

**ZONING REQUEST DENIAL  
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont  
Department of Planning and Zoning

Application Date: 06/14/2016

Appeal Expiration Date: 10/28/2016

**Project Location: 112 CHURCH STREET**

District: D

Owner: Jeffrey S. Berger

Ward: 3C

Address: 7 SURF ROAD  
BURLINGTON VT 05408

Tax ID: 049-3-131-000

Project Type: Residential - Renovation/Facade

Project Description: Replace windows.

Construction Cost:	\$750	Lot Size (Sq Ft):	1,625
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 16-1441CA

Decision By: Administrative

Level of Review: 1

Decision: Denied

See Reasons for Denial

Decision Date: October 13, 2016

Project File: NA

Zoning Administrative Officer

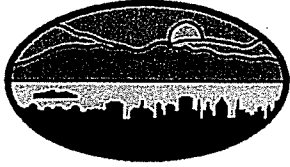
*An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on October 28, 2016.*

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee:	\$80.00	Yes	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Impact Fee:	Not Applicable		

Building Permit Required: **Not Applicable**

Received by: \_\_\_\_\_

Date: \_\_\_\_\_



City of  
Burlington, Vermont  
149 Church Street

## Zoning Permit - COA Level I – Reasons for Denial

ZP #: 16-1441CA

Tax ID: 049-3-131-000

Issue Date: October 13, 2016

Decision: Denied

Property Address: 112 CHURCH STREET

**Description:** Replace windows.

### Reasons for denial:

#### 1. Section 5.4.8 Historic Buildings and Sites

##### Section 5.4.8 (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 subject building, built in 1961, is included in both the National Register of Historic Places (Church Street Historic District) and the Vermont State Register of Historic Places.

**Section 5.4.8 (b) (2)** states *“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.”*

**Section 5.4.8 (b) (5)** states *“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”*

The original four pairs of windows on the second and third floor front façade were louvered jalousies. All but one pair have been replaced with double hung windows, without permits. The subject application is to replace the four pairs of windows with double hung windows. Approval of double hung replacement windows will alter the historic character of the building. **Adverse finding.**

#### 2. Article 6, Part 2: Site Plan Design Standards

##### Section 6.2.2 (d) – Protection of Important Cultural Resources

*Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill... 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 Sec. 5.4.8 above. **Adverse finding.**

#### 3. Article 6, Part 3: Architectural Design Standards

##### Section 6.3.2 (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 Sec. 5.4.8 above. Adverse finding.*

4. The Development Advisory Board met on September 13, 2016 to discuss the proposal. The Board voted 3-1 to recommend denial of the proposed double hung replacement windows, and approval of the project with either casement or awning windows that have dark, horizontal muntins that simulate the appearance of the existing jalousie windows. The applicant has not changed the application to reflect the DAB's window recommendation. The proposed double hung windows do not retain and preserve the historic character of the building.



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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JUN 14 2015

DEPARTMENT OF PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 112 Church St
PROPERTY OWNER\*: E.H BERGER TRUST
APPLICANT: Jeff BERGER
POSTAL ADDRESS: 112 CHURCH ST
CITY, ST, ZIP: Burlington VT
DAY PHONE: 802-578-3957
EMAIL: Jeff.BergerVT@gmail.com
SIGNATURE: [Signature]

Description of Proposed Project: window replacement @ 112 CHURCH ST

Existing Use of Property: [ ] Single Family [ ] Multi Family: # \_\_\_ Units [ ] Other: \_\_\_

Proposed Use of Property: [ ] Single Family [ ] Multi Family: # \_\_\_ Units [ ] Other: \_\_\_

- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes [X] No [ ]
Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes [ ] No [X]
For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes [ ] No [X]
Are you proposing any work within or above the public right of way? Yes [ ] No [X]

Estimated Construction Cost (value)\*: \$ 750 -

(\*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit).

Office Use Only: Zone: D Eligible for Design Review? Y Age of House 106 Lot Size 1625
Type: SN AW FC BA COA 1 [X] COA 2 COA 3 CU MA VR HO SP DT MP
Check No. 1928 Amount Paid 80.00 Zoning Permit # 16-1441CA



Harvey Industries, Inc.  
1400 Main Street, Waltham, MA 02451-1689  
(781) 899-3500 harveybp.com

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SEP 27 2016

Manufacturing  
ACKNOWLEDGEMENT

Williston  
71 Leroy Road  
WILLISTON, VT 05495-5891  
Phone: (802) 660-8111 Fax: (802) 660-4782

DEPARTMENT OF  
PLANNING & ZONING

**BILL TO:**

ABLE PAINT GLASS & FLOORING/MAIN  
683 PINE ST  
BURLINGTON, VT 05401-0000

**SHIP TO:**

ABLE PAINT GLASS & FLOORING/MAIN  
683 PINE ST



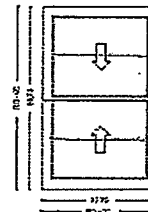
Phone: 802-655-6500 Fax: 8026556908

BURLINGTON VT 05401-0000  
Phone: 802-655-6500 Fax: (802)655-6908

QUOTE NUMBER	CUSTOMER	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
4008787	1051530		6/9/2016	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
SEAN	None	Whse Pickup	WILLISTON VT		
CLERK	JOB NAME	CORDERN			
dgh - Drcw Halko	LIPPAS				

