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
Sean McKenzie
Steven Offenhartz
Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.

DESIGN ADVISORY BOARD
Tuesday, October 13, 2015 at 3:00 PM
Conference Room 12, City Hall, Burlington, VT
Agenda

Each applicant has about 10 minutes to present his/her application to the board within their allotted session time. ***Please note session times are approximate.***

Session I - 3:00-3:30 p.m.

1. **16-0335CA; 10 Crombie Street (RM, Ward 2C) Reginald N. Achilles**
   Construct full second story and reconstruct porch along with associated site changes for existing single family home.

Session II – 3:30-4:00 p.m.

2. **16-0406CA; 69 Scarff Ave (RL, Ward 5S) Matthew H. Leach**
   Construction of new single family dwelling with attached garage.

Session III – 4:00-4:30 p.m.

3. **16-0385CA; 33 Rose Street (RM, Ward 3C) Amanda Dwelley**
   Install fence on south side of dwelling, replace seven existing second storey windows**.**

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).

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
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David White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Interim Chief Administrative Officer
Mary O'Neil, AICP, Senior Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk

MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP16-0406CA, 69 Scarff Avenue
Date: October 13, 2015

File: 16-0406CA/CU
Location: 69 Scarff Avenue
Zone: RL **Ward**: 5S
Date application accepted: September 23, 2015
Applicant/ Owner: Matthew & Julia Leach
Request: Construct new single family home on vacant lot.
Estimated Construction Cost: $475,000.

Background:

- Zoning Permit 14-0831CA/CU; construct new single family home on vacant lot. May 2014. Permit relinquished May 2015.
- Zoning Permit 13-1283LL, Lot line adjustment with adjacent single family house lot at 75 Scarff Avenue. June 2013.

Overview: Although a previous permit was approved to construct a new single family home, that project did not advance. This is a new application with a new design for a single family residence.

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Although the proposed use is a permitted use, the nonconforming lot frontage of 52.09' will require conditional use review.

Part 1: Land Division Design Standards
Not applicable.

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

This is almost entirely a grassy lawn. No significant natural features have been identified.

(b) Topographical Alterations:

There are no notable topographic alterations proposed; the site is flat.

(c) Protection of Important Public Views:

There are no protected public views from this site. 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).

There are no historic structures or sites on this parcel. Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

There is nothing within the application to suggest the use of wind, water, geothermal, solar or other alternative energies. Southerly exposure will enhance the proposed rooftop deck. Typical design options that would acknowledge and utilize passive solar gain (increased glazing on south facing elevations) have not been exercised. Windows there are limited.

(f) Brownfield Sites:

None identified. 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.

One door is clearly articulated; on the east side (which is presumed to be the primary entrance.) It appears there is a modest roof overhang, but difficult to tell as the door surround is dark. The applicant shall define. There may be another (sliding door?) entrance on the rear addition, first floor east side, also surrounded by dark siding and perhaps under an overhang.

The stylized roofline purposefully lacks an eave, a design feature which frequently becomes problematic in winter climates. Although the plan provides for a sleek, clean volume, water and snow issues tend to plague these designs. Eave overhangs functionally protect exterior doors, windows, and siding from rain; they shade windows when solar heat gain is unwelcome. Another advantage is that they can help keep basements and crawl spaces dry. A house lacking eave overhangs can overheat in the summer, can suffer from water entry problems at windows and doors, and can have premature siding rot.

If the applicant proposes using the roof deck in the winter, a plan for snow storage will need to be identified so it is not thrown on neighboring properties, which are approximately 5' away.

(h)Building Location and Orientation:

The building is a gable front orientation to the public street, referencing a typical residential orientation. The building front is aligned with the front façade of neighboring buildings, reinforcing the street edge.

The site plan has been altered from the original submitted to conform to the ordinance requirements.

The street facing garage wall is set back approximately 32' from the front property line, meeting the required 25' setback.

The garage entrance constitutes more than 50% of the width of the street facing façade; this may be permitted if the garage entrance is within a single roofline and wholly integrated into the overall design with living space above. It is a requirement that the primary pedestrian entrance offers a clear and welcoming entrance from the street. In this case, the primary entrance is not visible from the street, but wrapped around the east side under a recess. This standard state: *Principal buildings shall have their main entrance facing and clearly identifiable from the public street*. A clear and welcoming primary entrance is a requirement for allowing a street facing garage wall to utilize more than 50% of the building front, as this project proposes.

This standard also requires that each bay of the garage shall have a separate entrance door of no more than 10' in width. As proposed, the garage door will exceed this standard.

1. Vehicular Access:

There is currently no curb cut to the property. A curb cut permit will be required from the Department of Public Works.
A driveway is proposed directly from Scarff Avenue, which appears likely to require the removal of 2 street trees within the right-of-way.
The driveway is proposed to meet the 18' limitation for residential driveways.
The driveway and parking area are required to meet a minimum 5' side yard setback.

(j) Pedestrian Access:

A walkway is proposed between the public sidewalk and the primary entrance. As noted, the entrance must be street facing and clearly identifiable from the street.

(k) Accessibility for the Handicapped:

This is not a requirement for a single family home, but encouraged. Vermont "visibility" standards may apply.

(l) Parking and Circulation:

For a single family residence, 2 parking spaces will be required. The application proposes a two car garage, and a driveway that could accommodate tandem parking. A curb cut permit will be required from the Department of Public Works.

(m) Landscaping and Fences:

A landscaping plan will be required prior to review by the Development Review Board. It appears that two street trees may be removed to accommodate the new driveway. Consultation with the Department of Public Works and specifically the city arborist will be required to confirm the acceptability of the plan, and to arrange for replacement street trees that conform to the city Master Tree Plan.

(n) Public Plazas and Open Space:

None are required from this private parcel. Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

More information about site lighting, with fixture and lumens information shall be required prior to review by the DRB.

(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.

New utility lines must be buried. All meters, mailboxes, mechanical equipment and utlity connections must be identified on the site plan and/or building elevations as appropriate. Screening may be required for meters and HVAC equipment. Trash and recycling are proposed to be located within the garage.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a)Relate development to its environment:

1. Massing, Height and Scale:

In low and medium density residential districts, the height and massing of existing residential buildings are the most important consideration when evaluating the compatibility of additions and infill development.

The proposed new structure will be limited in width by the narrow lot and required setbacks. The proposed 2 ½ story gabled streetfront quickly ascends to three floors by mid-parcel, with an elongated structure significantly larger in footprint that neighboring properties.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buidlings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the srteetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition.

The modernist vocabulary eschews architectural detailing, preferring to speak as a punctuated volume with large areas of vertical sheathing. The style represented chafes as the specifics of this standard; there is little relationship with the human scale, no expressed entry, no surface articulations visible from the streetfront. The front, in fact, looks like a secondary elevation. The westerly wall remains largely undifferentiated. The easterly façade offers greater interest in the modernized pavilion announced in darker, horizontal sheathing which is referenced in the rear wing. The building appears designed with the most expressive, interesting façade facing a neighbor and the business side facing the street.

2. Roofs and Rooflines.

The project location is within a neighborhood of traditional domestic style architecture featuring eaves front gabled and more complex hip, dormered and shed roofs. The modern aesthetic proposed tips it hat to the gable front orientation, but evolves into a flat roofed structure by the easterly projecting pavilion and rear one story.

3. Building Openings

Windows are rhythmically placed and consistent in size within the building volume. A third floor assembly of windows and patio door are largely inconspicuous from the street, but should make available an westerly view with an evening light advantage.

As noted, entry doors are not clearly visible from the street, and one must be.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The austere design and the centrality of the garage dehumanizes the building front; the principal entrance invisible, there is no landscaping or porch to offer warmth and shelter, nothing to soften the harsh edge of the design from the streetfront. The lack of some formalized entrance (enclosure as a porch, shelter under eaves, visible entry) hardens the design, turning a cold shoulder to the street. In a residential neighborhood that is recognized for its ambiance, its warmth, and its traditional

neighborhood environment, this proposal stands out as abbreviated, aloof and inhospitable. Clean, yes. Inviting, no.

(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.

Submission materials include consumer-oriented data from a major manufacturer. Specific cut sheets for lighting, windows and doors have not been provided. No information about proposed exterior sheathing is included, the specifics of which will be required prior to DRB review.

(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.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicalbe, in order to provide opportunities for the use of active and passive solar utilization.

As noted, the design chooses not to take advantage of the available southerly exposure for passive solar gain. Similarly, the absence of roof overhangs may increase summer cooling costs (although in winter, the lack of window shading may allow more natural light, balancing the negative impact.)

Shadows are not anticipated to immediately present negative impact to adjacent properties. The third floor element is likely to cast a shadow on the garage area of 75 Scarff Avenue, not living space.

(g)Make advertising features complementary to the site:

No signage is proposed. Not applicable.

(h)Integrate infrastructure into the building design:

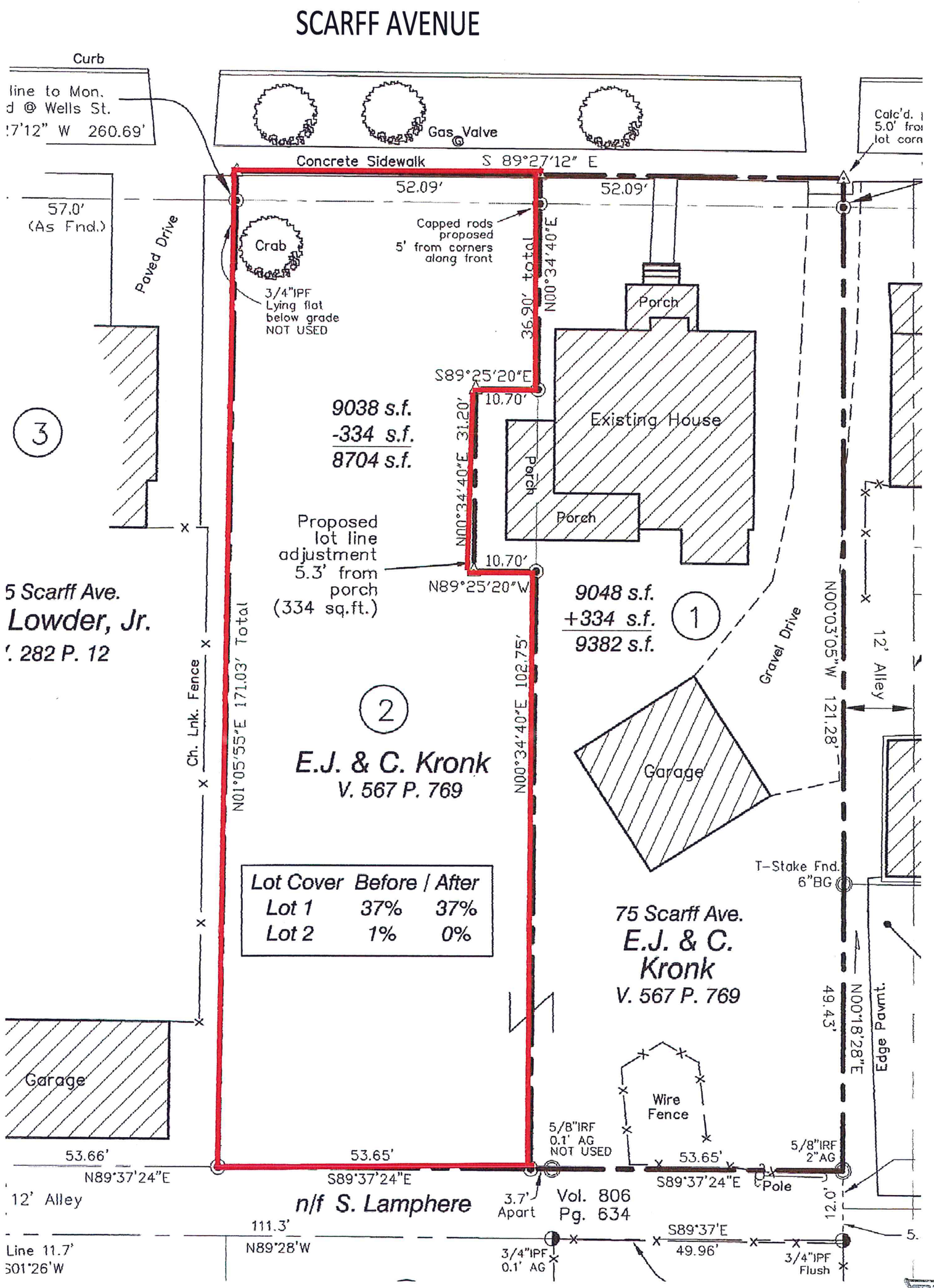
See Section 6.2.2. (l), above.

(i)Make spaces secure and safe:

The proposed building must comply with all building and life safety code as defined by the building inspector and fire marshal.

Items for the Board's consideration:

1. At least 7 days prior to the issuance of a certificate of occupancy, the applicant shall pay to the City Treasurer's Office or Planning and Zoning office impact fees as calculated by staff based on the net new square footage of the proposed development.
2. A landscaping plan will be required prior to review by the Development Review Board.
3. A lighting plan with fixture and illumination information will be required prior to review by the Development Review Board.
4. A new EPSC plan specific to this development will require approval of the stormwater engineer.
5. Setbacks will have to meet Table 4.4.5-3 of the Comprehensive Development Ordinance.
6. Driveway width is limited to 18'.
7. Each bay of the garage shall have a garage door not exceeding 10' in width.
8. The principal entry must face the street, offering a "clear and welcoming entrance."
9. A curb cut permit from the Department of Public Works is required.
10. A State of Vermont wastewater permit is required.

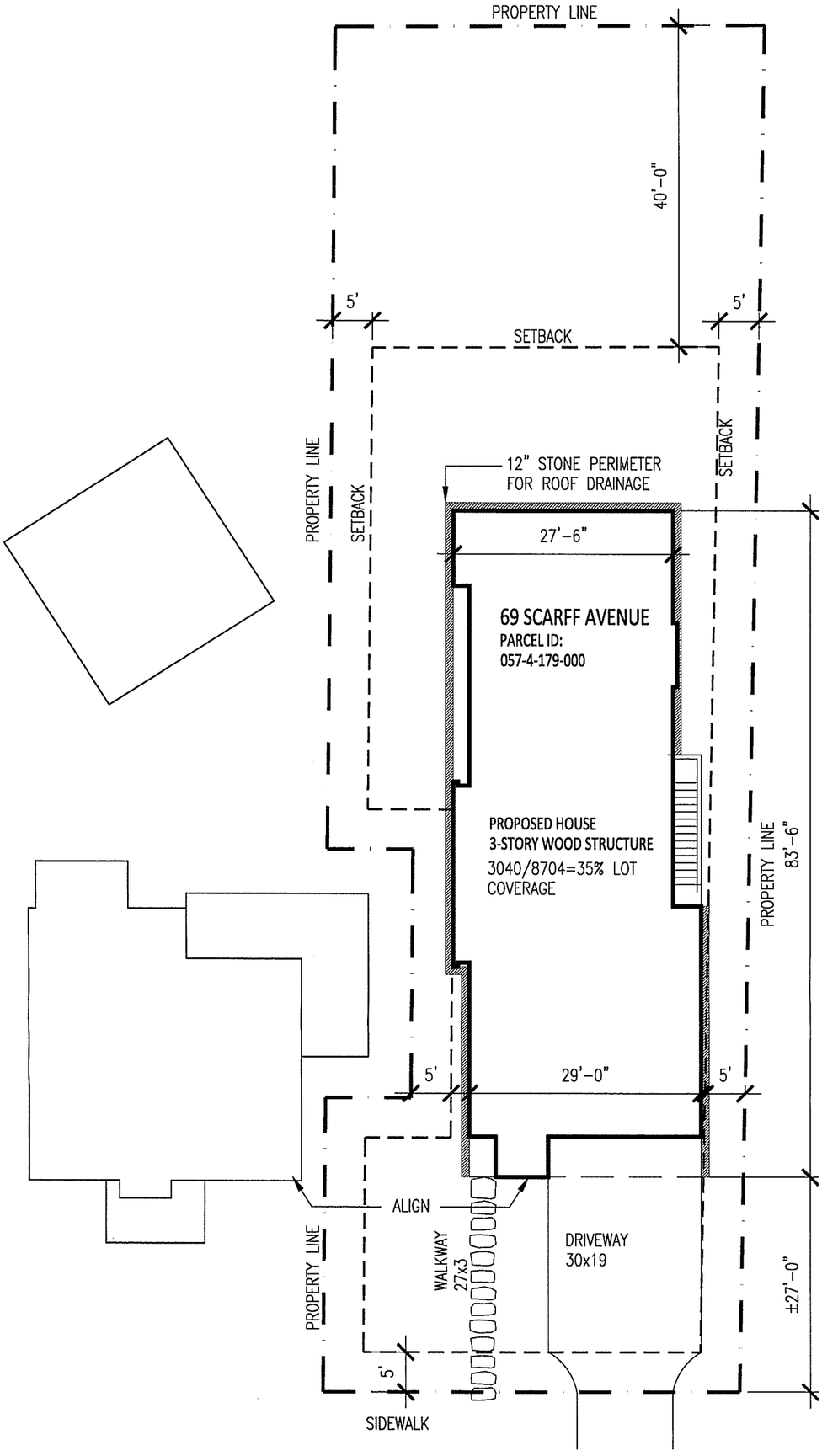


1 EXISTING SITE PLAN - 69 SCARFF AVENUE

SCALE: 1/16" = 1'-0"

NOTE : PLAN ROTATED WITH NORTH AT THE TOP OF THE PAGE. PROPOSED PLANS ARE ORIENTED TO THE STREET WITH SOUTH AT THE TOP OF THE PAGE

RECEIVED
SEP 23 2015
DEPARTMENT OF PLANNING & ZONING



LOT COVERAGE:

PROPOSED HOUSE & GARAGE	2,445 SF
PROPOSED DRIVEWAY	525 SF
WALKWAYS	85 SF
TOTAL LOT COVERAGE	3,040 SF
LOT AREA	8,704 SF
LOT COVERAGE	3,040/8,704 = 34.9%

PER CITY OF BURLINGTON, VT
COMPREHENSIVE DEVELOPMENT ORDINANCE,
DATED JULY 18, 2014

- MAX LOT COVERAGE ALLOWED = 35%

SCOPE OF WORK:

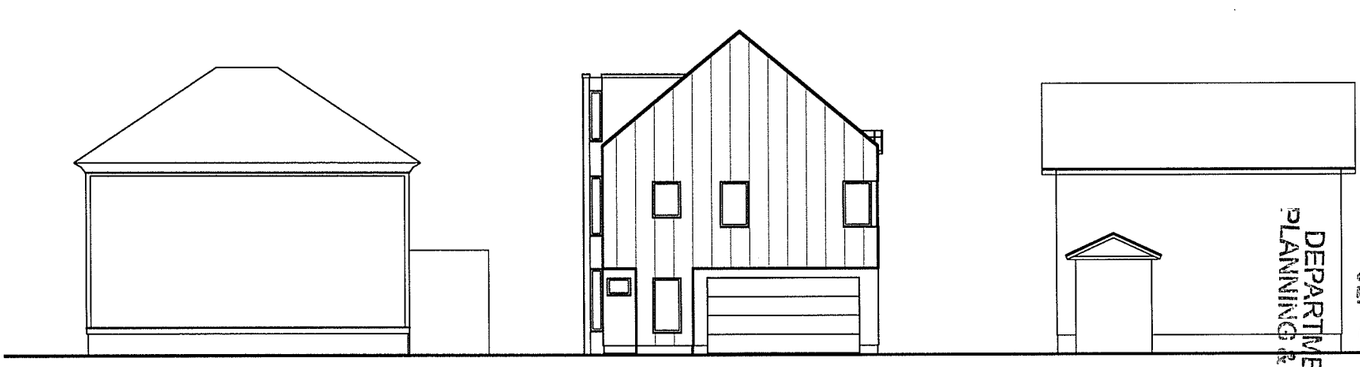
- NEW RESIDENCE
- NEW DRIVE AND WALK
- NEW CURB CUT

NOTES:

- TRASH AND RECYCLING IS TO BE STORED IN THE GARAGE IN AN AREA DEDICATED FOR THIS USE.
- NO MECHANICAL EQUIPMENT IS PROPOSED TO BE LOCATED ON THE GROUND SURFACE.
- NO UPLIGHTING IS PROPOSED. ONLY FULL CUT OFF EXTERIOR DOWNLIGHTING WILL BE INCORPORATED.

