Standard SizeNon-Standard Size Right Casement
Frame Size: 30 1/4 X 51
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Bright White, InView™
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.20, SHGC 0.25, VLT 0.47, CPD PEL-N-245-00333-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 36, OITC 31, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 223".

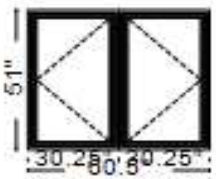
Frame Size: 60.5" X 51"

EXTTRIM20 - 5/4 X 6 Exterior Style PVC	Qty	1
LP-1 - Lead safe practices this opening	Qty	1
FF-7 - 2 Wide Full Frame Tear Out Installation	Qty	1

Line #	Location:	Attributes
65	Guest Room	

Lifestyle, 2-Wide Casement, 60.5 X 51, With HGP, White

Item Price	Qty	Ext'd Price
$5,543.75	1	$5,543.75



Viewed From Exterior

PK #
2176

Will need exterior muntin and grills to match existing windows

1: Non-Standard SizeNon-Standard Size Left Casement
Frame Size: 30 1/4 X 51
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Bright White, InView™
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.20, SHGC 0.25, VLT 0.47, CPD PEL-N-245-00333-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 36, OITC 31, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
2: Non-Standard SizeNon-Standard Size Right Casement
Frame Size: 30 1/4 X 51
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Bright White, InView™
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.20, SHGC 0.25, VLT 0.47, CPD PEL-N-245-00333-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 36, OITC 31, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 223".

Frame Size: 60.5" X 51"

LP-1 - Lead safe practices this opening	Qty	1
FF-7 - 2 Wide Full Frame Tear Out Installation	Qty	1
EXTTRIM20 - 5/4 X 6 Exterior Style PVC	Qty	1

Line #	Location:	Attributes
70	Master Side	

Lifestyle, Casement Left, 25.5 X 51, With HGP, White

Item Price	Qty	Ext'd Price
$3,450.72	1	$3,450.72

Viewed From Exterior

PK #
2176

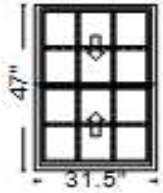
1: Non-Standard SizeNon-Standard Size Left Casement
Frame Size: 25 1/2 X 51
General Information: Ultimate Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination
Hinge Panel: Clear, Annealed
Hardware Options: Side Pivot Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Bright White, InView™
Unit Accessories: No Accessory Option
Performance Information: U-Factor 0.20, SHGC 0.25, VLT 0.47, CPD PEL-N-245-00333-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 36, OITC 31, Clear Opening Width 21.125, Clear Opening Height 46.875, Clear Opening Area 6.876627, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 153".

Frame Size: 25.5" X 51"

AC-18 - Simulate DH SDL Creative grill shop applied	Qty	1
LP-1 - Lead safe practices this opening	Qty	1
AC-9B1 - OTHER MATERIAL	Qty	1
FF-4 - 1 Wide Full Frame Tear Out Installation	Qty	1
EXTTRIM20 - 5/4 X 6 Exterior Style PVC	Qty	1

Will need exterior muntin and grills to match existing window

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
75	Master Front	**Lifestyle, Double Hung, 31.5 X 47, Without HGP, White**	$3,525.99	1	$3,525.99



Viewed From Exterior

PK #
2176

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 31 1/2 X 47
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Bright White Paint Interior**
Glass: **Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination**
Hardware Options: **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.27, SHGC 0.26, VLT 0.48, CPD PEL-N-35-00540-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 31, OITC 27, Clear Opening Width 28.312, Clear Opening Height 20.25, Clear Opening Area 3.981375, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 157".**

Frame Size: 31.5" X 47"

LP-1 - Lead safe practices this opening	Qty	1
EXTTRIM20 - 5/4 X 6 Exterior Style PVC	Qty	1
FF-4 - 1 Wide Full Frame Tear Out Installation	Qty	1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
80	P Interior Trim	**PFP - PC to order Prompt for Price (detail in line notes)**	$5,408.00	1	$5,408.00

