



City of
Burlington, Vermont
645 Pine Street

Zoning Permit – Reasons for Denial

ZPW #: 23-18

Tax ID: 044-4-054-000

Issue Date: March 27, 2023

Decision: Denied

Property Address: 71-73 Peru Street

Description: Replace four wood windows with vinyl casement windows.

Reasons for Denial:

The subject property is historically significant and is included in the Vermont State Register of Historic Places. The standards of Sec. 5.4.8, *Historic Buildings and Sites*, apply to this application. The applicable standards and guidelines of this section call for repair and retention of significant materials rather than replacement. Where replacement is necessary, the standards call for retention of design, color, texture, and materials where possible.

The existing windows are wooden. While they are themselves replacement windows, they are wooden windows that were allowed as replacements of the original wood windows. They are true double-hung units with exterior muntins simulating divided lites. They essentially retain the materials and features of the originals. The proposed replacement windows in this application are simulated double-hung units constructed of vinyl and contain dividing bars and grilles to simulate the appearance of the current 2-over-2 double hung units.

There is well established precedent that allows replacement of wooden windows in historic buildings with clad wooden windows and, more recently, with fiberglass. The proposed vinyl replacements fail to comply with the applicable standards of Sec. 5.4.8 and cannot be approved.

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board within 15 days after the decision date per Sec. 12.2.2, *Appeals of Administrative Officer Decisions*.

Appeals may be filed online at burlingtonvt.viewpointcloud.com/categories/1098 or in-person at 645 Pine Street, Burlington, Vermont. <https://www.burlingtonvt.gov/DPI/Appealing-a-Zoning-Decision>