

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
<http://www.ci.burlington.vt.us/planning/>  
Telephone: (802) 865-7188  
(802) 865-7195 (FAX)  
(802) 865-7142 (TTY)

*David E. White, AICP, Director*  
*Ken Lerner, Assistant Director*  
*Sandrine Thibault, AICP, Comprehensive Planner*  
*Jay Appleton, GIS Manager/Planner*  
*Scott Gustin, AICP, Senior Planner*  
*Mary O'Neil, AICP, Associate Planner*  
*Nic Anderson, Zoning Clerk*  
*Elsie Tillotson, Department Secretary*



### MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Associate Planner  
**RE:** 207-217 College Street, ZP 12-0058CA  
**Date:** August 9, 2011

---

**File:** ZP 12-0058CA

**Location:** 207-217 College Street (Corner storefront, former H & R Block)

**Zone:** Downtown **Ward:** 3

**Date application accepted:** July 12, 2011

**Applicant/ Owner:** Sticks and Bricks, LLC / David Farrington

**Request:** Replacement storefront on both South Winooski and College Street facades.

**Background: Permit history for 207-217 College Street:**

- Zoning Permit 10-0182; projecting non-illuminated sign for Nido. Approved August 2009.
- Zoning Permit 08-047CA; Façade renovations including removal of vinyl siding and restoration of original façade (brick) and replacement of windows. Approved July 2007.
- Non-applicability of zoning permit requirements; (07-536NA); Removal partial area of existing (vinyl) siding to access condition of substrate. March 2007.
- Zoning Permit 07-705SN; Remove existing awning and associated sign and replace with new Bueno Y Sano illuminated parallel sign. Approved May 2007.
- Zoning Permit 04-231; replace canvas on existing awning for new restaurant. Approved October 2003.
- Non-applicability of zoning permit requirements; use of alley (Markham's Lane) for outdoor seating. No associated deck or other forms of construction being utilized – seats placed in alley at night. Approved April 1999.
- Zoning Permit 01-432; Installation of 2 retractable awnings over the alley for extra seating area for existing restaurant. Removal of vinyl siding beneath the awnings, reopening a window and a temporary stockade fence placed around the dumpster. Approved May 2001. (Until 10/2001 per DPW permit.)
- Zoning Permit 98-097; Installation of a gas venting system to be located on the rear elevation at grade. Approved August 1997.
- Zoning Permit 97-586; Illuminated parallel sign for existing restaurant (formerly City Market.) Approved June 1997.

- Zoning Permit 96-527; Change of use from bar/restaurant storage into brewery (no public access) in the basement level of the structure. Includes installation of a 12” x 18” vent in the alley. Approved May 1996.
- Zoning Permit 96-226; Change of use from restaurant to bar with the same number of seats – 69 seats. No exterior changes. Approved October 1995.
- Zoning Permit 96-227; Installation of an externally illuminated parallel sign in the existing sign band for the bar. Approved October 1995.
- Zoning Permit 96-128; Installation of externally illuminated parallel sign for existing restaurant. Approved September 1995.
- Non-applicability of zoning permit requirements; new interior wall and small walk-in cooler. September 1995.
- Zoning Permit 93-485; two nonilluminated parallel signs for existing restaurant, sign to include a 2.5’ painted fish. Approved June 1993.
- Zoning Permit 93-429; Exterior ventilation system on the rear (alley) of the existing restaurant to extend upward to roof. Approved May 1993.
- Zoning Permit 93-359; Change of use of existing 1000 sq. ft. retail space to expansion of adjacent restaurant with 69 additional seats. No exterior changes or signs proposed. Approved April 1993.
- Zoning Permit 87-143; reopen existing 50 seat restaurant (213 College St.) including the construction/installation of kitchen facilities. Place sign in window. Approved December 1987.
- Zoning Permit 87-074/COA 87-032; Façade renovation of 211-213 College Street, creation of handicapped access and outdoor seating area. Approved with conditions, March 1987.
- Zoning Permit 86-211/ COA 86-042; change in use from a gift shop to a restaurant – City Market/Sophie’s. Install center section doorway awning. Approved April 1986.
- Zoning Permit 85-136; Parallel sign. Approved April 1985.
- Zoning Permit COA 82-04ZP 82-016; Conversion of commercial/retail shop (Natural foods) to wine/cheese shop including prepared foods. No exterior changes. Approved January 1982.
- Zoning Permit 80-872; Architect’s office. Approved April 1980.
- Zoning Permit 79-706; Awnings (213 College St.) Approved December 1979.
- Zoning Permit; Sign for Empire Launderers at 211 College St. Approved March 1977.
- Zoning Permit; convert store at 211 College Street to a laundry pick up store. Approved February 1977.
- Zoning Permit 77-561; Irwin Abrams to install a new door in a brick wall at 213 College Street. Expand Sir Speedy store. Approved January 1977.

