**Department of Planning and Zoning**
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

*David White, AICP, Director*
*Meagan Tuttle, AICP, Comprehensive Planner*
*Jay Appleton, Senior GIS/IT Programmer/Analyst*
*Scott Gustin, AICP, CFM, Principal Planner*
*Mary O'Neil, AICP, Principal Planner*
*Ryan Morrison, CFM, Associate Planner*
*Layne Darfler, Planning Technician*
*Anita Wade, Zoning Clerk*

# MEMORANDUM

**To**: The Design Advisory Board
**From:** Mary O'Neil, AICP, Principal Planner
**RE**: ZP18-0294CA; 24 Front Street
**Date**: November 28, 2017

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**File:** ZP18-0294CA
**Location:** 24 Front Street
**Zone**: RM **Ward**: 3C
**Date application accepted**: September 15, 2017, deemed incomplete. Additional material submitted 11/9/2017.
**Applicant/ Owner**: Rob Purvee, Grant Builders / Liam Flynn + Sarah Woodard.
**Request**: Second story addition attached to existing single family house.

**Background:**

- Non-applicability of Zoning Permit Requirements **11-0539NA**; remove 14 wood double hung window sashes and replace with new. BLP project. January 2011.
- ZBA HO 96-040; Conditional Use Home Occupation to utilize 173 sf of 1400 sf house for writing, editing, camera-ready documents and reports. Approved February 20, 1996.

**Overview**: The application for a second story addition (approx. 320 sf) is proposed atop an existing single story addition. The application was incomplete until the owner was able to provide setback averages of four neighboring properties to determine whether the proposed addition met required setbacks, or would be forwarded to the DRB. Ultimately the north setback was determined and the review may continue administratively.
24 Front Street was constructed by John Roberts, a prolific Burlington builder/carpenter c. 1888.. His cottages were scattered around Burlington, and easily identifiable by their gable front, side porch entry and highly decorative shingled designs. Although the house has not been listed on the state or National Register of Historic Resources, it is eligible under Criteria A, B and C. See Section 5.4.8, below.

**Part 1: Land Division Design Standards**
Not applicable.

**Part 2: Site Plan Design Standards**

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

**Sec. 6.2.2 Review Standards**

*(a) Protection of Important Natural Features:*

As the proposal is for a 2nd story addition, no alterations are proposed to the topography or landscaping of the parcel. Not applicable.

*(b)Topographical Alterations*:

Not applicable.

*(c) Protection of Important Public Views:*

No protection is offered for public views from or through private parcels. 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.

*(d) Supporting the Use of Renewable Energy Resources:*

No part of the application will preclude the use of wind, water, solar, geothermal, or other renewable energy resource.

*(e) 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.*

Not applicable.

*(h)Building Location and Orientation:*

No alteration to the location or orientation of the principal structure is proposed. The orientation of the proposed second story addition (gable front) makes it highly visible above the existing ridge of the historic house.

(i) *Vehicular Access:*

No change proposed.

*(j) Pedestrian Access:*

No change proposed.

*(k) Accessibility for the Handicapped:*
While encouraged, handicapped accessibility is not required for single family homes. Any ADA requirements are under the jurisdicition of the building inspector.

*(l) Parking and Circulation:*
The submitted site plan shows 1 parking space, but the Conditional Use application of 1996 submitted that 2 spaces were available in the driveway. This must be clarified.
No change is proposed that would require additional parking.

*(m) Landscaping and Fences:*
No changes are proposed to the existing landscaping. Not applicable.

*(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.*
No additional lighting has been included in the submission packet. If any additional lighting is proposed, spec sheets and illumination information needs to be provided for review.

*(p) Integrate infrastructure into the design:*
*Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*
*Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.*
*Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.*
No HVAC or other mechanical equipment is noted within the submission documents. If any mechanical equipment is proposed, specification sheets and building elevations/roof plan as applicable shall be submitted for review.

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

*(a)Relate development to its environment:*

*1. Massing, Height and Scale:*

The proposed 2nd story addition, atop an existing one story and abutting the existing story and a half, substantially inflates the building mass and height. It is higher than the existing structure (actual height measurement not provided), and conflicts with the modest scale of the original house.

WEST ELEVATION

*2. Roofs and Rooflines.*

A gable front roof is proposed, in the same orientation as the existing roof. The increased height is in stark contrast to the existing house.

*3. Building Openings*

From the submitted "Existing Elevations" plan with the addition drawn, paired window openings are proposed for the rear (east) elevation. No openings are identified on building elevations for the north and south. The floor plan (Concept Diagram – Option 1) illustrates windows on the north and south, but they are not otherwise shown on elevations.
The east elevation on the concept plan shows a different window arrangement. Clarity and consistency in plans are needed.

*(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.*
See Section 5.4.8.

*(c) Protection of Important Public Views:*
Not applicable.

*(d) Provide an active and inviting street edge:*
Submitted drawings are rudimentary and provide little information about specific materials, window arrangement, or scale. From The Existing Elevation drawing, the new addition appears to overpower the historic Roberts house; towering above the more modest structure from behind. Although the addition is small in area, its greater height introduces a building mass that is uncomfortable in close proximity to the original structure.
As noted, building (sheathing, trim) materials have not been identified and must be.

*(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.*
No material information has been provided, and is required.

*(f) Reduce energy utilization:*
All new construction is required to meet the Guidelines for Energy Efficient Construction per the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

*(f) Make advertising features complementary to the site:*
Not applicable.

*(g) Integrate infrastructure into the building design:*
See Section 6.2.2. (p) above.

*(i)Make spaces secure and safe:*
All construction shall meet applicable building and life safety code as defined by the building inspector and/or fire marshal.

**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.*

*(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.*
Although 24 Front Street is not listed on the State or National Register of Historic Resources, it is identified as a John Roberts house, constructed before 1889. In applying the National Register Criteria for Evaluation, 24 Front Street meets eligibility Criterion A (associated with events that have made a significant contribution to the broad patterns of our history); Criterion B (associated

with the lives of persons significant in our part), and Criterion C (Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.)
See attached information from *Historic Guide to Burlington Neighborhoods,* Vol. III, and an educational flyer produced by UVM's Historic Preservation Program about John Roberts and his work.

*(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.*

24 Front Street was constructed as a single family home; a use that is proposed to continue.

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.*

John Roberts houses are distinguishable by their modest size, relatively steep roof slope with gable front orientation, side porch entries and highly characteristic ornamental and graphic arrangement of sheathing, window trim, barge boards, and porches. All those features remain intact here, despite the large one story rear addition. The proposed 2nd story rear addition rises above the ridgeline of the historic dwelling in an overly large spatially incompatible arrangement. That addition of new height, highly visible on the principal façade, is contrary to this standard.

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.*

The one story rear addition was an earlier modification confirming what has been demonstrated on many of the Roberts houses (most about 975 sq. ft.); their small size eventually spurs the desire for additional living space. That earlier addition is done with a light hand that is not immediately discernable from the streetfront. The proposed second story addition is very much so.

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

Although the submitted photographs are a shielded view of the house, a photo taken in 2010 demonstrates the retention of the major elements of the Roberts exterior. The submitted plans do not define how the new mass will be appended to the existing house (will the slate roof be retained? Will the chimney, which is not on submitted plans, be removed?) More information is needed, particularly about building height, window arrangement and sheathing/trim materials.

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 proposal is not for replacement of failed historic materials, but for a structural addition.

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 treatments are proposed.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

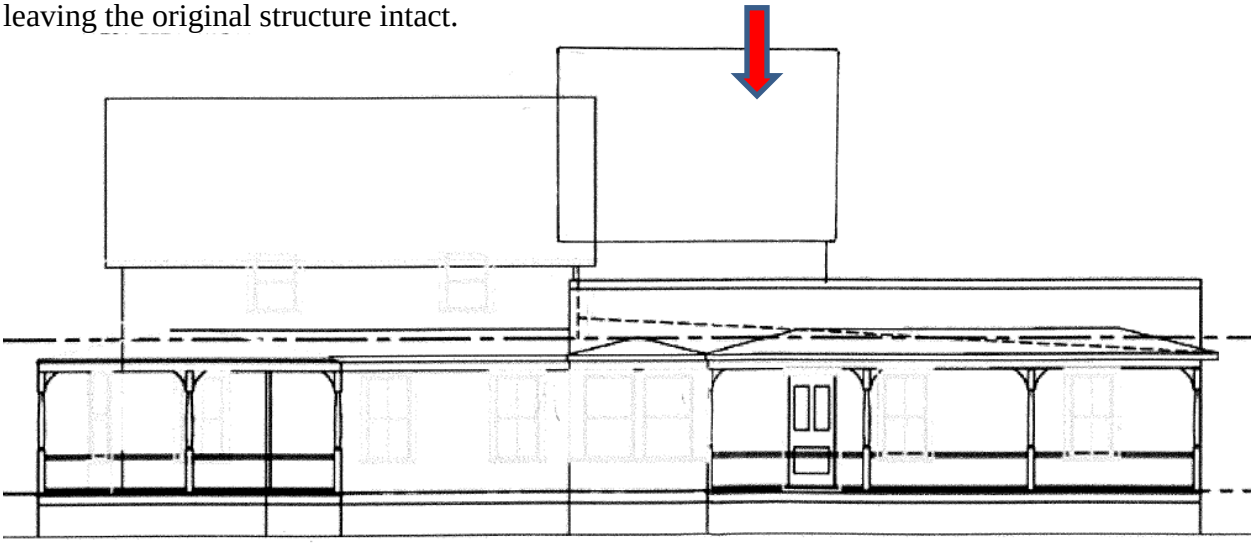
Not applicable.

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.*

   The new addition exceeds the height of the existing historic structure and becomes a dominant visual feature, detracting from the character, scale and massing of the original. Many of the Roberts houses have been the subject of building addition (see Mansfield Avenue, Loomis Street) demonstrating that careful arrangement and orientation can successfully achieve new living space without sacrificing the character of the original structure. The solution proposed, and others like it, have not found favor in previous permit review. (See 13 Lakeview Terrace, project denial, ZP07-018CA.)

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 to occur, it may be possible to consider the proposed addition reversible; leaving the original structure intact.



SOUTH ELEVATION

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

1. Submission materials should be revised to provide additional information and accuracy. Toward that end, the following are needed:
   (a) Scale on plans,
   (b) Building elevations with fenestration (window) pattern on all facades, with specification sheets;
   (c) Proposed building materials, including sheathing and trim;
   (d) proposed building height;
   (e) lighting information, if any new fixtures are proposed.
2. The applicant shall confirm the existing use; a 1996 permit was issued for a home occupation.
3. The 1996 site plan included 2 parking spaces. The applicant shall provide clarity between that permit and the submitted site plan with one parking space on site.
4. As the addition is less than 50% of the gross area of the existing single family home, the permit will be acted on administratively (by staff). The recommendation of the DAB will direct that decision.

**If recommended for approval:**

1. Revised drawings and submission materials as noted in #1 above shall be submitted.
2. All new construction is required to meet the Guidelines for Energy Efficient Construction per the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
3. The use shall be confirmed (see #3, above.) No request for an addition to the existing structure shall imply or be considered approval of an additional residential unit.
4. Standard Permit Conditions 1-15.

