

Burlington Design Advisory Board

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DAB

Phone: (802) 865-7188

Ron Wanamaker
Emily Morse
Richard Martin
Gabriel Staecker
Jay White
Joel Baird, Alt
Kathleen Ryan, Alt



Design Advisory Board

Tuesday, February 24, 2026, 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

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

Webinar ID: 871 5565 5137

Passcode: 796731

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

1. Agenda

1.1.

Session I – 3:00 PM – 3:30 PM

ZP-25-622; 37 Archibald Street (RM, Ward 2) Edith Rhoads

Proposed conversion of existing single-family home into a triplex including a second-story rear addition. (Project Manager, Mary O’Neil)

1.2.

Session II – 3:30 PM – 4:00 PM

ZP-26-28; 45 Howard Street (RM, Ward 5) Sarah Schiesser / Thomas Wironen / Robert Hale

Proposed construction of a 20’ x 24’ addition on the west side of existing home. Original historic home will be repainted and repaired in kind. (Project Manager, Mary O’Neil)

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Permitting & Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188.

Non-Discrimination

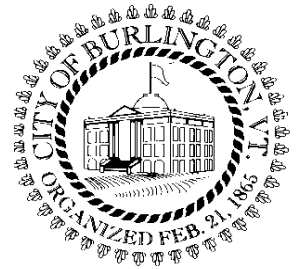
The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing

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
Fax: (802) 865-7195

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Kirk Dressing, 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-25-622
Location: 37 Archibald Street
Date: February 24, 2026

File: ZP-25-622
Location: 37 Archibald Street
Zone: RM **Ward:** 2
Date application accepted: December 15, 2025 (incomplete)
Applicant/ Owner: Edie Rhoads
Request: Proposed change of use from existing single-family home to four one-bedroom residential dwelling units. [Application revised to convert SFR to **three** units.]



Background:

- **Zoning Permit 08-342CA / 07-655;** Replace 6 windows and 2 entry doors. Install white vinyl siding and insulation. October 2007.

Overview:

37 Archibald Street appears on the 1889 Hopkins Map of Burlington, and identified within Burlington Land Records as a single-family home in 1911¹. It is not clear if the structure identified is the same building that exists today, although it is similarly set back from the street and was described as 1 ½ stories.

This building is proposed to be converted to a triplex via a 2nd story addition.

Article 6: Development Review Standards

Part 1: Land Division Standards

No subdivision is proposed. 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.

¹ City of Burlington Land Records, V112:151.

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The submitted site plan reflects existing conditions, with no change to the landscaping or topography. Not applicable.

(b) Topographical Alterations:

No change to the topography is proposed within the submission materials.

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

37 Archibald Street is not listed on the state or National Register of Historic Resources. Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

Nothing within this application precludes the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

37 Archibald is not listed on the Department of Environmental Conservation's Brownfields list. 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.

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.

Per the provided site plan, no site alterations are proposed. Entry locations (and egress paths) are not identified. The existing first floor entry on the north façade is within a covered entryway.

(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

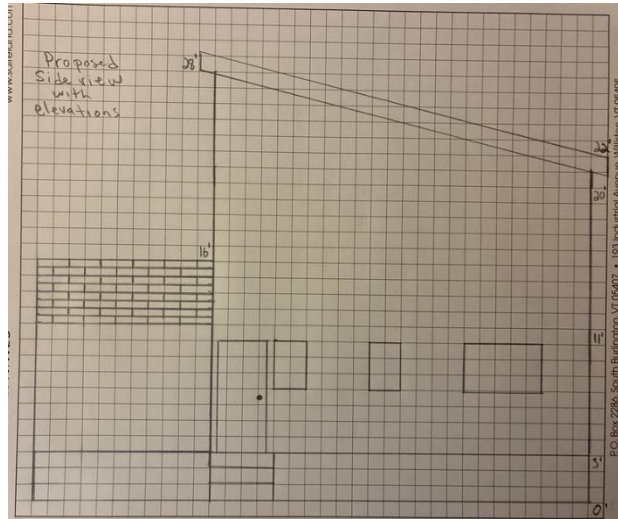
should seek to provide sufficient space (optimally 12-15 feet) between the curblines and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete 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 existing entry on the façade is proposed to be retained. A new entry is illustrated on the west elevation; it has no canopy or protection from the elements. The site plan does not provide a footprint for the entry stairs, or measurement to the property line.

