Burlington Design Advisory Board
645 Pine Street
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Emily Morse
Richard Martin
Gabriel Stadecker
Jay White
Joel Baird, Alt
Kathleen Ryan, Alt

Design Advisory Board

Tuesday, November 26, 2024, 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

Zoom: https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09

Webinar ID: 871 5565 5137
Passcode: 796731

Telephone: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

1. Agenda

1.1.

Session I – 3:00 PM – 3:30 PM

ZP-24-253; 93-97 North Street (NMU, Ward 3) 3G, LLC / Michael Alvanos Proposed demolition and reconstruction of rear addition, adding six new residential units, with associated site improvements. (Project Manager, Scott Gustin)

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

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Department of Permitting and Inspections
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permitting Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator

MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 93-97 North Street
Date: November 26, 2024

File: ZP-24-253
Location: 93-97 North Street
Zone: NMU **Ward**: 3
Parking District: Shared Use
Date application accepted: June 14, 2024, Complete July 16, 2024
Applicant/ Owner: Michael Alvanos / 3G LLC
Request: Proposed demolition and reconstruction of rear addition with associated site improvements. Demolition of rear outbuilding. Proposal includes adding six new residential units for a total of nine.

Overview:
The applicant is seeking approval to demolish the rear ell and to replace it with a larger rear addition. The number of dwelling units would increase from three to nine, and the commercial space in the remaining original portion of the building would be converted to residential use. A detached outbuilding would also be demolished, and surface parking would increase.

This application was reviewed by the Design Advisory Board on August 13, 2024. Project plans at that time inaccurately depicted the existing historic structure, showing substantial changes that were not actually proposed. The Board also recommended considering alternatives to the proposed doghouse dormers. The application was tabled, pending receipt of revised project plans. Revised project plans have now been submitted.

Article 5: Citywide General 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 subject principal building is included in the Vermont Historic Sites & Structures survey and dates to circa 1895. It was originally constructed as a mixed use commercial and residential building and remains so today. The rear detached outbuilding slated for demolition is not included in the survey and is not subject to the provisions of this section.

(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.*

   The existing building, set at the front property line along North Street, is obviously commercial with rectangular block massing, a flat roof, and large storefront windows. This application proposes to eliminate the ground floor commercial use and to replace it with residential use. Doing so is permitted in this NMU district. Revised project plans depict minimal exterior changes to the building. Windows will be replaced, and the existing rear ell will be removed and replaced with a new, larger rear addition with parking and additional residential units.

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 existing rear addition will be replaced with a new larger rear addition. It is set back from North Street. The primary façade along North Street will be retained largely as-is. Windows will be replaced with acceptable units.

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 features are proposed.

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

   None identified.

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

   The existing building is clad in wooden clapboards and trim. The proposed replacement rear addition will be clad in "LP Smartside" clapboard and trim. The remaining front portion of the building will retain its wooden exterior cladding. Infill siding is assumed to match but is not expressly noted. New and replacement windows will be combination fiberglass and wooden units that resemble the appearance of the existing 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.*

   As noted above, the wooden cladding on the front portion of the original building will be retained. The replacement windows are consistent with present replacement window guidelines for historic buildings.

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 chemical or physical treatments are noted. Work with the existing building will likely require "lead safe" practices.

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

   The property is not included in Burlington's archaeological points GIS data layer. 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.*

   The new rear addition will replace an existing rear addition. Its location behind the remaining original structure limits impacts to the streetscape and the historic integrity of the building as perceived by the public. The new rear addition is clearly new as compared to the remaining original structure.

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.

The new rear addition will replace the existing rear addition. Its removal would leave just the remaining portion of the original structure in place. That said, this new rear construction is independent from the front portion of the original structure. It does not necessarily affect the historic integrity of the remaining original building.

Article 6: Development Review Standards
Part 1, Land Division Design Standards
Not applicable.

Part 2, Site Plan Design Standards
Sec. 6.2.2, Review Standards
(a) Protection of important natural features
There are no significant natural features on the property as identified in the Open Space Protection Plan or related Natural Resources Overlay District.

(b) Topographical alterations
The subject property is essentially flat and will remain so. Limited excavation is associated with this project.

(c) Protection of important public views
There are no important public views from or through the subject property.

(d) Protection of important cultural resources
See Sec. 5.4.8 above.

(e) Supporting the use of alternative energy
There is no indication of alternative energy utilization in the project plans.

(f) Brownfield sites
The property is not included in the VT DEC Hazardous Sites List.

(g) Provide for nature's events
The sheltered front entry facing North Street will remain. All three entries on the west elevation are sheltered, as depicted in the revised project plans.

An erosion prevention and sediment control plan will be required for implementation during construction. A post-construction stormwater management plan may be required due to the increase in lot coverage. Applicant follow up with the city's stormwater program is required.

(h) Building location and orientation
Building location and orientation will remain unchanged.

(i) Vehicular access

Vehicular access to the site remains unchanged via private driveway onto North Street.

(j) Pedestrian access
The front entry continues to access North Street directly. Revised project plans depict a concrete walkway running the length of the building's western elevation, connecting to the public sidewalk.

(k) Accessibility for the handicapped
No ADA details are evident in the project plans. It is likely that at least one of the apartments will need to be ADA accessible. Such standards are administered by the Building Inspector through the applicable building codes.

(l) Parking and circulation
New surface parking spaces will be provided in an enlarged rear parking area extending further south. Several new spaces will be provided under the new rear addition. All of these spaces will be accessed by the existing private driveway into the property. The new spaces will be dimensionally compliant per the standards in Article 8: Parking. Although parking will be notably increased, it does not reach the threshold requiring shade trees. The gravel parking area requires curb stops, whether concrete, granite, or similar, to prevent parking creep onto adjacent green spaces.

(m) Landscaping, fences, and retaining walls
No new fencing or retaining walls are proposed. Existing wooden fencing will remain. Revised project plans depict three new trees, two new shrubs, and grassy yard space to the south of the new addition. Three additional boxwood shrubs are proposed along the southern edge of the parking area.

(n) Public plazas and open space
Not applicable.

(o) Outdoor lighting
New exterior lighting is proposed, and fixture cut sheets have been provided. Recessed canister fixtures will be installed for illumination of entries. Illumination levels are acceptable, and the bulbs qualify as low output lamps.

(p) Integrate infrastructure into the design
No ground mounted mechanical equipment is depicted in the project plans. Revised project plans depict a trash and recycling enclosure at the south end of the parking area. Enclosure details are needed, as are mailbox locations.

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment
1. Massing, Height, and Scale
The proposed rear addition is larger than the one it will replace. It has a larger, longer footprint, and the height is greater. Building dimensions are compliant with dimensional

standards. The larger scale of the addition is mitigated by its placement behind the existing building, and the sides of the addition are tucked inward as compared to the original building in front. The original building and the addition read as two separate masses rather than one uniform mass. Overall, the development results in a building of a scale within the range established in this mixed use neighborhood.

Roofs and Rooflines
The proposed gable roof with doghouse dormers has been reworked into an entirely different roof form. The revised roof is basically two and one half connected gable roofs, rotated 90 degrees from the prior orientation. The proposed roof form helps to split the proposed building mass into three components rather than one large mass.

2. Building Openings
The building's front entry remains along North Street. Fenestration within the addition is consistent with that in the original building. The eastern side of the addition is ~ 3.5' from the property line and contains windows. There is no building on the other side of the property line.

(b) Protection of important architectural resources
See Sec. 5.4.8 above.

(c) Protection of important public views
See Sec. 6.2.2 (c).

(d) Provide an active and inviting street edge
The street edge along North Street is defined by the existing historic building. It will be retained largely as-is and contains an inset, centered primary entrance.