Customer Notes:
(39) 1x6x8 clear poplar for casing
(6) 1x6x12 clear poplar for casing
(39) 1x6x8 clear poplar for extension jambs
(6) 1x6x12 clear poplar for extension jambs
(8) 1x8x8 clear poplar for sills shop to rout full bull nose
(3) 1x8x12 clear poplar for sills shop to rout full bull nose

Pre-finish bright white

PBW - Pella Bright White Semi-Gloss Paint	Qty	1

60
65
20
25

3D
3S
7D
4D

70
35
30
40
40

50
45

75
55
373

Department of Permitting and Inspections
Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permitting Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator

MEMORANDUM

To: Design Advisory Board
From: Garret King
Re: 46 North Willard Street
Date: November 12, 2024

File: ZP-24-394
Location: 46 North Willard Street
Zone: RL **Ward**: 1
Parking District: Neighborhood
Date application accepted: February 21, Complete February 22, 2024
Applicant/ Owner: Rebecca Tourville/Stephen Williams
Request: Proposed in kind replacement of exterior stairs to third floor, after-the-fact creation of basement entrance structure, and removal of north elevation second story porch.

Overview:
The application requires review for the addition of the rear/side basement entrance structure as well as the removal of the north elevation second story porch.

The house is situated on the southest corner of Brooks Avenue and North Willard Street, with frontage on both streets.

The application has come to the DAB for review of the removal of the north elevation second story porch and assocated door. The porch has already been removed due to safety concerns. The applicant wants to keep the porch removed if possible and seal up the door with siding to match the rest of the building.

The building was built in 1899 and is listed on the Vermont State Register of Historic Resources. The narrative specifically calls out the second story porch under the description of the entrances as " 2nd story porch with turned posts on north elevation." and is on a primary frontage.

Sec. 5.4.8 Historic Buildings and Sites
(a). Applicability.

The building was found to be a contributing resource in the 1978 Vermont State Register of Historic Resources of its neighborhood As a result, the standards of Sec. 5.4.8 pertain to this application.

(b). Standards and Guidelines.

1. A property will be used as it was historically or be given a new use that requires a minimal change to its distinctive material, features, spaces, and spatial relationships.

The home was origionally a single family home, but a zoning permit from 1965 permit changed the property to a three unit building. The building is a 3 unit building today. The existing use of the building will remain unchanged.

The proposed removal of the second story porch will be removing a distinctive feature of the building that is explicitly noted on the historic listing. The proposed siding to be used for infill would match the existing siding of the building.

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.

There are no zoning permit records for this property since the change of use permit in 1965. The original wood clapboard siding has been replaced with vinyl siding. The proposed removal of the second story porch will remove a feature that is noted as a feature that helps characterize the property. The proposed infill siding would match the existing siding.

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 new basement addition is clearly an addition to the existing building and will not act as a conjectural feature.

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

Not Applicable

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

While the original form of the building has been retained, the removal of a distinctive feature is inconsistent with the purpose of this criteria.

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 second story porch has already been removed as it was deteriorated into a potential safety hazard. With the second story porch already removed only replacement is possible.