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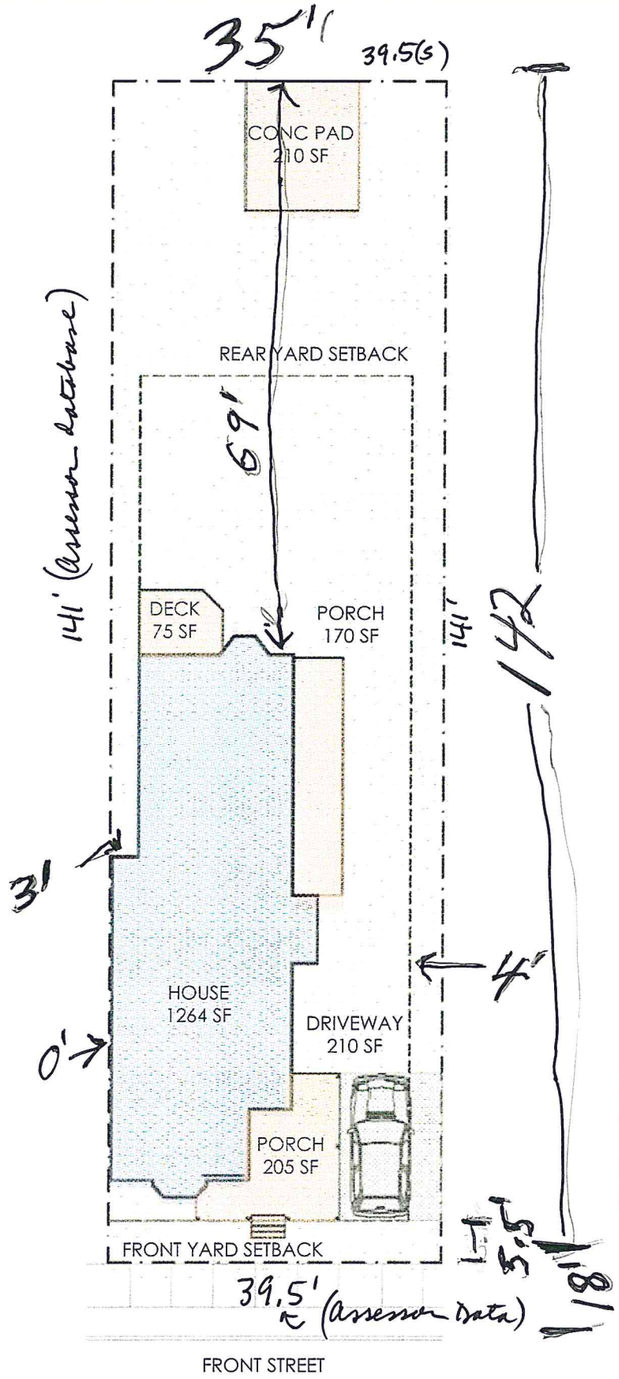
DEPARTMENT OF
PLANNING & ZONING




| | |
|---|---|
| DISTRICT: | RM |
| LOT SIZE: | .1270 ACRES = 5,532 SF (PER CITY PROPERTY DATABASE) |
| EXISTING COVERAGE PRIMARY | 1,474 SF (26.6% COVERAGE) |
| ALLOWABLE COVERAGE PRIMARY | 2,213 SF (@ 40%) |
| EXISTING COVERAGE ACCESSORY | 660 SF (11.9%) |
| ALLOWABLE COVERAGE ACCESSORY | 553 SF (@ 10%) |
| TOTAL COVERAGE | 2,134 SF (38.6%) |
| BUILDING HEIGHT (ALLOWABLE) | 35 FEET |
| BUILDING HEIGHT (PROPOSED) | TO BE DETERMINED |
| SETBACKS: | AS SHOWN ON PLAN |

House 1264
Parking 210?
Pad 210

Bonus
Deck 75
Porch 170
Porch 205

1684

30.44% + 450

2134 = 38.57%

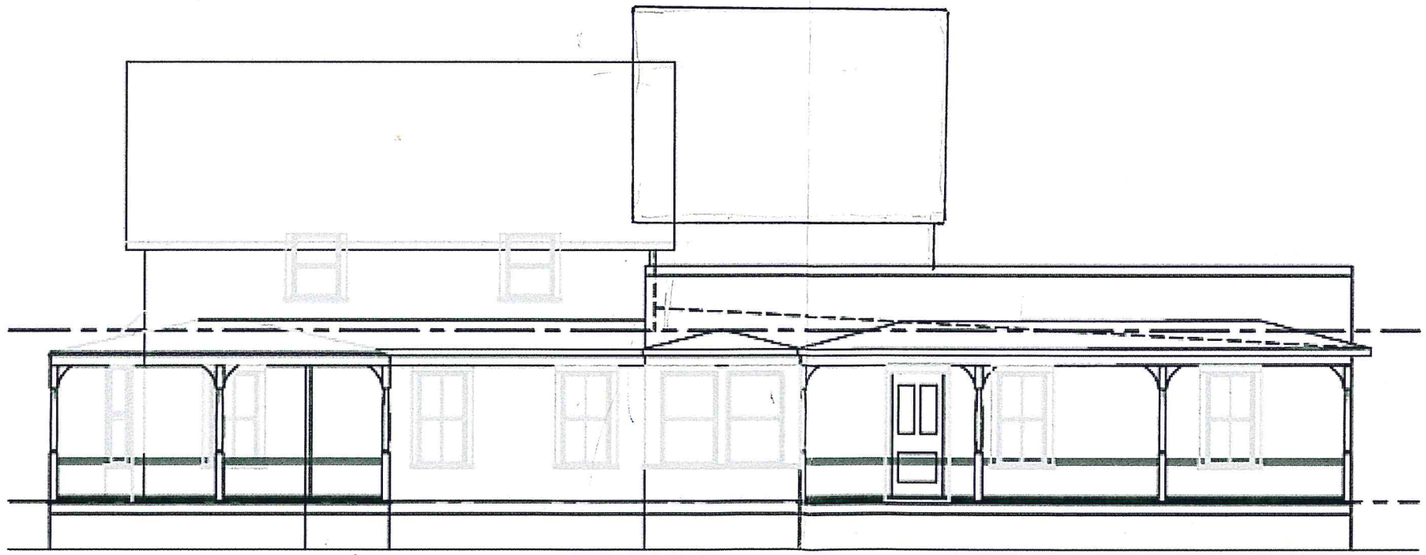
struktur

# EXISTING SITE PLAN

WOODARD / FLYNN RESIDENCE

DN BY: SMS
DATE: 03.10.
SCALE: AS NO
PHASE: SD

WEST ELEVATION



SOUTH ELEVATION

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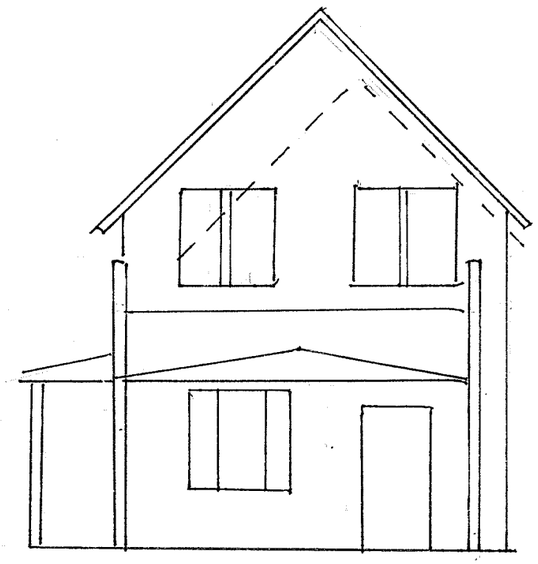
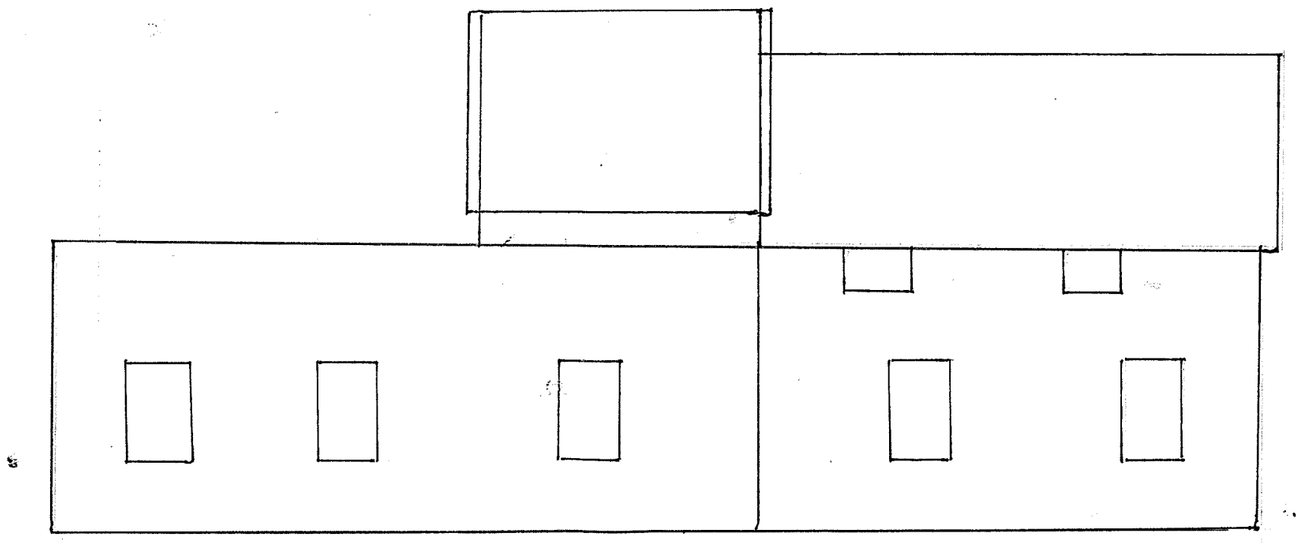
**EXISTING ELEVATIONS**

