

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
<http://www.burlingtonvt.gov/pz>  
Telephone: (802) 865-7188  
(802) 865-7195 (FAX)

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



### MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Senior Planner  
**RE:** ZP 15-0254CA; 434-436 South Winooski Avenue  
**Date:** September 23, 2014

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**File:** ZP 15-0254CA

**Location:** 434-436 South Winooski Avenue

**Zone:** RM **Ward:** 6

**Date application accepted:** August 21, 2014

**Applicant/ Owner:** Nathaniel Plasha/Avery Rifkin

**Request:** Rebuild rear 2 story porch; add new bark shingle siding and timber frame detailing; bring second story knee wall up to safety standards.

#### **Background:**

- **Zoning Permit 13-0702CA;** Repair and replace front two story porch. New decking, footings, ceilings, trim, posts and railings. January 2013.
- **Zoning Permit 98-108;** construction of three dormers, on either side of the roof of the existing duplex. Expansion represents expanded living space for the second floor unit. All materials to match existing. September 9, 2007.
- **Zoning Permit 86-045;** Finish off third floor attic to create a studio. Conditions of this permit are: No exterior modifications, for owner's personal use only, not established as a home occupation. March 1986.
- **Zoning Permit;** erect a 4' x 30' wire fence on the rear of the property line; erect a 4' x 15' wood picket fence between the garage and the porch. June 1978.

**Overview:** 434-436 South Winooski Avenue is a 1924 Colonial Revival residential duplex listed on the Vermont State Register of Historic Resources. The applicant proposes rebuilding the rear integral 2 story porch with a timber frame, wood bark sheathed replacement.

#### **PART 1: LAND DIVISION DESIGN STANDARDS**

Not applicable.

## **PART 2: SITE PLAN DESIGN STANDARDS**

### **(d) Protection of Important Cultural Resources:**

*Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites 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(b).*

See Section 5.4.8, below.

## **PART 3: ARCHITECTURAL DESIGN STANDARDS**

### **Sec. 6.3.2 Review Standards**

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

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

No change to the massing, height or scale of the building is proposed. Not applicable.

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

The main house displays a jerkinhead roof; the rear porch a low pitched modified hip. Neither is proposed for alteration.

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

The open corner porch is proposed to be retained.

#### **(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.*

See Section 5.4.8, below.

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

There are no protected public views from the site. Not applicable.

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

As this is a rear porch, its visibility from the public street is limited. Not applicable.

**(e) Quality of materials:**

The applicant proposes hemlock timber frame construction, Douglas Fir beadboard ceiling and poplar bark shingles. Both are traditional materials, although the durability of the proposed sheathing is unknown in this climate.

**(f) Reduce energy utilization:**

Not applicable.

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

Not applicable.

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

No machinery, rooftop equipment, mailboxes, utility connections, HVAC installation, or other similar infrastructure are proposed with the porch replacement. Not applicable.

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

The application includes the specific intent to raise the barrier wall to meet current code requirements.

**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.*

434-436 South Winooski Avenue is listed on the Vermont State Register of Historic Places.

*(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.*

*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.*

No change in use. The building continues to be residential.

*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.*

Although the porch is proposed to be reconstructed in the same location, the finishes, detailing, and materials will alter the historic character of the feature. As a whole, the Colonial Revival style refers to the re-emerging interest in the early English and Dutch houses common to New England and along the eastern coast. The wood shingle/wood clapboard material combination is one of the most recognizable characteristics of these structures. The existing porch at 434-436 South Winooski Avenue remains clearly integral to the structure, finished in a manner characteristic of the Colonial Revival dwelling (shingles on the 2<sup>nd</sup> floor walls and barrier wall; clapboard on the first floor.) The proposed is to introduce an admittedly rustic vocabulary, with projecting timber supports and rough bark shingles. The projecting roof supports, identified first with Pueblo Revival as vigas and then more stylized with Craftsman style structures, are incongruous in this application. Typical to Colonial Revival and this structure, the cornice line would be continuous with fascia and eave wrapping around the corner with minor molding detailing; not with projecting wood supports as proposed.

