

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

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*Matthew Bushey
Ron Wanamaker
Sean McKenzie
Steven Offenhardt
Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.*



DESIGN ADVISORY BOARD Tuesday September 13, 2016 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 – 3:30pm

- 1. 16-1441CA; 112 Church Street (D, Ward 3C) Jeffrey S. Berger**
Replace window. (Project Manager, Ryan Morrison)

Session II – 3:30 – 4:00pm

- 2. 17-0271CA; 112 Howard Street (RM, Ward 5) Tom Doyle**
Renovation and addition to single family home.
(Project Manager, Mary O'Neil)

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
Fax: (802) 865-7195

David White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP17-0271CA, 112 Howard Street
Date: September 13, 2016

File: ZP17-0271CA
Location: 112 Howard Street
Zone: RM **Ward:** 5S
Date application accepted:
August 30, 2016
Applicant/ Owner: Jeremy Gates,
SAS Architects / Crystal Doyle
Request: Renovation and addition
to existing single family home.

Structure is listed on the State of
Vermont Register of Historic
Resources.



Background:

- o Non-applicability of Zoning Permit Requirements; replacing outside clapboard in kind. Interior work. August 2016.
- o Zoning Permit HO-97-066; Home Occupation, office space to support telephone/computer sales, financial/advertising/Management services, retail sales, trash hauling. Conditional Use approval with conditions, June 1997.
- o Zoning Permit 81-062; reconstruct old chimney. July 1980.

Overview: The new owner wishes to expand the existing single family home on the 7053 SF. lot; remove a shed and add a deck.

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:

The yard has recently been cleaned of debris, and has no identified natural features.

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(b)Topographical Alterations:

No changes proposed.

(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).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

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

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The site disturbance does not rise to the threshold for requiring an Erosion Prevention and Sediment Control Plan (400 sf.)

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.

The entrance porch will be retained, which will provide a welcome respite from inclement weather.

(h)Building Location and Orientation:

No change is proposed to the building's orientation on Howard Street. Renovations are proposed largely in the back half of the building.

(i) Vehicular Access:

No change to present access. A single car width drive exists.

(j)Pedestrian Access:

A walkway connects the dwelling to the public sidewalk. A new walkway will connect from the driveway to the rear deck/entry.

(k) Accessibility for the Handicapped:

Although not required for a single family home, it is encouraged..

(l) Parking and Circulation:

No change to present configuration. The site will continue to provide two parking spaces to meet the parking requirement for a single family dwelling.

(m) Landscaping and Fences:

No new landscaping is included within the submission package; a wood privacy fence to match the existing fence is included. Given the poor condition of the yard at the time of property transfer, it is anticipated that new owners will be reseeding and restoring the landscape around the house and yard.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

No lighting information has been provided. Any new lighting shall be defined and subject to staff review and approval.

(p) Integrate infrastructure into the design:

The location of meters, utility connections, mechanical equipment, and mailboxes must be defined on the site plan or building elevations (as appropriate) to assess for appropriateness and requirement for screening. Any new electrical service must be undergrounded.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The cross gable proposed is perfectly in line with the building's height and massing; consistent with other similar dwellings in the area.

2. Roofs and Rooflines.

The careful selection of duplicate roof pitch successfully marries the cross gable with the existing roof. The applicant proposes to install slate roof on the street front of the new roof, with architectural shingles on the back side where invisible to the public way.

3. Building Openings

The project will retain the existing building openings on the primary façade, exchanging the replacement windows with 2/2 that were documented in the State of Vermont historic register

description of 1977. New windows in the rear addition will complement the existing plan, with a copper roofed bay and French door facing the back yard.

(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.

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The renovation promises to enhance and restore the quality and character of this c. 1885 modest but attractive Italianate residence. Having fallen into disrepair, new investment and attentive design consideration will enhance its street presence and make an appealing and comfortable residence.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Painted wood clapboard, slate and slate-blend architectural shingles, painted wood trim, and painted wood windows are proposed. All are considered of acceptable durability, and consistent with material replacement on historic structures.

(f) Reduce energy utilization:

The overall renovation will increase energy efficiency with the installation of new insulation and new windows and doors with energy ratings.

(g)Make advertising features complementary to the site:

Not applicable.

(h)Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All requirements for ingress and egress, and any building and life safety code as defined by the building inspector shall be met.

Sec. 5.4.8 Historic Buildings and Sites

(b) Standards and Guidelines:

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

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

This was constructed as a single family dwelling; that use will continue.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Although a very small dwelling, the house has distinctive features (arched window, side porch) and character that enhance its appearance. The proposed cross gable addition has been designed to be sensitive to the building's character without overwhelming the scale and massing of the structure. Additionally the project is consistent with building evolution, with expansion of living space into rear yards.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features are proposed.

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

The project includes the removal of a later block chimney addition, which was not original to the house. The shed has not historic merit that would encourage its retention.

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

The characteristic arched window, embricated slate roof, entrance porch and overall structural massing will be retained. The use of wood clapboard siding and wood windows/trim is consistent with original and existing materials.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The applicant has already secured a Non-Applicability determination for replacement of wood clapboard in kind. New features are proposed to be replaced with materials consistent with original materials that remain.

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.*

None proposed.

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

None identified.

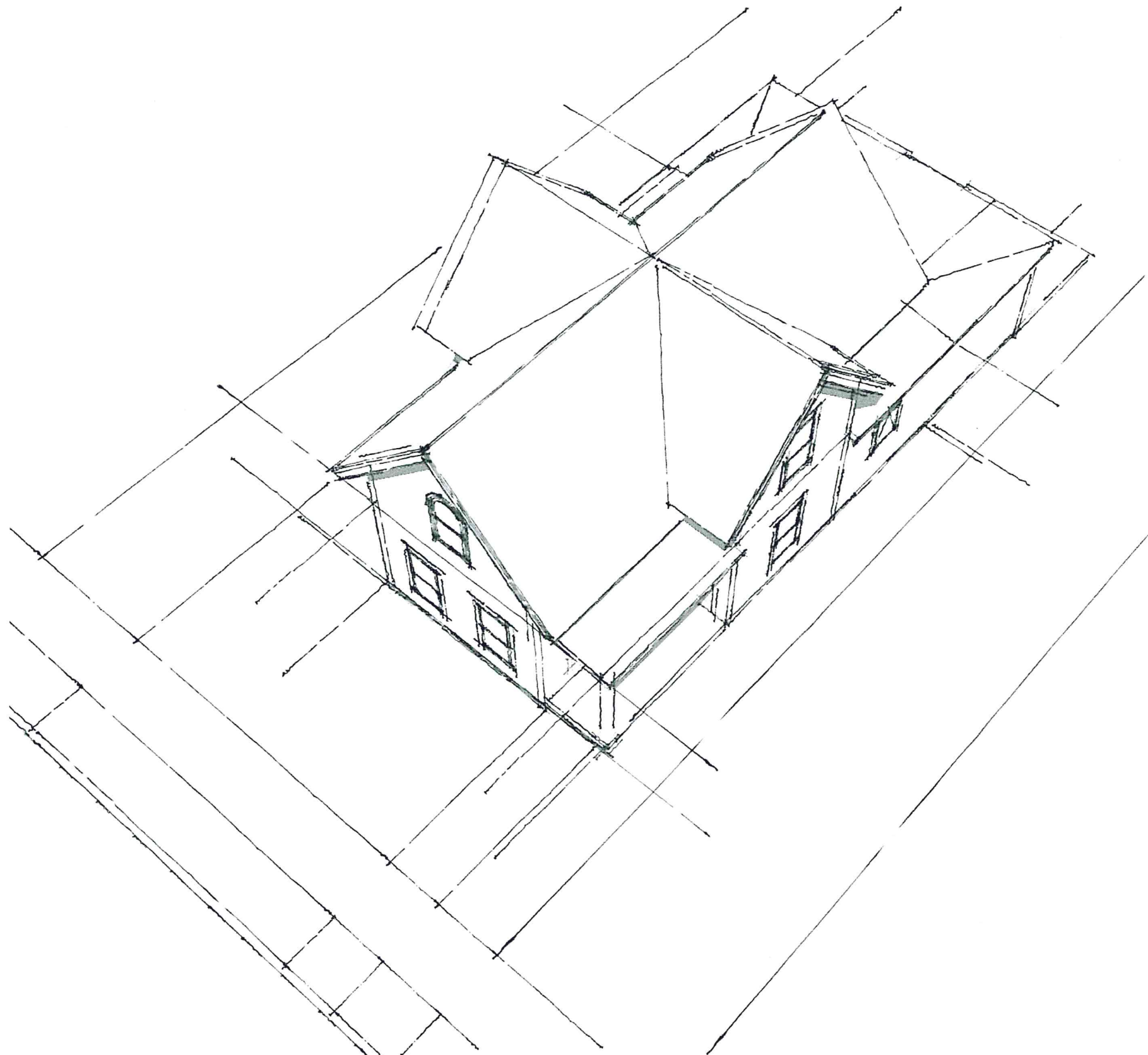
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The new cross gable is compatible with the size, scale and character of the existing roof arrangement. The roofing material will transition to asphalt shingles on the back of the cross gable, and at the roof to the new one story addition. As designed, the historic integrity of the property will remain undamaged.

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.*

It would be possible to remove the proposed new addition and cross gable, however unlikely.

Recommended motion: Approval of the addition as proposed. As the proposed new area will be less than 50% of the existing gross area of the structure, administrative authority is possible. (Section 3.2.7 (a) 9.)