2 SITE PLAN - 69 SCARFF AVENUE

SCALE: 1/16" = 1'-0"



1 STREET ELEVATION

SCALE: 1/16" = 1'-0"

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1 RENDERING OF VIEW FROM STREET
SCALE: NTS

WINDOWS: MARVIN ULTIMATE – WOOD ALUMINUM CLAD
DOORS: MARVIN ULTIMATE – WOOD ALUMINUM CLAD
SIDING: METAL (RHEINZINK OR SIMILAR)

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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

LEACH RESIDENCE
FOR KREDELL ARCHITECTS

WINDOWS: MARVIN ULTIMATE – WOOD ALUMINUM CLAD
DOORS: MARVIN ULTIMATE – WOOD ALUMINUM CLAD
SIDING: METAL (RHEINZINK OR SIMILAR)

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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

WINDOWS: MARVIN ULTIMATE – WOOD ALUMINUM CLAD
DOORS: MARVIN ULTIMATE – WOOD ALUMINUM CLAD
SIDING: METAL (RHEINZINK OR SIMILAR)

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SEP 23 2015
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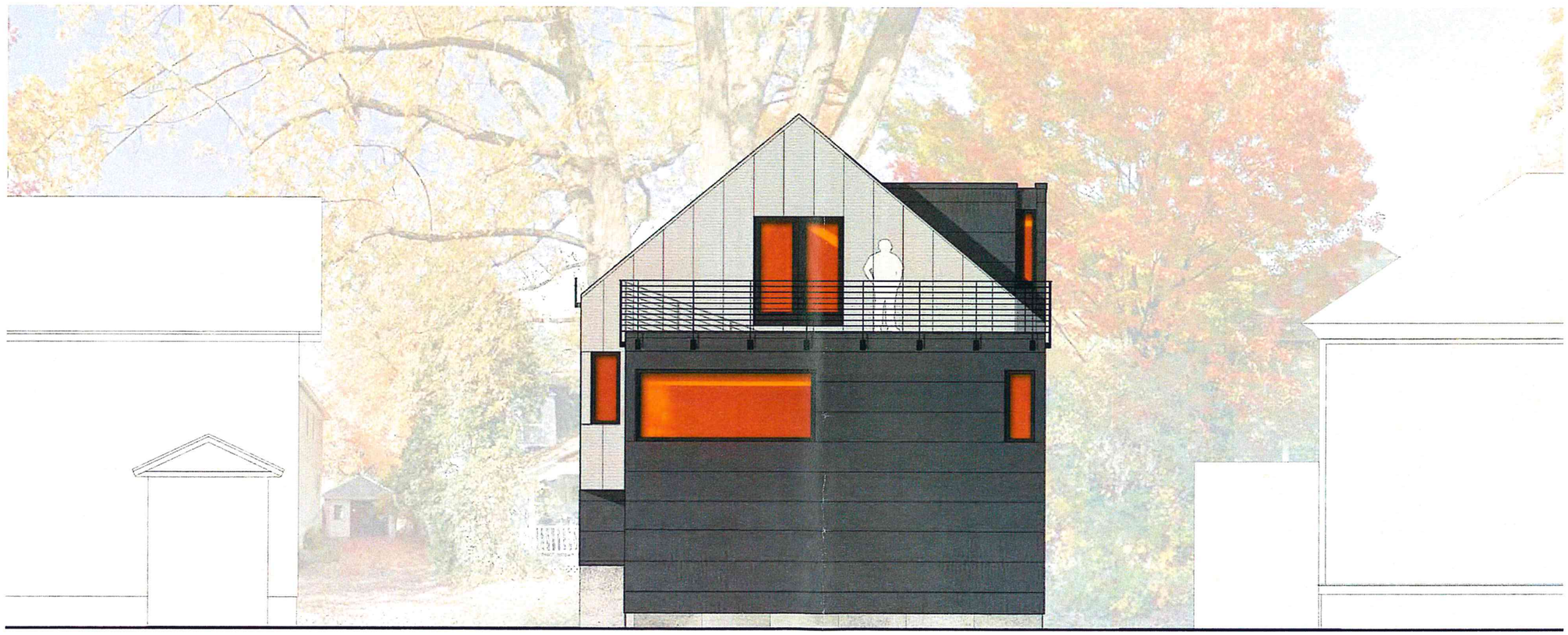
PLANNING & ZONING



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

WINDOWS: MARVIN ULTIMATE – WOOD ALUMINUM CLAD
DOORS: MARVIN ULTIMATE – WOOD ALUMINUM CLAD
SIDING: METAL (RHEINZINK OR SIMILAR)

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SEP 23 2015
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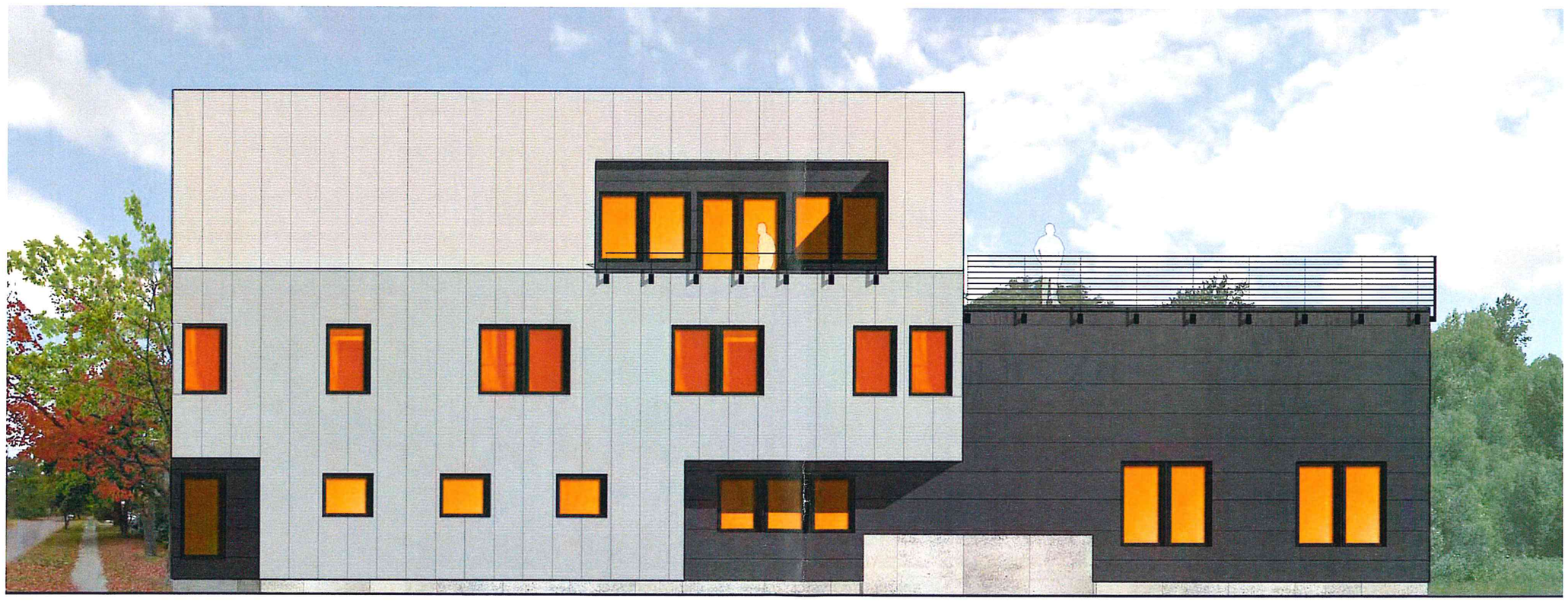
PLANNING & ZONING



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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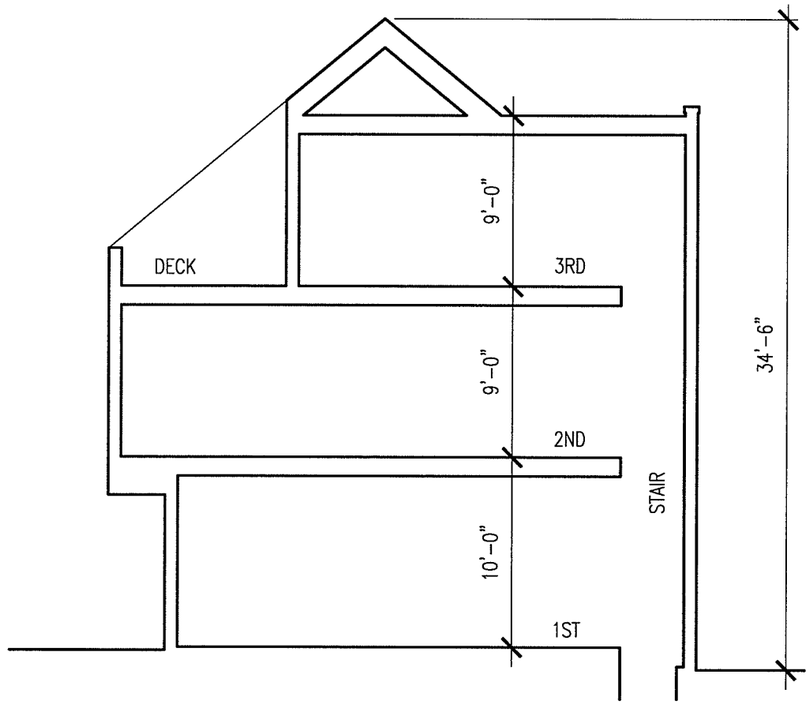
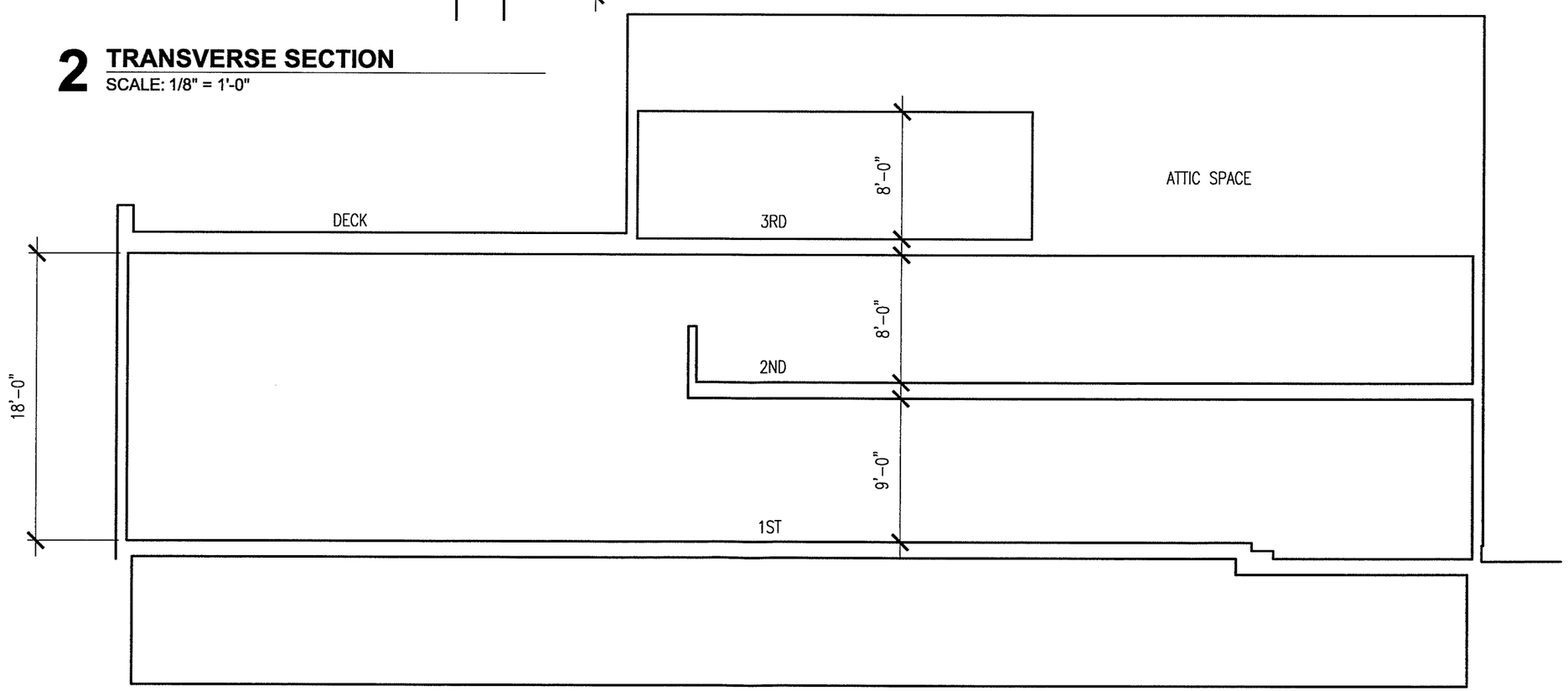
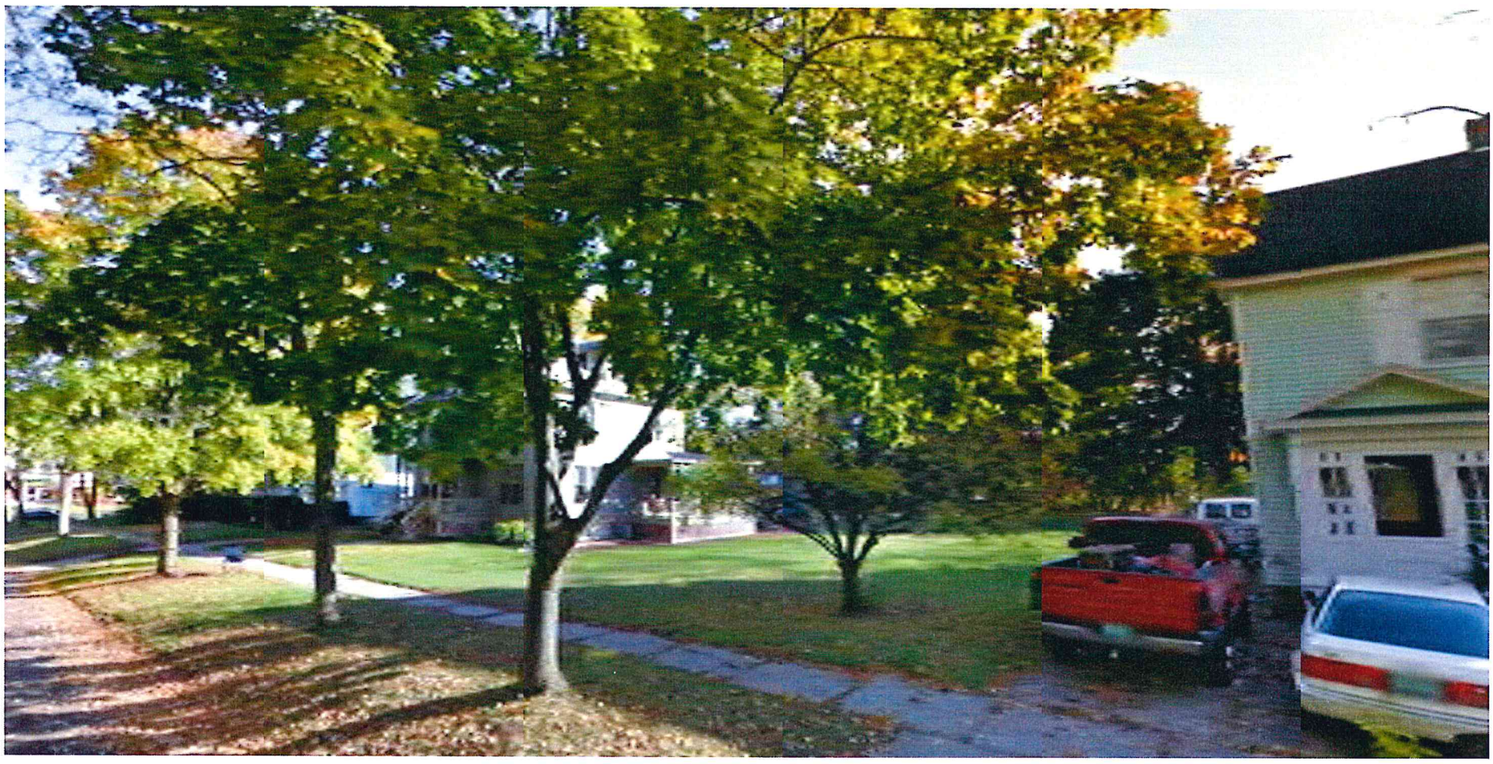