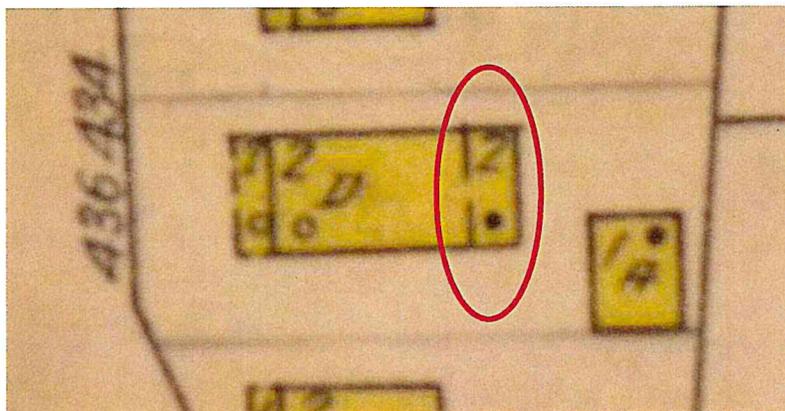
As is evident here and typical to the style, the barrier wall has a slight cant at floor level, with a weep hole to provide an area for rain/snow melt. The stylistic planar protrusion does not appear to be proposed for replication.

The material choice of rough bark also is incompatible with the Colonial Revival aesthetic, and more appropriate for other applications.

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.*

The proposed projecting timber supports are not from this architectural vocabulary or period of historic development; therefore inappropriate on this structure. Similarly, rustic bark sheathing is not a sympathetic and compatible application in this setting.

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



1926 Sanborn map, detail

The porches are original to the house, not a later addition.

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

The existing wood clapboard and shingles are distinctive materials and finishes that characterize the property, and should be replicated. Timber roof braces and bark sheathing are not.

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.*

Deteriorated shakes and wood clapboard are easily available to be used as replacement for the existing finishes. The proposed finishes will not match the old in design, texture, or materials, per this standard. There is no documentary or physical evidence that the porch design or materials were similar to what is being proposed.

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.*

Not applicable.

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

Not applicable.