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

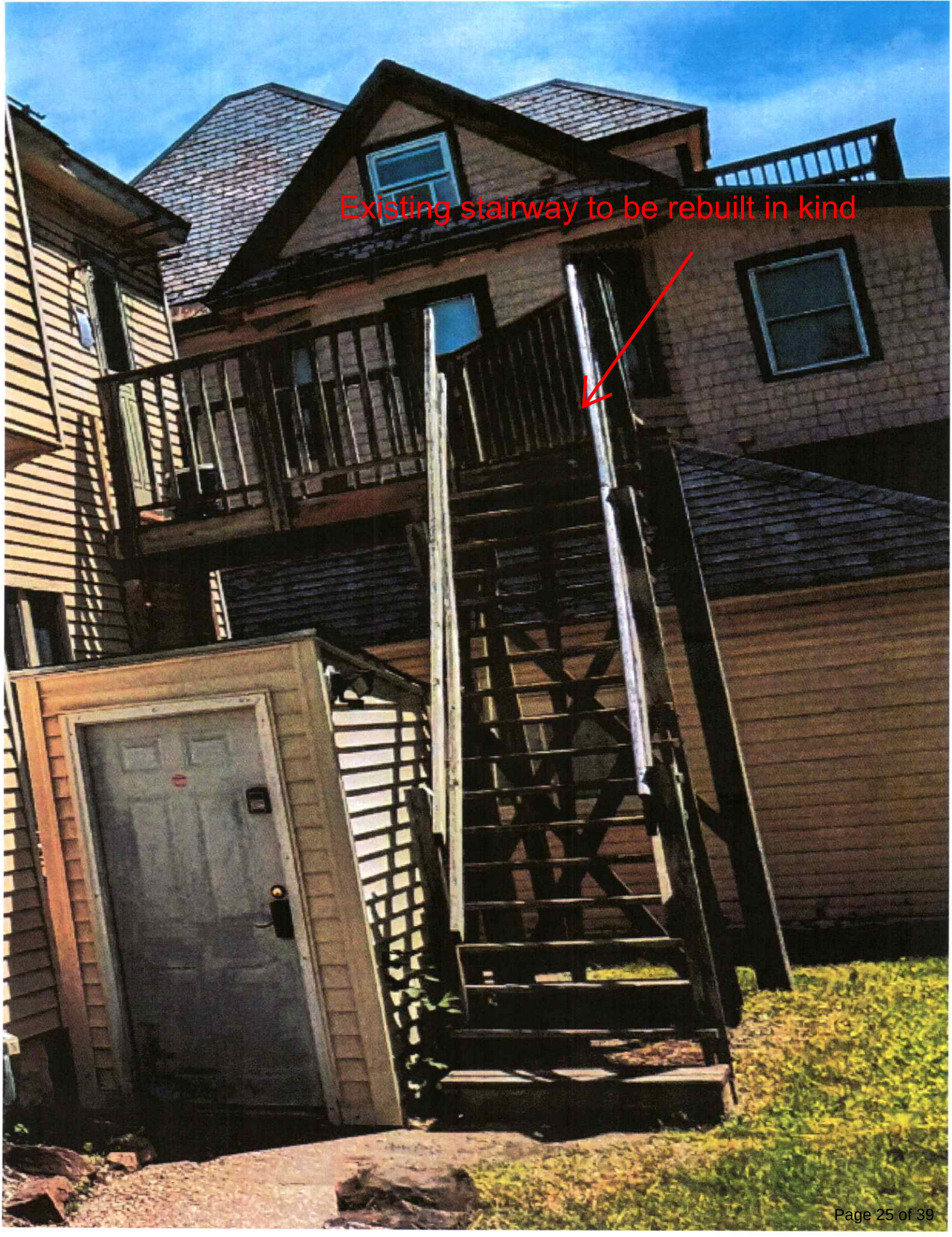
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
No gound disturbance is proposed with this project.

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 material, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
The removal of the second story porch is a removal of a distinctive feature, and is inconsistent with the purpose of this criteria.

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 new basement entrance addition is on the rear side of the building and is mostly out of view from the public. The entrance is minimally attached to the rear side of the building and would be able to be removed without damaging the original structure.