(e) Quality of materials
The original building will retain its wooden clapboard siding and trim. Acceptable fiberglass and wooden windows will be installed throughout. The addition will be clad in composite clapboard siding and trim. Roofing material is not noted. The roof pitch appears to be too low for shingles as previously proposed. Roofing material must be noted.

(f) Reduce energy utilization
Proposed building must comply with current energy efficiency standards.

(g) Make advertising features complimentary to the site
Not applicable.

(h) Integrate infrastructure into the building design
No rooftop mechanical equipment is noted in the project plans. No vents, piping, or other punctures in the building envelope are noted either. If any exterior items such as these are proposed, they must be depicted and screened as appropriate.

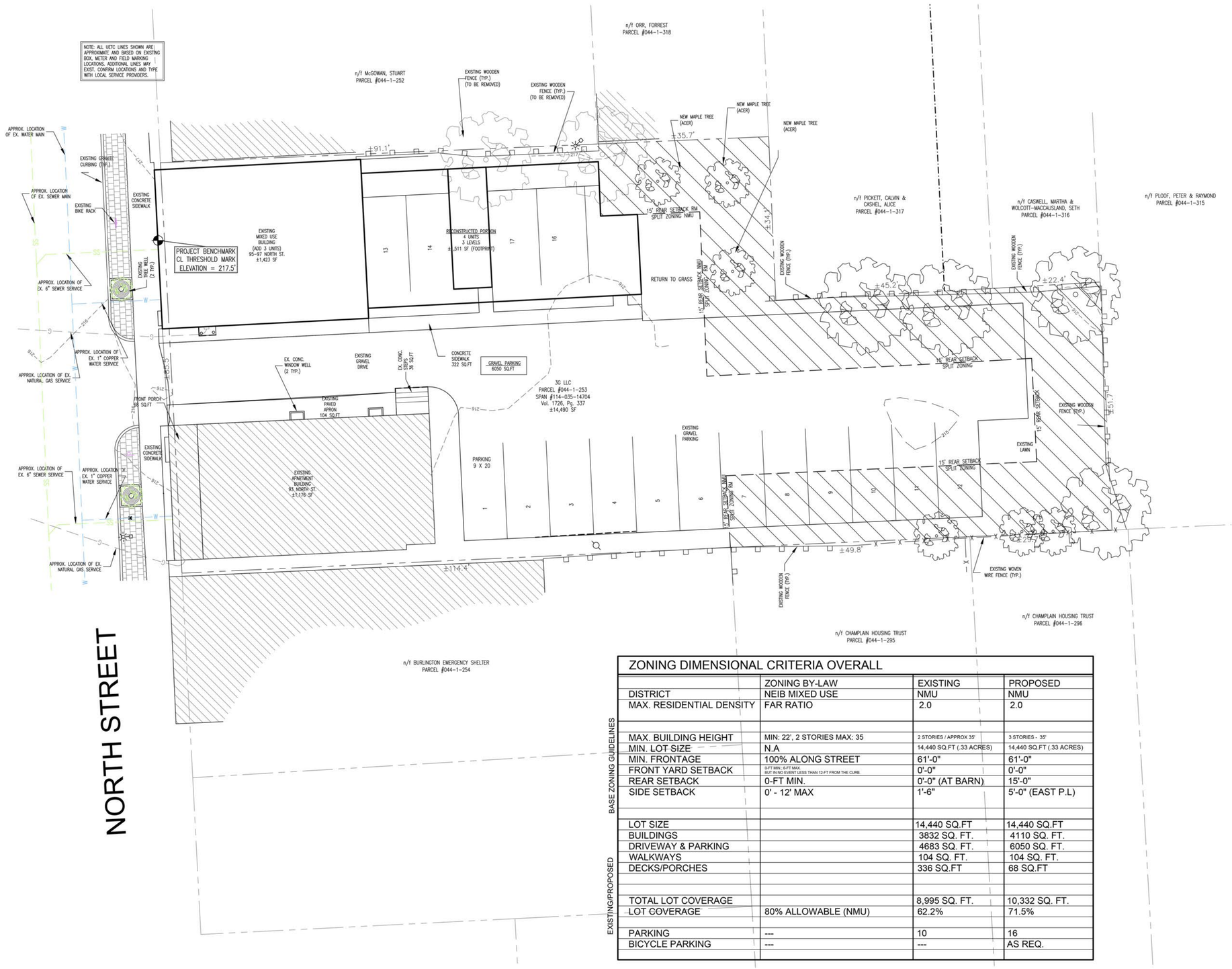
(i) Make spaces safe and secure

Proposed building must comply with the city`s current egress requirements as administered by the building inspector. Entries will be illuminated as noted above.

RECOMMENDED MOTION:

Forward to the Development Review Board with a recommendation of approval with the following conditions:

1. Provide complete exterior materials information, including roofing, infill siding, trash and recycling enclosure, and any exterior mechanical equipment and screening.
2. Depict mailbox location(s).
3. Provide a revised site plan depicting curb stops for all parking spaces.
4. Provide stormwater management and erosion prevention and sediment control plans for review by the city's stormwater program.



ZONING DIMENSIONAL CRITERIA OVERALL

		ZONING BY-LAW	EXISTING	PROPOSED
	DISTRICT	NEIB MIXED USE	NMU	NMU
	MAX. RESIDENTIAL DENSITY	FAR RATIO	2.0	2.0
BASE ZONING GUIDELINES	MAX. BUILDING HEIGHT	MIN: 22', 2 STORIES MAX: 35	2 STORIES / APPROX 35'	3 STORIES - 35'
	MIN. LOT SIZE	N.A	14,440 SQ.FT (.33 ACRES)	14,440 SQ.FT (.33 ACRES)
	MIN. FRONTAGE	100% ALONG STREET	61'-0"	61'-0"
	FRONT YARD SETBACK	0-FT MIN.; 6-FT MAX. BUT IN NO EVENT LESS THAN 12-FT FROM THE CURB.	0'-0"	0'-0"
	REAR SETBACK	0-FT MIN.	0'-0" (AT BARN)	15'-0"
	SIDE SETBACK	0' - 12' MAX	1'-6"	5'-0" (EAST P.L)
EXISTING/PROPOSED	LOT SIZE		14,440 SQ.FT	14,440 SQ.FT
	BUILDINGS		3832 SQ. FT.	4110 SQ. FT.
	DRIVEWAY & PARKING		4683 SQ. FT.	6050 SQ. FT.
	WALKWAYS		104 SQ. FT.	104 SQ. FT.
	DECKS/PORCHES		336 SQ.FT	68 SQ.FT
	TOTAL LOT COVERAGE		8,995 SQ. FT.	10,332 SQ. FT.
	LOT COVERAGE	80% ALLOWABLE (NMU)	62.2%	71.5%
	PARKING	---	10	16
	BICYCLE PARKING	---	---	AS REQ.