DEPARTMENT OF
PLANNING & ZONING
AUG 30 2016

RENOVATIONS & ADDITIONS TO 112 HOWARD STREET

ZONING SUBMISSION
AUGUST 26, 2016

OWNER: CRYSTAL DOYLE

PREPARED BY:

SMITH ALVAREZ ARCHITECTS
117 ST. PAUL ST., 3RD FLOOR
BURLINGTON, VT 05401



VIEW FROM HOWARD STREET



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST



VIEW FROM BACKYARD [NORTH]

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AUG 30 2016
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PLANNING & ZONING

SMITH
ALVAREZ
SIENKIEWYCZ
ARCHITECTS

117 St. Paul Street
3rd Floor
Burlington, VT
05401
P: 802 • 863 • 2227
F: 802 • 863 • 0093

PROJECT:
DOYLE RESIDENCE
112 HOWARD STREET, BURLINGTON, VT

PROJECT NO.: 0723

DRAWING:
EXISTING PHOTOGRAPHS

SCALE:

DATE:
8/23/2016

XC-1

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DEPARTMENT OF
PLANNING & ZONING

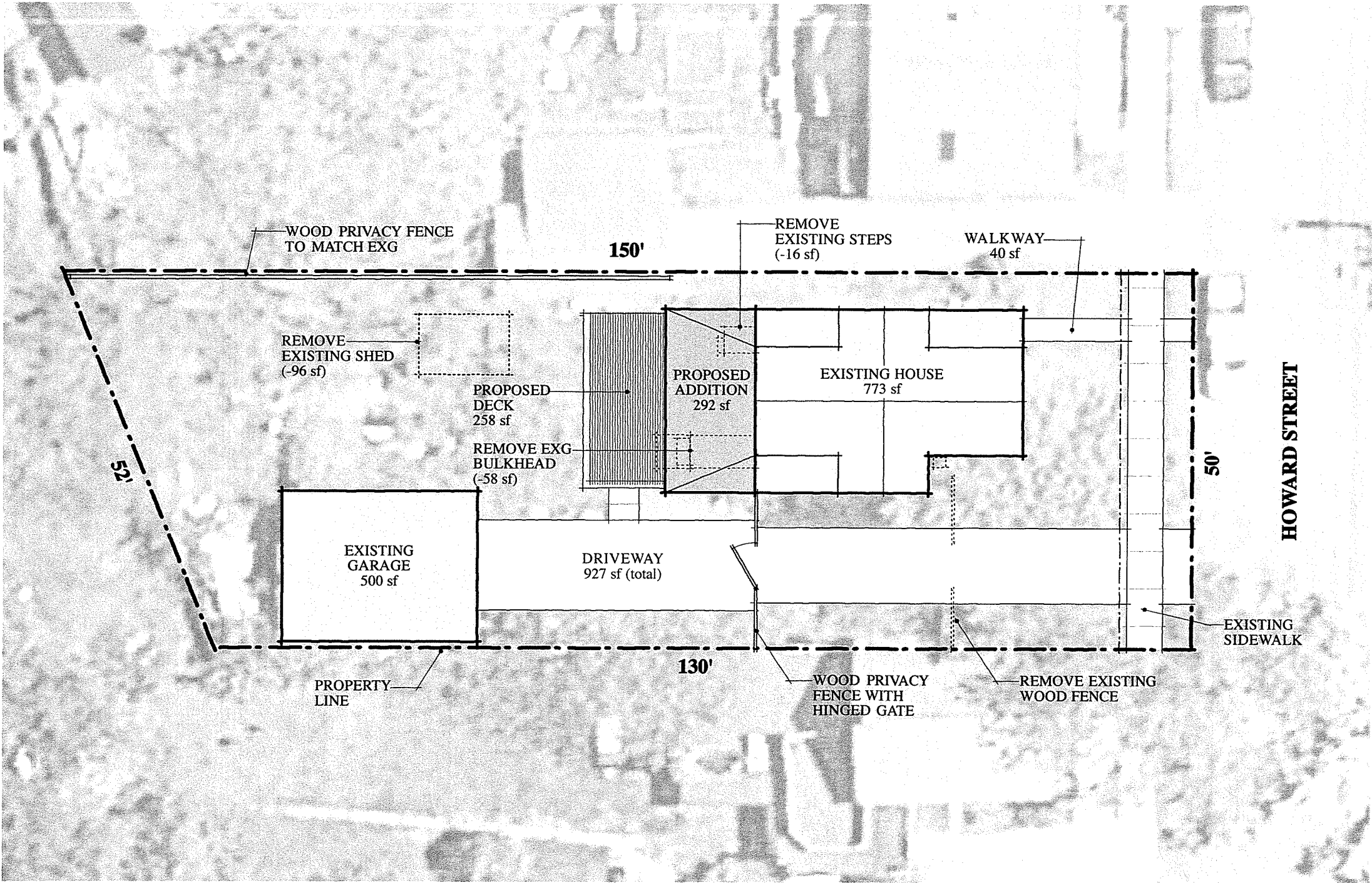


106 HOWARD STREET



118 HOWARD STREET

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COVERAGE CALCULATION

DEPARTMENT OF
EXISTING PLANNING & ZONING

HOUSE	773 sf
FRONT WALK	40 sf
BACK STEPS	16 sf
BULKHEAD	58 sf
GARAGE	500 sf
SHED	96 sf
DRIVEWAY	863 sf
TOTAL	2,346 sf

LOT SIZE 6,520 sf

EXISTING COVERAGE: 36%

PROPOSED

HOUSE	773 sf
PROPOSED ADDITION	292 sf
FRONT WALK	253 sf
BACK WALK	500 sf
GARAGE	500 sf
DRIVEWAY	927 sf
TOTAL	2549 sf

LOT SIZE 6,520 sf

PROPOSED COVERAGE: 39%

PROPOSED DECK: 258 sf

HOUSE AREA CALCULATION

EXISTING

BASEMENT	743 sf
FIRST FLOOR	773 sf
SECOND FLOOR	355 sf

TOTAL 1,871 sf

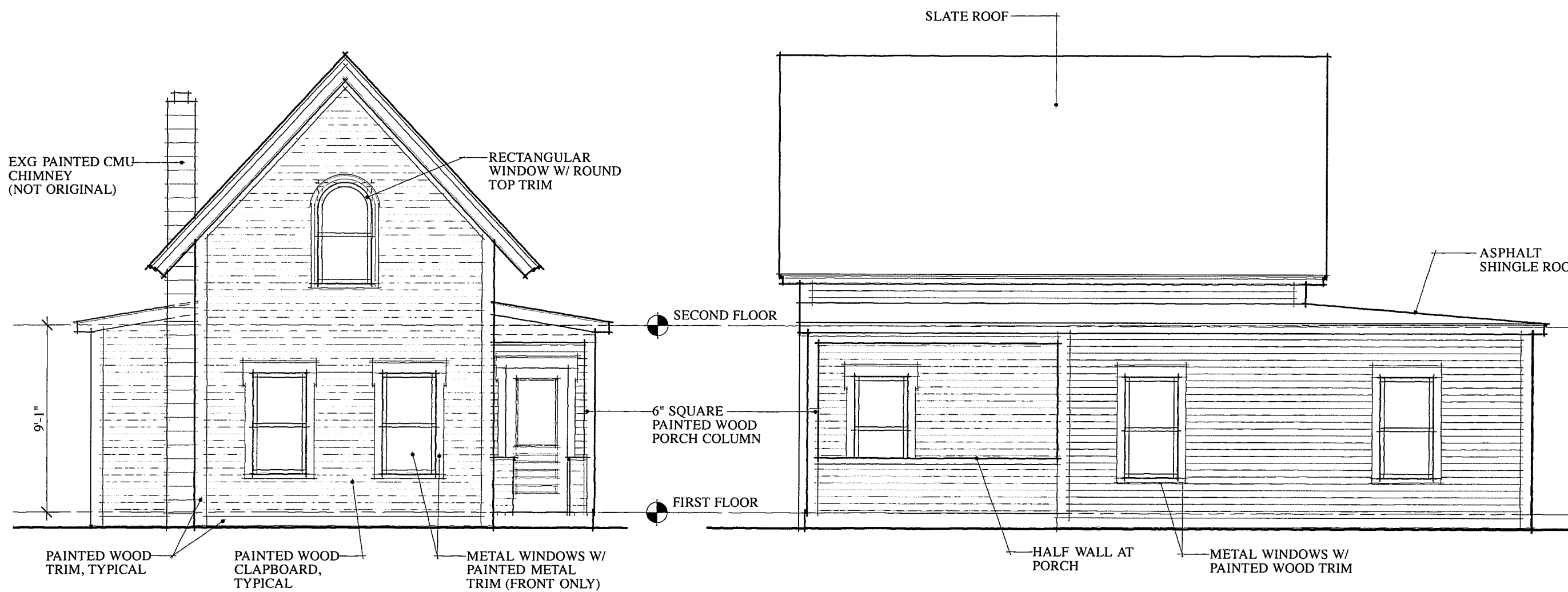
PROPOSED ADDITION

FIRST FLOOR	308 sf
SECOND FLOOR	279 sf

TOTAL 587 sf

**PERCENT OF ADDITION
TO EXISTING HOUSE AREA: 31%**

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EXISTING SOUTH ELEVATION [HOWARD STREET]
SCALE: 3/16"=1'-0"

EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



117 St. Paul Street
3rd Floor
Burlington, VT
05401
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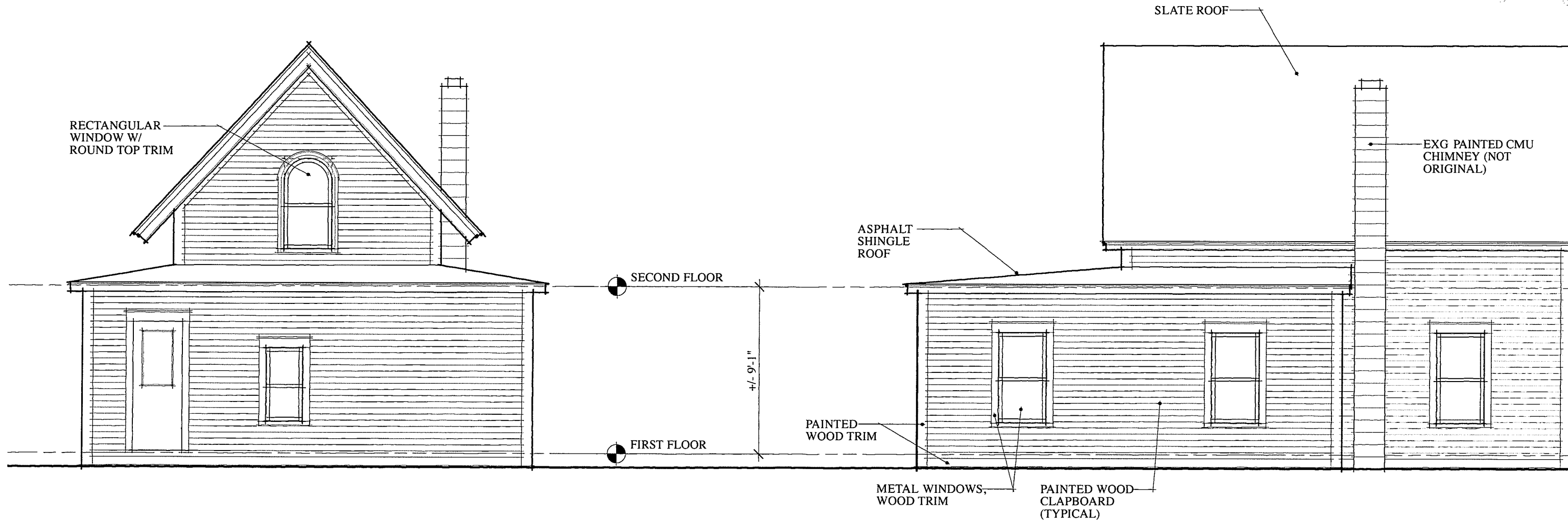
PROJECT:
DOYLE RESIDENCE
112 HOWARD STREET, BURLINGTON, VT

