

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 14-0681CA 141
Howard Street
Date: February 11, 2014

move

File: ZP 14-0681CA
Location: 141 Howard Street
Zone: RL **Ward:** 6
Date application accepted:
January 8, 2014
Review postponed as owner's
request 1/15/2014; commenced
1/16/2014 and scheduled for
DAB.

Applicant/ Owner: Nathaniel
Plasha / Marc Jacobs/Reilly
Jacobs LLC

Request: Rebuild existing two story front porch, new wood railing system and handrails; replace wood columns with fiberglass to match existing detailing. Add ornate rail above existing porch wall to meet barrier height.

Background:

- There are no zoning permits on file for this property.

Overview: 141 Howard Street is a six unit residential structure constructed between 1919 and 1930 and is listed on the Vermont State Register of Historic Resources. The porch (at this writing) is under construction to repair/replace supporting infrastructure, the question before the board is the appropriateness of the proposed "super rail", intended to meet the 42" barrier height dictated by code.

Fiberglass replacement columns have previously been found to be acceptable by this board in the Church Street (Converse Home) porch repair application.

PART 1: LAND DIVISION DESIGN STANDARDS

Not applicable.



PART 2: SITE PLAN DESIGN STANDARDS

Sec. 6.2.1 Applicability.

These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

Not applicable.

(b) Topographical 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. 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 (b), below.

(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 Fences:

Not applicable.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Not applicable.

(p) Integrate infrastructure into the design:

Not applicable.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

Accommodating code requirements frequently impacts arrangement and massing of existing building features; particularly porches. The proposal to modify the porch railing is to address code barrier height.

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 Section 5.4.8, below.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The repaired porch will continue to provide the residents and streetscape with an attractive, prominent physical component of the building. Staff believes the addition of a new feature (rail height extension) in an ornate style dissimilar from the existing architecture will introduce visual disharmony; and although understandable from a code viewpoint, confusing the strong Colonial Revival vocabulary to passers-by, and in conflict with Section 5.4.8 of the ordinance.

(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.

Porch columns are proposed to be fiberglass; the remainder of the porch replacement in wood. Fiberglass columns, when a close visual and dimensional match to the original, have previously has been found to be acceptable by this board (ZP 14-0155CA; 272 Church Street, Converse Home porch reconstruction.)

(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:

The addition of a safety/barrier rail has spurred this review.

Article 5: Citywide General Regulations

Sec. 5.4.8 Historic Buildings and Sites

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

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

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

141 Howard Street is listed on the **Vermont State Register of Historic Places**. See attached.

(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 structure was built as for residential use; one that is proposed to continue.

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

Submitted drawings illustrate a proposal to erect an ornate barrier; something more akin to a Victorian, Queen Anne, or Adirondack Hotel porch railing which is quite dissimilar to the Colonial Revival style of the house. This proposal does not meet this standard of retaining the historic character of the property, as there is an addition/alteration of features that introduces incongruity.

- 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 application as it relates to the porch railing barrier will present a false sense of development, and introduces a feature (and architectural style) that are not appropriate for this early 20th century residential structure. The addition of an Adirondack style porch railing is not period or stylistically appropriate for 141 Howard Street.

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

Not applicable in this application.

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

The original porch detailing (shingles, Tuscan columns) are proposed to be retained or replaced. Replacement columns are proposed to be fiberglass, but retain dimensional and visual characteristics of the existing feature.

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 porch flooring and kneewall have been reconstructed and are proposed to be finished with the same materials (shingles) as the existing porch.

The higher barrier rail was never a component of the porch, but is new construction.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Not applicable.

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

Not applicable.

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

The proposed barrier rail is of a different architectural style and is not compatible with the existing Colonial Revival style porch. Although it will clearly be differentiated and read as “new construction”, the proposed design is so technically ornate so as to be distracting and incongruent with the existing style. A more sedate, simple barrier rail is recommended to

avoid this discord, and to make clear an accurate understanding of the existing architectural style.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed barrier rail appears to be reversible, which would leave the form and integrity of the existing structure intact.