1 Site Plan
1" = 10'-0"

ISSUED FOR DAB/DRB ZONING PERMIT

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97 NORTH STREET APARTMENTS

97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

No.	Description	Date

APARTMENTS

SITE PLAN

Project number	2024 293
Date	09/24/2024
Drawn by	Author
Checked by	Checker
Scale	1" = 10'-0"

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Plant Schedule

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	INSTALL SIZE	CONDITION	COMMENTS / SPACING
TREES						
AF	3	Acer x freemanii 'Sienna Glen'	Freeman Maple	6-7' HT	B &B	As Shown
BM	8	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	2-3 GAL	Cont.	3' OC

example of freeman maple

example of boxwood

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No.	Description	Date

97 NORTH STREET
97 NORTH ST
97 NORTH STREET
BURLINGTON, VERMONT 05401

97 NORTH ST

LANDSCAPE PLAN

Project number	2024 293
Date	09/24/2024
Drawn by	MFA
Checked by	M.A
Scale	

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1 PERSPECTIVE 01

2 PERSPECTIVE 02

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BURLINGTON, VERMONT 05401

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No.	Description	Date

97 NORTH STREET

PERSPECTIVE

Project number	2024 293
Date	05/12/2024
Drawn by	Author
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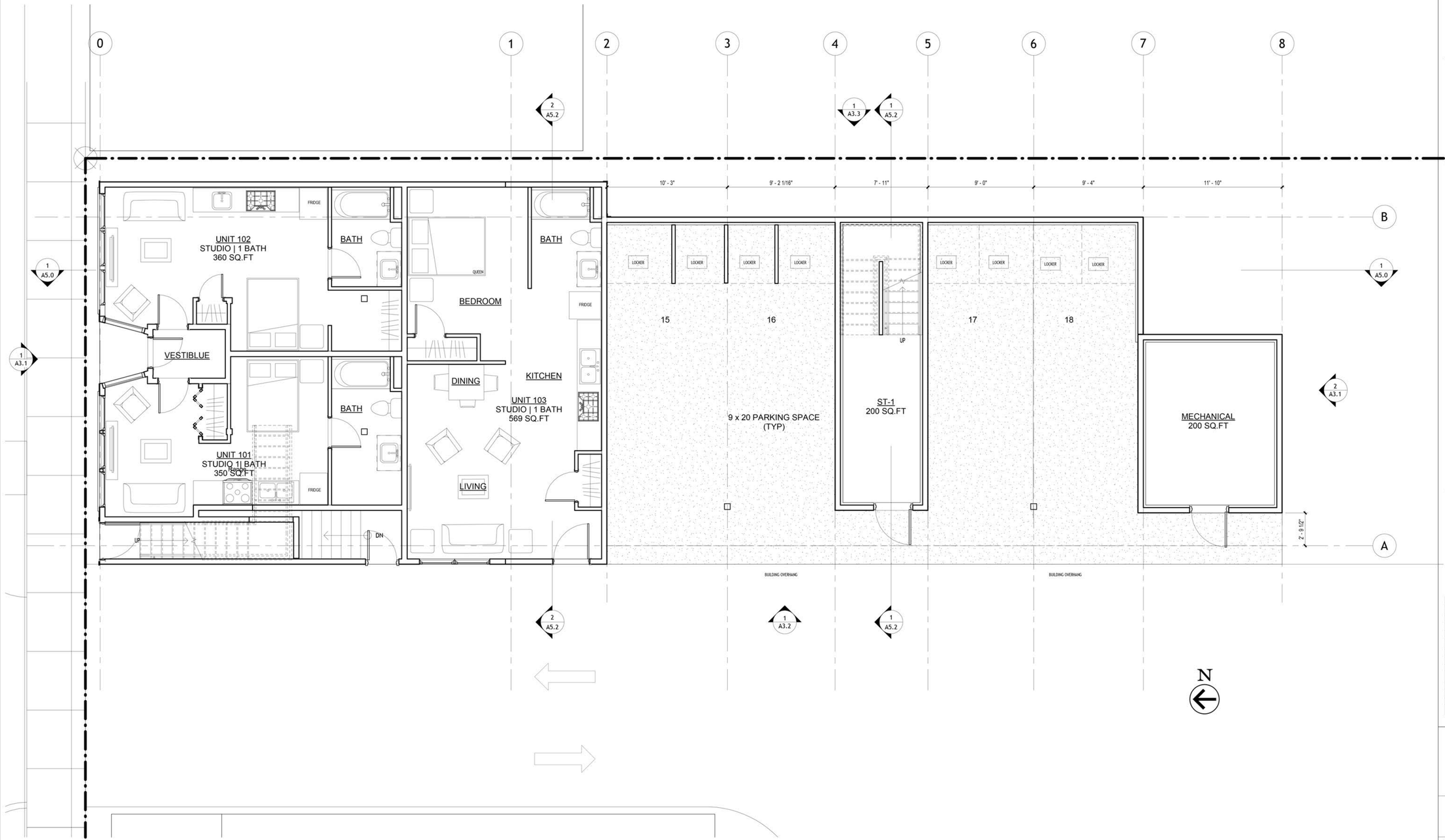

1 GROUND LEVEL
1/4" = 1'-0"

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97 NORTH STREET
BURLINGTON, VERMONT 05401

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No.	Description	Date
1	SD/PERMIT	05/24

APARTMENTS

PLANS

Project number	2024 293
Date	09/24/2024
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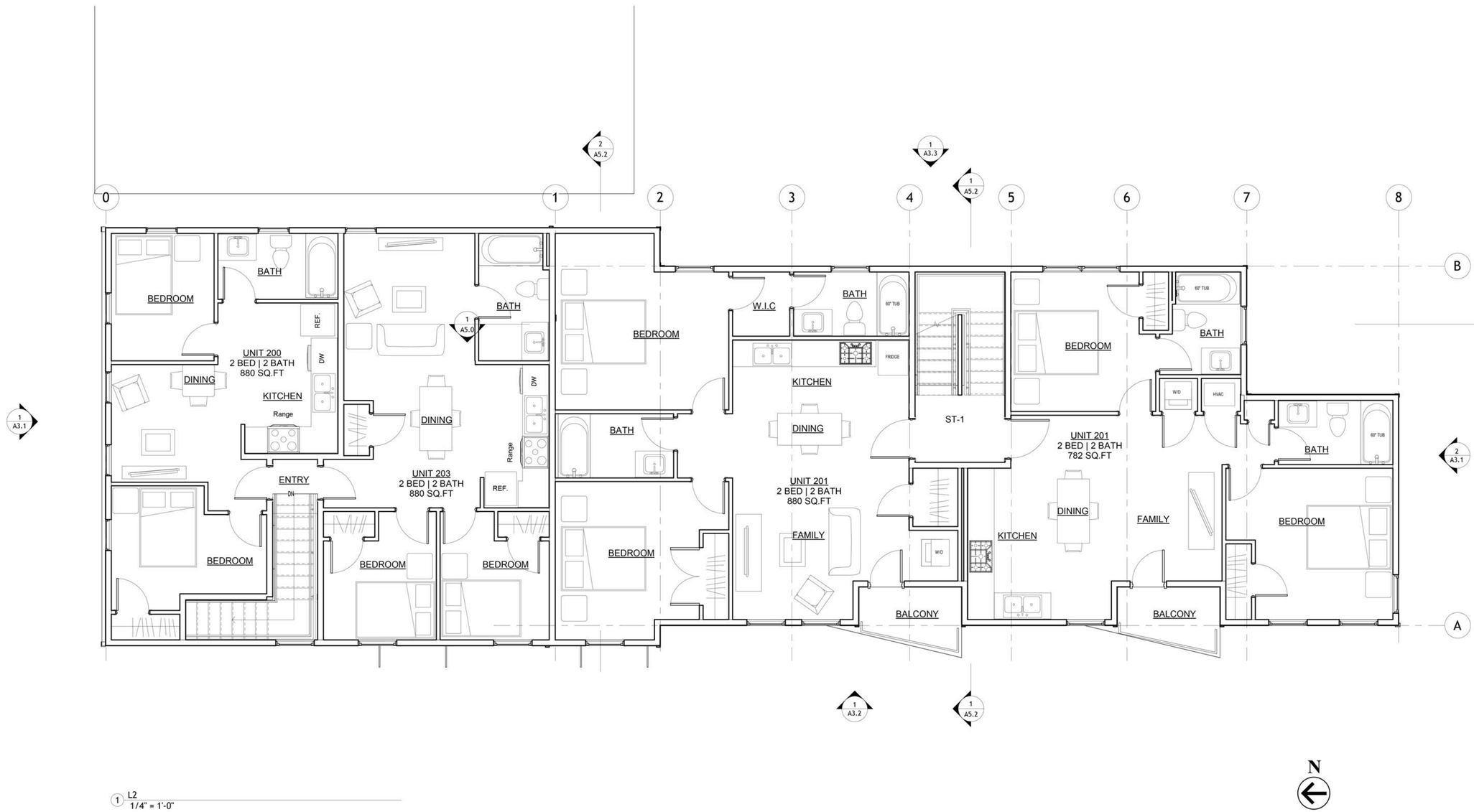