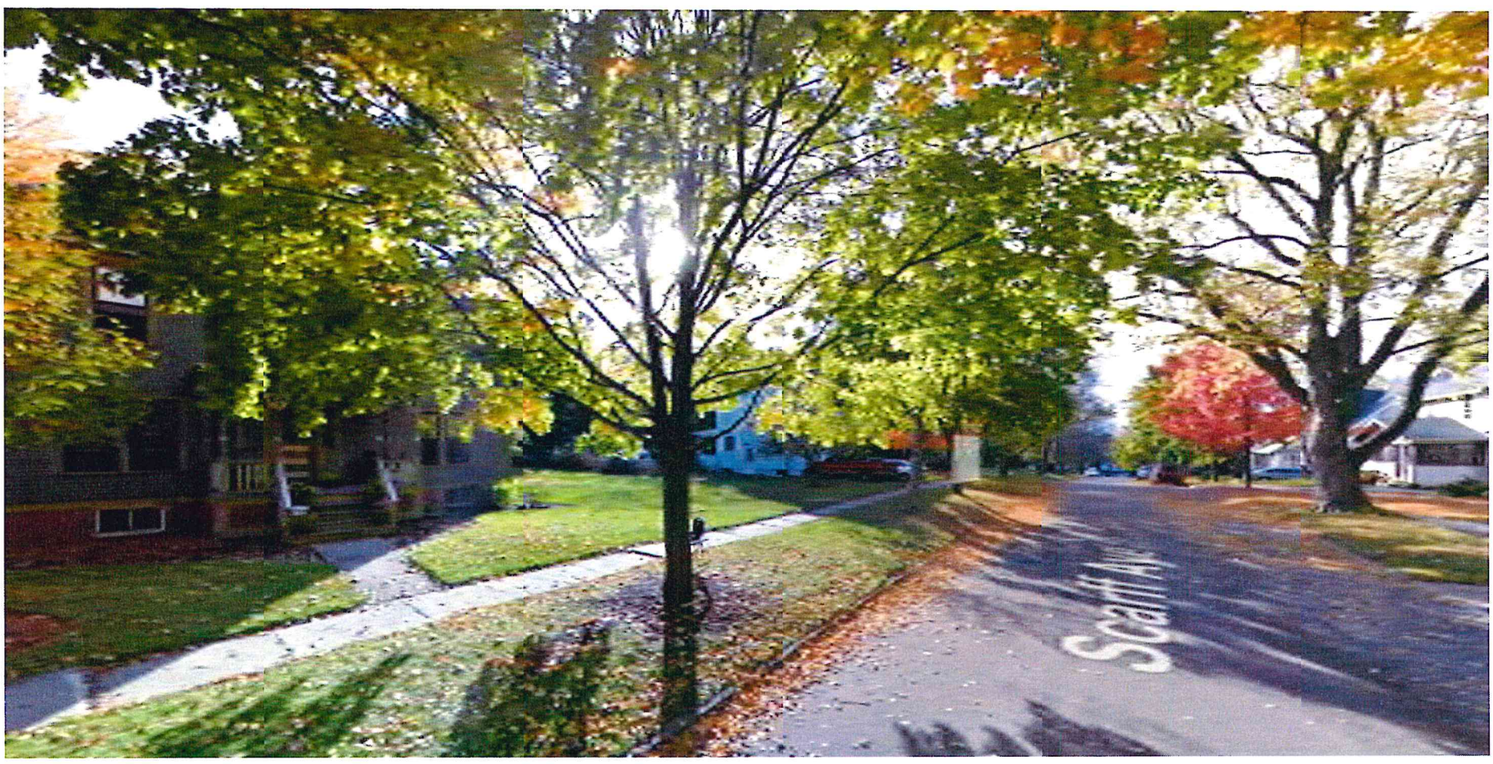
2 TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



1 LONGITUDINAL SECTION



2 **SITE PHOTO - LOOKING EAST**
SCALE: N.T.S.



1 **SITE PHOTO - LOOKING WEST**
SCALE: N.T.S.

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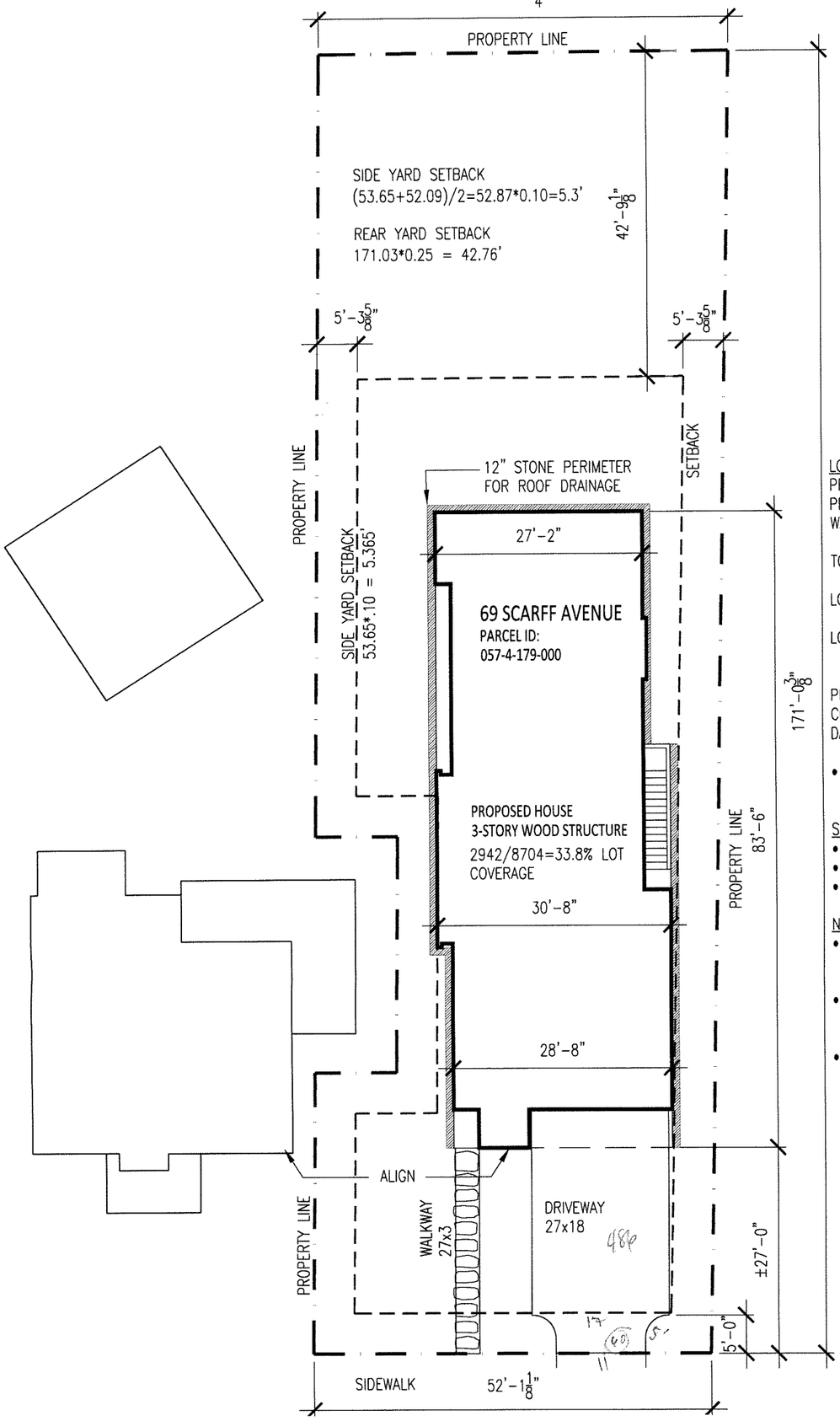
DEPARTMENT
PLANNING & ZO



2 SITE PLAN - 69 SCARFF AVENUE

SCALE: 1/16" = 1'-0"

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OCT 01 2015
DEPARTMENT OF
PLANNING & ZONING

LOT COVERAGE:

PROPOSED HOUSE & GARAGE	2,400 SF	
PROPOSED DRIVEWAY	~~457 SF~~	546
WALKWAYS	85 SF	
TOTAL LOT COVERAGE	2,942 SF	3031
LOT AREA	8,704 SF	
LOT COVERAGE	2,942/8,704 = 33.8%	

PER CITY OF BURLINGTON, VT
COMPREHENSIVE DEVELOPMENT ORDINANCE,
DATED JULY 18, 2014

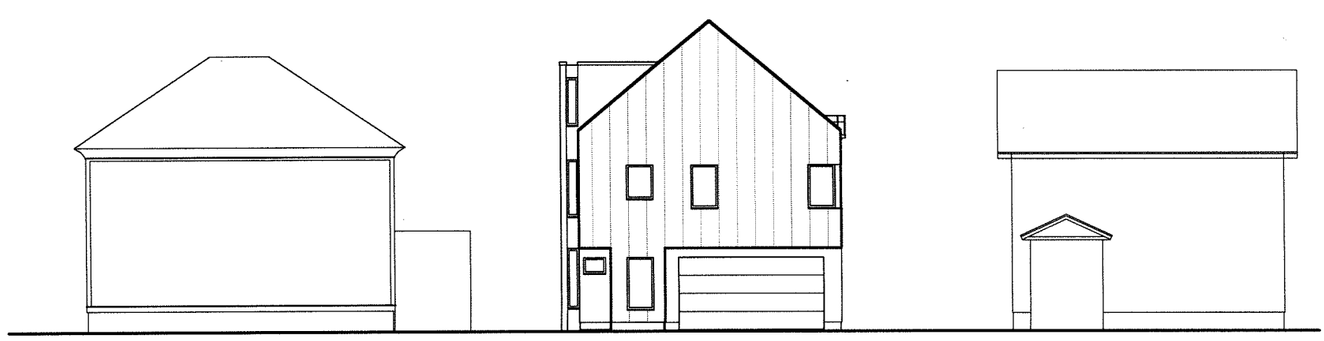
- MAX LOT COVERAGE ALLOWED = 35%

SCOPE OF WORK:

- NEW RESIDENCE
- NEW DRIVE AND WALK
- NEW CURB CUT

NOTES:

- TRASH AND RECYCLING IS TO BE STORED IN THE GARAGE IN AN AREA DEDICATED FOR THIS USE.
- NO MECHANICAL EQUIPMENT IS PROPOSED TO BE LOCATED ON THE GROUND SURFACE.
- NO UPLIGHTING IS PROPOSED. ONLY FULL CUT OFF EXTERIOR DOWNLIGHTING WILL BE INCORPORATED.



1 STREET ELEVATION

SCALE: 1/16" = 1'-0"

REVISED 10/1/2015

McLEOD KREDELL ARCHITECTS
3 FROG HOLLOW ALLEY
MIDDLEBURY, VT 05753
802.989.7242 info@mcleodkredell.com

LEACH RESIDENCE
69 SCARFF AVENUE
BURLINGTON VERMONT

PLANNING AND ZONING
SEPTEMBER 23, 2015

Resonate Design/Build

RECEIVED
SEP 04 2015
DEPARTMENT OF
PLANNING & ZONING

September 4th, 2015

The City of Burlington Vermont
Planning/Zoning/Design Review

Regarding the Residence Owned by
Reginald Achilles
10 Crombie Street
Burlington, Vermont 05401

Roof Replacement, Upper Floor and Porch Remodel and Renovation, Porch Addition

Participants in Design Review,

Inspired by a need for roof and porch repairs along with an upgrade in thermal efficiency, we propose changes to the residence at 10 Crombie Street.

The roof is in need of structural repair and is poorly insulated due to its flawed design. It currently has second floor has knee walls at a portion of the perimeter, a portion of vaulted ceiling to the rafters and a portion of horizontal ceiling with minimal attic space for insulation above. We propose the removal of the existing roof and upper floor framing down to the floor framing. The second floor framing will then be reinforced and leveled to exist at the same approximate elevation. Upon the new second floor framing and deck, full-height walls will be built and a new raised heel truss roof will be placed upon the proposed exterior walls.

The proposed second story walls are 2x6 framed and insulated. A layer of rigid foam will sheath the exterior of the proposed second story exterior walls with the foam board sheathing plane extending down over the existing first floor exterior walls to add additional insulation and continue a well sealed pressure boundary over the entire above grade portion of the house. Upon the foam board sheathing, a house wrap and rain-screen siding system is proposed with vinyl siding and minimal trim consistent and improved over the house's current state.

The existing front porch is proposed to be replaced and have an additional second level stacked upon it to serve an upper floor bedroom. Above the second level porch deck, the main roof planes will be extended over to serve as the porch roof. To the rear of the house, a second level porch is proposed over the existing shed and patio with the main roof planes extended over similarly to that of the front of the house. Stairs are proposed to serve the second level porch at the rear of the house.

The remodeled upper floor plan will have the addition of a Master Bath and half bath and include additional floor area over the existing lower floor addition (kitchen).

During the construction process, any lead painted items and debris will be properly disposed of leaving the home safer for future residents. The proposed upper floor will also have proper second means of egress which it is currently lacking.

Please direct any questions to myself at lathan@resonatedesignbuild.com or by phone at 802-234-1424.

Sincerely,

Lathan Gravelle, Resonate Design/Build

REGINALD ACHILLES, 10 CROMBIE ST.

Unit Dimension	1' 0"	1' 9-1/2"	2' 1-1/2"	2' 5-1/2"	2' 9-1/2"	2' 11"	3' 1-1/2"	3' 5-1/2"	3' 1-1/2"	4' 1-1/2"	5' 1-1/2"
Rough Opening	1' 0-1/2"	1' 10"	2' 2"	2' 6"	2' 10"	2' 11-1/2"	3' 2"	3' 6"	3' 2"	4' 2"	5' 2"
1' 0" / 1' 0-1/2"		DTR 1810	DTR 2010	DTR 2410	DTR 2810	DTR 2910	DTR 3010	DTR 3410	DTR 3010	DTR 4010	DTR 5010
1' 6" / 1' 6-1/2"		DTR 1816	DTR 2016	DTR 2416	DTR 2816	DTR 2916	DTR 3016	DTR 3416	DTR 3016	DTR 4016	DTR 5016
3' 1" / 3' 1-1/2"		18210	20210	24210	28210	29210	30210 □	34210			
3' 5" / 3' 5-1/2"		1832	2032	2432 □	2832 □	2932	3032	3432			
4' 1" / 4' 1-1/2"	10310 P	18310	20310	24310 □	28310	29310	30310	34310	30310 PW	40310 PW	50310 PW
4' 5" / 4' 5-1/2"	1042 P	1842	2042	2442	2842	2942	3042	3442	3042 PW	4042 PW	5042 PW
4' 9" / 4' 9-1/2"	1046 P	1846	2046	2446	2846	2946	3046	3446	3046 PW	4046 PW	5046 PW
5' 1" / 5' 1-1/2"	10410P	18410	20410	24410	28410	29410	30410 □	34410	30410PW	40410PW	50410PW
5' 5" / 5' 5-1/2"	1052 P	1852	2052	2452	2852	2952 □	3052	3452	3052 PW	4052 PW	5052 PW
5' 9" / 5' 9-1/2"	1056 P	1856 ◆	2056 ◆	2456 ◆	2856 ◆	2956 ◆	3056 ◆	3456 ◆	3056 PW	4056 PW	5056 PW
6' 5" / 6' 5-1/2"	1062 P	1862	2062	2462	2862 □	2962	3062	3462	3062 PW	4062 PW	5062 PW

◆ Items available in oriel style (unequal sash heights). See options page 85.
□ These sizes with tempered glass have shorter lead times (Slimline DH and SH only). See page 60 for tempered glass pricing.

Clear Opening Specs Pages 62-64

2952E

Classic New Construction Double Hung

- Choose your glazing package: Clear Insulated, Low-E or ENERGY STAR®
- DP50 upgrade available - includes sill rise adaptor, aluminum sash reinforcement and DSB glass.
- Multi-chambered extrusion enhances structural and thermal performance
- Sound-reducing options available
- Beveled master frame for trouble-free installation
- Fusion welded frame and sash
- Factory calibrated block & tackle sash balances never need adjustment or lubrication
- Double locks are standard on opening widths of ≥ 30-1/4"
- Fiberglass wire locking half screen is standard
- 3-1/4" jamb depth
- Limit latches are standard; always active limit latches are available
- Integral L or J fin available

20 YEARS GLASS COVERAGE
WARRANTY
LIFETIME PARTS/MECHANISMS

28 Exterior Paint Color Options

INTERIOR COLOR OPTIONS

Extruded Vinyl

White (standard) | Almond | Bronze

BetterGrain™ (Interior only)

Red Cedar | Dark Oak

HARDWARE

White (Standard) | Almond | Bronze | Brushed Nickel | Oil-Rubbed Bronze

Hardware is color matched to window (White, Almond, Bronze) unless another finish is selected.

Cam Lock

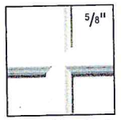
GRIDS

Contoured GBG
(Grids Between Glass)

Color-Matched

Color-Matched

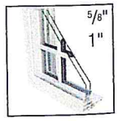
Exterior Applied Grids



Color-Matched

Color-Matched

SDL
(Simulated Divided Lites



Includes interior applied, GBG, and exterior applie

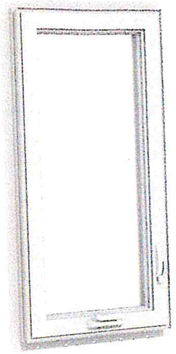
Grid Configuratior
- Colonial
- Prairie
- Custom

SCREENS

- Fiberglass locking half screen standard
- Full screen also available
- VIEWS screen available
- Aluminum wire available

Product options & pricing
Pages 36-37, 60-61

CASEMENT & CASEMENT PICTURE WINDOWS



20 YEARS GLASS COVERAGE WARRANTY LIFETIME PARTS/MECHANISMS

- Choose your glazing package: Clear Insulated, Low-E, ENERGY STAR or High Performance
- Heavy-walled, fully welded sash & frame add strength and durability
- Multi-lite units are factory built as one unit with common jambs
- 3-1/4" Frame – extension jambs available for 4-9/16" and 6-9/16" wall depths
- Compact folding handle with single latch, multi-point locking system standard
- Fiberglass wire screen standard; VIEWS and aluminum screens available
- Simulated double-hung meeting rail available
- More product detail on pages 49-51

Interior Color Options

Extruded Vinyl: White (standard), Almond, Bronze

BetterGrain™ (Interior only): Red Cedar, Dark Oak

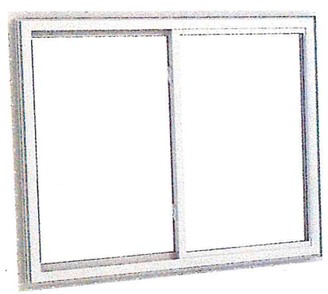
Hardware

White is standard.

White, Almond, Bronze, Coppertone

Compact Folding H

ROLLING WINDOWS



Cam Lock

- Choose your glazing package: Clear Insulated, Low-E, ENERGY STAR, or High Performance
- Heavy-walled, fully welded sash & frame add strength and durability
- Multi-lite units are factory built as one unit with common jambs
- 3-1/4" Frame – extension jambs available for 4-9/16" and 6-9/16" wall depths
- Compact folding handle standard
- Fiberglass wire screen standard; VIEWS and aluminum screens available
- Sill support available
- More product detail on page 52

Interior Color Options

Extruded Vinyl: White (standard), Almond, Bronze

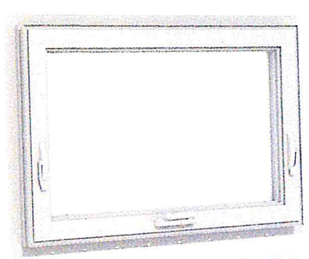
BetterGrain™ (Interior only): Red Cedar, Dark Oak

Hardware

White is standard.

