

Burlington Design Advisory Board

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DAB

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Joel Baird, Alt

Kathleen Ryan, Alt



Design Advisory Board

Tuesday, September 23, 2025, 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

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1. Agenda

1.1.

Session I – 3:00 PM – 3:30 PM

ZP-25-456; 85 Lakeview Terrace (RM, Ward 2) Jovial King / Peter Kamitses / Kelley DesRoches
Proposed demolition of existing Accessory Dwelling Unit (ADU) to construct a new addition/renovation of existing house. (Project Manager, Mary O'Neil)

1.2.

Session II – 3:30 PM – 4:00 PM

ZP-25-406; 153 Locust Terrace (RM, Ward 5) Margot Scharfe / Mark Hall
Proposed targeted demolition, renovations, and additions to existing house. (Project Manager, Mary O'Neil)

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

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Non-Discrimination

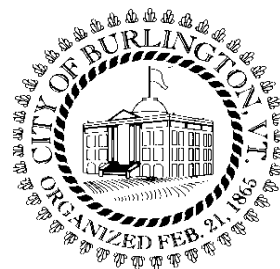
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proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
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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, Planning Technician
Collin Naheedy, Zoning Compliance Officer



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-25-456
Location: 85 Lakeview Terrace
Date: September 23, 2025

File: ZP-25-456
Location: 85 Lakeview Terrace
Zone: RM **Ward:** 2
Date application accepted: September 5, 2025
Applicant/ Owner: Kelley DesRoches / Jovial King
Request: Proposed demolition of existing Accessory Dwelling Unit (ADU) to construct a new addition/renovation of existing house.



Background:

- **Zoning Permit 17-0548CU / 16-847;** Change of use from single family home with ADU to single family home with one bedroom Bed and Breakfast rental when not occupied as accessory unit. December 2016.

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- **Zoning Permit 14-442 / 14-1300CA/CU**; construct 2 story addition to existing single family home; remove existing shed and construct new accessory structure for accessory dwelling unit and storage. August 2014.
- **Zoning Permit 08-267CA**; Enclose existing front porch and replace two attic windows at gable ends. **Denied**, January 2008.
- **Zoning Permit** to erect a 14' x 16' open deck and railing on the rear of existing house; demolish existing porch except the roof. Approved April 1975.



Part 1: Land Division Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

85 Lakeview Terrace falls within the Steep Slopes Overlay District; the proposed electric sauna and shed directly within the overlay. Additional supporting materials (as identified in Article 5, Section 5.2.4 (b)) will be required before review by the Development Review Board.

The submitted site plan suggests plantings on the site. A discrete landscaping plan is required.



(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of

development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

Additional submission materials will be required due to the Steep Slopes Overlay, to assure that the top of the bank is stable and suitable for development.

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

There are no protected important public views from this property. Not applicable.

(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.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.



The new addition is oriented towards the west, where there are incomparable views and westerly exposure to sunlight. Similarly, the southern elevation has oversized windows to maximize nature solar gain. Skylights are proposed in the rear kitchen addition.

The proposed sauna will be powered by electricity; a renewable resource.

(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

85 Lakeview Terrace is not listed on Vermont's Department of Environmental Conservation list of Brownfield sites. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

An EPSC and Stormwater Plan are required.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The existing front porch will be retained; continuing to provide an area of shelter from inclement weather. A place for snow storage needs to be defined on this very constrained driveway.

(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

The existing entry will remain, and is clearly identifiable from the public street.



The plan would be enhanced by providing a new entrance to the kitchen addition via the *east elevation* (visible from the street) rather than the south elevation, where it is lost in the expanse of wall. The plan to erect a fence between the driveway and the addition, and then to provide simply a glass block building opening "deadens" the building front and literally closes off the

new structural addition from the street. An entry at this location would additionally provide easy access to the driveway and potentially bike storage.

In residential areas, accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure.

The proposed bike storage shed is situated unfortunately in the drive area, and appears to fall within a required minimum 5' setback from the property line. Additionally, the intent to store trash and recycling under the southerly eave will place those features in a setback as well.

It is recommended that bike parking be relocated to the rear shed, in a less visible location and less likely to screen the addition from public view.

(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

The curb cut is existing. The driveway appears to have expanded; parking must observe a minimum 5' setback from property lines.

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

There is pedestrian access directly from the public sidewalk at the existing entry porch.

(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

ADA compliance is under the jurisdiction of the building official.

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

The plan illustrates three parking spaces in an (expanded) driveway. Parking area must meet a minimum 5' setback from property lines; Plan SD-00 appears to show encroachment into that required setback.

It is recommended that bicycle storage be moved out of the driveway area, and into the rear yard shed.

(m) Landscaping, Fences and Retaining Walls:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult Planting Sustainable Landscapes: A Guide for Plan Reviewers prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles, materials, and dimensions shall be compatible with the context of the neighborhood and use of the property.

A landscaping plan is required. A topo plan, prepared by a licensed engineer or surveyor, shall be provided as a requirement of the Steeps Slopes Overlay District.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Submission materials include specification sheets for wall sconces and downlights. Both are residential in nature.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Bicycle storage should be moved out of the driveway/front elevation area to a less visible location and meeting required setbacks.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Trash and recycling bins are identified behind the bicycle storage shed, which appears to be within a required setback. They will need to be relocated and enclosed on all four sides to prevent blowing trash and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

Condensing units are required to meet minimum side yard setback of 5'. They need to be illustrated on the site plan to confirm conforming setbacks.

Part 3: Architectural Design Standards

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development should maintain an overall scale similar to that of surrounding

buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of additions and infill development; however, no modifications by the DRB shall be made to projects which otherwise limit the allowable Principal Structure footprint, height, and number of units per building otherwise permitted by Tables 4.4.5-1 and 4.4.5-2.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

The proposed addition does not exceed the height of the existing structure.

The two parts of the building are articulated in very different vocabularies. As the more modern addition is attached to the rear of the existing structure, it is stepped back a greater distance from the public way.

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

The application proposes a pitched roof connected to the primary house by a flat roofed connector. Lakeview Terrace has seen a number of rear additions in contrasting roof forms, of which this proposal is similar.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

There are no new design elements to provide protection from the affects of rain, snow and ice at building entrances. The opportunity is lost at the east elevation of the new addition, where vertical windows (entirely unrelated to the existing building) are proposed. Each of these is proposed within “lost” space: a closet and a stairwell. Creating an entrance at this location, and finding a window that provides a counter-point to the existing house on the 2nd level would enliven the streetfront and enhance the design which currently is flat and uninteresting (particularly as it is proposed to be hidden behind a shed and fence.) Much improvement could be made to the design here.

The remainder of the addition predictably leans into westerly views and enhanced daylight. As a modern addition, it is notably divergent in style and materials.

(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. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8 (b), below.

(c) Protection of Important Public Views:

Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to

such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

There are no protected public views here.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

As noted, the front porch will be maintained.

The public view of the building addition is partially blocked by a bicycle shed and ultimately a high fence. The window arrangement matches the dull appearance by including limited building openings that have no relationship to the existing house.

It is recommended that the bike shed be eliminated or moved; the windows be replaced with building openings that have some relationship to the existing house, and relocation of the fence to prevent the “closed off” look of the new structure.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

The 1993 Survey of the property defined the siding as “Asbestos shingle”, but the front porch had turned corner posts, a balustrade and porch skirt. By 2006 (when 83 Lakeview Terrace was listed on the Vermont State Register), the balustrade had been removed and decorative wood shingles had been added to the gable end. This application proposes a thermally engineered siding with a 5” reveal. While the new addition may sport more modern materials, it would be more sensitive to retain a small reveal (2 ¾ - 4”) clapboard product on the original house, and maintain turned columns on the front porch.

The original slate roof will be maintained.

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

New windows and doors will be required to meet RBES standards. Large windows on the addition will maximize solar gain.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

All building and life safety code as defined by the building official shall be applicable.

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.

85 Lakeview Terrace was listed on the Vermont State Register in 2006; therefore the following standards apply:

(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.



Assessor Revaluation photo
1984-85

- 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 structure was built for residential use, which is proposed to continue.

- 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.*

It is unknown when the existing clapboard siding was installed (1993 recorded asbestos shingles); however small-exposure horizontal siding would retain the visual characteristics of the home. The proposed 5" clapboard siding is inconsistent with typical sheathing of a home of this time period; especially one built when Booth lumber company had an office on this street.

The replacement of turned porch posts with square posts is similarly inconsistent with original design and materials.

- 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.*

Square wooden porch posts are inconsistent with the original design and materials of this home. Smaller reveal clapboard is recommended to retain material characteristics of the c. 1912 residence.

A balustered porch rail has been the enclosure on the front porch, and is recommended for retention.

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

No additional alterations are identified as significant.

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

See comments about porch posts, above.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The applicant has not defined why the siding on the historic house is being replaced; however a material that more closely matches the typical clapboard siding of the period is encouraged.

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 identified. Not applicable.

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

No archaeological resources have been identified at this location. 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 addition is clearly differentiated from the old. The new massing is in large part set behind the historic home. The desire to change the sheathing on the historic house to better match the siding on the new addition is mis-informed. The horizontal clapboard on the historic home should be revised to more closely align with historic materials of residential construction at the turn of the 20th century; modern siding on the rear is anticipated.

Simply changing colors for the rear addition does not satisfy the issue of compatibility; the exposed easterly façade that is street-facing needs some attention to make it more sympathetic to the structure to which it is attached. Adding an entry door, altering the building openings, or finding compatibility in the size of the openings would go far in making the new addition more comfortable in its relationship with the historic house.

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.

Although unlikely the new addition may be considered reversible.

Items for the Board's consideration:

- An EPSC and Stormwater Plan are required.
- A landscaping plan is required
- The bicycle shed, trash, recycling and parking need to observe a minimum setback of 5' from the property line.
- Additional materials are required relative to the Steep Slopes Overlay District. See Section 5.2.4 (b).

A. A site plan prepared by a registered professional engineer or surveyor that accurately depicts the proposed development and related land disturbance relative to the Steep Slope Overlay District boundaries, with all pertinent information describing the proposal, and a topographical survey depicting existing and proposed contour lines at no greater than 2-foot intervals. The plan shall depict all proposed cut, fill, and grading.

B. A plan depicting the extent of proposed vegetation clearing.

Prior to construction, the applicant shall provide a geotechnical analysis prepared and stamped by a professional geotechnical engineer that determines the suitability of the steep slope for development.

- A site plan with building setbacks clearly defined is needed.
- An area for snow storage shall be defined on the site plan.
- There is no evidence that half-walls existed on the front porch. A baluster rail enclosure is recommended. Similarly, turned porch posts should be retained.



1 ARCHITECTURAL SITE PLAN
SD-00 1" = 10'-0"

ZONING REVIEW NOTES

ZONING DISTRICT: RESIDENTIAL MEDIUM (RM):
OVERLAY DISTRICTS: DESIGN REVIEW

LOT SIZE: .227 ACRES (9,888sf)
ALLOWED LOT COVERAGE
RESIDENTIAL MEDIUM (RM): 55% COVERAGE/10% BONUS = 5,438sf/1,062sf
TABLE 4.4.5-1 (9) AN ADDITIONAL 10% LOT COVERAGE MAY BE PERMITTED
FOR ACCESSORY RESIDENTIAL FEATURES PER (d) 2c BELOW.
DECKS, PATIOS, PORCHES, TERRACES, TENNIS OR OUTDOOR GAME
COURTS, SWIMMING POOL APRONS, WALKWAYS, WINDOW WELLS
PRIMARY STRUCTURE MAX FOOTPRINT: 1,800sf

ALLOWED PRINCIPAL & SECONDARY STRUCTURES
RESIDENTIAL MEDIUM (RM): 35' / 3 STORIES, 1,800 SF MAX PRIMARY, 1,100 SF MAX
SECONDARY
PROPOSED LOT COVERAGE
PRIMARY HOUSE = 1,781sf

SECONDARY:
BIKE SHED = 58sf
SCREENED-IN PORCH = 175sf
SAUNA/GREENHOUSE/SHED = 486sf
TOTAL = 719sf

DRIVEWAY = 445sf
FRONT PORCH = 168sf
DECK = 172sf
PATIO = 268sf
WALKWAYS = 325sf
TOTAL = 1,378sf

TOTAL PROPOSED LOT COVERAGE = 3,878sf



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#	DATE	REVISION DESCRIPTION
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85 LAKEVIEW
TERRACE

BURLINGTON, VERMONT



ARCHITECTURAL SITE PLAN

PROJECT NO:	2025013
DATE:	9/11/25
CHECKED BY:	KRL
DRAWN BY:	KCD
SCALE:	As indicated

SD-00



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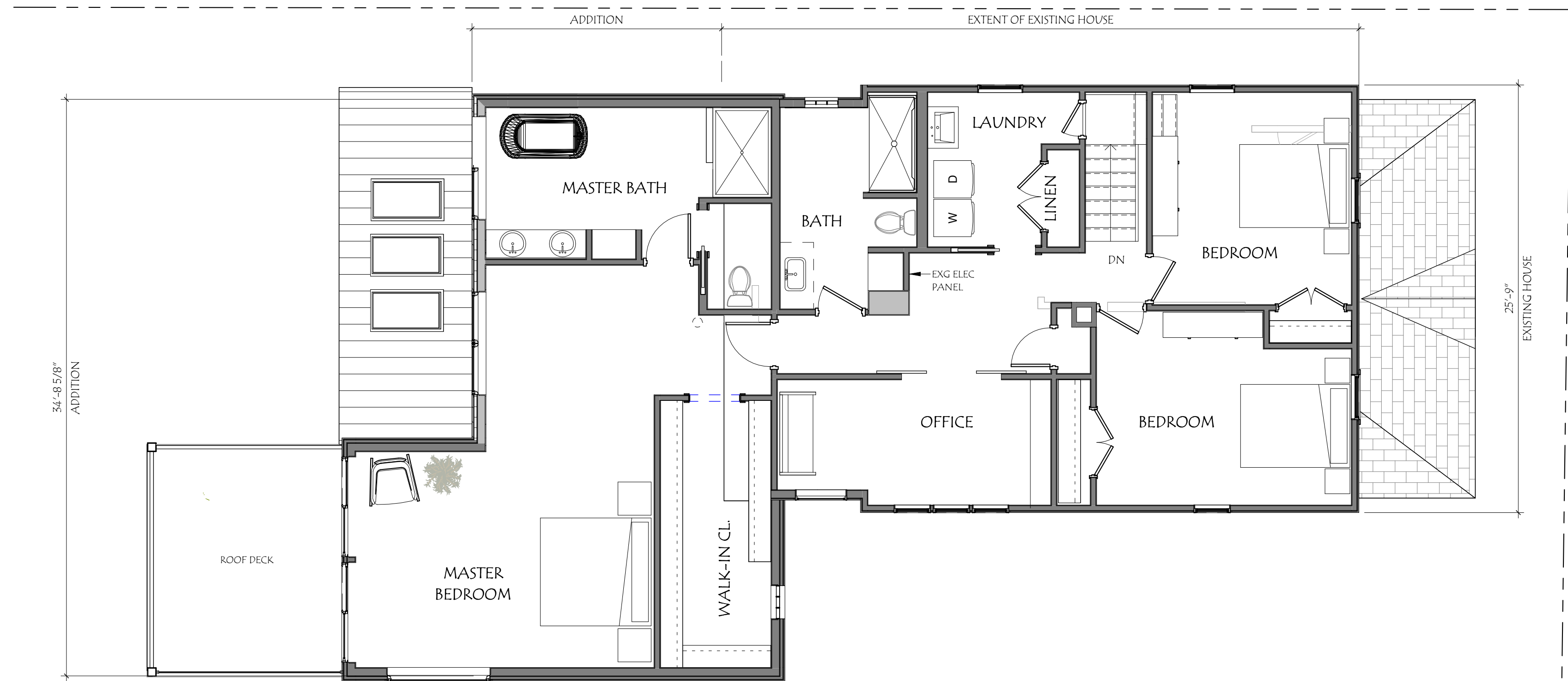
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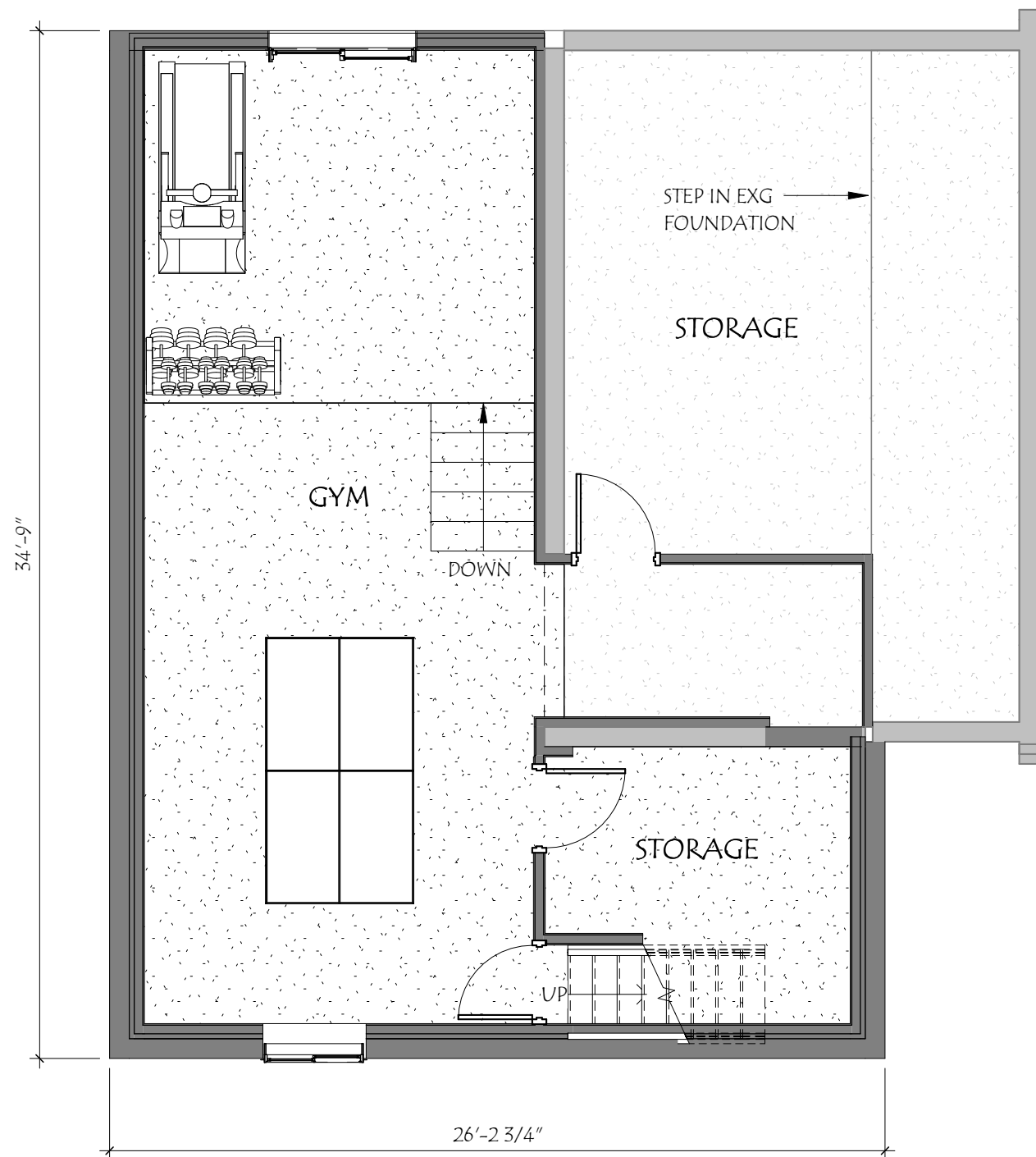
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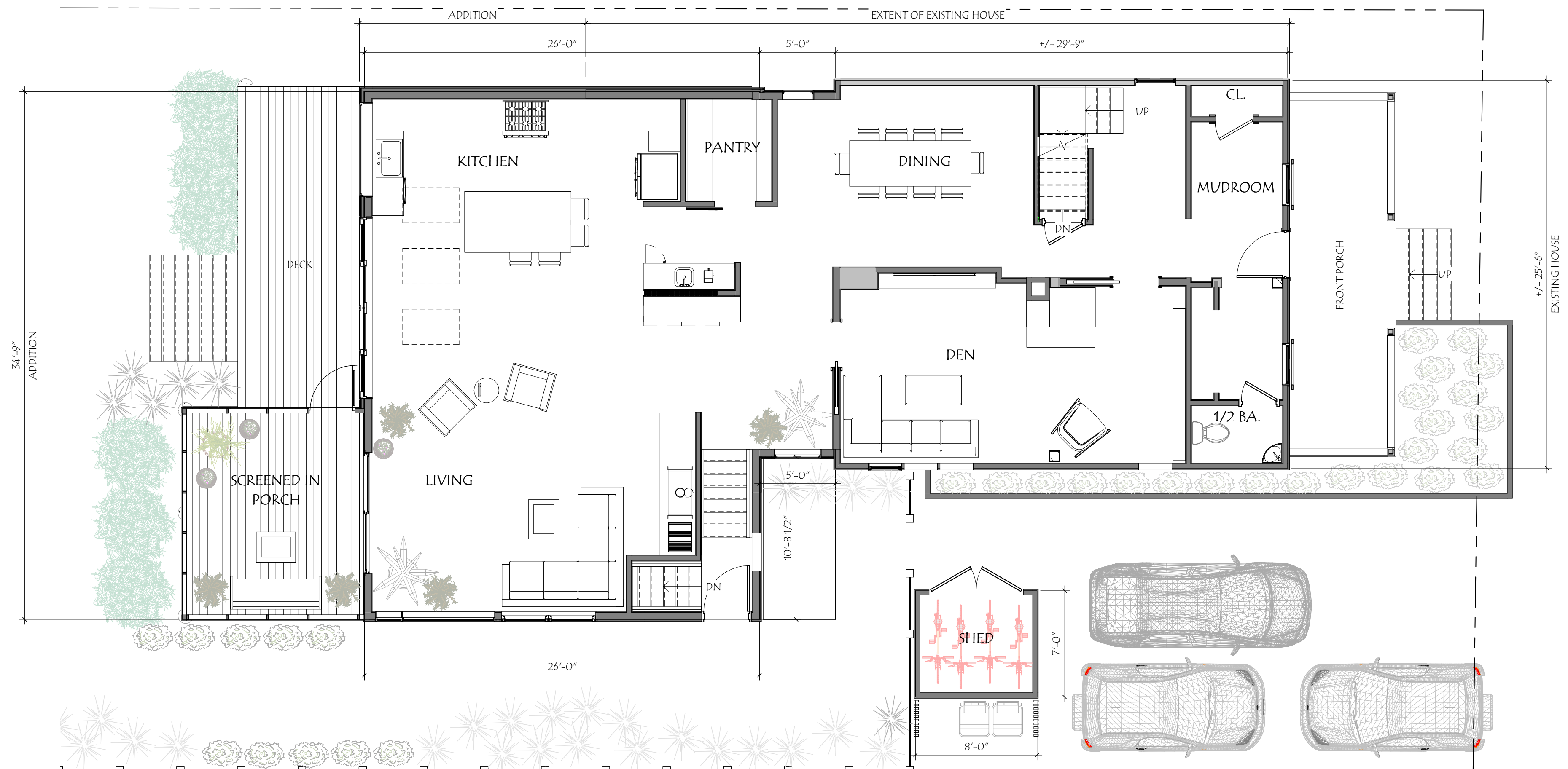
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2 LEVEL 2 FLOOR PLAN
SD-01 3/16" = 1'-0"