(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.



No changes are proposed for the existing driveway, which is provided as 8' x 30' deep.

(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.

A walkway to the front door is illustrated on the site plan. There is no identified pedestrian path to the new side/west entry, which is required in order to separate pedestrians from vehicular circulation.

(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.

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.

No changes are proposed to the existing vehicular access and parking/drive area. An identified pedestrian path to the side entry is required.

Bicycle parking will be required for the three residential units. Long term bike parking is calculated at 1 space/2 bedrooms. The applicant shall provide the bedroom count to finalize the bike parking requirement.

(m) Landscaping, Fences and Retaining Walls:

No fences or landscaping are proposed. Not applicable.

(n) Public Plazas and Open Space:

No public plazas or open space are required. Not applicable.

(o) Outdoor Lighting:

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

No lighting information has been provided. The applicant shall provide lighting fixture information with proposed light levels.

(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.

Building elevations and/or the site plan do not define the location of meters, mechanical equipment, utility connections, mailboxes or trash/recycling facilities. All are required.

Part3: 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.

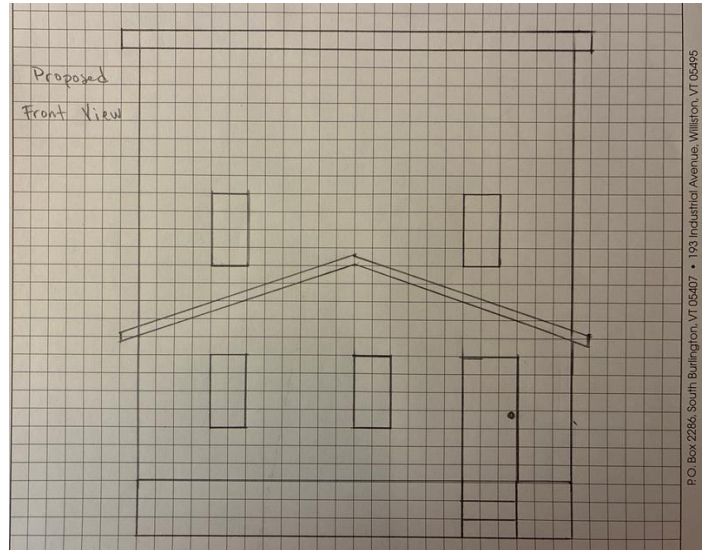
In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of

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.

37 Archibald is smaller in scale than the two buildings that abut it. The addition of a second story leans toward the multi-story character of abutting properties.

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 design methodology here is a pop-top addition to add a new residential unit. Although new vinyl siding and vinyl windows are proposed, the sudden height lacks architectural transition to introduce the new volume to both the house and the street. The façade lacks any surface articulation that would ease the new massing into place. There is no reflection of existing patterns in the streetscape nor a clear architectural identity that warmly embraces the new residential units.



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.

The new second story is proposed to have a shed roof, continuing the design of the existing structure. This is an uncommon roofline for the neighboring buildings, usually reserved for entry canopies (23 Archibald), porches or dormer roofs (33 Archibald). The predominant roof form is a gable or flat roof, when associated with an Italianate style residence.

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. 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.

Building elevations have only been provided for the north (streetfront) and west. An entry door is retained on the north; a new entry is proposed on the west. It is not clear if this leads to one or two residential units. Additional building elevations are required, as is an illustration of the entry steps on the site plan.

Vinyl windows are proposed on the second story north. As the submission lacks additional building elevations, an assessment of the building openings is incomplete.

The application should satisfy egress requirements as well.

(b) Protection of Important Architectural Resources:

37 Archibald is not listed on the state or National Register of Historic Resources. Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from or through this property. 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.

37 Archibald is uniquely set back from the front parcel line, about 18' from the streetfront. Abutting properties both to the east and west are situated close to the sidewalk. This plan retains

the orientation and arrangement of the façade, with the addition of a second story approximately 12' from the front façade. A proposed building height has not been provided; however, the ordinance limits building height to 35' or three stories. If the assumed scale is one square = 3' (from site plan; perhaps different for building elevations) the submission defines a building façade in excess of allowable height. An accurate scale and height measurements are required.

(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.