White, Almond, Bronze, Brushed Nickel, Oil-Rubbed Bronze

AWNING WINDOWS



- Choose your glazing package: Clear Insulated, Low-E, ENERGY STAR, or High Performan
- Heavy-walled, fully welded sash & frame add strength and durability
- Available in 2- and 3-lite configurations
- 3-1/4" Frame – extension jambs available for 4-9/16" and 6-9/16" wall depths
- Cam lock hardware and integral full-height handles on operable sash standard
- Fiberglass half screen standard; VIEWS and aluminum screens available
- More product detail on page 51

2020

Interior Color Options

Extruded Vinyl: White (standard), Almond, Bronze

BetterGrain™ (Interior only): Red Cedar, Dark Oak

Hardware

White is standard.

White, Almond, Bronze, Coppertone

Compact Fol

Harvey Standing Seam Metal Roofing

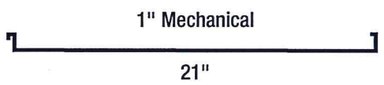
Inventory
We stock a full inventory of metal roofing colors and accessories, along with tools you need to complete your project, available for rent and/or purchase.

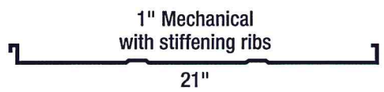
Training
We will provide you with hands-on training at your jobsite. We also hold regular product installation demonstrations; check your local branch for details.

Service
Our truck will roll out, cut, and drop panels at your jobsite so there's no crating or long lead times.

Estimating
A Harvey sales rep can visit your jobsite and address any questions before your job begins.

Profiles

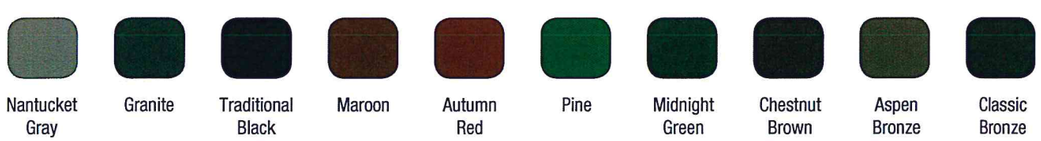




Panels are available in steel, aluminum, copper and lead coated copper.

Stock Colors

Additional Low Gloss Colors



We recommend Harvey Roofing Solutions Synthetic Underlayment and Ice Dam Protection for installation under our metal roofing. Ask your local branch for details.

HARVEY BUILDING PRODUCTS
STANDING SEAM METAL ROOFING
harveybp.com/pro

MAINSTREET™

MainStreet siding offers consistent quality, good looks and is the ideal choice for homeowners looking for value with the benefits of a premium panel.

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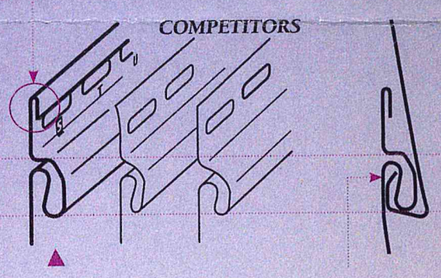
- Many classic styles.
- Natural woodgrain or brushed appearance.
- RigidForm™ 160 technology and DuraLock® post-formed lock design.
- STUDfinder™ Installation System for optimum siding performance.
- A wide variety of low-gloss colors.
- .042" thickness.
- Virtually maintenance free, never needs painting.
- Class 1(A) fire rating.
- Lifetime limited warranty.

RigidForm™ Technology

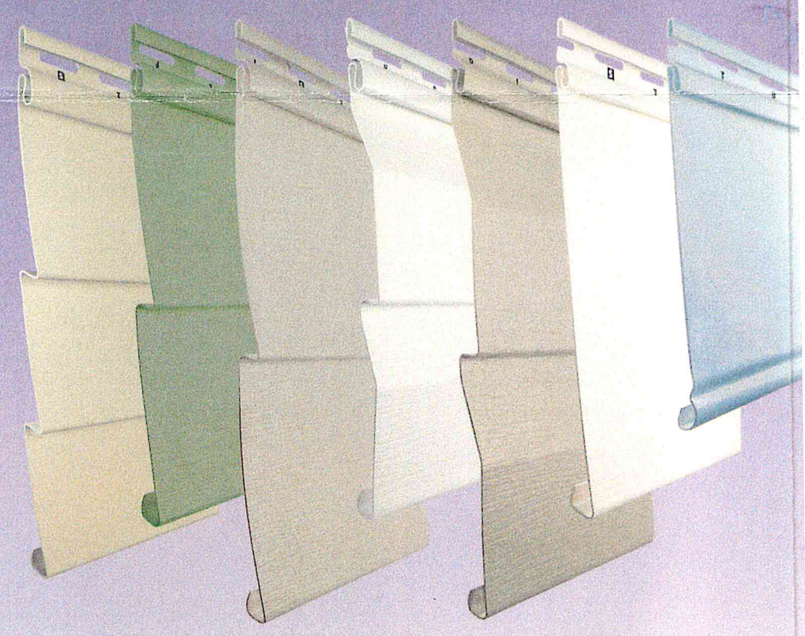
RigidForm 160 (rolled-over nail hem) technology stiffens siding for a straighter-on-the-wall appearance and has been tested* to withstand wind load pressures up to 160 mph.

* Wind load rating per VSI wind speed calculation guidelines.



DuraLock® features an oversized, rigid tear-drop shape which is substantially larger than many competitors' locks, helping to provide secure installation.

The angular locking leg creates a positive, snap-fit installation, allowing for necessary expansion and contraction.



On Cover

Siding: MainStreet Double 5" Clapboard in flagstone.

Trim: Vinyl Carpentry® & Restoration Millwork®.

CertainTeed
SAINT-GOBAIN

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Sunfance
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SEP 04 2015
DEPARTMENT
PLANNING &

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SEP 04 2013
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PLANNING & ZONING

10
NO PARKING
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PLANNING &

Site Coverage:

Zoning, Medium-Density Residential (RM)

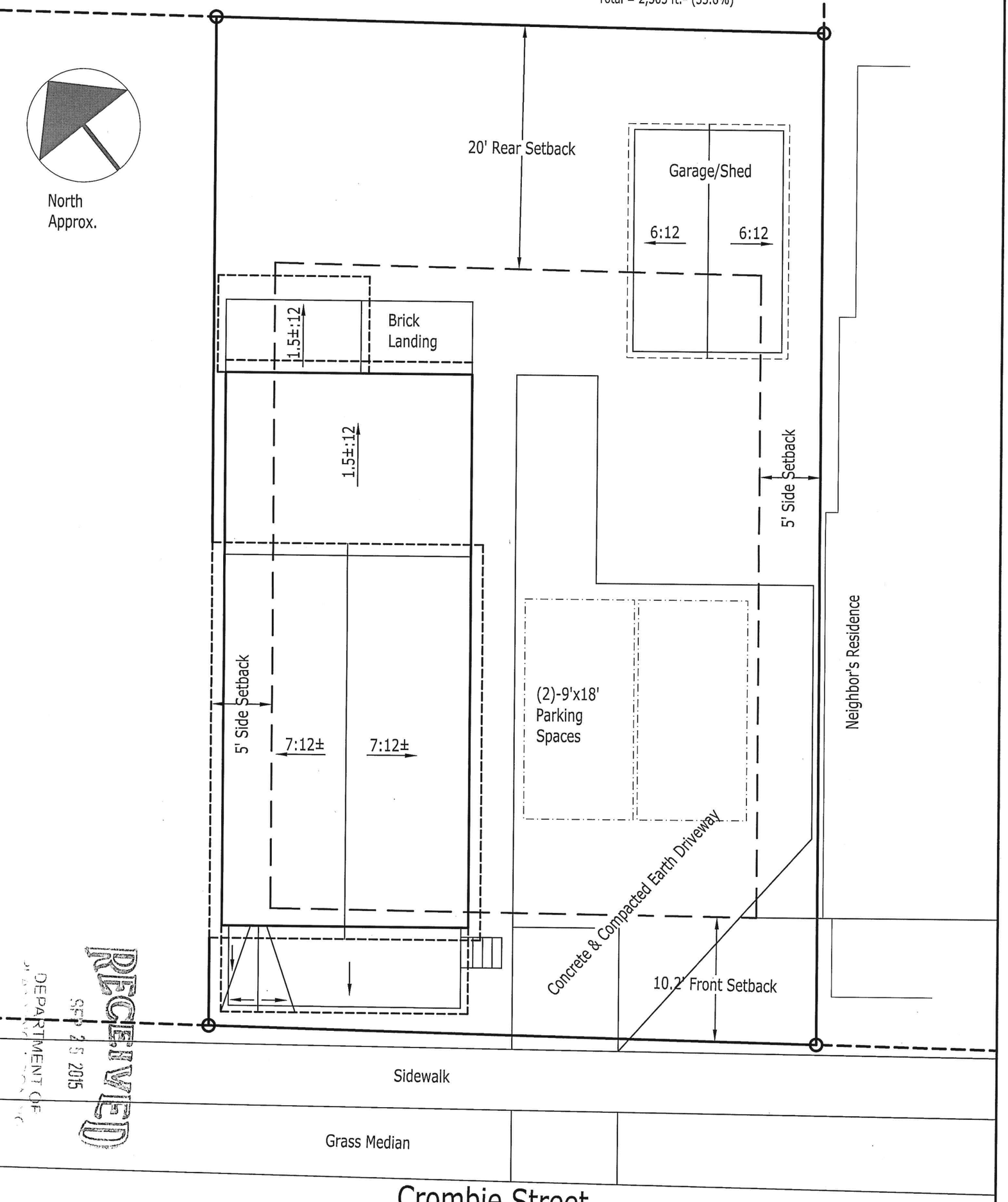
Parcel Size	4,142 ft.² (0.095 Acres)
Allowable Coverage at 40%	1,657 ft.²

Existing Onsite Coverage:

Existing Residence	920 ft.²
Front Porch and Stairs	133 ft.²
Rear Shed	67 ft.²
Rear Brick Entry Landing	55 ft.²
Concrete and Compacted Earth Driveway & Parking	904 ft.²
Garage/Shed	224 ft.²

Total = 2,303 ft.² (55.6%)

This Approximate Boundary and Building Alignment is Derived from Assessor's Parcel Map, Field Measurements and Perimeter Fence Locations



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DATE: 09
SCALE: 1
DRAWN:
JOB: AC
15
SHEET:

EXISTING SITE CONDITIONS FOR
REGINALD ACHILLES

RESONATE

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#3: Replacement Second-floor Windows

- Replace 7 upstairs double-hung windows with vinyl window inserts
  - Master bedroom: Replace 2 street-facing double-hung with double-hung; replace one north-facing (off-street) double-hung with casement window (meeting egress standards)
  - Bedroom #2: Replace one off-street double-hung with casement window (meeting egress standards)
  - Bedroom #3: Replace one off-street double-hung with casement window (meeting egress standards)
  - Master bathroom: Replace one street-facing double-hung with double-hung
  - Half-bath: Replace one off-street double-hung with casement
- All existing windows are 30.75” W X 57” H
- All casement window replacements will have a horizontal bar to mimic the aesthetic of the original double-hung windows

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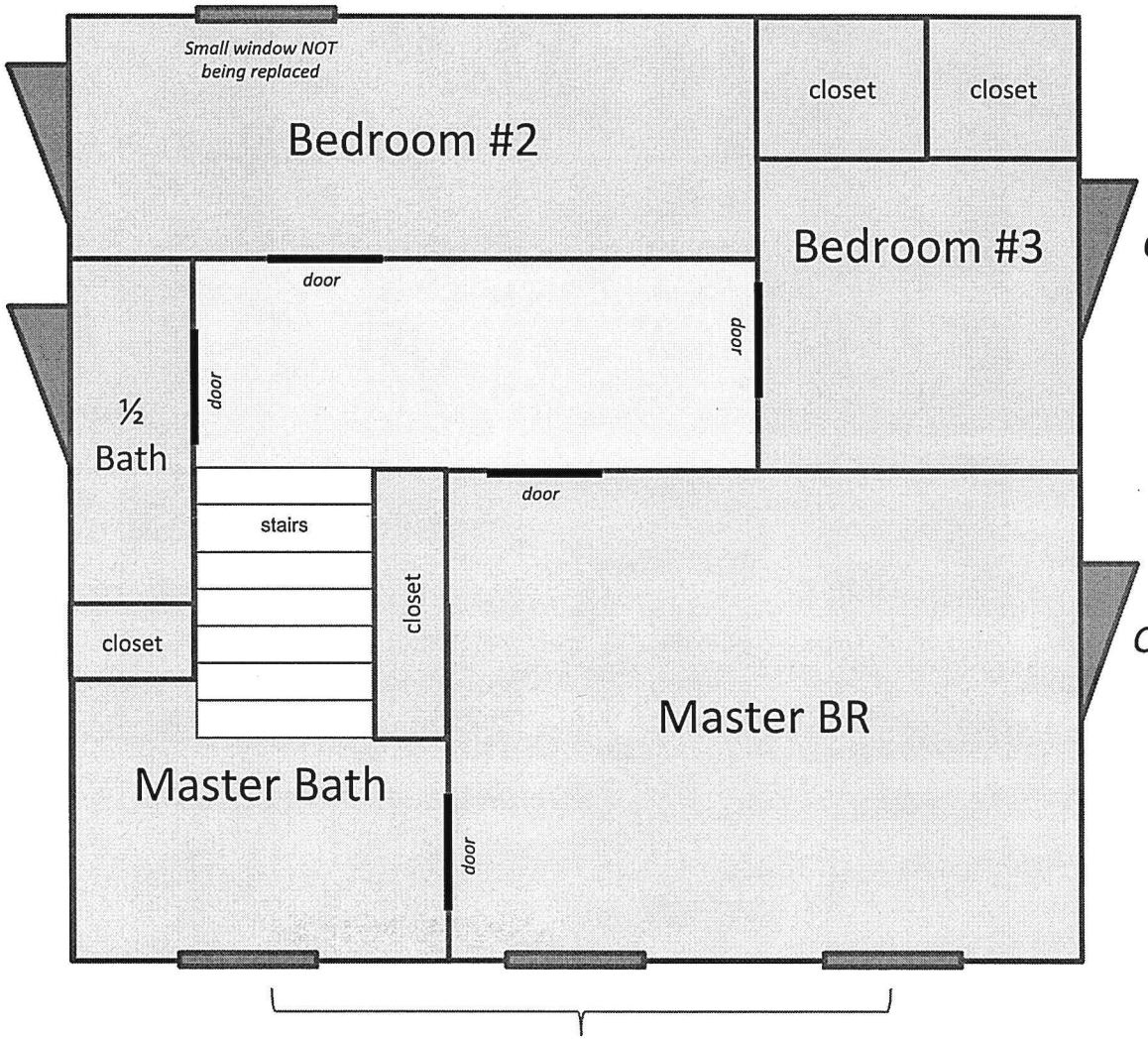
33 Rose St 2nd Floor Window Layout

Diagram is not to scale



← Rose St →

CITY OF BURLINGTON VT
12/18/2004

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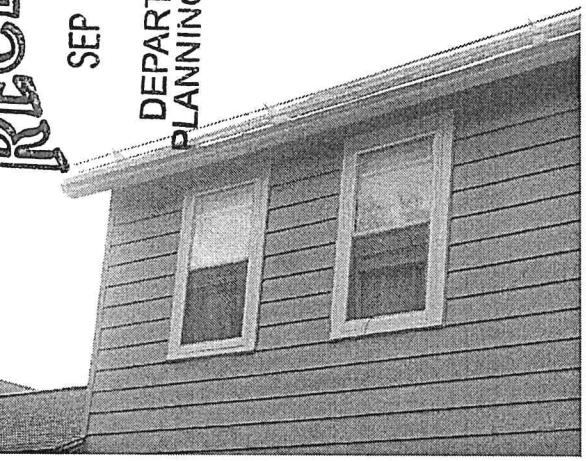
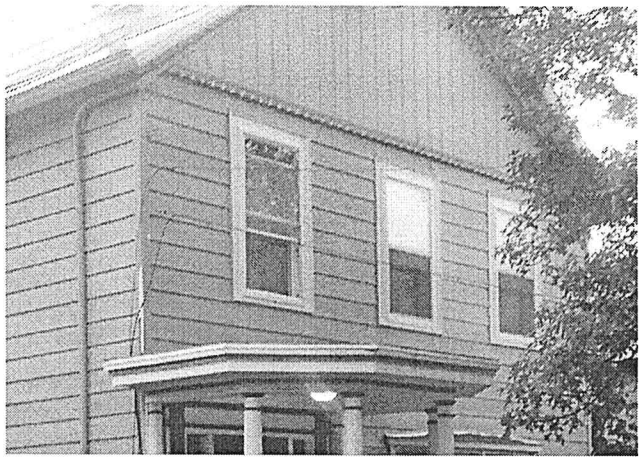
#3: Replacement Second-floor Windows





Bed #2: Replace off-street with casement

Half-bath: Replace off-street with casement

Master bath: Replace with double-hung

MBR: Replace both street-facing with double-hung

MBR: Replace off-street with casement

Bed #3: Replace off-street with casement

HARVEY
BUILDING PRODUCTS

Harvey Industries, Inc.
1400 Main Street, Waltham, MA 02451-1689
(781) 899-3500 harveybp.com

Manufacturing
ACKNOWLEDGEMENT

Dealer Quote Detail

Williston
71 Leroy Road
WILLISTON, VT 05495-5891
Phone: (802) 660-8111 Fax: (802) 660-4782

MP20210266262900

BILL TO:

PORTLAND GLASS/SOUTH BURLINGTON
45 GREEN MOUNTAIN DR
SOUTH BURLINGTON, VT
05403-7824
Phone: 802-864-0996 Fax: 8028646211

SHIP TO:

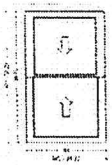
PORTLAND GLASS/SOUTH BURLINGTON
45 GREEN MOUNTAIN DR
SOUTH BURLINGTON VT 05403-7824
Phone: 802-864-0996 Fax: (802)864-6211

QUOTE NBR	CUST NBR	CUSTOMER PO	ENTERED	DATE ORDERED	ORDER TYPE
			9/15/2015	Quote Not Ordered	Charge

ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
PATTY	None	Whse Pickup	WILLISTON VT

