



Design Advisory Board

DAB Agenda - Tuesday, September 26, 2023, 3:00 PM, 645 Pine Street, Front Conference Room or Remote on Zoom

645 Pine Street, Front Conference Room or Remote on Zoom:

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

Webinar ID: 832 2569 6227

Passcode: 969186

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

1. Agenda

1.1. Session I – 3:00 PM – 3:30 PM

**ZP-23-413; 236 South Union Street (RL, Ward 6) 236 South Union Street, LLC / Lucas Jenson
Proposed removal of brick chimney at rear of building. (Project Manager, Scott Gustin)**

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1. Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Permitting & Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188.

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
Theodore Miles, Code Compliance Officer
Ted Boylan, DPI Administrator



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 236 South Union Street
Date: September 26, 2023

File: ZP-23-413

Location: 236 South Union Street

Zone: RL **Ward:** 6S

Parking District: Neighborhood

Date application accepted: August 29, 2023 Complete September 19, 2023

Applicant/ Owner: Lucas Jenson / 236 South Union Street, LLC

Request: Proposed removal of brick chimney at rear (east side) of building.

Overview:

The applicant is seeking approval to remove a rear brick chimney and to fill in with roofing to match the surrounding roof. The Queen Ann style residential building dates to 1885 and is included in Vermont's register of historic places. Removal of one of two rear brick chimneys was permitted several years ago. This application is administratively reviewed; however, given the building's historic significance and the proposed elimination of a significant feature, recommendation of the Design Advisory Board is sought.

Article 5: Citywide General Standards

Sec. 5.4.8, Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

- To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;*
- To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;*
- To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,*
- To promote the adaptive re-use of historic buildings and sites.*

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

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

No change in use is included in this proposal. The building will continue to serve as residential apartments.

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.*

Much of the building exterior appears to be well preserved. A portion of the slate roof has been replaced with asphalt shingles, but that alteration is in back. The front portion remains slate. Similarly, a brick chimney was removed on the back side of the building. It is unclear when the change in roofing material took place. Removal of one of the two rear chimneys was permitted in 2016. The applicant now seeks approval to remove the remaining chimney.

Typically, more latitude is afforded for exterior changes to the sides and rear of historic building than on the front. The removal of one chimney was permitted in back.

The VSR listing of the property specifically notes chimneys as appendages. The current application, if approved, would result in elimination of chimneys on the building. The applicant correctly notes that the subject chimney is in the rear and is not visible from any public street. Sec. 5.4.8 speaks to preservation, maintenance, and enhancement of Burlington's historic character, scale, architectural integrity, and cultural resources. The complete loss of a building feature, in this case chimneys, would be inconsistent with the intent of Sec. 5.4.8.

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.*

No conjectural features are 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, chimneys are called out in the historic register listing as a building feature. While not visible from any public vantage point, removal of this remaining chimney would

eliminate this feature from the building altogether. Doing so would be inconsistent with the preservation called for by this criterion.

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 notes that the subject chimney is in a state of disrepair. Specifically, that weathering has loosened the bond between the bricks and mortar. It may be worth considering replacement of the chimney above the roofline only. Utilization of half brick may be possible to lessen weight of a replacement chimney.

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.*

Not applicable.

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.*

Not applicable.

RECOMMENDED MOTION:

This application is administrative. Recommendation of the Board would be considered by staff.

Tyler Armstrong Masonry LLC

144 Cherrywood Ln
Williston, VT 05495 US
+18029224287



Estimate

ADDRESS
Lucas Jenson
Chimney at 236 South union street, Burlington

ESTIMATE 1110
DATE 09/03/2023

DESCRIPTION	AMOUNT
Set up, tear down, reflash, and relay chimney with existing brick, replace brick as needed	16,500.00
The chimney located on the west side of the building at 236 south union is beyond the state of repair and would need to be completely rebuilt. Freeze thaw cycle has essentially blown apart the chimney to the point that the mortar has no mechanical bond and could easily be torn down by hand.	
TOTAL	\$16,500.00

Accepted By

Accepted Date









STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Chittenden	SURVEY NUMBER: 236 So. Union
TOWN: Burlington	NEGATIVE FILE NUMBER: 77-A-206
LOCATION:	UTM REFERENCES: Zone/Easting/Northing
COMMON NAME:	U.S.G.S. QUAD. MAP:
FUNCTIONAL TYPE: dwelling	PRESENT FORMAL NAME:
OWNER:	ORIGINAL FORMAL NAME: Fred Johnson house #1
ADDRESS:	PRESENT USE: 6 apartments
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☐ Restricted ☐	ORIGINAL USE: dwelling
LEVEL OF SIGNIFICANCE: Local ☐ State ☐ National ☐	ARCHITECT/ENGINEER: Elmore Johnson
GENERAL DESCRIPTION: Structural System	BUILDER/CONTRACTOR: John McLaughlin
1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐	PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☒ Fair ☐ Poor ☐
2. Wall Structure a. Wood Frame: Post & Beam ☐ Balloon ☒ b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐ c. Iron ☐ d. Steel ☐ e. Other:	THEME:
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☒ Shiplap ☐ Novelty ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:	STYLE: queen anne - stick
4. Roof Structure a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐ b. Other: imbricated	DATE BUILT: 1885
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:	
6. Engineering Structure:	
7. Other:	
Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☒ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☒ Other:	
Roof Style: Gable ☐ Hip ☒ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:	
Number of Stories: 2 1/2	
Number of Bays: 3 x	Entrance Location: center
Approximate Dimensions:	
THREAT TO STRUCTURE: No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:	LOCAL ATTITUDES: Positive ☐ Negative ☐ Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - 2 1/2 story main block with hipped roof. Gabled 2 1/2 story bay with canted walls on right side of facade. Gabled 2 1/2 story bay projects from north wall and from south wall. Near 2 story wing with hipped roof with a one story wing with gabled roof added to it. J. Dormer on west slope.

Penetration - 1/1 sash windows with plain surrounds. Windows in all gable ends have been enlarged.

Entrance - double door entrance with glazed top half & transom. Woodwork in good shape. Entrance porch.

Cornice - molded wooden box cornice with brackets. Sargeboards in all gabled ends

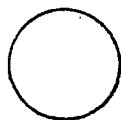
RELATED STRUCTURES: Wood stringcourse beneath 1st story sills. Double stringcourse beneath 2nd story sills with verticle boards between stringcourses.

STATEMENT OF SIGNIFICANCE:

This Queen Anne - stick residence is set back from the road on a slight hill. It is distinguished by its placement and wood detailing. It was the second residence of Fred Johnott on South Union street. The first was 195 So. Union St. built in 1983. Apparently he was displeased with that house and had this one constructed. Johnott was a leather dealer, and partner in the firm of Peck and Johnott.

REFERENCES:

BEP 1/3/85; 1890, Sanborn maps; directories

MAP: (Indicate North In Circle)**SURROUNDING ENVIRONMENT:**

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Other:

RECORDED BY:

Clark Schoettle

ORGANIZATION:

VA Division for Historic Preservation

DATE RECORDED:

7/22/77