PROJECT NO.: 0723

DRAWING:
EXISTING ELEVATIONS
SOUTH & EAST

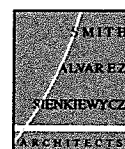
SCALE:
3/16"=1'-0"
DATE:
8/23/2016

XC-3



EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"

EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



117 St. Paul Street
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PROJECT:
DOYLE RESIDENCE
112 HOWARD STREET, BURLINGTON, VT

PROJECT NO.: 0723

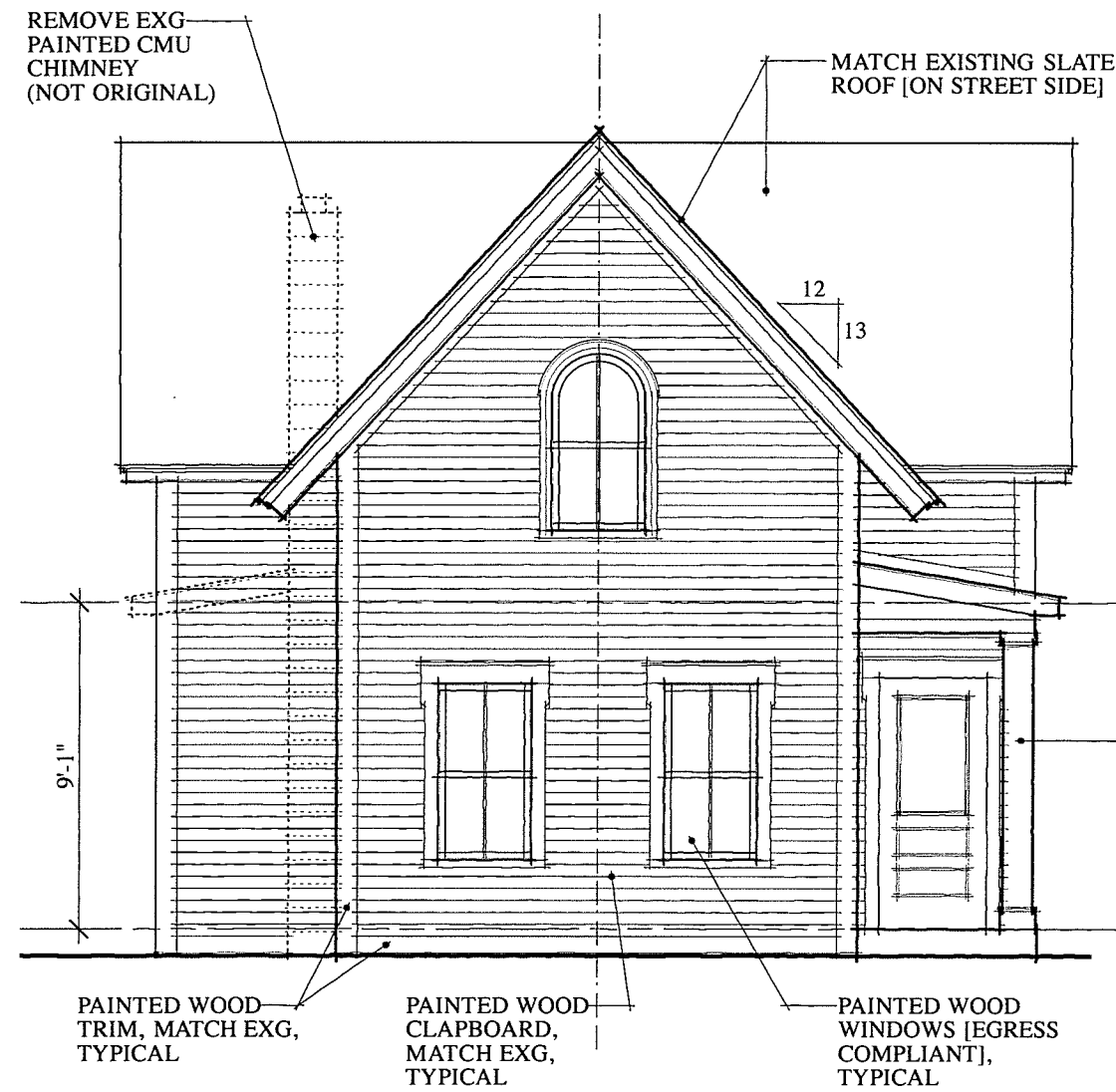
DRAWING:
EXISTING ELEVATIONS
NORTH & WEST

SCALE:
3/16"=1'-0"
DATE:
8/23/2016

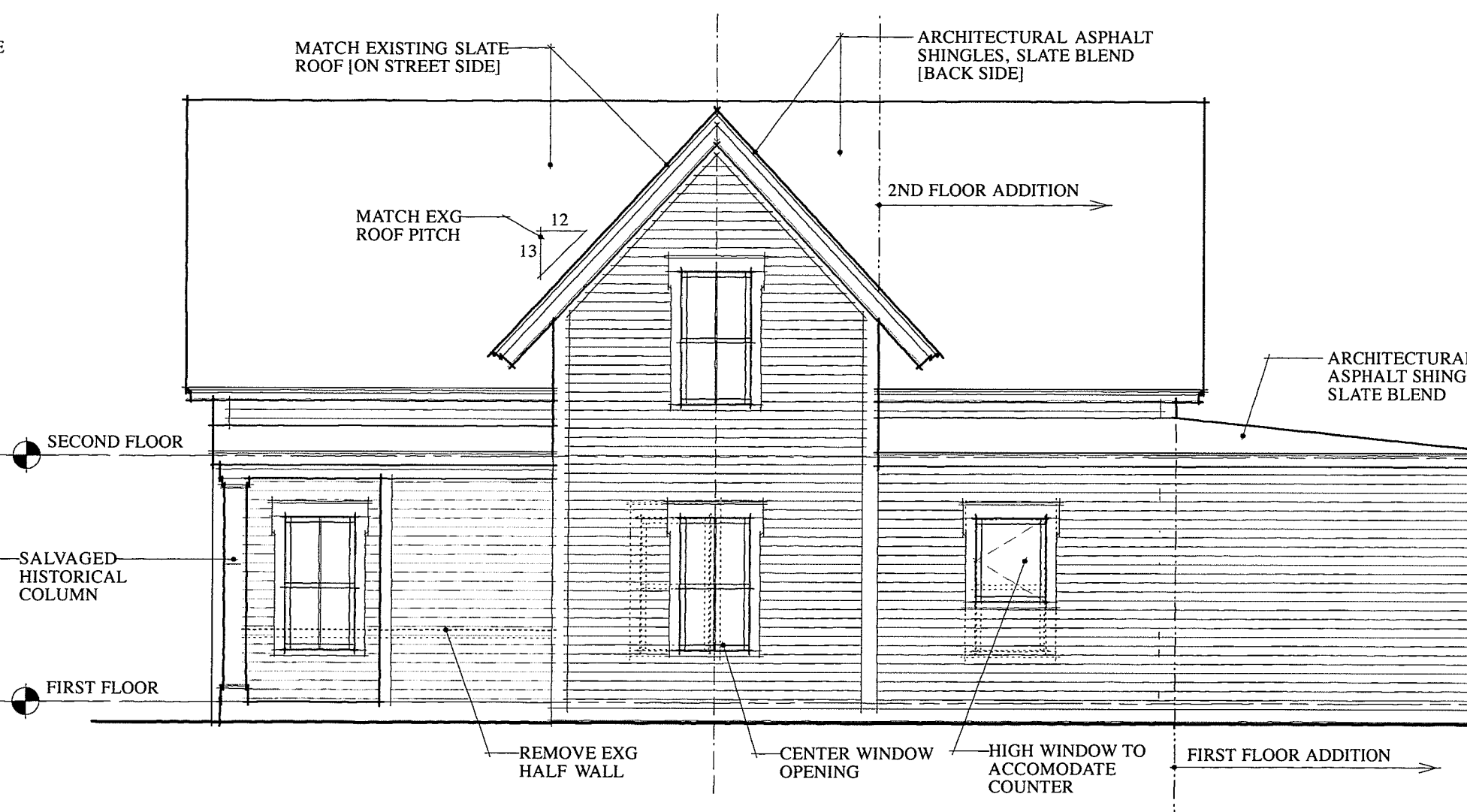
XC-4

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AUG 30 2016

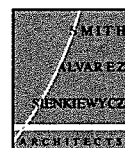
DEPARTMENT OF
PLANNING & ZONING



SOUTH ELEVATION [HOWARD STREET]
SCALE: 3/16"=1'-0"



EAST ELEVATION
SCALE: 3/16"=1'-0"



117 St. Paul Street
3rd Floor
Burlington, VT
05401
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F: 802 • 863 • 0093