1 L2
1/4" = 1'-0"

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No.	Description	Date
1	SD/PERMIT	05/24

APARTMENTS

PLANS

Project number	2024 293
Date	09/24/2024
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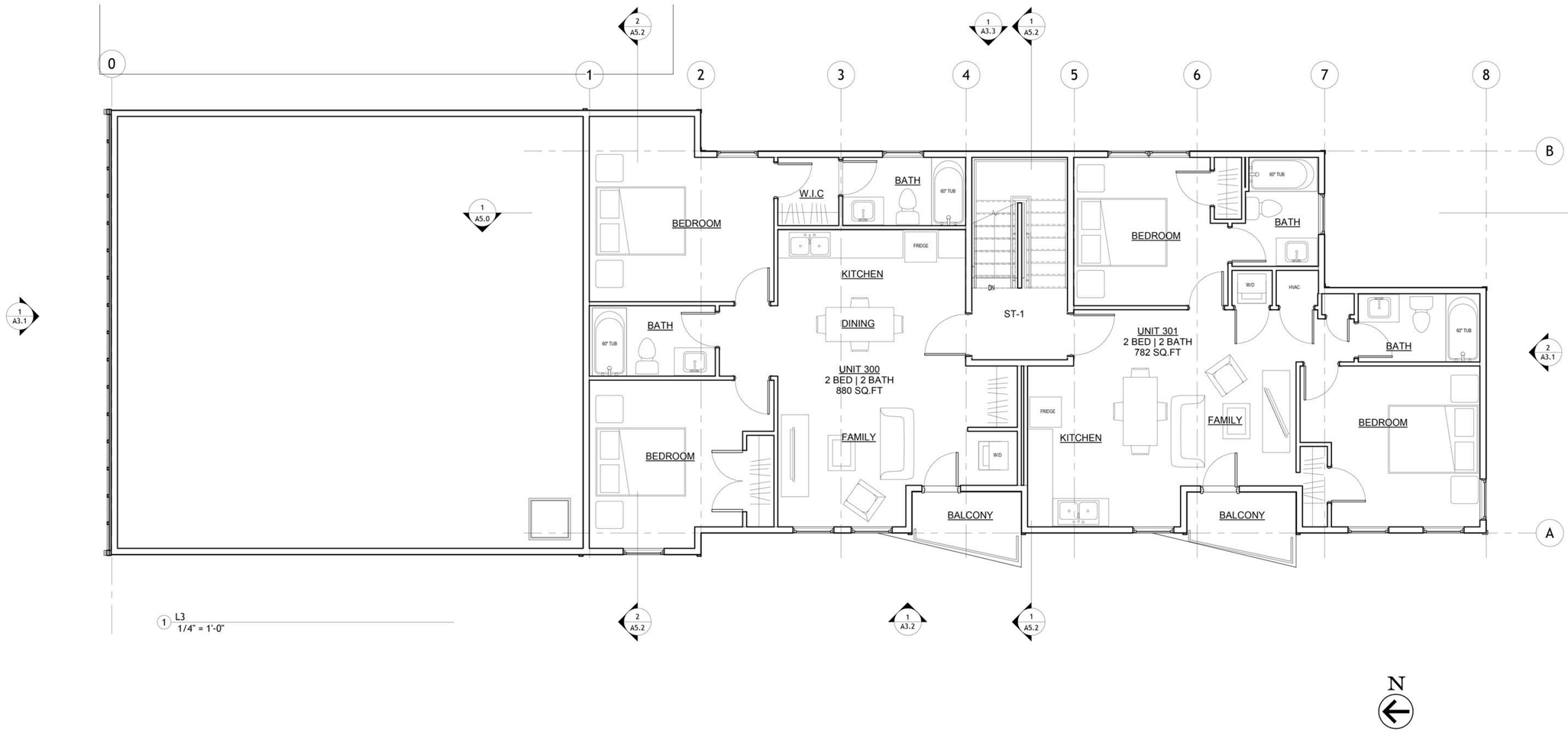

1 L3
1/4" = 1'-0"

N

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No.	Description	Date
1	SD/PERMIT	05/24

APARTMENTS

PLANS

Project number	2024 293
Date	09/24/2024
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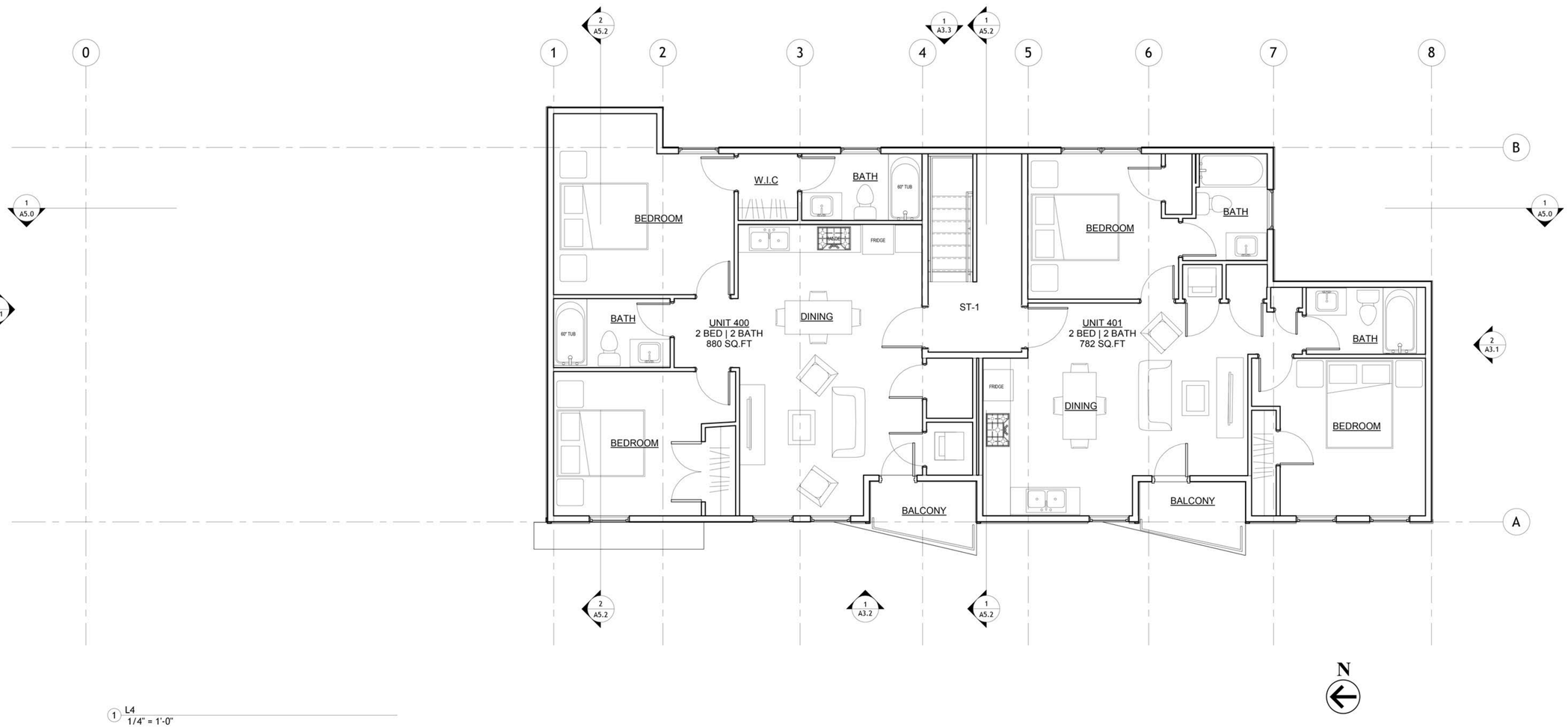

