

MEMORANDUM

To: Development Review Board

From: Christopher Yuen

Date: 05/12/2023

Subject 10 Pearl Street roofing material change- VC District Historic Preservation Review- Alexis Anderson

Issue:

The owner of 10 Pearl Street wishes to replace their slate roof with a tile roof. The LDC does not require a permit for regular repair and maintenance of structures, which generally includes roof replacements. However, 10 Pearl Street is listed or eligible for the State or National Register of Historic Places, and falls within the Village Center Zoning District, where Design Review and Historic Preservation Requirements apply.

Discussion:

Zoning Administrator Christopher Yuen requests that the DRB determine if the change of roofing material is acceptable under Section 603.E.4

Section 604.E: Village Center (VC) District Design Review and Historic Preservation

Design review is required by [DRB] for any proposed construction, reconstruction, demolition or exterior alteration (including a change of color) of any building in the district.

1. Purpose.

The purpose of this section is to protect those buildings listed or eligible for the State or Federal Register of Historic Places while accommodating new and appropriate infill and redevelopment supporting increased density and multi-modal development. ...New buildings and modifications to existing ones shall be subject to design review.

A change of roofing material is a modification and is therefore subject to design review.

2. Applicability:

The historic preservation design standards with respect to alterations, additions or redevelopment of existing historic structures as defined in Section 604.E.4.B of this Code are applicable to all buildings listed or eligible for the State or National Register of Historic Places. Documentation from the State Division of Historic Preservation documenting a building's eligibility for the State or National Register of Historic Places.

10 Pearl Street is included in Map 2 (Historic Sites and Districts) of the Comprehensive Plan, indicating that it has been determined to be listed or eligible for the State or National Register of Historic Places.

3. The DRB may deny approval of a proposed development or modification of a structure if it determines that the intent of this Section has not been met.

Section 604.E.3.b states:

Nothing in these design control criteria shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the district, which does not involve a change in the design, material, color or the outward appearance of the feature.

Section 604.E.4.b states:

(ii) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(v) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(vi) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Historic Sites and Structures Survey

A Historic Sites and Structures Survey completed for The Village of Essex Junction in 1990 details the historically significant features of the building. This document is attached.

MAP NUMBER: 10	DATE BUILT: c.1915	SURVEY NUMBER:
FUNCTIONAL TYPE: Duplex		NEGATIVE FILE NUMBER: 77-A-113
COMMON NAME: 10-12 Pearl Street		OWNER: Peter, Russell, John Doremus
DESCRIPTION: This well preserved and uniquely detailed 2½-story, 4 x 3 bay, hip slate shingle roof, left and right sidehall plan, vernacular Colonial Revival style house with shaped purlins and exposed rafter ends rests on a brick foundation. The facade-divided by a brick stretcher bond first story and a projecting wood shingle second story with flaired belt edge supported by shaped brackets-rises to four hip roof dormers. 6/1 sash windows with molded surrounds or 5-gauge brick splayed lintels and brick sills and symmetrical front, small paned, rectangular oriel windows fenestrate the building. Symmetrical recessed porches with brick piers and wood shingle skirts protect 3/4 pane and paneled doors. To the rear of a porch with turned posts and wood shingle skirt protects symmetrical, 1-bay projections.		

Photographs of the site

The following is a photograph of the site from Google Streetview, with the existing slate roofing material.



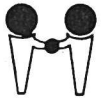
The applicant will provide additional photographs, including that of the proposed roofing material.

Recommendation

Staff recommends the DRB consider the approval or denial of the proposed change of roofing material at 10 Pearl Street. If the DRB approves the changes of material, staff will follow-up with the applicant to pursue an administrative minor site plan amendment as necessary. If the DRB denies the change of material, the applicant must retain the slate roof, although they may repair or replace it with the same material without a permit.

Recommended Motion

- I. I move that the Development Review Board approve the proposed change in roofing material at 10 Pearl Street in accordance with the historic preservation review criteria outlined in the Land Development Code
- II. I move that the Development Review Board deny the proposed change in roofing material at 10 Pearl Street in accordance with the historic preservation review criteria outlined in the Land Development Code.



MICHAEL J. MUNSON, PH.D.

PLANNING CONSULTANT

11 Pearl Street, Essex Junction, Vermont 05452 (802) 879-0605

December 6, 1990

Curtis B. Johnson
Historian
Division for Historic Preservation
Pavilion Office Building
Montpelier, Vermont 05602

Dear Mr. Johnson:

Thank you very much for sending me a copy of the Historic Sites and Structures Survey for Essex. It is very helpful for work I am doing with the Essex Junction Village Planning Department. The Village is just now completing work on a new Comprehensive Plan in accordance with 24 V.S.A., Chapter 117.