PROJECT:
DOYLE RESIDENCE
112 HOWARD STREET, BURLINGTON, VT

PROJECT NO.: 0723

DRAWING:
**SCHEMATIC ELEVATIONS
SOUTH & EAST**

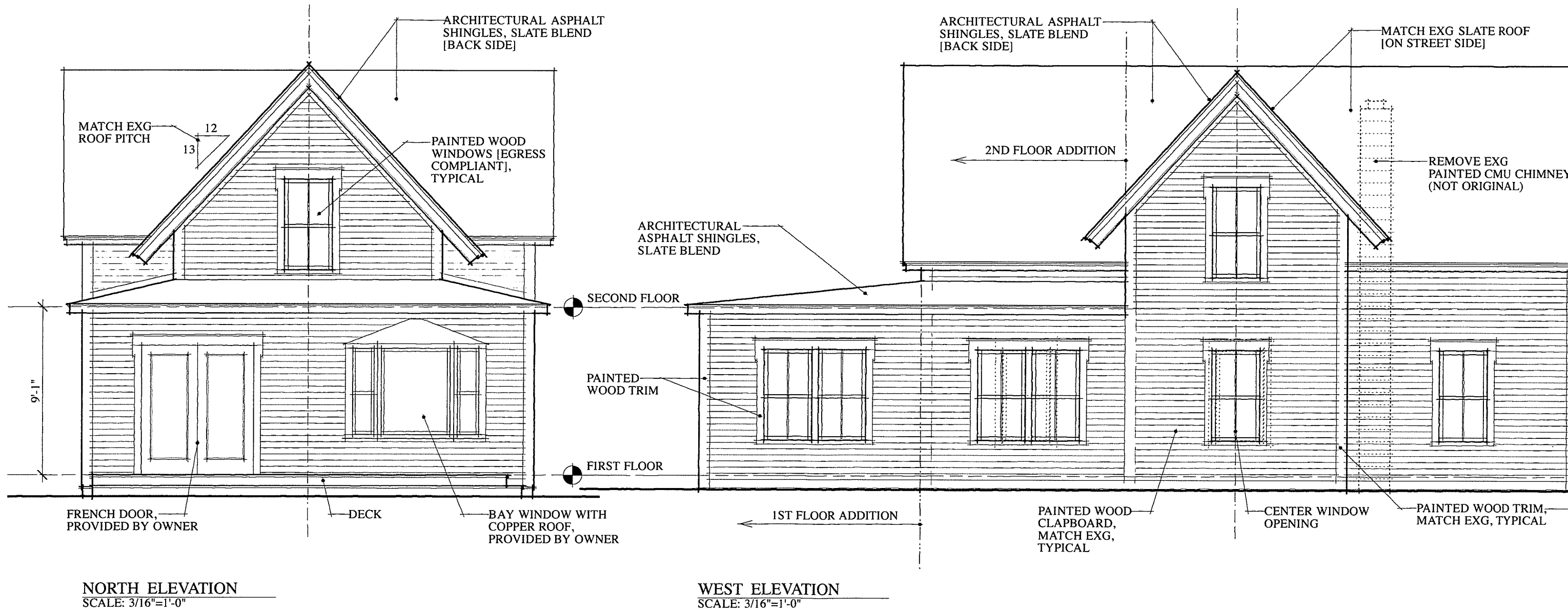
SCALE:
3/16"=1'-0"
DATE:
8/23/2016

SD-2

RECEIVED

AUG 30 2016

DEPARTMENT OF
PLANNING & ZONING



117 St. Paul Street
3rd Floor
Burlington, VT
05401
P: 802 • 863 • 2227
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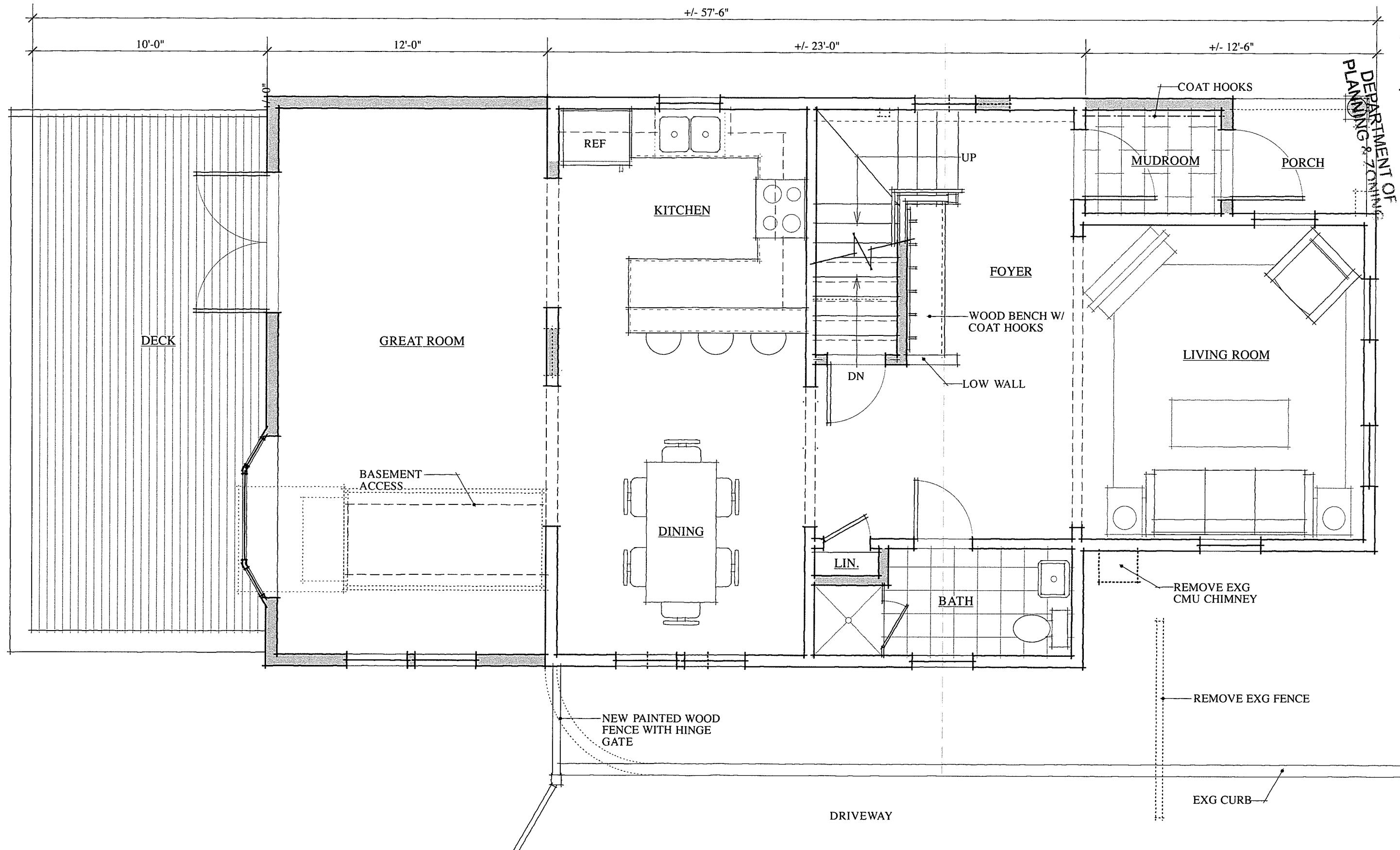
PROJECT:
DOYLE RESIDENCE
112 HOWARD STREET, BURLINGTON, VT

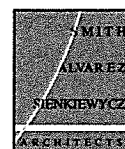
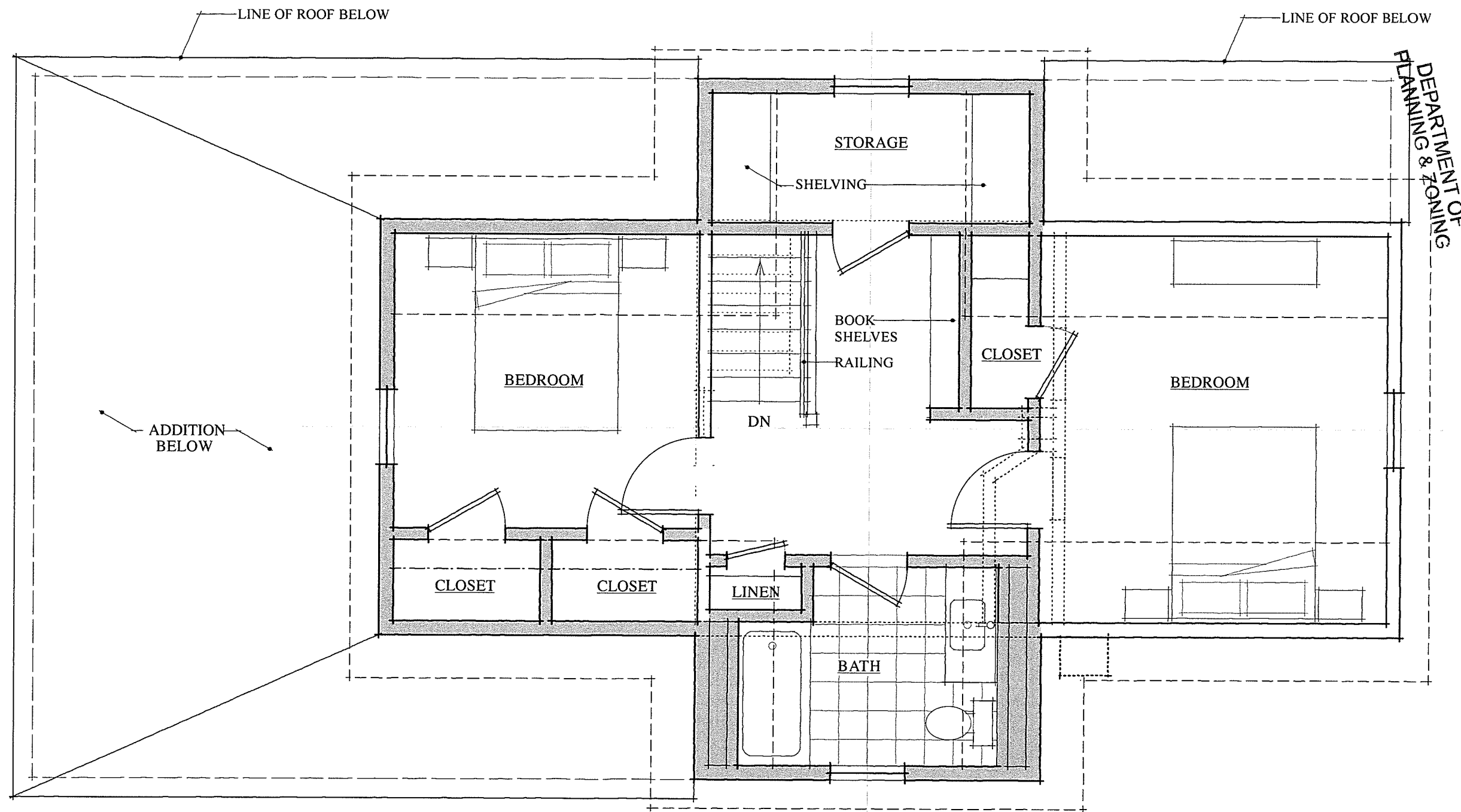
PROJECT NO.: 0723