3 BASEMENT FLOOR PLAN
SD-01 3/16" = 1'-0"



1 LEVEL 1 FLOOR PLAN
SD-01 3/16" = 1'-0"

#	DATE	REVISION DESCRIPTION
---	------	----------------------

85 LAKEVIEW
TERRACE

BURLINGTON, VERMONT



PROPOSED
FLOOR PLANS

PROJECT NO:	2025013
DATE:	9/11/25
CHECKED BY:	KRL
DRAWN BY:	KCD
SCALE:	3/16" = 1'-0"

SD-01



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1 EAST ELEVATION
SD-02 3/16" = 1'-0"



2 NORTH ELEVATION
SD-02 3/16" = 1'-0"



3 WEST ELEVATION
SD-02 3/16" = 1'-0"



4 SOUTH ELEVATION
SD-02 3/16" = 1'-0"

#	DATE	REVISION DESCRIPTION
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85 LAKEVIEW TERRACE

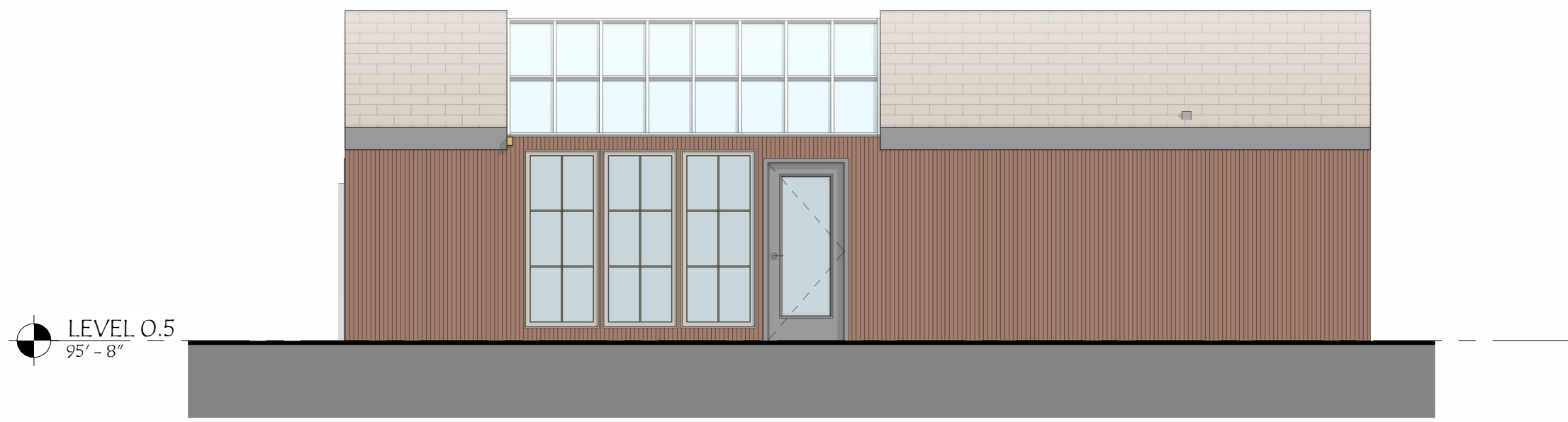
BURLINGTON, VERMONT

PROPOSED EXTERIOR ELEVATIONS

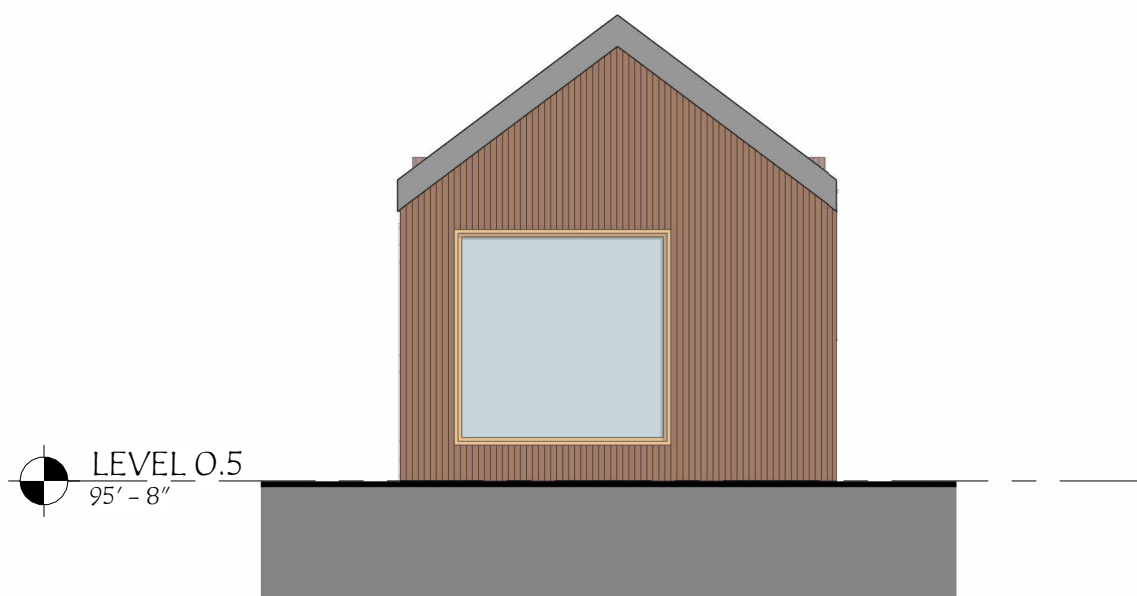
PROJECT NO:	2025013
DATE:	9/11/25
CHECKED BY:	KRL
DRAWN BY:	KCD
SCALE:	3/16" = 1'-0"

SD-02

PRINTED: 9/11/2025 10:37:23 AM FILENAME: C:\Users\k\OneDrive\Documents\2025013_R25_85 LAKEVIEW TERRACE_MASTER BEDROOM STUDY_MadueNM5YX.rvt



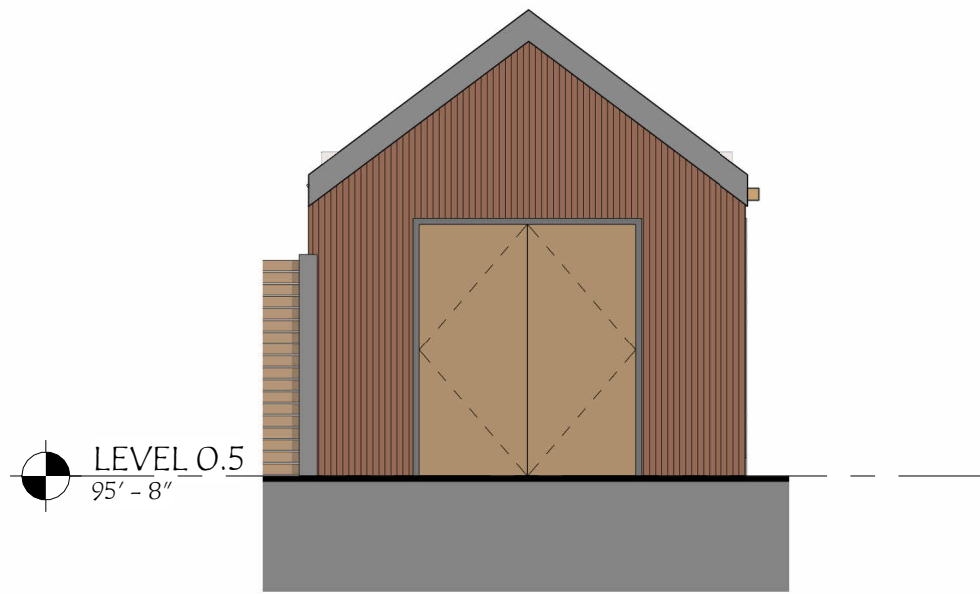
2 GREENHOUSE - NORTH ELEVATION
SD-03 3/16" = 1'-0"



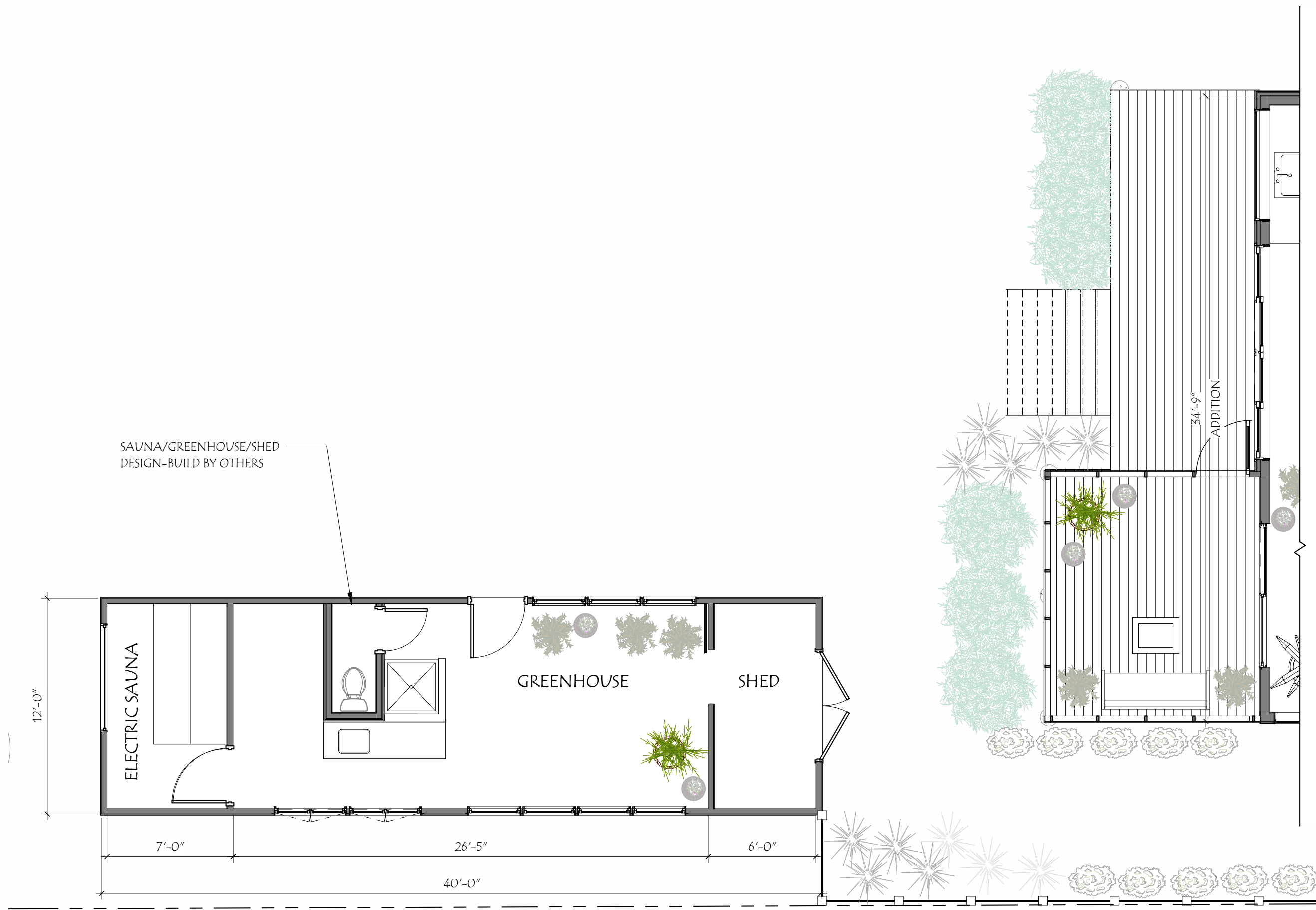
3 GREENHOUSE - WEST ELEVATION
SD-03 3/16" = 1'-0"



4 GREENHOUSE - SOUTH ELEVATION
SD-03 3/16" = 1'-0"



5 GREENHOUSE - EAST ELEVATION
SD-03 3/16" = 1'-0"



1 GREENHOUSE PLAN
SD-03 3/16" = 1'-0"



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#	DATE	REVISION DESCRIPTION
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85 LAKEVIEW TERRACE

BURLINGTON, VERMONT



PROPOSED GREENHOUSE PLAN & ELEVATIONS

PROJECT NO:	2025013
DATE:	9/11/25
CHECKED BY:	KRL
DRAWN BY:	KCD
SCALE:	3/16" = 1'-0"

SD-03

Window Schedule								
Type Mark	Model	Manufacturer	Rough Height	Rough Width	Window Type	Cladding Material	Interior Material	Comments
BASEMENT								
A	UGL5050	Marvin Windows and Doors	5' - 0"	5' - 0 1/2"	Glider	Bronze	Prefinished White	
LEVEL 0.5								
B	IFGL4020	Marvin Windows and Doors	1' - 8 1/2"	3' - 4 1/2"	Glider	Bronze	Prefinished White	
107	MDGRECT	Marvin Windows and Doors	6' - 6 3/4"	2' - 7 1/2"	Modern Direct Glaze Rectangle 2H	Aluminum-Marv n-Ebony	Aluminum-Marvin- Ebony	
LEVEL 1								
L	ICATR319	Marvin Windows and Doors	1' - 7 1/2"	6' - 2 1/2"	Casement Transom	Bronze	Prefinished White	
N	IFDH4623	Marvin Windows and Doors	4' - 6"	2' - 2 3/4"	Double Hung			
N	IFDH4623	Marvin Windows and Doors	4' - 6"	2' - 2 3/4"	Double Hung			
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
M	ICAP8771T	Marvin Windows and Doors	5' - 11 1/2"	3' - 1 1/2"	Casement Picture	Bronze	Prefinished White	
D	IAWN2519	Marvin Windows and Doors	1' - 7 3/4"	2' - 2 1/2"	Awning	Bronze	Prefinished White	
I	ICATR316	Marvin Windows and Doors	1' - 4 1/2"	6' - 1 1/2"	Casement Transom	Bronze	Prefinished White	
G	ICAP7359	Marvin Windows and Doors	4' - 11 1/2"	6' - 1 1/2"	Casement Picture	Bronze	Prefinished White	
H	ICA2159	Marvin Windows and Doors	4' - 11 1/2"	1' - 9 1/2"	Casement	Bronze	Prefinished White	
J	ICATR2116	Marvin Windows and Doors	1' - 4 1/2"	1' - 9 1/2"	Casement Transom	Bronze	Prefinished White	
E	ICA2559	Marvin Windows and Doors	4' - 11 1/2"	2' - 1 1/2"	Casement	Bronze	Prefinished White	
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
L	ICATR319	Marvin Windows and Doors	1' - 7 1/2"	6' - 2 1/2"	Casement Transom	Bronze	Prefinished White	
F	ICAP7355	Marvin Windows and Doors	4' - 7 1/2"	6' - 2 1/2"	Casement Picture	Bronze	Prefinished White	
O	SKLT2448	Marvin Windows and Doors	3' - 10 1/2"	1' - 10 1/2"	Skylight	Bronze	Prefinished White	
O	SKLT2448	Marvin Windows and Doors	3' - 10 1/2"	1' - 10 1/2"	Skylight	Bronze	Prefinished White	
O	SKLT2448	Marvin Windows and Doors	3' - 10 1/2"	1' - 10 1/2"	Skylight	Bronze	Prefinished White	
LEVEL 2								
N	IFDH4623	Marvin Windows and Doors	4' - 6"	2' - 2 3/4"	Double Hung			
N	IFDH4623	Marvin Windows and Doors	4' - 6"	2' - 2 3/4"	Double Hung			
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
M	ICAP8771T	Marvin Windows and Doors	5' - 11 1/2"	3' - 1 1/2"	Casement Picture	Bronze	Prefinished White	
P	ICATR4916	Marvin Windows and Doors	1' - 4 1/2"	4' - 1 1/2"	Casement Transom	Bronze	Prefinished White	
Q	IAWN5723	Marvin Windows and Doors	1' - 11 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
Q	IAWN5723	Marvin Windows and Doors	1' - 11 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
R	ICATR219	Marvin Windows and Doors	1' - 7 1/2"	6' - 0 1/2"	Casement Transom	Bronze	Prefinished White	
R	ICATR219	Marvin Windows and Doors	1' - 7 1/2"	6' - 0 1/2"	Casement Transom	Bronze	Prefinished White	
S	ICAP7160	Marvin Windows and Doors	5' - 11 3/4"	6' - 3 1/2"	Casement Picture	Bronze	Prefinished White	
T	ICATR6019	Marvin Windows and Doors	1' - 7 3/4"	6' - 3 1/2"	Casement Transom	Bronze	Prefinished White	
F	ICAP7355	Marvin Windows and Doors	4' - 7 1/2"	6' - 2 1/2"	Casement Picture	Bronze	Prefinished White	
Q	IAWN5723	Marvin Windows and Doors	1' - 11 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
F	ICAP7355	Marvin Windows and Doors	4' - 7 1/2"	6' - 2 1/2"	Casement Picture	Bronze	Prefinished White	
Q	IAWN5723	Marvin Windows and Doors	1' - 11 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
L	ICATR319	Marvin Windows and Doors	1' - 7 1/2"	6' - 2 1/2"	Casement Transom	Bronze	Prefinished White	
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	

DOOR SCHEDULE								
Door Number	Model	Manufacturer	Rough Height	Rough Width	Door Type	Interior Material	Cladding Material	Comments
LEVEL 1								
102	USFDG2 12070	Marvin Windows and Doors	7' - 2 1/2"	12' - 0"	IIIII	Wood-Marvin-Pine	Bronze	
103	ISFD8068	Marvin Windows and Doors	6' - 8 1/2"	8' - 0 1/2"	Sliding French Slider	Prefinished White	Bronze	
LEVEL 2								
201	ISPD60650X	Marvin Windows and Doors	6' - 5 1/2"	6' - 0 1/2"	Sliding Patio Slider	Prefinished White	Bronze	
202	ISPD60650X	Marvin Windows and Doors	6' - 5 1/2"	6' - 0 1/2"	Sliding Patio Slider	Prefinished White	Bronze	



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#	DATE	REVISION DESCRIPTION
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85 LAKEVIEW
TERRACE

BURLINGTON, VERMONT

PRELIMINARY
WINDOW AND
DOOR
SCHEDULES

PROJECT NO:	2025013
DATE:	9/11/25
CHECKED BY:	KRL
DRAWN BY:	KCD
SCALE:	

SD-04

WAC LIGHTING

Ion 2" Round 5CCT

Remodel Downlight

Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____

Model	Beam	Color Temp & CRI	Lumens	CBCP	Finish
☐ R2DRDR	☐ F 35°	☐ 9CS 2700K/3000K/3500K/4000K/5000K - 90	695	2140	☐ WT White

Example: **R2DRDR-F9CS-WT**

DESCRIPTION

Minimum profile downlight with remote driver included for easy remodel or new construction installation.

FEATURES

- 5-CCT Switchable between 2700K and 5000K
- Sold as remodel, but new construction frame available
- Driver included
- 5 year warranty

SPECIFICATIONS

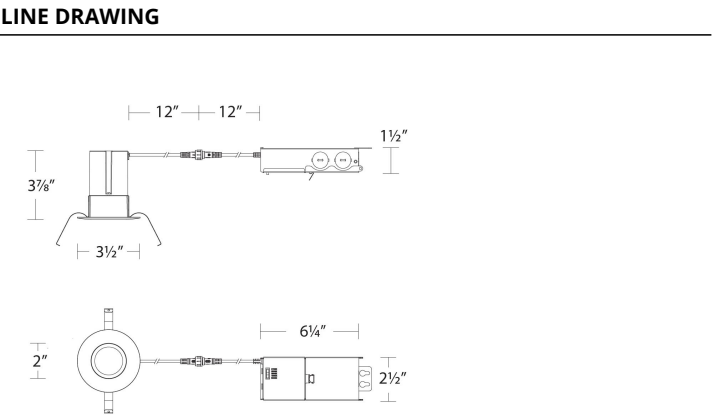
Construction	Die-cast Aluminum with 20-gauge Cold Rolled Steel Driver Box
Power:	9W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10% , TRIAC: 100-5%
Light Source:	Integrated LED
Lens:	Frosted TIR Lens
Rated Life:	50,000 Hours
Mounting:	Heavy gauge retention clips secures fixture to ceiling
Cut Out:	3"
Finish:	Electrostatically Powder Coated: White
Ceiling Thickness:	1/2" - 1 1/2"
Operating Temp:	-4°F to 104°F (-20°C to 40°C)
Standards:	ETL, cETL, Title 24 JA8 Compliant, Airtight, IC



FINISHES:



White



WAC LIGHTING

Ion 2" Round 5CCT

Remodel Downlight

Fixture Type:

Catalog Number:

Project:

Location:

ACCESSORIES

	Model	Description	Finish
	R2DRDN-FRAME	Ion 2"	



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

93-A-83, 19-20

UTM REFERENCES:

Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: single family dwelling

ORIGINAL USE: single family dwelling

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: vernacular

DATE BUILT: ca. 1912

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 85 Lakeview Ter.

COMMON NAME:

PROPERTY TYPE: dwelling

OWNER: David A. Desautels

ADDRESS: 76 Bittersweet Lane.
Burlington VT 05401

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 Siding ☐ 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 1/2

Number of Bays: 3x2

Entrance Location: front center

Approximate Dimensions: 24x28

SIGNIFICANCE: Architectural ☒ Historic ☐ Archeological ☐

Historic Contexts:

Level of Significance:

Local State National

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gable front vernacular house on lake side of street. A porch spans the first floor of the front facade. It features turned columns, a balustrade and a lattice skirt. The roof of the porch, which is slightly hipped, has a small pediment centered above the front steps. A wooden deck behind the house probably replaced an original porch which was smaller. The windows are mostly 1/1 and the front door is probably historic. The gable front is characterized by full cornice returns and symmetrical fenestration. The house faces east.

RELATED STRUCTURES: (Describe)

On the south side of the house a small 1x1 bay garage or storage shed is located. The gable front structure has swinging doors, novelty siding, corner boards and an asphalt shingled roof. It was most likely built with the house.

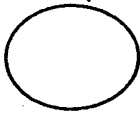
STATEMENT OF SIGNIFICANCE:

This vernacular house is a typical example of the dominant architectural style in the neighborhood. It's gable front contributes to a consistent streetscape which has changed very little since most of these houses were built during the first quarter of this century. The Oriol family lived here in the 20s, 30s and 40s. Louis A. Oriol was a stereotyper for the Burlington Free Press.

REFERENCES:

Sanborn maps, Assessors' record, Burlington 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: Scott Gurley

ORGANIZATION: City of Burlington

DATE RECORDED: 10/18/93



Memo

To: Joseph Cava, Permit Technician @ City of Burlington Planning & Zoning Department
From: Kelley DesRoches, Vice-President @ Wiemann Lamphere Architects
Date: 9/5/25 Revision 1

Subject: 85 Lakeview Terrace – Addition/Renovation

Existing Conditions Photos:



Front of house @ Lakeview Terrace – looking west



South side of existing house – looking at original house and previous addition plus ADU completed in 2015



Back of house – looking east at 2015 addition and ADU



View at back of house – looking west

Doors:

- Existing front door to remain, new paint

(9/5/25 rev) Image of existing front door to be repainted & existing patio doors to be salvaged and reused.



Windows:

- Original house double-hung windows proposed to be replaced with new double-hung windows by Marvin Integrity Ultrex Fiberglass, exterior finish: bronze
- New windows will be made up of both existing Marvin Integrity Wood Ultrex Fiberglass windows that will be salvaged and reused as well as new windows also Marvin Integrity Wood Ultrex Fiberglass windows. Any windows units in addition will be a mix of fixed, casement and awnings. All exterior finish to be bronze.