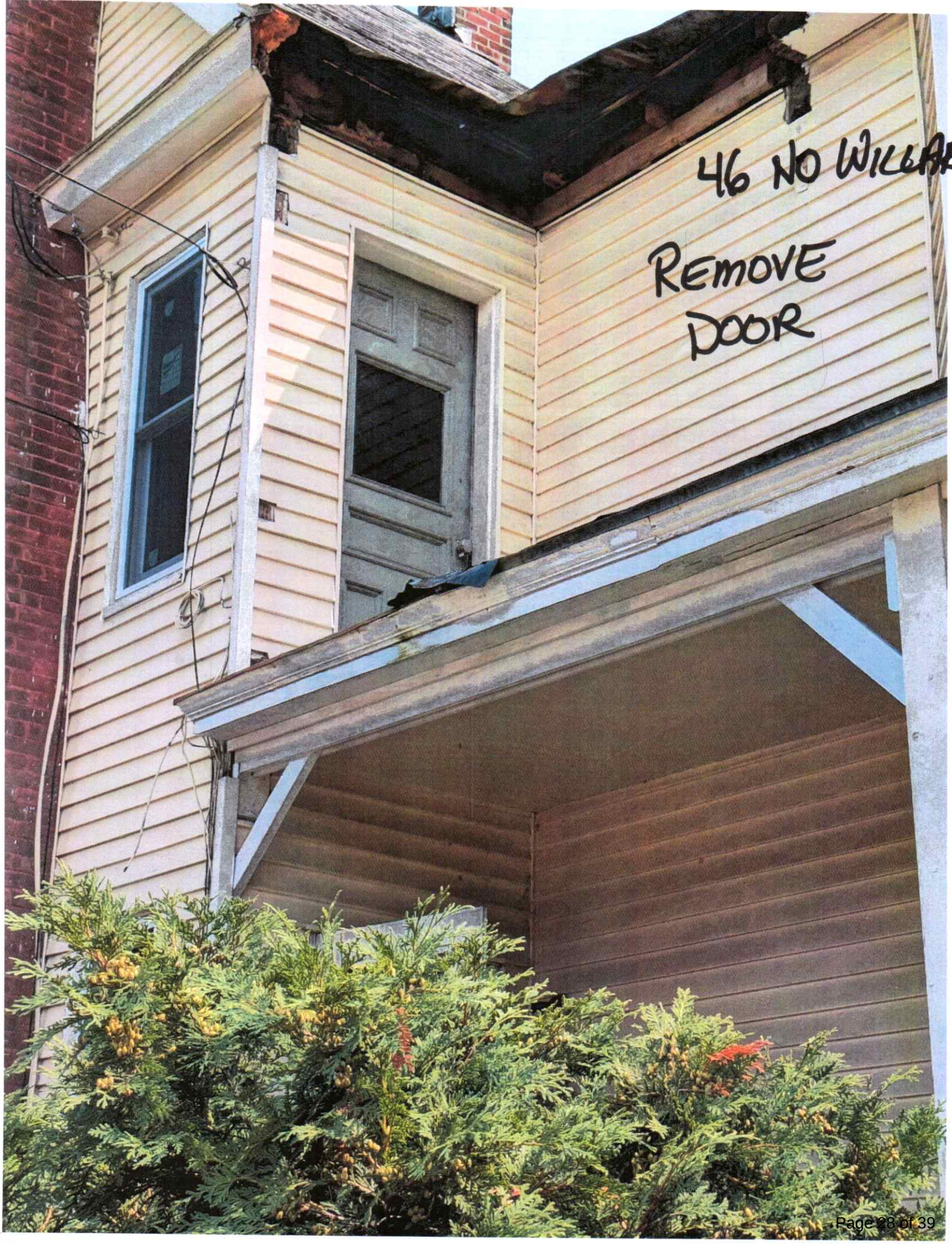
RECOMMENDED MOTION:

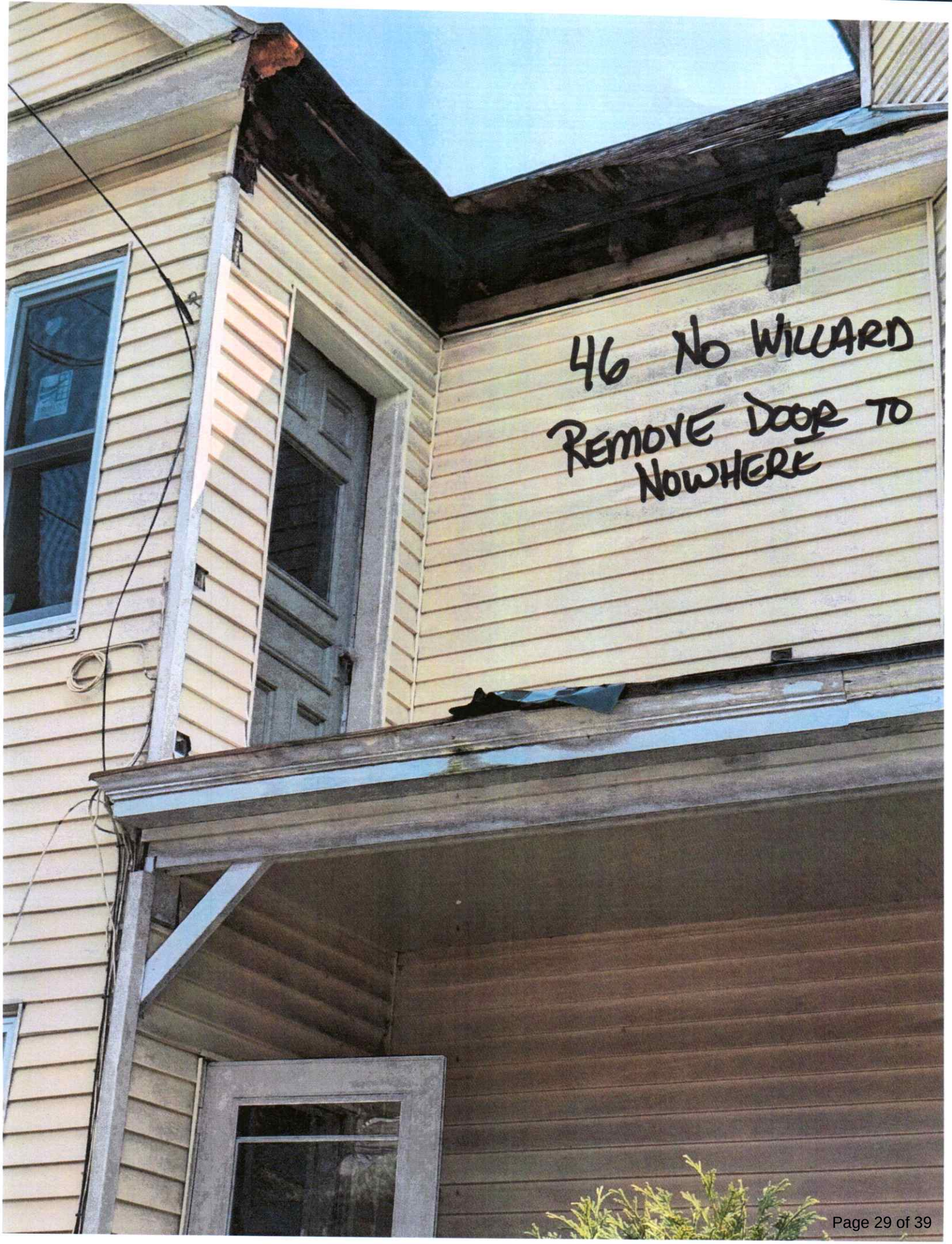
Require the reconstruction of the second story porch as it is a distinctive feature explicitly noted in the historic listing of the property.


Existing stairway to be rebuilt in kind

46 NORTH WILLARD
REMOVE UNPERMITTED ENTERANCE
After the Fact entrance to remain
casella

46 NORTH WILLARD
REMOVE


46 NO WILLARD
REMOVE
DOOR


46 No WILLARD
REMOVE DOOR TO
NOWHERE

Reference image
of old porch

Red Dragon Slates

New installations, Repairs and Restoration, Design and Consultation
Slate Roof Specialists