DRAWING:
**SCHEMATIC ELEVATIONS
NORTH & WEST**

SCALE:
3/16"=1'-0"
DATE:
8/18/2016

SD-3





117 St. Paul Street
3rd Floor
Burlington, VT
05401
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PROJECT:
DOYLE RESIDENCE
112 HOWARD STREET, BURLINGTON, VT



PROJECT NO.: 0723

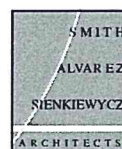
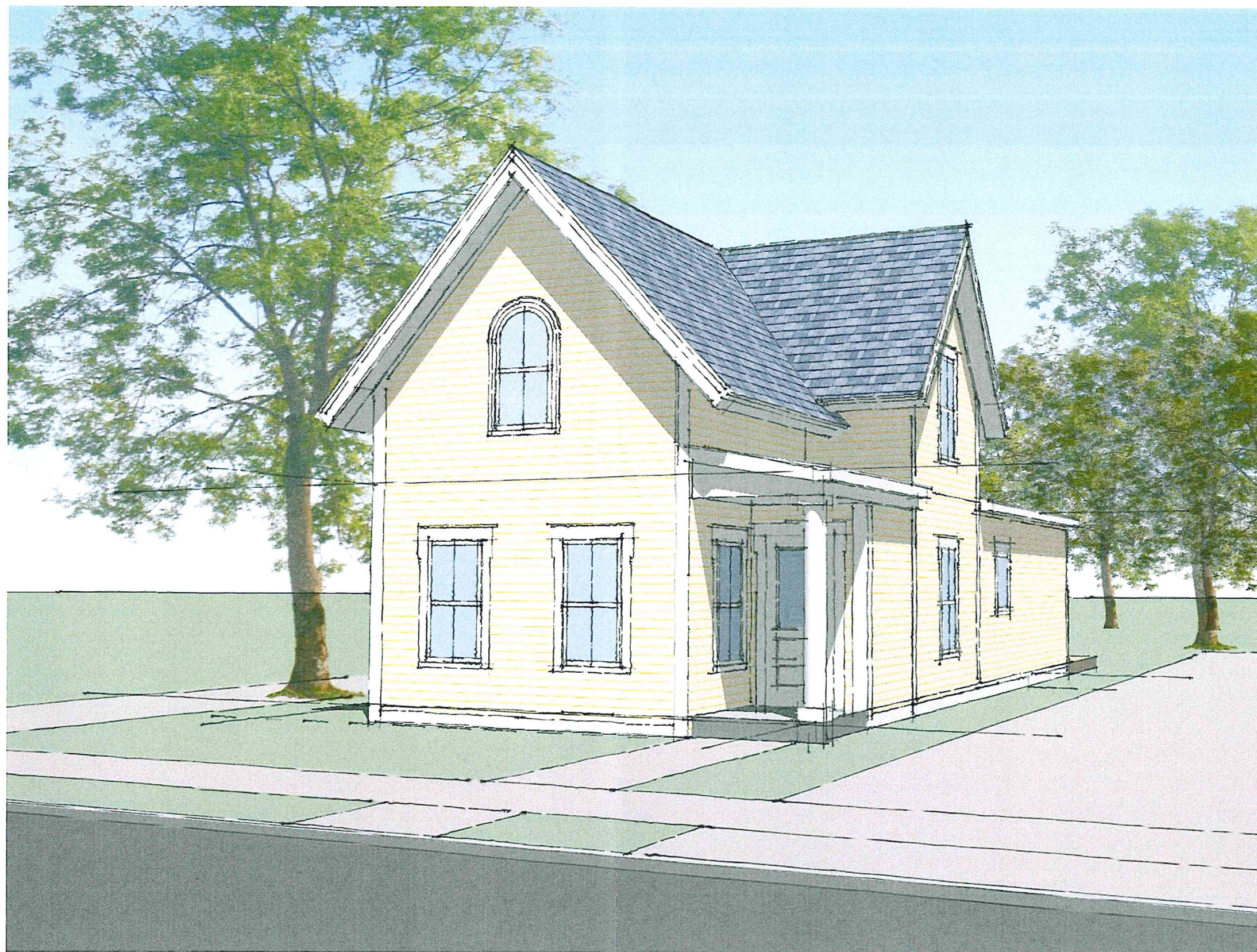
DRAWING:
SCHEMATIC SECOND FLOOR PLAN

SCALE:
1/4"=1'-0"

DATE:
8/23/2016

SD-6

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AUG 30 2016
DEPARTMENT
PLANNING & ZONING



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PROJECT:
DOYLE RESIDENCE
112 HOWARD STREET, BURLINGTON, VT

PROJECT NO.: 0723

DRAWING:
**SCHEMATIC PERSPECTIVE
FROM HOWARD STREET**

SCALE:
N.T.S.
DATE:
8/23/2016

SD-4



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

112 Howard St.

NEGATIVE FILE NUMBER:

77-4-277

UTM REFERENCES:

Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: dwelling

ORIGINAL USE: dwelling

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☒ Good ☐

Fair ☐ Poor ☐

THEME:

STYLE: Italianate

DATE BUILT:

1885

COUNTY:

TOWN:

LOCATION:

COMMON NAME:

FUNCTIONAL TYPE: dwelling

OWNER: Donald & Jennie Bushey

ADDRESS: 112 Howard

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 ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: ☐ Other: ☐
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 ☐ Other: ☐

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other: ☐

Number of Stories: 1 1/2

Number of Bays: 2 x 2

Entrance Location: right wall

Approximate Dimensions:

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other: ☐

LOCAL ATTITUDES:

Positive ☐ Negative ☐ Mixed ☐ Other: ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

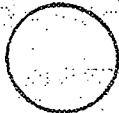
Small rectangular block with porch and entrance on east wall. Imbricated belt of slate across roof. Round headed 2/2 sash window in gable end. 2/2 sash windows on 1st story with shouldered moldings. Similar surround on door.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

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: Clark Schuttle

ORGANIZATION:
VT Division for Historic Preservation

DATE RECORDED: 10/22/77

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
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*David White, AICP, Director
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Ryan Morrison, Associate Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary*



TO: Design Advisory Board
FROM: Ryan Morrison
DATE: September 13, 2016
RE: 16-1441CA, 112 Church Street

Zone: D Ward: 3C
Owner/Representative: Jeffrey Berger

Request: Window replacement

OVERVIEW:

The applicant is seeking approval to install 8 wood, double-hung windows as replacement windows – 4 pairs of 2 windows on the 2nd and 3rd floor of 112 Church Street. 3 of the 4 pairs of existing windows are double-hung wooden windows, and the 4th pair are louvered jalousie windows, that were part of the original building constructed in 1961. No permits (zoning or building) have been issued for the apparent window replacement of three pairs of double-hung windows.

The building is included in both the National Register of Historic Places (Church Street Historic District) and the Vermont State Register of Historic Places. The building, which replaced a building that burned in 1941, was commissioned by Hiram Abraham and constructed in 1961. The “*H. Abraham Store*” is a three-story, two-bay, concrete block, flat roofed International Style commercial/residential building. As it took twenty years to re-establish a building on the site after the 1941 fire, it was H. Abraham’s intent to introduce a ‘modern building’ to the location. Since the building is listed on both the State and National Historic registers, it is subject to the standards of Sec. 5.4.8, *Historic Buildings and Sites*. Per the standards of Sec. 5.4.8 and established precedent, replacement windows should be louvered jalousie window units. Further, to alter the windows now would be contrary to the building’s intended style.

The applicant asserts that the double-hung wooden windows were installed prior to his ownership of the property, and that louvered jalousie windows are dated, and lack sufficient residential energy standards. Staff agrees that the double-hung windows were most likely installed prior to the applicant’s ownership. However, there were no zoning permits issued for these replacements. While there have been various alterations to the building since the early 1990s, the building remains substantially intact and is subject to the historic preservation standards of Sec. 5.4.8. This application is administrative; however, a recommendation by the Design Advisory Board is sought.

Three sets of photographs (attached) show the progression of the installation of the three pairs of double-hung windows. The first photo, dated December 20, 1984 shows the building with 3 sets of louvered jalousie windows, and 1 set of double-hung windows (north set on the 3rd floor). The

period when that set of windows was replaced is unknown. The second photo, dated January 11, 1995, shows the same window configuration, with 3 pairs of louvered jalousie windows, and the 1 pair of double-hung windows. However, sometime between January 11, 1995 and September 5, 1995, the south set of windows on the 2nd floor were replaced, as evidenced by the third page of attached photographs. There is no evidence of a permit for that window replacement. Lastly, the photograph accompanying the current application, presumably taken this year, shows the north set of windows on the 2nd floor no longer as jalousie windows, but rather double-hung. Based on this, it appears that that pair of windows was replaced sometime between September 5, 1995 and June, 2016. No permits were issued for these replacements.

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 112 Church Street was constructed in 1961 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 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,

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, “H. Abraham Store”, is listed as a ‘contributing’ resource on the National Register of Historic Places. It is a 3-story, two-bay, concrete block, flat-roofed International Style commercial/residential building. It replaced a 3-story block that burned in 1947. The façade features strong vertical elements, with narrow rectangular white plastic panels divided vertically by a black steel frame covering the entire 2nd and 3rd stories. Each of the two bays on the 2nd and 3rd stories contain paired windows separated by narrow steel mullions that are integrated into the black frame and reach from the cornice above to the signboard below. Three pairs of windows have one over one sash, while the south set on the third floor contains a pair of the original louvered jalousie windows. The original 1st floor storefront was altered in 1995 and given a more traditional appearance. It has a central door flanked on each side by three narrow half-length windows set in wood frames, with molded wood panels. Above the door is a wood signboard, sheltered by a ‘boutique’ black fabric canopy. The National Registry notes that despite the building’s younger age, it contributes to the district because its International style façade, with unusual materials, is original to the building.

