

Department of Planning and Zoning

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TO: Design Advisory Board
FROM: Scott Gustin
DATE: October 13, 2015
RE: 16-0385CA, 33 Rose Street

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Zone: RM Ward: 3C
Owner/Representative: Amanda Dwelley

Request: Install fence on south side of dwelling and replace seven 2nd story windows.

OVERVIEW:

The applicant is seeking approval to install seven replacement windows in the 2nd story of her home. A fence is also proposed and is acceptable. The focus of this review is the windows and the applicability of Sec. 5.4.8, *Historic Buildings and Sites*. This application is administrative; however, a recommendation by the Design Advisory Board is sought.

The applicant is looking to replace the existing wooden windows with vinyl windows. Existing windows are double-hung units, and the replacement windows would be double hung and simulated double hung casement units. At the time of application, it was unclear whether the structure was included in the Vermont Historic Sites & Structures survey. As noted below, the individual listing for this home within the survey has since been located. The building was surveyed in 1994 and found to be significant. Under the provisions of Sec. 5.4.8, specifically relative to materials retention, wooden or clad wooden replacement windows are the standard. The list of examples is long. Below are some properties included on the Vermont Historic Sites & Structures survey with replacement wooden or clad wooden windows within the past 12 months.

- 120 North Street
- 61 Mansfield Avenue
- 92 Brookes Avenue
- 143 South Willard Street
- 45 Lakeview Terrace

ARTICLE 5: CITYWIDE GENERAL STANDARDS

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 building at 33 Rose Street was constructed prior to 1889 and is included in the Vermont Historic Sites & Structures survey as a building of state significance. Therefore, the standards of Sec. 5.4.8 apply.

(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 building at 33 Rose Street was obviously constructed as a residence. It will continue to be used as such.

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 home at 33 Rose Street, a sidehall plan in the Burlington vernacular, continues to embody distinctive characteristics such as the redstone foundation, slate roof, central chimney, massing, and scale. These features relate to particular construction materials, forms, and styles associated with residential construction in Burlington in the 19th century. Much of the historic character of the home remains in spite of alterations (aluminum siding, bay front window, and columned front entry) that have taken place. As proposed, however, the vinyl windows would be one more incremental step towards loss of this historic character. Removal of the wooden windows and replacement with vinyl units would be inconsistent with this standard.

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 alterations are proposed. There is no attempt to fabricate faux historic elements.

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

No such changes are included in this proposal.

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

Wooden windows, characteristic of homes built in the 19th century, are to be removed and replaced with vinyl units. Removal of this characteristic material is inconsistent with this standard and with long-standing precedent for replacement windows.

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 application materials make no mention of deterioration of the existing window units. It is unclear whether the replacement windows are proposed due to the condition of the existing windows and/or for meeting current egress standards. In either case, precedent for replacing windows under the standards of Sec. 5.4.8 calls for wooden or clad wooden replacement windows. Casement windows are to be simulated double-hung units. The proposed removal of wooden windows and replacement with vinyl units is inconsistent with this standard and with precedent.

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.*
No such treatment is included in this proposal.
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
There are no known archeological resources on the property.
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 vinyl windows would result in the loss of wooden window materials. As such, the proposed work would continue to erode the historic integrity of the home at 33 Rose Street. The replacement of wooden windows with vinyl windows runs contrary to this criterion.
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.*
See #9 above.

RECOMMENDED MOTION:

Denial of the proposed vinyl windows. Wooden or clad wooden replacement window units would be acceptable.