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1 L4
1/4" = 1'-0"

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93 NORTH STREET
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No.	Description	Date
1	SD/PERMIT	05/24

APARTMENTS

PLANS

Project number	2024 293
Date	09/24/2024
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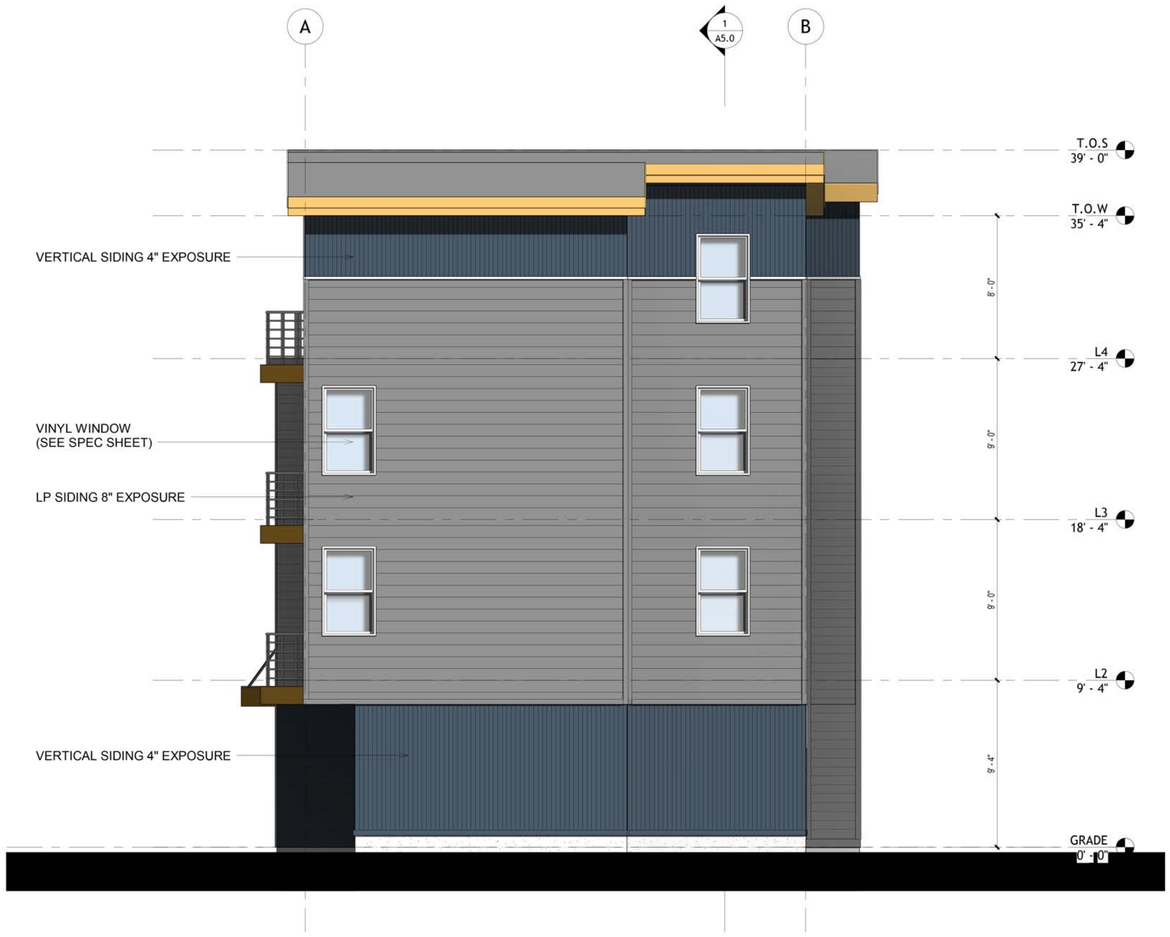

2 SOUTH ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"

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No.	Description	Date
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97 NORTH STREET

ELEVATIONS

Project number	2024 293
Date	05/12/2024
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

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1 WEST ELEVATION
1/4" = 1'-0"

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PROPERTIES | BURLINGTON, VERMONT

CONTACT: Mr. Bill Bissonette
100 North Street
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ph. 864-4449

owner/client

CATAMOUNT consulting engineers

CONTACT: Mr. Jeff Olesky
P.O Box 65067
Burlington, Vermont 05406
ph. 802-598-8081
email. jeff@ccevt.com

civil

architectural stamp

No.	Description	Date
1	SD/PERMIT	05/24

97 NORTH ST

97 NORTH STREET
BURLINGTON, VERMONT 05401

97 NORTH ST

ELEVATIONS

Project number	2024 293
Date	09/24/2024
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A3.2

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1 EAST ELEVATION
1/4" = 1'-0"

JRMA design studio
architecture - planning - development
www.jrmadesignstudio.com

PROJECT MANAGER
Mr. Michael Alvanos
175 Summit Circle
Shelburne, Vermont 05482
ph. 802-734-3613
Email: Michael@JRMAdesignstudio.com

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civil

97 NORTH STREET
93 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

No.	Description	Date
1	SD/PERMIT	05/24

97 NORTH STREET

ELEVATIONS

Project number	2024 293
Date	05/12/2024
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A3.3

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ADVANCED
DURABILITY FOR
LONGER LASTING
BEAUTY.®
LP SmartSide®
TRIM & SIDING

ADVANCED DURABILITY FOR LONGER LASTING BEAUTY®

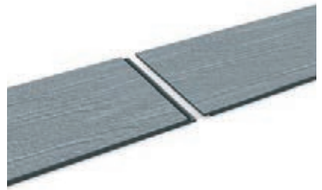
Siding plays a big role in a home's curb appeal. That's why LP® SmartSide® Trim & Siding is built to last and designed to make any home's design vision come to life. Because of its engineered wood strand technology and variety of textures, styles and colors, LP SmartSide products elevate any structure, from traditional homes to modern masterpieces. LP SmartSide products are also available in ExpertFinish® color to add another element of versatile design to your projects.

CEDAR TEXTURE LAP

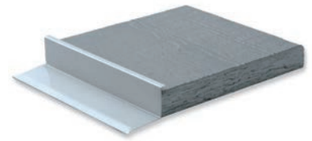
SMOOTH FINISH LAP

PREFINISHED COLOR FOR A CLEAN, POLISHED LOOK

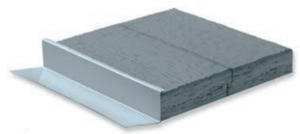
LP® SmartSide® ExpertFinish® Trim & Siding can take your vision to the next level with several exclusive products designed to add style and a clean finish to your home. Siding and trim in colors that pop can make your home stand out, while additional details create a polished look that'll last.



EXPERTFINISH LAP



J-BLOCK



MINI-SPLIT

OUTSIDE CORNER

Featured: LP SmartSide ExpertFinish Cedar Texture Lap in Summit Blue, Trim & Fascia in Snowscape White

Please contact your local LP SmartSide sales representative for product availability.