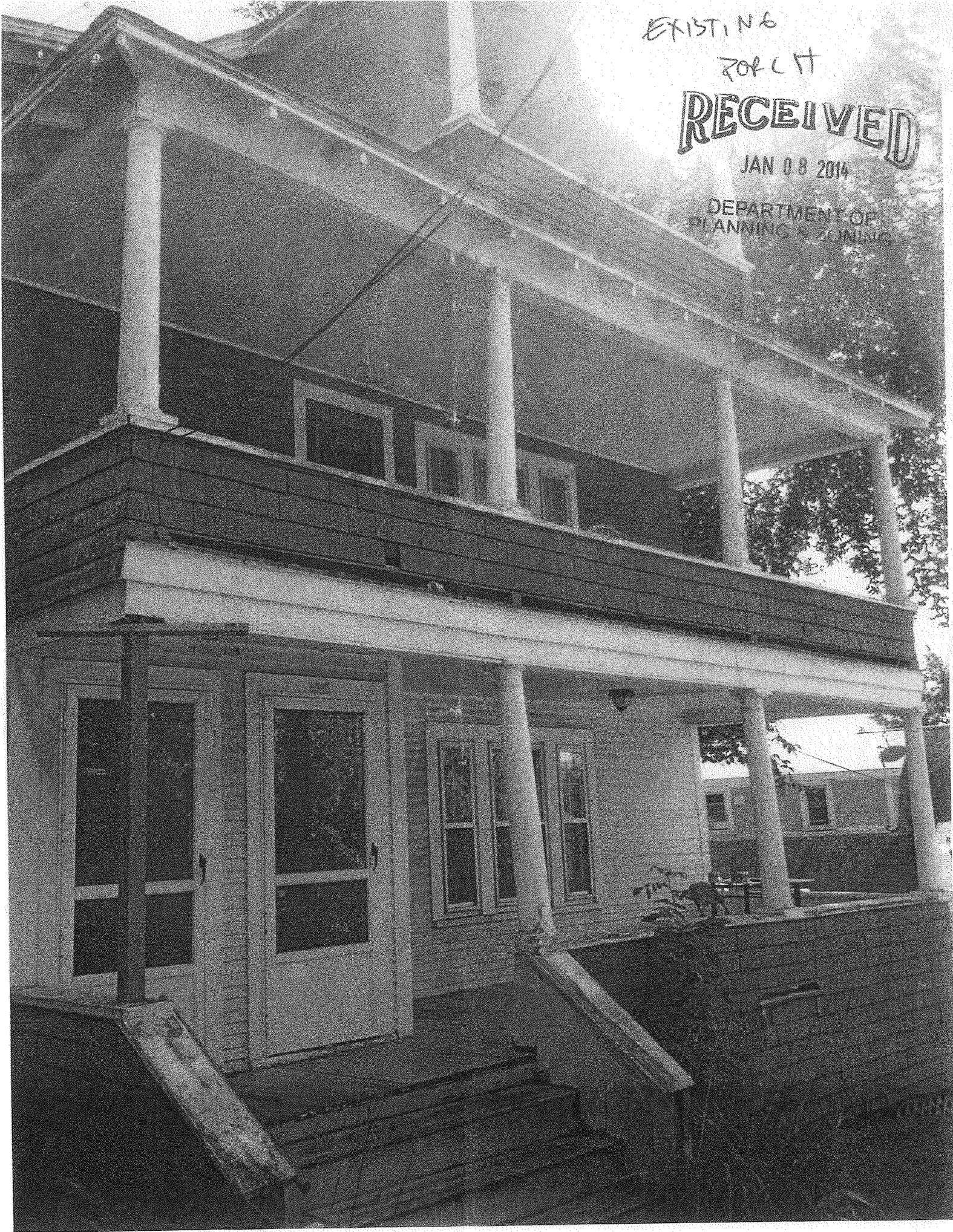
Recommendation: Approve porch repair and reconstruction, matching existing materials and massing. Approve replacement columns if they are credible matches in dimension and visual qualities of the existing columns. **Deny the barrier rail as proposed;** urge a more austere or unadorned accessory railing to meet required code without contradicting or negatively impacting the historic character and integrity of the existing porch.