**Overview:**

## PART 3: ARCHITECTURAL DESIGN STANDARDS

### Sec. 6.3.2 Review Standards

#### **(a) Relate development to its environment:**

##### **1. Massing, Height and Scale:**

The proposed replacement storefront includes fenestration and a knee wall/dado panel that reflects typical commercial storefront articulation.

##### **2. Roofs and Rooflines.**

Not applicable.

##### **3. Building Openings**

Typical for commercial storefront applications.

#### **(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 Sec. 5.4.8, below.

#### **(c) Protection of Important Public Views:**

Not applicable.

#### **(d) Provide an active and inviting street edge:**

The existing street façade wall is proposed to be maintained, with a full complement of windows over a knee-wall/dado area. The large expanse of glass will provide ample opportunity for commercial product display, while engaging pedestrians with activity within the store.

#### **(e) Quality of materials:**

The proposal includes a series of plate glass storefront windows, with aluminum frames and grey brick surrounds. The material for the sign band has not been defined. The aesthetic is clean, sharp, and modern, with an emphasis on the horizontal.

*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.*

There is no evidence of consultation with an architectural historian relative to appropriate replacement of a storefront in this historic building. The existing storefront, however, is a replacement. The appropriateness of a very modern articulation on the prominent corner of this building is the matter in question.

#### **(f) Reduce energy utilization:**

Replacement windows will be required to meet energy efficiency standards as defined by Burlington Electric Department.

#### **(g) Make advertising features complementary to the site:**

None proposed. Any signs will require a separate sign permit.

#### **(h) Integrate infrastructure into the building design:**

The application has not defined any proposed lighting fixtures. Spec sheets, and proposed locations of new lighting fixtures, needs to be defined.

**(i) Make spaces secure and safe:**

All development is required to meet building and life safety code as defined by Burlington’s fire marshal and the building inspector.

**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.*

207-217 College Street is listed on the Vermont State Register of Historic Places, as well as within the Church Street Historic District on the National 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.*

As the time of the staff report, the applicant/owner has not detailed what the new use, if any, will be. Any change of use must be defined to determine whether a zoning permit will be required.

*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 existing storefront of the former H & R Block portion of the building is a replacement and in poor repair. The proposed replacement defines a modern interpretation in both articulation and materials. It is unknown what the original character of the original storefront was, as historic photographs identified up to this point are not of the storefront area.

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. The application is for a modern storefront.

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

The existing H & R Block storefront has no historic significance that bears retention.

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

As previously noted, the existing storefront is a c. 1950s replacement in poor condition. No unique examples of craftsmanship have been identified that merit preservation.

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.*

Although the historic integrity of the entire commercial block has been defined within the Church Street Historic District nomination, this particular storefront has been previously modified and retains no particular historic merit.

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.*

The proposal is for the complete removal of the existing storefront and replacement with new fenestration and knee walls. No historic materials or features have been identified as significant, or worthy of retention.

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

No archaeological resources have been identified, or are likely to be unearthed during this project.

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 exterior alterations are clearly of a modern vocabulary and articulated in modern materials (cast aluminum, gray brick.) The new work will be clearly different from the historic components of the existing building; however the issue of compatibility is in question. The Design Advisory Board is challenged with determining whether installation of a modern

storefront is appropriate and compatible with the existing adjacent storefronts and in character with the overall building so as not to threaten the integrity of the whole.