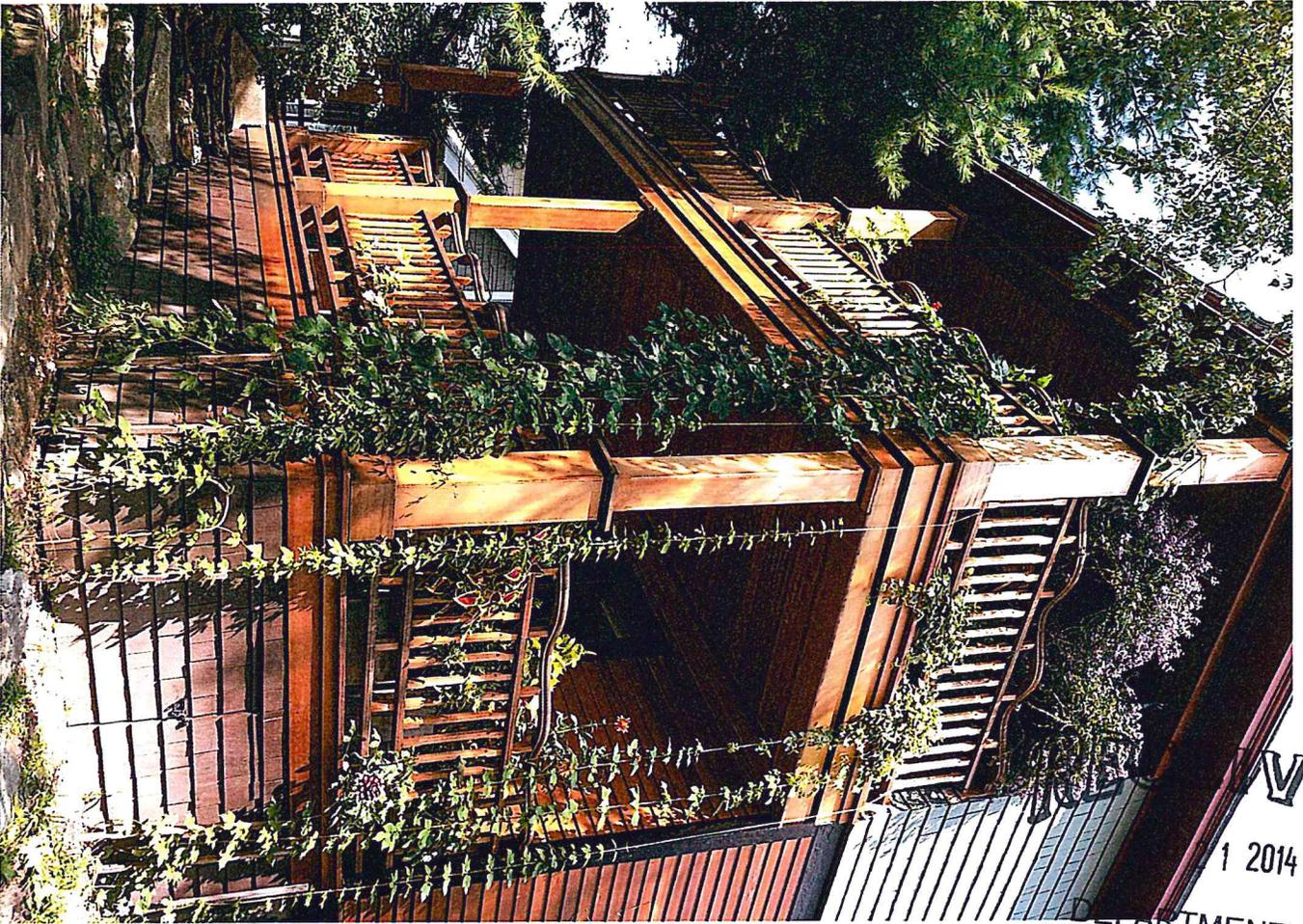
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Although the applicant asserts that the proposal will assure differentiation from the original structure, the plan will also assure the loss of architectural integrity and be incompatible with the historic materials, features, and character of the property.

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.*

Removal of the clapboard/shingles without replacement in kind will alter the essential form and integrity of the rear porch. The installation of projecting timber roof braces, more characteristic of a bungalow or a Prairie style home, will be a structural installation that is unlikely to be considered reversible. As proposed, the porch replacement will alter the essential form and integrity of the historic Colonial Revival rear porch.

**Staff recommendation:** Denial of the porch alteration as proposed. Recommendation is to repair and replace in-kind, matching materials, features, finishes, and construction techniques, with the inclusion of a barrier rail(s) to meet code requirements.