EXISTING
ZONING

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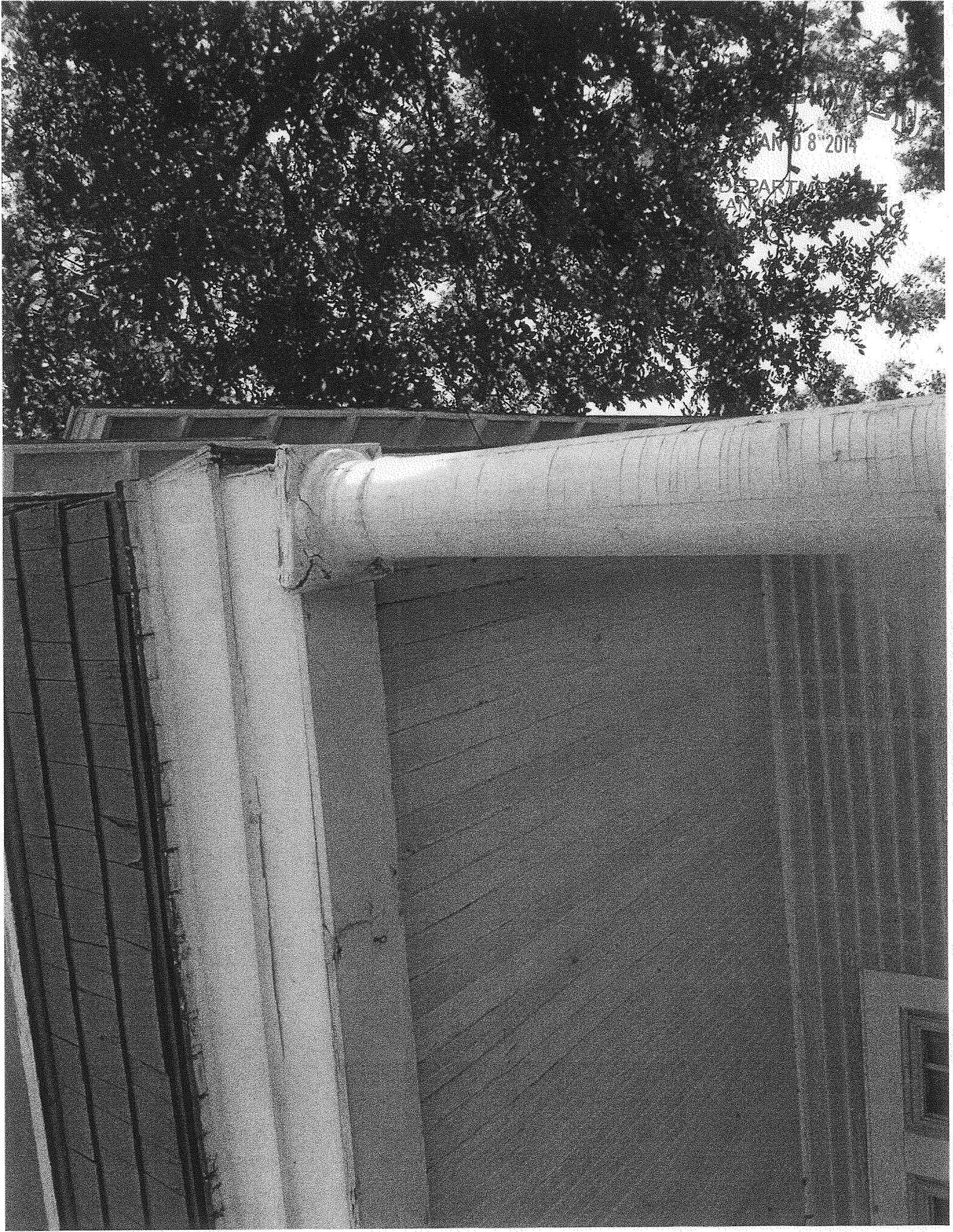
JAN 08 2014