WOODARD / FLYNN RESIDENCE

| | |
|---|---|
| DN BY: | SMS |
| DATE: | 03.10.16 |
| SCALE: | AS NOTED |
| PHASE: | SD |



EAST

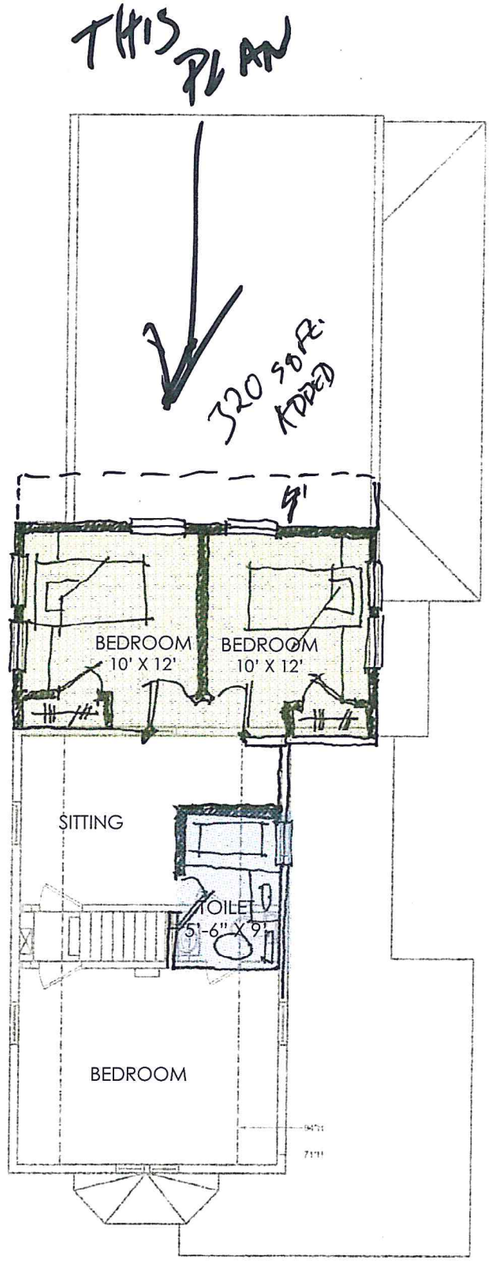


NORTH

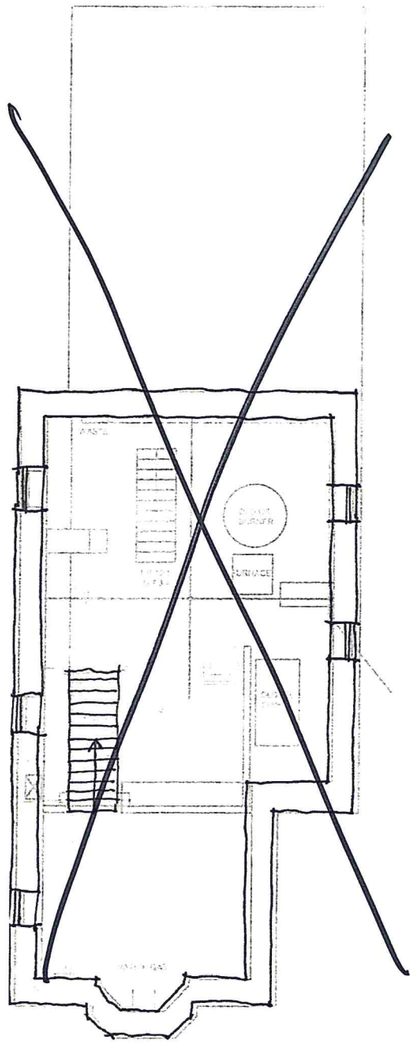
WOODARD/FLYNN 24 FRONT STREET

RENOVATED AREAS

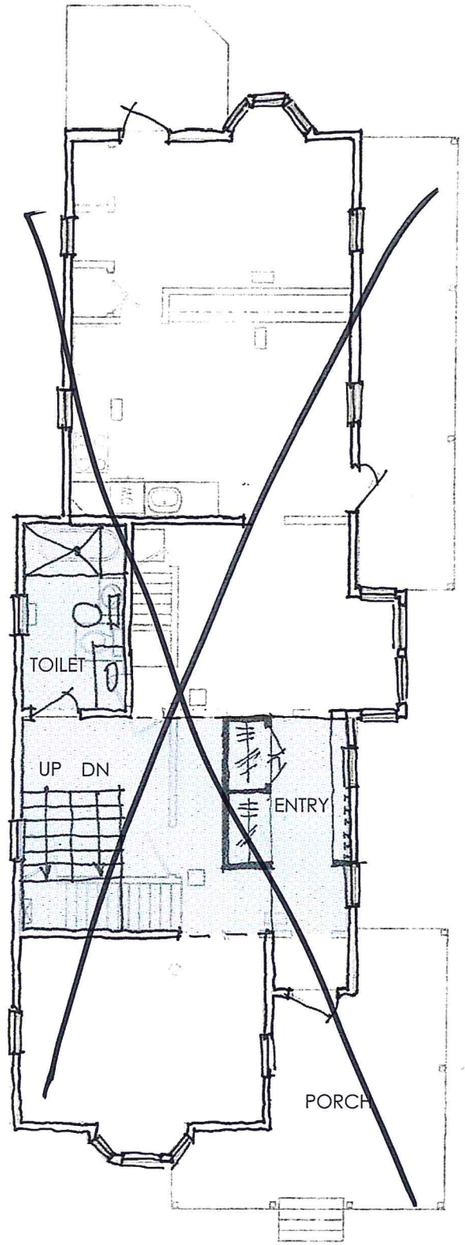
NEW CONSTRUCTION



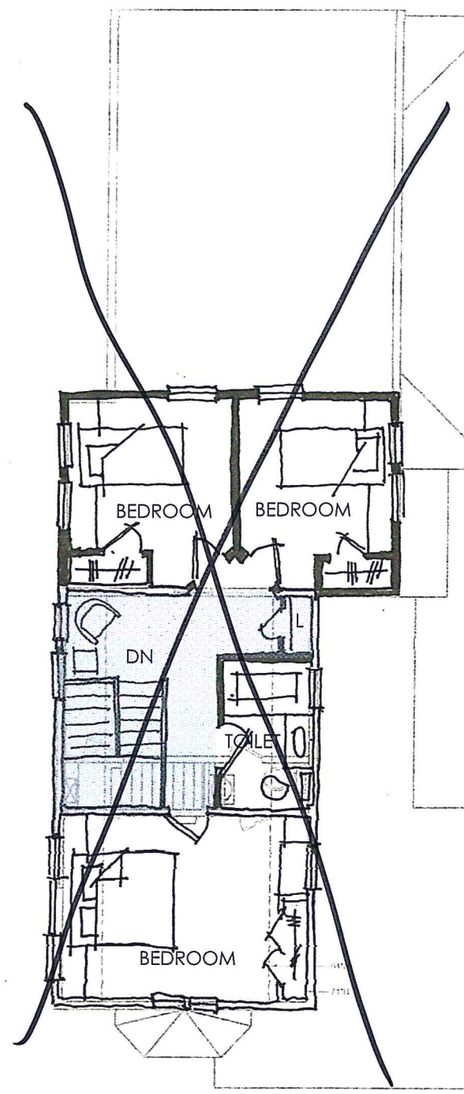

SECOND FLOOR PHASE I
260 SF NEW
60 SF RENOVATED




BASEMENT LEVEL




FIRST FLOOR PHASE II
350 SF RENOVATED




SECOND FLOOR PHASE II
150 SF RENOVATED

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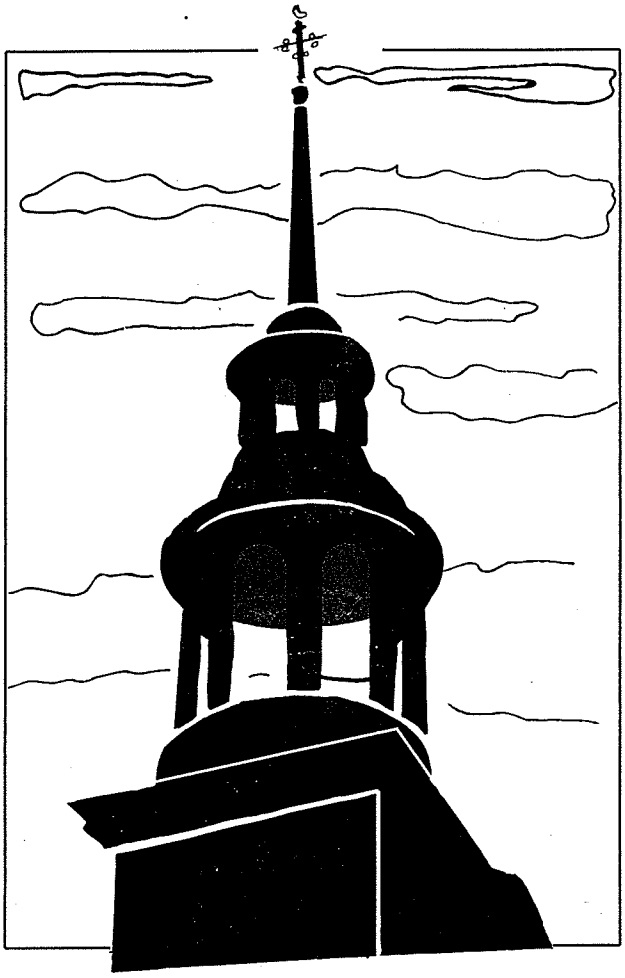
# CONCEPT DIAGRAM – OPTION 1

WOODARD / FLYNN RESIDENCE

| | |
|---|---|
| DN BY: | SMS |
| DATE: | 03.10.16 |
| SCALE: | AS NOTED |
| PHASE: | SD |

# Historic Guide to Burlington Neighborhoods

Vol. III



Chittenden County Historical Society

first half of the 19th century
own as "North Bend Street"
ons. Residents asked for a
ne fall of 1956 and the Board
oved. In March of 1957 new
t up proclaiming it to be
."

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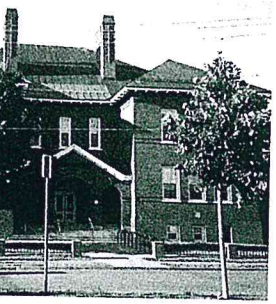
## nibald Street

VHEELER SCHOOL
chibald Street
very north end of Elmwood
ol honors Burlington's long
1880-1902) Superintendent
O. Wheeler.
Burlington architect W.R.B.
ool, similar to Adams on
et, occupies a unique site,
sides by Spring, Archibald
s.



y purchased the old French
Vol. I, pp. 197-98) to house
entary school population in
In 1904 the old chapel was
o be replaced with this sub-

The addition contains eleven classrooms, a library and a community/facilities room. It was built in the winter of 1965-66.

* * * * * * * * * * * * * * * * * * * * * * * * * *

## South Willard Street

JOHN ROBERTS HOUSE
#227 South Willard Street

Burlington contractor and builder John Roberts erected this house in 1880 for his own residence. It is a distinctive square Italianate building, distinguished by its clean lines and ordered facade and was probably a decade out of style when it was built.

Roberts was a prolific builder of workers' housing in Burlington at the end of the 19th century.

Childs Gazetteer included only a paragraph about him in 1883 (p. 106)

> John W. Roberts, carpenter and builder, located on South Winooski Avenue, commenced business here about fourteen years ago (ca. 1869) and now employs about twenty men.

The city directory first lists him as a contractor and builder in 1889/90. His interest and obvious delight was to build single family

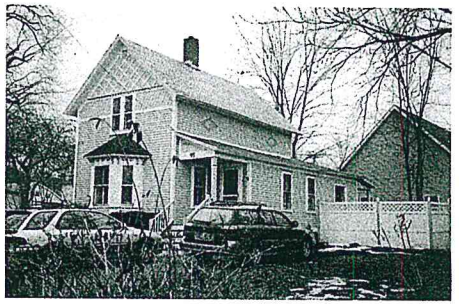
decades of the 1870s and 1880s. These cottages are scattered around Burlington, apparently wherever Roberts could purchase property, and were built on speculation.

All of these houses are functionally designed. They represent a standard house type: a one and a half story cottage in the popular Queen Anne Style. The framed structure turns the gable end toward the street, with a side entrance and a distinctive bay window in the facade. Roberts dressed up the house by adding a small side porch and elaborate ornamentation: fish scale shingles, crisscrossed stickwork in diamond motifs and window brackets. Sometimes there is also a diamond found on the side wall of many of them.

At least 50 of these residences still stand scattered about Burlington. Roberts built them for as little as $900 each.

Well preserved examples of the houses can be found at:

#239 Loomis Street
#69 Mansfield Avenue
#250 North Winooski Avenue
#354 North Street
#24 Front Street
and #45 Howard Street.



Roberts cottage style was only one of many

# JOHN ROBERTS' HOUSES:

## A WALKING TOUR
## BURLINGTON, VT



235 LOOMIS STREET


WRITTEN BY TARA HARRISON
OCTOBER 2003






PRESERVATION BURLINGTON
PO BOX 481
BURLINGTON, VT 05402
802-238-2918
PRESERVE@PRESERVATIONBURLINGTON.ORG


PRESERVATION BURLINGTON IS A NONPROFIT ORGANIZATION THAT SEEKS TO PRESERVE THE ARCHITECTURAL, HISTORIC, AESTHETIC, AND ECONOMIC VITALITY OF THE CITY AS WELL AS IMPROVE THE LIVABILITY OF OUR NEIGHBORHOODS. IT PROVIDES A FORUM FOR COMMUNITY CONCERNS AND A MEANS FOR ADDRESSING THEM. PRESERVATION BURLINGTON IS INVOLVED WITH BOTH EDUCATION AND ADVOCACY. ACTIVITIES INCLUDE A HOMES TOUR AND AN AWARDS PROGRAM.

### BUILDING CHARACTERISTICS - QUEEN ANNE DETAILS

MANY OF THE HOMES BUILT BY JOHN ROBERTS HAVE SIMILAR PLANS WITH VERY DISTINCTIVE DECORATIVE DETAILS, REFLECTIVE OF THE POPULAR QUEEN ANNE STYLE. THE BUILDINGS HAVE SIMPLIFIED RECTANGULAR OR L-SHAPE PLANS, WITH PATTERNED SHINGLES, HALF-TIMBERING AND KNOBS DECORATING THE GABLE FRONT END. THE FIRST FLOORS GENERALLY FEATURE BAY WINDOWS AND FULL OR SIDE ENTRY PORCHES, OFTEN WITH TURNED POSTS. DENTIL LINTELS TOP THE WINDOW AND DOOR OPENINGS, WHILE DIAMOND SHAPED STICK-WORK TRIMS THE SIDES. CHARACTERISTIC BUILDING MATERIALS INCLUDE BALLOON FRAME STRUCTURES CLAD IN WOODEN CLAPBOARDS AND COVERED BY A PATTERNED SLATE ROOF.




THE BUILDINGS THAT DIVERGE FROM THE STANDARD ROBERTS' PLAN STILL FEATURE POPULAR QUEEN ANNE DETAILS INCLUDING FRONT PORCHES WITH TURNED POSTS, PATTERNED WOODEN SHINGLES, AND DENTILS.




GABLE DETAIL OF 69 MANSFIELD AVENUE.

### PATTERN BOOKS

PATTERN BOOKS, DETAILING PLANS FOR HOMES IN THE LATEST ARCHITECTURAL STYLES, WERE WIDELY CIRCULATED BY THE TIME ROBERTS WAS BUILDING HOUSES IN BURLINGTON. THESE BOOKS ARE LIKELY PART OF THE REASON ROBERTS WAS ABLE TO INCORPORATE FASHIONABLE DETAILS ON HIS MODERATELY PRICED HOMES.

### DEVELOPMENT PLANS

IN THE SECOND HALF OF THE 19TH CENTURY, BURLINGTON EXPERIENCED EXTENSIVE GROWTH. WITH THE EXPANSION OF THE RAILROAD INDUSTRY AND THE OPENING OF SEVERAL CANALS (PROVIDING A WATER ROUTE FROM CANADA SOUTH TO NEW YORK CITY) THE CITY POSSESSED TWO CONVENIENT METHODS OF SHIPPING. INDUSTRY FLOURISHED, ESPECIALLY LUMBER, AND THE POPULATION INCREASED, BOTH IN LABORERS AND SERVICE WORKERS. THE NEW MIDDLE AND WORKING CLASSES BEGAN TO SETTLE THE OLD NORTH END AND THE LAND EAST OF THE CITY CENTER. AT THIS TIME MANY LARGE ESTATE OWNERS, THROUGHOUT THE CITY, BEGAN SUBDIVIDING THEIR LANDS AND SELLING OFF LOTS.




FERGUSON SCARFF PLAN AT HE SOUTH END OF BURLINGTON, BOUND BY FLYNN AVENUE (N), HOME AVENUE (S), BRIGGS STREET (W), AND SHELBURNE ROAD (E).