It is important to note that the Church Street Historic District was written and adopted into the National Register of Historic Places in 2008. The description of the building’s windows is based on what was observed during surveying, which was three pairs of one over one sash and one pair

of original louvered jalousie windows. The three pairs of one over one sash windows are not original, nor were they ever permitted.

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 minimal alterations to the building. Zoning permit history shows that there have been few exterior changes to the building, consisting of 1st floor façade renovations (storefront) in 1995, and a few new and replacement signs. 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.

(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 112 Church Street was constructed for commercial use – with retail on the 1st floor, and office and storage space on the 2nd and 3rd floors. In 1992, a zoning permit was issued to convert the 3rd floor office use into a residential use. And in 1994, a zoning permit was issued to convert the 2nd floor from retail use into a residential use. Interestingly, both of those change of use permits noted that there were no exterior changes proposed. The 1st floor has remained a retail space, and the only exterior changes permitted were to renovate the retail store façade, in 1995.

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.

Windows are a character defining feature. The removal and replacement will undeniably remove an essential date-specific element of this International Style building.

With the exception of the 2nd and 3rd floor windows, the building at 112 Church Street, a 3-story, two-bay, concrete block, flat-roofed commercial building, has maintained its historic character. The 1995 zoning permit (ZP 95-277) to renovate the front façade saw a slight change to the 1st floor storefront. The full height display windows were changed to the half-height display windows seen today. Much of the historic character of the building remains in spite of alterations (double-hung windows and storefront façade) that have taken place. The 3 pairs of double-hung windows are plainly without applicable permits and not “grandfathered”. To bless the three pairs of double-hung windows and allow replacement with new pairs of double-hung windows, thus removing the last existing pair of louvered jalousie windows, would be a substantial step towards loss of the building’s historic character. Such action would be inconsistent with this standard.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The building was not designed or constructed with double-hung windows. The removal of original jalousie and replacement with double-hung will introduce features anachronistic to the style.

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.*

The existing double-hung windows are inconsistent with this standard. Allowing them to be replaced with new double-hung windows is equally inconsistent. Replacement of the jalousie windows in this structure with double-hung windows would not have been approved previously, nor should they be approved now. Installation of double-hung windows 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 last remaining pair of louvered jalousie windows may be in need of repair since they are approximately 55 years old. Conversations with the applicant revealed that the proposed replacements are not in response to egress requirements. The 2nd and 3rd floor apartments already comply with egress requirements. The three pairs of double-hung windows appear to be in need of repair, or even complete replacement. However, replacing any of the windows with anything other than louvered jalousie windows would result in a loss of historic character.

Precedent for replacing windows under the standards of Sec. 5.4.8 would call for jalousie replacement windows. If there were egress requirements for these windows, then an alternative could be considered after the applicant demonstrated that there are no egress windows that are, or simulate, louvered jalousie windows available. The proposed use of double-hung 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.*

Approval of the proposed double-hung windows would validate the loss of louvered jalousie materials. As such, the proposed work would significantly erode the historic integrity of the building at 112 Church Street. The existing double-hung windows have no permits. Their replacement, as well as the replacement of the last pair of jalousie windows, with new double-

hung windows is to be considered as if the original windows had not yet been replaced. Installation of double-hung 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.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Sec. 6.2.2, Review Standards

(a) Protection of Important Natural Features

Not applicable.

(b) Topographic Alterations

Not applicable.

(c) Protection of Important Public Views

Not applicable.

(d) Protection of Important Cultural Resources

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill... Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Sec. 5.4.8(b) above. The building is included in both the National Register of Historic Places (Church Street Historic District) and the Vermont State Register of Historic Places, and as a result, Sec. 5.4.8(b) applies. Application of the principles of Sec. 5.4.8(b) would see that jalousie windows should be maintained.

(e) Supporting the Use of Renewable Energy Resources

Not applicable.

(f) Brownfield Sites

Not applicable.

(g) Provide for Nature's Events

Not applicable.

(h) Building Location and Orientation

Not applicable.

(i) Vehicular Access

Not applicable.

(j) Pedestrian Access

Not applicable.

(k) Accessibility for the Handicapped

Not applicable.

(l) Parking and Circulation

Not applicable.

(m) Landscaping and Fencing

Not applicable.

(n) Public Plazas and Open Space

Not applicable.

(o) Outdoor Lighting

Not applicable.

(p) Integrate Infrastructure into the Design

Not applicable.

Sec. 6.3.2, Review Standards

(a) Relate Development to its Environment

1. Massing, Height and Scale

Not applicable.

2. Roofs and Rooflines

Not applicable.

3. Building Openings

Not applicable.

(b) Protection of Important Architectural Resources

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

See Sec. 5.4.8 above. To allow double-hung windows would be in direct conflict with the intent of this section; which is to protect Burlington's architectural and cultural heritage. The building is included in both the National Register of Historic Places (Church Street Historic District) and the Vermont State Register of Historic Places.

(c) Protection of Important Public Views

Not applicable.

(d) Provide an Active and Inviting Street Edge

Not applicable.

(e) Quality of Materials

Not applicable.

(f) Reduce Energy Utilization

Not applicable.

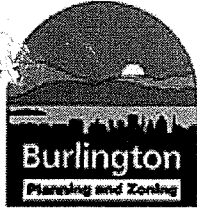
(g) Make Advertising Features Complementary to the Site
Not applicable.

(h) Integrate Infrastructure into the Building Design
Not applicable.

(i) Make Spaces Secure and Safe
Not applicable.

RECOMMENDED MOTION:

Denial of the proposed double-hung windows. Louvered jalousie replacement window units would be acceptable.



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

RECEIVED

JUN 14 2013

DEPARTMENT OF
PLANNING & ZONING

Zoning Permit Application

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

PROJECT LOCATION ADDRESS:

112 Church St

PROPERTY

OWNER*: E.H. BERGER TRUST

APPLICANT: Jeff BERGER

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 112 CHURCH ST

POSTAL ADDRESS:

CITY, ST, ZIP: Burlington VT

CITY, ST, ZIP:

DAY PHONE: 802-578-3957

DAY PHONE:

EMAIL: Jeff.Berger.VT@gmail.com

EMAIL:

SIGNATURE:

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

SIGNATURE:

Description of Proposed Project: window replacement @ 112 CHURCH ST

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

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

• Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes ☒ No ☐

(If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details)

• Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☐ No ☒

(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)

• For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☒

(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)

• Are you proposing any work within or above the public right of way? Yes ☐ No ☒

(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$750 -

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

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

Office Use Only: Zone: D

Eligible for Design Review? ☒

Age of House 1661

Lot Size 1673

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

Check No. 1928

Amount Paid 80.00

Zoning Permit # 16-1441CA

Ryan Morrison

From: Ryan Morrison
Sent: Friday, July 08, 2016 2:39 PM
To: 'jeffbergervt@gmail.com'
Subject: Window replacement at 112 Church Street
Attachments: 1.pdf; 1.pdf; 1.pdf

Good morning Mr. Berger.

I am reviewing your application to replace the windows at 112 Church Street, and have a concern. It appears that the original louvered jalousie windows have been replaced with 1 over 1 sash windows over time, without permits.

The first two attachments, photos from 1984 and 1995, shows 3 of the 4 upper story windows as louvered jalousie windows, and the fourth window (top left) as a 1 over 1 sash window.

The third attachment contains 2 photos – one from 1993, and one from 1995. It is between 1993 and 1995 that the bottom right window was replaced with a 1 over 1 sash window – without a permit.

And then sometime after 1995, the bottom left window, was replaced without a permit to a 1 over 1 sash window – shown in the photo accompanying the current application.

The building was constructed in 1961, a time when louvered jalousie windows were quite common. It seems that the louvered jalousie windows are the original windows, and over time, 3 of the 4 upper story windows were replaced without permits – based on our records. If you have documentation to suggest otherwise, I would be happy to take a look at it.

What I'm getting at is that our Comprehensive Development Ordinance (CDO) requires the preservation of original materials and features of historic structures – this would include windows. Because there have been no permits issued to change the upper story windows, we would require, under your current permit, that the replacement windows be louvered jalousie to preserve the historic nature of the building.

Our zoning code basically looks the other way for violations that have been in existence for more than 15 years (i.e. unpermitted windows) – essentially saying that the City will not take enforcement action. However, when a property owner/developer wishes to replace something that was never permitted in the first place – then the code would not support it – which appears to be the case with these windows.

In preserving the historic features of the building, I don't see how we will be able to approve the 1 over 1 sash windows. The CDO would require any replacement windows to be louvered jalousies. If you have documentation that would reverse any determination we've made, I would be happy to take a look. I will hold your permit until I hear back from you. Let me know if you have any questions. Thank you.

Ryan Morrison, CFM
Associate Planner
City of Burlington
802-865-7190

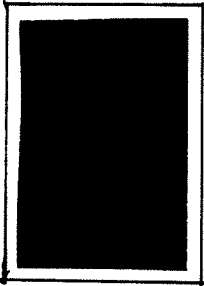


12/20/21





EXISTING STORE FRONT



BODY PAINT



CANVAS AWNING

NEW SUGGESTED COLOR SCHEME.
(SEE EXTERIOR PERSPECTIVE
VIEW FOR THE NEW PROPOSED
STORE-FRONT DESIGN.)

EXTERIOR LIGHT:
RECESS DOWN LIGHT W/ GOLD TRIM/RIM
SUITABLE FOR USE IN ACCESSIBLE NON-INSULATED CEILING.
50 WATT MAXIMUM.

