

Department of Planning and Zoning

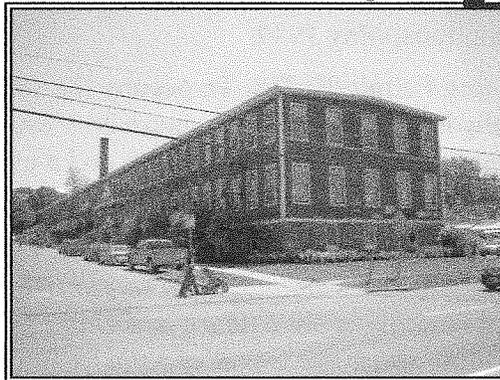
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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Associate Planner *MO*
RE: ZP 11-0996CA, 7-45 Kilburn Street
Date: June 14, 2011



File: ZP 11-0996CA

Location: 7-45 Kilburn Street

Zone: ELM **Ward:** 5

Date application accepted: June 1, 2011

Applicant/ Owner: J. Graham Goldsmith

Request: Replace existing deteriorated wooden trim on windows, doors, corner boards, etc with PVC composite trimboard in same dimensions.

Background:

- Zoning Permit 11-0677CA; construct a timber frame arbor on existing paved area. Approved March 2011.
- Non-Applicability of Zoning Permit Requirements 11-0273NA; Wall repair work, replacement of existing wall using same materials. Approved September 2010.
- Zoning Permit 99-278; Reconfigure and expand two parking lots (7 and 20 Kilburn Streets) for the existing "Old Lane Press" building. Approved with conditions, January 1999.
- Zoning Permit 92-366; Outdoor market for crafts, antiques and food vendors in parking lot of existing industrial building. **Denied** May 1992.
- Zoning Permit 90-048, COA 90-011; Signage and awning program for Kilburn and Gates (Land Press) building. Approved February 1990.
- Zoning Permit 91-207; Installation of sign over loading docks for Recycle North. Approved December 1990.
- Zoning Permit 89-558, COA 87-120E; Pave 2,000 sq. ft. area to allow additional 12 tandem parking spaces. Approved with conditions, December 1989.
- Zoning Permit 89-567, COA 89-115; Establish daycare for 80-90 children with 12 employees in 4,800 sq. ft. Approved December 19, 1989.
- Zoning Permit 89-563; install 5' x 13.5' parallel sign on west (Pine Street) façade of building. Approved December 1989.

- Zoning Permit 89-554, COA 87-120D; Pave 21000 (unclear) square foot area to allow additional 12 tandem parking spaces. **Denied** November 1989.
- Zoning Permit 89-217 COA 87-120C; Revise site plan and parking. Approved with conditions, May 1989.
- Zoning Permit 80-738; To occupy the subject property for Industrial Use as per approval of the Board of Aldermen under 24 VFA 4443 (c) to include a structural alteration of masonry wall for a loading dock and a cyclone fence. Approved February 1980.

Overview: From the Pine Street Historic District nomination:

Kilburn and Gates, 1869, 7 Kilburn Street, Contributing

This massive two-story building on a raised red stone foundation and topped by a shallow gable roof is what remains of the Kilburn and Gates factory complex constructed in 1869. The L-shaped building spans the length of Kilburn Street, with the short leg of the L facing St. Paul Street. Rehabilitated in 1988 for commercial rental, the building has huge iron buttresses that date from the 1930s along the north façade and replacement nine/nine windows throughout. According to the Vermont Historic Sites and Structures Survey, the post and beam frame has structural brick walls, splayed lintels over windows and doors, and a corbeled cornice, all now obscured by new clapboard siding, except for a block on the eastern end. Plain wooden trim is found around all windows and doors and at corners.

The owner proposes replacing all wood trim with PVC composite material.

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:

Not applicable.

2. Roofs and Rooflines.

Not applicable.

3. Building Openings

No building openings are proposed to be altered. The wood trim around all windows is proposed to be replaced with PVC vinyl composite trim.

(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, below.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Not applicable.

(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.

The failure of the existing wood trim spurs the request for a composite substitute; the effort to address visually the rot, and to forgo future maintenance of the building component. Manufacturer's claims allow for an extended life cycle of the particular product, without a requirement for painting.

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.

See Sec. 5.4.8, below.

(f) Reduce energy utilization:

The specific manual installation of replacement door and window trim does not trigger this review standard; however as the product is fabricated from PVC, the particular methods of extraction and fabrication have been known to use a markedly greater amount of energy than more traditional materials.