### FINANCING

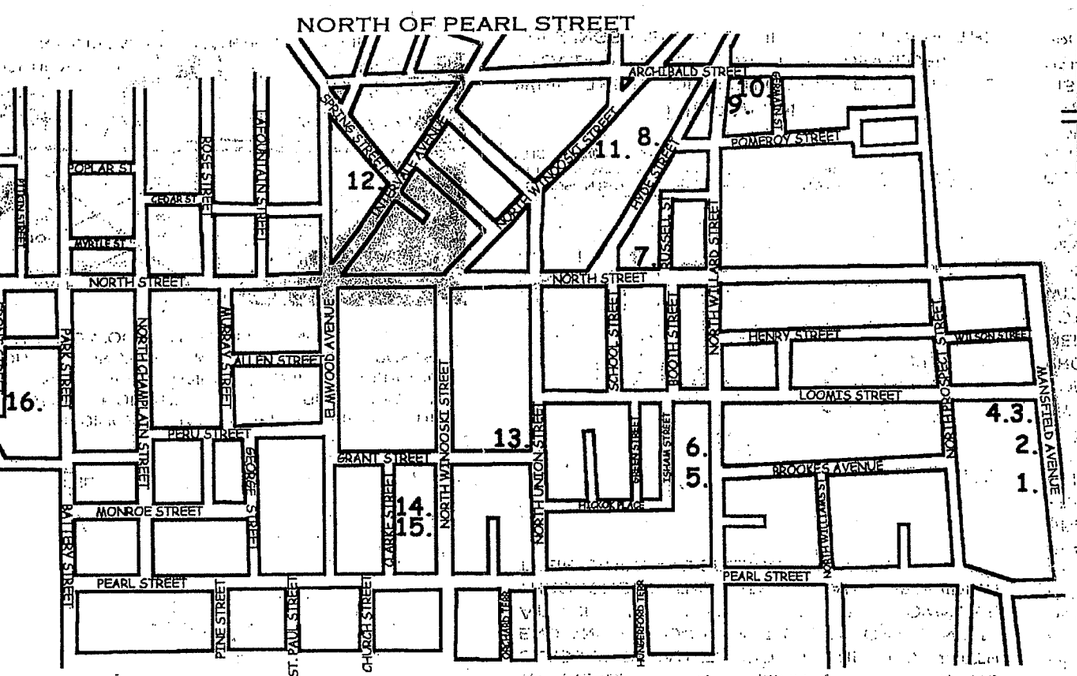
WHILE THE SUBDIVISION OF LARGE LAND PLOTS PROVIDED LOCATIONS FOR DEVELOPMENT, BUILDINGS WERE STILL NEEDED TO HOUSE THE NEW WORKING POPULATION. ALTHOUGH, ECONOMY OF THE LATE 19TH CENT PROVIDED LIMITLESS OPPORTUNITY FOR GREAT "ROBBER BARONS," INVESTMENT THE UPPER MIDDLE CLASS WAS LIMITED. ST INVESTMENT PROVED TO BE NOT ONLY R BUT ALSO VULNERABLE TO FRAUD. AT THE S TIME, CAPITAL IN THE FORM OF LOANS WAS AS READILY AVAILABLE FROM BANKS AS TODAY. MANY MORTGAGES WERE PRIVA ISSUED, SATISFYING THE NEED FOR B CAPITAL AND SMALL-SCALE INVESTMENT. SYSTEM PROVIDED BOTH INCOME TO INVESTORS AND A MEANS FOR THE WOR CLASS TO PURCHASE HOMES; THEIR INVESTMENT. MOST LOANS WERE RELATIVELY SMALL AMOUNTS AND SH DURATION. BUILDERS WERE OFTEN REQU TO PROVIDE SUBSTANTIAL CAPITAL FOR TH CONSTRUCTION PROJECTS, THEF INCREASING THEIR OWN INTEREST IN SUCCESSFUL COMPLETION. THE ECONOM OF FINANCING BEGAN TO DICTATE APPEARANCE OF THE NEIGHBORHOODS HOUSES. FINANCERS, BUILDERS AND FUT HOMEOWNERS ALL SOUGHT TO PROTECT VALUE OF THEIR RESPECTIVE INVESTMENTS REAL ESTATE. SINGLE-FAMILY HOM UNIFORMITY OF ARCHITECTURAL STYLES RESTRICTIONS SUCH AS LOT SET-BACKS A HELPED.

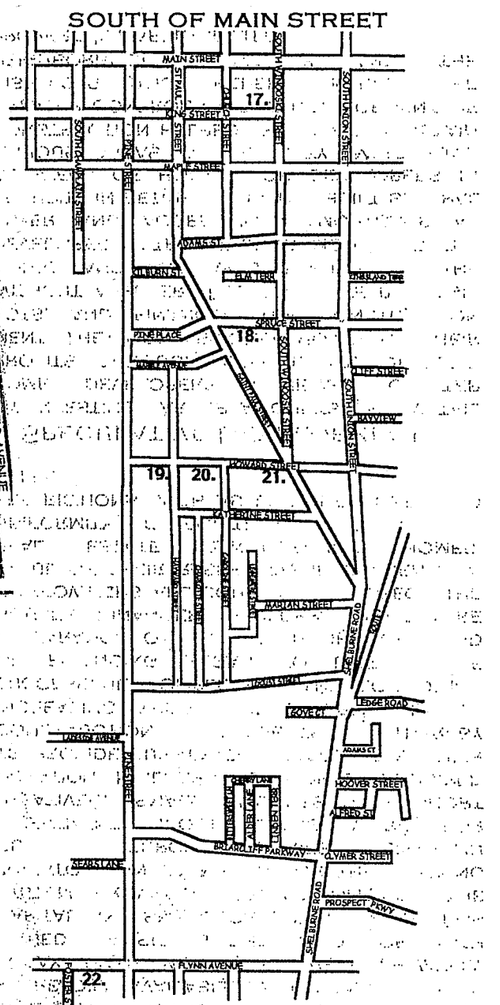
### SPECULATIVE DEVELOPMENT

BY INVESTING LARGER AMOUNTS OF CAPI SOME DEVELOPERS ACHIEVED GREA PROFITS THROUGH SPECULATIVE DEVE MENT. THEY COMMISSIONED HOMES ON TI LOTS, AND FINANCED THE CONSTRUCT WITHOUT A BUYER. THE COMPLETE PACKA HOUSE AND LOT, WAS THEN SOLD, DEVELOPER OFTEN LENDING MONEY TO BUYER AND ACCEPTING A MORTGAGE SECURITY IN RETURN. ROBERTS BUILT SEVE CLUSTERS OF HOMES FOR DEVELOPERS VARIOUS AREAS OF THE CITY. MULTI-HO CONSTRUCTION HELPED THE INVESTOR RET GREATER CONTROL OF THE DEVELOPMENT HIS LOTS, AND THEREBY ENSURED NEIGHBORHOOD'S STABILITY AND PROPERTY'S MARKETABILITY.

### JOHN W. ROBERTS

JOHN W. ROBERTS WAS BORN C1853 ESSEX, VERMONT. CITY DIRECTORIES CATE THAT HE WAS LIVING, WITH HIS WIFE LIA, AND WORKING AS A CARPENTER IN RLINGTON IN THE LATE 1870S. IN THE T TWO DECADES, HE BUILT OVER 50 MES FOR THE GROWING POPULATION OF RLINGTON. THE MAJORITY OF THESE ONE-ONE-HALF STORY STRUCTURES FEATURE ORATIVE GABLE FRONT FACADES AND BAY EN ANNE DETAILS IN THE MID-TO-LOWER CE POINTS. THE QUANTITY OF HOMES AINING INDICATES THAT ROBERTS WAS E SUCCESSFUL, BOTH WITH INDIVIDUAL ERS AND SPECULATIVE DEVELOPERS. HIS CESS ALLOWED ROBERTS TO TINUALLY ACQUIRE AND MORTGAGE LAND, VIDING THE NECESSARY CAPITAL TO TINUE BUILDING. THE HOMES HE BUILT THE PREFECT REFLECTION OF LINGTON DEVELOPMENT IN THE 1880S 1890S, IN THE STYLE, TYPE, AND HOD OF BUILDING. HOWEVER, HIS CAREER BURLINGTON ENDED QUITE ABRUPTLY. LOWING THE DEATH OF HIS WIFE IN 1896, ERTS SOLD MUCH OF HIS LAND TO A ND, GEORGE G. MUNSON, AND "REMOVED PHILADELPHIA." NOT MUCH IS KNOWN OF LATER YEARS, EXCEPT THAT HE TINUED TO WORK AS A CARPENTER AND NTUALLY REMARRIED.




## 69, 73, & 77 Mansfield Avenue - The

N Loomis Street and Mansfield Avenue were
D in the H.E. Woodbury subdivision of 1887. Six
N Mansfield and two on Loomis Street were
ASED by U.A. Woodbury the following year. Urban
BURY paid Roberts $2,700 to build these three
S on lots 2, 3 and 4, respectively, fronting
IELD Avenue in 1888. All three of these homes
MANY of the decorative features that Roberts
ALLY designed. While new asphalt shingles have
CED the slate on numbers 73 and 77, 69 Mansfield
AS the original patterned slate roof that
TS constructed.

91 Mansfield Avenue, 1980

## 91 Mansfield Avenue - John Wilson, a

NER, bought lots 5 and 6 from U.A. Woodbury in
AND hired John Roberts to build a home that same
OR $900. Wilson also constructed a greenhouse
LAND and continued to expand his business here
ANY years. Most of Roberts' design details are
, however the original gable decoration has been
CED with different patterned shingles.

## 241 & 239 Loomis Street – 241, 239, and

ERE THE THREE OF THE FIRST HOUSES CONSTRUCTED ON
CTION OF LOOMIS STREET C. 1890. U.A. WOODBURY
ED THEIR CONSTRUCTION AND LATER SOLD OR RENTED
OPERTIES. THE BAY WINDOW AND DENTIL LINTEL TRIM
ON 241, HOWEVER, MOST OF THE DECORATIVE DETAIL
EN COVERED BY ALUMINUM SIDING. ADDITIONALLY,
LT SHINGLES REPLACE THE ORIGINAL SLATE ROOF. 239
S STREET STILL RETAINS MANY OF THE DECORATIVE
CTERISTICS THAT IDENTIFY IT AS A JOHN ROBERTS'
. ARIO BEERS, THE FIRST RESIDENT, LIVED IN THE HOUSE
TS CONSTRUCTION AND COMPLETED ITS PURCHASE
JA WOODBURY FOR $1000 AND THE TAXES FOR 1895.
TRY PORCH WAS LIKELY CLOSED AFTER THE ORIGINAL
RUCTION.

## 235 Loomis Street – This house was built

O ON THE WESTSIDE OF LOT 8 OF THE WOODBURY
VISION. IT IS THE ONLY SURVIVING JOHN ROBERTS' HOUSE
UNCTIONAL SHUTTERS, WHICH WERE LIKELY ATTACHED
D THE 1920S, WHEN A SECOND FLOOR WAS ADDED TO
TCHEN AREA. THE BAY WINDOW, GABLE DECORATION,
LINTELS AND ORIGINAL SLATE ROOF STILL DISTINGUISH
OME.

## 55-57 North Willard Street – Charles

TEINBERG COMMISSIONED JOHN ROBERTS TO BUILD THIS
IN 1888 FOR $1250. THE HIGHER PRICE AFFORDED
TS THE OPPORTUNITY TO DIVERGE FROM HIS STANDARD
RUCTION PLAN WHILE STILL INCORPORATING SIGNATURE
CTERISTICS. UNFORTUNATELY, CHANGES, INCLUDING
ONS AND ALUMINUM SIDING, HAVE OBSCURED THE
ATIVE DETAILS THAT IDENTIFY THIS HOUSE AS BUILT BY
ROBERTS.

## 61 & 65-67 North Willard Street –

R THAN THE STANDARD PLAN, THE HOUSES AT 61 AND
NORTH WILLARD STREET WERE BUILT IN A BASIC "L"
AND COST $1100 EACH. THE FRONT FENESTRATION IS
RENT THAN THE TYPICAL ROBERTS' HOUSE DESIGN. THE
RATIVE FISH SCALE SHINGLES, THE BAY WINDOWS AND
WINDOW LINTELS ARE STILL PRESENT ON BOTH OF
HOUSES, AS IS THE PATTERNED SLATE ROOF. ADDITIONS
BEEN ADDED TO THE REAR OF BOTH HOMES. NUMBER 65-
S BEEN CONVERTED INTO A DUPLEX AND THE ORIGINAL

## 7. 354, 358, & 360 North Street –

These three houses were built on Lots 12 & 13 of Charles R. Palmer's Plan in the early 1890s, likely on speculation by grocer, C.E. Germain. Although some changes are evident, these homes still retain many of the defining Roberts' characteristics including bay windows, gable decoration and slate roofs.

## 8. 79 Hyde Street – 79 Hyde Street was built

c.1895 and has undergone several changes. The bay window and dentil window lintels were removed, and the side entry porch has been closed in. The slate roof and decorative gable roof have been maintained.

## 9. 244 North Willard Street – John W.

and Amelia Roberts bought land on the east side of North Willard Street in 1885, and built this house shortly after. Although the decorative gable and patterned slate roof are present, the building lacks a bay window and other architectural details common to Roberts' houses. Whether Roberts designed the building this way, or if features were subsequently removed, is not known.