(9/5/25 rev) Most of the new windows are salvaged and reused from existing house as shown in photo below. Any new windows will be Marvin Elevate which is the newer version of the Integrity line. Windows shown below are Marvin Integrity Ultrex Fiberglass. See uploaded window schedule for sizes.



Marvin Elevate awning window from manufacturer's website:



Roofing:

- Original house has a slate roof which will remain.
- Sloped roof at addition will be 24 gauge standing seam double locked, basis of design: Englert, color: charcoal (9/5/25 rev)

Englert standing seam roof, color: charcoal from manufacturer's website:



Siding:

- Original house will be resided with thermally modified wood, proposed product: Delta Millworks, Thermowood Spruce Delta Sawn, finish: Millstream 2.0, 5" exposure

Image from Manufacturer's website:

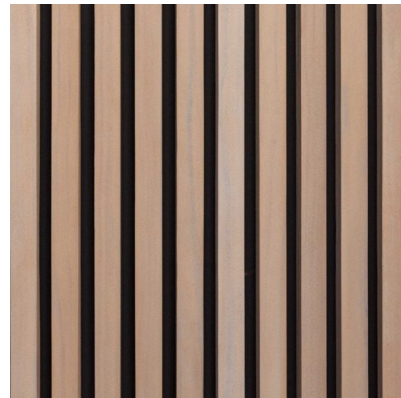


- Addition will be primarily be sided with thermally modified wood, proposed product: Delta Millworks, Thermowood Spruce, color: Sand Dollar and siding adjacent to entry will be a linear slat exterior modular panel, proposed product: Terramai, Modified Softwood Linear Slat exterior modular panel, Shiro.

Image from Manufacturer's website:



Image from Manufacturer's website:



- Siding at vertical recess separating original house from addition is proposed to be Corten panels reused from existing house and ADU.

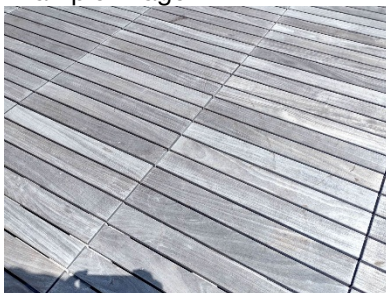
Example image:



Decking / Stair Treads:

- Proposed decking & stair treads are to be Ipe. Ipe weathers over time.

Example image:



Addition - Handrails / guardrails / posts

- Proposed handrails, guardrails and deck posts to be Corten steel, with either the existing reused or new to match existing.

Existing handrail/guardrail:



Existing front porch - posts

- Existing porch posts will be replaced with solid wood posts.

Screened porch:

- Proposed screened porch will be constructed with cedar posts & beams.

Privacy screening:

- Proposed privacy screening will be thermally modified wood to match adjacent siding; Delta Millworks, Thermowood Spruce, color: Sand Dollar (9/5/25 rev)

Image from Manufacturer's website:



Trellis:

- Proposed trellis to be construction with cedar posts, beams and slats.

Patio & walkway pavers:

- Patio pavers to be a natural bluestone.

HVAC:

- New ducted heat pump system will be run in the existing attic and out of view. Existing heat pumps will remain with new line sets. (9/5/25 rev)

Existing heat pumps on north side of existing house:



Lighting: (9/5/25 rev)

- Existing front entry porch will have new recessed can lighting, see uploaded cutsheet.
- West façade will have (3) exterior grade, dark sky compliant wall sconces adjacent to first floor & second floor patio doors, see uploaded cutsheet.

ZORON W4R
Round Wall Mount



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The Zoron series combines sleek aesthetics with exceptional performance. Compact and stylish enough for residential applications, yet powerful enough to be used commercially. With built-in color temperature selection and the option to be used either indoors or out, Zoron adapts to any setting. Regressed trims and specialized TIR optics provide both aesthetic appeal and glare control, making Zoron the perfect blend of form and function.

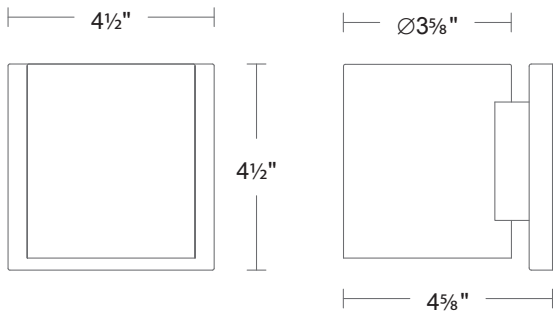
FEATURES

- Die-cast aluminum construction
- 5-CCT Switchable between 2700K and 5000K
- Suitable for indoor or outdoor use
- Low glare regressed trim with 25°+ shielding angle
- Driver concealed within the fixture

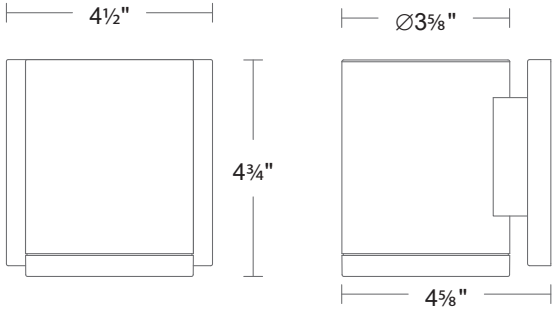
SPECIFICATIONS

Input:	Universal voltage 120V - 277VAC, 50/60Hz
Dimming:	ELV, TRIAC, 0-10V: 100-5%
Light Source:	Integrated LED
Finish:	Electrostatically powder coated: White, Black Injection molded polycarbonate: Black, Chrome, Gold, Haze, White
Standards:	UL, cUL, IP65, Title 24 JA8 Compliant, Wet Location Listed
Operating Temp:	-13°F to 122°F (-25°C to 50°C)

LINE DRAWING



Standard Trim



Arc Trim

ZORON W4R

Round Wall Mount



Standard Trim

Model	Power	Beam	Color Temp	CRI	Lumens	CBCP	Efficacy (lm/W)	Body Finish	Trim Finish
W4R	15W	N Narrow 25°	CS	90	2700K	1015	2985	BK Black WT White	BK Black
					3000K	1060	3310		CH Chrome
					3500K	1100	3235		GL Gold
					4000K	1130	3330		HZ Haze
					5000K	1185	3485		WT White
		F Flood 45°	CS	90	2700K	1135	1945	BK Black WT White	BK Black
					3000K	1180	2025		CH Chrome
					3500K	1230	2105		GL Gold
					4000K	1265	2165		HZ Haze
					5000K	1325	2265		WT White

W4R-CS-____

Example: **W4R-FCS-WTHZ**

Arc Trim

Model	Power	Beam	Color Temp	CRI	Lumens	CBCP	Efficacy (lm/W)	Trim Finish*
W4R	15W	N Narrow 25°	CS	90	2700K	910	3075	PBK Arc Black PWT Arc White
					3000K	945	3200	
					3500K	985	3330	
					4000K	1010	3425	
					5000K	1060	3585	
		F Flood 45°	CS	90	2700K	1065	1950	PBK Arc Black PWT Arc White
					3000K	1110	2035	
					3500K	1150	2115	
					4000K	1185	2175	
					5000K	1240	2275	

W4R-CS-P__

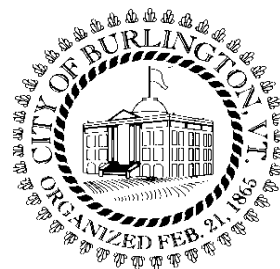
Example: **W4R-NCS-PBK**

*When ordering Arc trim, body finish will match trim finish.

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

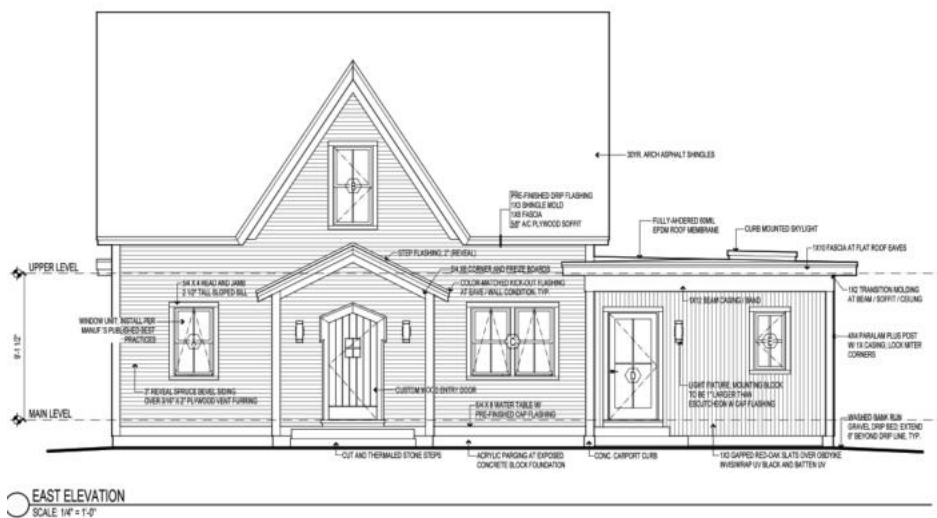
William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Zoning Compliance Officer



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-25-406
Tax ID: 053-3-164-000
Location: 153 Locust Terrace
Date: September 23, 2025

File: ZP-25-406
Location: 153 Locust Terrace
Zone: RM **Ward:** 5
Date application entered into Open Gov: August 2, 2025 (incomplete)
Applicant/ Owner: Mark Hall / Margot Scharfe
Request: Proposed targeted demolition, renovations, and additions to existing house.



Background:

- **Zoning Permit ZP-21-245:** Replace 2 windows. February, 2021.
- **Zoning Permit ZP-18-70/18-0678CA;** replace front door. February 2018.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.



Plantings are depicted on building models; however no landscaping plan has been provided and is required.

(b)Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of

neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along

the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

This parcel falls partially within the Steep Slopes Overlay District, so additional supporting materials are required. (Reference is made to Section 5.2.4 (b) and required supporting information.)

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

Not applicable.

(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 (b), below.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

Condensing units are proposed for the south elevation; they are required to be placed outside of the required setback (site plan shows encroachment.)

A landscaping plan is required to better understand a planting schedule in relation to the building siting, solar access, and wind/shade break.

(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

The parcel is not listed on DEC's Brownfield Sites. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

An Erosion Prevention and Sediment Control Plan will be required.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

While the new entry stoop will not protect visitors/residents from inclement weather, entry under the carport will provide that relief.

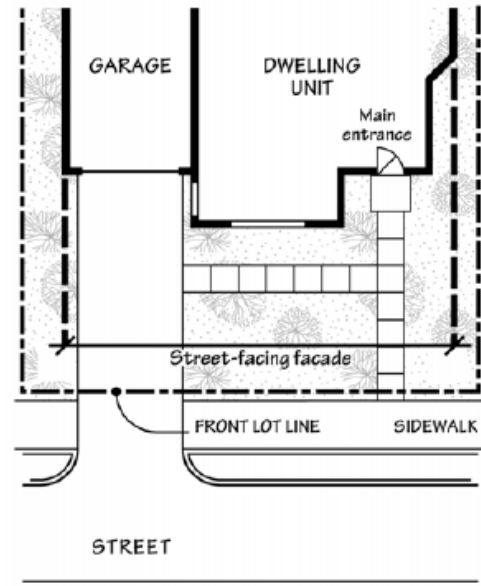
An area for snow storage needs to be identified.

(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblin and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

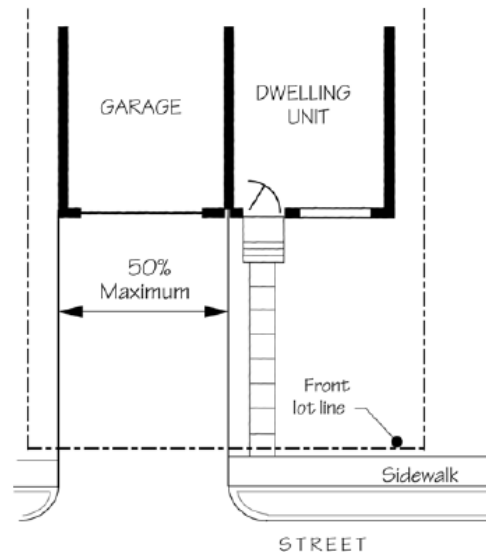
Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer regarding the adequacy of sight distances along the approaches to the intersection. To the extent practicable, development of corner lots in non-residential areas should try to place the building mass near the intersection and parallel to the street to help anchor the corner and take advantage of the high visibility location.

In residential areas, accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure. A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be deferential yet consistent in character and design. Where a garage is not oriented towards the street (i.e. the garage doors face the rear or side yard), the street-facing garage wall shall have windows or doors or other features that break-up the mass into smaller elements, and be blended with the character of the residential portion of the structure.



Where a garage is attached to a principal single-family or duplex residential structure and oriented to the street (i.e. the garage doors face the street) the following standards shall apply:

1. *Except as provided in subsections 3, 4 and 5 below, a street-facing garage wall shall constitute no more than 50% of the width of the street-facing façade of the entire structure (including the garage portion), and shall not exceed 24-feet. In cases where a street-facing garage wall constitutes between 30%-50% of the street-facing façade, living space is encouraged above to integrate the garage more closely into the design and mass of the overall structure. In cases where the street-facing garage wall constitutes more than 50% of the width of the street-facing façade, living space above is required.*



2. *Each bay of the garage shall have a separate entrance door of no more than 10-feet in width.*
3. *Where the width of the street-facing façade of the residential portion of the structure is less than 14 feet, the street-facing garage portion may be allowed up to but not exceeding 14 feet in order to allow for a single garage bay.*
4. *Where a garage entrance is within a single roofline and wholly integrated into the overall design the front façade of the structure, it may constitute more than 50%*

of the width of the street-facing façade provided there is interior living space above, and the primary pedestrian entrance offers a clear and welcoming entrance from the street.

5. *Enclosed space originally designed and constructed as a garage for vehicular parking but converted to living space may be converted back to enclosed vehicular parking provided there is no expansion of the building footprint necessary to complete the conversion.*

The applicant proposes the demolition of the existing garage, and construction of a carport in its place. The driveway will be realigned with the access to the carport, and minimized from its current configuration.

(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

There is an existing curb cut at 153 Locust Terrace. The submitted site plan suggests that the driveway is angled, and will be realigned and limited to 15' in width.

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.



There are no sidewalks on the west side of Locust Terrace. The applicant provides for an improved pedestrian path from the public way directly to the front door.

(k) Accessibility for the Handicapped:

ADA compliance is under the jurisdiction of the building official.

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

The application proposes removal of the existing garage, with construction of a carport and realignment of the driveway. Surface parking will be provided. The limited parking capacity does not trigger additional tree planting/shade, but is encouraged.

(m) Landscaping, Fences and Retaining Walls:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge,

landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

*The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult *Planting Sustainable Landscapes: A Guide for Plan Reviewers* prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.*

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles, materials, and dimensions shall be compatible with the context of the neighborhood and use of the property.

No landscaping plan has been provided, so the location or inclusion of retaining walls, fences, or similar features is unknown.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Residential-grade sconces are proposed within the carport and at building entrances.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

As noted, mechanical equipment needs to observe the minimum setback; as illustrated, the condensing units encroach into the required 5' minimum setback on the south boundary.

Trash/recycling is located within the carport. The mailbox location is presumed to be at the front entry, but is not identified on building elevations.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development should maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of additions and infill development; however, no modifications by the DRB shall be made to projects which otherwise limit the allowable Principal Structure footprint,

height, and number of units per building otherwise permitted by Tables 4.4.5-1 and 4.4.5-2.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge be low.)



The application proposes changes the roof pitch and adding a central wall plane dormer on the primary façade. The removal of the garage and replacement with a carport “opens up” the façade. The alternation of the front entrance; currently within an asymmetrical protruding modified pavilion and under a canopy centralizes the building face and provides a centralized focus. The strong lines of the carport roofline

balance the increased roof pitch. Massing and scale are not inconsistent with the neighboring buildings.

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city’s skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

Dormers shall not exceed the height of the ridgeline of the roof to which they are attached, and shall be set back a minimum of 1-foot from the edges of the underlying roofline. Individual dog house dormers shall be limited to 33% of the horizontal eave length of the principal roofline.

The designed centralized dormer is more of an articulation within the wall plane of the façade than a detached roof extension. It does not exceed the height of the ridgeline. Although more steeply pitched than the existing roof, it is easily transitional from the lower roofline of the southerly most residence and the higher roofline of the Cape on the north of the site.



153 Locust Terrace (center)
147 Locust Terrace (left) and 159 Locust Terrace (right).

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building. Attention shall also be accorded to design features which provide protection from the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Window arrangement on the primary façade largely duplicates what currently exists, with the exception of the centralized 2nd story window in the new wall dormer. Building openings are arranged in consistent patterns, with the greatest effort at solar gain in the rear (west) elevation.

The principal entrance is clearly defined and readily identifiable.

No awnings are proposed.



(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. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8, below.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

The plan retains the traditional materials of 3" reveal spruce bevel siding, a custom wood entry door stylistically common to other residences in the Five Sisters neighborhood; double hung windows, asphalt shingles and stone steps.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

153 Locust Terrace occupies lot #10 in the 1947 Thibault plan. It was sold to Carl and Mary Lacillade in 1949, and is typical of post-war, minimal traditional house. As is common to many houses of this age, siding has been modified to composite (vinyl). Until 2007, this neighborhood was a non-design control area, so zoning permits were not needed for exterior alteration.

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

Windows and doors will be required to meet Residential Building Energy Standards (RBES). Compressors are proposed. The noted section on Energy Conservation is applicable.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p). above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

Redevelopment shall observe all applicable standards of building and life safety code as directed by the building official/fire marshal.

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 Five Sisters neighborhood (originally termed “New Harlam”) was surveyed as part of a Historic Sites and Structures Survey in 2007. The neighborhood timeline goes from earliest 20th century homes on the north end, to the post-war residences at the south, including this example. While not listed on the State or National Register of Historic Places, the neighborhood in its entirety has been determined to be historically sensitive due to the architectural examples within and is therefore treated as eligible for listing.

(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.*

153 Locust Terrace was constructed as a single family residence; a use which continues.

- 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 original design was a traditional, post-war structure with only modest articulation of features and spaces. The limited architectural features, however, are easily identifiable from this period as kit house, or contractor building plans common across the United States. This particular example is similar to a planset from Liberty Homes (“The Wellington”) or Sears “The Hartford”.) The Five Sisters neighborhood has extensive examples of kit house or builder homes, and the south end of the neighborhood rightly reflects the post-war period.

This development proposal features an enhanced design; deviating from the simple layout and appearance of the existing structure and altering the primary façade and roofline.

- 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*



Liberty Homes Catalog
By Lewis Mfg. Co, Bay City Michigan. n.d.

as adding conjectural features or elements from other historic properties, will not be undertaken.

The new design is artfully arranged and carefully detailed; however it does alter the spatial features of the existing dwelling and adopts an enhanced entry door (“Rustic Gothic”) more common to earlier house plans like those along Caroline or Charlotte Street.

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

No changes are identified that warrant retention. Not applicable.

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

The mere layout and appearance of the existing home defines post-war residential housing. This proposal is a significant deviation from the simplicity of the original design, and eliminates the distinctive “swooping” entry enclosure and lower pitched roof.

It is ultimately the Board’s discretion about retention of identifiable mid-century housing examples and acknowledging the stylistic change.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The application is not to address structural deterioration, but redesign of an existing single family residence to provide an efficient contemporary use.

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 treatments are proposed. Not applicable.

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

No archaeological resources have been identified at this location. This was farmland prior to residential development in the 1940s.

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.*

This is an entire redesign of the existing single family home.

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 significant alteration cannot be determined to be reversible.

Items for the Board's consideration:

1. This parcel falls partially within the Steep Slopes Overlay District, so additional supporting materials are required. (Reference is made to Section 5.2.4 (b) and required supporting information.)
2. An area for snow storage needs to be identified.
3. A landscaping plan is required to better understand a planting schedule in relation to the building siting, solar access, and wind/shade break.
4. Condensing units needs to be wholly outside the required setback.



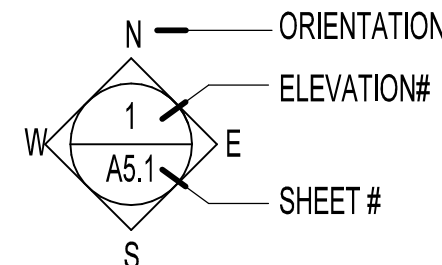
CLIMATIC DESIGN CRITERIA, ZONE 6, BURLINGTON VT

GROUND SNOW LOAD	BASIC WIND DESIGN SPEED MPH	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQ'D
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY		
40 PSF	115 MPH EXP C	D	SEVERE	5'	SLIGHT	N	-10	YES

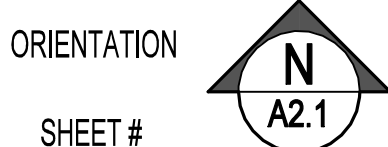
TABLE R402.1.2 INSULATION VALUES, PACKAGE 1
CEILING R49, WOOD WALL R20+5 OR R13+10, FLOOR R30, BASE R15/19

NOTATION SYMBOLS

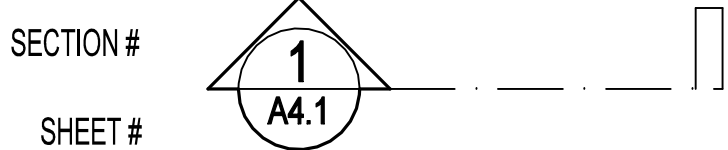
ROOM IDENTIFICATION	101	ROOM NUMBER (101)	INTERIOR ELEVATIONS
DOOR MARKS	102	DOOR NUMBER (102)	
WINDOW MARK	A	WINDOW TYPE (A)	SURFACE ELEVATION MARK



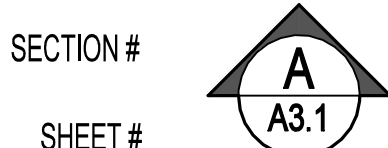
BUILDING ELEVATION TAG



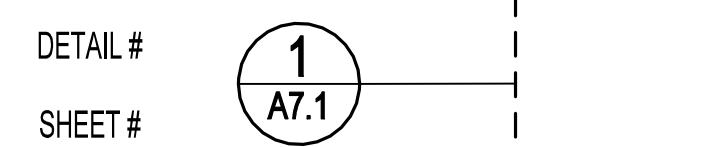
WALL SECTION TAG



BUILDING SECTION TAG



ENLARGED DETAIL TAG



GENERAL NOTES:

- All work to be done per the 2020 New York State Residential Building Code.
- Lumber shall be SPF grade #2 u.n.o. LVL properties: Fb=2600 psi, E=1.9x10⁶ psi.
- All smoke alarms must be hard wired with battery backup. Detectors must be installed on every floor and in every bedroom. A CO detector must be installed on the first floor and in any room with a fireplace or open flame.
- All wood framing to be 5' minimum above finish grade.
- All headers on bearing walls shall be supported by on each side by at least (2) 2"x6" wall studs nailed together unless noted otherwise. All load bearing walls to be 2x6 at 16" on center.
- All joists (rafters) to be braced at third points and blocked at ends. Double joists under all tubs.
- Trusses braced per manufacturer's recommendations.
- Glazing shall have a maximum u-value of 0.32.
- 31(1) Egress windows shall have 5.7SF (min.) clear area, with sill height not greater than 44".
- Doors shall be ordered complete.
- Water supply and septic utilities are on-site.
- Dwelling / garage separation shall meet or exceed the requirements of IRC Table 302.
- Staircase notes R311.7: maximum open space is 4", minimum width to be 36", maximum riser ht 7 3/4", minimum tread depth 10" minimum headroom in any part is 6'-8". Spiral stairs if used see R311.7.10.1. Stairs must be illuminated w/ handrails on at least one side. Handrail ht 34" - 38".
- These plans are in compliance with Chapter 11 - Energy Efficiency - of the 2020 NYS Residential Building Code. See corresponding REScheck report.
- All work to be done by experienced builders and trades people, in a workmanlike manner and in accordance with standard construction practice.
- All flashing and/or weather sealing is by the builder and the sole responsibility of the builder. Use flashing and w/water barrier as required.