(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.

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 Kilburn and Gates building is listed on the Vermont State Register of Historic Resources, and is within the draft nomination to the National Register for the Pine Street Historic District. Therefore, this standard applies.

As such, 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:

1. The building is 50 years old or older;

The building was constructed c. 1869, and therefore meets this standard.

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;*

The Kilburn and Gates building represents early successful entrepreneurship and commercial development in Burlington.

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;*

The building is a visual representation of the type of large commercial manufactory that employed hundreds of residents and contributed to the business success of the city.

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; and,*

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

(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.*

The building continues to harbor commercial and business interests, although in smaller increments within its expansive breadth.

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 building had seen darker days of upkeep, with a complete overhaul in 1989 with new siding and windows. Here is the sticking point; it is believed that the window trim may have been replaced in that rehabilitation, although it reflected an original material. The applicant proposes material replacement with a newer product that visually replicates wood. This standard does not define between removal of an existing, original material or a replacement material, and therefore presents a gray area. On its face, the removal of wood window trim would be discouraged.

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.*

None proposed.

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

None proposed.

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

Clearly PVC was not an available option in 1869. Window and door trim would be articulated in wood. In this manner, wood is the preferred option for replacement material.

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.*

Photographs of existing conditions underline the failure of the wood trim. The question is relative to what exactly has deteriorated: Original trimwork, or 1989 replacement trim? It is quite possible to replace the trim with wood (*the new feature will match the old in design, color, texture, and where possible, materials...*); however the ordinance provision allows the consideration of materials produced from modern technologies. The appropriateness of the proposal is at the interpretation of this board.

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 applicant proposes replacement in similar dimensions as the existing wood casing/trim. The originality of the existing wood trim, and the durability of the proposed replacement material, however, are the ultimate questions. It is up to the board to weigh the appropriateness of the request, especially within the knowledge that in all likelihood the window trim, in this instance, may be replacement for original detailing lost in previous renovations.

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 applicant has provided photo documentation of existing and previous building condition to supplement the request.

Recommendation: Consideration of newer, replacement materials for historic building fabric has recurrently come before this board's review. The precedent of decision portends difficult waters, if every owner of a historically sensitive building were to pursue replacement components that "look just like" original materials. Certainly, this has been the mantra for every vinyl, asbestos, masonite, aluminum, and fiber cement board salesman for the last several decades. The ordinance provisions call for replacement-in-kind, where possible, and replacement of wood trim with wood trim is certainly achievable. Azek, while on the market for about a decade, has not been established for durability and performance over a similar period of time as wood. In many PVC product examples, the material has demonstrated a tendency to yellow, warp, and become visually discolored or disfigured after a few years in the sun. Use in tax credit work has required the material to be painted; although authorities note that eventually the replacement material is known to shrink as much as 1/2" over a period of a few years. PVC trim has not been in the field for an extensive enough period to be evaluated, nor a determination made if it is an appropriate replacement material for historic building components.

While understanding the underlying premise for the request, the sheer magnitude of the replacement tips the scale in that all window and door trim and cornerboards are proposed to be removed and replaced with vinyl composite product. This will significantly alter the percentage of building fabric that is original or an in-kind replacement.. This action, alone, would likely forgo any opportunity to realize tax credits on the property.

Even if the existing wood material is a replacement of an original, the replication of composition more closely aligns with the original building component as constructed. Staff recommends **denial** of the request in viewing with strict conformance to the ordinance, and offers a recommendation to replace existing building trim with wood and only to the extent that failure demands.

J. GRAHAM GOLDSMITH
ARCHITECTS

RECEIVED

JUN 01 2011

DEPARTMENT OF
PLANNING & ZONING

June 1, 2011

Mary O'Neil, Zoning Administrator
Burlington Department of Planning and Zoning
149 Church Street
Burlington, VT 05401

Re: Kilburn and Gates Building, Kilburn Street, Burlington:
Trim Replacement.

Attached is our Zoning Permit Application to allow us to replace the some of the failing painted white wood trim on our building with a white AZEK (PVC) boards of matching dimensions.

In addition we have included several exhibits to help you understand our request:

Exhibit A

A picture of the original Kilburn and Gates building built in 1869. It is hard to tell, but we believe it had wide wood clapboards and painted wood trim.