## 10. 248 North Willard Street & 195 Archibald Street – Despite the difference in

plan and lack of decoration, these two houses were built by John Roberts. These "improvements" to the land surrounding his homestead afforded Roberts greater mortgage potential and likely provided rental income. The building materials, wooden frame, clapboards, slate roofs and redstone foundation are consistent with other Roberts-built structures.

## 11. 246, 248, & 250 North Winooski

Avenue – 246, 248, 250 North Winooski were built on speculation by grocer, C.E. Germain in 1888. James A. Delaney, the first owner of 250 N Winooski, was a clerk in Germain's store. Numbers 246 and 248 still retain the decorative features that characterize homes built by Roberts. However, aluminum siding has obscured some features of number 250.

## 12. 3 Spring Street & 57 Intervale

Avenue – These houses were built c1892 on the site of a former restaurant. Both houses were originally simple gable front plans with small side entry porches. The front porch on 3 Spring Street was added c1940. 57 Intervale Avenue was used as a duplex by the turn of the century and an original porch was added about 15 years later. The current porch was constructed c1940, as well as other additions. Both homes retain the decorative elements that Roberts incorporated into their original design.

## 13. 92 Grant Street – This house is largely

unchanged, and still retains the original massing that John Roberts constructed. It was built c1890, but was not originally owner occupied. All of the decorative trim remains, and the slate roof and redstone foundation are unaltered. Additionally, most of the original two-over-two, double-hung sash windows have not been replaced.

## 14. 36 Clarke Street – The Clarke Street

houses mark a departure from John Roberts' traditional decorative gable front homes with decorative details due to their higher original price. F.J. Burdick, a manager at Burlington Beef Co. commissioned the house at 36 Clarke Street in 1888, paying $2700 for both house and barn, a four-bay structure that still stands behind the house. Roberts' characteristic patterned shingles, slate roof and dentil moldings are still evident.

## 15. 40-42 Clarke Street – Similar to 36

Clarke Street, this larger house earned a substantial commission for Roberts, $3000. The building's irregular plan, front porch and turned posts, and decorative shingles are characteristic of the Queen Anne style, common in many parts of Burlington. Albert Rutter, a bookkeeper who commissioned the building, worked with Roberts on other projects as well. In 1885, for example, Rutter provided a loan to Roberts, accepting a mortgage on the latter's Willard Street lot as security.

## 16. 24 Front Street – S. and M. Wardlow

originally commissioned the house at 24 Front Street c1890 as an investment, while residing on Pearl Street. The decorative treatments are intact, except for the side diamond trim. The original massing and slate roof are evident, despite the later, rear addition.

## 17. 156 King Street – This is the only

remaining John Roberts' house on King Street. In the 1880s, C.P. Smith subdivided the plot of land south of Main Street, between Church Street and just east of South Winooski Avenue, into 36 lots. In 1889, Smith hired Roberts to build two houses on King Street for $2100. The 1890 Hopkins map of Burlington shows seven houses with similar plans on the north and south sides of King Street, between Church Street and South Winooski. Number 156, the only survivor, still has the decorative gable end and diamond trim, but its bay window is missing (although the roof still extends, cantilevered from the front facade.)

## 18, 19 & 21-23 Spruce Street – Both of

these houses were built in the 1890s in Roberts' basic L-plan. The massing is evident and the slate roof remains, but aluminum siding covers the decorative detail of 19 Spruce Street and a picture window has been added by the door. The large addition, converting 21-23 to a duplex was added in the 1910s. The patterned wooden shingles are different in the gable end and only the bay window and diamond trim, albeit with a star, reflect Roberts' popular decorative designs.

## 19. 45 Howard Street – The house at 45

Howard Street retains a high degree of integrity of original design. The decorative features are intact as Roberts constructed them and the massing is largely unchanged, a small addition exists in the back. Decorative dentil lentils top the windows and slate still covers the roof.

## 20. 93 Howard Street – 93 Howard Street

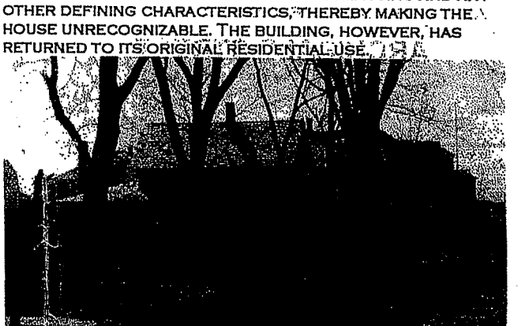
also retains many of its original decorative features. The gable end is well maintained, however the absence of dentil lintels is evident. The full front porch and slate roof are original from construction, but the turned balusters have likely been replaced.

## 21. 121 Howard Street – While aluminum

siding disguises the decorative details, the bracketed bay window, slate roof and dentil lintels still top the windows of 121 Howard Street. The front fenestration has been altered slightly and an addition has been added in the rear.

## 22. 285 Flynn Avenue (formerly Park

Avenue) – This building was built in the 1890s and shortly after was converted to a deli and grocery store. Roberts accepted the adjacent lot and house (which he had also built) as payment for its construction. The two-story front addition that covers the decorative gable end was built c1926. Later additions, including the raised side roof and vinyl siding, have hidden the original massing and any other defining characteristics, thereby making the house unrecognizable. The building, however, has returned to its original residential use.



This 1930 photo shows Flynn Avenue with two adjacent Roberts' houses.

**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*
*Meagan Tuttle, Comprehensive Planner*
*Jay Appleton, GIS Manager*
*Scott Gustin, AICP, Principal Planner*
*Mary O'Neil, AICP, Principal Planner*
*Ryan Morrison, Associate Planner*
*Layne Darfler, Planning Technician*
*Anita Wade, Zoning Clerk*

**TO:** Design Advisory Board
**FROM:** Ryan Morrison
**DATE:** November 28, 2017
**RE:** 18-0431CA, 157 North Union Street

Zone: RM Ward: 2C
Owner/Representative: Emma Allen / Donald O'Brien

**Request:** Replace the front door and front window and reverse their respective locations, and construct new porch stairs leading to the driveway.

**OVERVIEW:**
The applicant is seeking approval to replace the front door and window and reverse their locations, and construct new stairs off the north end of the front porch, at 157 North Union Street, in the Residential Medium Density (RM) zoning district. The single family structure is included on the Vermont State Register of Historic Sites and Structures. The State Register listing specifically notes the structure's entrance location as *'front left bay'*. The proposal will change the front entrance location to the front right bay.

The structure was recorded into the State Register on September 20, 1993 as a residence. It is a 1.5 story, gable front vernacular home with a 1 story, 2 x 2 bay wing at its rear. The main block of the home has slate shingles on its roof. The rear wing has a gable roof with asphalt shingles. The entire structure is sheathed with vinyl siding. City records indicate that the structure had vinyl

siding dating back to 1981. A front porch with a half-wall spans the full width of the structure. Steps off the south end of the porch lead to the side yard and a gate to the sidewalk.

Previous zoning permits include:

- 7/21/03 – 6' stockade privacy fence; and
- 6/6/06 – replace two upper level windows with Marvin egress windows – same size and muntins to match the existing windows.

Because the building is listed on the Vermont State Register of Historic Sites and Structures, it is subject to the standards of Sec. 5.4.8 – Historic Buildings and Sites. Specifically, Sec. 5.4.8 (b) 2 states *"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."*

Staff has administrative authority, and finds the proposed change of location for the front entry, as well as the proposed vinyl window replacement, in conflict with Section 5.4.8 (b) and therefore warrants its denial; however staff will defer to the interpretation made by the Design Advisory Board for a final decision.

**ARTICLE 5: CITYWIDE GENERAL REGULATIONS**
***Sec. 5.4.8, Historic Buildings and Sites***
*(a) Applicability*
*1. The building is 50 years old or older.*
The building at 157 North Union Street was constructed circa 1855 and is more than 50 years old.

*2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the city, state, or nation in history, architecture, archeology, technology, and culture because on or more of the following conditions is present:*

*A. Association with events that have made a significant contribution to the broad patterns of history; or,*

*B. Association with the lives of persons significant in the past; or,*

*C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,*

*D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*

*E. Yielding, or may be likely to yield, information important to prehistory.*

The building is a contributing resource on the Vermont State Register of Historic Sites and Structures. It is a 1.5-story structure, with vinyl siding covering a balloon wood frame, a gabled roof with slate shingles, a concrete foundation, and a 1 story, 2 x 2 bay wing at its rear roofed with asphalt shingles. The original structure is 2 bays wide and is considered to be one of the oldest homes in the neighborhood.

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

See item 2 above. Window replacements on the 2nd story of the front façade in 2006 maintained the historic nature of the structure in that they were wooden (although the applicant notes that they are partially vinyl, which part however is unclear – it may be that it is clad in vinyl and the rest of the window is wood). Even with the rear wing addition and the vinyl siding, which are both documented as existing as early as 1981, the State found that the structure was historically significant, so much so that it was recorded into the Vermont State Register of Historic Sites and Structures in 1993.

Review under the standards of Sec. 5.4.8 should ensure continued integrity, whereas without it, incremental changes may continue until such integrity is lost. If the DAB recommends approval of the front door and window swap, and the window replacement with a vinyl window, it will legitimize a loss of historic integrity.

*(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 building was constructed as a residence; a use that continues today. This standard requires minimal change to spaces, spatial relationships and materials. Primary facades are held to the most rigorous of requirements. Rearrangement of the front façade, and use of a vinyl window, is contrary to this standard.

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.*
   Building openings are character defining features. Altering the location of building openings changes the historic character of a building. The applicant states the change is for the better use of interior and exterior space. Due to interior renovations over time, the interior space is used in a different way than originally intended. Today, the front door is in the middle of the central living space, and if the door and window are permitted to swap location, it will allow the applicant to use a small nook, that currently has no use, as a mudroom. The applicant goes on to state that even with a relocated front door, the structure's existing Greek Revival style will remain.

   The applicant also argues that the change will allow for the continued effort of the preservation and restoration of the home. A goal of the applicant is to restore the wood siding that lies underneath the vinyl siding.

   From the perspective of Sec. 5.4.8, allowing for the proposed change to occur, as well as allowing a vinyl window replacement, would be to allow for the loss of the structure's historic character. Such action would be inconsistent with this standard.

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.*
   To alter the location of building openings on a primary façade is to create a false sense of development and historic appearance.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
   No such changes are included in this proposal.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
   With the exception of the new stairs off the porch side, the distinctive half-wall front porch will be retained. The existing building openings on the primary façade will not be preserved if the location of the door and the window are permitted to be swapped, and the window is permitted to be of a vinyl material. To meet this standard, the front door and window locations should remain unchanged, and the window itself should be replaced with a wooden window.

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 applicant has noted that both the front door and window are in need of replacement because they are old and in bad shape. Such replacements are commonplace on structures of all ages. When these replacements are needed on historic structures, they are required to match the size, appearance, configuration, profile, and materials (window) of the original. The replacement of the front door and window is an acceptable proposal, as long as the size, appearance, configuration and profile remain the same, and the window is wood. However, the applicant proposes a vinyl window. With the proposed change in location of the front door and window, and the window being replaced with a vinyl window, a conflict is created with Sec. 5.4.8.

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 such treatment is included in this proposal.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
   There are no known archeological resources on the property.

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.*
   The rearrangement of the primary façade building openings will alter spatial relationships that characterize the property and that are specifically noted in the historic designation description. While the new stairs off the north side of the front porch will be visible from the public street, the request seems reasonable considering it will create a closer access point for pedestrian access. Staff does not recommend use of pressure treated wood for these stairs.

*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.*

While it may be possible to consider the proposed alterations reversible, to reverse the location of the front door and window will diminish the existing historic integrity, and move the resource further away from its original appearance. An historic structure can lose its merit slowly, with minor alterations that cumulatively destroy historic character and those qualities that make it worth acknowledging. As this building is noted as having a 'front left bay' entrance location, it is worthy of efforts to retain that value that was acknowledged and recorded 20+ years ago.

**ARTICLE 6: DEVELOPMENT REVIEW STANDARDS**
**Part 2: Site Plan Design Standards**
***Sec. 6.2.2, Review Standards***
*(a) Protection of Important Natural Features*
Not applicable.

*(b) Topographic Alterations*
Not applicable.

*(c) Protection of Important Public Views*
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... 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).*
The building is included on the Vermont State Register of Historic Sites and Structures, and as a result, Sec. 5.4.8 applies (see above).

*(e) Supporting the Use of Renewable Energy Resources*
Not applicable.

*(f) Brownfield Sites*
Not applicable.

*(g) Provide for Nature's Events*
Not applicable.

*(h) Building Location and Orientation*
Not applicable.

*(i) Vehicular Access*
Not applicable.

*(j) Pedestrian Access*

Part of the proposal adds a staircase off the north side of the front porch leading to the driveway. A staircase exists on the south side of the porch leading to the side yard and a fence gate leading to the North Union Street sidewalk.