FOUNDATION NOTES:

- Global slope stability shall be the responsibility of the site contractor and home owner.
- Bearing capacity shall be 2,000 PSF or greater.
- Foundations to be placed on stable, non-saturated, self-draining insu-lu material. Rocks larger than 6" shall not left near the footings or used as backfill material.
- If unsuitable material is encountered at the footing depth 8" of #2, stone shall be placed below the footing. Ledger must be excavated to a uniform surface with 12" min compacted gravel between the footings and ledge rock (if applicable).
- 4" foundations drains with stone and fabric shall be installed.
- Walls shall not be backfilled prior to minimum 1 week cure period. Do not backfill full height until first floor deck has been framed in.
- Foundations and framing shall be protected against the effects of freezing conditions, including ice, window, and snow.

STRUCTURAL NOTES:

- Blocking for floor joists to be full depth at ends and spaced at 4'-8".
- Kitchen, bathroom, and unfinished basement power receptacles shall have GFI protection.
- At least one wall switch controlled lighting outlet shall be installed in habitable rooms.
- Junction boxes shall be supplied at conductor splice points.
- Access and working space shall be provided around electrical equipment per section 6305.
- All electrical work to be installed by qualified, experienced personnel in a workmanlike manner.
- System shall be grounded per code requirements.
- System shall be inspected by a certified electrical inspector.
- u.n.o.
- Open and vaulted gable walls shall be framed with full height LSL 2x6 studs extending from floor to roof, u.n.o.
- Sawn wood shall be good quality, random note, No 1 or 2 grade.
- Wood Timber shall be air dried for 6 months (min.). Workmanship and water sealing shall be high quality. Seal and grain of timbers with U-C Coatings "Anchor Seal 2" or approved equal.
- When project includes insulated sheathing, fasten insulated sheathing with 16d nails, 6" edge 8" field spacing, and with 1 1/2" (min.) penetration into studs 2x6 at 16" o.c. exterior bearing wall), do not overdrive fasteners. Follow sheathing manufacturer's published best practices for the specified product.

ELECTRICAL NOTES:

- All work to be done per the 2017 National Electrical Code
- Kitchen, bathroom, and unfinished basement power receptacles shall have GFI protection.
- At least one wall switch controlled lighting outlet shall be installed in habitable rooms.
- Junction boxes shall be supplied at conductor splice points.
- Access and working space shall be provided around electrical equipment per section 6305.
- All electrical work to be installed by qualified, experienced personnel in a workmanlike manner.
- System shall be grounded per code requirements.
- System shall be inspected by a certified electrical inspector.
- u.n.o.

PLUMBING NOTES:

- All work to be done per the 2015 International Plumbing Code
- Plumbing fixtures shall conform to standards outlined in table p2701.1
- All plumbing to be installed by qualified, experienced personnel in a workmanlike manner.
- Piping and related material shall conform to standards outlined in table p3002
- System shall be vented per section p3101 and arrangements per p3108.
- Provide cleanouts per P3005.2
- All toilet roughs to be 12" from face of finished wall, u.n.o.

VENTILATION NOTES:

- Where the air infiltration rate of a dwelling unit is 5 air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section M102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4.
- The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table M1505.4.3(1) or Equation 15-1.
- Exception: The whole-house mechanical ventilation system is permitted to operate intermittently where the system has controls that enable operation for not less than 25 percent of each 4-hour segment and the ventilation rate prescribed in Table M1505.4.3(1) is multiplied by the factor determined in accordance with Table M1505.4.3(2).

TABLE M1505.4.4
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES
Kitchens	Mechanical exhaust capacity of 100cfm intermittent or 25cfm continuous
Bathrooms - Toilet Rooms	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous

TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (Square feet)	NUMBER OF BEDROOMS	Airflow in CFM
< 1,500	0-1 2-3 4-6 6-7 >7	30 45 60 75 90
1,501 - 3,000		45 60 75 90 105
3,001 - 4,500		60 75 90 105 120
4,501 - 6,000		75 90 105 120 135

TABLE M1505.4.3(2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS: b

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	NUMBER OF BEDROOMS	25%	33%	50%	66%	75%	100%
Factor ^a		4	3	2	1.5	1.3	1.0

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.

b. Extrapolation beyond the table is prohibited

MAKEUP AIR NOTES:

- Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400cfm (0.19m³/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one damper.
- Exhaust makeup air shall be discharged into the same room in which the exhaust system is located or into rooms or duct systems that communicate through one or more permanent openings with the room in which such exhaust system is located. Such permanent openings shall have a net cross-sectional area not less than the required area of the makeup air supply openings.
- Where makeup air is required, makeup air dampers shall be gravity-type or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be located to allow for access for inspection, service, repair, and replacement without removing permanent construction or any other ducts not connected to the damper. Gravity or barometric dampers shall not be used in passive makeup air systems except where the dampers are rated to provide the design makeup airflow at a pressure differential of 0.01 in. W.C. (3pa) or less.
- Factory-built or masonry fireplaces shall be equipped with an exterior air supply to ensure proper fuel combustion, unless the room is mechanically ventilated and controlled so that indoor pressure is neutral or positive
- The exterior air intake shall be capable of supplying all combustion air from the exterior of the dwelling. The exterior air intake, for other than listed factory-built fireplaces, shall not be located at an elevation higher than the firebox. The exterior air intake shall be covered with a corrosion-resistant screen of 1/4-inch mesh.
- The exterior air outlet shall be located in the back or side of the firebox chamber, or shall be located outside of the firebox, at the level of the hearth, and not greater than 24" from the firebox opening. The outlet shall be closeable and designed to prevent burning material from dropping into concealed combustible spaces.

DATA:

BUILDING CODES:

2015 International Building Code, IBC

USE & OCCUPANCY:

RESIDENTIAL GROUP "R-3"

CONSTRUCTION TYPE: TYPE 5

HEIGHT: 27'-0"

INDEX

ARCHITECTURAL

- A1.0 BUILDING DATA, NOTES
- A1.1 SITE PLAN & MAIN LEVEL FLOOR PLAN
- A1.2 BASEMENT & UPPER LEVEL FLOOR PLANS
- A1.3 ROOF PLAN AND REFLECTED CEILING PLANS
- A2.1 EXTERIOR ELEVATIONS & FENESTRATION SCHEDULE
- A2.2 EXTERIOR PERSPECTIVES
- A3.1 BUILDING SECTIONS

ELECTRICAL

- E1.1 ELECTRICAL PLANS

ELECTRICAL

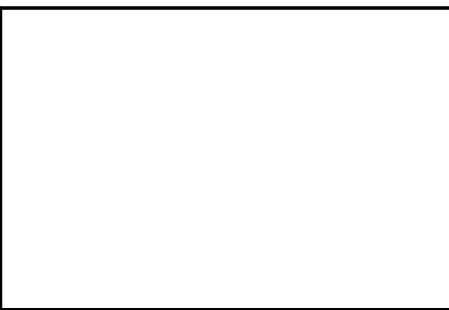
- M1.1 HVAC PLANS

STRUCTURAL

- S1.1 FOUNDATION PLAN AND DETAILS
- S1.2 FRAMING PLANS



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REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

LOCATION:
BURLINGTON, VT

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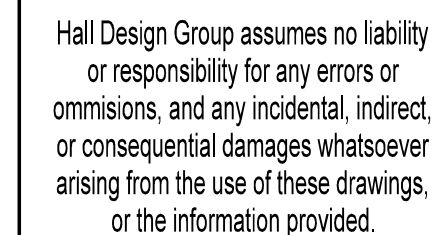
SHEET TITLE:

BUILDING
DATA AND
NOTES

SCALE:	AS NOTED
DATE:	
DRAWN:	HF
CHECKED:	MRH
REVISED:	

SHEET:

A1.0



PROJECT:
RENOVATIONS & ADDITIONS TO
**153 LOCUST
TERRACE**

LOCATION:
BURLINGTON, VT

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SHEET TITLE:

**SITE PLAN &
MAIN LEVEL
FLOOR PLAN**

SCALE:	AS NOTED
DATE:	XX/XX/XXXX
DRAWN:	
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REVISED:	

SHEET:
A 1.1



- DEMOLISH AND PROPERLY DISPOSE OF EXISTING GARAGE, CONNECTOR, BACK PORCH, AND MAIN ROOF
- COORDINATE ROOF REMOVAL WITH "WEATHER WINDOW" AND PROTECT EXISTING CONDITIONS AS NEEDED
- PROVIDE NEW 200 AMP SERVICE OR GREATER BASED ON LOAD CALCULATIONS
- RECONFIGURE EXISTING HEATING AND A/C SYSTEM TO ACCOMMODATE NEW MAIN LEVEL LAYOUT
- PROVIDE HEAT PUMP HVAC SYSTEM AT UPPER LEVEL
- PROVIDE ELECTRIC FLOOR WARMING AT MUDROOM AND PRIMARY BATH
- PROVIDE DISTRIBUTED ERV EQUIPMENT (LUNOS)

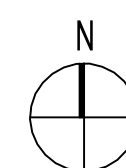
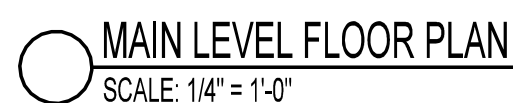
AREA CALCULATIONS:

MAIN LEVEL (EXISTING)	824SF
MAIN LEVEL (NEW)	404SF
UPPER LEVEL (NEW)	700SF
TOTAL CONDITIONED	1,928SF
PORCH	306SF
CARPORT	340SF
PATIO	302SF

ZONING NOTES:

DISTRICT: RESIDENTIAL MEDIUM (MR)
MIN. LOT FRONTAGE: 30'-0" (WITH EXCEPTIONS)
SETBACKS
- FRONT: AVG. OF FRONT SETBACK 2 ADJACENT LOTS BOTH SIDES +/- 5'-0"
- SIDE: MIN. = 10% OF LOT WIDTH OR AVG. OF SIDE SETBACK OF 2 ADJACENT LOTS BOTH SIDES
- REAR: 15'-0"
LOT COVERAGE: 65%

Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the side setback shall be 10% of the lot width. Refer to Sec. 5.2.5 for additional details.



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AUGUST 1, 2025

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RENOVATIONS & ADDITIONS TO
153 LOCUST TERRACE

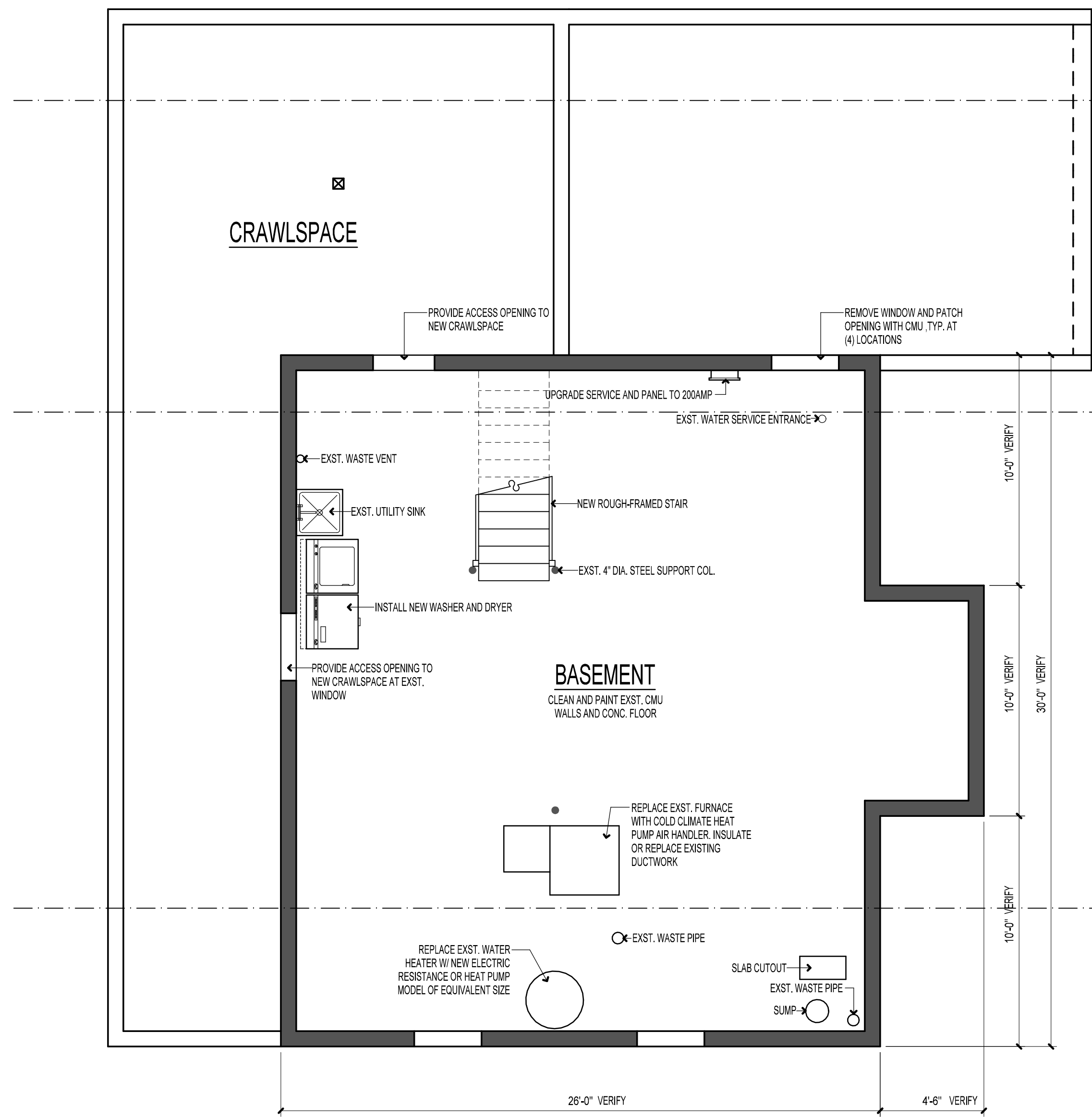
LOCATION:
BURLINGTON, VT

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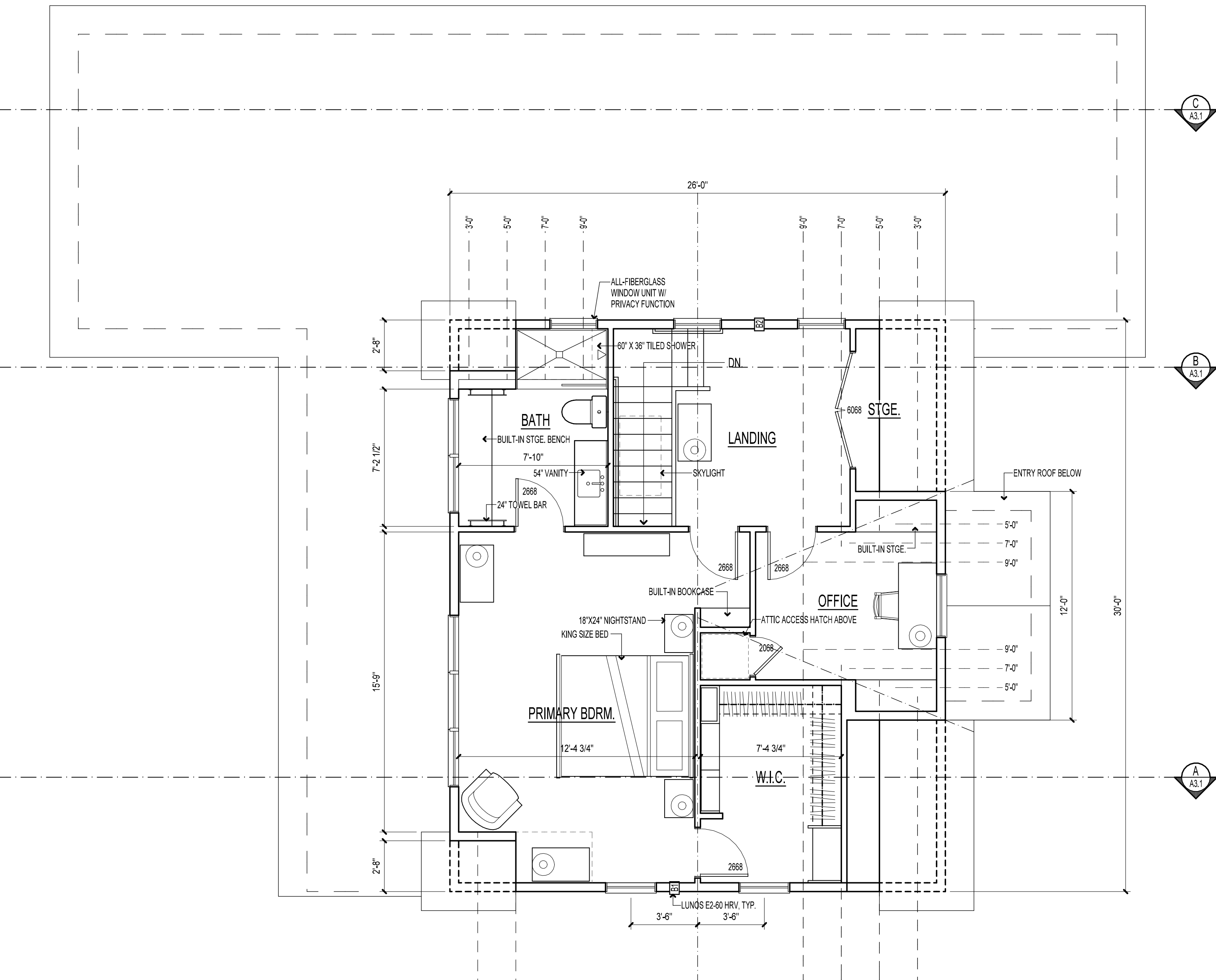
SHEET TITLE:
**BASEMENT &
UPPER LEVEL
FLOOR PLAN**

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

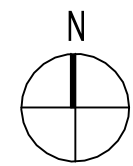
SHEET:
A 1.2



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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REVIEW SET
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RENOVATIONS & ADDITIONS TO
153 LOCUST TERRACE

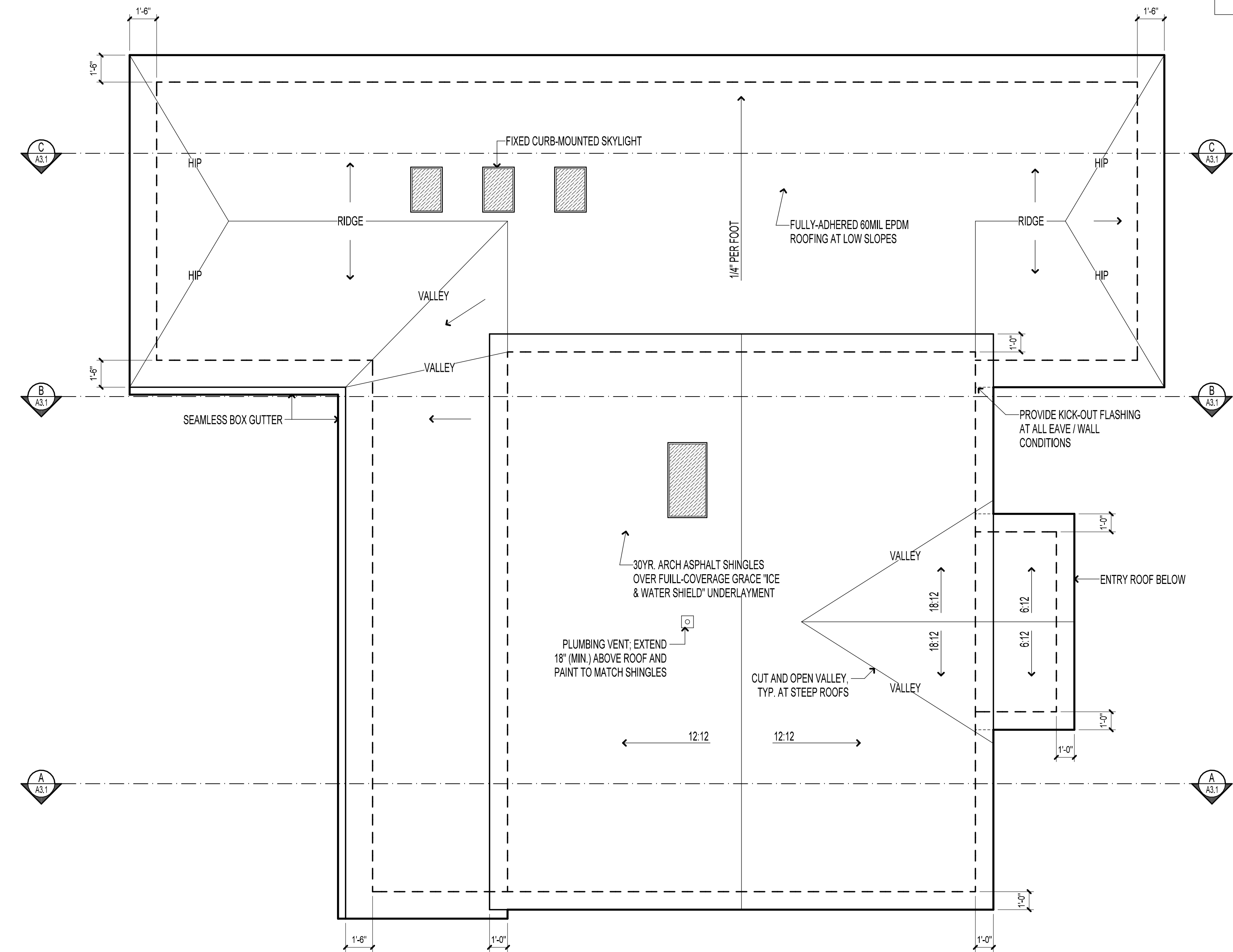
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BURLINGTON, VT