LIPPA'S JEWELLERS

1.11.95

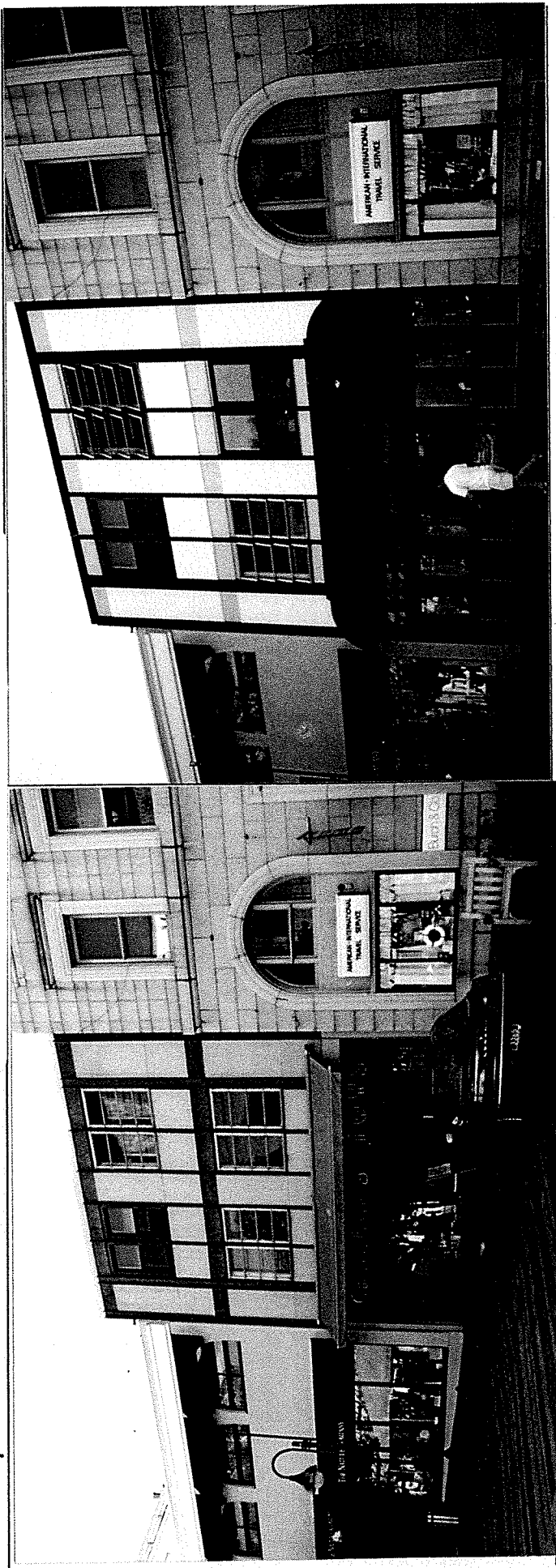
RECEIVED
JAN 18 1995
DEPT. OF
PLANNING & ZONING

R 049-3-131-000
BERGER, JEFFREY S
(TRUSTEE)
42 CHURCH STREET
BURLINGTON, VT

DATE 11/93 BLDG.#

05401

DATE 9/5/95 BLDG.#



- 112 Church St -



Cippa's Jewelers

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 46

Church Street Historic District
Burlington, Chittenden County, Vermont

Description (continued)

Machine & Repair Company. For many years, the entire first floor was the home of the Everyday Bookshop. A Yankee Candle retail store is the current tenant.

#40 110 Church Street, (Discovery Channel Store), 1973, Non-contributing

This modern, two-story, four-bay, flat-roofed, concrete block commercial building with gray stucco facade was built in 1973. It replaced a four-story brick commercial block that was torn down after 1960. Below the simple flat-molded cornice is a row of four wide arched windows with metal frames. Each window is composed of an arched section above and a narrow rectangular light below. Separate flat black canopies shelter each window. The asymmetrical store entrance is framed in scored stucco, resembling blocks, with a tubular metal sign above. Large plate glass windows are located to both sides of the entrance; they are sheltered by matching black canopies. The first floor is occupied by the Discovery Channel store and the second floor by a bartending school. The building is Non-contributing due to its age.

#41 112 Church Street, (H. Abraham Store), 1961, Contributing

This small, three-story, two-bay, concrete block, flat-roofed International Style commercial building was built in 1961, to replace a three-story block that burned in June, 1947.³¹ The building was designed by architect Benjamin Stein and built by the Pizzigalli Construction Company. Hiram Abraham commissioned the building; he also owned the Art Deco style Sherman' Block/Abraham Building (#69/#70). The facade features strong vertical elements, with narrow rectangular white plastic panels divided vertically by a black steel frame covering the entire second and third stories. The panels are primarily white, with a narrow band of grey running along the width of the building just above each bank of windows. The black vertical frame varies in width, with the narrowest bars on the four central members and the widest on the ends. Each of the two bays on the second and third stories contains paired windows separated by narrow steel mullions that are integrated into the black frame and reach from the cornice above to the signboard below. Three pairs of windows have one over one sash, while the south set on the third floor contains a pair of the original louvered jalousie windows. The cornice is simply capped by a steel bar. The original first floor storefront was altered in 1995³² and given a more traditional appearance. It has a central door flanked on each side by three narrow half-length windows set in wood frames, with molded wood panels painted green below them. Above the door is a wood signboard, sheltered by a 'boutique' black fabric canopy.

At the time of its construction in 1961, this was the first new structure built on Church Street in almost a decade. It had several innovative features: an exposed structural steel frame, white

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 47

Church Street Historic District
Burlington, Chittenden County, Vermont

Description (continued)

plastic panels and louvered windows. One of the first occupants of the building was Cassler's Toys. Lipka's Jewelry store currently occupies the first floor, while the second and third contain office and storage space. Although the building is currently forty-seven years old, it contributes to the district because its International style façade, with unusual materials, is original to the building (as opposed to a modernist style façade applied to an older structure).

#42 114-116 Church Street (Howard National Bank), 1902 and 1941, Contributing
Constructed in 1902 for the Howard National Bank, this Renaissance Revival, three-story, five-by-five-by-one bay granite-faced structure anchors the northeast corner of Church and College Streets. Its most distinctive feature is the light gray-colored granite material used on the walls, cornice and window and door surrounds, giving this large, elegant building a uniform appearance that bespeaks stability and prosperity. There are now five bays along each of the two streets, with an additional corner bay set diagonally at the corner and uniting the two facades. As originally constructed, the building had five bays along College Street, but only two on Church Street. Three additional bays were added in 1941, when the bank acquired the building to the north of 116 Church Street and remodeled its façade to match the existing bays. The Howard National Bank has a flat roof, strong horizontality, and a symmetrical arrangement of features and ornamentation. The projecting cornice is supported by substantial brackets and a plain frieze. The deep-set one over one double-hung sash on the second and third stories have simple, low relief molded surrounds, except for projecting sills on the third story windows and projecting lintels on the second. The second story windows have no sills: they sit on a projecting belt course that demarcates the two upper stories from the ground level. The street level elevation along Church Street is divided into three wide bays. The two end openings have tall, arched, tripartite windows, with segmental granite moldings, to match those on the College Street elevation. The central bay contains a glass door providing access to the upper floors, with a very large plate glass transom even taller than the door below it. The corner bay contains the primary ground floor entrance, with double wood doors, small transom, a carved granite door surround and entablature with egg and dart molding. A granite wreath with "Howard National Bank, 1902" carved within the cartouche is centered above the entryway. The ground level along College Street contains five bays centered below the second and third story windows. Four bays have arched window lights and granite surrounds. The fifth, easternmost bay has a rectangular doorway with egg and dart molding below a projecting cornice, and an oculus window set within a carved granite wreath above the door.

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:
TOWN:
LOCATION: 112 Church
COMMON NAME: Boutillier's
FUNCTIONAL TYPE: commercial
OWNER:
ADDRESS:
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☐ Restricted ☐
LEVEL OF SIGNIFICANCE: Local ☐ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System Intrusion

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 ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: _____ Other: _____
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 ☐ 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: _____

Number of Bays: _____

Approximate Dimensions: _____

SURVEY NUMBER: _____

NEGATIVE FILE NUMBER: _____

UTM REFERENCES:

Zone/Easting/Northing

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

PRESENT FORMAL NAME:

H. G. Boutillier Co.

ORIGINAL FORMAL NAME: _____

PRESENT USE: art store

ORIGINAL USE: _____

ARCHITECT/ENGINEER: _____

BUILDER/CONTRACTOR: _____

PHYSICAL CONDITION OF STRUCTURE

Excellent ☐ Good ☐

Fair ☐ Poor ☐

THEME: _____

STYLE: _____

DATE BUILT: _____

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other: _____

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other: _____

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Intrusion

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:

VT Division for Historic Preservation

DATE RECORDED:


HARVEY
 BUILDING PRODUCTS

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

RECEIVED
 JUN 14 2013

**Manufacturing
 ACKNOWLEDGEMENT**

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

 DEPARTMENT OF
 PLANNING & ZONING
BILL TO:
 ABLE PAINT GLASS & FLOORING/MAIN
 683 PINE ST
 BURLINGTON, VT 05401-0000

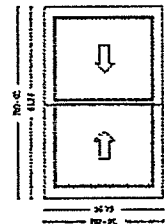
Phone: 802-655-6500 Fax: 802-655-6908

SHIP TO:
 ABLE PAINT GLASS & FLOORING/MAIN
 683 PINE ST

 BURLINGTON VT 05401-0000
 Phone: 802-655-6500 Fax: (802) 655-6908

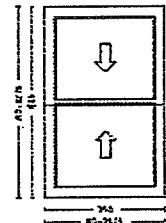

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
4008787	1051530		6/9/2016	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
SEAN	None	Whse Pickup	WILLISTON VT		
CLERK	JOB NAME		COUPON		
dgh - Drew Halko	LIPPAS				

LINE#	DESCRIPTION	QTY
10000-1	Majesty DH, Unit Size 35.75 x 61.75, RO 36 x 62 Unit 1: U-Factor = 0.31, SHGC = 0.27, VT = 0.50, NFRC CPD Number = HII-M-26-00366-00001, Custom / Call Size Option = Custom Size, Replacement Unit 1 Lower Glass, 1 Upper Glass: NFRC CPD Number = HII-M-26-00366-00001 Unit 1: Preserve Film Required = No Unit 1 Lower, 1 Upper: Overall Glass Thickness = 11/16", Double Glazed, Low E, Argon Filled, Custom Annealed IG = Yes, IG MFG = CL Natural Pine, Unit Color = Bronze, Jamb Liner Color = Standard-Almond Window Label = Harvey, Single, Coppertone, Routed Half Screen, Fiberglass Mesh, Screen Shipping Separate = No Overall Rough Opening Width = 36, Overall Rough Opening Height = 62	4



Room Location: None Assigned

LINE#	DESCRIPTION	QTY
11000-1	Majesty DH, Unit Size 36.5 x 62.5, RO 36.75 x 62.75 Unit 1: U-Factor = 0.31, SHGC = 0.27, VT = 0.50, NFRC CPD Number = HII-M-26-00366-00001, Custom / Call Size Option = Custom Size, Replacement Unit 1 Lower Glass, 1 Upper Glass: NFRC CPD Number = HII-M-26-00366-00001 Unit 1: Preserve Film Required = No Unit 1 Lower, 1 Upper: Overall Glass Thickness = 11/16", Double Glazed, Low E, Argon Filled, Custom Annealed IG = Yes, IG MFG = CL Natural Pine, Unit Color = Bronze, Jamb Liner Color = Standard-Almond Window Label = Harvey, Double Locks, Coppertone, Routed Half Screen, Fiberglass Mesh, Screen Shipping Separate = No Overall Rough Opening Width = 36.75, Overall Rough Opening Height = 62.75	2



Room Location: None Assigned

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
4008787	1051530		6/9/2016	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
SEAN	None	Whse Pickup	WILLISTON VT		
CLERK	JOB NAME		COUPON		
dgh - Drew Halko	LIPPAS				

****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 quotation unless otherwise noted. 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.