Exhibit B

A picture of the building as it was just before being renovated in 1986. Of note: the original window trim and clapboard siding had been removed. Metal siding was installed and no window trim, corner boards or water table boards were installed. It appears, however, that the original wood roof overhang remained as originally built.

Exhibit C

A picture of the current façade installed in 1987. Of note, the metal siding was removed and trim and clapboards installed in an effort to bring the façade back to it's original configuration. Also of note is the failing painted white wood trim. It appears, again, that the original wood roof overhang remains as originally built.

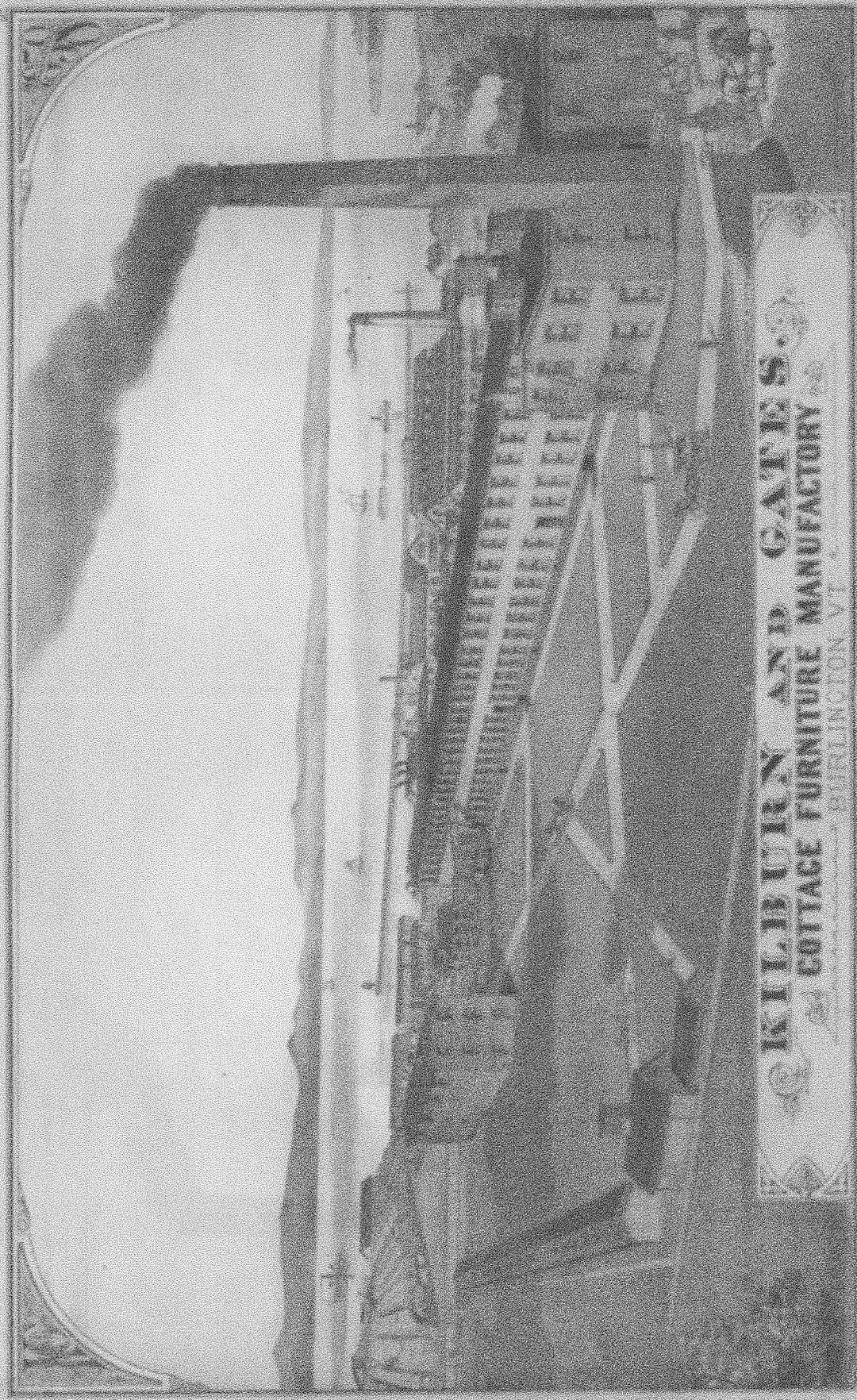
It is our intention to replace the non historic wood trim around windows and doors as well as failing corner boards and water table boards with a sustainable AZEK white trim that has the look and feel of painted white wood trim. Since the original historic trim was removed previously it can no longer be repaired (per Sec. 5.4.8 (b) 6. Of the Ordinance) but replaced with a new technology product that we feel should be allowed. We have every intention of maintaining the wood roof overhang that is original and historic in nature. Should you have any questions or concerns feel free to contact me.