Post office Box 737
Montpelier, Vermont
05602

(802) 229-4279

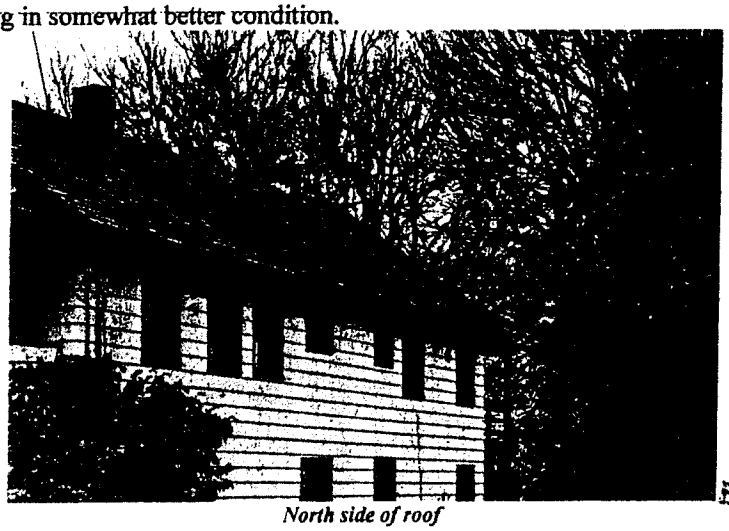
Email: rds@together.net

17 November, 2005

Mr. Ronald Sweeney
218 Crescent Beach Drive,
Burlington, VT 05401

Thank you for the invitation to look at your roof at 11 Hayward St, in Burlington. As we discussed on the phone, I was in Burlington yesterday and stopped to look at the slate roof.

The initial information your wife relayed to me, specifically, that the slate on the roof is a soft vein Pennsylvania black is correct. This slate has a useful lifespan approximately 60 to 80 years. The roof appears to be 70 to 80 years old, which places the roof at the extreme edge of its serviceability. There is a noticeable difference in the condition of the slate between the north and south sides of the roof, with the north side being in somewhat better condition.



North side of roof

RECEIVED
PLANNING

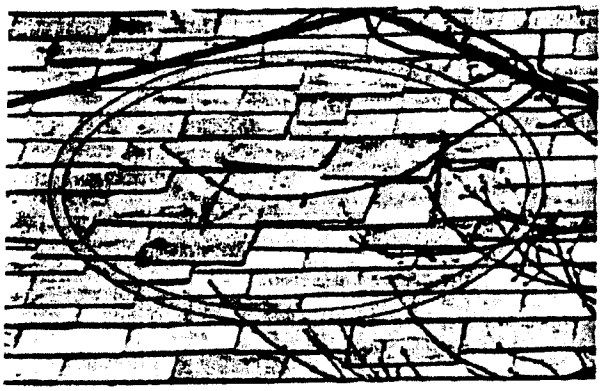
The slate on the roof at 11 Hayward St. is sized 16" long by 12" wide. The slate appears to be installed with a 2" headlap. The area of the slated area is approximately 7 Sq. (700 sq. ft.) per side, or a total of 14 Sq.

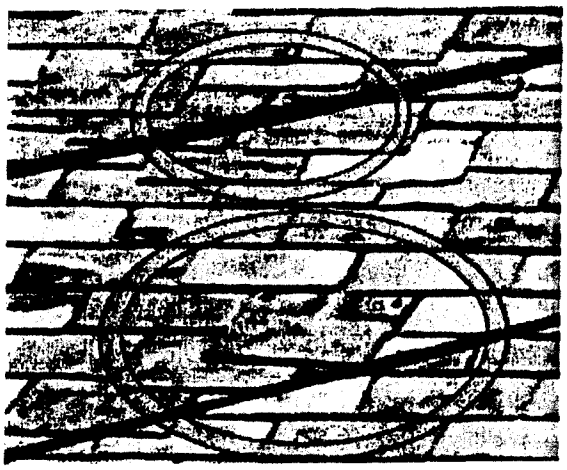
Soft vein Pennsylvania black slate contains chemical composition or mineral, which leaches out of the stone when exposed to the weather. Over time this creates a general softening and weakening of the slate and results in the characteristic surface spalling and

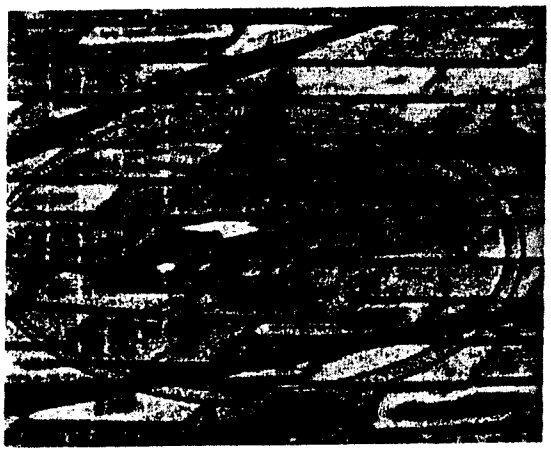
discoloration, which is typical of this slate. The condition of the individual slates is generally worst at and just above the exposure line where water is held between the slates by capillary action. Generally, by the time the brown and white discoloration is visible on the surface of the slate, the deterioration at the exposure line is well advanced.