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PLANNING & ZONING



JAN 08 2014

DEPARTMENT OF
ARCHITECTURE

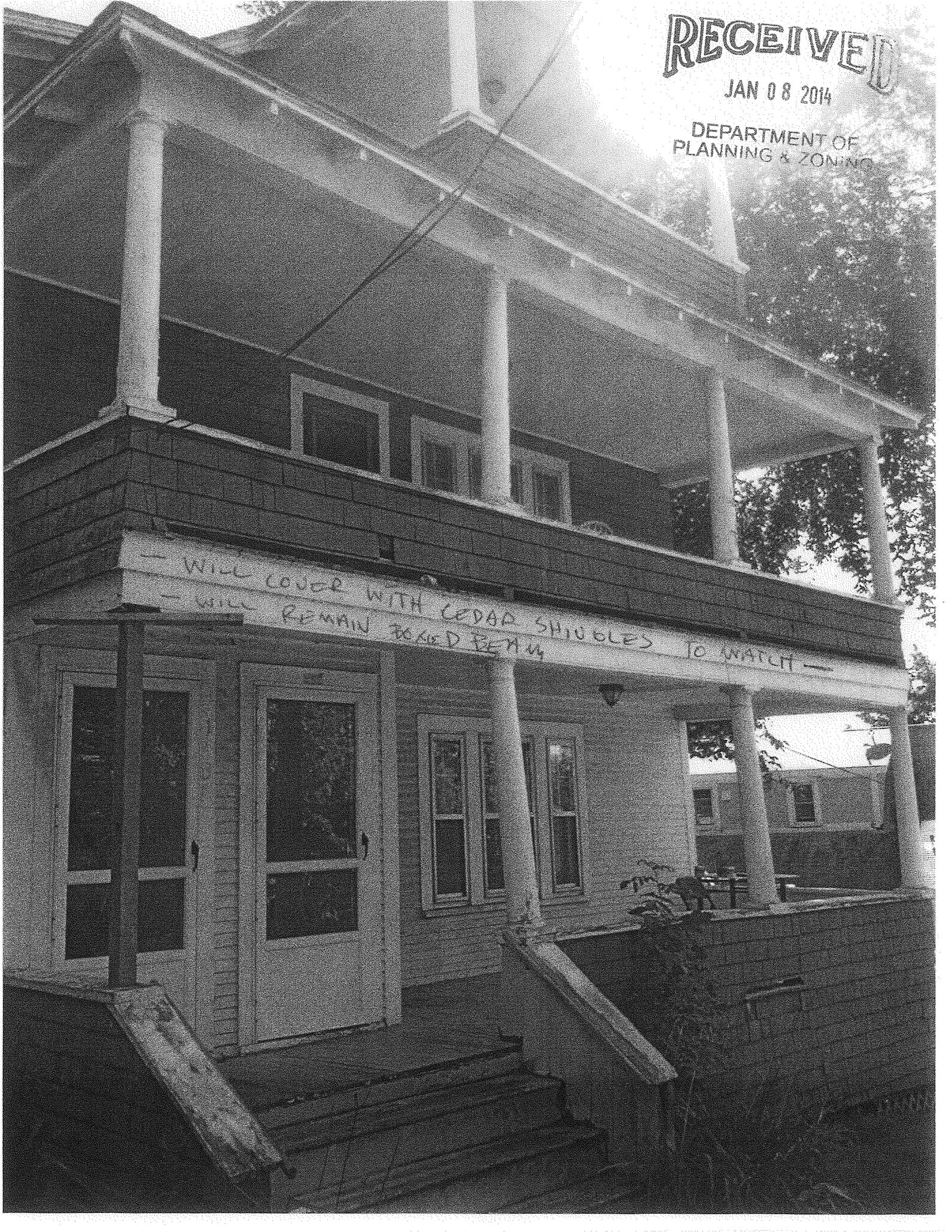


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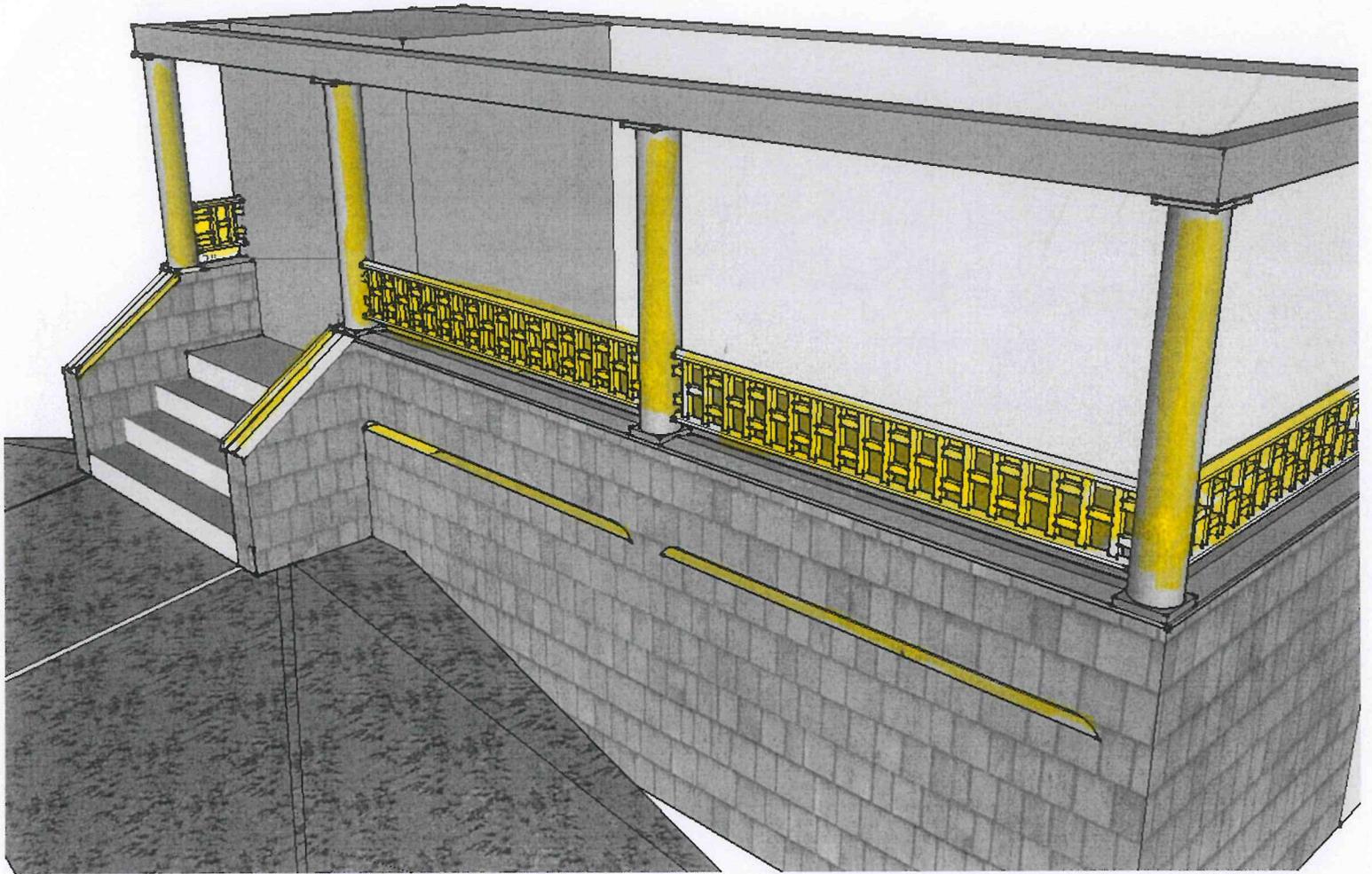
— WILL COVER WITH CEDAR SHINGLES TO MATCH —
— WILL REMAIN BOARDED BETWEEN —