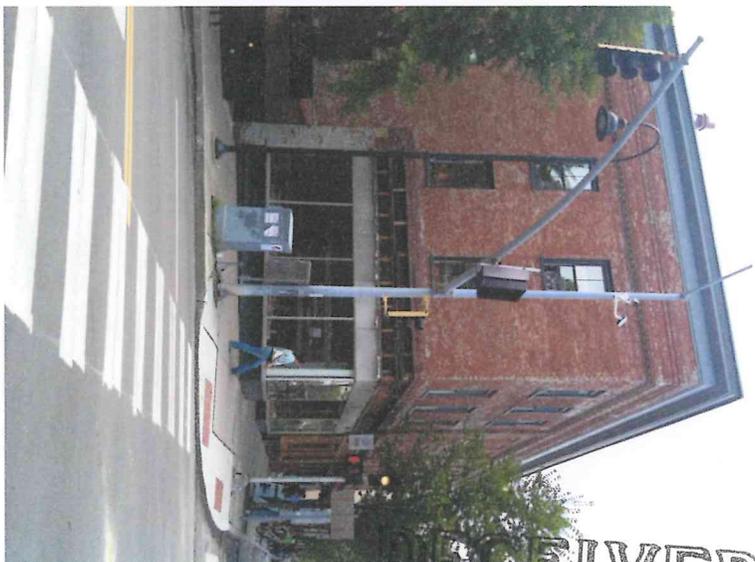
*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed replacement of a replaced storefront in itself does not usually threaten the essential form and integrity of an historic property. Again, the character of the building and overall compatibility with the adjacent storefronts on the same historic building is the greater question and the challenge for the Design Advisory Board to weigh for appropriateness. Whether encouragement should be offered for a more period appropriate articulation, sensitive to the 1847 character of the building, is an option worth considering.

**Recommendation:** Replacement of a commercial storefront is often anticipated with new ownership; reflecting the products, prosperity, and inventiveness of the new building tenant. It is more challenging on a historic commercial building and perhaps even more so when little of the original design remains present. Two avenues may be explored: Either a design that reflects traditional components and window placement, or an entirely new, modern articulation. The second option has been exercised on a similarly historically sensitive building on Main Street (“Nectar’s” building); with replacement of a materially failed storefront with a very modern twist. That new articulation no longer reflects the historic character of the building. The DAB is challenged again with discerning which is the wisest path to follow.