*(k) Accessibility for the Handicapped*
Not applicable.

*(l) Parking and Circulation*
Not applicable.

*(m) Landscaping and Fencing*
Not applicable.

*(n) Public Plazas and Open Space*
Not applicable.

*(o) Outdoor Lighting*
Not applicable.

*(p) Integrate Infrastructure into the Design*
Not applicable.

**Part 3: Architectural Design Standards**
***Sec. 6.3.2, Review Standards***
*(a) Relate Development to its Environment*
*1. Massing, Height and Scale*
No significant change is proposed to the massing, height or scale. Not applicable.

*2. Roofs and Rooflines*
No change proposed to the existing roofline. Not applicable.

*3. Building Openings*
*Principle entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features... Attention shall also be accorded to design features which provide protection from the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.*

As is proposed, the new door location will be visible from the public street and easily identifiable. At issue is the appropriateness of altering the arrangement of building openings on the primary façade of a historic building. Please refer to Section 5.4.8 above for further discussion.

The existing front porch provides protection from the effects of inclement weather.

*Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal...*

The proposed front door and window swap on the primary elevation is at issue. There are no other building openings on the front façade at the first floor level. Two 2nd floor double hung windows exist on the front façade.

*(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 subject property is listed on the Vermont State Register of Historic Sites and Structures. See Section 5.4.8 above.

*(c) Protection of Important Public Views*
Not applicable.

*(d) Provide an Active and Inviting Street Edge*
Not applicable.

*(e) Quality of Materials*
The applicant proposes to replace the existing front window with a vinyl window. The replacement window needs to be wooden, not only to comply with the standards of Sec. 5.4.8, but to also not be out of character with the building when the vinyl siding is removed and the wood siding is restored, as the applicant explains.

The applicant proposes to replace the front door with a fiberglass door, which is acceptable. The applicant notes that the new stairs off the north side of the front porch will not be constructed with pressure treated wood. Use of pressure treated wood is discouraged on historic structures.

*(f) Reduce Energy Utilization*
All new construction 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*
Not applicable.

*(i) Make Spaces Secure and Safe*
Not applicable.

**RECOMMENDED MOTION:**
Denial of the proposed front door and window location change; denial of the proposed vinyl window replacement; and approval of the replacement front door. The existing window may be replaced with a fully wooden window that maintains the same size, appearance, and profile of the existing double hung window. Aluminum, fiberglass, or similar cladding is permitted. Vinyl cladding is not permitted.

If the DAB approves the new stairs off the north end of the front porch, use of pressure treated materials is not permitted.

# Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195
www.burlingtonvt.gov/pz

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OCT 23 2017
DEPARTMENT OF PLANNING & ZONING

## Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

**PROJECT LOCATION ADDRESS:** 157 North Union Street

| | |
|---|---|
| **PROPERTY OWNER*:** Emma Allen<br>*If condominium unit, written approval from the Association is also required | **APPLICANT:** Donald O'Brien |
| POSTAL ADDRESS: 157 N. Union St. | POSTAL ADDRESS: 115 Nottingham Lane |
| CITY, ST, ZIP: Burlington, VT 05401 | CITY, ST, ZIP: Burlington Vt 05408 |
| DAY PHONE: 802-233-1746 | DAY PHONE: 802-238-6867 |
| EMAIL: e.hartt@gmail.com | EMAIL: obrien1152000@yahoo |
| **SIGNATURE:**<br>I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application. | **SIGNATURE:** |

**Description of Proposed Project:** Replace front door and window and reverse locations. New stairs from porch to driveway

**Existing Use of Property:** ☒ Single Family ☐ Multi Family: #___ Units ☐ Other:

**Proposed Use of Property:** ☒ Single Family ☐ Multi Family: #___ Units ☐ Other:

- **Does your project involve new construction, addition, alteration, renovation, or repair to a structur that is heated or cooled?** Yes ☒ No ☐
  (If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for detai
- **Will 400 sq ft or more of land be disturbed, exposed and/or developed?** Yes ☐ No ☐
  (If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)
- **For Single Family & Duplex, will total impervious area be 2500 sq ft or more?** Yes ☐ No ☐
  (If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)
- **Are you proposing any work within, below, or above the public right of way?** Yes ☐ No ☐
  (If yes, you will need to receive prior approval from the Department of Public Works)
- **Are you proposing any onsite food or beverage production/manufacturing?** Yes ☐ No ☐
  (If yes, you will need to consult with Water Resources Division at the Department of Public Works: 863-4501)

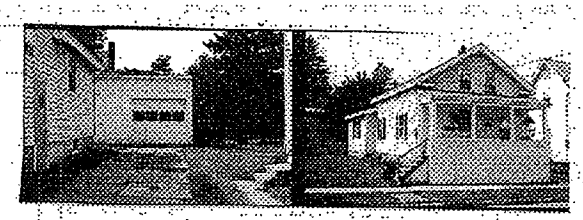
**Estimated Construction Cost (value)*: $** 8000.00
(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be proce administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 day administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be req Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about fillin this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

**Office Use Only**: Zone: RM Eligible for Design Review? Y Age of House 1866 Lot Size 5850

Type: SN___ AW___ FC___ BA___ COA 1 Y COA 2___ COA 3___ CU___ MA___ VR___ HO___ SP___ DT___ MP___

Check No. 5540 Amount Paid 80 Zoning Permit # 18-043CA



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:
93-A-79, frame #s 18+19

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 157 N.Union St.

PRESENT USE: house
ORIGINAL USE house
ARCHITECT/ENGINEER:

COMMON NAME:

BUILDER/CONTRACTOR:

PROPERTY TYPE: house

PHYSICAL CONDITION OF STRUCTUR
Excellent ☐ Good ▩
Fair ☐ Poor ☐

OWNER: Clayton Warren C/O Larry Warren
ADDRESS: 193 Crescent Beach Drive
Burlington VT 05401

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ▩ Restricted ☐

STYLE: Greek Revival

LEVEL OF SIGNIFICANCE:
Local ☐ State ▩ National ☐

DATE BUILT: c.1855

GENERAL DESCRIPTION:
Structural System
1. Foundation: Stone ☐ Brick ☐ Concrete ▩ Concrete Block ☐
2. Wall Structure
   a. Wood Frame: Post & Beam ☐ Balloon ▩
   b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐
      Concrete Block ☐
   c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingl
   Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐
   Aluminum ☐ Asphalt Siding ☐ Brick Veneer ☐ Stone Ven
   Bonding Pattern: Other: vinyl siding
4. Roof Structure
   a. Truss: Wood ▩ Iron ☐ Steel ☐ Concrete ☐
   b. Other:
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 ▩ Bay Window ☐ 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: 1.5
Number of Bays: 2x2 + rear wing Entrance Location: front left
Approximate Dimensions: 19x25 + rear wing

SIGNIFICANCE: Architectural ▩ Historic ☐ Archeological ☐

Historic Contexts:

Level of Significance:
Local State National

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gable front vernacular house with a 1 story, 2x2 bay wing at its rear. The wing has a gable roof and asphalt shingles. Sanborn maps indicate that it probably replaced a pre-existing 1 story wing c.1945. The main block has slate shingles on its roof. The house faces east and has a full width front porch. The porch has a half wall, posts and a lean-to roof. The gable front has cornice returns. The windows are mostly 4/1.

RELATED STRUCTURES: (Describe)

A 2 bay wide garage with a shed roof is located behind the house. The left bay has double leaf doors and the right bay has a sectional overhead door. Sanborn maps indicate that it was built c.1935 and probably replaced a shed.

STATEMENT OF SIGNIFICANCE:

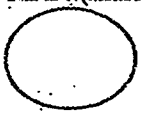
The cornice returns, and the form of this house suggest a Greek Revival style influence. The house is probably one of the oldest in the neighborhood.

A Beers map from 1869 and the 1871 Burlington Directory indicate that Peter Lander, a "city carter", lived here at that time. A City Directory from 1884 lists Carlos Lander as a resident here. Carlos worked for William Smith & Co., a carriage builder on St. Paul St.

REFERENCES:

Sanborn maps, C.M.Hopkins maps (1890), Beers map (1869), Burlington Directories

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Land ☐ Woodland ☐
- Scattered Buildings ☐
- Moderately Built Up ▩
- Densely Built Up ☐
- Residential ▩ Commercial ☐
- Agricultural ☐ Industrial ☐
- Roadside Strip Development ☐
- Other:

RECORDED BY: Scott Gurley

ORGANIZATION: City of Burlington

DATE RECORDED: 9/20/93

# Project Proposal: 157 North Union St.

Prepared for: Ryan Morrison, Associate Planner

Prepared by: Emma Allen and Matthew Barry

November 19, 2017

Hi Ryan,

Please see the below information, and let me know if you have any questions or need more information.

We are proposing a switch in location of the window and door at the front of our house at 157 North Union Street. The attached documents are spec sheets for both the proposed new door and window, as well as a floor plan for the existing layout, and what we are proposing to change.

We are requesting this change to better use the interior and exterior space of the home. Due to interior renovations of the home over many years, the space is used in a much different way than originally intended. As you can see by the documents, the door is in the middle of the central living space. The proposed door and window swap will allow us to use a small nook that currently has no use as a functioning mudroom, which will help us preserve the existing historic wood floors on the interior.

This change makes sense for a few reasons. The proposed new location of the door would stay architecturally consistent with the existing "Greek Revival" style that is marked on the Historic State Register. There are many Greek Revival homes in the vicinity of this home in the Old North End that have similar layout (door on the right side of the front face). We are happy to provide pictures of homes within a 2 block radius.

Second, this change allows us to continue our efforts to preserve and restore this home. Due to the home's age, the majority of the external and internal components have been changed many times. For example, the siding is currently cracked vinyl. During the course of swapping the window and door we intend to inspect the state of the wood siding underneath the vinyl, and make a plan to restore it, ideally returning it to its original state. The house is in a state of neglect, with fixtures like shutters having been removed. We purchased this house a year ago with the goal of fixing all of the issues it has and restore it to a more attractive-looking home.

Third, both the window and the door that we are looking to replace are in bad shape, not energy efficient, or historic. The new fiberglass door we are proposing will be an attractive, bright entrance to the home, look very nice from the street, and will be energy efficient. The window will be energy efficient and will match the rest of the windows in the home. For the sake of consistency, we are proposing to use a vinyl window to match the rest of the windows previously replaced before we owned the home. The window will be a 1/1 double hung, to maintain historical accuracy and match the rest of the windows.

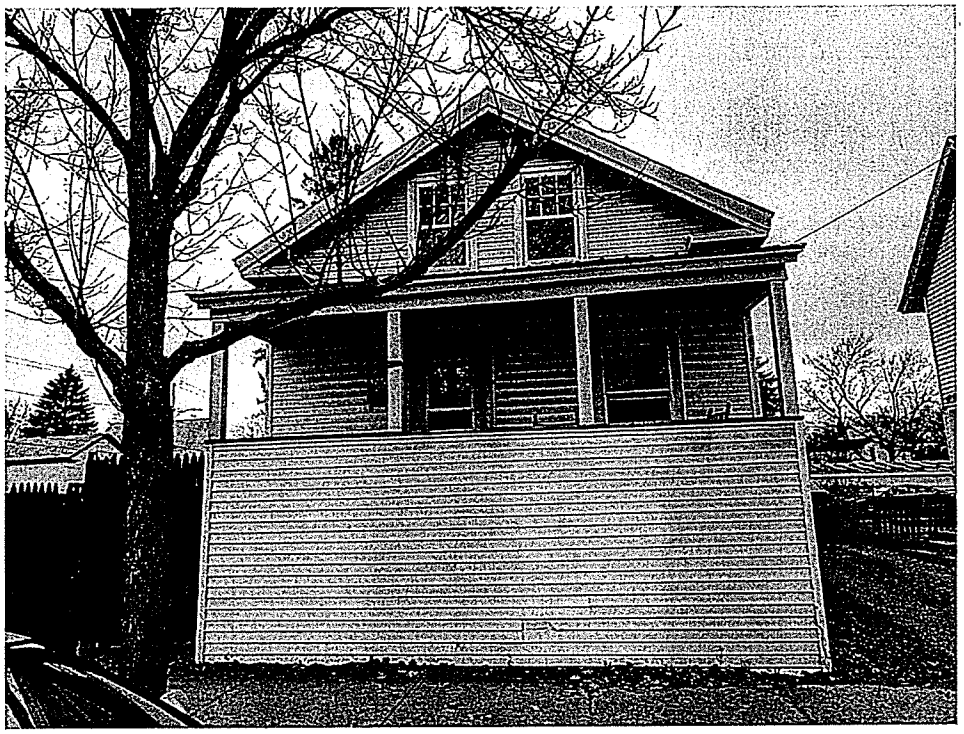
Along with swapping the window and door, we will add a couple additional steps on the right side of the deck to allow for easy access to the front of the home from the driveway. We are not planning on using pressure treated wood for this addition.