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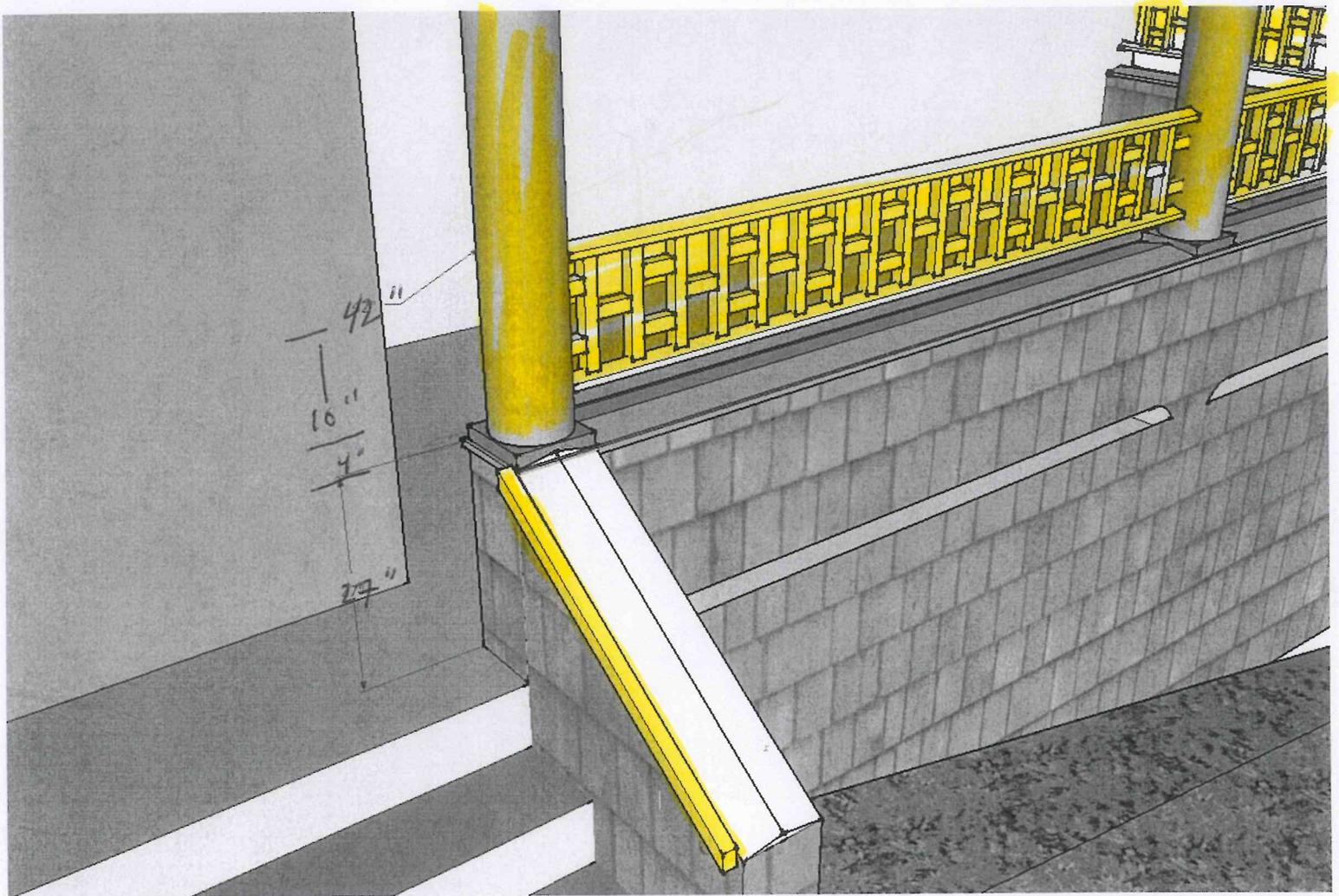