VIEW FROM NORTHEAST



VIEW FROM CROSSWALK



DETAIL VIEW AT NEIGHBORING STOREFRONT



DETAIL VIEW AT CORNER

PHOTOS OF EXISTING STOREFRONT

217 COLLEGE STREET  
BURLINGTON, VERMONT

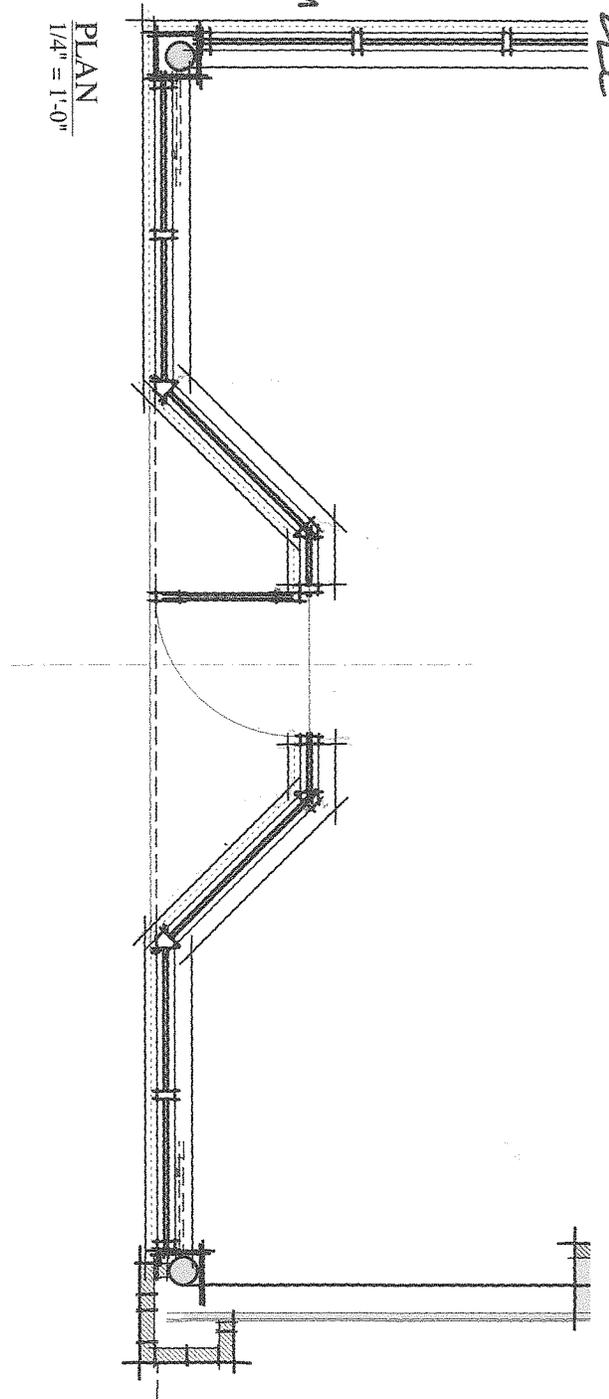
RECEIVED  
JUL 14 2011  
DEPARTMENT OF  
PLANNING & ZONING

**KESWICK**

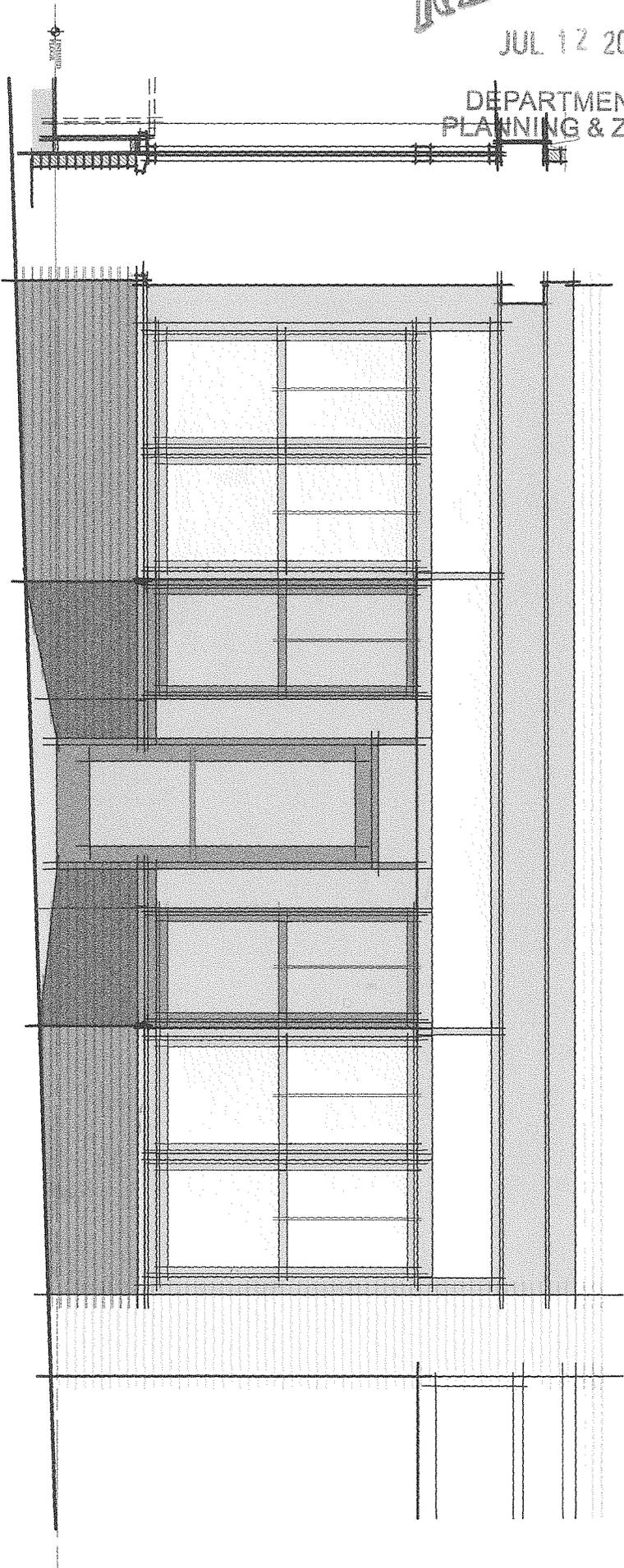
JUL 12 2011

DEPARTMENT OF  
PLANNING & ZONING

31605 T PAVES, LLC  
110 MAIN  
05401  
Deire Farrington  
802-316-6452  
nick.burk@ced.com

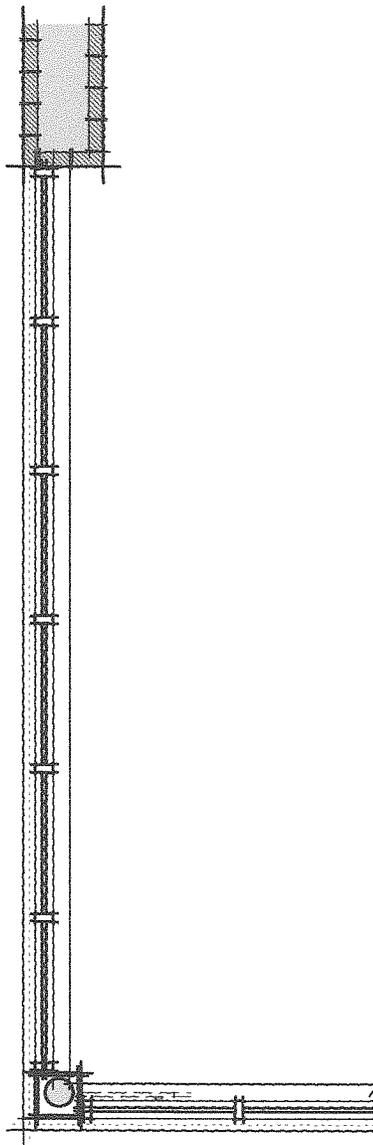


PLAN  
1/4" = 1'-0"