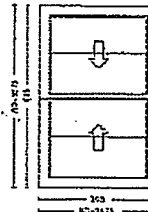
LINE #	DESCRIPTION	QTY
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10000-1 Majesty DH , Unit Size 35.75 x 61.75, RO 36 x 62  
 Unit 1: U-Factor = 0.31, SHGC = 0.27, VT = 0.50, NFRC CPD Number =  
 HII-M-26-00366-00001, Custom / Call Size Option = Custom Size, Replacement  
 Unit 1 Lower Glass, 1 Upper Glass: NFRC CPD Number =  
 HII-M-26-00366-00001  
 Unit 1: Preserve Film Required = No  
 Unit 1 Lower, 1 Upper: Overall Glass Thickness = 11/16", Double Glazed, Low E,  
 Argon Filled, Custom Annealed IG = Yes, IG MFG = CL  
 Natural Pine , Unit Color = Bronze, Jamb Liner Color = Standard-Almond  
 Window Label = Harvey, Single , Coppertone, Routed  
 Half Screen, Fiberglass Mesh, Screen Shipping Separate = No  
 Overall Rough Opening Width = 36, Overall Rough Opening Height = 62  
 Room Location: None Assigned



LINE #	DESCRIPTION	QTY
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11000-1 Majesty DH , Unit Size 36.5 x 62.5, RO 36.75 x 62.75  
 Unit 1: U-Factor = 0.31, SHGC = 0.27, VT = 0.50, NFRC CPD Number =  
 HII-M-26-00366-00001, Custom / Call Size Option = Custom Size, Replacement  
 Unit 1 Lower Glass, 1 Upper Glass: NFRC CPD Number =  
 HII-M-26-00366-00001  
 Unit 1: Preserve Film Required = No  
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 Argon Filled, Custom Annealed IG = Yes, IG MFG = CL  
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 Window Label = Harvey, Double Locks, Coppertone, Routed  
 Half Screen, Fiberglass Mesh, Screen Shipping Separate = No  
 Overall Rough Opening Width = 36.75, Overall Rough Opening Height = 62.75  
 Room Location: None Assigned



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SEAN	None	Whse Pickup	WILLISTON VT		
CLERK	JOB NAME		COUPON		
dgh -Drew Halko	LIPPAS				

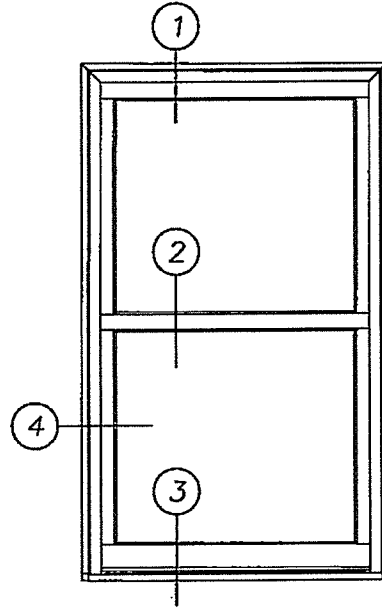
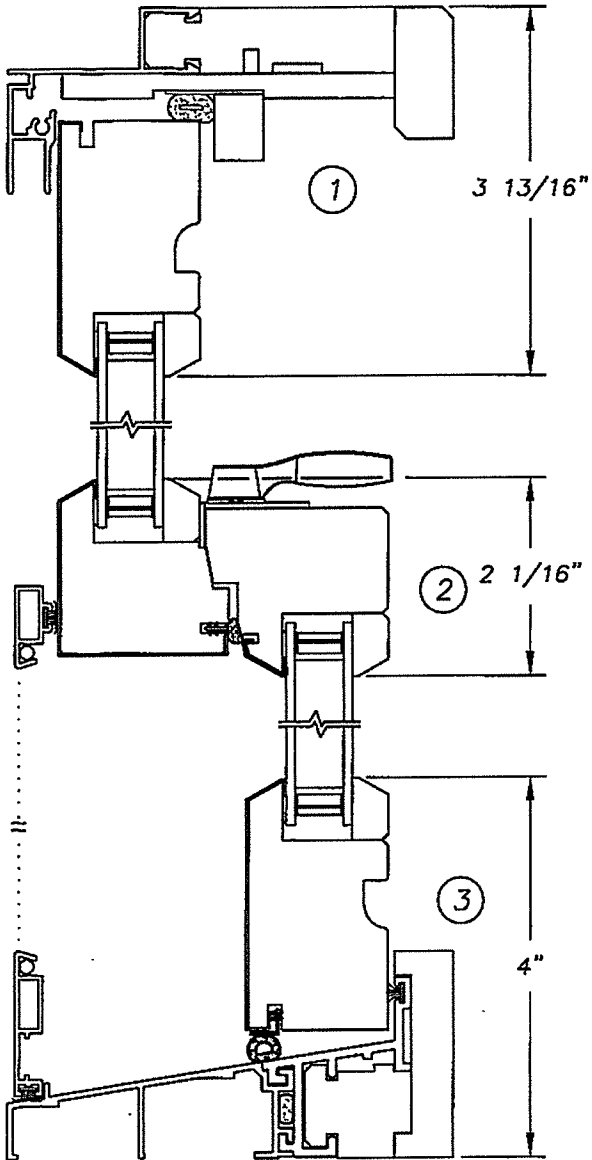
**\*\*Note: Delivery charges may apply and are not included on this quote.**

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. Harvey Industries, Inc., is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 90 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job. If you have any questions, please call your local warehouse.

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**RECEIVED**  
 JUN 14 2016  
 DEPARTMENT OF  
 PLANNING & ZONING

Harvey Building Products  
 Majesty Replacement  
 Double Hung  
 (1/2 Scale)



(1/20)  
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JUN 14 2016

DEPARTMENT OF  
 PLANNING & ZONING