* WOODY = NOT PRESSURE TREATED

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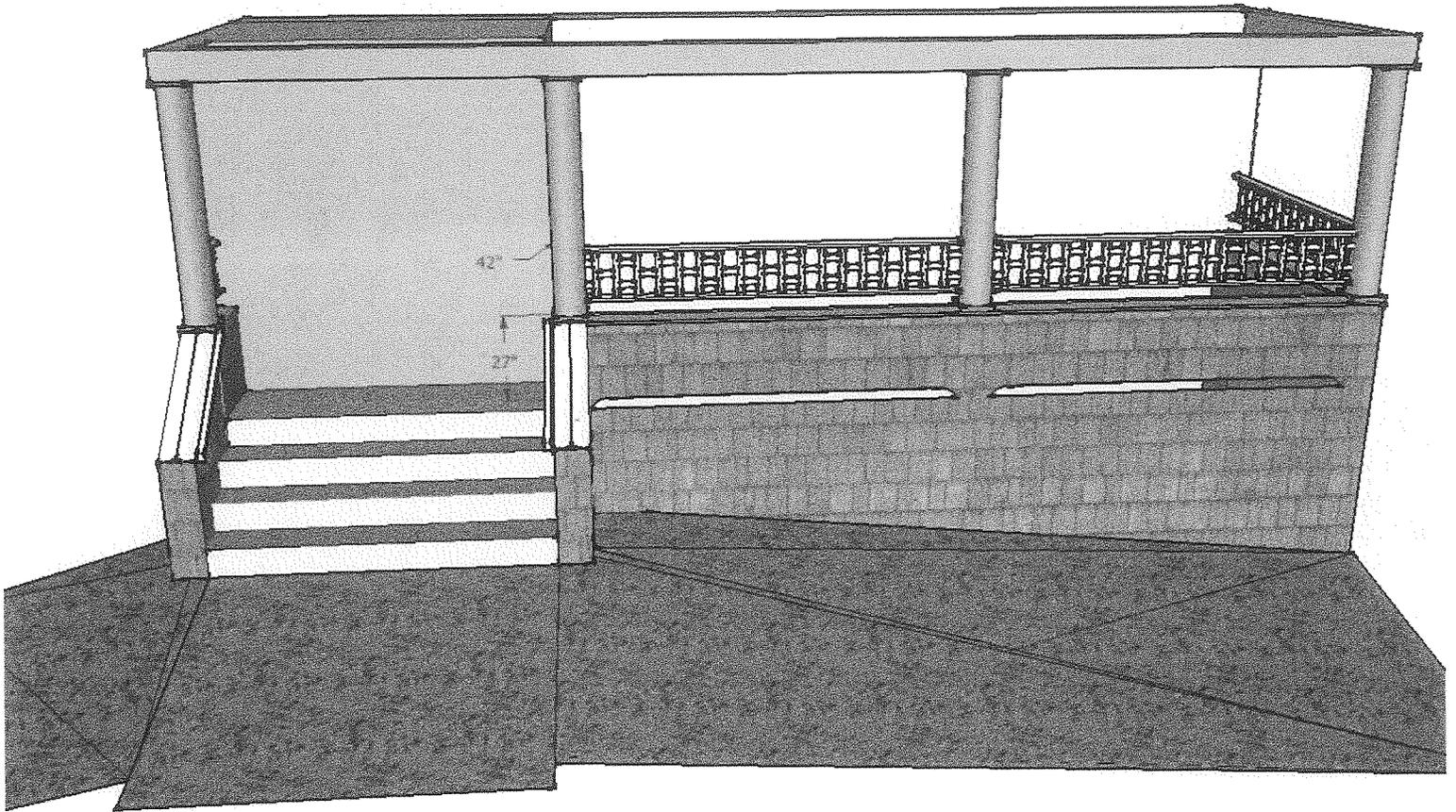


- SAME DESIGN FOR 2ND STORY, 2ND STORY RAIL SYSTEM WILL BE 13" TALL, DUE TO 24" PARAPET.
- BOXED BEAM FOR 2ND STORY WILL NOT BE REPLACED
- COLUMNS TO BE FIBERGLASS
- PARAPET WILL BE CAPPED IN WOOD; RAILINGS WILL BE WOOD. *