NORTH ELEVATION [COLLEGE STREET]  
1/4" = 1'-0"

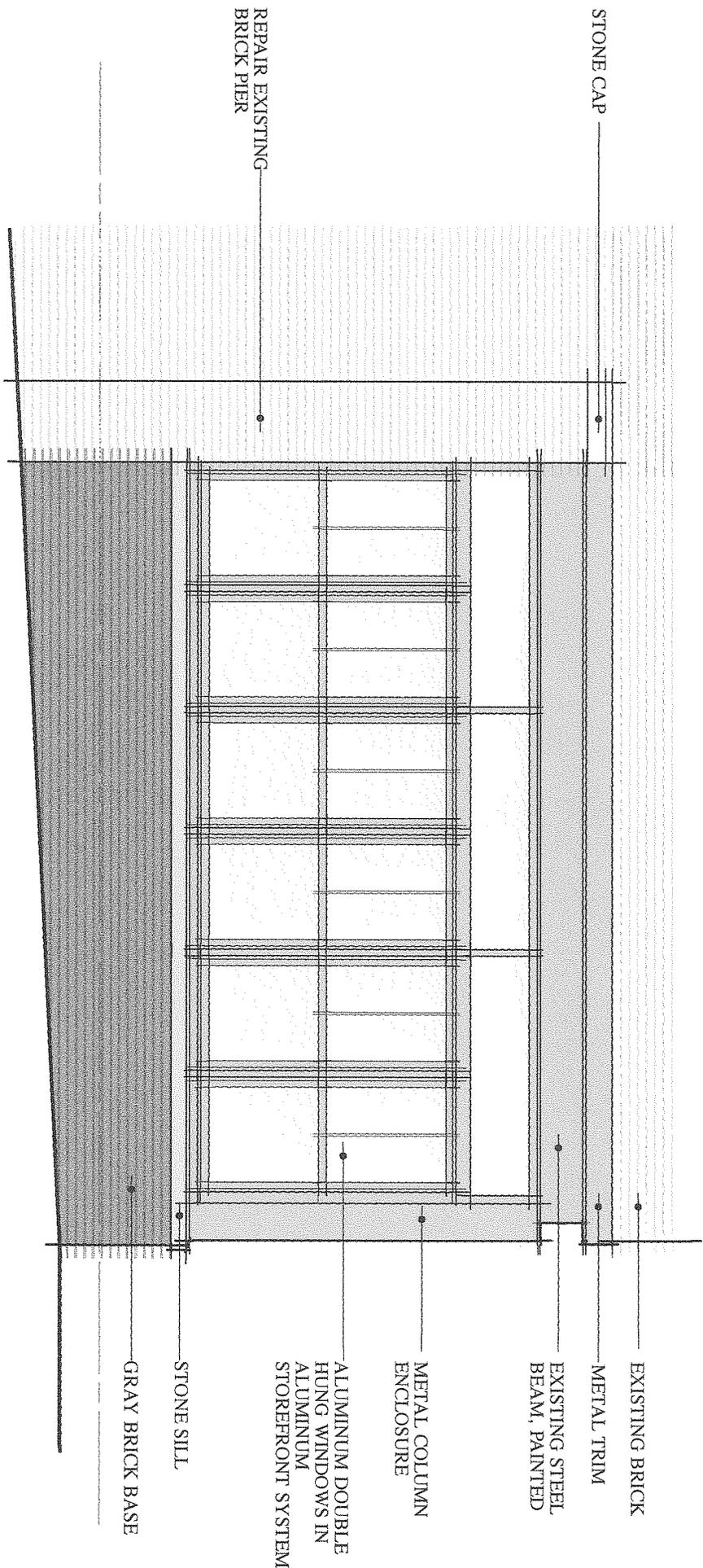
217 COLLEGE STREET  
BURLINGTON, VT



RECEIVED

JUL 14 2011

DEPARTMENT OF  
PLANNING & ZONING



STONE CAP

REPAIR EXISTING  
BRICK PIER

EXISTING BRICK

METAL TRIM