Since my client is the Village of Essex Junction, a municipality separate from the Town of Essex, I intend to give the material to the Village Planning Office which will make it available to the public upon request. I believe that this is consistent with the intent of the understanding spelled out in your cover letter.

If this is not satisfactory, please let me know and we can make other arrangements.

Again, thank you for your assistance.

Sincerely,

Michael J. Munson, Ph.D., AICP
Planning Consultant



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION
Preserving Vermont's historic, architectural and archeological resources

November 9, 1990

Michael J. Munson
RESV Inc.
11 Pearl Street
Essex Junction, VT 05452

Dear Mr. Munson:

Enclosed please find a copy of the Vermont Historic Sites and Structures Survey for Essex. We supply this information with the understanding that upon completion of your work you will give this material to the Town of Essex and that they will then make it available to the public upon request.

As you use this information, please be aware that there are possibly other sites in Essex that may be eligible for the Survey or the National Register and worthy of preservation.

If you have any questions about using this information in your town plan or for other purposes, please feel free to contact our office.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'C. B. Johnson', with a long horizontal line extending to the right.

Curtis B. Johnson
Historian

Enclosures



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

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Criteria for listing in the State Register of Historic Places

The following criteria are designed as a guide in evaluating potential entries to the State Register of Historic Places. Selection is based upon the quality of significance in local, state, and national history, architecture, archeology, and culture as it is found to be present in districts, sites, buildings, structures, and objects and upon the degree of integrity of location, design, setting, materials, workmanship, feeling, and association. Properties that are determined eligible for nomination to the National Register of Historic Places by the Vermont Advisory Council on Historic Preservation shall also thereby be determined eligible for the State Register. Properties that are listed in the National Register of Historic Places shall also thereby be included in the State Register.

Criterion 11 is designed as a guide in evaluating archeological sites for listing in the State Register of Historic Places. Selection is based upon their quality of significance in local, state and national history, prehistory and culture. The significance of a site is determined by its potential to provide information; by its physical condition, or integrity; by the research questions which it might answer; and by its educational or exhibit value. Its significance is also judged by the site's importance in relation to the known archeological and historic record and future research needs. The significance of any site may change over time, either increasing or decreasing as knowledge evolves and research goals change. The significance of a site, and its relative significance to other sites, is the key concept upon which preservation priorities are based.

There is a large difference between assessing significance of prehistoric and historic archeological sites. The latter relate to our own cultural tradition, about which we have an extremely rich and detailed body of data that we can draw on to assess the significance of a site. Prehistoric sites, by contrast, relate to a totally different cultural tradition. Our body of data relating to that other tradition is much more limited. Therefore, the significance of sites pertaining to prehistoric traditions is not always immediately evident. A site that seems of little significance today may, 50 years hence, turn out to be very important, as a result of changes in research orientations and/or data recovery techniques.

Criteria

1. Noteworthy examples of architectural styles, periods, or methods of construction.
2. Districts or groups of buildings which physically and spatially create a significant historic environment. This can include groups of related buildings which represent the standards and tastes of one period of history or unrelated structures whose progression of various styles and functions serve in themselves as an historic document. Many buildings which individually might be considered average or mediocre become important when considered in the context of a district or environment.
3. Sites which represent historic community or regional development patterns (e.g. county seats or concentrations around transportation facilities).
4. Commercial structures and sites, business districts of architectural merit.
5. Transportation facilities of historical or architectural merit.
6. Historic structures relating to industry and technology.

[continued on reverse]

Office location: 58 East State Street
Mailing address: Pavilion Building

(802) 828-3226
Montpelier, Vermont 05602

7. Structures which are important in the history of civil engineering.
8. Buildings by great architects or master builders and important works by minor ones.
9. Architectural curiosities, one-of-a-kind buildings.
10. A building that is the sole or rare survivor of an important architectural style or type.
11. Sites of prehistoric or historic archeological importance:
 - a. Sites which, through their integrity, temporal affiliation, environmental setting, or data potential can yield information that adds to our understanding of local or regional prehistory or history.
 - b. Sites which represent or illustrate a pattern of local or regional prehistoric or historic regional development.
 - c. Sites whose merits are contained within their ability to yield information on subsistence, settlement, raw material procurement, trade, social interaction or other cultural processes, or on environmental patterns or changes. These values can be contained within an individual site or as part of an archeological district (prehistoric, historic, or thematic).
 - d. Sites which are an area's representative link to a period of its past.
 - e. Sites that are important to the history or development of a geographic community or of a cultural community.
 - f. Sites that are associated with a person or persons, or event or events that have made a significant contribution to the broad patterns of our history or prehistory.
 - g. Sites that are of spiritual or religious importance to past or present Native American people.
 - h. Burial sites of prehistoric or historic peoples of all ethnic affiliations that are not officially recognized cemeteries.
 - i. Sites which have been important to the history of Vermont archeology.
12. Homes of notable persons if the building has a direct relation to the persons' most productive years.
13. Churches when they are of outstanding architectural importance, are an important visual component of a village or townscape, or are of outstanding historical significance.
14. Buildings and sites which are important to the history or the development of a community.
15. A site which is an area's sole link to a period of its past.
16. A site which is associated with events that have made a significant contribution to the broad patterns of our history.