CLERK	JOB NAME	COUPON
dgh - Drew Halko	DWELLEY	

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Classic DH , Unit Size 31 x 56.75, RO 31.25 x 57.25 Half Screen, Fiberglass Mesh, Screen Shipping Separate = No Window Label = Private, Double Locks, Sash Limit Devices = Night Latch Overall Glass Thickness = 11/16", Double Glazed, Low E, Argon Filled, Custom Annealed IG = No, IG MFG = HY Energy Star Unit 1: U-Factor = 0.3, SHGC = 0.31, VT = 0.55, AL -, NFRC CPD Number = HII M 31 02034 00001, Custom / Call Size Option = Custom Size, Replacement, Fully Welded Unit 1 Lower Glass, 1 Upper Glass: NFRC CPD Number = HII M 31 02034 00001 Sill rise extender = No Base Color = White Overall Rough Opening Width = 31.25, Overall Rough Opening Height = 57.25 Head Expander = Yes	3		



Room Location: None Assigned

Pricing Details

Lower Glass Low-E Add-On
Upper Glass Low-E Add-On
Lower Glass Argon Add-On
Upper Glass Argon Add-On
Classic Fully Welded DH Base Charge

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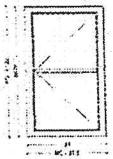
QUOTE NBR	CUST NBR	CUSTOMER PO	ENTERED	DATE ORDERED	ORDER TYPE
			9/15/2015	Quote Not Ordered	Charge

ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
PATTY	None	Whse Pickup	WILLISTON VT

CLERK	JOB NAME	COUPON
dgh - Drew Halko	DWELLEY	

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
11000-1	Vinyl Casement , Unit Size 31 x 56.75, RO 31.5 x 57.25 Fiberglass Mesh, Screen Shipping Separate = No Window Label = Private, Sash Limit Devices = None, Egress Hardware, Operator Arm = Double Overall Glass Thickness = 11/16", Double Glazed, Low E, Argon Filled, Custom Annealed IG = No, IG MFG = HY Energy Star Unit 1: U-Factor = 0.3, SHGC = 0.25, VT = 0.43, AL -, NFRC CPD Number = HII M 38 00925 00004, Custom / Call Size Option = Custom Size, Replacement, Hinge Left Unit 1 Glass: NFRC CPD Number = HII M 38 00925 00004 Base Color = White Contour In-Glass Sim DH, Colonial Sim DH, Match Frame, 1W2H Overall Rough Opening Width = 31.5, Overall Rough Opening Height = 57.25 Head Expander = Yes	~~4~~ 3		



Room Location: None Assigned

Pricing Details

Egress Hardware Add-On
Low-E Add-On
Argon Add-On
Vinyl Casement Base Charge
Simulated Double Hung Meeting Rail

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
12000-1	Vinyl Casement , Unit Size 30.75 x 56.75, RO 31.25 x 57.25 Fiberglass Mesh, Screen Shipping Separate = No Window Label = Private, Sash Limit Devices = None, Standard Overall Glass Thickness = 11/16", Double Glazed, Low E, Argon Filled, Custom Annealed IG = No, IG MFG = HY Energy Star Unit 1: U-Factor = 0.3, SHGC = 0.25, VT = 0.43, AL -, NFRC CPD Number = HII M 38 00925 00004, Custom / Call Size Option = Custom Size, Replacement, Hinge Left Unit 1 Glass: NFRC CPD Number = HII M 38 00925 00004 Base Color = White Contour In-Glass Sim DH, Colonial Sim DH, Match Frame, 1W2H Overall Rough Opening Width = 31.25, Overall Rough Opening Height = 57.25 Head Expander = Yes	1		

Room Location: None Assigned

Pricing Details

Low-E Add-On
Argon Add-On
Vinyl Casement Base Charge
Simulated Double Hung Meeting Rail

RECEIVED
SEP 18 2015
DEPARTMENT OF
PLANNING & ZONING

QUOTE NBR	CUST NBR	CUSTOMER PO	ENTERED	DATE ORDERED	ORDER TYPE
			9/15/2015	Quote Not Ordered	Charge

ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
PATTY	None	Whse Pickup	WILLISTON VT

CLERK	JOB NAME	COUPON
dgh - Drew Halko	DWELLEY	

**Note: Delivery charges may apply and are not included on this quote.

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. Harvey Industries, Inc., is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 90 days from the date of the quotation. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job. If you have any questions, please call your local warehouse.

SUBTOTAL:	
TAX:	$0.00
ORDER TOTAL:	

CUSTOMER SIGNATURE_____ DATE_____

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PLANNING & ZONING

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Single family

ORIGINAL USE: Single family

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

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

STYLE: Vernacular

DATE BUILT:
pre 1889

COUNTY: Chittenden
TOWN: Burlington
LOCATION:
33 Rose Street

COMMON NAME:

PROPERTY TYPE: Dwelling

OWNER: Hortense Levesque
ADDRESS: 33 Rose Street
Burlington, VT 05401

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:
Local ☐ State ☒ National ☐

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 Shing
   Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐
   Aluminum ☐ Asphalt Siding ☐ Brick Veneer ☐ Stone Ve
   Bonding Pattern: Other: Vinyl
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: 2
Number of Bays: 3x2
Approximate Dimensions:

Entrance Location: left side

SIGNIFICANCE: Architectural ☐ Historic ☐ Archeological

Historic Contexts:

Level of Significance:
Local State National

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1974 remove portion of front porch

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

1884 -1901 Thomas Beaupre, emp H. A. Ray (used to live @ 11 Rose when emp of Smith & Bagley in 18

1884 Noel Lavoil,

1906- Arthur LaDuke, blacksmith
1911

Levesque family since 1960

REFERENCES:

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:

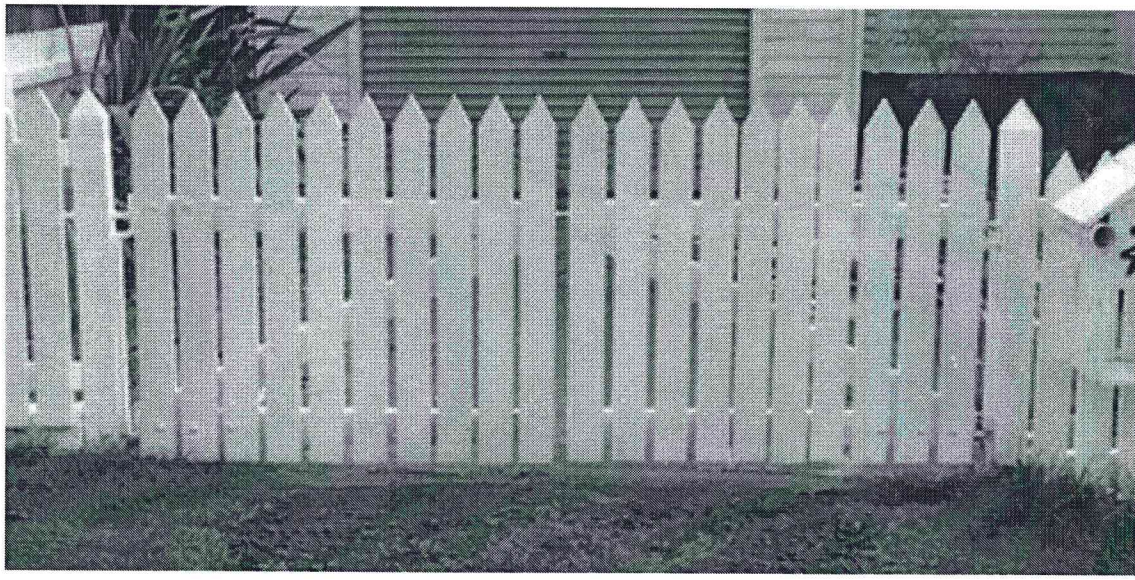
ORGANIZATION:

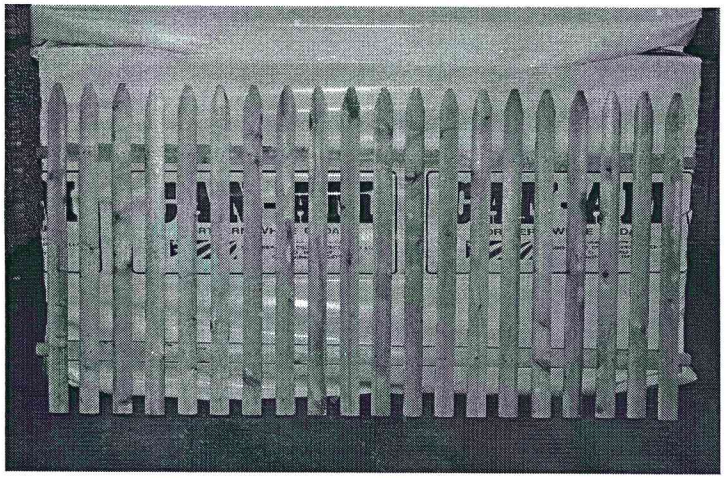
DATE RECORDED:

27 ROSE ST
143.5' property line
property line
fence line
23'6"
16'
driveway
1056
10.5'
4'7"
28'
1'3"
2'
2'7"
21'6"
new fence proposed
#2
22'3"
garage
361.6
16'3"
30'6"
original house
681
22'4"
18'4"
24'
addition
440
4'
8'
58
7'3"
10'
3'
replace stockade fence
15 Cedar St
52' property
35-37 ROSE ST
93' property line
chain link fence; stays

#2: New Fencing Overview

- Install new picket fence with 8’ gate in 22’ opening between garage and neighboring fence (with 27 Rose St)
- New fence will be set back about 75.5’ from sidewalk (see site plan)
- Example of fencing:





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, Senior Planner
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary

TO: Design Advisory Board
FROM: Scott Gustin
DATE: October 13, 2015
RE: 16-0335CA, 10 Crombie Street

==========

Zone: RM Ward: 2C
Owner/Representative: Reginald Achilles / Lathan Gravelle

Request: Construct full second story and reconstruct porch along with associated site changes for existing single family home.

OVERVIEW:
The applicant is seeking approval to construct a full second story on top of the existing single family home. New windows and siding are also proposed along with a 2-story front porch and a new rear porch. The existing home dates to 1886 and may have been eligible for inclusion within the Vermont Historic Sites & Structures survey at one time. The building has been so heavily altered that it is now seemingly ineligible for inclusion as an historic structure. This application is administrative; however, a recommendation by the Design Advisory Board is sought.

ARTICLE 5: CITYWIDE GENERAL STANDARDS
Sec. 5.4.8, Historic Buildings and Sites
(a) Applicability
These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.
The building at 10 Crombie Street is not included in the State or National Register of Historic Places.

Eligibility for listing…
1. The building is 50 years old or older.
City records indicate that the building was constructed in 1886. It 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 has been heavily altered over time. It is a basic sidehall plan, but many original features have been removed or covered up. The building has vinyl siding, vinyl windows, asphalt shingle roofing, and a replacement front porch. There are no zoning permits on file for any of these alterations except for the front porch. The zoning permit issued for the front porch in 2004 was for work on what was already an altered porch. Judging from the Assessor's records, the vinyl siding and windows appear to date back to at least 1984. The building retains a redstone foundation and its original massing.

3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.
The location and setting of the building remain intact. The basic design also remains. Alterations are extensive, and the building no longer retains a high degree of integrity. If the Design Advisory Board concurs, the standards of Sec. 5.4.8, *Historic Buildings and Sites*, do not apply, and construction of a full second story may be acceptable. If the Board finds that the building retains a high degree of integrity, the proposed 2nd story would run contrary to the standards of Sec. 5.4.8.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS
Part 1, Land Division Design Standards
Not applicable.

Part 2, Site Plan Design Standards
Sec. 6.2.2, Review Standards
The site will remain virtually unchanged. A small section of parking area will be removed to offset the slight increase in building footprint associated with the rear porch.

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

1. Massing, Height, and Scale
Within the low and medium density residential zones, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development. In this case, most surrounding residences are in the 2 – 2.5 story range and exhibit diverse massing. The proposed construction would convert the existing 1.5 story structure into a full 2 stories. The proposed massing would be fairly simple with two uniform levels and a 2-story front porch facing the street. Overall, the proposed massing, height, and scale fit within the established neighborhood context.

2. Roofs and Rooflines
The pitched gable roof form will be retained. This roof form is common amongst neighborhood homes.

3. Building Openings

The proposed fenestration is fairly basic and uniformly applied. One-over-one double hung windows prevail, but several awning windows are proposed within the upper story of the southeast elevation. Generally, the proposed fenestration is acceptable; however, that on the building's front façade could be improved. Specifically, the new second story has only a sliding glass door. There are no second story windows facing the street. The neighboring building also has a 2-story front porch with a door for access. Next to it, however, are two windows. Something similar is recommended for 10 Crombie Street. Flank the door with two symmetrically placed windows.

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

(c) Protection of important public views
There are no important public views from or through the subject property.

(d) Provide an active and inviting street edge
The front door will continue to face the street. A two-story open front porch will be the building's primary interface with the public street. Side stairs will provide access to the porch and into the building.

(e) Quality of materials
The proposed vinyl siding and windows are not particularly high quality but are a continuation of the present materials. "Wood grain" vinyl siding is proposed. Only smooth or "brush stroke" siding is acceptable. Trim material is not noted and must be. A solid trim material, whether wooden or composite, is strongly recommended. The rear porch and stairs will be PT wood. A standing seam metal roof is proposed. Given the building's location nearly on the side property line, the applicant is advised to consult with the city's building inspector as to the adequacy (i.e. fire retardency) of the proposed materials.

(f) Reduce energy utilization
The proposed construction must comply with the current energy efficiency requirements of the city and the state. Nothing above and beyond the minimum requirements is noted in the project plans.

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

(h) Integrate infrastructure into the building design
No utility meters are depicted on the project plans. They must be noted and screened or located on a side elevation. No exterior mechanical equipment is included in the project plans. If any is proposed, it must be depicted and screened.

(i) Make spaces safe and secure
The building will be subject to current egress requirements. Building entries should be illuminated. Lighting fixture cutsheets are needed.

RECOMMENDED MOTION:
Zoning permit approval with the following conditions:

1. Flank the 2nd story front door with two symmetrically placed windows.

2. Change the proposed vinyl siding to smooth or “brush stroke” finish.
3. A solid trim material, whether wooden or composite, is strongly recommended.
4. Depict utility meter locations and screening. Likewise, depict any exterior mechanical equipment and screening.
5. Provide fixture cut sheets for proposed outdoor lighting.
6. Consult with the building inspector as to the adequacy (i.e. fire retardency) of the proposed exterior building materials.
7. Standard conditions 1-15.

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Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary

TO: Design Advisory Board
FROM: Scott Gustin
DATE: October 13, 2015
RE: 16-0385CA, 33 Rose Street

==========

Zone: RM Ward: 3C
Owner/Representative: Amanda Dwelley

Request: Install fence on south side of dwelling and replace seven 2nd story windows.

OVERVIEW:
The applicant is seeking approval to install seven replacement windows in the 2nd story of her home. A fence is also proposed and is acceptable. The focus of this review is the windows and the applicability of Sec. 5.4.8, *Historic Buildings and Sites*. This application is administrative; however, a recommendation by the Design Advisory Board is sought.

The applicant is looking to replace the existing wooden windows with vinyl windows. Existing windows are double-hung units, and the replacement windows would be double hung and simulated double hung casement units. At the time of application, it was unclear whether the structure was included in the Vermont Historic Sites & Structures survey. As noted below, the individual listing for this home within the survey has since been located. The building was surveyed in 1994 and found to be significant. Under the provisions of Sec. 5.4.8, specifically relative to materials retention, wooden or clad wooden replacement windows are the standard. The list of examples is long. Below are some properties included on the Vermont Historic Sites & Structures survey with replacement wooden or clad wooden windows within the past 12 months.

- 120 North Street
- 61 Mansfield Avenue
- 92 Brookes Avenue
- 143 South Willard Street
- 45 Lakeview Terrace

ARTICLE 5: CITYWIDE GENERAL STANDARDS
Sec. 5.4.8, Historic Buildings and Sites
(a) Applicability
These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.
The building at 33 Rose Street was constructed prior to 1889 and is included in the Vermont Historic Sites & Structures survey as a building of state significance. Therefore, the standards of Sec. 5.4.8 apply.

(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 at 33 Rose Street was obviously constructed as a residence. It will continue to be used as such.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
   The home at 33 Rose Street, a sidehall plan in the Burlington vernacular, continues to embody distinctive characteristics such as the redstone foundation, slate roof, central chimney, massing, and scale. These features relate to particular construction materials, forms, and styles associated with residential construction in Burlington in the 19th century. Much of the historic character of the home remains in spite of alterations (aluminum siding, bay front window, and columned front entry) that have taken place. As proposed, however, the vinyl windows would be one more incremental step towards loss of this historic character. Removal of the wooden windows and replacement with vinyl units 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.*
   No conjectural alterations are proposed. There is no attempt to fabricate faux historic elements.

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.*
   Wooden windows, characteristic of homes built in the 19th century, are to be removed and replaced with vinyl units. Removal of this characteristic material is inconsistent with this standard and with long-standing precedent for replacement windows.

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 materials make no mention of deterioration of the existing window units. It is unclear whether the replacement windows are proposed due to the condition of the existing windows and/or for meeting current egress standards. In either case, precedent for replacing windows under the standards of Sec. 5.4.8 calls for wooden or clad wooden replacement windows. Casement windows are to be simulated double-hung units. The proposed removal of wooden windows and replacement with vinyl units is inconsistent with this standard and with precedent.