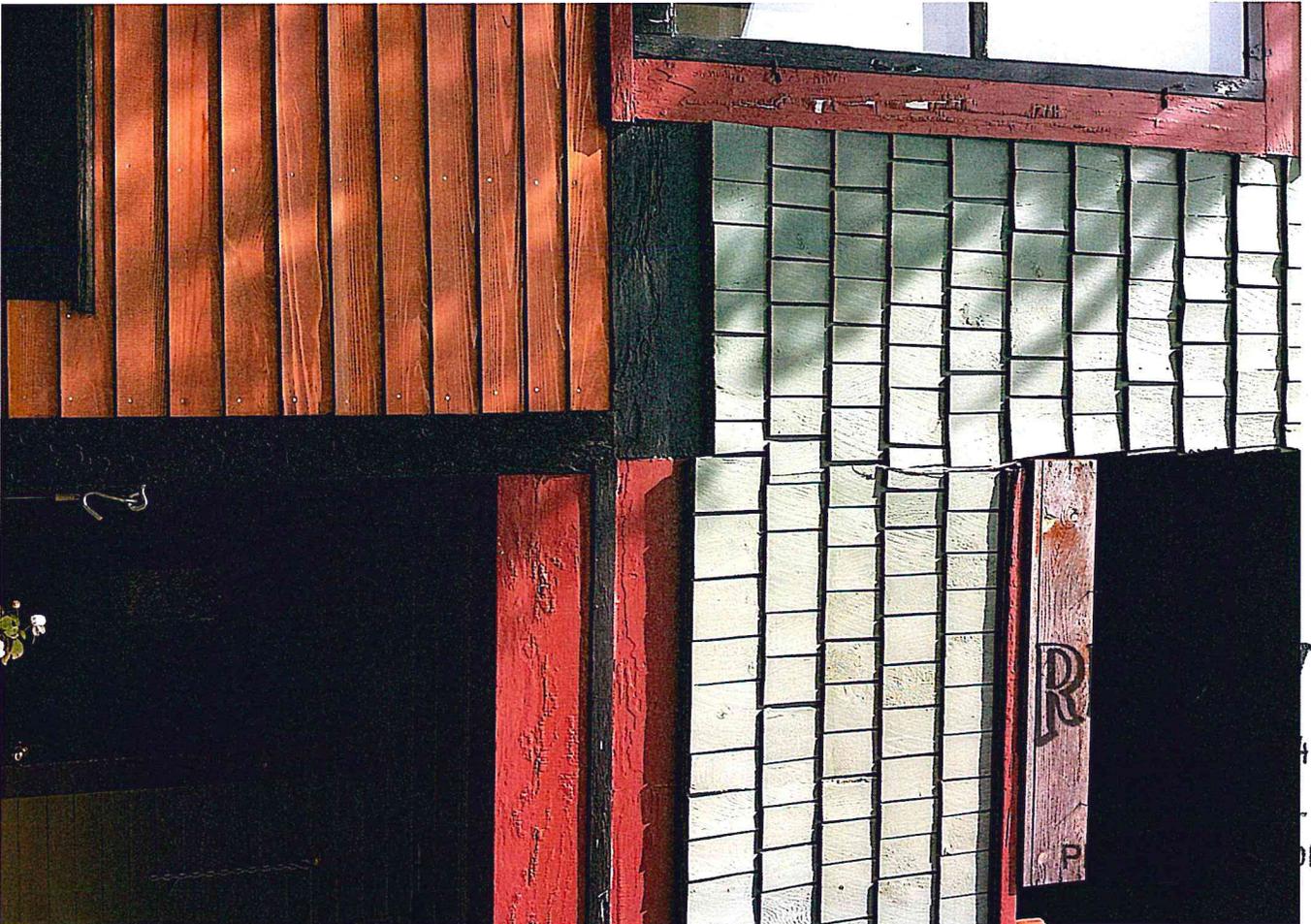
front porch

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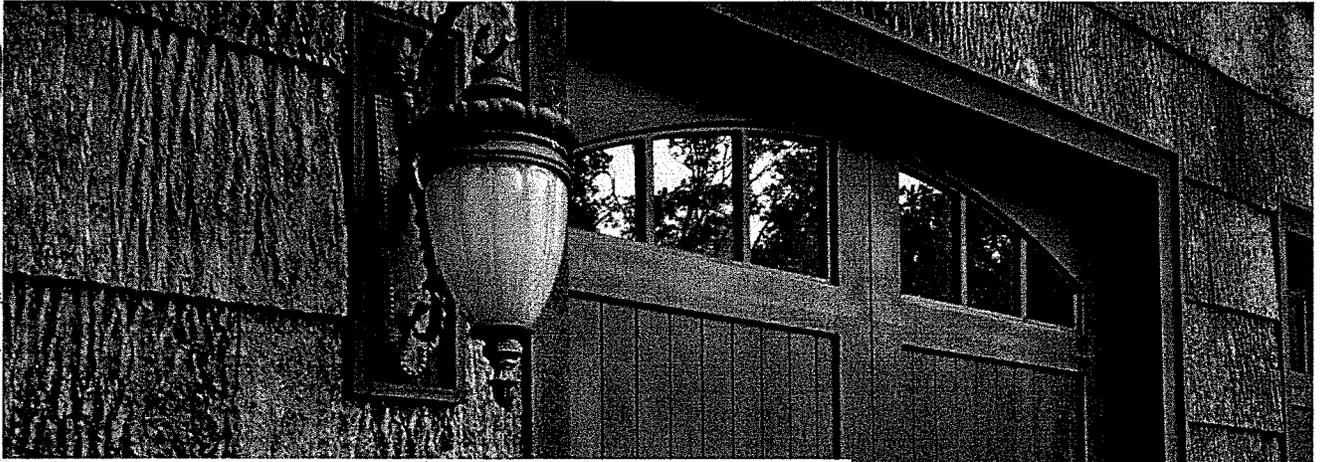


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## Gallery



- **Mouldings & Millwork**



- **Bark Veneer Laminates**



- **Handrail Components**



- **Split Rail Fencing**



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PLANNING & ZONING

To whom it may concern,

I have submitted a proposal, for Planning and Zonings approval, concerning the upstairs/downstairs porches on the rear of 434/436 S Winooski St. The design for the reworking of said porches strays from the dominant language of the original house, and the surrounding homes. Materials are being introduced that have a unique vernacular. Below are a variety of reasons why this design and these material choices are relevant and acceptable.

Physical Characteristics of Structure:

- The main body of the house is know through its roof line and foundation.
- The roof is comprised of a hip-on-gable roof on both the front and rear of the house (also known as a jerkinhead roof). This dominant roof is flanked by hipped roofs also on the front and rear of the house. These secondary roofs parallel each other dimensionally. The front covers a two story porch, recently reconstructed. The rear covers the corner porches as well as a single room upstairs and a single room downstairs.
- The main body of the house sits upon a full story foundation. This foundation does not extend to either the front porches, nor the rear porches/living space.
- The trim-work at the rear of the house shows breaks and inconsistencies as it moves from the main structure (represented by the jerkinhead roof line and full foundation) to the rear structure. These inconsistencies show up in both the eve and the horizontal band that separates the lower clapboards from the upper cedar shingles.
- See attached photos.

I would suggest, due to this evidence, that the rear "addition" was not part of the original structure upon construction. Or, that this "addition" was at one time a porch unto itself that was enclosed.

Further Considerations:

- The rear porches under consideration cannot be seen from the street.
- The design for the rear porches is unique, and therefore not attempting to identify with the original. The timber frame creates clear boundaries between 1910 and 2014.
- The design for the back porches is in harmony with the newly constructed front porches. They each convey a refined rustic sensibility.
- See attached photos.

I would be happy to provide further photos and dialogue if that is necessary.