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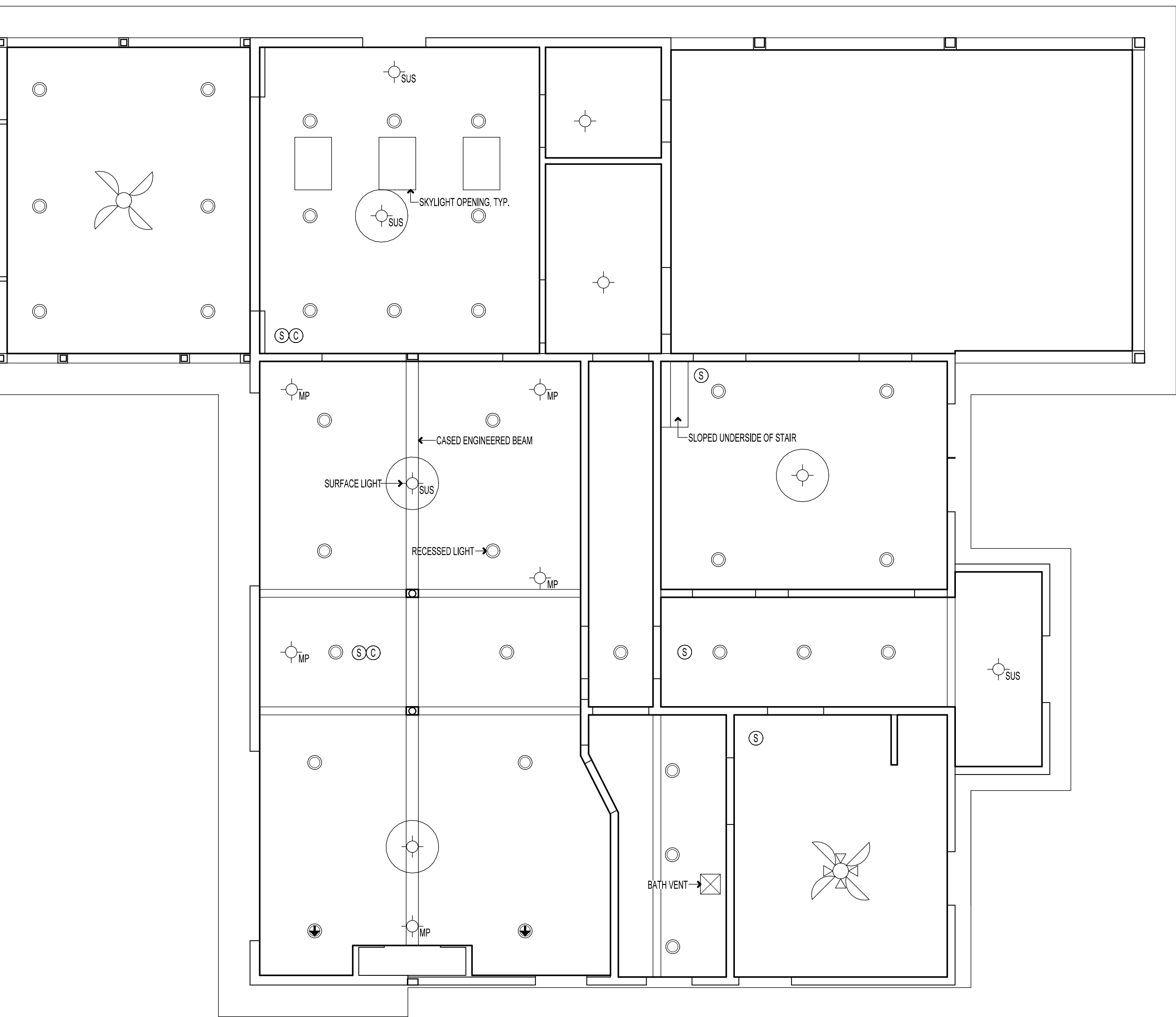
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**ROOF PLAN &
R.C.P.'S**

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
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REVISED:	

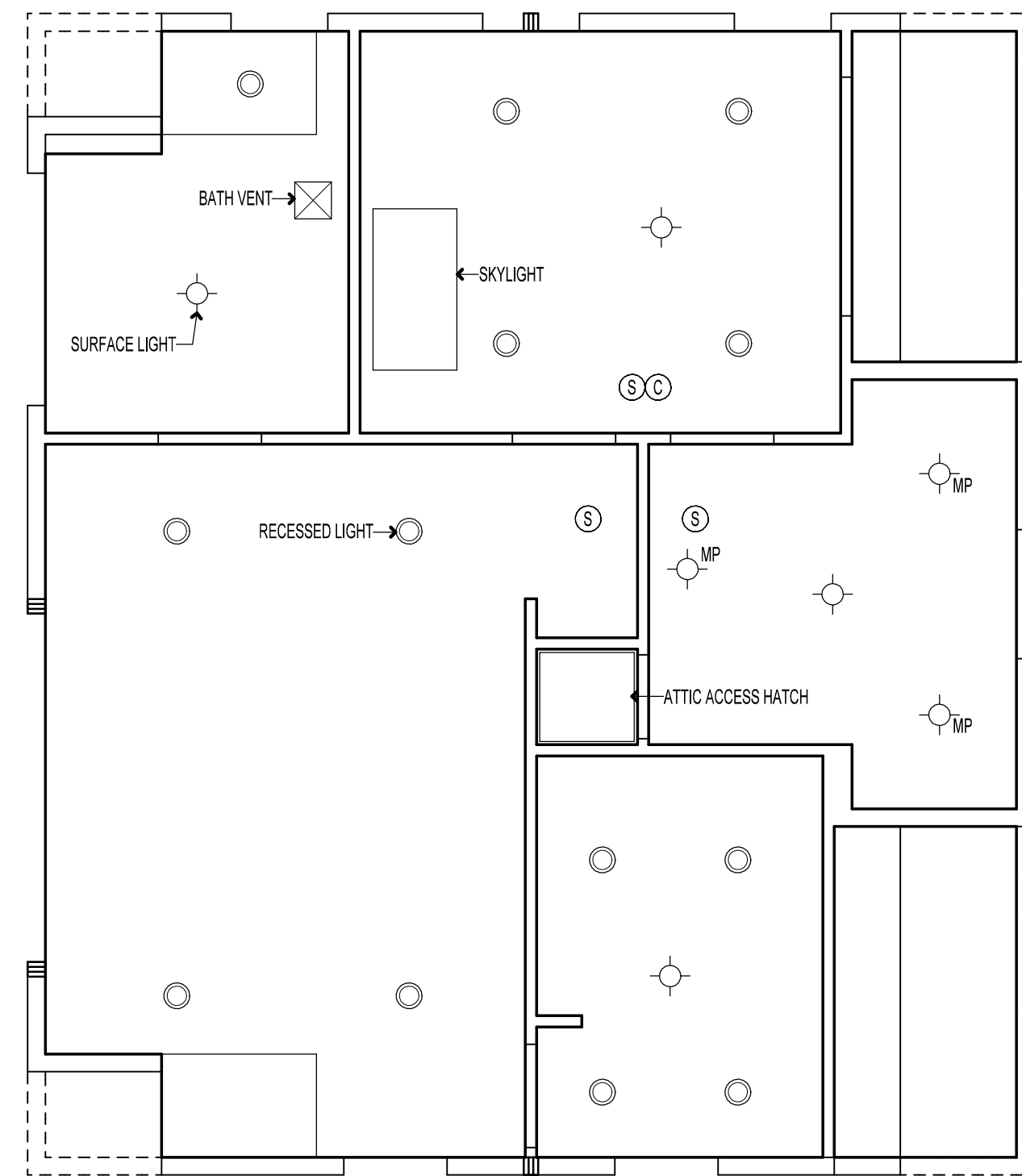
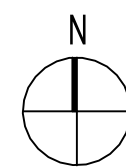
SHEET:
A 1.3



ROOF PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL R.C.P.
SCALE: 1/4" = 1'-0"



UPPER LEVEL R.C.P.
SCALE: 1/4" = 1'-0"

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REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

LOCATION:
BURLINGTON, VT

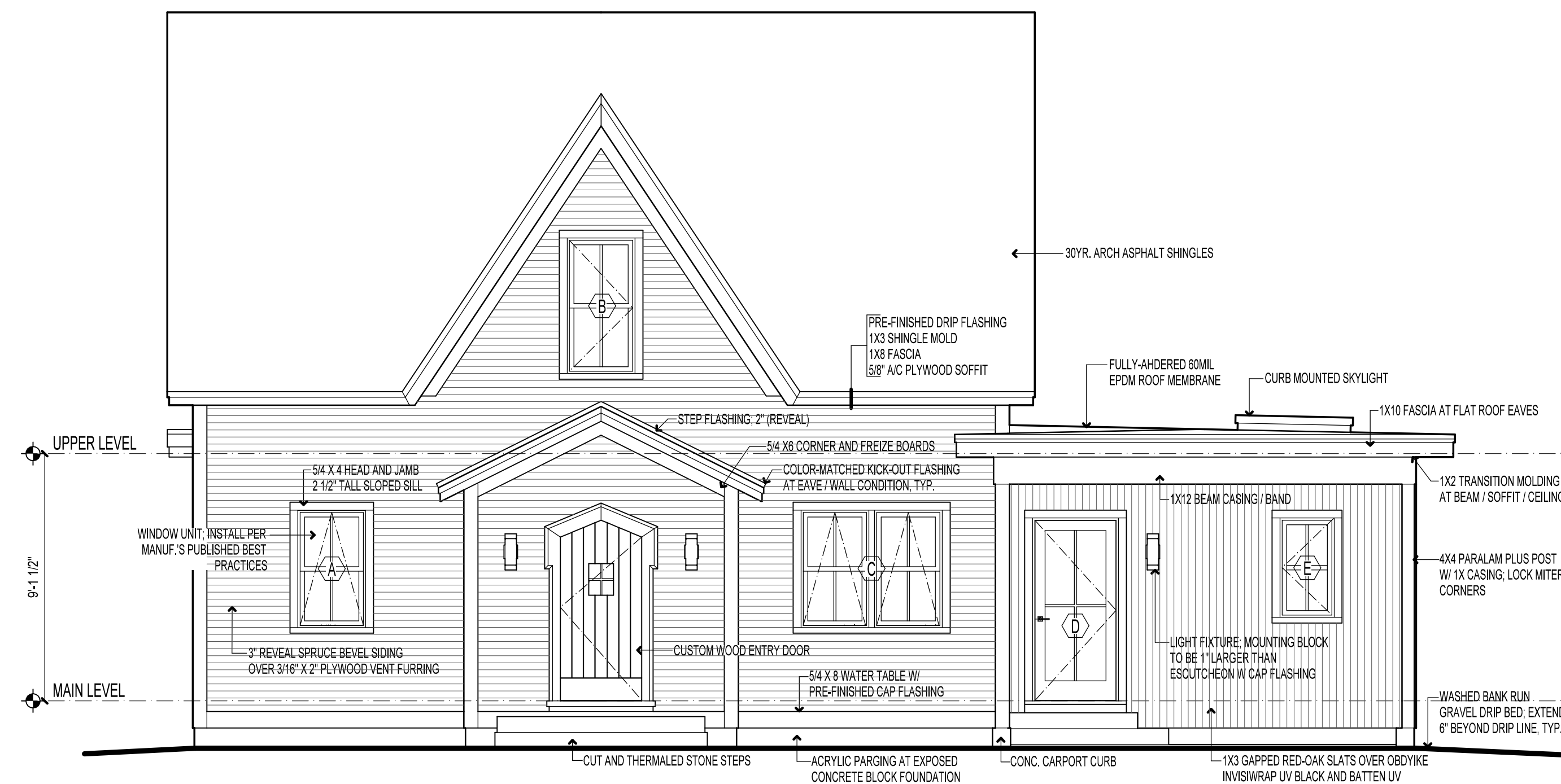
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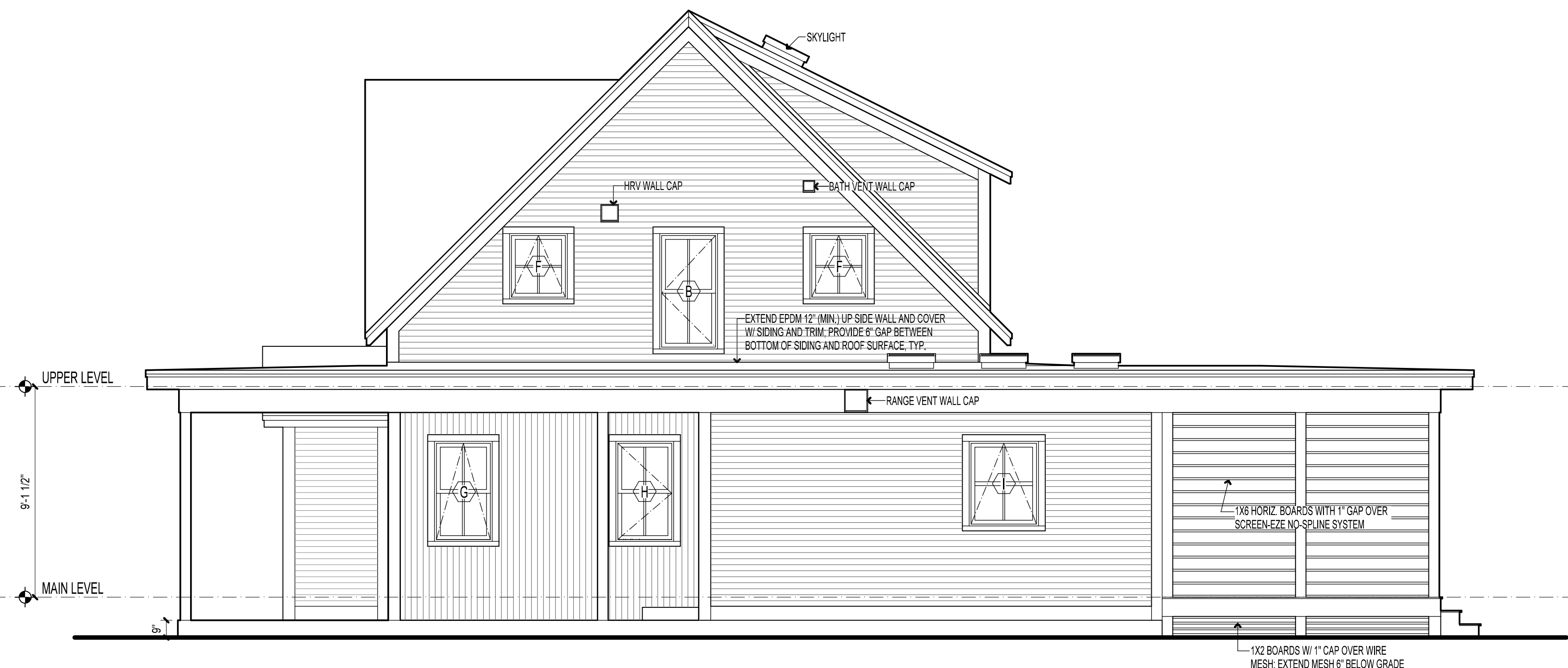
EXTERIOR
ELEVATIONS

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DATE:	XXXXXX
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REVISED:	

SHEET:
A 2.1



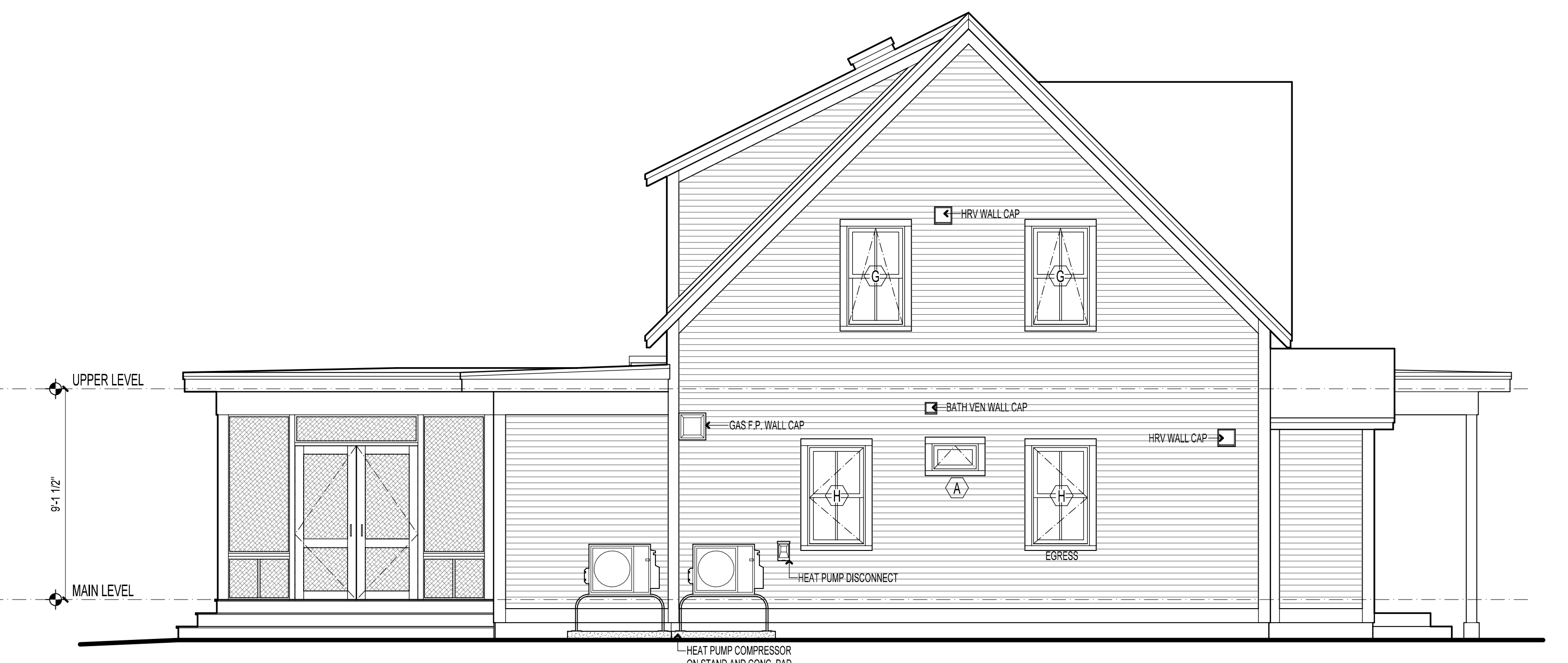
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

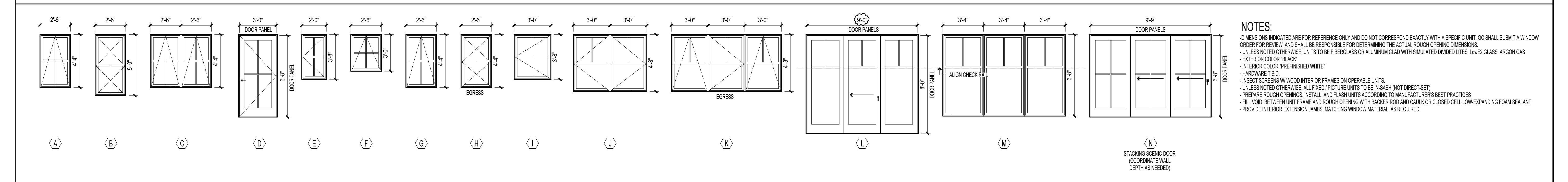


WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR WINDOW & DOOR PACKAGE



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AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

LOCATION:
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SHEET TITLE:
EXTERIOR
PERSPECTIVES

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

SHEET:
A 2.2



1 EXTERIOR PERSPECTIVE
NOT TO SCALE



2 EXTERIOR PERSPECTIVE
NOT TO SCALE



3 EXTERIOR PERSPECTIVE
NOT TO SCALE



4 EXTERIOR PERSPECTIVE
NOT TO SCALE

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REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

LOCATION:
BURLINGTON, VT

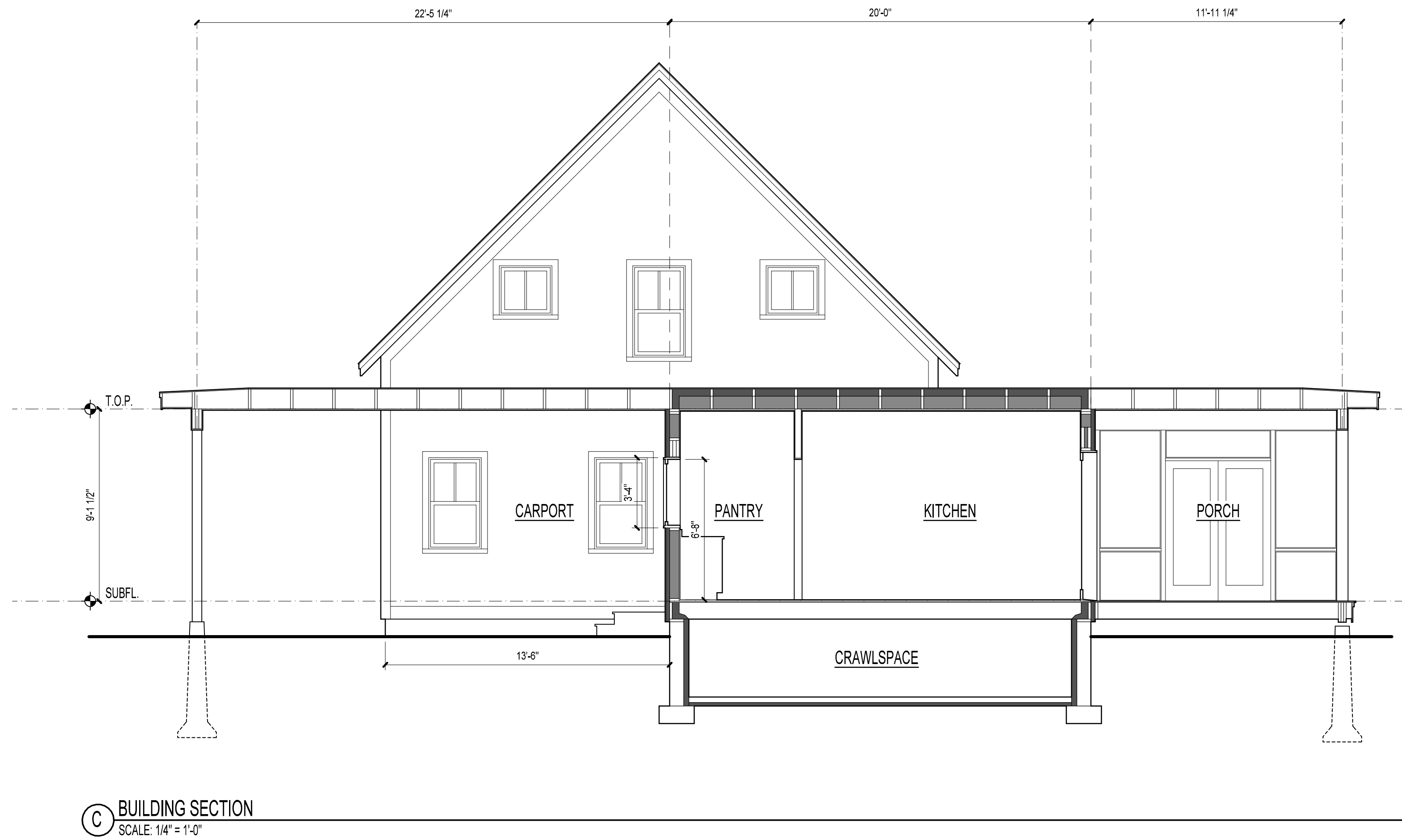
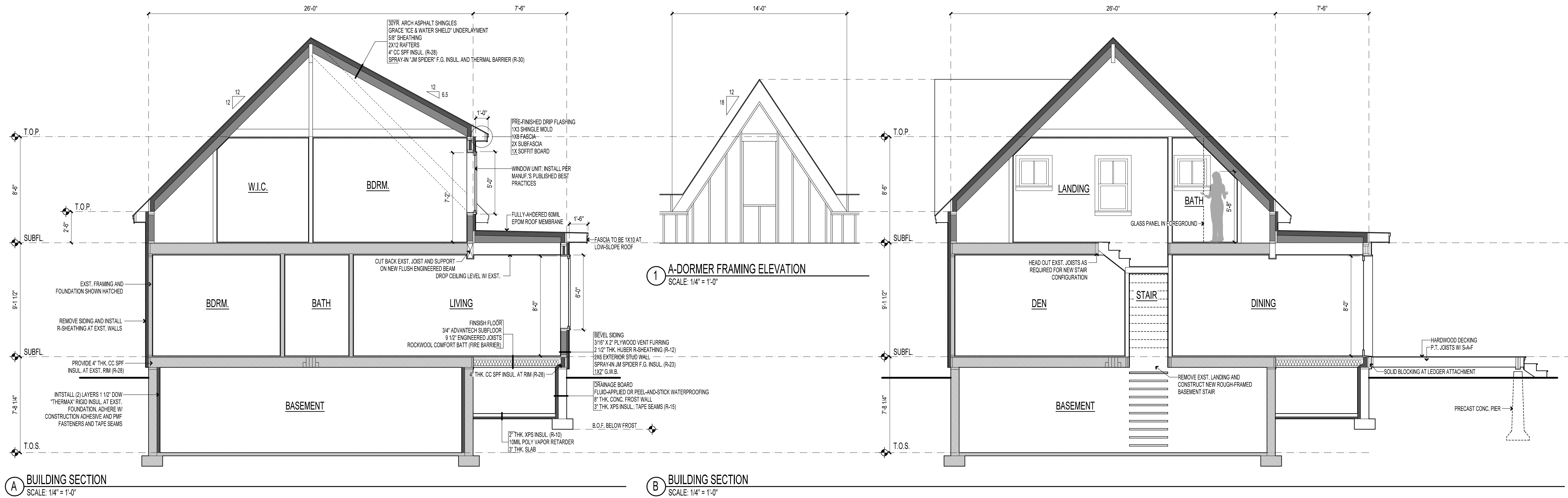
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SHEET TITLE:

BUILDING
SECTIONS

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SHEET:
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TERRACE

LOCATION:
BURLINGTON, VT

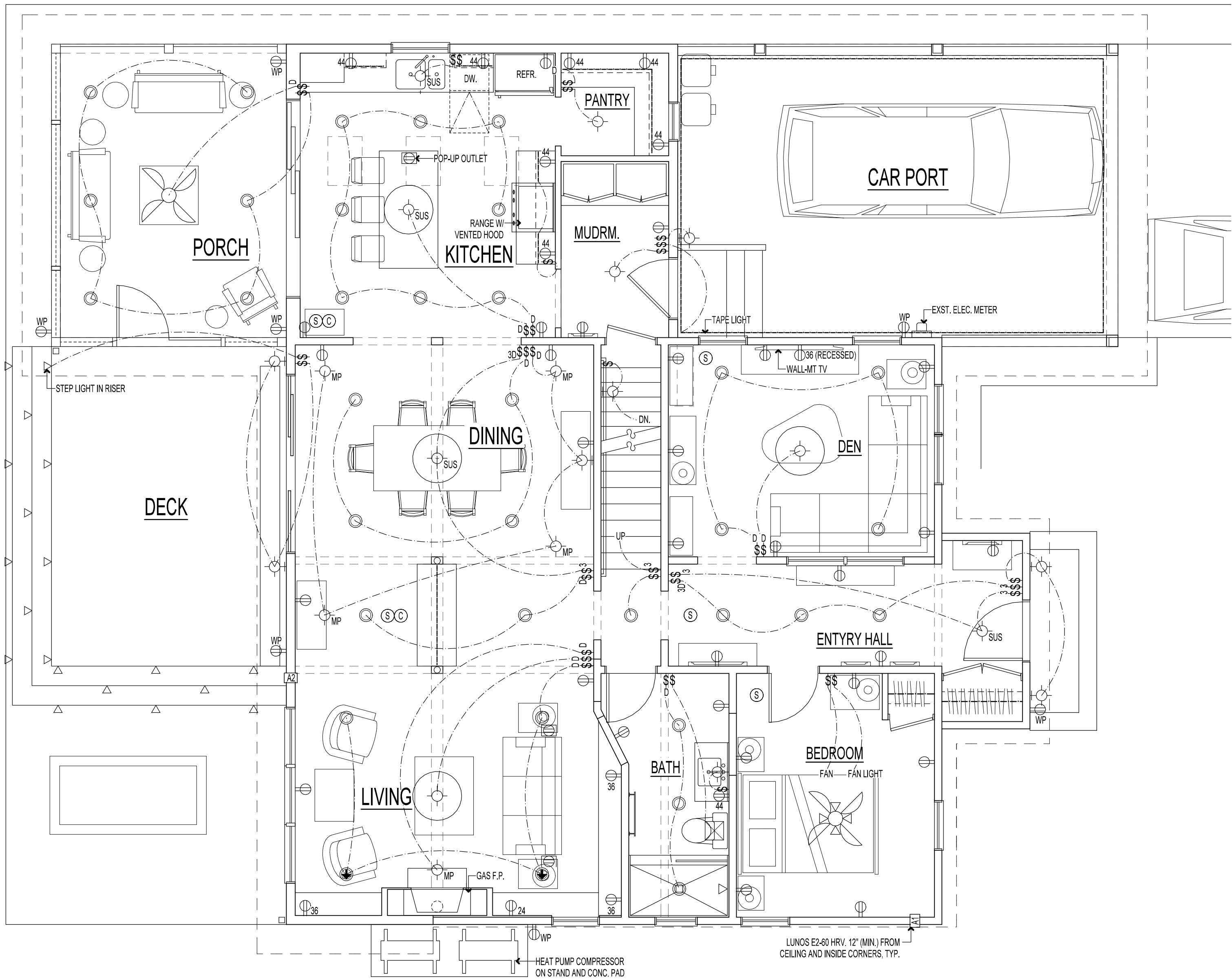
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SHEET TITLE:

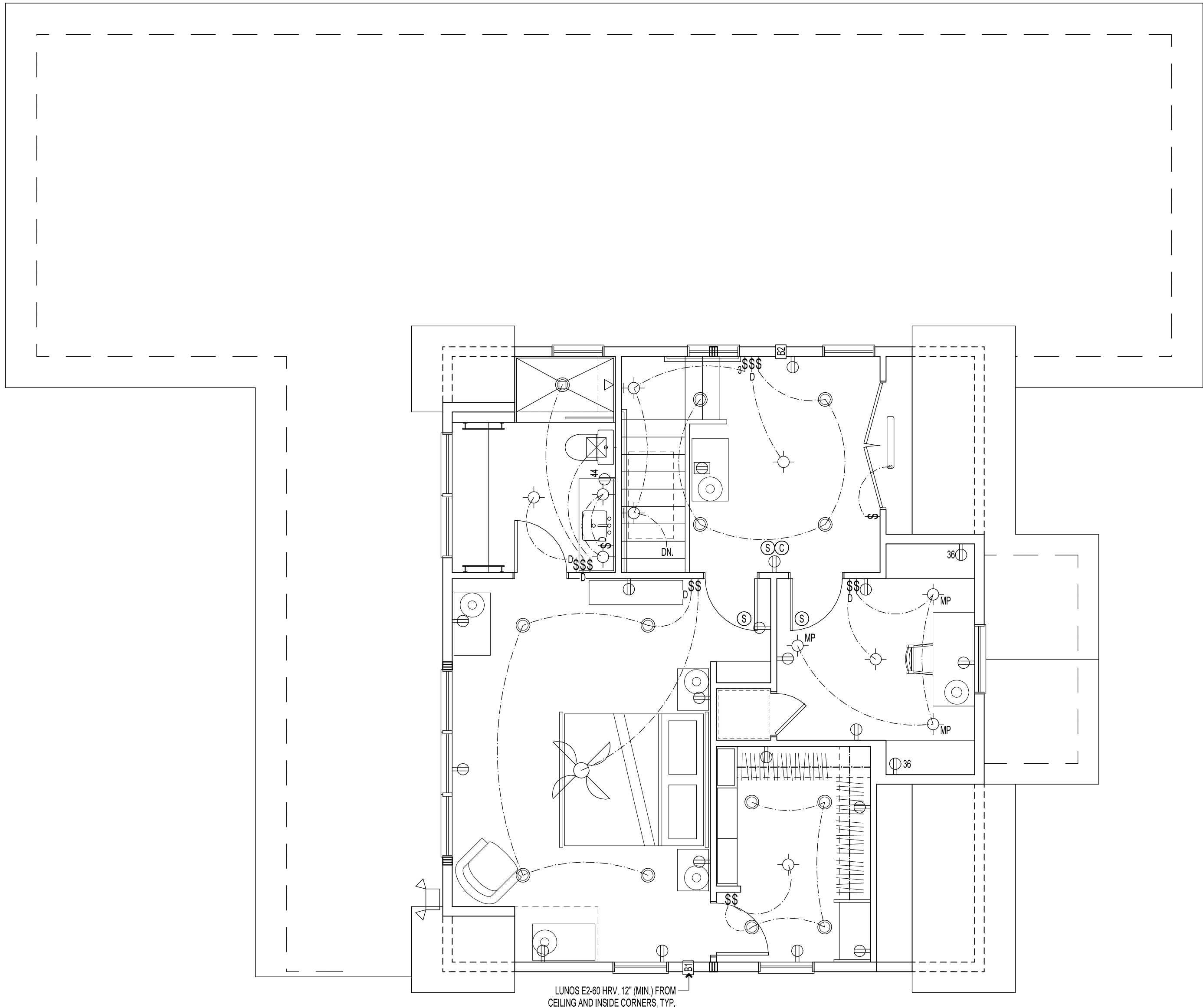
ELECTRICAL
PLANS

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

SHEET:
E 1.1



MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		DUPLEX RECEPTACLE AT 18" A.F.F.		JAMB SWITCH (CIRCUIT CLOSSES WHEN DOOR OPENS)		RECESSED DOWNLIGHT FIXTURE (4" DIA., JUNO "WARMDIM", UN.O.)		CEILING FAN (OPTIONAL LIGHT KIT SHOWN DASHED)		DATA JACK
		DUPLEX RECEPTACLE AT SPECIFIED HEIGHT A.F.F.		PILOT SWITCH (SWITCH GLOWS WHEN LIGHTS ARE ON)		RECESSED WALL WASHER FIXTURE		RECESSED DIRECTIONAL FIXTURE		THERMOSTAT
		WATERPROOF DUPLEX RECEPTACLE		SURFACE MOUNTED LIGHT FIXTURE		RECESSED EXHAUST FAN		HARD-WIRED WIFI NODE		SMOKE DETECTOR
		DEDICATED DUPLEX RECEPTACLE		SURFACE MOUNTED LIGHT FIXTURE (ROD, CORD, OR CHAIN)		WRAP-AROUND LIGHT FIXTURE				CARBON MONOXIDE DETECTOR
		DUPLEX RECEPTACLE WITH USB CHARGER		SURFACE MOUNTED MONO-POINT FIXTURE		TAPE LIGHTING STRIP (WAC INVIS-LED)				
		QUADPLEX RECEPTACLE		WALL MOUNTED LIGHT FIXTURE		TRACK LIGHTING				
		FLOOR / WORK SURFACE RECEPTACLE		WALL MOUNTED LIGHT FIXTURE, SWITCHED AT FIXTURE		FLOODLIGHT				
		SWITCHED DUPLEX RECEPTACLE (ONLY BOTTOM SWITCHED)		WALL MOUNTED LIGHT FIXTURE, SWITCHED AT FIXTURE		FLUSH EXHAUST FAN				
		240 VOLT RECEPTACLE		WALL MOUNTED LIGHT FIXTURE, SWITCHED AT FIXTURE		FLUSH EXHAUST FAN W/ LIGHT KIT				
		SWITCH		WALL MOUNTED ARTWORK LIGHT		RECESSED EXHAUST FAN / LIGHT KIT				
		THREE-POLE SWITCH (SWITCHED IN TWO LOCATIONS)								
		SWITCH WITH DIMMER								

NOTES:
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15-AMPERE AND 20-AMPERE OUTLETS INSTALLED IN BATHROOMS, KITCHENS, LAUNDRY ROOMS, UTILITY ROOMS, WET BARS, GARAGES AND BOATHOUSES SHALL BE GROUND FAULT CIRCUIT INTERRUPTERS
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15-AMPERE AND 20-AMPERE OUTLETS, INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- ALL 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT (SEE E4002.14 FOR EXCEPTIONS)
- DIMMER SWITCH LOCATIONS BY OWNER
- SWITCH STYLE / TYPE SELECTION BY OWNER
- OUTLET AND SWITCH PLATE SELECTION BY OWNER
- CONSULT WITH OWNER REGARDING ELECTRICAL VEHICLE CHARGING STATIONS

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REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

LOCATION:
BURLINGTON, VT

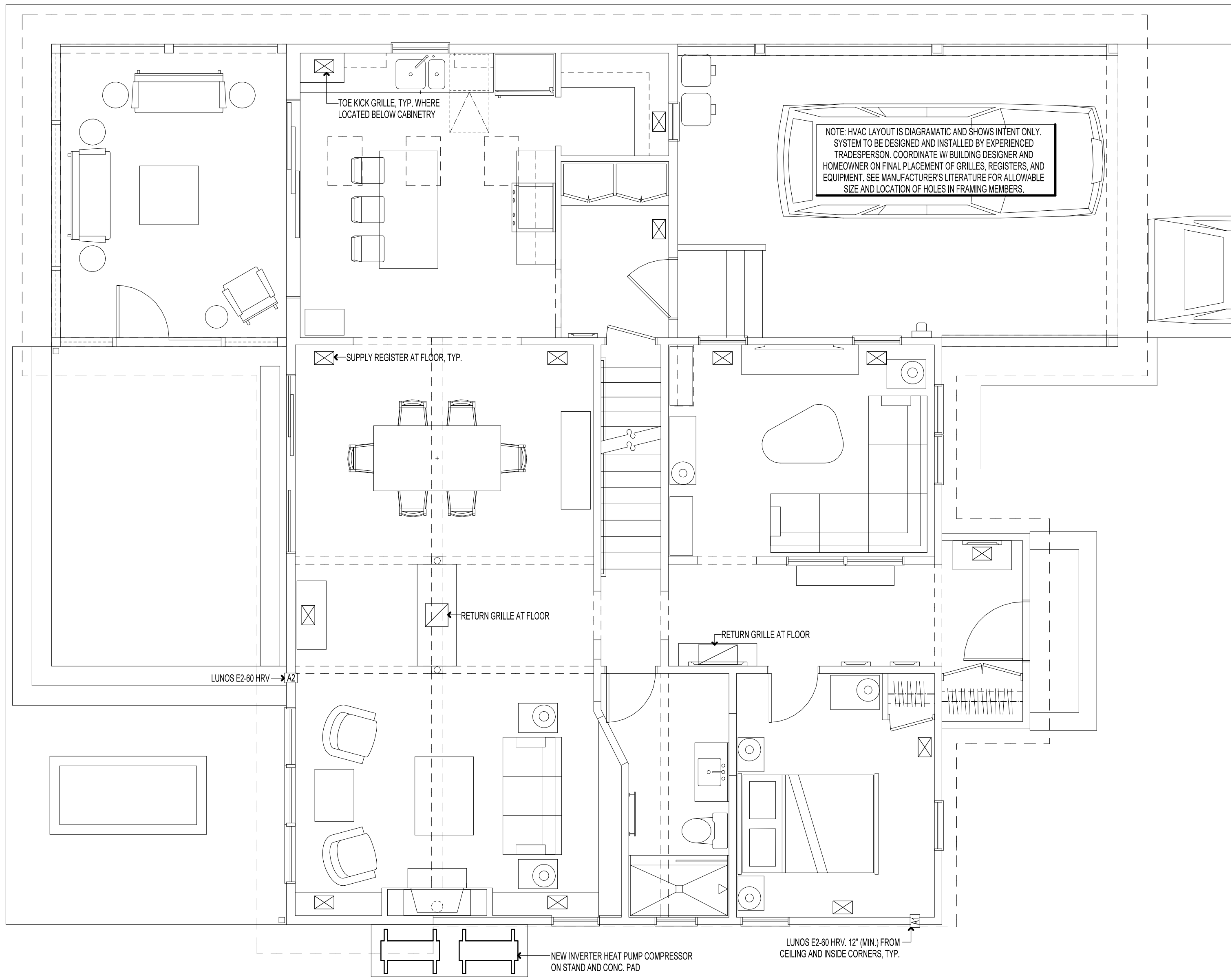
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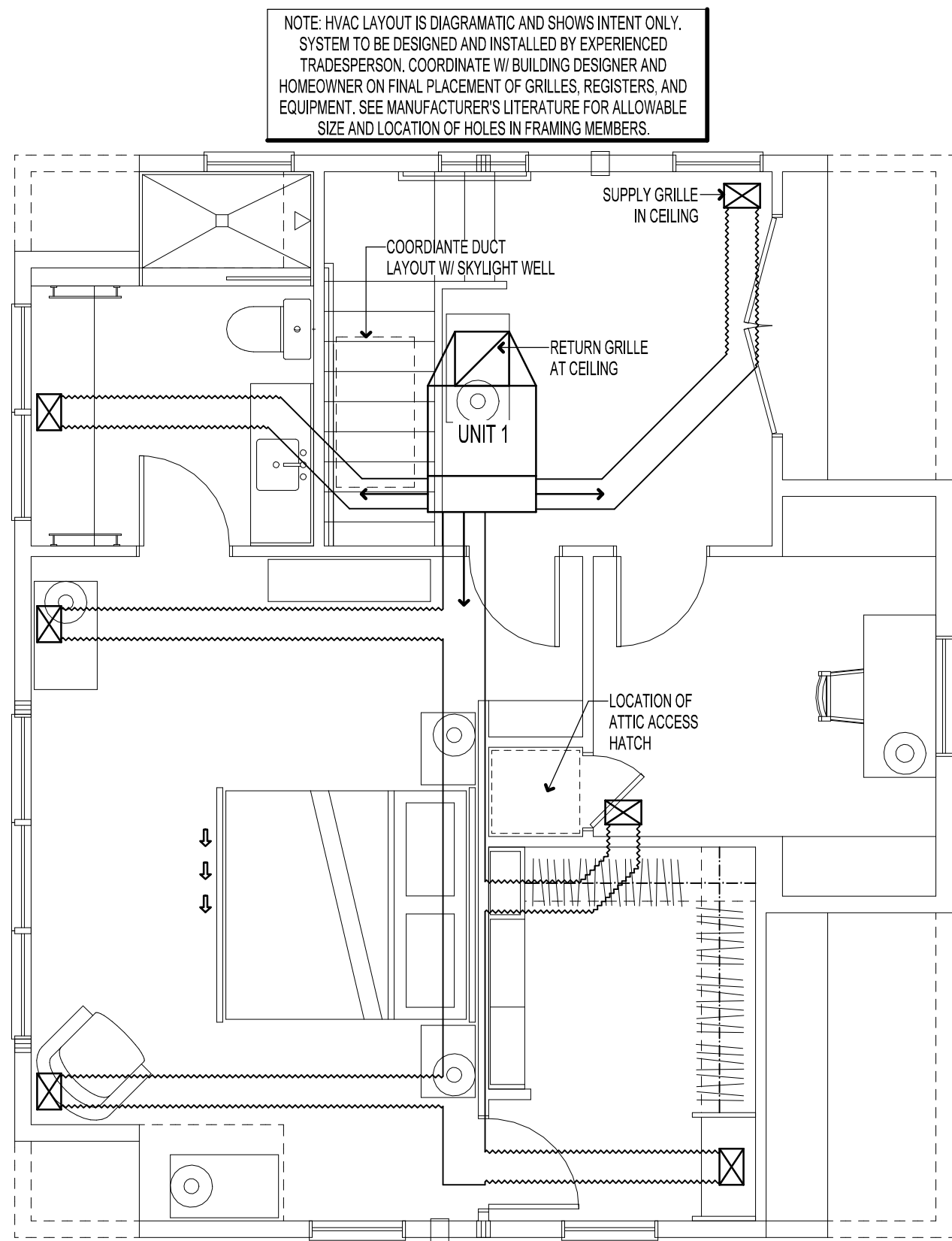
HVAC PLANS

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

SHEET:
M 1.1



MAIN LEVEL HVAC PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL HVAC PLAN
SCALE: 1/4" = 1'-0"

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REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST TERRACE