Immediate problems with the roof seem to be located on the south side of the roof. A visual inspection of the roof shows several areas of specific concern.

Areas of specific concern are highlighted in the photograph above, and details of selected areas are shown enlarged in the selections below.







All photographs above show an advanced condition of deterioration in both the condition of the slate, and the integrity of the roof in general.

It is important to realize that there may be and likely are multiple other areas, which appear on the surface to be in tact, which in fact conceal damage as significant as the damage that is visible.

Any attempt at repair to this roof will present several significant difficulties; First, any slate that is adjacent to the repair area, or is in the path of access to the repair is likely to fail during the repair process, and require replacing itself. In short it would be impossible to give an estimate for repair, either in terms of cost, or time required to complete. The second problem is that after spending considerable time and money on the repair effort, the roof as a whole is still a Pennsylvania black roof that is at the end of its lifespan, and prone to further failure at any time.

You should also be aware that there is a strong possibility that there is underlying damage to the roof deck under the existing roof. The roof does not appear to have significant structural damage, the ridge is fairly straight and level, and there are no noticeable dip of swales in the roof plane. Damage is apt to be limited to rotted decking, however there is a possibility of minor structural damage as well.

Replacement of this roof is the only viable option in my opinion. There are several options available for the replacement. The only option I am in a position to speak to, is the replacement of the existing roof with a new slate roof. The best option for slate is a Vermont slate in either "Sea Green" or a Semi-weathering Gray-green. These slate fade over time to shades of brown, tan, and buff.

The slate carries an ASTM S-1 rating, and will last almost for ever. We have used salvage slate of this type that was over 150 years old in new construction with no indication that the slate would not last another 150 or 200 years. The best size for the material is generally 18" long by Random widths. Smaller slate 12" or 14" are generally cheaper in terms of material cost, however the cost of installing the smaller slate is expensive enough to more than make up the difference. Installation is much slower because there are many more pieces needed to cover the same area.

This slate should cost approximately $400.00 per square (100 sq. Ft.) plus delivery. Installation should cost approximately another 400 per square. There are approximately 7 Square of area on each side of the roof, total of 14 Sq. or a little over $11,000.00. Additional expense will include removal and disposal of the existing slate and any repairs that my be required to the roof deck and underlying structure.

As noted above, the north side of the roof appears to be in somewhat better condition that the south side. It is possible to replace the two sides of the roof separately. For example the south side could be replaced next year and the north side left to be replaced one or two years down the road.

If it is considered necessary to attempt emergency repairs to get the roof through the winter I would recommend an approach that requires minimum contact with the roof. Anything that will buy a few months of water tight roof should be considered fair game. Repair techniques that are normally inappropriate for slate roofs, such as roofing tar should be used wherever feasible. This would be a situation where quick and dirty; anything that works repair is completely approprate.

Again, thank you for the opportunity to evaluate your roof on Hayward Street. Please feel free to call me if anything here is unclear or incomplete, and please call if I can be of any further service.

Sincerely,

Michael N. Heffernan
Red Dragon Slating

RECEIVED
2006
T. OF
PLA... & ZO...

Design Review Board
Slate roofing material policy
May 16, 1995

Slate roofs shall be maintained, not replaced by substitute roofing materials, unless there exist numerous compelling reasons otherwise.

If an application is brought forward to the Design Review Board, the following items should be included.

1. Submit photographs of the building including all elevations with visible portions of the roof.

2. Describe the reason why you feel the slate roof should be removed.

3. If applicable, include a statement by an experienced architect, contractor or engineer as to the condition of the roof structure.