Thank you,

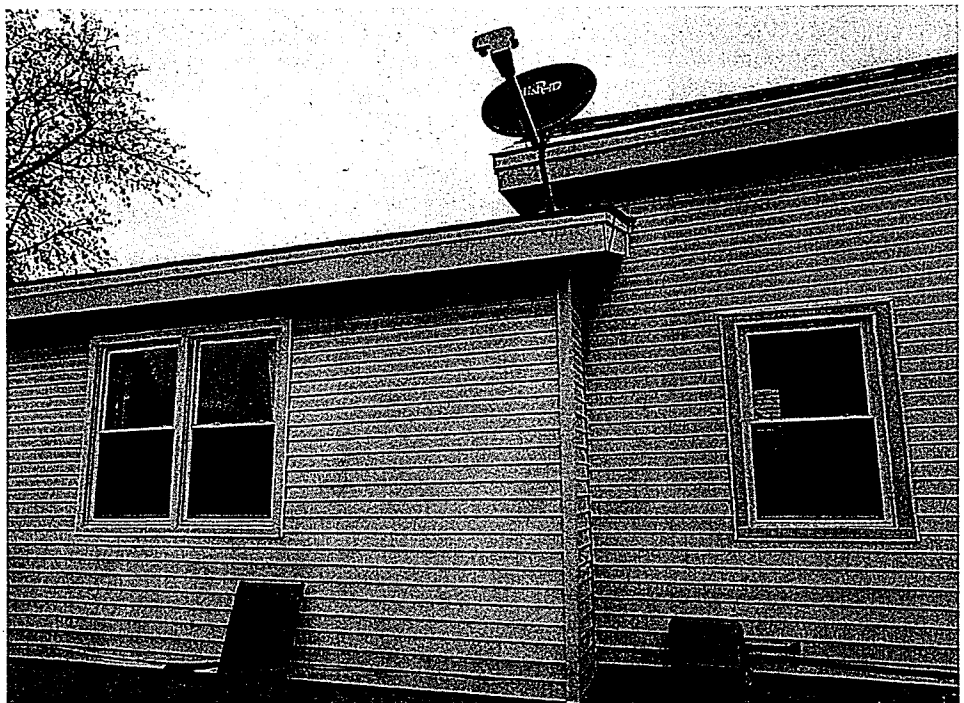
Emma Allen and Matthew Barry

# Current Layout of Front and Side of House: 157 North Union St.

**Front View**



**Side View Showing Newer Windows**



Google Maps 159 N Union St

Image capture: Oct 2014 © 2017 Google United St

Burlington, Vermont

Google, Inc.

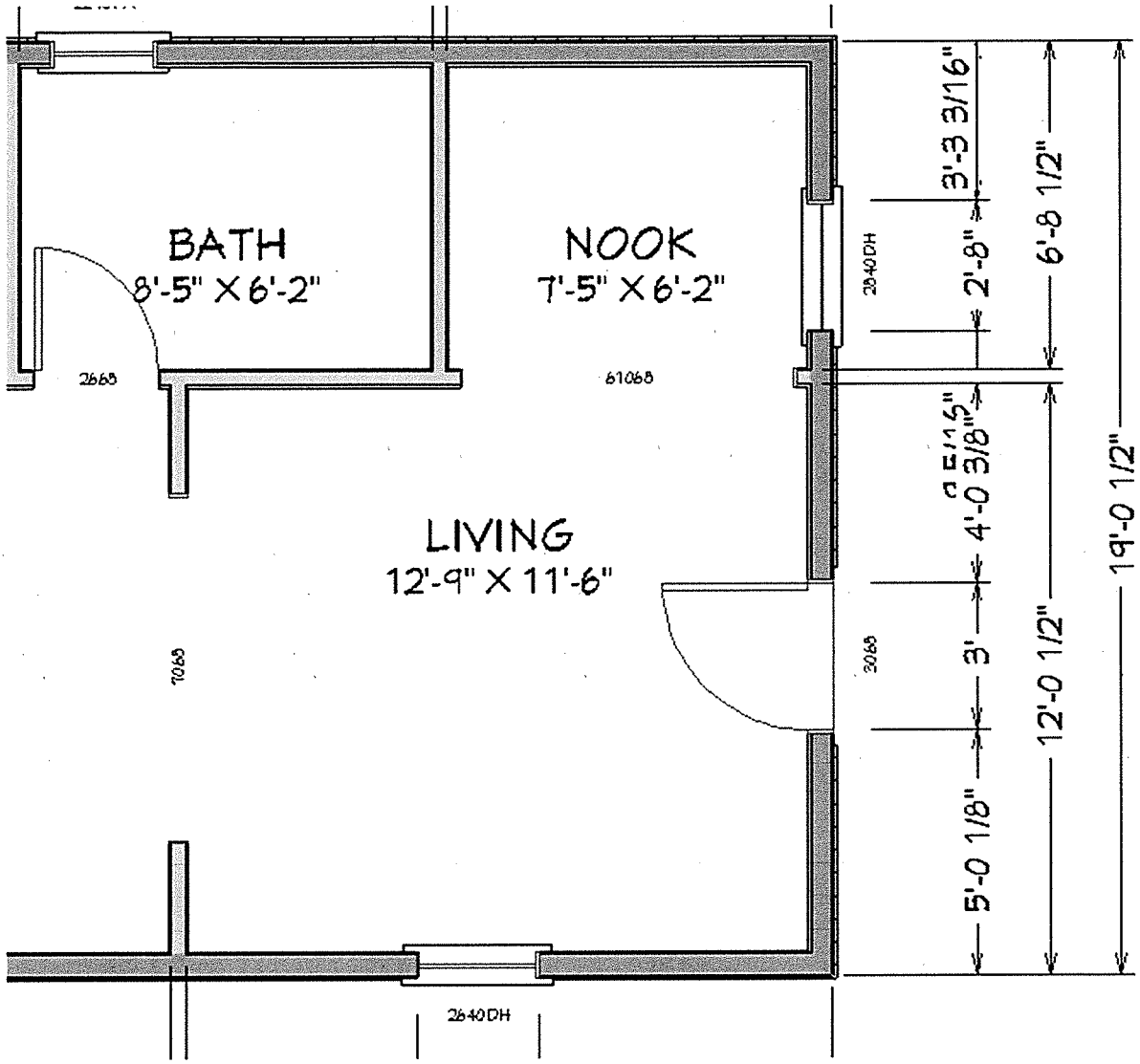
Street View - Oct 2014

RECEIVED
OCT 23 2017
DEPARTMENT OF
PLANNING & ZONING

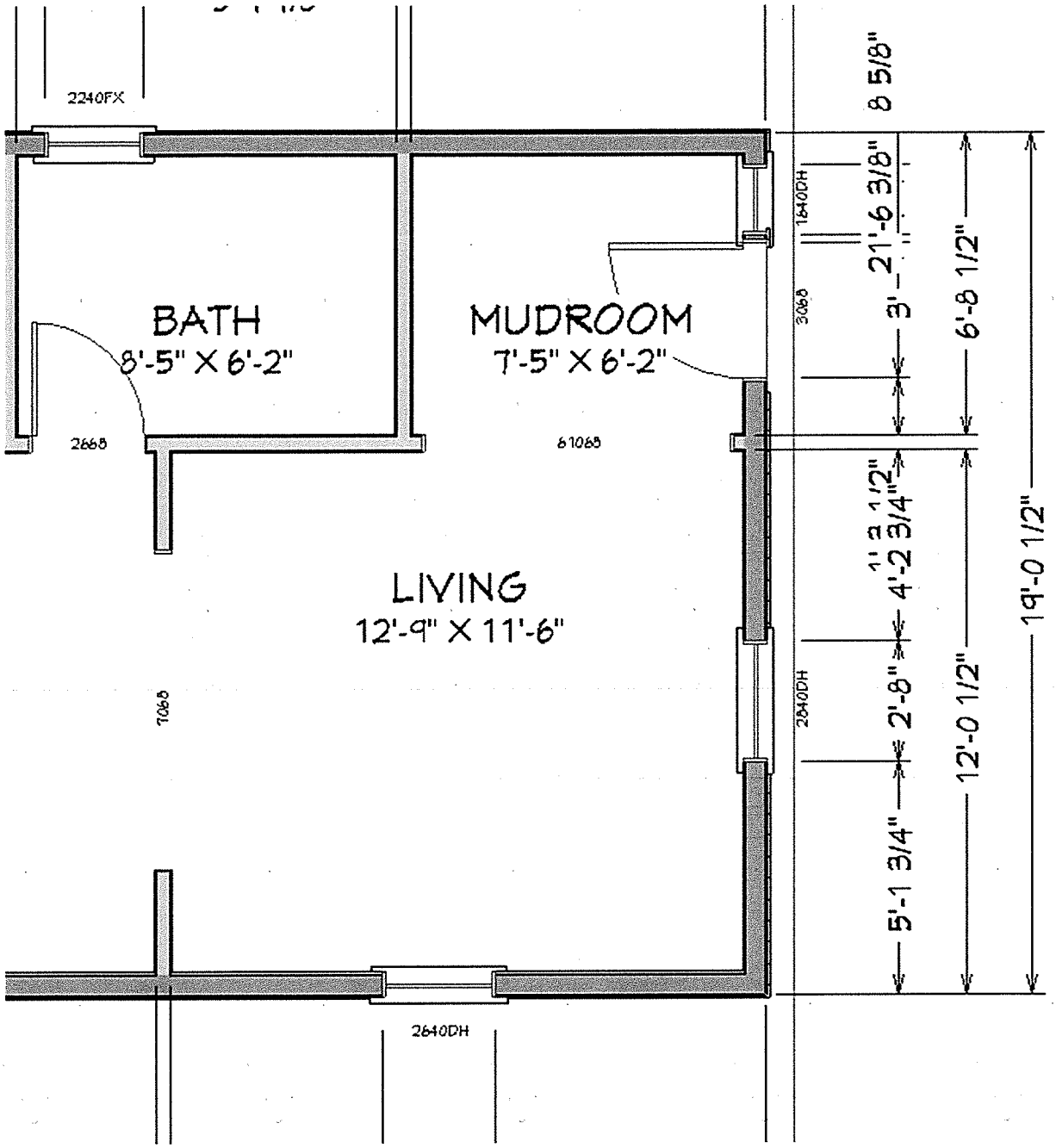
New step

RECEIVED
OCT 23 2017
DEPARTMENT OF
PLANNING & ZONING

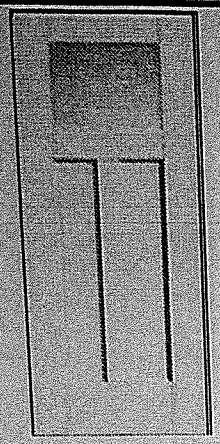
Current conditions



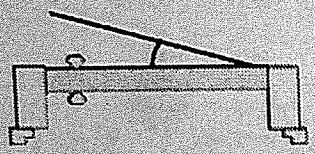
Proposed


2240FX
BATH
8'-5" X 6'-2"
MUDROOM
7'-5" X 6'-2"
2668
61068
LIVING
12'-9" X 11'-6"
7068
2640DH
3068
1640DH
2640DH
8 5/8"
21'-6 3/8"
3'
6'-8 1/2"
4'-2 3/4"
2'-8"
5'-1 3/4"
12'-0 1/2"
19'-0 1/2"