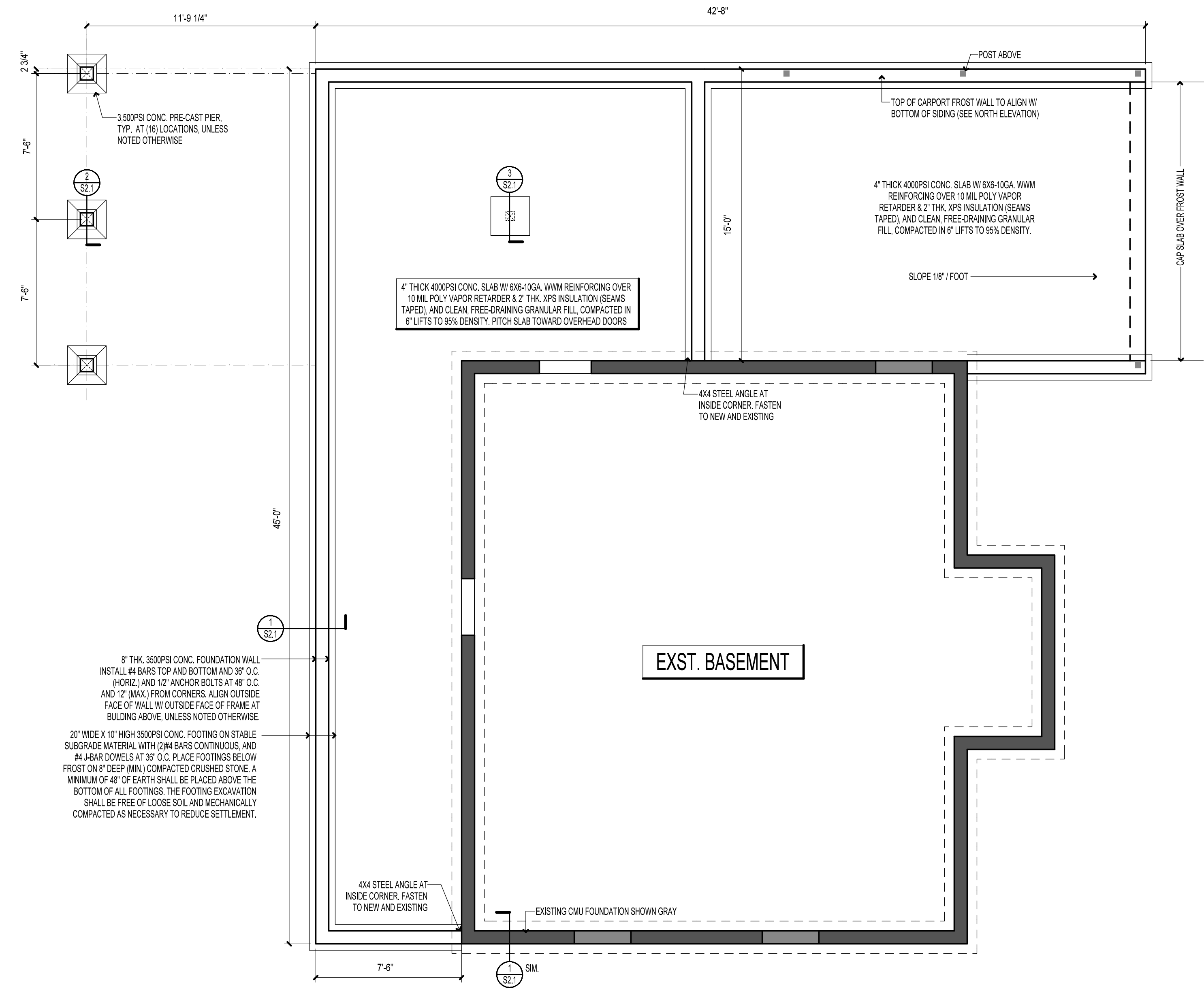
LOCATION:
BURLINGTON, VT

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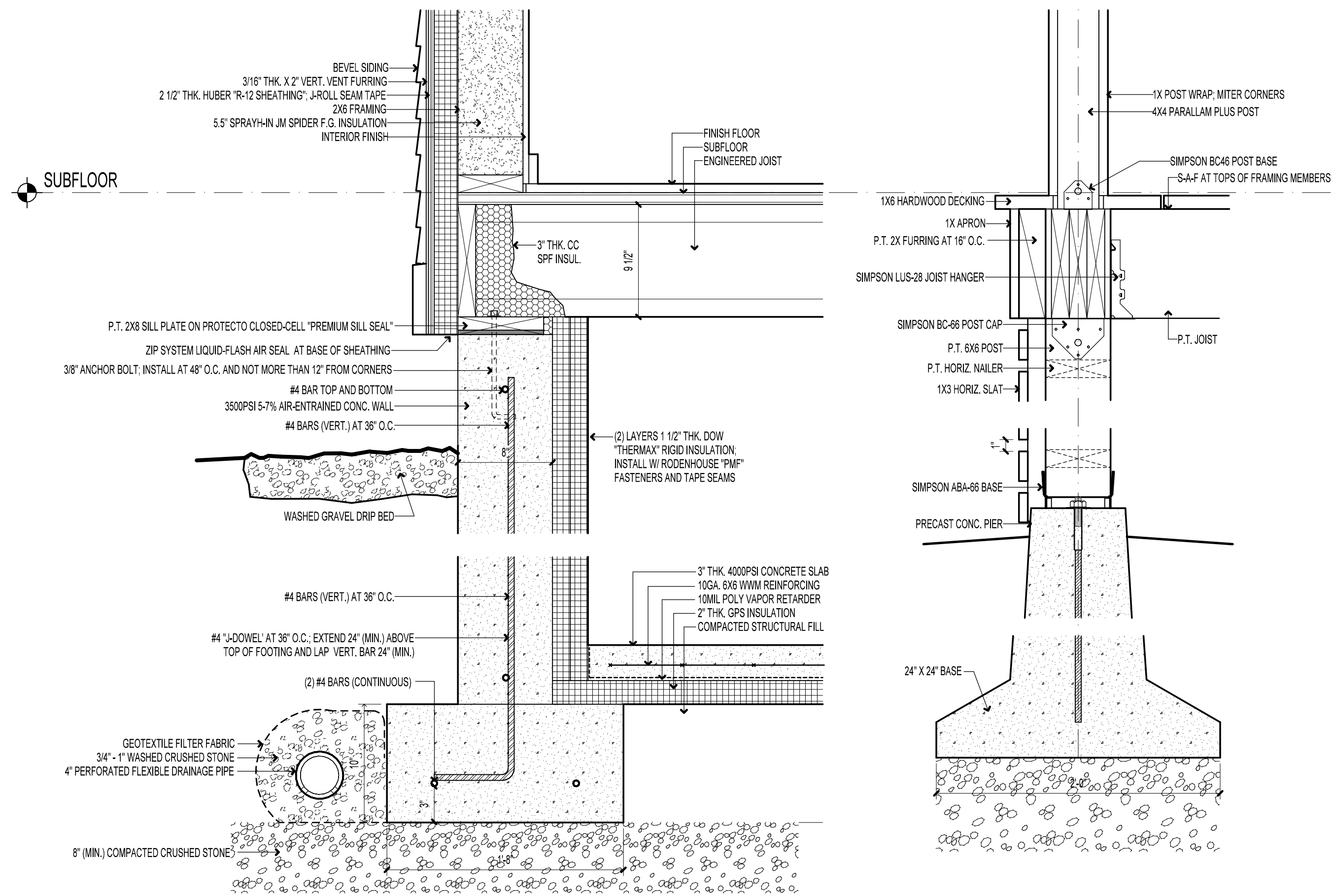
SHEET TITLE:
FOUNDATION PLAN & DETAILS

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

SHEET:
S 1.1

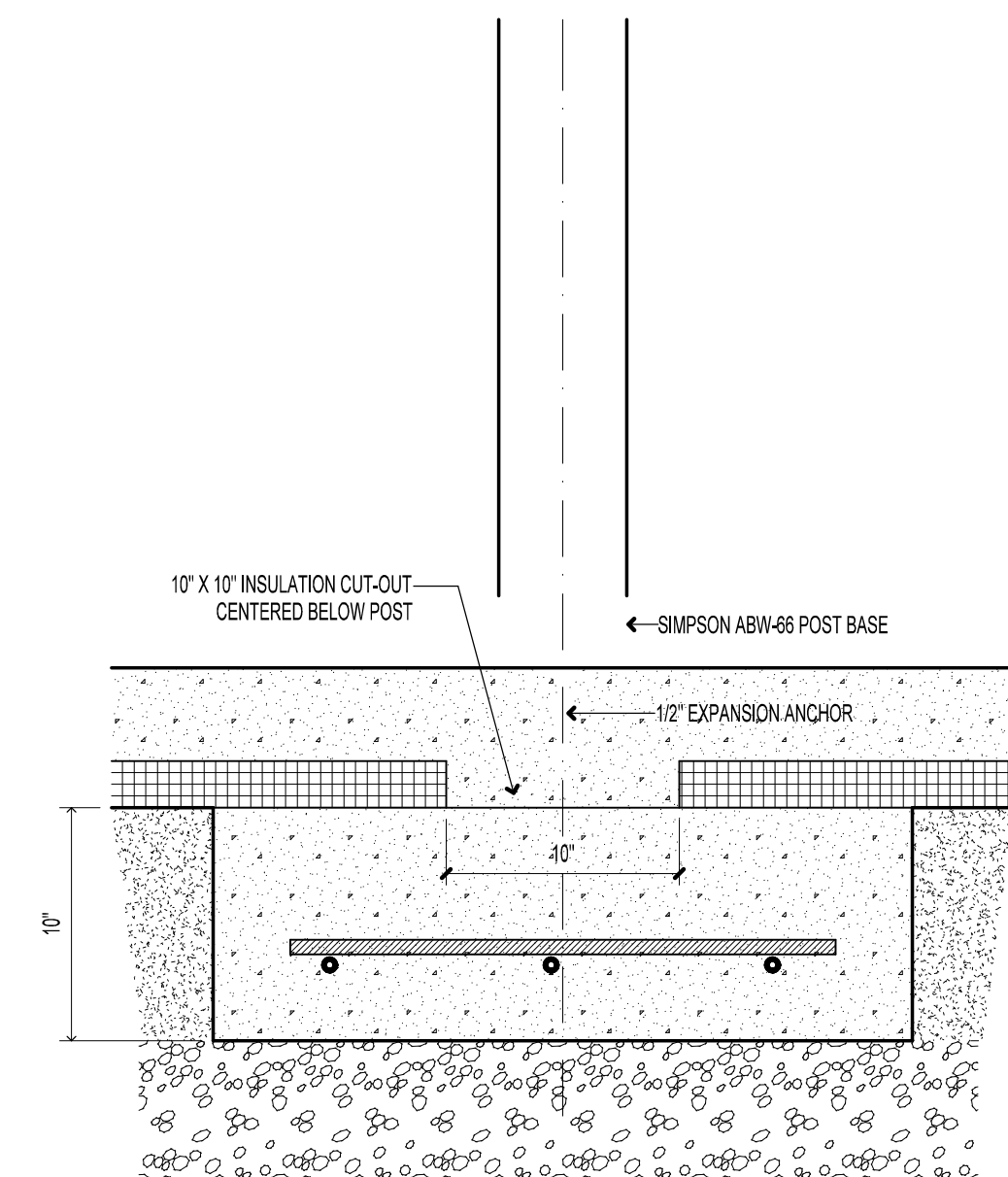


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

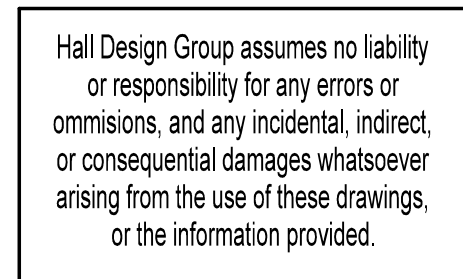


1 TYPICAL FOUNDATION DETAIL & NOTES
SCALE: 1 1/2" = 1'-0"

2 DETAIL AT PORCH PRECAST PIER
SCALE: 1 1/2" = 1'-0"



3 DETAIL AT SPREAD FOOTING W/ P.T. POST
SCALE: 1 1/2" = 1'-0"



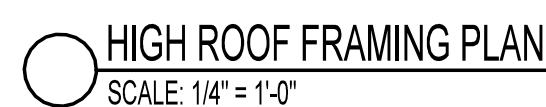
REVIEW SET
AUGUST 1, 2025

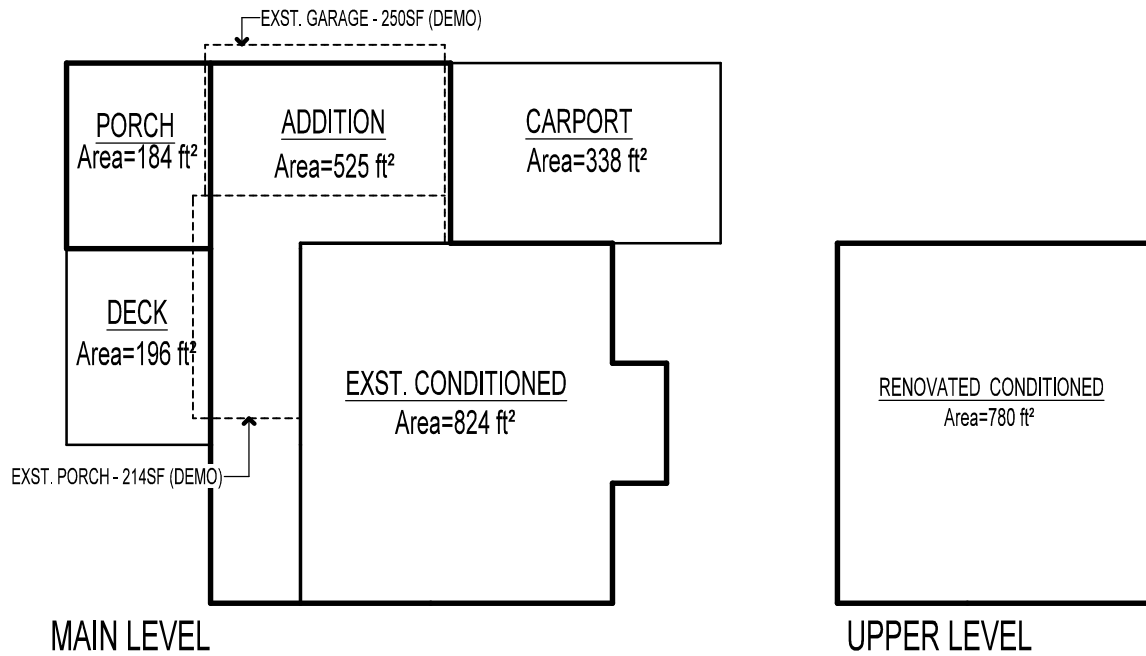
SHEET TITLE:

FRAMING
PLANS

SHEET:

S 1.2





PLAN NOTES:

- DEMOLISH AND PROPERLY DISPOSE OF EXISTING GARAGE, CONNECTOR, BACK PORCH, AND MAIN ROOF
- COORDINATE ROOF REMOVAL WITH "WEATHER WINDOW" AND PROTECT EXISTING CONDITIONS AS NEEDED.
- PROVIDE NEW 200 AMP SERVICE OR GREATER BASED ON LOAD CALCULATIONS
- RECONFIGURE EXISTING HEATING AND A/C SYSTEM TO ACCOMMODATE NEW MAIN LEVEL LAYOUT
- PROVIDE HEAT PUMP HVAC SYSTEM AT UPPER LEVEL
- PROVIDE ELECTRIC FLOOR WARMING AT MUDROOM AND PRIMARY BATH
- PROVIDE DISTRIBUTED ERV EQUIPMENT (LUNOS)

AREA CACLULATIONS:

MAIN LEVEL (EXISTING)	824SF
MAIN LEVEL (NEW)	525SF
UPPER LEVEL (EXISTING)	780SF
UPPER LEVEL (NEW)	780SF
TOTAL CONDITIONED (EXISTING)	1,604SF
TOTAL CONDITIONED (NEW)	2,129SF
PORCH	184SF
CARPORT	338SF
DECK	196SF

Fixed Skylight Systems

FCM Model



Solar-Powered
Remote-Controlled
Shade
Pre-Installed
for Total Light &
Climate Control

10
Years
Warranty
Page 14

Visually expand your space and transform your home with natural light and sky views.

- Low profile creates a clean, streamlined appearance on the roof
- Positioning allows for twice the natural light as vertical windows
- Includes a VELUX solar-powered skylight shade for total light control and improved indoor comfort
- Safety Glass is standard on all FCM models

Standard Sizes	1943	2222	2230	2234	2246	2270	2347	3030	3046
 0° - 60° 0.12 - 20.12	☐	☐	☒	☐	☐	☐	☐	☐	☐
Outside Curb (W-in. x H-in.)	22 ½ x 46 ½	25 ½ x 25 ½	25 ½ x 33 ½	25 ½ x 37 ½	25 ½ x 49 ½	25 ½ x 73 ½	25 ½ x 73 ½	33 ½ x 33 ½	33 ½ x 49 ½

Standard Sizes	3055	3171	3422	3434	3446	4622	4630	4646	4672
 0° - 60° 0.12 - 20.12	☐	☐	☐	☐	☐	☒	☐	☐	☐
Outside Curb (W-in. x H-in.)	33 ½ x 58 ½	35 x 75	37 ½ x 25 ½	37 ½ x 37 ½	37 ½ x 49 ½	49 ½ x 25 ½	49 ½ x 33 ½	49 ½ x 49 ½	49 ½ x 75 ½

Custom size FCM are available.

More Information >

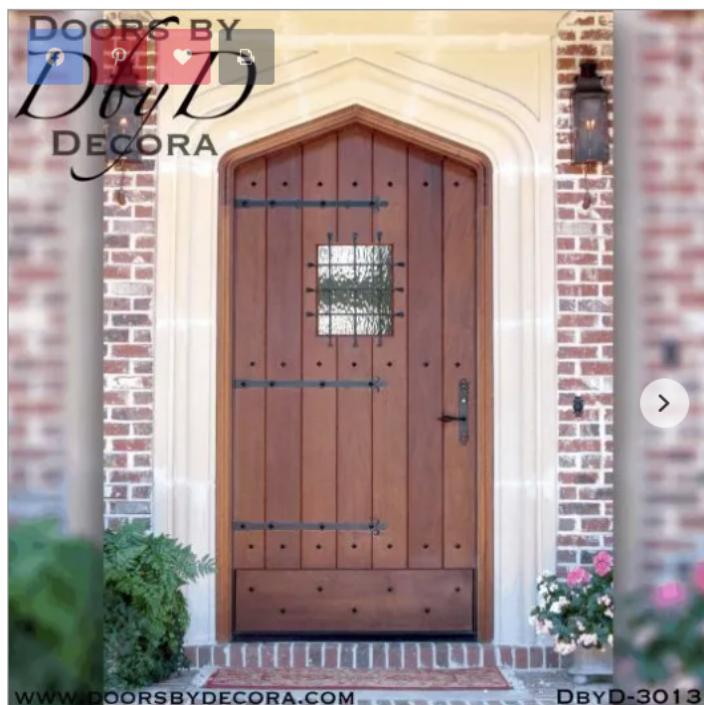


Includes pre-installed
solar-powered shade
See page 15



Smartphone control and
automation available
See page 13



[Get a Quote](#)

Rustic Plank Gothic Speakeasy Mahogany Wood Front Door – DbyD-3013

SKU: Rustic-3013

Category: Rustic Doors

PRODUCT DESCRIPTION

- Rustic Gothic Arch Plank Door
- 42" x 96" x 1 3/4" (as shown, any size available)
- Wood Species Shown: Mahogany (other wood species available)
- Glass Option Shown: [Water Glass](#)
- Stain Color: [Dark Walnut](#)
- Custom Wrought [Iron Grill](#)
- Hardware: Ornamental Strap Hinges and Clavos
- This door can be found on a home in Dothan, Alabama. When the homeowner came to us for the front door, the stone facade was already ordered. We had to build our unit to be an exact fit to their stone surround without ever seeing it. We worked closely with the stone maker by sending CAD drawings back and forth and at installation, everything was a perfect fit.
- Glass options include: clear, beveled, leaded, textured
- All glass options can be tempered and dual pane insulated
- All of our wooden doors are made from the finest hardwoods available. No engineered or "core" materials are used in the construction of our doors to ensure optimal performance and unmatched beauty and quality
- We are happy to finish any of our doors with our selections of stains or prime the unit so that it can be painted upon delivery. However, any door unit may also be purchased unfinished. Read our [Finishing & Maintenance Instructions](#)
- We offer factory pre-hanging with all of our door units. Doors may also be purchased as a slab if desired
- All of our doors can be sold cut for the hardware of your choice. Visit our selection of [hardware](#)
- If you are outside of our local service area, or would like to install your doors yourself, please read our [Install Instructions](#)
- [Warranty](#) information
- [FAQ](#)

Peace of mind,
for a lifetime



LIFESPAN[®] SOLID SELECT is a premium solid exterior trim product – offering a superior clean finish, outstanding performance, and the benefits of real wood.



LIFESPAN[®] is a registered trademark of the Tenon[®] Group of companies. All rights reserved.

www.lifespansolidselect.com



Now even easier to use

LIFESPAN® SOLID SELECT is the premium range of solid clear wood siding and trim boards with a limited lifetime warranty – now that preservative end sealing of end-cuts is no longer required for warranty, it is even easier to use. Further the period before completion of top coating is extended to one year, so you will have plenty of time to complete your job.

LIFESPAN® SOLID SELECT is protected against rot and termites with an EPA registered Light Organic Solvent Preservative (LOSP) which also includes water repellent and stabilizing additives for dimensional stability. Because LIFESPAN® SOLID SELECT is made from solid clear lengths of New Zealand grown Radiata pine and free of heartwood, the preservative treatment penetrates 100% through every piece.



**Limited
Lifetime
Warranty**



**Clear grade
lumber – no
finger-joints
or knots**



**Superior durability
against rot,
fungal attack
and insects**



**Resists
corrosion
to nails and
fastenings**



**FSC® Certified –
environmentally
responsible**



**Superior water
resistance**



**Long-term
termite
protection**



**Real wood –
a pleasure
to work with**



**EPA-approved
non-metallic
preservative**

We are so confident of the treatment that we can now confirm that all LIFESPAN® products, even our 5/4" boards do not require preservative end sealing of cuts and rips under our limited lifetime warranty. Of course as with all natural wood products we recommend, as good building practice, primer coating on any exterior facing cuts and rips to maintain optimum appearance.

LIFESPAN® SOLID SELECT is factory coated with two coats of PPG premium alkyd primer. This primer coating now has a 1 year re-coating guarantee. Further LIFESPAN® SOLID SELECT products are backed with an extended paint system guarantee. A top coat paint system with a 10-15 year guarantee is separately available from PPG Architectural Divisions. Details can be obtained from PPG Customer Support (1-800-441-9695).



LIFESPAN® SOLID SELECT

- Finished with 2 coats of premium alkyd primer NOW with a 1 year re-coating guarantee so you will have plenty of time to finish your job.
- Preservative end sealing of field cuts and rips not required.
- Extended top coat guarantee available from PPG Architectural Divisions
- Fully protected against rot and termites with Vacsol Azure LOSP treatment which is highly resistant to leaching.
- Dimensionally stable and resistant to moisture penetration.
- Limited lifetime warranty against rot and termites. Warranty is underwritten by Arch Wood Protection (NZ) Limited, a Lonza Company
- Safe for both exterior or interior use.



LIMITED LIFETIME WARRANTY AGAINST FUNGAL DECAY AND INSECT ATTACK

The LIFESPAN® SOLID SELECT range of treated wood products is supported by a limited lifetime warranty for protection against fungal decay and insect attack. Where any LIFESPAN® SOLID SELECT product used in the appropriate application becomes structurally or functionally unserviceable during the lifetime of the original consumer purchaser due to fungal decay or insect attack, then replacement of the material will be provided by the manufacturer. This Warranty is limited to the original consumer purchaser or "first owners".

The manufacturer's liability under this Warranty is limited to the replacement cost of the defective LIFESPAN® SOLID SELECT product only. It does not include any other costs including freight, labor costs, finishing costs, consequential damages, incidental damages, or special damages arising directly or indirectly from the LIFESPAN® SOLID SELECT product, however caused.

To be covered under the limited lifetime Warranty, the "first owner" must be the recorded or documented owner of the property at the time or within 12 months of the time the LIFESPAN® wood product is installed by the builder or contractor. In all other circumstances the limited lifetime LIFESPAN® SOLID SELECT Warranty is not transferable to subsequent owners of the property.

In order to claim on this Warranty, the "first owners" must provide, at the time of claim, proof of purchase. This is necessary so that Fletcher Wood Solutions can properly identify the product as a LIFESPAN® SOLID SELECT product. This could include original invoices or sales receipts, or any LIFESPAN® SOLID SELECT end tags. Fletcher Wood Solutions may require, as a condition of meeting any warranty

claim, to inspect the relevant installation. In addition to satisfying all other conditions, limitations, and requirements referenced in this Warranty, any claims under this Warranty are specifically excluded unless the following specific terms and conditions are also satisfied:

- Compliance with all applicable Building Codes and Standards
- Compliance with the appropriate Hazard Class or Use Category (UC3A and UC3B). See "Where You Can Use LIFESPAN® SOLID SELECT" under the "Handling and Installation" section on page 10.
- Handling and installation requirements. See the "Handling and Installation" requirements section on page 10.
- The LIFESPAN® SOLID SELECT must have been well maintained in service in accordance with standard building recommendations and practices.

Except for the foregoing, and to the maximum extent permitted by law, Tenon makes no other warranties, representations, or conditions, expressed or implied, as to or concerning LIFESPAN® SOLID SELECT including claims and complaints relating to priming, painting, resin bleed, environmental, or health and safety issues and any and all other representations, warranties, terms and conditions implied by any laws are excluded.

Fletcher Wood Solutions makes no claim that LIFESPAN® SOLID SELECT will protect non-LIFESPAN® products from insects, rot or fungi. For further information regarding the terms and conditions, please contact your LIFESPAN® SOLID SELECT supplier.

-FLETCHER-
WOOD SOLUTIONS

Fletcher Wood Solutions®
DbA Taupo Wood Solutions
99 Monroe Ave NW, Suite 601
Grand Rapids, MI 49503
Phone: 1.866.FSC.WOOD (1.866.372.9663)

www.lifespansolidselect.com



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Decentralized heat recovery ventilation system with quiet and efficient operation

BENEFITS

The e²60 offers quieter standard operating sound levels along with increased motor efficiency as compared to the e². Operating and wired in groups of 2 or 4, these fans provide continuous ventilation without the need for ductwork - installed directly in the exterior wall. The regenerative core is charged every 70 seconds for a standard fan and 50 seconds for a short fan, after which the fan reverses and the incoming air absorbs the stored heat on its way in. Creates a very quiet heat recovery ventilation system without the need for ducts and balancing, with specific fan efficiency that is second to none.