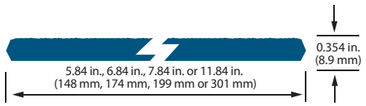
CEDAR TEXTURE LAP

THE BOLD LOOK OF CEDAR WITHOUT MANY OF THE WORRIES

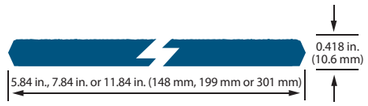
- One of the most durable lap siding options on the market today
- 16´ length can result in faster installation
- May create fewer seams than traditional 12´ siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option eliminates the need to measure and set lap reveal; eliminating this step in the process is likely to speed up the installation process
- APA-certified lap siding
- Treated engineered wood strand substrate

Cedar Texture

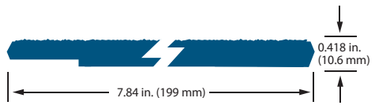
38 SERIES CEDAR TEXTURE LAP



76 SERIES CEDAR TEXTURE LAP



76 SERIES SMARTLOCK CEDAR TEXTURE LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Lap	12 ft. (144 in.)(3.7 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	28869	1.5 PSF
	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	6.84 in. (174 mm)	0.354 in. (8.9 mm)	40610	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	25797	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (8.9 mm)	25799	1.5 PSF
76 Series Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.418 in. (10.6 mm)	25785 (Discontinued)	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	25786	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.418 in. (10.6 mm)	25787	1.5 PSF
76 Series SmartLock Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	30317	1.5 PSF

See LPSmartSide.com for product details.
Please contact your local LP SmartSide sales representative for product availability. | Metric units are rounded. | PSF = Pounds Per Square Foot

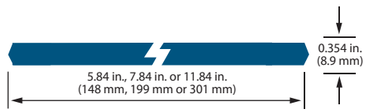
SMOOTH FINISH LAP

SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16´ length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- APA-certified lap siding
- Treated engineered wood strand substrate

Smooth Finish

38 SERIES SMOOTH FINISH LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41338	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	41339	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (8.9 mm)	41340	1.5 PSF

See LPSmartSide.com for product details.
Please contact your local LP SmartSide sales representative for product availability. | Metric units are rounded. | PSF = Pounds Per Square Foot

Elevate Double Hung

The Elevate® Double Hung window offers traditional style with superior strength. Tilt the sashes in or remove for easy cleaning. Style meets durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior.

- Wood interior and fiberglass exterior
- Fits openings up to 4.5' wide by 7' high
- Low-profile, easy-to-operate locking mechanism
- Insert replacement option available to fit seamlessly into existing window openings

Exterior Finish

Stone White

A strong alternative to vinyl, our Ultrex® pultruded fiberglass exterior finish is applied through a patented process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Ultrex finish is best in class among fiberglass products.

Built for durability and low-maintenance, our Ultrex finish is 3x thicker than competitive finishes, with a smooth consistency and strong finish that resists fading, chalking, peeling and cracking, even in the darkest colors. If a design change calls for a new color down the road, our material can be painted without voiding our warranty. Six colors are available in neutral and dark tones.

Selected: Stone White

Interior Finish

The Elevate collection features rich wood interiors in bare pine that can be stained to match your interiors, or finished in our factory with popular designer black painted interior finish, clear coat, or painted white. Factory finishing means you can expect consistent quality and aesthetics that come from our carefully-perfected finishing process.

Painted White

Selected: Painted White

Exterior Trim

Brick Mould

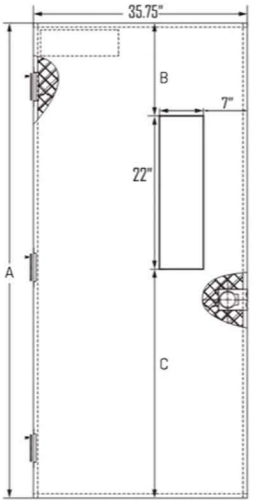
Get the performance of Ultrex® fiberglass in convenient, factory-cut exterior trim made for easy installation and superior performance over time. Exterior trim is available in colors to match our exterior window finish, and several trim styles. Choose flat-style for a clean, simple look or brick mold-style for a more traditional aesthetic.

Selected: Brick Mould

36 in. x 80 in. Gray Flush Exit with 5x20 VL Left-Hand Fireproof Steel Prehung Commercial Door with Welded Frame

(15) Questions & Answers (22)

Hover Image to Zoom



Actual Door Height (in.)	79 in	**Actual Door Thickness (in.)**	1.75
Actual Door Width (in.)	35.75 in	**Door Height (in.)**	80 in
Door Width (in.)	35.75 in	**Nominal Door Height (in.)**	80 in
Nominal Door Thickness (in.)	2 in	**Nominal Door Width (in.)**	36 in
Rough Opening Height (in.)	86.25 in	**Rough Opening Width (in.)**	40.25 in

Details

Bore Type	Single Bore	**Color Family**	Steel
Color/Finish	GRAY	**Commercial**	Yes
Door Configuration	Single Door	**Door Depth (in.)**	1.75 in
Door Handing	Left Hand/Outswing	**Door Type**	Exterior Prehung
Features	No Additional Features	**Finish Type**	Primed
Frame Material	Steel	**Hinge Finish**	Chrome
Hinge Type	Spring	**Included**	Lockset
Material	Steel	**Number of Hinges**	3
Product Weight (lb.)	125 lb	**Returnable**	90-Day

THERMA TRU® DOORS

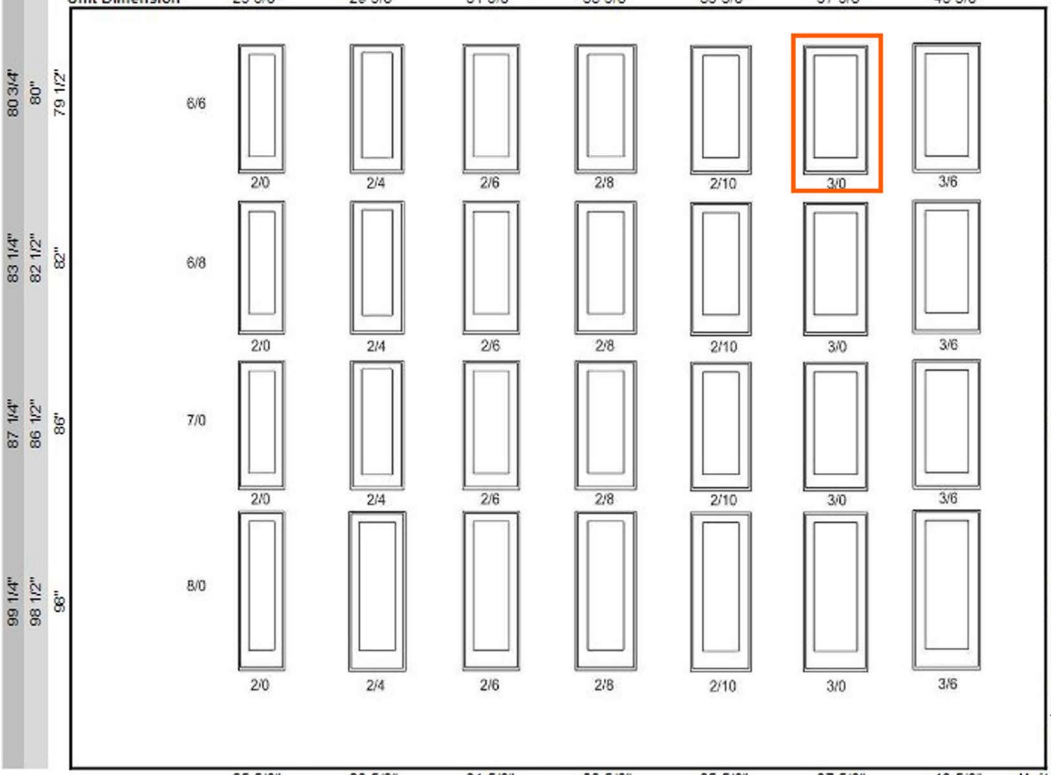
Unit and Rough Opening Sizing

Dimensional Data

Single or M.E.U. - 6/6, 6/8, 7/0, 8/0

Single or M.E.U. - Inswing

Brickmould Dim.	28 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	40 1/8"	46 1/8"
Rough Opening	26 3/8"	30 3/8"	32 3/8"	34 3/8"	36 3/8"	38 3/8"	44 3/8"
Unit Dimension	25 5/8"	29 5/8"	31 5/8"	33 5/8"	35 5/8"	37 5/8"	43 5/8"