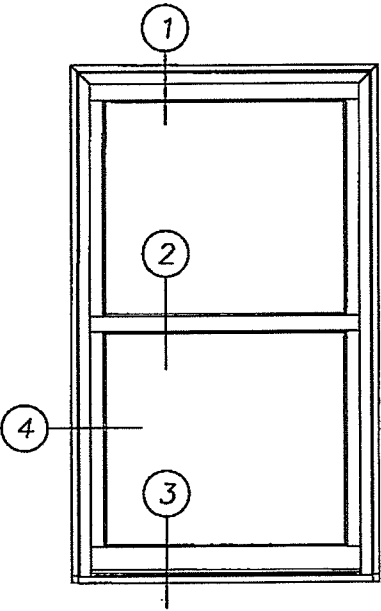
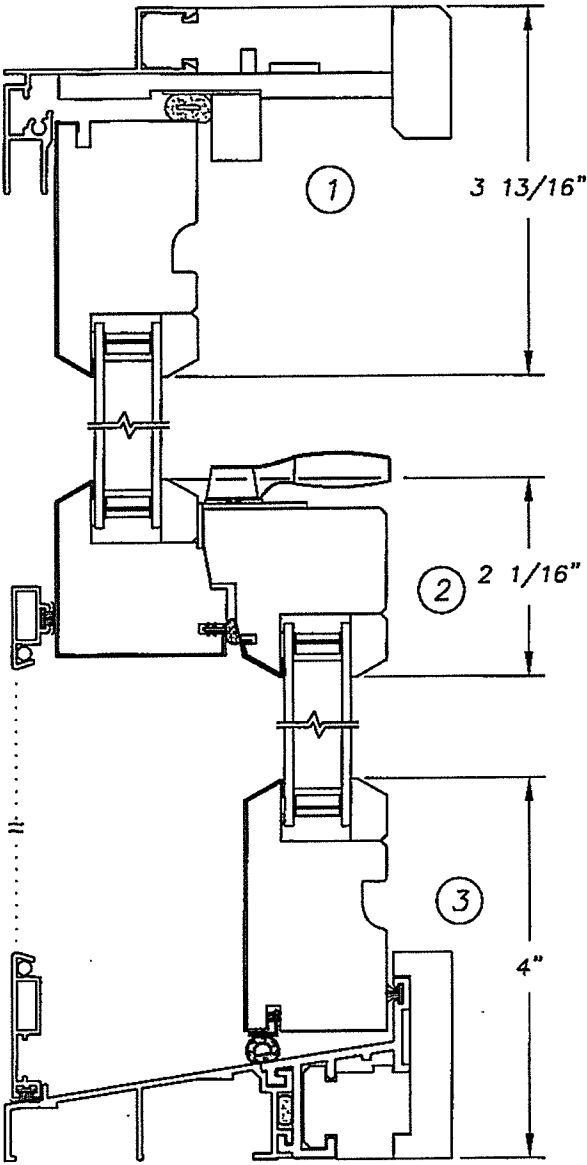
CUSTOMER SIGNATURE _____ DATE _____

RECEIVED

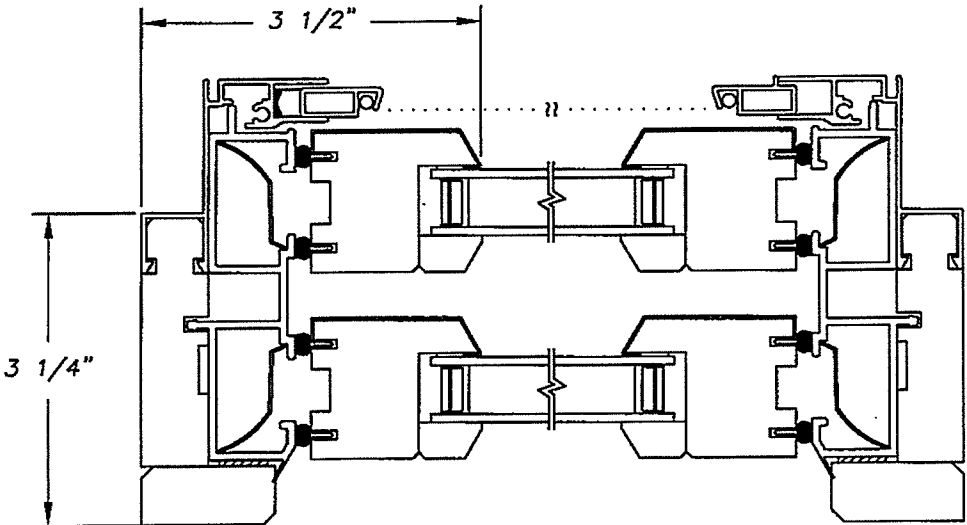
JUN 14 2016

DEPARTMENT OF
PLANNING & ZONING

Harvey Building Products
 Majesty Replacement
 Double Hung
 (1/2 Scale)



(1/20)
RECEIVED
 JUN 14 2016
 DEPARTMENT OF
 PLANNING & ZONING



Grantee:	City of Burlington
Parcel:	049-3-131-000
Owner:	Jeffrey S. Berger
Location:	112 Church ST
Land Use:	CR
COC Exp:	05/01/2017

Issue Date	Permit Type / Description	Folder No.	Permit No.	Grantor	Status
	Routine Inspections	109542	03-042229	Jeffrey S. Berger	Closed
ROC granted smoke detector extension until 12/30/04. Routine rental inspection 11/24/03 of two units conducted by JPR. Inspection triggered by Fire Marshall notification of missing smoke detectors and other concerns. Deficiencies found. Order issued and processed for mailing 12/31/03. JPR scheduled follow-up inspection on 3/11/04. Order issued, signed and mailed 5/4/05, along with self cert. Found in compliance. COC issued, signed, & mailed 9/7/05.					
	Minimum Housing Inspection	200788	10-124012	Jeffrey S. Berger	Closed
	Minimum Housing Inspection	267808	14-184961	Jeffrey S. Berger	Closed

Document Type: Zoning Review			Contact: Planning and Zoning Address: 149 Main Street Phone: (802)865-7188		
04/21/1992	Zoning Permit - COA Level I	40698	92-306	C M PROPERTIES	Permit Indeterminate 3
Change of use from office to one residential unit on third floor. Retail remaining on first and second floors. No exterior changes.					
10/05/1993	Zoning Permit - COA Level I	41506	94-167	John Anderson	Permit Indeterminate 3
Installation of a parallel sign, Measuring 2'X 23'6 on front facade of existing retail space. Application includes removal of existing awning.					
01/04/1994	Zoning Permit - COA Level I	41599	94-273	C M PROPERTIES	Permit Indeterminate 3
Change of use from retail to a residential unit on the second floor of the mixed use structure (Retail on first floor, Residential on third). No exterior changes proposed.					
02/24/1994	Zoning Permit - COA Level I	41611	94-301	C M PROPERTIES	Permit Indeterminate 3
Change of use from retail storage to retail (1500 sf) In the basement of the existing mixed use (Residential and retail) Building. Proposal includes the installation of door to access on the front elevation.					
11/01/1994	Zoning Permit - COA Level I	42220	95-197	Richard Brunelle	Permit Indeterminate 3
Installation of nonilluminated parallel signs, Across the existing sign band of the retail space, Measuring 5'X 2', Plus individual letters at either end.					
01/26/1995	Zoning Permit - COA Level I	42303	95-277	MITRA DESIGNS	Permit Indeterminate 3
Facade renovations to the existing retail space with two residential units on the second and third floors.					
01/21/2015	Zoning Permit Not Applicable	280674	15-0742NA	Jeffrey S. Berger	Review Complete
Interior renovations only.					
	Zoning Permit - COA Level I	315925	16-1441CA	Jeffrey S. Berger	Review Waiting
Replace window.					

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, September 13, 2016 3:00 p.m.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey, Steve Offenhartz, Sean McKenzie, Phil Hammerslough (alternate)

Absent: Ron Wanamaker, Jeremy Gates (alternate), Chris Alley

Staff present: Ryan Morrison

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

16-1441CA; 112 Church Street (D, Ward 3C) Jeffrey Berger
Window Replacement.

Present: Jeffrey Berger, owner; Ron Redmond, Jeff Nick

MB – Motion: Recommend denial of the proposed double-hung replacement windows, and approval of the project with either casement or awning windows that have dark, horizontal muntins that simulate the appearance of the existing jalousie windows.

PH – Second.

Vote 3-1 (SO)

Motion passes.

Session II: 3:30-4:00

17-0271CA; 112 Howard Street (RM, Ward 5S) Jeremy Gates, SAS Architects / Crystal Doyle

Renovation and addition to existing single family home.

Present: Jeremy Gates, SAS Architects; Crystal Doyle, owner

SM – Motion: Recommend approval of the project as submitted and move toward administrative approval.

SO – Second

Vote 4-0

Motion passes.