PRODUCT SPECIFICATIONS

The basic unit is a through wall fan, with a ceramic regenerative heat exchanger behind it. Operating and wired in pairs, these fans provide continuous ventilation without the need for duct-work and are installed directly in the exterior wall.

The fan's heat recovery is possible thanks to a ceramic core that is charged in a 70 second cycle for a standard fan and 50 seconds for a short fan. To learn about how LUNOS heat recovery works, watch our short video introduction to the LUNOS system.

For projects with walls thinner than 12" (eg with 2x6 framing), you may want to go with the Lunos e² short version. However, the short version comes with a slightly lower efficiency (~84%). Otherwise, furring the tube toward the interior is an option for your project to obtain the maximum (89%) efficiency in a shorter (ie 2x6) wall assembly.

Includes one transformer (110V-12V) and controller. Maximum four fans (two pairs) can be wired to one controller. Installation sleeve included – can be pre-installed in wall before insulating/during construction.

TECHNICAL SPECS

Ventilation Rates	5/10/15/20/25/35 CFM (depending on controller settings)
Heat Recovery Efficiency	89% per DIBT/DIN V 4701 at 27 m ³ /hr (~15 CFM)
Humidity Recovery	20-30% in winter

475 can only sell and ship LUNOS products within the United States.

475 High Performance Building Supply
info@foursevenfive.com (USA) | 800-995-6329

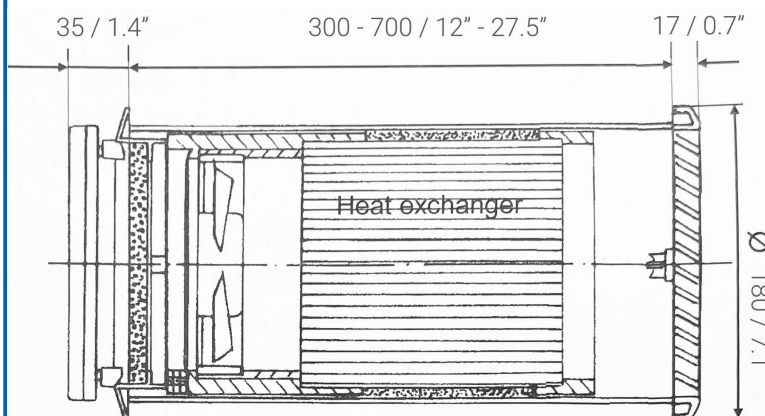
TECHNICAL SPECS (continued)

Ventilation System Efficiency	0.07 W/(m ³ /h) [0.12W/CFM]
Filter	G3 (MERV 5) comes with standard interior cover. MERV 13 available with Comfort Screen interior cover option.
Sound Level	from 18dB

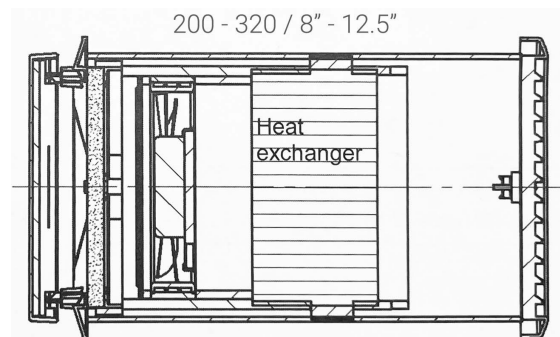
DIMENSIONS

Diameter Unit	5 7/8" (150 mm)
Exterior Diameter Tube	6 5/16" (160 mm)
Minimum Wall Thickness	short : 8" (200 mm) standard : 12" (300 mm)
Installation Tube (can be cut)	short: 8" to 12 1/2" (200 mm to 320 mm) standard: 11" to 19 3/4" (280 mm to 500 mm) extra long option: 19 3/4" to 27 1/2" (500 to 700 mm)
Fan Length	standard: 9 3/4" (248 mm) short: 6 3/4" (171 mm)
Inside Cover	7 1/16" x 7 1/16" (180 mm x 180 mm)
Outside Grill Diameter	7 1/16" (180 mm)

Lunos e²60 Fan Dimensions (mm / inches)



Standard fan and installed tube



Short fan and installed tube

APPLICATION

For bathrooms it is recommended to use the e⁶⁰ HRV. Using intermittent high efficiency exhaust fan is an option, but will decrease e²60 efficiency slightly during the time it is in operation. Or if the bathroom is located at an exterior wall, a pair of e²60 can be installed. The same principle can be applied to kitchens.

CODE COMPLIANCE (NEC/HAFS 70 Certification by NRTL)

Certified to UL 1815 Nonducted Heat Recovery Ventilators



INTERIOR AND EXTERIOR COVER OPTIONS

INTERIOR COVERS



Standard Interior Cover comes with MERV 5 filter that is washable and reusable. Cover also accommodates optional MERV 10 filtration.



Interior Sound Reduction Cover reduces sound insulation from exterior noise by 6 decibels, and comes standard with MERV 5 filter. Accommodates optional MERV 10 filter.



Comfort Screen with MERV 13 Filter is the option for the highest level particulate matter filtration. MERV 13 reduces PM 2.5 by up to 90%. PM 2.5 is the dominant particle size of particulates from wildfire smoke.

EXTERIOR GRILLS



Standard Exterior Grill is angled to shed rain, includes a bug screen and drip edge for any possible condensation that may occur during operation.

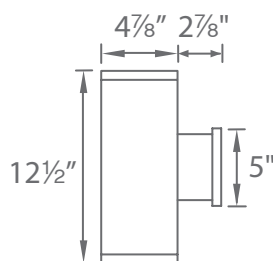


Exterior Hood with Sound Absorption offers durable, long-lasting protection for the Lunos system comes in aluminum (white or gray), and stainless steel options. Can be painted and reduces exterior noise by 6 decibels.

TUBE ARCHITECTURAL DS-WD05-U

Ultra Narrow Beam LED Wall Mounts

WAC®



Fixture Type:

Catalog Number:

Project:

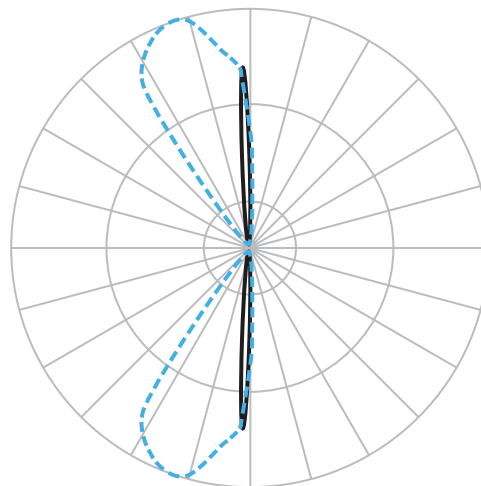
Location:

SPECIFICATIONS

Input: 120V - 277VAC 50/60Hz
Dimming: 0 - 10V Dimming: 100% - 20%
 ELV 100% - 10% (120V only)
Standards: IP65 rated, ETL & cETL wet location listed
Operating Temp: -40°C to 40°C

PHOTOMETRY

Reads 0.2 footcandle at 15 feet distance



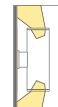
PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in ultra narrow beam precision optics. An appealing cylindrical profile perfect for accent lighting.

FEATURES

- High performance facade LED wall mount light
- Can be mounted upwards or downwards
- Solid aluminum construction
- 80,000 hour rated life
- 5 year warranty

ORDERING NUMBER

Distribution	Diameter	Watt	Beam	Color Temp	CRI	Lumens	CBCP	Light Direction	Finish		
Double DS-WD	05 5"	22W	U 6°	27 2700K	85	125 x2	1182 x2	B Towards the wall		BK Black	
				30 3000K	85	145 x2	1363 x2			WT White	
				35 3500K	85	150 x2	1411 x2			BZ Bronze	
				40 4000K	85	155 x2	1462 x2			GH Graphite	

DS-WD05-U__B-__

Example: DS-WD05-U30B-WT

wacighting.com
 Phone (800) 526.2588
 Fax (800) 526.2585

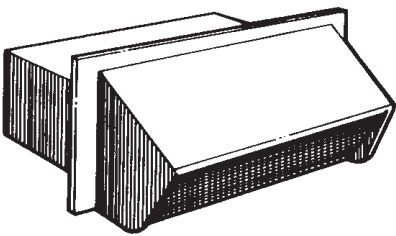
Headquarters, East Manufacturing Facility
 44 Harbor Park Drive
 Port Washington, NY 11050

South East Manufacturing Facility
 1600 Distribution Ct
 Lithia Springs, GA 30122

Central Manufacturing Facility
 1700 South J Elmer Freeway, Ste 100
 Cedar Hill, TX 75104

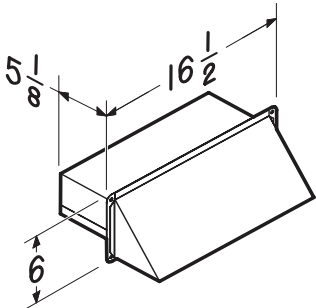
West Manufacturing Facility
 1750 S Archibald Ave
 Ontario, CA 91761

WALL CAPS



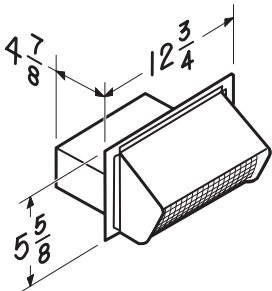
Model WC638

- For 3¼" x 14" duct
- Spring-loaded backdraft damper and bird screen
- 26 GA CRCQ Steel, black finish



Model 639

- For 3¼" x 10" duct
- Spring-loaded backdraft damper and bird screen
- 24 GA CRCQ Steel, black powder coat paint finish
- Do not use for dryer venting

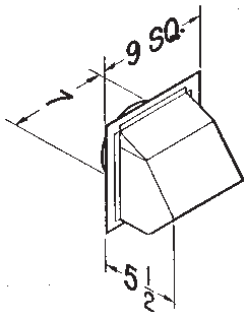


Model 649

- Same features as Model 639
- .025 Aluminum - natural finish

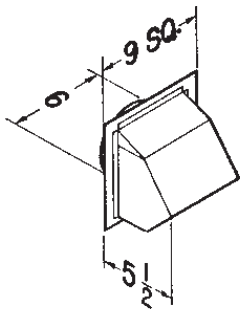
Model 647

- For 7" round duct
- Spring-loaded backdraft damper and bird screen
- .025 Aluminum - natural finish
- Do not use for dryer venting



Model 843BL

- For 6" round duct
- Spring-loaded backdraft damper and bird screen
- 22 GA CRCQ Steel, black powder coat paint finish
- Attachment collar 1¼" long
- Do not use for dryer venting



Model 641

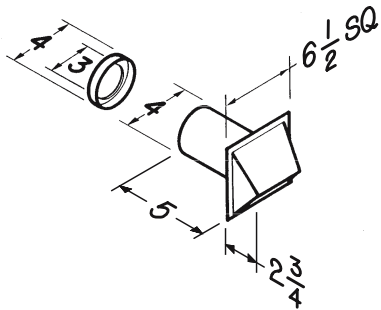
- Same features as Model 843BL
- .025 Aluminum - natural finish

Model 641FA

- Same features as Model 641
- Without backdraft damper
- Includes mesh screen
- Intended for make-up air inlet applications

Model 885BL

- For 3" or 4" round duct (4" to 3" transition included)
- Spring-loaded backdraft damper and bird screen
- 24 GA CRCQ Steel, black powder coat paint finish
- Do not use for dryer venting

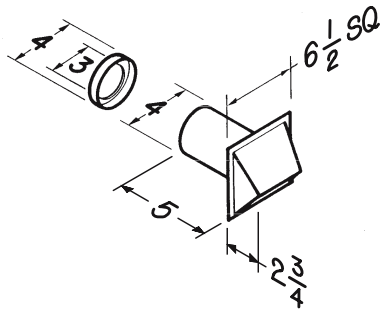


Broan-NuTone LLC Hartford, Wisconsin www.broan.com 800-558-1711

REFERENCE	QTY.	REMARKS	Project	
			Location	
			Architect	
			Engineer	
			Contractor	
			Submitted by	Date

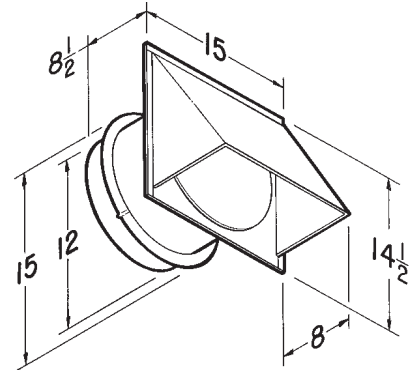
Model 885AL

- For 3" or 4" round duct (4" to 3" transition included)
- Spring-loaded backdraft damper and bird screen
- .025 Aluminum - natural finish
- Do not use for dryer venting



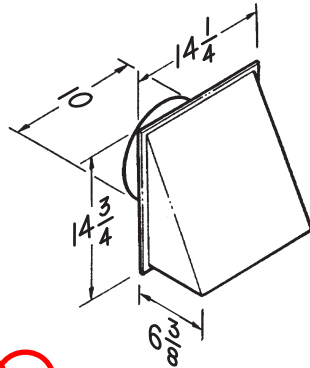
Model 613

- For 12" round duct
- High capacity
- Built-in backdraft damper and bird screen
- .025 Aluminum - natural finish



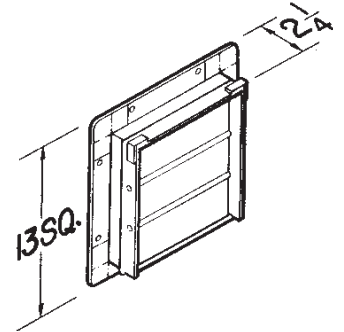
Model 610FA

- For 10" round duct
- .025 Aluminum - natural finish
- Attachment collar 3-3/8" long
- Without backdraft damper
- Includes mesh screen
- Intended for make-up air inlet applications



Model 441

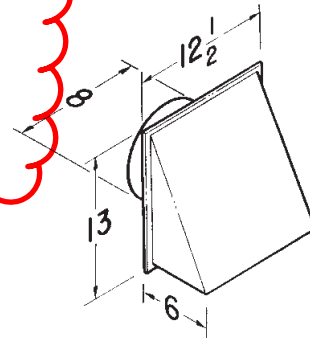
- Gravity dampers
- Collar with bird screen for attaching 10" round duct
- 24 GA CRCQ steel construction with aluminum louvers



RANGE VENT WALL CAP

Model 643

- For 8" round duct
- Built-in backdraft damper
- .025 Aluminum - natural finish
- Attachment collar 3-3/8" long

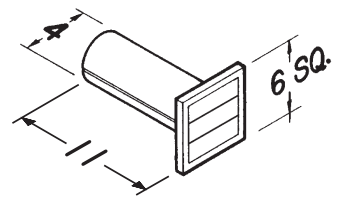


Model 648FA

- Same features as Model 643
- Without backdraft damper
- Includes mesh screen
- Intended for make-up air inlet applications

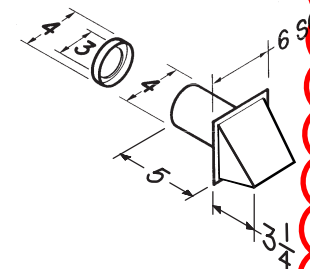
Model 450 Flexible Wall Ducting Kit

- Includes 5 ft. of 4", flexible, vinyl ducting, 4" diameter metal duct connector, 2 duct clamps, 4" to 3" reducer and a white polymeric louvered wall vent



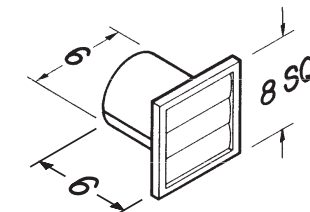
Model 642

- For 4" round duct (4" to 3" transition included)
- Built-in backdraft damper
- Aluminum - natural finish
- Do not use for dryer venting



Model 646

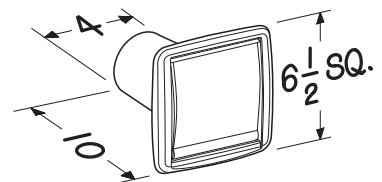
- For 6" round duct
- Polymeric construction - white finish



Model WC650

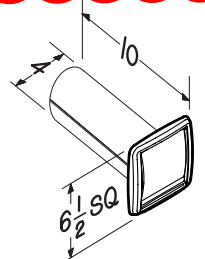
- White wall cap for 4" round duct - includes 4 mounting screws
- Engineered resin material for impact and UV resistance
- Weighted backdraft damper guards against wind, birds or lint build-up
- 4" diameter metal duct connector

DRYER VENT WALL CAP



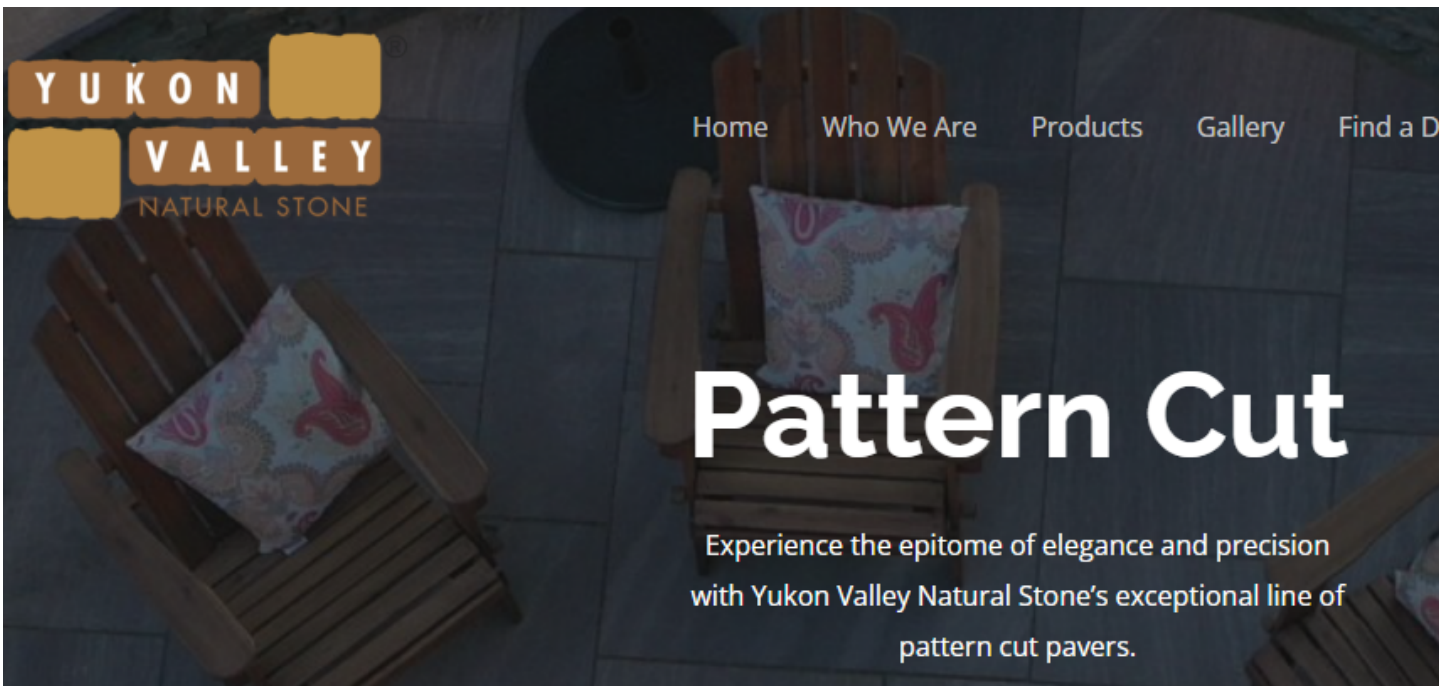
Model WVK2A Flexible Wall Ducting Kit

- Includes 5 ft. of 4", flexible, 2-ply metallic laminate ducting, 10" long 4" diameter metal duct, 2 duct clamps, 4" to 3" reducer, an engineered resin material wall cap with white finish, and mounting screws
- Duct conforms to UL181 Class 1 air connector requirements
- Do not use for dryer venting



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Pattern Cut

Experience the epitome of elegance and precision with Yukon Valley Natural Stone's exceptional line of pattern cut pavers.

NORTH COUNTRY COLLECTIONS



Chateau Limestone Pattern Cut

Individual Sizes: 12" x 12", 12" x 18", 12" x 24", 18" x 24", 18" x 18", 24" x 24", and 24" x 36"

Patio Pack Sizes: 12" x 12", 12 x 24", 24" x 24" and 24" x 36"

Thickness: 1.25"

Weight: 2,500 – 3,500 lbs per pallet

Coverage: Approximately 165 square feet per pallet for Patio Packs; 36 pieces per pallet for individual sizes.

A stunning blend of warm and cool gray tones.

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 0402-5	
COUNTY: Chittenden		Part of: ☒ District _____ ☐ Complex _____	
TOWN: Burlington VILLAGE:		Contributing ☒ Non-Contributing ☐	
LOCATION: 153 Locust Terrace		Listed on: State Register of Historic Places N National Register of Historic Places N	
PROPERTY TYPE: House		CRITERIA: A ☐ B ☐ C ☐ D ☐	
OWNER: Alma, Clifford & Robert Merrier ADDRESS:		NEGATIVE FILE NUMBER:	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 443250.23413 N 218510.57216 E911 E N	
HISTORIC CONTEXT: Physical Patterns of Communities		PRESENT FORMAL NAME: Merrier House	
SIGNIFICANCE: Architectural ☒ Historic ☒ Archeological ☐ Engineering ☐		COMMON NAME: Marrier House	
LEVEL OF SIGNIFICANCE: Local ☒ State ☐ National ☐		ORIGINAL FORMAL NAME: Lacillade House	
PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☒ Fair ☐ Poor ☐		PRESENT USE: House	
		ORIGINAL USE: House	
		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		STYLE: Colonial Revival;	
		PLAN:	
		DATE BUILT: 1949	
GENERAL DESCRIPTION:			
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 ☐ Bonding Pattern:			
c. Iron ☐ Steel ☐ e. Other:			
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐			
Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphalt Siding ☒			
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:			
8. Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Shed ☐			
Ells ☐ Wings ☐ Bay Window ☐ Other:			
9. Roof Styles: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐			
Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐			
Other:			
Number of Stories: 1.5		Entrance Location: center	
Number of Bays: 3x3		Approximate Dimensions: 26' x 30'	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

door hood;

Additional Description:

RELATED STRUCTURES:

Garage - One-bay Garage; Garage - Attached Garage;

STATEMENT OF SIGNIFICANCE:

This house occupies Lot #10 as shown on the 1947 Thibault plan. Thibault sold the lot and a new house to Carl & Mary Lacillade in 1949. A good example of a post-war, minimal traditional house.

REFERENCES:

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:

Open ☐

Woodland ☐

Scattered Buildings ☐

Moderately Built Up ☐

Densely Built Up ☒

Residential ☒

Commercial ☐

Agricultural ☐

Industrial ☐

Roadside Strip Development ☐

Designed Landscape Features ☐

Other:

RECORDED BY:

Devin Colman

ORGANIZATION:

City of Burlington

DATE RECORDED:

07/13/2007

LAST UPDATED:

10/13/2008



Survey 0402-5: 153 Locust Terrace
Burlington, VT. View southwest.
Photograph by Devin Colman, 9/5/2007
Digital image on file at VT Division for Historic Preservation