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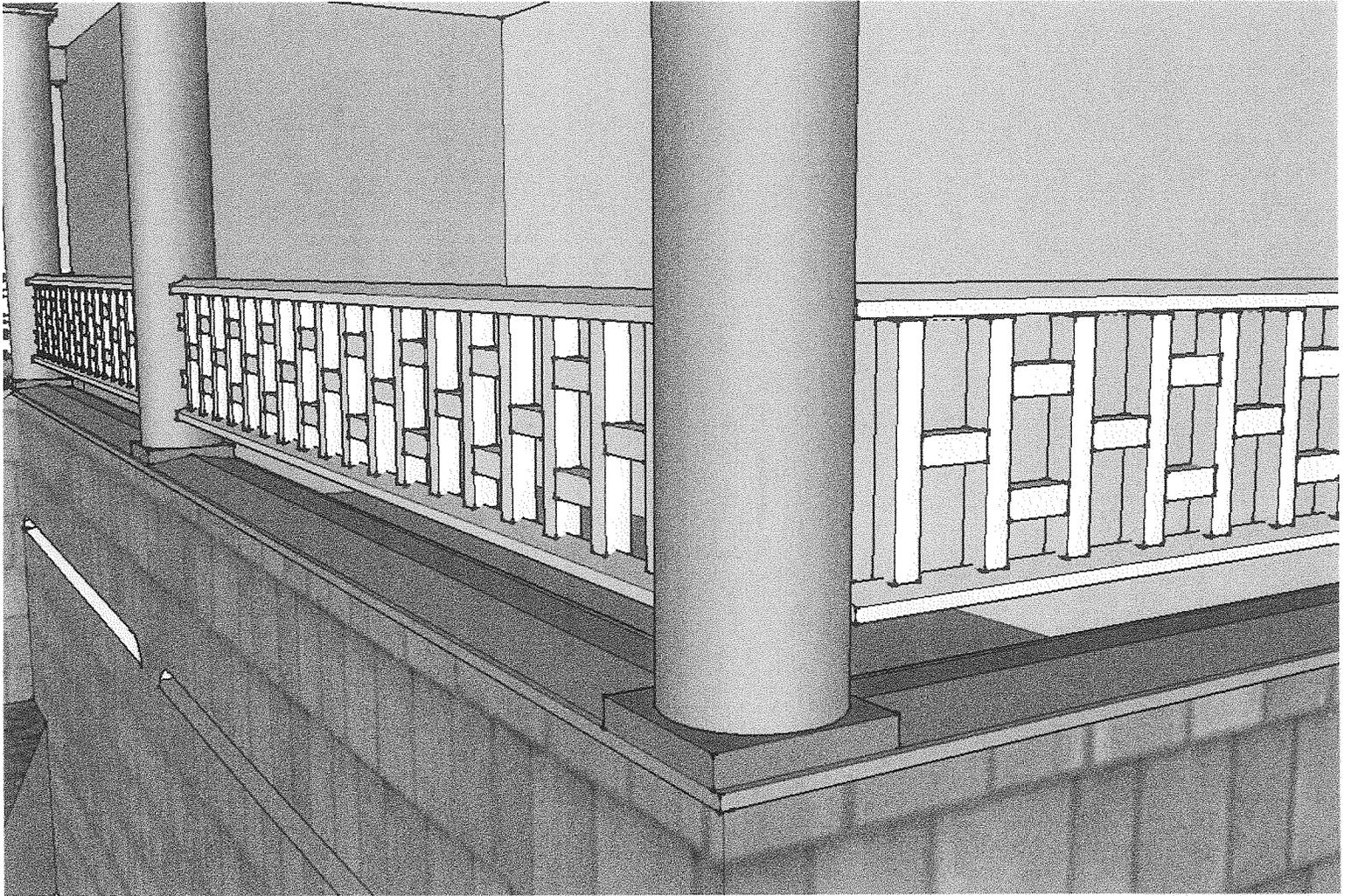
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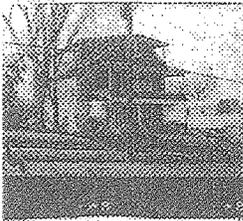


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STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 141-143 Howard St.

NEGATIVE FILE NUMBER:
 77-A-503

UTM REFERENCES:
 Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: apartments
 ORIGINAL USE: 2-family

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

THEME:

STYLE: Colonial Revival

DATE BUILT:
 ca. 1930

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 141-143 Howard St.

COMMON NAME:

FUNCTIONAL TYPE: dwelling

OWNER: Eliz. L. Gadue
 ADDRESS: 12 Weston St., Burlington, VT

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete rockfaced 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: 2 1/2
 Number of Bays: 2 x 4
 Entrance Location: 2 in 1st bay

Approximate Dimensions:

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - rectangular block, front gable orientation. Double-decker, 3-bay front porch with a 1-bay front porch on the 3rd level. Top porch has a hip roof. Double-decker, rear porch.