Thanks,

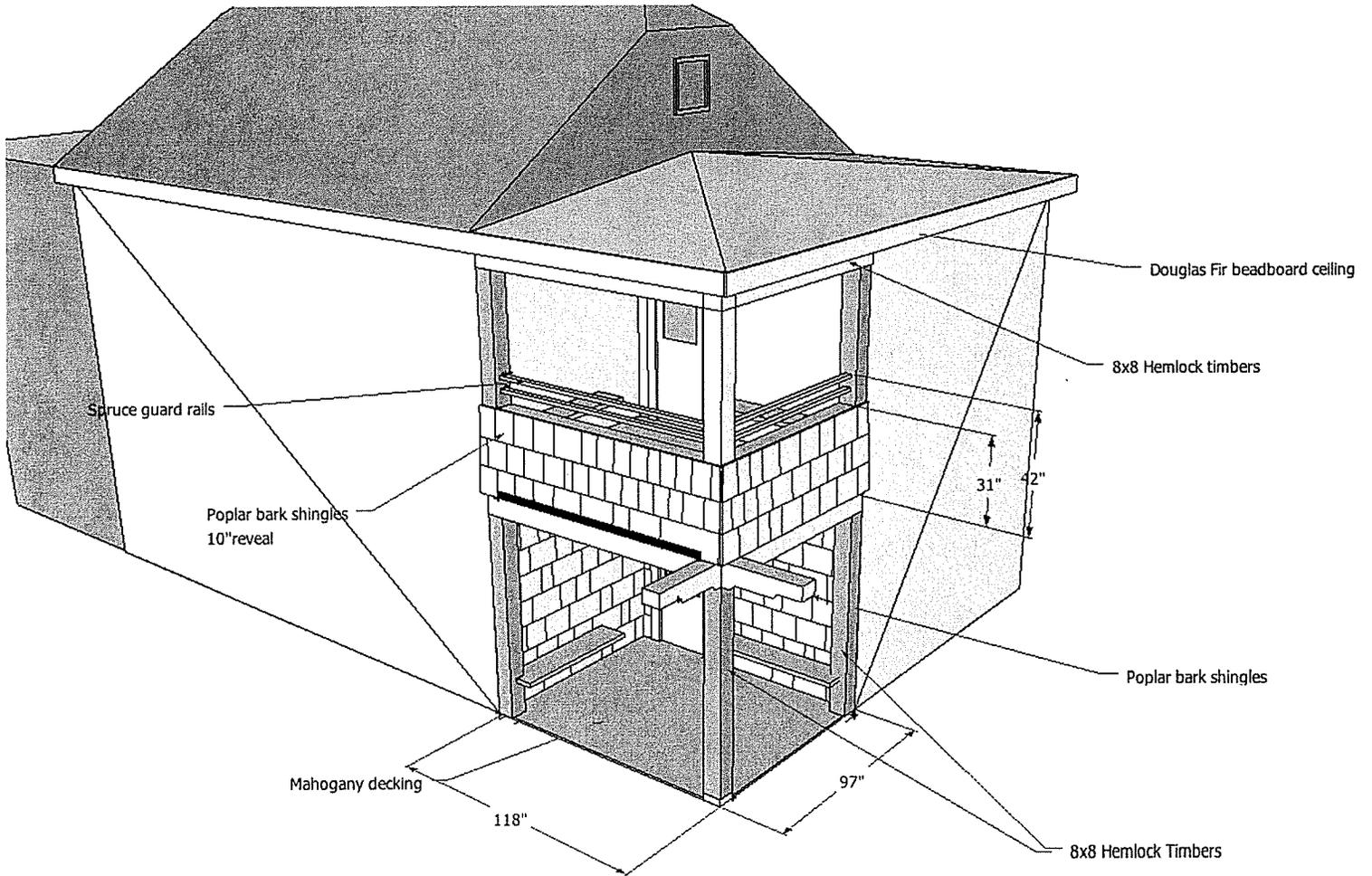
Nathaniel Plasha

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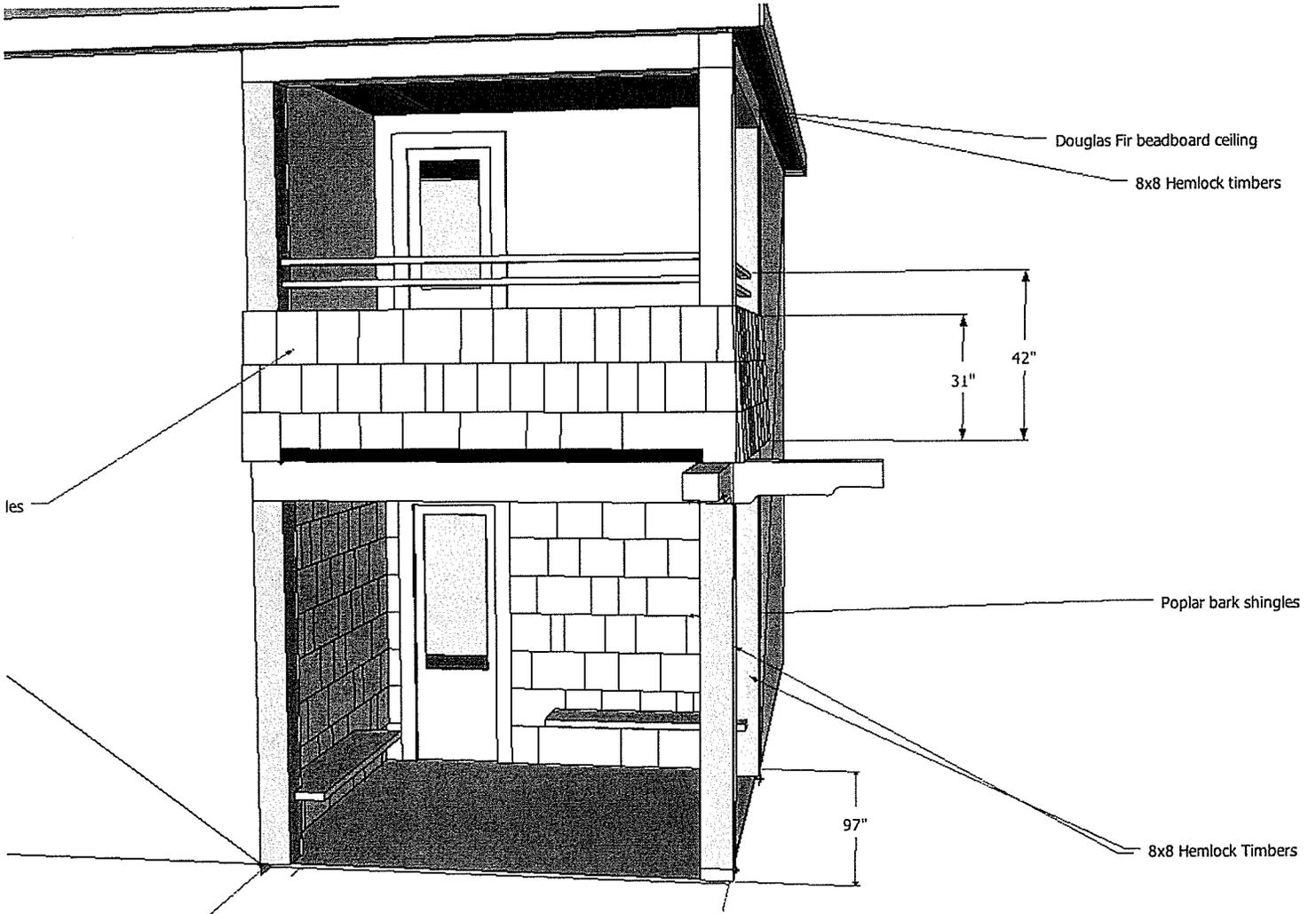
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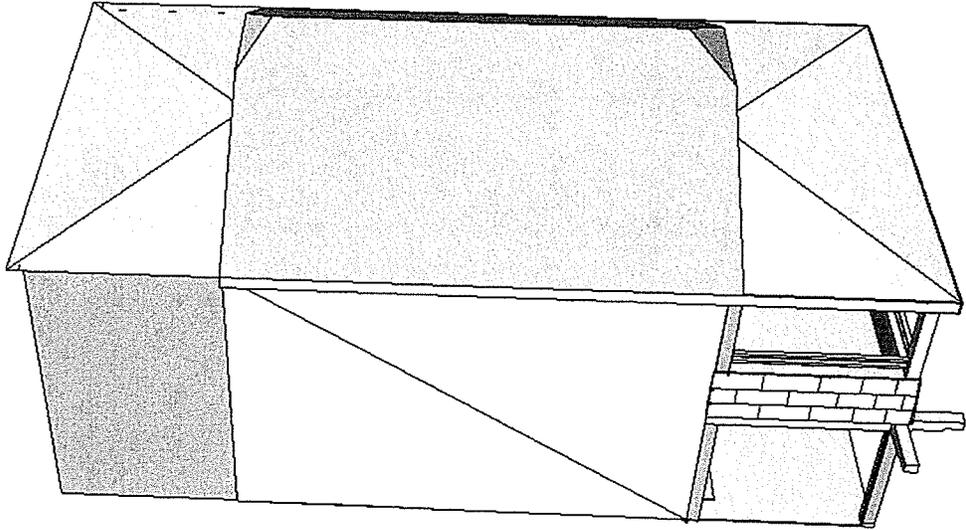
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STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER: 434-436 So. Winooski
NEGATIVE FILE NUMBER: 77-A-273
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: dwelling
ORIGINAL USE: dwelling
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>
THEME:
STYLE: Colonial-jerkinhead
DATE BUILT: 1924