EXISTING STEEL  
BEAM, PAINTED

METAL COLUMN  
ENCLOSURE

ALUMINUM DOUBLE  
HUNG WINDOWS IN  
ALUMINUM  
STOREFRONT SYSTEM

STONE SILL

GRAY BRICK BASE

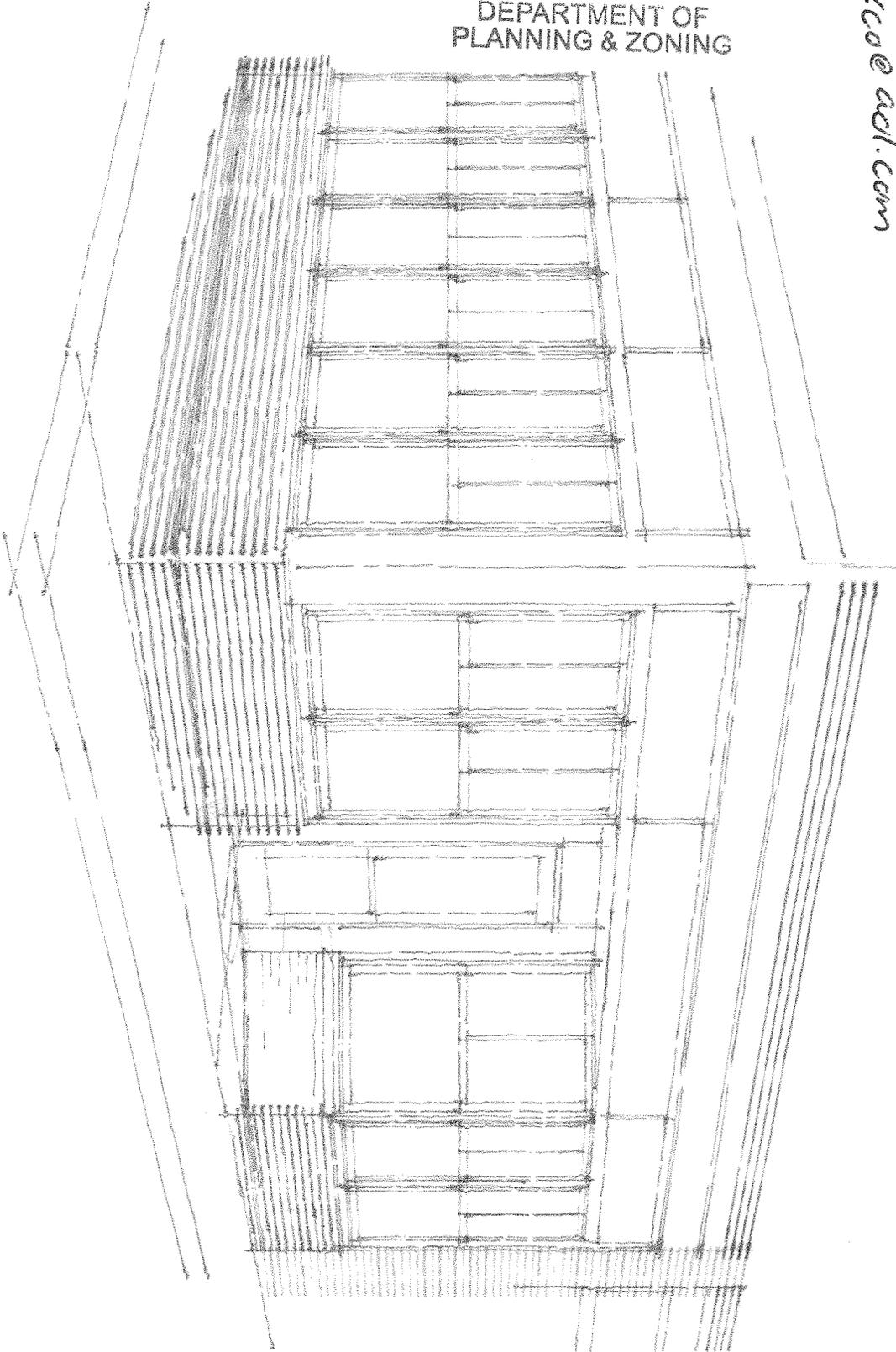
EAST ELEVATION [SOUTH WINOOSKI AVE]  
SCALE: 1/4" = 1'-0"