4. Describe the roofing materials on adjacent buildings.

Requests for slate roof removal

Burlington has formally adopted standards for review of slate removal since 1995. With the adoption of the Comprehensive Development Ordinance, Section 5.4.8 (b) articulates the intent to retain historic materials, when possible, to retain the historic integrity of listed or eligible historic properties. The Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

For historic building materials, it is always best to **repair first**; then **replace only what is physically required** (matching historic materials), and only then to consider wholesale replacement, either with the same material or something new.

An application to remove a slate roof on a listed historic resource requires **an assessment by a qualified slater**; one who works regularly installing, repairing, replacing, or completing maintenance on slate roofs and demonstrating a level of experience in his craft.
Not every roofer meets this standard.

The slater's report should include the following, and be **provided on a letterhead** of the slater's business:

- A **description** of the slate roof, identifying the type, color, estimated age and any imbrication patterns evident.
- An **assessment of the roof's condition**, both qualitatively, and quantitatively (how much, and in what condition, i.e. 40% broken, cracked, or in poor condition, 15% of fasteners failed, etc.)
- Any notable failures or observations, i.e. water penetration, failed valleys, metal incompatibility, and general roof assembly.
- **Photographs** to illustrate the assessment
- **Professional opinion** as to the condition of the roof, and the life expectancy of the existing material.
- References for previous slate work are encouraged.
- Slater's contact information
- Where a case for economic hardship is claimed, the requirements of Section 5.4.8 (d) 1. C. shall be required.

Should the qualified slater make an assessment that a slate roof has, for reasons defined in the assessment, reached the end of its serviceable life, the City reserves the option for a second opinion to corroborate the opinion provided.

Examples of prior slate roof reports are available.
A list of known slaters is available. The City makes no explicit recommendation for any contractor.

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Chimney policy (for listed or eligible properties)

The seminal decision relative to the treatment of chimneys on listed (or eligible) historic properties was **ZP-06-413CA; 63-69 Lakeside Avenue**. A property owner had removed three chimneys on a National Register listed structure within the Lakeside Historic District. The DRB denied the application for chimney removal (working under a previous zoning ordinance) finding the application non-compliant with Design Review Criteria; specifically *Relate Development to its Environment* (6.1.10 a; *Integrate special features with the design* (6.1.10 g, and *Protect Burlington's heritage* (6.1.10 i.)) The DRB required that the removed chimneys be reconstructed.

Since that decision, the *Comprehensive Development Ordinance* was adopted (January 2008) which included specific standards for the treatment of Historic Buildings and Sites: **Section 5.4.8**. Essential adopting the Secretary of the Interior's Standards, the *Standards and Guidelines* have provided the regulatory framework for review of alterations to historic properties.
Of the related standards of Section 5.4.8, the following will be considered when a request for chimney removal are made:

Section 5.4.8 (b)

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.*
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.*
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.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. ***Distinctive materials, features,*** *finishes, and construction techniques or examples of craftsmanship that characterize a property will 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.*
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.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
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*

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historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

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.*

Following the decision of the Development Review Board, applicants have regularly been advised of the regulatory provisions, the decision precedent, and have been provided the following options when requesting chimney removal:

1. If the chimney is non-historic, i.e. Not listed on the register narrative, constructed of materials associated with more recent construction (i.e. cinderblock), or attached to a modern addition; staff may determine if the chimney is non-historic and may be removed.
2. If the chimney is included within the historic narrative, is original to the structure and/or any contributing addition; contributes to the character and historic integrity of the property, it shall be repaired/retained. The operability of the chimney may be noted but will not contribute to the assessment of the chimney's contribution to the visual characteristics and historic merit of the property.
3. If the chimney is historic yet structurally unstable, there is evidence of material failure, or interior alterations demand its removal, the applicant may choose to remove the chimney (noting its visual characteristics, location, material finishes and dimensions) and reconstruct the chimney above the roofline to retain the visual characteristics of the historic chimney.
4. If the chimney presents an immediate risk to human health and safety, the building official shall be consulted for an order for its immediate removal.

Any administrative decision is subject to appeal to the DRB.

59-61 Central Avenue
Reconstructed chimneys

342 Pearl Street
Repair/repointing 5 chimneys

1999 North Avenue
Chimney removal possible

Staff has been consistent in implementing these practices, providing many examples of each solution in Burlington.

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