80 3/4"	80"	79 1/2"	78 5/8"	78 1/16"	79 1/8"	78 9/16"	80 1/8"	79 9/16"	Aluminum
83 1/4"	82 1/2"	82"	81 3/16"	80 5/8"	81 11/16"	81 1/8"	82 11/16"	82 1/8"	Composite
87 1/4"	86 1/2"	86"	85 3/16"	84 5/8"	85 11/16"	85 1/8"	86 11/16"	86 1/8"	Aluminum
99 1/4"	98 1/2"	98"	97 3/16"	96 5/8"	97 11/16"	97 1/8"	98 11/16"	98 1/8"	Composite
				Composite	Aluminum	Composite	Aluminum	Composite	Aluminum

25 5/8"	29 5/8"	31 5/8"	33 5/8"	35 5/8"	37 5/8"	43 5/8"	Unit Dim.
26 3/8"	30 3/8"	32 3/8"	34 3/8"	36 3/8"	38 3/8"	44 3/8"	Rough Opening
28 5/8"	32 5/8"	34 5/8"	36 5/8"	38 5/8"	40 5/8"	46 5/8"	Brickmould Dim.

*For M.E.U., add actual unit dimension to door rough opening width for total rough opening width.

For units with public access sills, subtract 1" from inswing height. Unit widths will be the same as in the table above.

Single or M.E.U. - Outswing

Lightcloud Blue Edge-Lit Wafers

4" Edge-lit wafer

6" Edge-lit wafer

PROJECT:

DATE:

TYPE:

PREPARED BY:

Lightcloud Blue Edge-Lit Wafer, Natural Spectrum

TUNABLE WHITE · SMARTSHIFT · BLUETOOTH MESH · 95+ CRI · NATURAL SPECTRUM · IC RATED · WET RATED · ENCLOSED RATED · 50,000 HOURS · DIMMABLE · RoHS

KEY FEATURES

- Direct connect to the Lightcloud Blue mobile app via Bluetooth; **no Gateway or Hub required**
- Use mobile device to configure features for On/Off Control, Dim Level, Color Temperature, Schedules, Scenes, SmartShift and more.
- **Tunable White 2700 – 6500K** with smooth transition between color temperatures
- **SmartShift:** Ready to sync with local sunrise/sunset for healthier, circadian lighting
- **Natural Spectrum technology** mimics natural light that renders color accurately
- **5-Year, No-Compromise Warranty**

PERFORMANCE

Catalog Number	Size	Equivalency	Input Wattage	Lumens (Nominal)	Efficacy	Input Voltage	Color Temperature	CRI	L70 Lifespan
WFRL4R99TW120WB-SS-NS/LCB	4"	60W Incandescent	9W	550 Lm	61 Lm/W	120V	Tunable White 2700K - 6500K	95+	50,000 hours
WFRL6R139TW120WB-SS-NS/LCB	6"	65W Halogen	13W	850 Lm	65 Lm/W				

TECHNICAL SPECIFICATIONS

LIGHTCLOUD BLUE FEATURES

Museum-Quality Light
Natural Spectrum technology mimics natural sunlight to deliver ultra-high, 95+ CRI that renders colors accurately so you can see them as they are. It also emits less sleep-disturbing blue light.

Tunable White
Adjust the color temperature from 2700K to 6500K via the Lightcloud Blue mobile app, Remote Control, or other control devices.

Direct Connect
Use the Lightcloud Blue mobile app to connect to your lamps in minutes via Bluetooth Mesh; no Gateway or Hub required.

Mobile App Control
Use the Lightcloud Blue mobile app to configure features for On/Off Control, Dim Level, Color Temperature, Schedules, Scenes, SmartShift and more.

SmartShift Circadian Lighting
Automatically tunes the color and intensity of lights throughout the day, mimicking the sun's natural pattern.

Scalable
Devices within 60 feet of each other can communicate within the Bluetooth Mesh network to manage a maximum of up to 3,000 devices per account.

Lightcloud Blue Edge-Lit Wafers

TECHNICAL SPECIFICATIONS (CONT.)

LIGHTCLOUD BLUE

Gateway Required
No

Communication Protocol
Bluetooth Mesh

SmartShift
SmartShift is the most advanced—yet easiest to use—circadian lighting system, which syncs white color tuning with the local sunrise and sunset.

Range
Up to 60 feet between standard building materials. Building materials such as brick, concrete, and steel construction may require additional Lightcloud Blue devices to extend around an obstruction. Up to 200 feet clear line of sight

Spacing Criteria
Lightcloud Blue devices should be placed within the specified range to communicate within the Bluetooth Mesh network.

Factory Reset
Method 1: Delete from App
Open the app and access the device settings for the paired device. Be sure tha the downlight is online and select 'Delete'.

Method 2: Manual
Power the downlight off and on 5x consecutively. Do not allow less than 4s to elapse from switching off to on. Do not allow more than 2s to elapse from switchin on to off. The downlight will flash 3x, then reset to 100% brightness at default CCT.

Method 3: Rapid Reset Tool
The Rapid Reset process must be done by a professional electrician qualified by RAB. Reach out to your RAB sales manager to request a Rapid Reset Tool. The tool simply needs to be placed directly on the small Lightcloud Blue logo on the device for 2s or until the lamp/luminaire flashes 3x, then resets to 100% brightness at the default CCT.

CONSTRUCTION

Product Type
Edge-Lit Wafer

Shape
Round

Enclosure Material
Metal & Plastic

Trim Style
Baffle

Finish
White

Lens
Acrylic

Beam Angle
110°

Remote Driver
Stamping formed galvanized steel driver / junction box with captive hinged junction box cover.
Recessed CCT Selectable dip-switch.
Listed for (6) #12 AWG 90° C splice conductors
2-in, 2-out plus 2-ground
(4) ½" conduit pry-outs
(3) Push in connectors for quick and reliable line voltage connections.
Integral mounting facilitates direct mounting to building structure or mounting frame.

INSTALLATION

Mounting
Recessed

COMPLIANCE

Safety Listing
UL Listed

Environment
Suitable for use in dry, damp, and wet environments.

Fixture Rating
Suitable for use in enclosed fixtures

IC Rated
Suitable for direct contact with insulation

Air Tight
Not compliant

Energy Star Approved
This product is ENERGY STAR® Version 2.2 Certified.

Energy Star ID
4" Edge-lit wafer: 2404279
6" Edge-lit wafer: 2404280

DLC Listed
No. There is no product category on the Design Lights Consortium (DLC) Qualified Products List for this product to qualify under.

T20 Compliant
Not compliant

California Title 24 JA8 Compliant
Can be used to conform with the requirements of California Title 24 Part 6.

California Energy Commission (CEC) Status
Lawful for Sale in California

NEC Compliant
Suitable for use in closets. Compliant with NEC Sec. 410.16 (A)(1) and 410.16 (C).

IESNA LM-79 &LM80 Testing
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

FCC
Complies with Part 15 of the FCC Rules.

RoHS
Mercury and UV free. RoHS-compliant components.

ELECTRICAL

Dimmable
Yes via the Lightcloud Blue mobile app and devices

This lamp will not operate properly when connected to a standard (incandescent) dimmer or dimming control.

Power Factor
≥0.9

THD
≤20%

Input Voltage
120V

Lightcloud Blue Edge-Lit Wafers

TECHNICAL SPECIFICATIONS (CONT.)

ELECTRICAL

Operating Frequency
60 Hz

Operating Temperature
-4°F to 104°F (-20°C to 40°C)

Flicker
<5%

LED CHARACTERISTICS

LEDs
Edge-lit

Color Temperature
Tunable white 2700K-6500K

Color Accuracy (CRI)
>95 CRI

Natural Spectrum
Low blue LEDs deliver a spectrum of light similar to that of natural Sunlight. They beautifully render colors with greater than 95° CRI and an R9 value greater than 90. In addition, these LEDs don't suppress melatonin creation which aids in promoting better sleep/wake cycles.