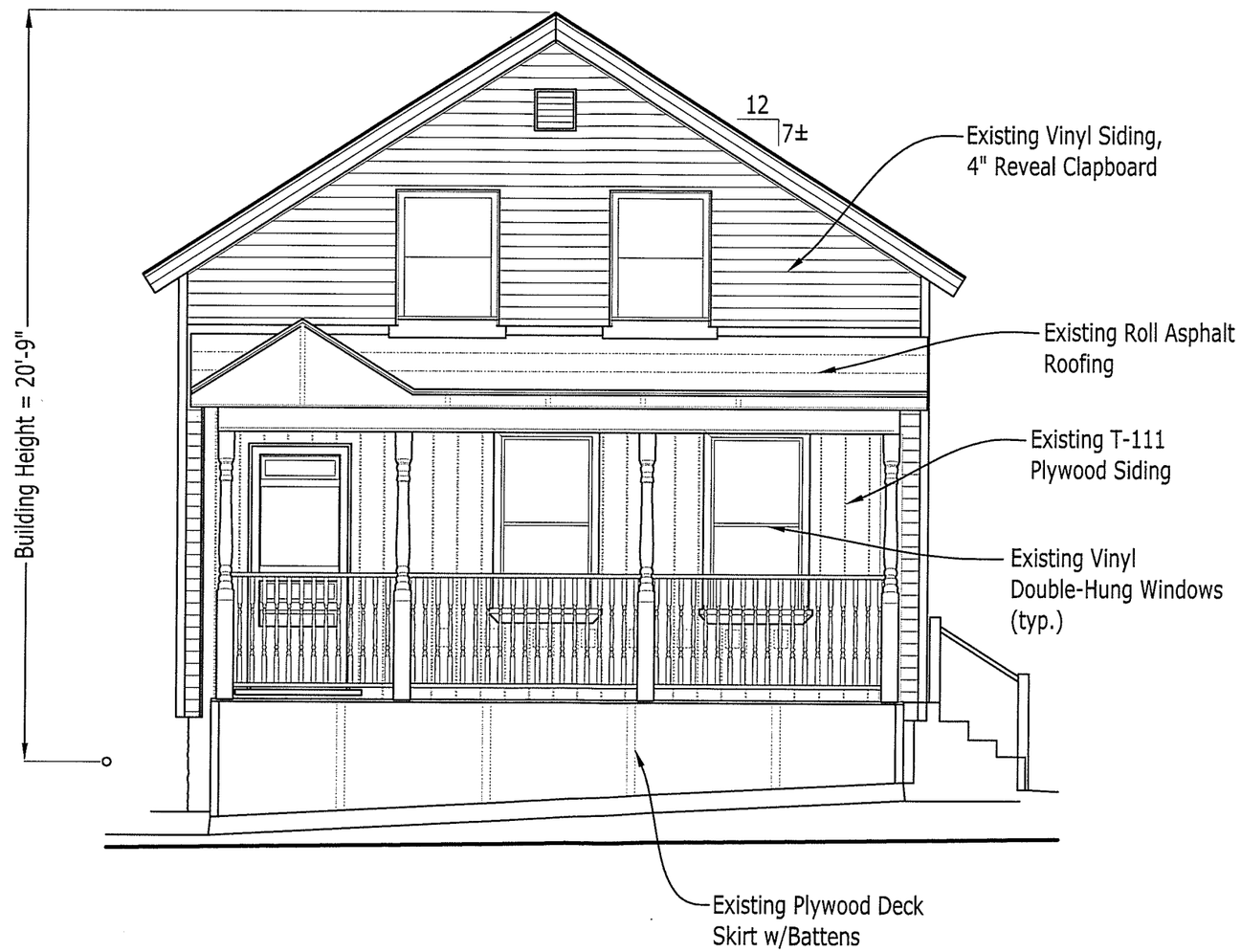
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
   No such treatment is included in this proposal.

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 proposed vinyl windows would result in the loss of wooden window materials. As such, the proposed work would continue to erode the historic integrity of the home at 33 Rose Street. The replacement of wooden windows with vinyl windows runs contrary to this criterion.

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.*
    See #9 above.

RECOMMENDED MOTION:
Denial of the proposed vinyl windows. Wooden or clad wooden replacement window units would be acceptable.



*See Accompanying Photos for Additional Detail

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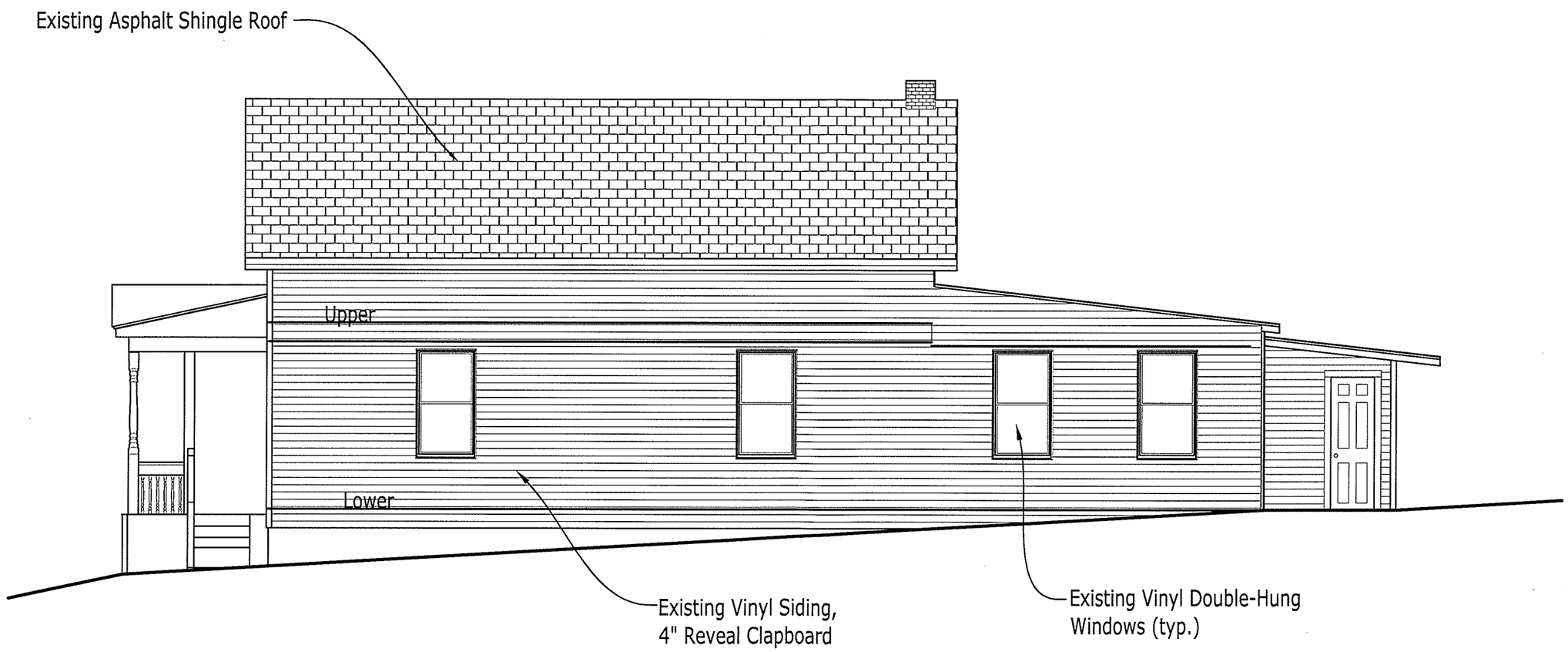
Revised 09/25/15

RESONATE

EXISTING NORTH-EAST ELEVATION FOR
REGINALD ACHILLES
10 CROMBIE STREET

DATE: 09/04/
SCALE: 1/4" =
DRAWN: LRG
JOB: ACHILL
15004
SHEET:



*See Accompanying Photos for Additional Detail

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RESONATE

EXISTING NORTH-WEST ELEVATION FOR
REGINALD ACHILLES
10 CROMBIE STREET

DATE: 09/04/
SCALE: 3/16'
DRAWN: LRC
JOB: ACHIL
15004
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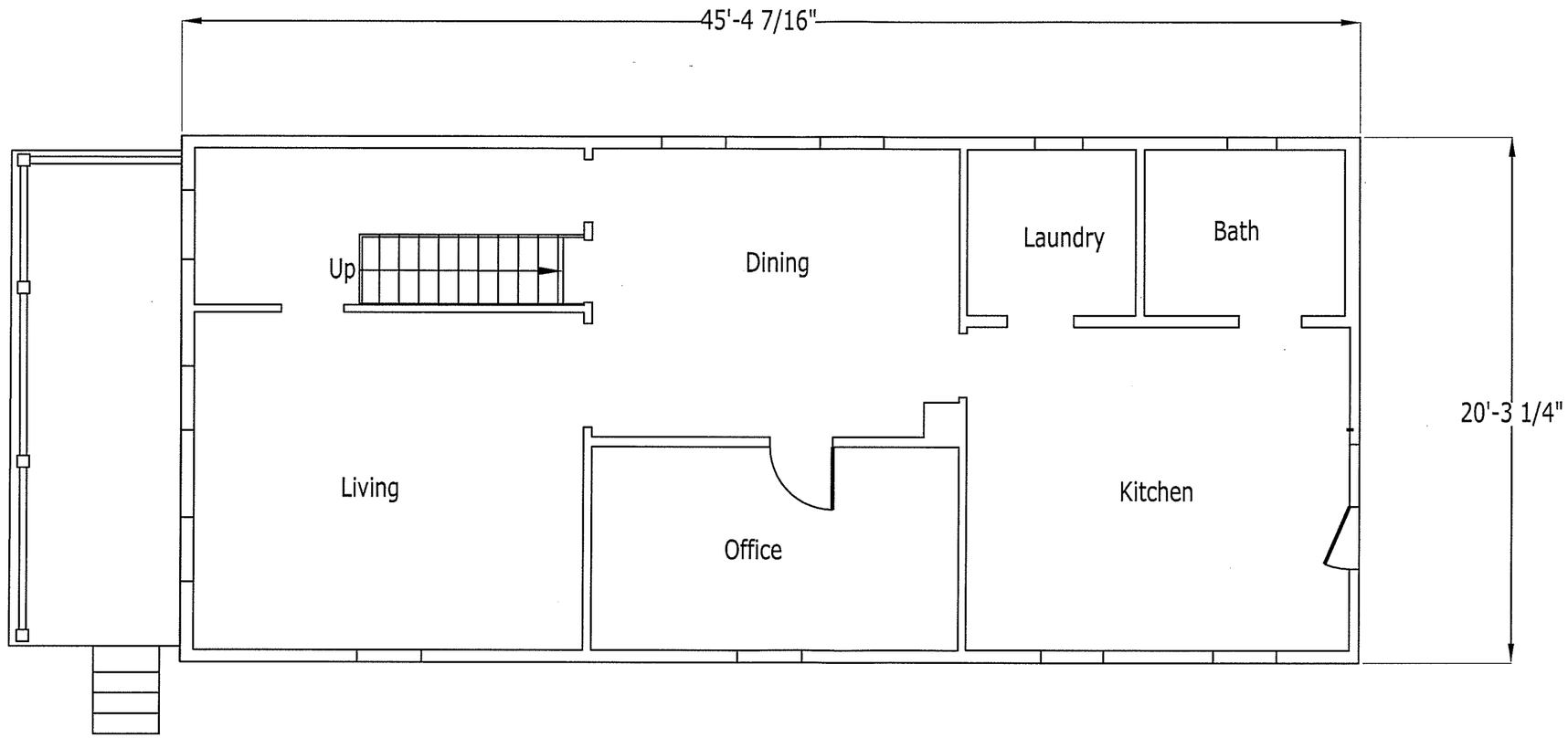

RESONATE

EXISTING LOWER FLOOR PLAN VIEW FOR
REGINALD ACHILLES
10 CROMBIE STREET

DATE: 09/04/
SCALE: 1/4"
DRAWN: LRC
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15004
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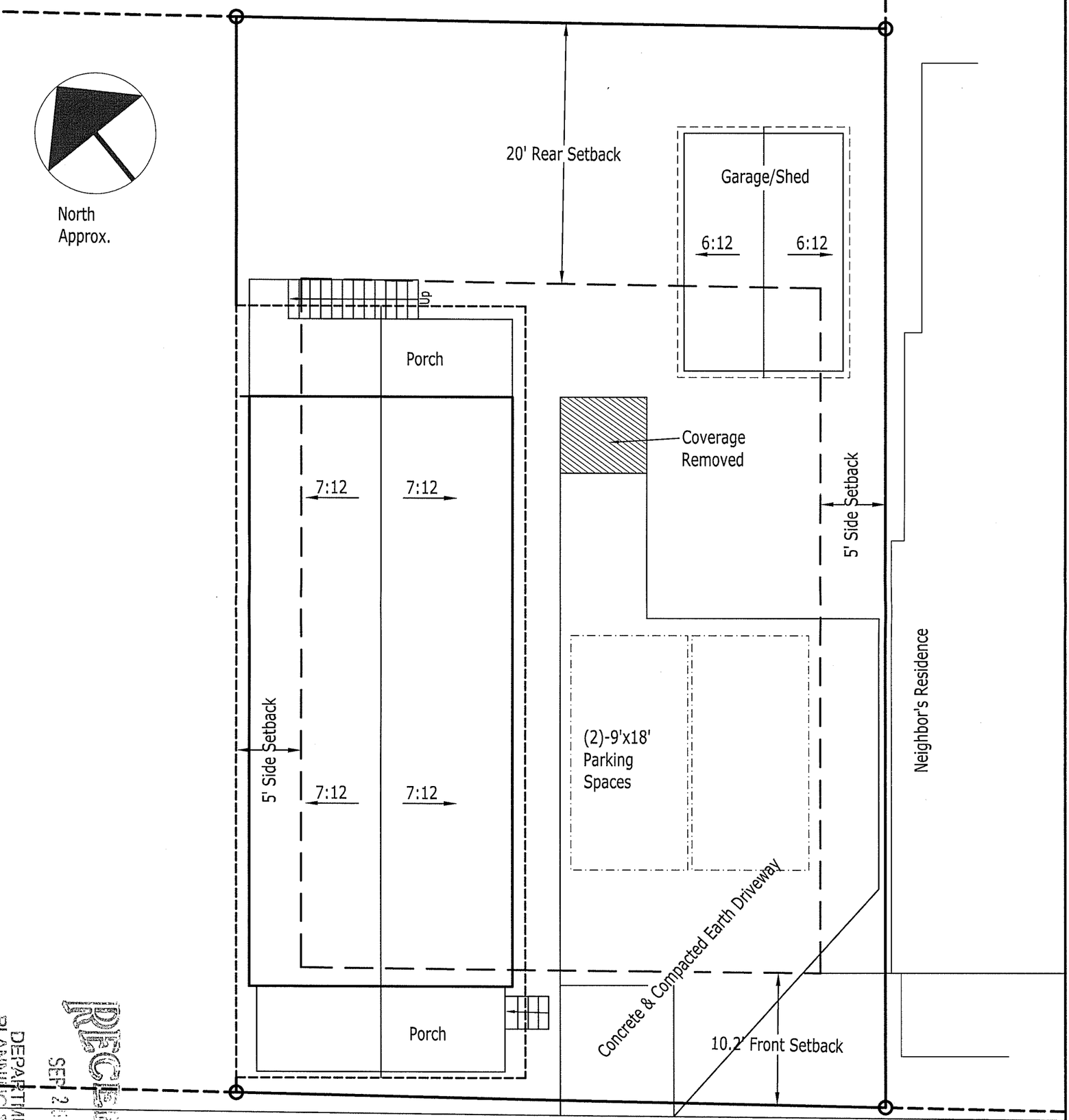
Site Coverage:

Zoning, Medium-Density Residential (RM)		Existing Onsite Coverage Removed:	
Parcel Size	4,142 ft.² (0.095 Acres)	Compacted Earth Driveway & Parking	39 ft.²
Allowable Coverage at 40%	1,657 ft.²	Proposed Onsite Coverage:	
		Stairs and Landing	39 ft.²
		Total = 2,303 ft.² (55.6%)	

This Approximate Boundary and Building Alignment is Derived from Assessor's Parcel Map, Field Measurements and Perimeter Fence Locations



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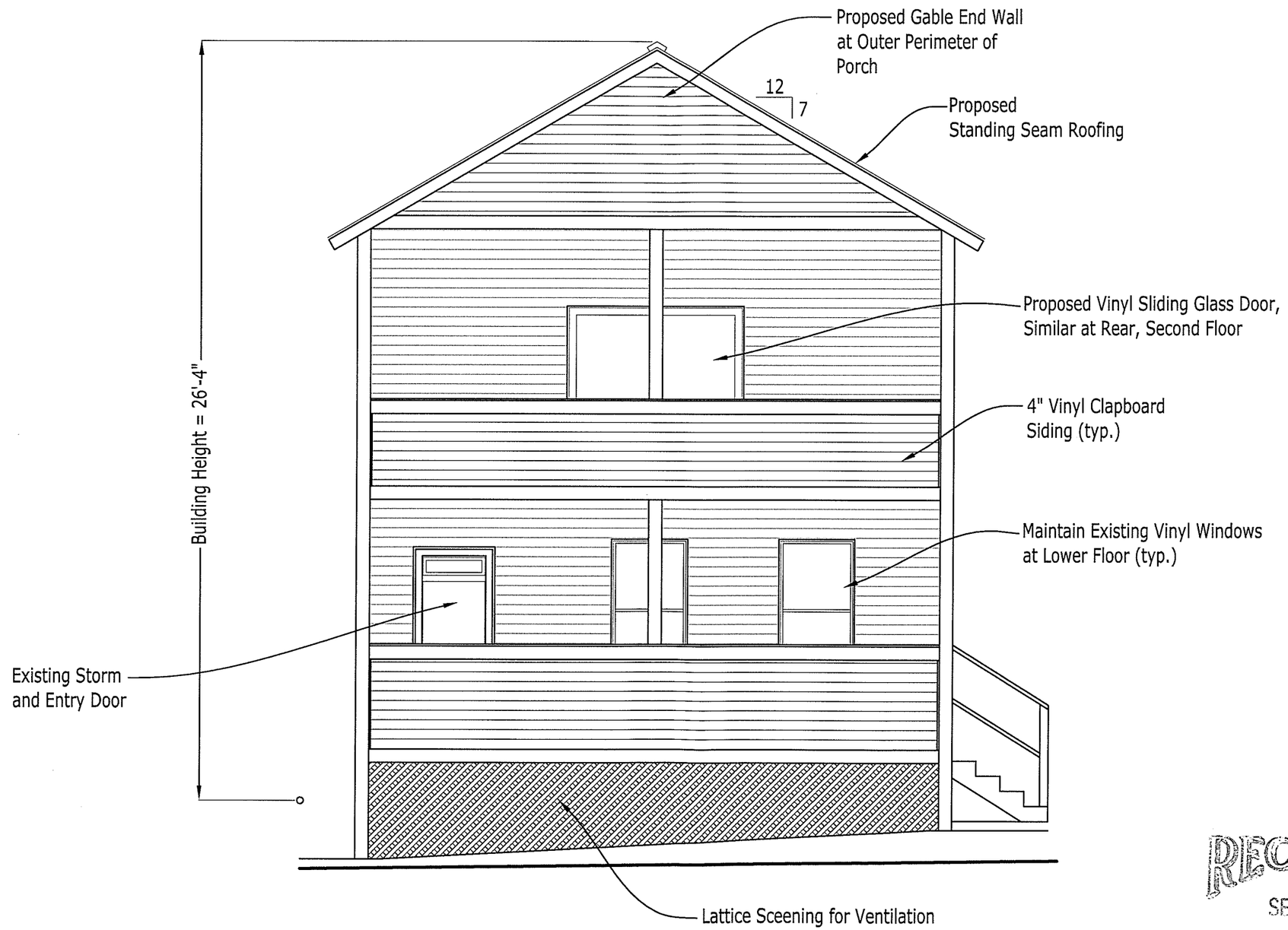
SITE PLAN FOR
REGINALD ACHILLES
10 CROMBIE STREET

RESONATE

DATE: 09/04/
SCALE: 1/8"
DRAWN: LRC
JOB: ACHILL
15004
SHEET:



RESONATE

PROPOSED NORTH-EAST ELEVATION FOR
REGINALD ACHILLES
10 CROMBIE STREET

DATE: 09/04/
SCALE: 1/8"
DRAWN: LRG
JOB: ACHILL
15004
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OF 10 SHEE

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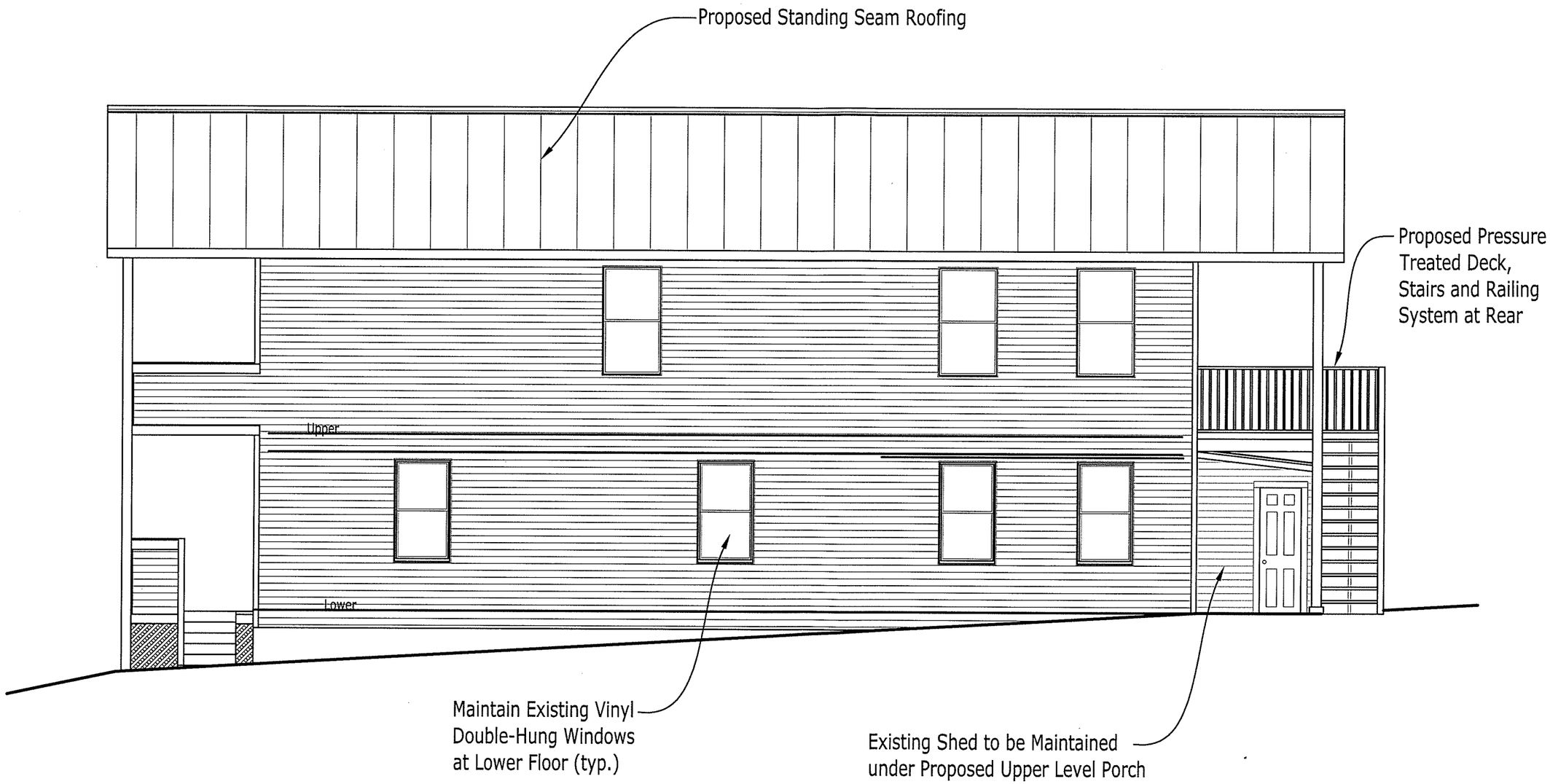

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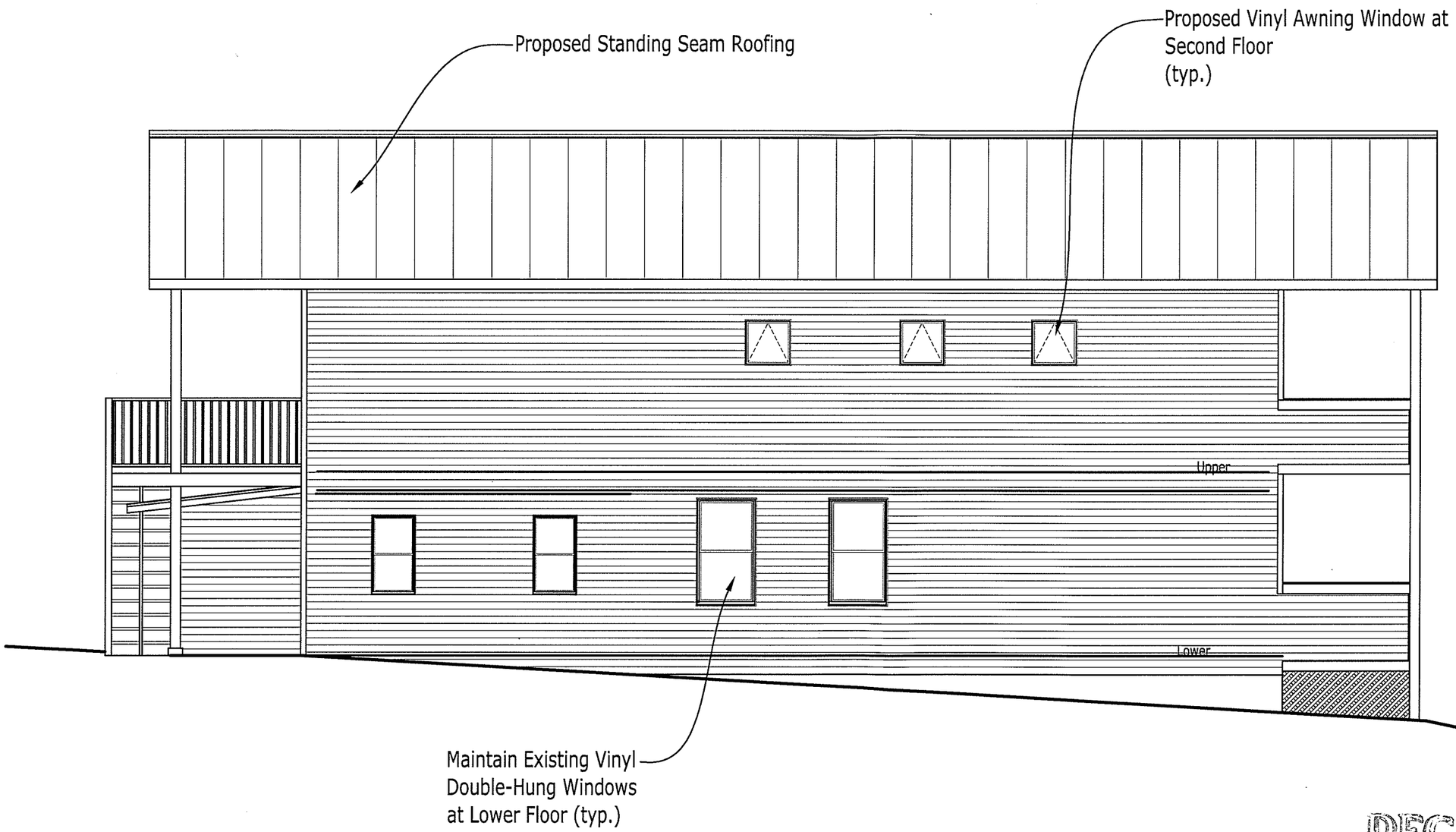
RESONATE

PROPOSED NORTH-WEST ELEVATION FOR
REGINALD ACHILLES
10 CROMBIE STREET

DATE: 09/25/
SCALE: 1/4"
DRAWN: LRG
JOB: ACHILL
15004
SHEET:
OF 10 SHEE



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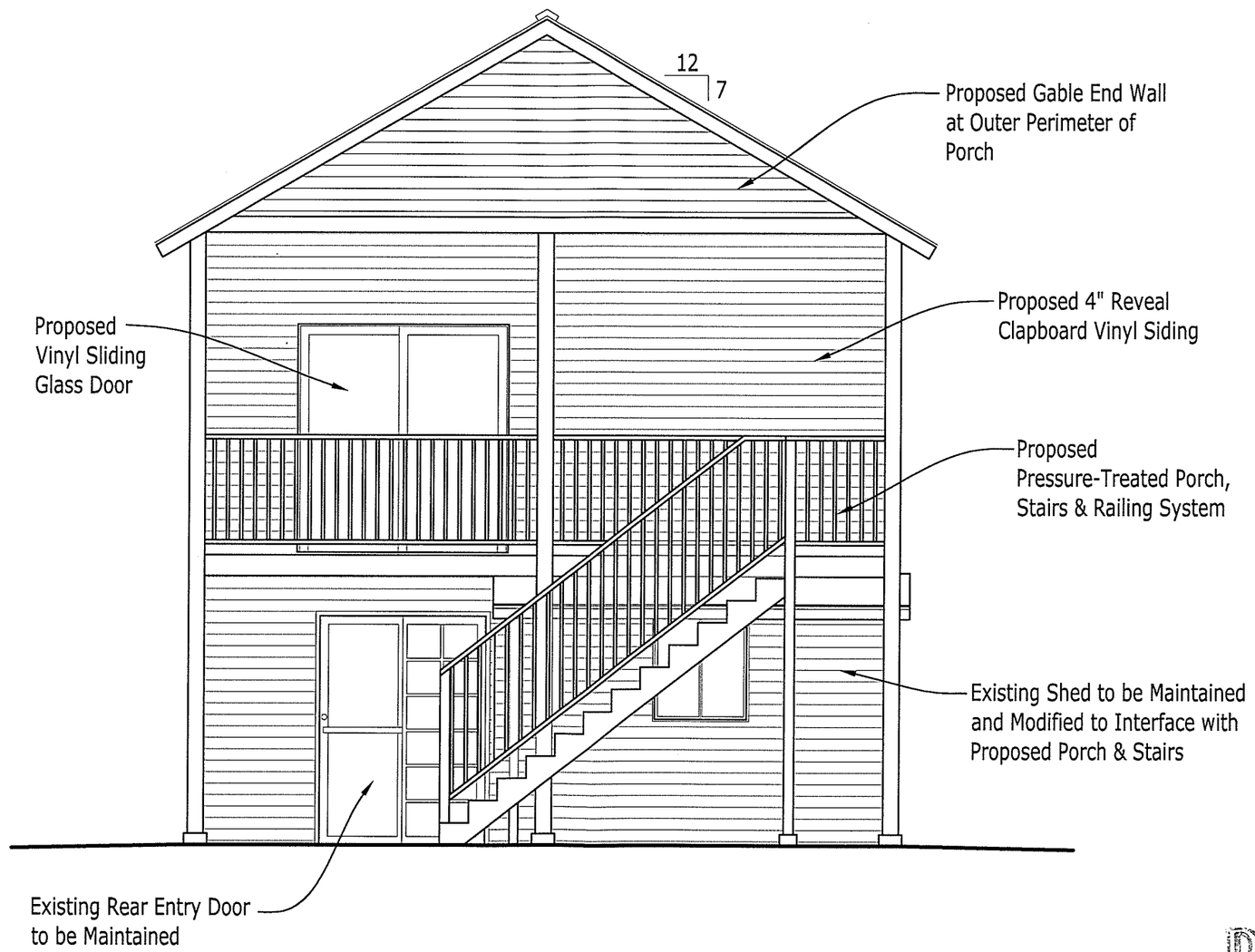
RESONATE

PROPOSED SOUTH-EAST ELEVATION FOR
REGINALD ACHILLES
10 CROMBIE STREET

DATE: 09/25/
SCALE: 3/16'
DRAWN: LRC
JOB: ACHILL
15004
SHEET:
8



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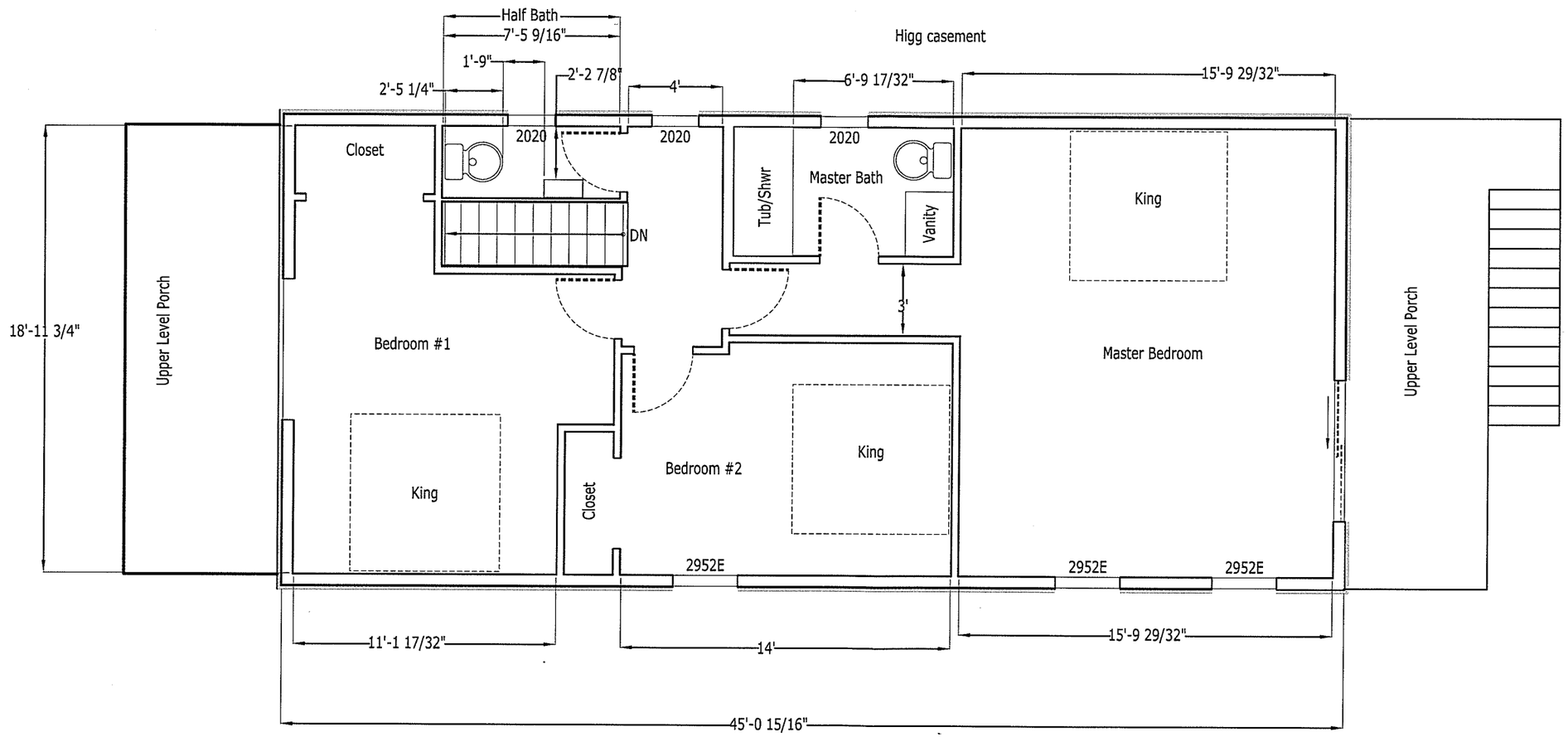
RESONATE

PROPOSED SOUTH-WEST (REAR) ELEVATION FOR
REGINALD ACHILLES
10 CROMBIE STREET

DATE: 09/25/
SCALE: 1/4"
DRAWN: LRC
JOB: ACHILL
15004
SHEET:
OF 10 SHEE



RESONATE

PROPOSED UPPER FLOOR PLAN FOR
REGINALD ACHILLES
10 CROMBIE STREET

DATE: 09/04/
SCALE: 1/4"
DRAWN: LRC
JOB: ACHIL 15004
SHEET: 1 OF 10 SHEETS

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33 Rose Street
Window Replacement Permit
Amanda Dwelley
October 6, 2015

I. Permit Background

I submitted a permit application on September 18th to replace seven (7) second-story windows of my house at 33 Rose St with Energy Star replacement windows with vinyl sashes. The existing windows are wood with aluminum storm windows. I wish to replace the windows because the functionality of the current window system (interior wood-sash windows and exterior storm windows) is quite low, to the point where interior windows are either difficult to open or do not stay open safely (and one is cracked), and the storm windows are difficult to open and close. Once closed, it is not possible for one person to open them without tools or assistance, creating issues for egress. Moreover, the existing windows are single-pane, creating extra opportunities for heat loss.

Zoning staff determined that "the replacement windows should be wooden or clad wooden units due to your home's eligibility under the city's historic preservation standards." It is my understanding that the picture used to make this decision was that available in the assessor database, which is dated 12/18/2004 and shows only the southeast corner of the house. This picture is copied below. After receiving this decision by email I met with Scott Gustin in-person and provided additional photographs of the exterior of the house (which will be discussed further below).

Please note that I purchased this house on August 24, 2015, approximately 1.5 months ago, and have made no changes to the exterior of the home since then, such that what you see in all images except Figure 1 is the state of the home I inherited from previous owners.

Figure 1. Southeast corner of house in 2004

II. Guide to This Document

It is my understanding that the determination of my window replacement permit's appropriateness is my home's "eligibility under the city's historic preservation standards", which are described in Section 5.4.8 of the City's comprehensive development ordinance (CDO), which delineates a set of regulations that apply to Historic Buildings and Sites.

The following section is structured as a line-by-line discussion of the applicability criteria in section 5.4.8, followed by a general discussion. All excerpts of language from CDO section 5.4.8 are marked in red Arial font.

Section IV discusses the relevance of a 1994 Historic Sites and Structures Survey form filled out during a 1994 surveying effort.

Section V discusses additional considerations I believe are relevant to this decision.

III. Discussion of CDO Section 5.4.8

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

Based on this language, I understand that the criteria for historic status for zoning purposes are a home's individual eligibility under the criteria for the State Register of Historic Places. In turn, the state criteria are based on the National Register Criteria for Evaluation to evaluate potential nominations to the State Register of Historic Places. Therefore I submit that the state's opinion of a home's adherence to State Register Criteria is highly relevant in this case.