217 COLLEGE STREET  
BURLINGTON, VERMONT

RECEIVED

JUL 12 2011

DEPARTMENT OF  
PLANNING & ZONING



STICKS T STICKS, LLC  
110 MAIN STREET  
05401

Dave Farrington  
802-316-6452  
hickboxco@aol.com

217 COLLEGE ST.  
BRUNSWICK - VT

STICKS AND BRICKS , LLC  
110 MAIN STREET  
BURLINGTON - VERMONT  
05401

RECEIVED

JUL 12 2011

DEPARTMENT OF  
PLANNING & ZONING

*Ken Cannon*  
*COPY*

08 JULY 2011

CITY OF BURLINGTON  
PLANNING & ZONING OFFICE  
ATTN: MARY O'NEIL  
RE: 217 COLLEGE STREET (FORMER H&R BLOCK SPACE)

MS. O'NEIL :

PLEASE REVIEW THE ATTACHED ZONING PERMIT APPLICATION AND SKETCHES  
(COLLEGE STREET ELEVATION AND CORNER PERSPECTIVE VIEW) OF PROPOSED  
RENOVATIONS TO THE STOREFRONT FAÇADE OF 217 COLLEGE STREET

PREVIOUSLY THE STOREFRONT WAS COMPRISED OF A PAINTED PLYWOOD KNEEWALL  
APPROX. 2'-3' HIGH (VARIED DUE TO SIDEWALK PITCH) WITH AN ALUMINUM FRAMED  
PLATE GLASS WINDOW (APPROX. 7' TALL) AND A PAINTED BLACK ALUMINUM  
TRANSITION SIDING COVERING THE FRAMING AND SOME STRUCTURAL STEEL BEAMS

WE PROPOSE TO REMOVE THE TRANSITION SIDING AND PLATE GLASS WINDOW  
ASSEMBLY AND REPLACE IT WITH A COMPONENT MODULAR ALUMINUM FRAME AND  
GLAZING UNITS (BRONZE COLORED) AND INSTALL BRICK WHERE THE PAINTED  
PLYWOOD INFILLS FROM THE SILL TO THE FOUNDATION

THE STRUCTURAL STEEL BEAMS WILL REMAIN EXPOSED AND PAINTED - THE NEW  
STOREFRONT WILL BE POSITIONED DIRECTLY UNDER THE STEEL BEAMS AND ATTACH  
TO THE KNEEWALL AT A NEW SILL CAPPING THE BRICK FACING

THE POSITION OF THE ENTRY DOOR & ALCOVE WILL REMAIN 'AS-IS' BUT BE OF NEW  
MATERIALS TO MATCH THE PROPOSED WINDOW WALL SYSTEM

PLEASE REVIEW AND CONTACT ME AS TO THE NEXT STEPS WE NEED TO TAKE IN THIS  
PROCESS

THANK YOU, *DCF2*  
DAVE FARRINGTON FOR  
STICKS AND BRICKS, LLC

CELL: 802-316-6452  
E: BRICKBOXCO@AOL.COM



# FG-451T

## STOREFRONT - THERMAL 1" GLAZING

### FEATURES:

- 4-1/2" deep with 2" sightline
- Center glazing applications
- Flush glazed from either the inside or outside
- Screw Spline or Shear Block assembly
- Fully debridged thermal break option
- Infill options of 1/4", 1/2" and 1"
- Available in anodized or painted finishes
- High performance flashing and receptors with corners and high base sills also available



### TEST DATA:

All testing conducted by a recognized independent testing laboratory as approved by the American Architectural Manufacturer's Association and as CERTIFIED by AAMA in testing and production. Complete test report available upon request.

Design Pressure

Positive 50  
Negative 50

Water Test Pressure

15.00 PSF

Air Infiltration (@ 1.57 PSF)  
(@ 6.24 PSF)

0.01 cfm/ft<sup>2</sup>  
0.03 cfm/ft<sup>2</sup>

Test results are based on independent laboratory testing of sizes prescribed by the corresponding AAMA test procedures. Actual field conditions, locations or variations in window size may introduce some deviation between these results and actual installed performance.

Customization and alternate details can be provided to fit your specific needs.

Speak to your NORTHERN sales engineer for further information.