R9 Value
High color performance with R9 greater than or equal to 50

Color Consistency
4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

OTHER

Warranty
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Trade Agreements Act Compliant
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act.

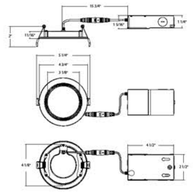
Note
All values are typical (tolerance +/- 10%)

Download the Lightcloud Blue app for free to get started!

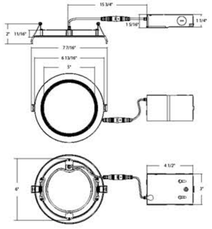
Download on the App Store · GET IT ON Google Play

DIMENSIONS

4" 9W Edge-lit wafer
Weight: 0.96 lb



6" 13W Edge-lit wafer
Weight: 1.18 lbs



Lightcloud Blue Edge-Lit Wafers

ACCESSORIES (SOLD SEPARATELY)

Goof Rings

4" 6"

Catalog Number	UPC	Description
WFRL-GOOF-4R-6R-W	192552013604	For extending 4" wafer to 6"
WFRL-GOOF-6R-8R-W	192552013611	For extending 6" wafer to 8"

Mounting Plate

DLPLATE/WFR3468/NB DLPLATE/WFR3456

Catalog Number	UPC	Description
DLPLATE/WFR3468/NB	192552000673	Mounting plate with nailer bar for 3"/4"/6"/8" wafers
DLPLATE/WFR3456	192552025584	Mounting plate for 3"/4"/6" wafers

Extension Cables

Catalog Number	UPC	Description
EXTCBL-CCT-6	019813908533	6' Extension Cable for Wafer
EXTCBL-CCT-12	019813908540	12' Extension Cable for Wafer
EXTCBL-CCT-20	019813908557	20' Extension Cable for Wafer

ORDERING INFO

Catalog Number	Model Number	UPC	Case Pack
WFRL4R99TW120WB-SS-NS/LCB	WFRL4R99TW120WB-SS-NS/LCB	192552025792	6
WFRL6R139TW120WB-SS-NS/LCB	WFRL6R139TW120WB-SS-NS/LCB	192552025799	6

ORDERING MATRIX

Family	Size	Shape	Wattage	CRI/Color Temp	Voltage	Finish	Trim		SmartShift		Natural Spectrum	Controls
WFRL	4 6	R Round	9 13	9W 9TW 13W	90CRI, Tunable White 2700-6500K	120 120V	W White	B Baffle	- SS SmartShift	-	NS Natural Spectrum 95+ CRI	/LCB Lightcloud Blue-enabled

Note:
4" only available in 9W
6" only available in 13W

Field-selectable options give you 18 fixtures in 1.

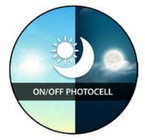
With adjustable wattage, adjustable CCT, and an on/off photocell, the VAN17 drastically reduces SKU count while maximizing flexibility in the field. Models are available in bronze and white, and in two sizes which cover the footprint of most old HID canopy lighting.

VAN17-30 VAN17-50

30W 25W or 20W · 30W 40W 50W

VAN17-60 VAN17-90

60W 50W or 40W · 90W 80W 70W



100,000 HRS 100,000-HOUR LED LIFESPAN

0-10V 0-10V DIMMING

BATTERY BACKUP

IP65 IP RATING IP65

DLC LISTED PREMIUM

5 5-YEAR LIMITED WARRANTY

RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty

Low glare matters.

The VAN17 boasts a square perimeter of LEDs that results in a wider, more evenly distributed output and eliminates glare. It's also vandal resistant and has an ultra-high efficacy of up to 157 lm/W.

LOW GLARE · HIGH EFFICACY · VANDAL RESISTANT

Easy, screw-in sensors for all your needs.

The VAN17 includes an expansion port that makes it easy to screw on standard or Lightcloud Blue-enabled PIR and microwave sensors, which can be configured to adjust brightness and hold time, saving additional energy and costs. A remote is also available for an additional level of control.

PIR Sensor Kit: PIR20
Microwave Sensor Kit: MVS20
Remote (for standard PIR and MVS sensors only): MSR1
Lightcloud Blue-enabled PIR Sensor Kit: PIR40/LCB
Lightcloud Blue-enabled MVS Sensor Kit: MVSS40/LCB

REMOTE CONTROL · PIR SENSOR · MVS SENSOR · DIMMING · DAYLIGHT HARVESTING

Mounting accessories.

Upgrading recessed canopy fixtures? The retrofit mounting plate hides any gaps that might be left after removing recessed lighting.

Bronze Mounting Plate

VAN17PLATE

White Mounting Plate

VAN17PLATE-W

Ordering Matrix

Product Family	Wattages (Size)	Color Temp	Finish	Voltage	Options
VAN17 -	30 30/25/20W (0" x 0") · 50 50/40/30W (0" x 0") · 60 60/50/40W (10" x 10") · 90 90/80/70W (10" x 10")	Blank 3000/4000/5000K CCT Adjustable	Blank Bronze · W White	Blank 120-277V, 0-10V Dimming, On/Off Photocell	Blank Standard Battery Backup · /E

JRMA design studio
architecture - planning - development
www.jrmadesignstudio.com

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owner/client

CATAMOUNT consulting engineers
CONTACT: Mr. Jeff Olesky
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civil

97 NORTH ST
97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

No.	Description	Date

97 NORTH ST

LIGHTING SPECS

Project number	2024 293
Date	09/24/2024
Drawn by	Author
Checked by	Checker
Scale	

A7.1

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TE OF VERMONT
ision for Historic Preservation
rpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER: 78-A-167

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME: Vandewater Creamery

PRESENT USE: store/apartment

ORIGINAL USE: store/apartment

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent ☐ Good ☐
Fair ■ Poor ☐

STYLE: Queen Anne Commercial

DATE BUILT: c. 1895 (1889-1894)

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 95-97 North St.

COMMON NAME:

FUNCTIONAL TYPE: dwelling

OWNER: Francis A. & Martha J. Jacques

ADDRESS:

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ■ Restricted ☐

LEVEL OF SIGNIFICANCE:
Local ■ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ■ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
   a. Wood Frame: Post & Beam ☐ Balloon ■
   b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
   c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ■ Brick Veneer ☐ Stone Veneer ☐
   Bonding Pattern: Other:
4. Roof Structure
   a. Truss: Wood ■ Iron ☐ Steel ☐ Concrete ☐
   b. Other:
5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ■ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ■ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ■ Sheds ☐ Ells ■ Wings ☐ Bay Window ☐ 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

Number of Bays: 4

Entrance Location: center

Approximate Dimensions:

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:
Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - rectangular block with rear ell. Modillian, cornice divides first and second floors. Projecting cornice.
Fenestration - 2/2 sash, plain surround. 2 large store front windows.
Entrance - center, with transom light. Modern metal door.
Enrichments - small brackets spaced between larger ones at cornice.

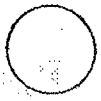
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This building dates from the hey day of North Street commercial activity. The flat roofed, bracketed, frame, commercial building is typical of many such structures built in Burlington's North End at the end of the 19th century. Particularly outstanding are the large plate glass windows and bracketed cornice. Built in the 1890's, the first record of its use, in 1900, shows that the commercial space on the first floor was used by Willis Vandewater for a creamery, and a laboror and a shoemaker rented residential apartments upstairs. It is a classic example of an, inexpensive, multi-use real estate investment.

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 ☐
Roadside Strip Development ☐
Other:

RECORDED BY:
C. Richard Morsbach

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:
7/7/78