COUNTY: Chittenden
TOWN: Burlington
LOCATION:
COMMON NAME:
FUNCTIONAL TYPE: dwelling
OWNER: Winston Munson
ADDRESS: Thayers Bch. R.F.D. 3 Holy Cross Rd., Winooski, Vt.
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone  Brick  Concrete  Concrete Block
- Wall Structure
  - Wood Frame: Post & Beam  Balloon
  - Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block
  - Iron  d. Steel  e. Other:
- Wall Covering: Clapboard  Board & Batten  Wood Shingle   
 Shiplap  Novelty  Stucco  Sheet Metal  Aluminum   
 Asphalt Shingle  Brick Veneer  Stone Veneer   
 Bonding Pattern: Other:
- Roof Structure
  - Truss: Wood  Iron  Steel  Concrete
  - Other:
- Roof Covering: Slate  Wood Shingle  Asphalt Shingle   
 Sheet Metal  Built Up  Rolled  Tile  Other:
- Engineering Structure:
- Other:

Appendages: Porches  Towers  Cupolas  Dormers  Chimneys   
 Sheds  Ells  Wings  Other:

Roof Style: Gable  Hip  Shed  Flat  Mansard  Gambrel   
 Jerkinhead  Saw Tooth  With Monitor  With Bellcast   
 With Parapet  With False Front  Other:

Number of Stories: 2 1/2  
 Number of Bays: 2 x 6  
 Entrance Location: 2 left side  
 Approximate Dimensions:

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Alteration <input type="checkbox"/> Other:
--

LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed Other:
---

**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Massing - large rectangular block with front jerkin orientation. 2 story facade veranda. Slight bay projection on south wall.

Fenestration - 1/1 sash, paired on facade.

Entrances - 3/4 glazed doors.

Cornice - boxed cornice.

Clapboard 1st story shingled 2nd. 2 story rear porch.

**RELATED STRUCTURES:**

2 car garage with jerkinhead.

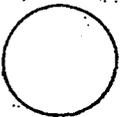
**STATEMENT OF SIGNIFICANCE:**

This Colonial Revival duplex is distinguished by its jerkinhead roof. The land was purchased by Alfred S. Killary in 1924 and he is listed as occupying one of the duplexes in 1924. The structure is very similar to 410-412 So. Winoski Ave. which was built in 1919 by Alfred's brother and father Charles and John.

**REFERENCES:**

Sanborns, directories

**MAP: (Indicate North In Circle)**



**SURROUNDING ENVIRONMENT:**

Open Land  Woodland   
Scattered Buildings   
Moderately Built Up   
Densely Built Up   
Residential  Commercial   
Agricultural  Industrial   
Other:

**RECORDED BY:**

Clark Schoettle

**ORGANIZATION:**

VT Division for Historic Preservation

**DATE RECORDED:**

8/25/77