NORTHERN ARCHITECTURAL SYSTEMS

125 Belzano Drive, Johnstown, NY 12095 • 111 Central Avenue, Peterboro, NJ 07608

P: (518) 773-5109 F: (518) 773-5130 • P: (201) 943-6400 F: (201) 943-1282

[www.NorthernArchitecturalSystems.com](http://www.NorthernArchitecturalSystems.com)

RECEIVED

JUN 14 2011  
DEPARTMENT OF  
PLANNING & ZONING

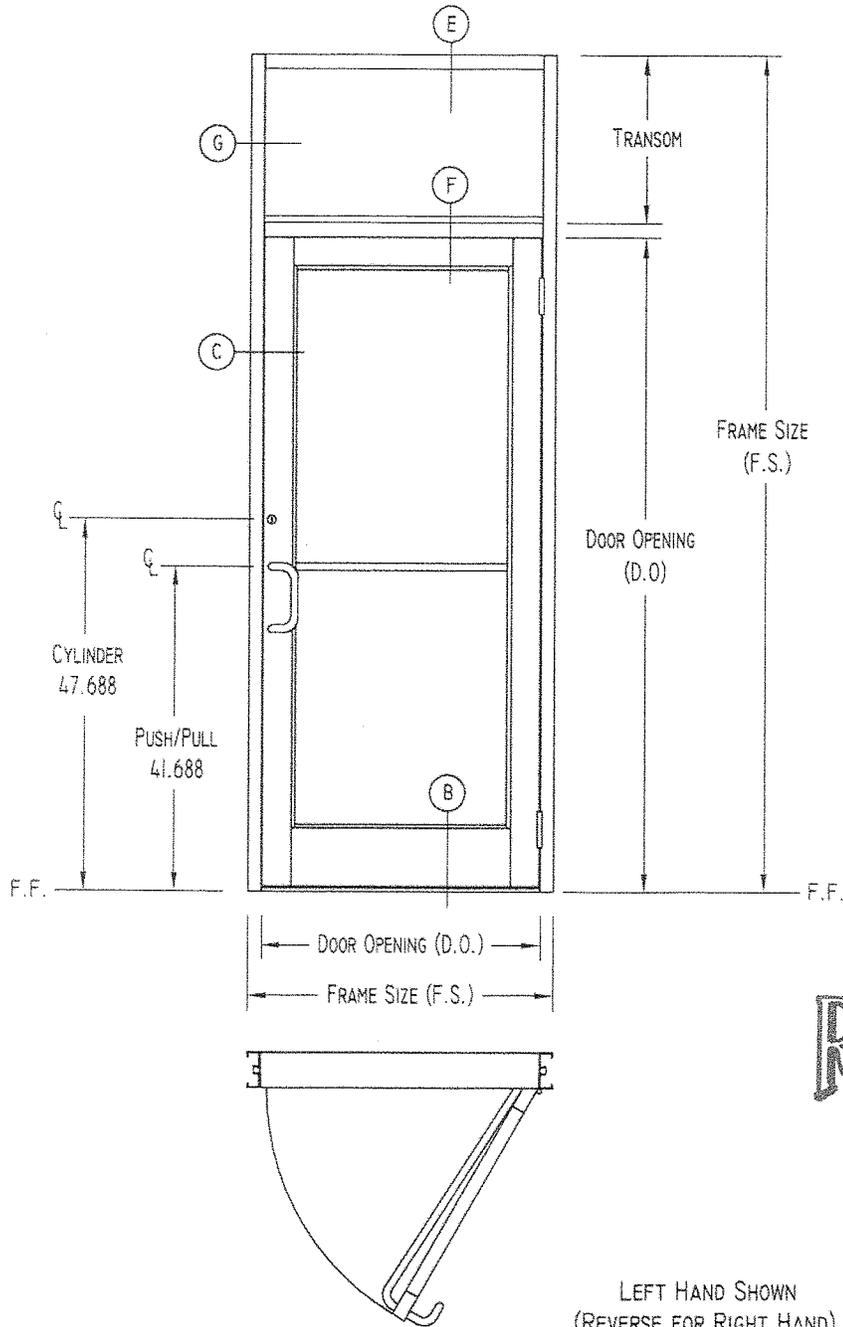


**NORTHERN**  
ARCHITECTURAL SYSTEMS

**SB-200 Series**

**MEDIUM STILE - SINGLE (Transom)**

**ENTRANCE ELEVATION**



**RECEIVED**

JUL 14 2011

DEPARTMENT OF  
PLANNING & ZONING

LEFT HAND SHOWN  
(REVERSE FOR RIGHT HAND)

NORTHERN ARCHITECTURAL SYSTEMS

125 Balzano Road, Johnstown, NY 12095 • 111 Central Avenue, Teterboro, NJ 07608

P: (518) 773-5109 F: (518) 773-5130 • P: (201) 943-6400 F: (201) 943-1282

[www.NorthernArchitecturalSystems.com](http://www.NorthernArchitecturalSystems.com)