DESIGN ADVISORY BOARD
Tuesday April 12, 2022 3:00 PM

Minutes

Present: Matt Bushey (Chair), Ron Wanamaker (Vice Chair), Jay White, Emily Morse, Kathleen Ryan (alternate)
Absent: None
Staff present: Mary O’Neil, Scott Gustin
Guests: Ann Vivian, GVV Architects
Eric Stefaniak, Acme Glass
Sean Sweeney, Able Paint and Glass
Noah Boetsma and April Bolin, Windows and Doors by Brownell
Sharon Bushor, former City Councilor for Ward I

Agenda

Session I – 3:00 PM – 3:30 PM
ZP-21-810; 175-177 South Union Street (RH, Ward 6S) Njama Braasch / Ruth Latshaw
Rehabilitation after fire damage; converting from 2 family to 1 family (Mary O’Neil, Project Manager)
Motion by Jay White: I move we approve the application as proposed, with the following conditions:
  1. Simulated divided lights added to south facing windows in the historic block;
  2. The chimney on the south ell of the main façade shall be retained.
2nd: Emily Morse
Vote: 5-0
Motion carries.

Session II – 3:45-4:30 PM
DAB - Windows discussion
Present: Eric Stefaniak (Acme Paint and Glass); Sean Sweeney (Able Paint and Glass); Noah Boetsma and April Bolin (Windows and Doors by Brownell); Sharon Bushor (former City Councilor); Also online: Matthew ?,

Discussion resumed by Mary O’Neil; Noah and April from Windows and Doors by Brownell were invited to show their product samples and discuss details and construction techniques. There was very broad discussion about what are important considerations for window

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).
replacement with historic structures (character, appearance, detailing, dimensional standards of rail, stile, etc, thermal qualities, operability, life expectancy, glass weight, paint acceptance, glazing.) The question of specifying materials came up, with a general reluctance to limit materials if the dimensional standards and aesthetic match the existing historic window. There was a discussion of butt joint joinery versus mitered corners, and the value of construction technique to preserving visual qualities of historic windows. Jay asked for “crispness” in detailing, which staff determined to be difficult to define and regulate.

Sean from Able brought up affordability, which would open the breadth of possibility for window replacement options. The Board discussed construction techniques vs craftsmanship.

Matt prefers the option to craft the policy as applicable to properties listed on the state or National Register alone, rather than those eligible. Scott Gustin said that would require a zoning ordinance change, as the language is within the CDO.

After much discussion and question/answer period with the group, the assembled group discussed the draft policy language presented by staff. The word “extreme” is recommended for omission relative to the threshold of failure. The conversation will continue at the next warned meeting to potentially create a policy relative to window replacement.

I. Adjournment 5:25 PM.