MEMORANDUM

To: Design Advisory Board  
From: Scott Gustin  
Re: 352 South Winooski Avenue  
Date: April 26, 2022

File: ZP-22-106  
Location: 352 South Winooski Avenue  
Zone: RM Ward: 6S  
Parking District: Neighborhood  
Date application accepted: February 22, 2022, Complete March 7, 2022  
Applicant/Owner: Lewis Creek Builders / Joel & Wendy Hakken  
Request: Home renovations and window replacement

Overview:
The applicant is seeking approval to install replacement windows throughout the historic single family home. Some other relatively minor work is proposed on the rear porch and deck. The building is included in the Vermont state historic register.

The focus of this Design Advisory Board review is the proposed replacement windows. The existing wooden windows are to be replaced with windows consisting of clad wood and vinyl structure. The sashes are clad wooden units, and the head is also clad wood. The sill is constructed of vinyl but clad on the exterior like the rest of the window components.

There is precedent dating to 2007 to allow replacement of wooden windows in historic buildings with clad wooden replacement units with simulated divided lights to match the original window appearance. DAB review is requested on this application because the proposed replacement windows are not fully wooden units.

The DAB initially reviewed this application March 15, 2022. The Board found that the lack of wooden material in the sill was not necessarily problematic. Rather, the Board found that the proposed profile and detailing of the replacement units, the sills in particular, were inadequate. The Board tabled the application to allow the applicant time to develop an acceptable sill detail for the replacement window units.

Article 5: Citywide General Regulations  
Part 4: Special Use Regulations  
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.

The residence at 352 South Winooski Ave dates to 1927 and is included in the Vermont historic register.

(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.

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 existing windows are wooden double-hung units with basic but pronounced exterior framing details. The proposed replacement windows are clad wooden units with extruded sills. Muntin patterns will match the existing windows.

The applicant has provided sill and head details for installation of the proposed replacement windows. Exterior wood window casings will match the existing, and the proposed sills will be built out with wooden detail to match the existing. The proposed detailing associated with the replacement windows closely matches the existing conditions and appears to be acceptable.
RECOMMENDED MOTION:

Approval of the proposed replacement windows contingent on installation details as depicted in the revised project plans.