I contacted the State Architectural Historian, Devin Colman, to inquire about my home's historic status. His preliminary email response is copied in entirety below. In my opinion, his conclusion that *"In your case, it appears that a number of changes have been made to the house, including changes in fenestration patterns, vinyl siding, and the front entry.* ***These are all pretty significant alterations to the original design of the building, so it's not individually eligible for the State or National Register"*** is strong evidence that my home is not eligible for listing on the State Register of Historic Places.

Amanda Dwelley <adwelley@gmail.com>

How to understand home's eligibility for state historic registry?

Colman, Devin <Devin.Colman@vermont.gov> Thu, Oct 1, 2015 at 11:37 AM
To: Amanda Dwelley <adwelley@gmail.com>

Hi Amanda,

Thanks for following up and I'm sorry I didn't get back to you sooner. I checked the State Register of Historic Places for Rose Street, and only two properties are presently listed: #18 and #19.

One property, Moquin's Bakery, is listed in the National Register of Historic Places: http://orc.vermont.gov/Documents/Burlington_NationalRegister__NominationForm_00000044.pdf

We use the National Register Criteria for Evaluation to determine whether or not a property is eligible for listing in the State or National Register of Historic Places. In your case, it appears that a number of changes have been made to the house, including changes in fenestration patterns, vinyl siding, and the front entry. These are all pretty significant alterations to the original design of the building, so it's not individually eligible for the State or National Register. With further research and documentation, it may be determined eligible for listing as a contributing (historic) resource in a historic district. In a HD, the focus is more on the overall integrity of the buildings as a whole, and not on individual details of each specific building. Even then, however, it may be a stretch to establish 33 Rose Street as a contributing resource.

I hope that helps, and please feel free to contact me with any additional questions.

Sincerely,

Devin

Devin A. Colman | State Architectural Historian

Vermont Division for Historic Preservation ***

1 National Life Dr, Davis Bldg, 6th Floor | Montpelier, VT 05620-0501

802-828-3043 office | 802-828-3206 fax

Upon receipt of this email, I called Mr. Colman to understand exactly which features of my home are significant enough alternations to make it ineligible. He explained that to be deemed an important piece of historic significance a building must retain most of its character-defining features, and is such a simple building that lacks decorative details (typical of Victorian homes, for example), the more you deviate from the original form (features such as the roofline and fenestration pattern), the more difficult it becomes to make an argument for historic significance. Based on pictures from the Assessor Database and Google Street View, he identified the following five features that show deviation from the original form:

- The front entry (Parts of the front porch were removed in 1974, according to the Historic Sites and Structures Survey found by Mary O'Neil, so presumably the current entry was added after 1974) *[Figure 2]*
- The fenestration pattern, as exemplified by:
    - The large bay window in the front with two fixed and two casement windows. He surmised that the original window pattern was probably one double-hung or two side-by-side windows, and that the physical opening was likely widened to accommodate the new window, representing a permanent change to the new design. *[Figure 3]*
    - The picture window with two casement windows on the south side of the house, again representing a change to the original design *[Figure 4]*
- The vinyl siding *[Figure 5]*
- The vertical wood paneling treatment in the eaves (though this was not listed in the email, Mr. Colman mentioned it verbally)*[Figures 6 & 7]*

In Mr. Colman's opinion, what is important is the cumulative effect of these changes, not any one particular change. He concluded that the present structure does not have enough of its character-defining elements left to be considered historic under state evaluation criteria.

I understand that the State Division for Historic Preservation does not have regulatory authority at the local level, nor the ability to play a direct role in review or appeal or local permits. However, given that the City's evaluation criteria as laid out in CDO Section 5.4.8 are based on the State criteria, this opinion seems highly relevant in the determination of my home's eligibility for listing on the state or national register of historic places.

Figure 2. Front entry detail, added on/after 1974

Figure 3. Front Bay Window with Asphalt Shingle Roofing Material (unknown date)

Figure 4. South side picture window with side casement windows (unknown date). Overhang to left is a side porch roof overhang from a 1970 addition.

Figure 5. Vinyl siding and trim on southeast (front) corner

Figure 6. Vertical "Texture 111" paneling in eaves with "teeth" detail over scalloping.

Figure 7. Vertical "Texture 111" paneling in rear eaves, with scallop detail.

In addition to the features pictured above which were all noted by the State Architectural Historian as alterations to the original structure and design, I'd also like to note the likely removal of a first-floor window on the northeast corner of the house, identified with an infrared camera. The dark spots in the image represent cold spots, and match up with where a window of the same size and distance from the floor of other windows in the house would sit. The next image shows the absence of an exterior window in the same location. The cumulative effect of these three window changes is a significant and permanent change in the fenestration pattern of the original house.

Figure 8. Infrared camera industry in interior northeast corner of housing showing cold spots in the shape of a window with the same dimensions and placement as existing windows. In my opinion and my building inspector's opinion this suggests a window was removed at some point, and sided over.

Figure 9. Northeast side of house with no window in the place where the infrared camera showed outline of previous window (in previous figure)

In the remainder of this section, I comment on the individual conditions for eligibility delineated in CDO section 5.4.8. As copied above, "a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section **if all of the following conditions are present**."

The CDO goes on to describe three distinct conditions – age, historical significance, and integrity of the original structure and design. Zoning staff identified a 1994 survey form, and claim that the completion of this form constitutes the basis for applying the Historic Preservation standards. Based on the "applicability" section (a) of Section 5.4.8, I understand that age and historical significance are only one of the three required conditions, and I believe that the building does not meet the third condition, regarding integrity of design (deterioration of the integrity of its original design and materials). A line-by-line discussion of the three conditions follows.

1. The building is 50 years old or older;

Yes – the main house 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 one 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,

    Not aware of any. Zoning staff cite a 1994 Historic Sites and Structures Survey (HSSS) form as the basis for declaring historical significance of this site. The HSSS form (Figures 10-11) does not mention any events, only the names of past residents.

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

    The HSSS form lists previous owners, but does not state the significance of the previous owners.

    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,

    This home is probably a good representation of the "vernacular" style of the Old North End, though I'm not sure if it represents the work of a master or particular artistic value.

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

In my opinion and my interpretation of the State Architectural Historian's opinion, the house shows multiple signs that the integrity of the character-defining elements have been maintained. In particular, the first-floor fenestration pattern has changed significantly (nearly all windows have been permanently altered or removed – Figures 3, 4, 8), the original front porch has been removed and replaced with the existing entry way (per Historic Sites and Structures Survey sheet, and image above), the house has vinyl siding and a vertical paneling in the eaves that are not original. The siding and trim have not been well-maintained, and are cracked or rotting in multiple locations.

e. Yielding, or may be likely to yield, information important to prehistory; and,

I have not seen or heard argument or evidence of this.

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

This third condition where I believe the house deviates most from the criteria. As noted above, the house shows multiple signs that the integrity of the design, materials, workmanship and feeling are no longer present. The first-floor window pattern has changed significantly (nearly all windows have been permanently altered or removed – Figures 3, 4, 8), the original front porch has been removed and replaced with the existing entry way (per Historic Sites and Structures Survey, and image above), the house has vinyl siding and a vertical paneling in the eaves that are not original.

Looking at these three required conditions set forth in the CDO – age, historical significance and integrity of design, materials, etc. – I submit that my home meets the first criteria (age), it may meet some of the second criteria but (a) the completed HSSS form does not provide sufficient or verified evidence of significance, and (b) falls down at maintenance, and does not meet the third criteria, due to numerous significant changes to the exterior. For these reasons, and in light of the fact that the City's criteria are based on the State criteria (and state on national), and the State Architectural Historian also believes that this house is not eligible for the state registry because character-defining elements have not been preserved of maintained, I believe that this house should no longer be considered "eligible for listing on the state or national register of historic places."

IV. Discussion of Historic Sites and Structures Survey Form

On October 5, I received an email from Scott Gustin stating that Mary O'Neil had located a sheet from a 1994 Historic Sites and Structures Survey (HSSS) (Figures 10-11). The document has no recording date or recording organization. It is not clear from the document who the author was, if the findings were verified, and what resulted from the

completion of this sheet. The house is not listed as historically significant on any state records that could be located by Mr. Colman (who searched for these records on Oct. 6).

The completion of this form is a requirement to submit an application for determination of eligibility for the state register. An identical blank form is available on the ACCD website for owners to fill out and attach with an application for the state historic register.[1] Based on discussions of this form with the State Architectural Historian, these forms are typically filled out by professional surveyors who are given an area of the city to include in a survey. This form is the first step toward determining significance, but would need to be vetted and certified to support an eligibility determination. The completion of the form *alone* does not equate with historic status, nor does the fact that the surveyor checked a box for the state as "level of significance" – the design of the form suggests that the applicant is expected to check a box. As mentioned above, this building is not currently listed on the State Historic Register, suggesting that following the completion of this form, either no further action was taken by the city or owners, or an application for inclusion on the State Register was not accepted.

Based on my review of the CDO, it is unclear how completion of the Historic Sites and Structures Survey form could serve as the primary criteria for applying the standards in section 5.4.8. As mentioned above, the primary criteria appears to be the state and national criteria, and the state criteria do not cite the Historic Sites and Structures Survey (or any particular survey) as the primary basis for eligibility. [2]

I shared zoning staff's opinion that *"the survey form for the VT Historic Sites & Structures survey… means that the property has been found to have state-level historic significance"*[3] with the State Architectural Historian Devin Colman, whose response is copied in entirety below. To summarize his response, the completed HSSS form doesn't contain enough information and is not current enough to make a formal determination of eligibility.

---

[1]

[2] http://accd.vermont.gov/sites/accd/files/Documents/strongcommunities/historic/VDHP
http://accd.vermont.gov/strong_communities/preservation/resources/state_register/criteria

[3] Excerpt from email from Scott Gustin dated 10/6/2015

Figure 10. First page of Historic Sites and Structures Survey for 33 Rose Street (no recording date or author)

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Single family

ORIGINAL USE: Single family

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:
Pre 1889

COUNTY: Chittenden
TOWN: Burlington
LOCATION:
33 Rose Street

COMMON NAME:

PROPERTY TYPE: Dwelling
OWNER: Hortense Levesque
ADDRESS: 33 Rose Street
Burlington, VT 05401

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:
Local ☐ State ☒ National ☐

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 Shingle ☐
   Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐
   Aluminum ☐ Asphalt Siding ☐ Brick Veneer ☐ Stone Veneer ☐
   Bonding Pattern: Other: Vinyl
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: 2
Number of Bays: 3x2
Approximate Dimensions:
Entrance Location: lft side

SIGNIFICANCE: Architectural ☐ Historic ☐ Archeological ☐

Historic Contexts:

Level of Significance:
Local State National

Figure 11. Second page of Historic Sites and Structures Survey for 33 Rose Street (no recording date or author)

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1974 remove portion of front porch

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

1884-1901 Thomas Beaupre, emp H. A. Ray (used to live @ 11 Rose when emp of Smith & Bagley in 1873)

1884 Noel Lavoil,

1906-1911 Arthur LaDuke, blacksmith

Levesque family since 1960

REFERENCES:

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:

ORGANIZATION:

DATE RECORDED:

Figure 12. Vermont State Architectural Historian's response to HSSS sheet

Amanda Dwelley <adwelley@gmail.com>

How to understand home's eligibility for state historic registry?

Colman, Devin <Devin.Colman@vermont.gov> Tue, Oct 6, 2015 at 10:47 AM

To: Amanda Dwelley <adwelley@gmail.com>

Hi Amanda,

Thanks for sending this along and sorry I missed your call earlier. This is a Historic Sites and Structures Survey (HSSS) form, completed in a very cursory format as a basic informational gathering tool. A list of former owners does not equate a statement of historic significance; it's just a list of facts. There is also no mention of the many alterations to the building, including the bay window on the front or the picture window on the side. The standard for what triggers Design Review in Burlington is whether or not the building is listed, or eligible for listing, in the State or National Register of Historic Places. Your home is not listed, so the question is whether or not it's eligible. The HSSS form doesn't contain enough information and is not current enough to make a formal determination of eligibility. It certainly doesn't "clear up the ambiguity" for me!

I'd be happy to chat with Mary O'Neil in the Planning Office if that would help move things along and to see where she's coming from in this review. There may be additional information on file that I'm not aware of.

Thanks,

Devin

Devin A. Colman | State Architectural Historian

Vermont Division for Historic Preservation ***

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accd.vermont.gov/strong_communities/preservation/

V. Consideration of Context

In addition to technical considerations described above, I would like to describe this home's context in greater detail. This home is located between two homes of a similar age which both have multiple vinyl replacement windows. The windows at 27 Rose St were permitted as vinyl (Figures 12-13) while the windows at 35-37 Rose (Figure 14) were not. The building directly across the street at 32-34 Rose St has what appear to be unpermitted vinyl windows and many other non-historic structural changes. Many other old buildings on Rose St and nearby streets (Cedar, North) have vinyl replacement windows.

In this neighborhood, home values are based on sales of comparable properties and not on replacement costs. My recent appraisal and an assessment of replacement costs by my insurer show a market value far below replacement costs. That means that I will likely not be able to recuperate the full value of investments in the property (assuming the current use of the property), including the cost of window replacement. Window replacement is actually not generally cost-effective from an energy incentive (and Vermont Gas rarely provides window incentives), so the value is really the improved comfort, ease-of-use, noise insulation, and aesthetic value to owners. The extra investment in wood/clad windows that zoning staff would like to see will likely not be reflected in a future sales price, and if this home is rented out in the future, it will likely be passed on to renters, decreasing affordability in a city where many residents (owners and tenants alike) place great value affordability.

Figure 13. Vinyl side windows at adjacent property 27 Rose St (permitted)

Figure 14. Vinyl upstairs casement windows at adjacent property 27 Rose St (permitted)

Figure 15. Vinyl replacement windows at adjacent property 35-37 Rose St (not permitted)

While I agree that wood or wood/clad windows are preferable aesthetically, they are priced 60-70% higher. Given all of the other improvements this home needs, such as new siding, replacing rotting window trim, slate and chimney repair, masonry (refer to figures about) and interior work required (including 400 sqft of asbestos abatement), the incremental cost of the windows that zoning staff would like to see means that other much-needed improvements will have to wait or not occur. I believe that spending this money on other exterior improvements such as fixing rotting window trim, siding, roof, chimney, and masonry repair would all contribute as much or more to the maintenance of the few remaining historic characteristics of the house than a change window material. I urge the zoning staff and Design Advisory Board to consider the neighborhood and site context in determining how to interpret and apply this section of the CDO.

With respect to staff's discussion of "precedent" in the matter of replacement windows, in my reading of the CDO, the determining factor is not listing on the Vermont Historic Sites & Structures survey nor local precedent, but rather, whether or not the building is listed, or eligible for listing, in the State or National Register of Historic Places. Again, I'd love to be able to put in "nicer" wood/clad windows, but the incremental costs are not reasonable given competing priorities. I believe there is strong evidence that this site does not meet eligibility criteria for inclusion on the State or National Historic Register, nor does it meet the conditions set forth in 5.4.8. Therefore the Standards and Guidelines set forth in section 5.4.8 (b) do not apply, and vinyl windows could be permitted.

Thank you for your time and consideration of this issue.

Respectfully,
Amanda Dwelley
October 6, 2015

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, Senior Planner
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary

TO: Design Advisory Board
FROM: Scott Gustin
DATE: October 13, 2015
RE: Supplement regarding eligibility: 16-0385CA, 33 Rose Street

==========

The applicant has submitted information in support of her argument that the building at 33 Rose Street is ineligible for listing on an historic register. The staff report notes the 1994 Sites & Structures survey that included this building. The applicant has provided information calling into question the validity or finality of this survey form. To be clear, the survey form does not amount to a listing on an historic register. It does, however, typically determine eligibility. In any event, this staff supplement is offered to specifically address the criteria related to the building's eligibility for inclusion on an historic register.

ARTICLE 5: CITYWIDE GENERAL STANDARDS
Sec. 5.4.8, Historic Buildings and Sites
(a) Applicability
1. The building is 50 years old or older.
The building at 33 Rose Street was constructed prior to 1889 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 home at 33 Rose Street, a sidehall plan in the Burlington vernacular, continues to embody distinctive characteristics such as the redstone foundation, slate roof, central chimney, massing, and scale. These features relate to particular construction materials, forms, and styles associated with residential construction in Burlington in the 19th century.

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

See item 2 above. There have been alterations to the home, including siding, a bay front window, and a columned front entry. However, in large part, the home at 33 Rose Street continues to retain its historic integrity. Original materials remain as noted above. The home's location, setting, and association remain intact. Review under the standards of Sec. 5.4.8 will ensure continued integrity, whereas without it, incremental changes may continue until such integrity is lost.

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
Sean McKenzie
Chris Alley
Steve Offenhartz
Jeremy Gates, Alternate
Phil Hammerslough, Alternate

MINUTES
BURLINGTON DESIGN ADVISORY BOARD
Tuesday, October 13, 2015, 3:00 p.m.
Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Chris Alley, Jeremy Gates, Ron Wanamaker (Vice Chair), Steve Offenhartz, Phil Hammerslough.
Staff present: Scott Gustin, Mary O'Neil
Absent: Sean McKenzie

1. 16-0335CA; 10 Crombie Street (RM, Ward 2C) Reginald N. Achilles
Construct full second story and reconstruct porch along with associated site changes for existing single family home.

Motion by Steve Offenhartz: I move to recommend approval with conditions to soften the appearance of the front porch.

a. Lower the roof of the front porch or change to a shed roof;
b. Change the materials of the front porch knee-wall (balusters or shake siding);
c. Narrow the width of the front porch; and,
d. Install "queen" instead of "king" posts on both levels of the front porch.

2nd – Chris Alley
Vote 4-1-0
Motion carries.

2. 16-0406CA; 69 Scarff Ave (RL, Ward 5S) Matthew H. Leach
Construction of new single family dwelling with attached garage.

Motion by Ron Wanamaker: I move to recommend approval per the following conditions:

a. The applicant meet the requirement that the garage door not exceed 10' in width. The board agrees that the aesthetic of the garage door (single larger door) is in keeping with the building design, but have advised the applicant that it doesn't meet the ordinance.
b. The applicant must consider snow storage for the west balcony area.
c. The DAB finds the front entrance clearly articulated, and is comfortable with its location.
d. Driveway cannot exceed 18' in width.

2nd – Jeremy Gates
Vote 5-0. (Present alternate, Phil Hammerslough also votes in favor.)

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).

Motion carries.

3. 16-0385CA; 33 Rose Street (RM, Ward 3C) Amanda Dwelley
Install fence on south side of dwelling, replace seven existing second story windows**.**

Motion by Matt Bushey: I move that the property is eligible for listing on the Vermont Register of Historic Places and that vinyl windows are not okay.

2nd – Ron Wannamaker
Vote 4-2-0
Motion carries.