Very Truly Yours,



Alan Nevins, Project Architect anevins@jggarchitects.com

EXHIBIT
A



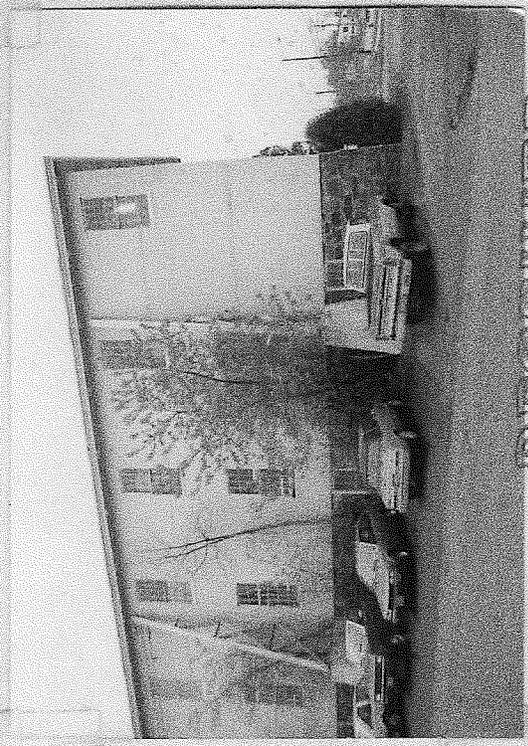
KILLBUCK AND GATES
COTTAGE FURNITURE MANUFACTORY
BURLINGTON, VT.

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DEPARTMENT OF
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EXHIBIT
B



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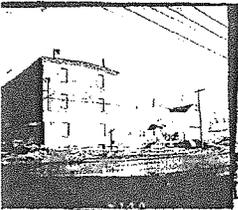
EXHIBIT

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DEPARTMENT OF
PLANNING & ZONING





STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER: 320 Pine St.
NEGATIVE FILE NUMBER: 78-A-48
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME: Kilburn & Gates furniture warehouse
PRESENT USE: warehouse
ORIGINAL USE: warehouse
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>
THEME:
STYLE:
DATE BUILT: ca. 1869

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 320 Pine St.
COMMON NAME: Burlington house
FUNCTIONAL TYPE: warehouse, showroom
OWNER: ADDRESS:
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Stucco Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: common Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- 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: 3

Number of Bays: 2 x 7 Entrance Location: side

Approximate Dimensions: _____

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Alteration <input type="checkbox"/> Other:	LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
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ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - front gable orientation with shallow pitched gable a gable roofed section to the south is possibly part of an original lumber shed and was attached to the main block after 1942 with a boom-town front section which is supported on a concrete foundation. 1-row of rockfaced concrete block appears above the foundation above is clad with asbestos sheets.

Penetration - original lintels have splayed flat arches but some have been replaced with brick arches which do not splay at the ends. Original window sashes are 6 over 6. There are some 1 over 1 sashes. Sills are wooden.

Doors - openings are supported by segmental rowlock arches.

Cornice - corbelled.

Structure - square posts & beams which are boxed & have vertical rods through the beaded board panelling & ceiling. Horizontal tie rods at floor level.

RELATED STRUCTURES: (Describe)

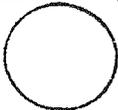
STATEMENT OF SIGNIFICANCE:

This substantial building enriched with a corbelled cornice was originally part of the Kilburn and Gates factory complex, in 1871 judged to be the "largest furniture factory in the United States, if not the world," this particular building was a warehouse for the storage of manufactured furniture. Later, when the complex was taken over by the Burlington Cotton Mills it was used for the storage of cotton goods. Buildings in this complex which includes residences on St. Paul St. as well as the original factory buildings, comprise the oldest group of industrial buildings in Burlington.

REFERENCES:

See #305 St. Paul St.; for picture as part of Gates complex see Vt. Illustrated Atlas, 1877.

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:

Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

11/2/77