Criteria 1-16 c.1970

Criteria 11(a)-11(i) amended November 1986.

Introduction amended April 1990.

OUTSTANDING COMPONENTS OF DISTRICT ☒ COMPLEX ☐

(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 9	DATE BUILT: c.1910	SURVEY NUMBER: 0405-40
FUNCTIONAL TYPE: House	NEGATIVE FILE NUMBER: 77-A-113	
COMMON NAME: 8 Pearl Street	OWNER: Peter, Russell & John Doremus	

DESCRIPTION: An unusual, and one of two (the other on Maple Street) vernacular shingle style houses in Essex Junction Village. Its 1½-story, 3 x 3 bay, wood shingle, gable front, left sidehall plan structure rests on a stone foundation. The facade - fenestrated by 6/1 sash windows with plain surrounds and a southside bowed oriel, patterned piano window - is accented by cross gable dormers with spring eave lintel hoods above molded cornices and scroll sawn brackets. Similar detailing is on the gable front. A front enclosed recessed wood shingle porch with stilted segmental arch entry protects a paneled door with single door light. A 1-story, wood shingle shed wing with box post entry porch is on the south side.

MAP NUMBER: 10	DATE BUILT: c.1915	SURVEY NUMBER:
FUNCTIONAL TYPE: Duplex	NEGATIVE FILE NUMBER: 77-A-113	
COMMON NAME: 10-12 Pearl Street	OWNER: Peter, Russell, John Doremus	

DESCRIPTION: This well preserved and uniquely detailed 2½-story, 4 x 3 bay, hip slate shingle roof, left and right sidehall plan, vernacular Colonial Revival style house with shaped purlins and exposed rafter ends rests on a brick foundation. The facade-divided by a brick stretcher bond first story and a projecting wood shingle second story with flaired belt edge supported by shaped brackets-rises to four hip roof dormers. 6/1 sash windows with molded surrounds or 5-gauge brick splayed lintels and brick sills and symmetrical front, small paned, rectangular oriel windows fenestrate the building. Symmetrical recessed porches with brick piers and wood shingle skirts protect 3/4 pane and paneled doors. To the rear of a porch with turned posts and wood shingle skirt protects symmetrical, 1-bay projections.

MAP NUMBER: 11	DATE BUILT: c.1910	SURVEY NUMBER:
FUNCTIONAL TYPE: Duplex	NEGATIVE FILE NUMBER: 84-A-133	
COMMON NAME: 14-16 Pearl Street	OWNER: Henry and Carol Lavoie	

DESCRIPTION:
A 1½-story, 6 x 2 bay, gable roof, eaves front, aluminum sided, vernacular style house with projecting box eaves and returns on a concrete faced foundation. 2/2 sash windows with plain surrounds fenestrate the facade which rises to symmetrical cross shed dormers. A front enclosed porch with box posts and aluminum skirt protects two single pane and paneled doors. Similar doors are sheltered in the rear by double entry porches with dimension lumber posts. A 2-bay, gable front, novelty sided garage opens with double hinge panel doors and a 4-pane peak window (c.1920).

MAP NUMBER: 12	DATE BUILT: c.1880	SURVEY NUMBER:
FUNCTIONAL TYPE: House	NEGATIVE FILE NUMBER: 77-A-111	
COMMON NAME: 18-20 Pearl Street	OWNER: Donald A. Majercik	

DESCRIPTION:
This 1½-story, 4 x 2 bay, aluminum sided, T-plan, vernacular Queen Anne style house with projecting box eaves rests on a concrete faced foundation. Altered 1/1 sash windows with plain surrounds and a 3-sided bay window with relief arches above arch 1/1 sash fenestrate the facade which rises to a front gable wall dormer. An altered front porch with dimension lumber posts and paneled skirt shelters a double 3/4 pane and paneled door. A 1½-story shed with enclosed shed cellar entry and second story enclosed porch is to the rear. On the north-side another dimension lumber porch.