Fenestration - 6 over 1 sashes, plain surrounds, strip molded heads. Front windows triple, large central window flanked by 2 narrower windows.

Door - plain surrounds. Strip molded heads. Entrance projects from wall plane. Doors trebeated glass panels.

Cornice - exposed rafter tails.

Enrichments - porch supported on columns. Shingles on porches & upper floors.

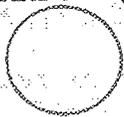
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

An unusual variety of the Colonial Revival, 2-family house, which utilizes a jerkinhead roof.

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:

Adale Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

8/19/77

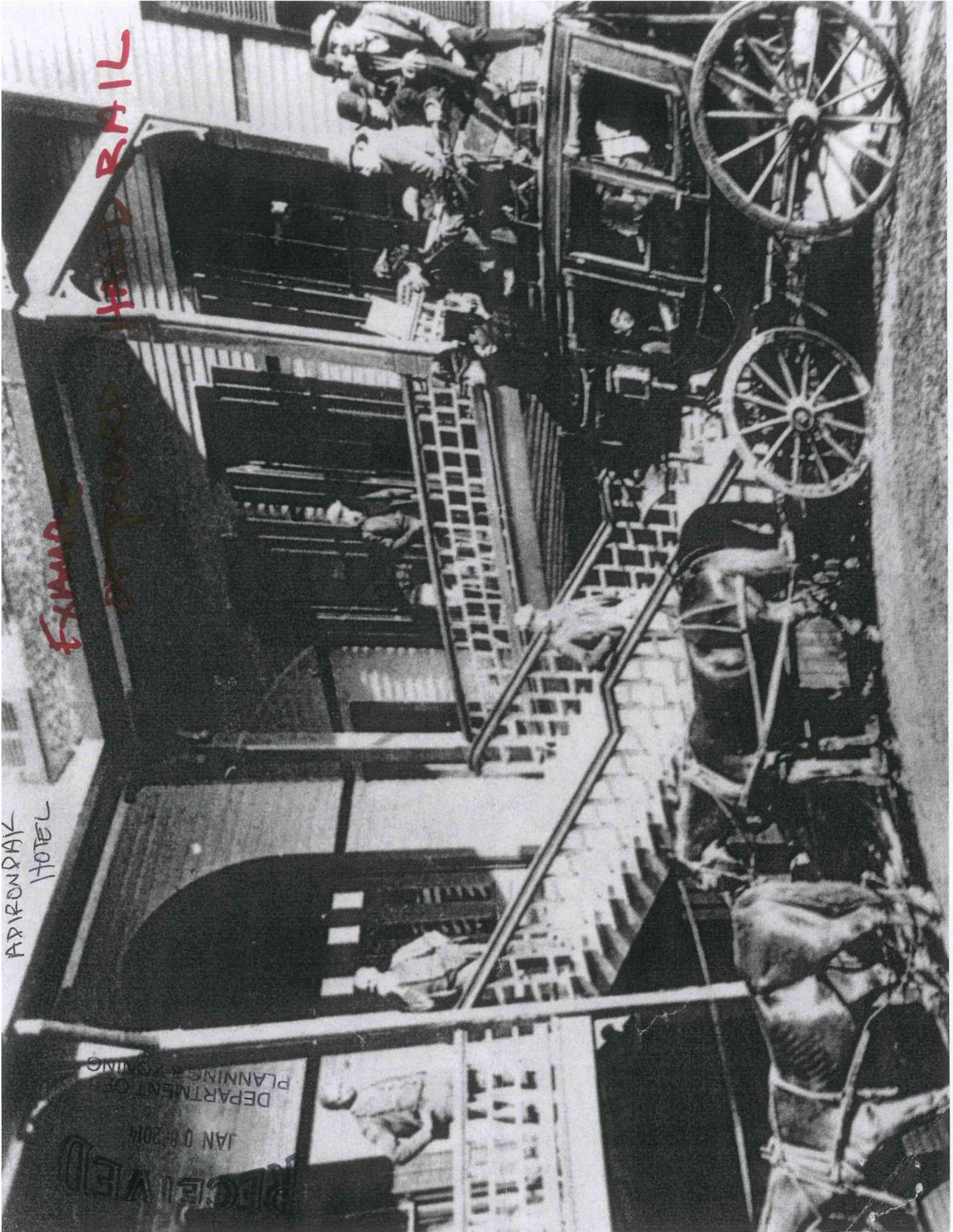
ARIZONA
HOTEL

EXHIBIT

STREET

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EXAMPLE