## Item: 0004: Ext 36" x 80" S4810XN RHI 4 9/16" On-Guard Primed



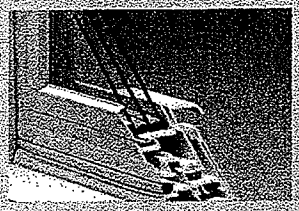
Smooth Star 36"x80" Single Door

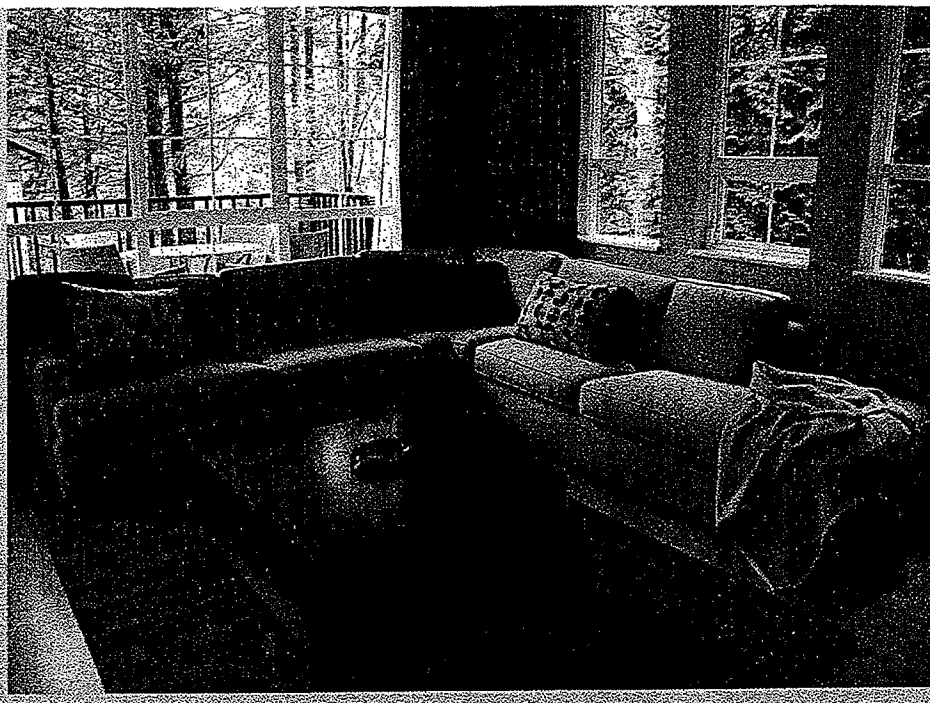


EXTERIOR
Right-Hand Inswing

### Configuration Options Hide

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Exterior
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single
- **Reeb Finish:** Yes
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Craftsman
- **Glass Type:** Privacy
- **Glass Style:** Granite
- **Glazing Type:** Flush Glazed
- **Insulation:** Insulated Glass
- **Grille Type:** None
- **Model:** S4810XN
- **Finish Door Exterior Color:** Royal Marine
- **Finish Door Interior Color:** Royal Marine
- **Frame Material:** On-Guard Primed
- **Finish Frame Exterior Color:** Royal Marine
- **Finish Frame Interior Color:** Royal Marine
- **Handing:** Right Hand Inswing
- **Casing/Brickmould Pattern:** ~~None~~
- **Hinge Type:** Ball Bearing
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Oil Rubbed Bronze

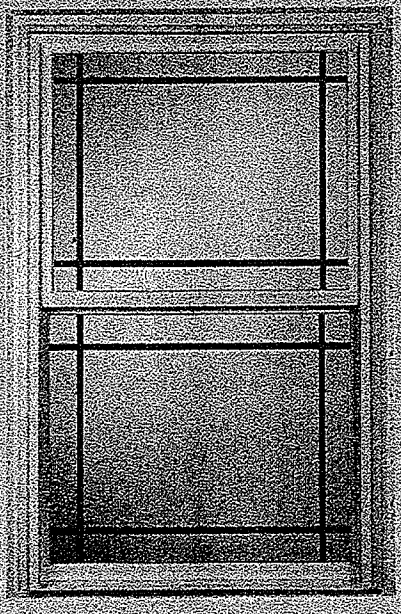






# 400 Double Hung

Engineered for exceptional strength and efficiency, the 400 offers the premium construction and features typically found in the most expensive lines.



## Standard Features

- Thermal Fusion Welded Frame and Sash
- Sleek Slimline Sash Profile
- Quad Weather Stripping at Key Contact Points
- Also available in Rolling and Picture Window
- Full Length Lift Handles
- Full Screen
- Approved Forced Entry Locking System
- Sash Tilt In for Easy Cleaning
- Double Recessed Meeting Rail Locks
- DP 50 Rated
- Interlocking Sloped Sill
- Dual Ventilation Latches
- 3 ½" Frame Depth

## Performance Options

- Energy Star U-4 & DOE R5 Triple Glazing Packages
- Multiple Colors Available
- Flat, Profile or SDL Grid Package
- Impact Rated

**NFRC Thermal Performance Data – 400**

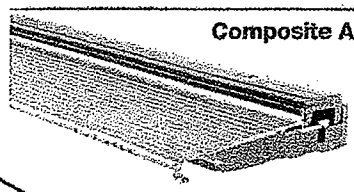
| Glazing | U-Value | SHGC | VLT |
|---|---|---|---|
| DOE R5 | .20 | .20 | .36 |
| Energy Star U-4 | .24 | .25 | .44 |
| Low E / Argon | .28 | .26 | .48 |
| HP Low E | .31 | .20 | .46 |
| Clear | .48 | .57 | .79 |

# Sills

Allow for a tight seal to help block wind-driven moisture infiltration at the bottom of the door. Available in a variety of materials with features to meet the needs of different climates and exposures. Ask your Therma-Tru seller for a complete list of options.

## Inswing Options

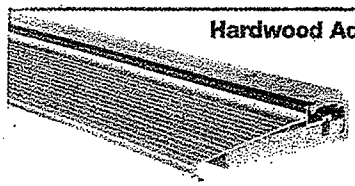
### Composite Adjustable Sill ✣



- Thick wood-grained composite cap and nosing.
- U-shaped weather seal.

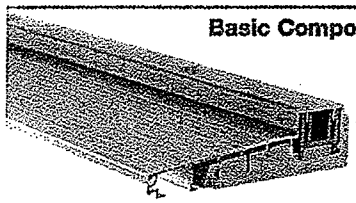
Continuous length with spread mullion capability to fill 49"–75" rough openings.

### Hardwood Adjustable Sill



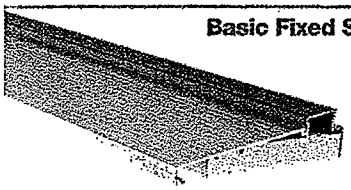
- Durable hardwood cap and nosing can be stained to match door and trim.
- U-shaped weather seal.
- Adjustable flush zinc dichromate screws.

### Basic Composite Adjustable Sill



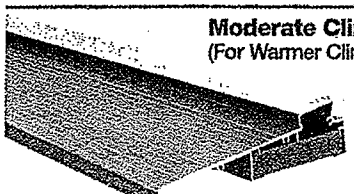
- Wood-grained composite cap and nosing.
- Adjustable zinc dichromate screws with removable screw caps.

### Basic Fixed Sill



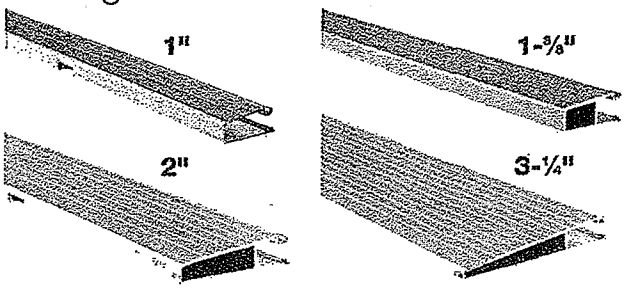
- Slanted cap and nosing mates with the single-bulb bottom sweep.

### Moderate Climate Sill
(For Warmer Climates)



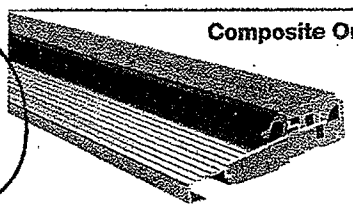
- All-aluminum construction.
- Slanted cap.

## Inswing Sill Extenders



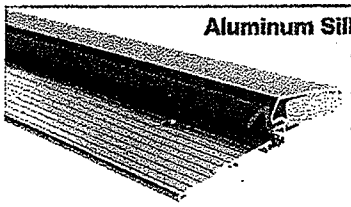

## Outswing Options

### Composite Outswing Sill ✣



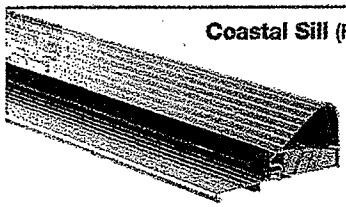
- Thick wood-grained composite cap and nosing.
- Integrated weatherstrip.

### Aluminum Sill with Thermal Break



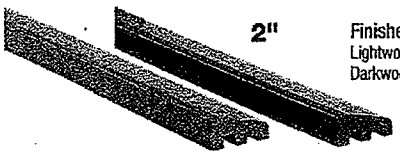
- All-aluminum construction.
- Integrated weatherstrip.
- Also available without thermal break.

### Coastal Sill (For Coastal Regions)



- All-aluminum construction.
- Extra-high cap profile.
- Integrated weatherstrip.
- Helps meet code requirements in HVHZ coastal regions.

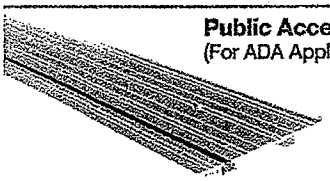
## Outswing Sill Extender




Finishes:
Lightwood (Premium)
Darkwood (Premium)

## Public Access Sill

### Public Access Sill with Thermal Break*
(For ADA Applications)



- All-aluminum construction.
- Ramp slope meets Americans with Disabilities Act (ADA) requirements.
- Also available without thermal break.

**Key**

✣ Tru-Defense Eligible

*See the Therma-Tru Architectural Details & Components manual for actual unit size specifications.
**Door systems built with public access sills have little resistance to water penetration and have a potential to leak if installed exposed to weather. We recommend these systems be installed away from weather under large soffits or overhangs.
***For full details on the Tru-Defense Warranty Rider, visit www.thermatru.com/trudefense.
Note: Finish colors may vary from an actual application due to fluctuations in finishing or printing. See page 273 for important product details that may help with

**Burlington Design Advisory Board**
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/PZ/DAB
Phone: (802) 865-7188
Fax: (802) 865-7195

*Matthew Bushey*
*Ron Wanamaker*
*Leo Sprinzen*
*Steven Offenhartz*
*Tom Cullins*
*Philip Hammerslough, Alt.*
*Phil Wagner, Alt.*

**DESIGN ADVISORY BOARD**
**Tuesday November 28th, 2017 at 3:00 PM**
**Conference Room 12, City Hall, Burlington, VT**
**Agenda**

**Session I – 3:00 PM – 3:30 PM**

1. **18-0431CA; 157 North Union St (RM, Ward 2C) Matthew Barry and Emma Allen**
   Reverse locations of existing front door and window; add stairs from porch to driveway.
   (Project Manager: Ryan Morrison)

**Session II – 3:30 PM – 4:00 PM**

1. **18-0294CA; 24 Front St (RM, Ward 3C) Liam Flynn and Sara Woodard**
   2nd story addition to rear of existing single family house.
   (Project Manager: Mary O'Neil)

**Session III – 4:00 PM**

1. **CLG Grant Discussion**

*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 Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).*

**Burlington Design Advisory Board**
149 Church Street, City Hall
Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*Matt Bushey, Chair*
*Ron Wanamaker, Vice Chair*
*Tom Cullins*
*Steve Offenhartz*
*Leo Sprinzen*
*Philip A. Wagner, Alternate*
*Phil Hammerslough, Alternate*

# Minutes
## Burlington Design Advisory Board
## Tuesday, November 28, 2017 3:00 p.m.
## Conference Room 12, City Hall, 149 Church Street, Burlington, VT

**Present:** Matt Bushey (Chair), Tom Cullins, Steve Offenhartz, Ron Wanamaker, Phil Wagner (alternate.)
**Absent:** Leo Sprinzen, Phil Hammerslough (alternate)
**Staff present**: Ryan Morrison, Mary O'Neil

### Session I- 3:00 PM – 3:30 PM

**18-0431CA; 157 North Union St (RM, Ward 2C) Matthew Barry and Emma Allen**
Reverse locations of existing front door and window; add stairs from porch to driveway. (Project Manager: Ryan Morrison)

**Motion by Matt Bushey:** I move to approve the request to switch the location of the window and the door on the front façade, and to approve the proposed stairs off the north end of the front porch. I recommend that the new window be wood or clad wood with a 6/1 pattern and simulated divided lights.

2nd: Steve Offenhartz

**Vote 4-1 (RW.)**

Motion carries.

### Session II – 3:30 PM – 4:00 PM

**18-0294CA; 24 Front St (RM, Ward 3C) Liam Flynn and Sara Woodard**
2nd story addition to rear of existing single family house. (Project Manager: Mary O'Neil)

**Motion by Steve Offenhartz**: I move we table the application to allow the owners to finalize details, materials, and design. The Board is comfortable with the direction taken, and recommends using the same palette of materials as on the existing house.

2nd: Ron Wanamaker

**Vote 5-0**
Motion carries.

*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 Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).*

**Session III – 4:00 PM**

**CLG Grant Discussion**
Mary O'Neil explains CLG program, availability of annual grant funding for preservation related projects. Opportunity to apply for funding to sponsor a workshop to focus on local-level historic preservation policies and processes in Vermont and how to conduct the local design review process. The intended audience includes both municipal staff who oversee local design review programs and the volunteers who staff the local commissions and review boards. The workshop will be open to participants across the state. Historic New England had offered to be the third-party administrator for the grant, so beyond submitting the application there's not much more that we would need to do.

**Motion by Steve Offenhartz** to direct staff to prepare a grant application for the workshop on historic preservation policies and processes in Vermont with guidance for local design review.

2nd: Ron Wanamaker.

**Vote 3-0** (all HPRC members SO, TC and PW)
Motion carries.

**Other Business:**
Board voted on 2018 calendar year schedule
5-0 to adopt.
Motion carries.