Vinyl windows and doors are of limited durability but considered acceptable for new construction on non-historic structures.

(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.

The applicant will be required to provide Residential Building Energy Standards information prior to issuance of a Certificate of Occupancy.

If retained, the south-facing shed roof would be an excellent candidate for solar installation.

(g) Make advertising features complementary to the site:

No signage is proposed. 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.

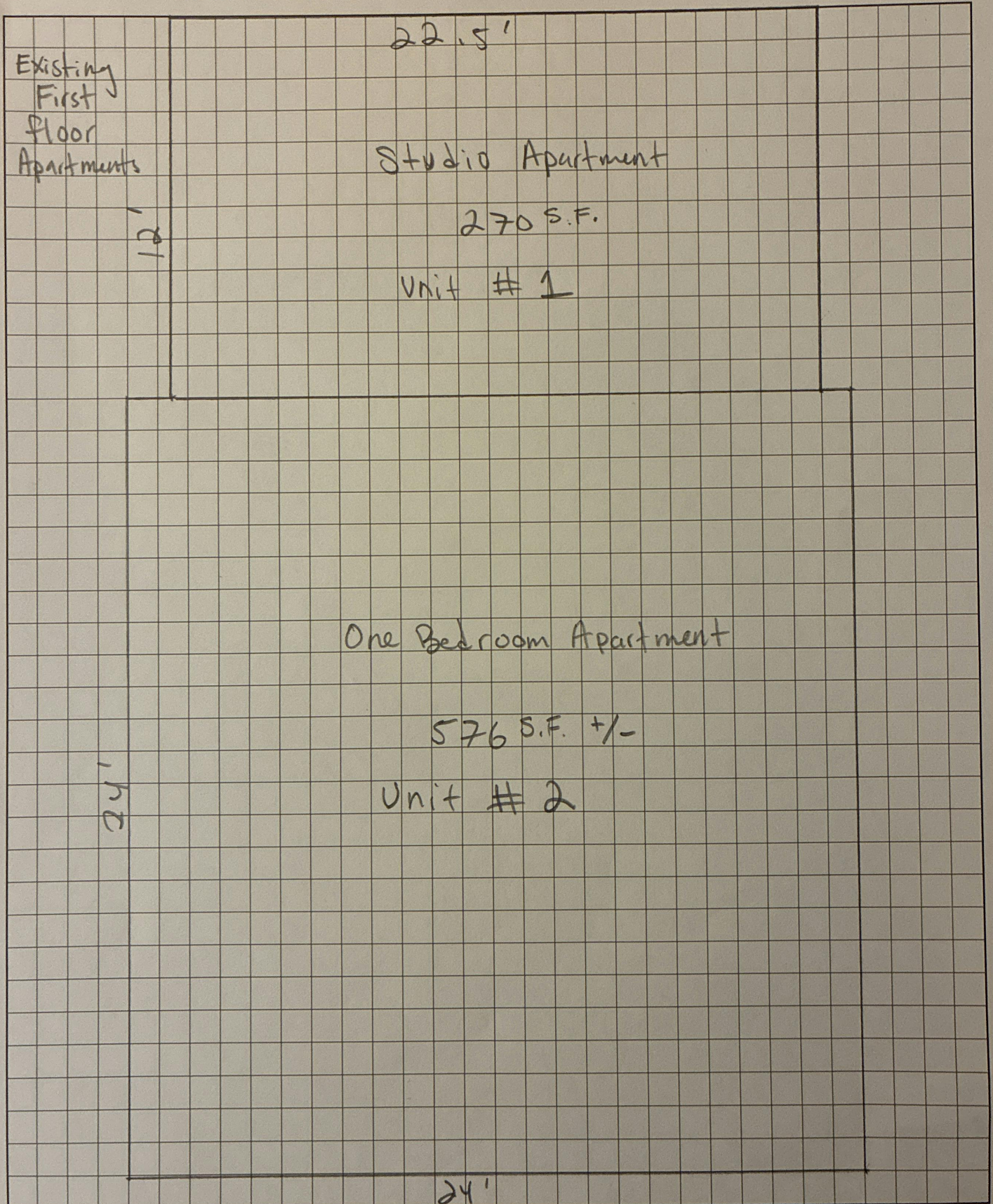
No lighting plan has been provided, and is essential to understand adequate lighting at building entrances.

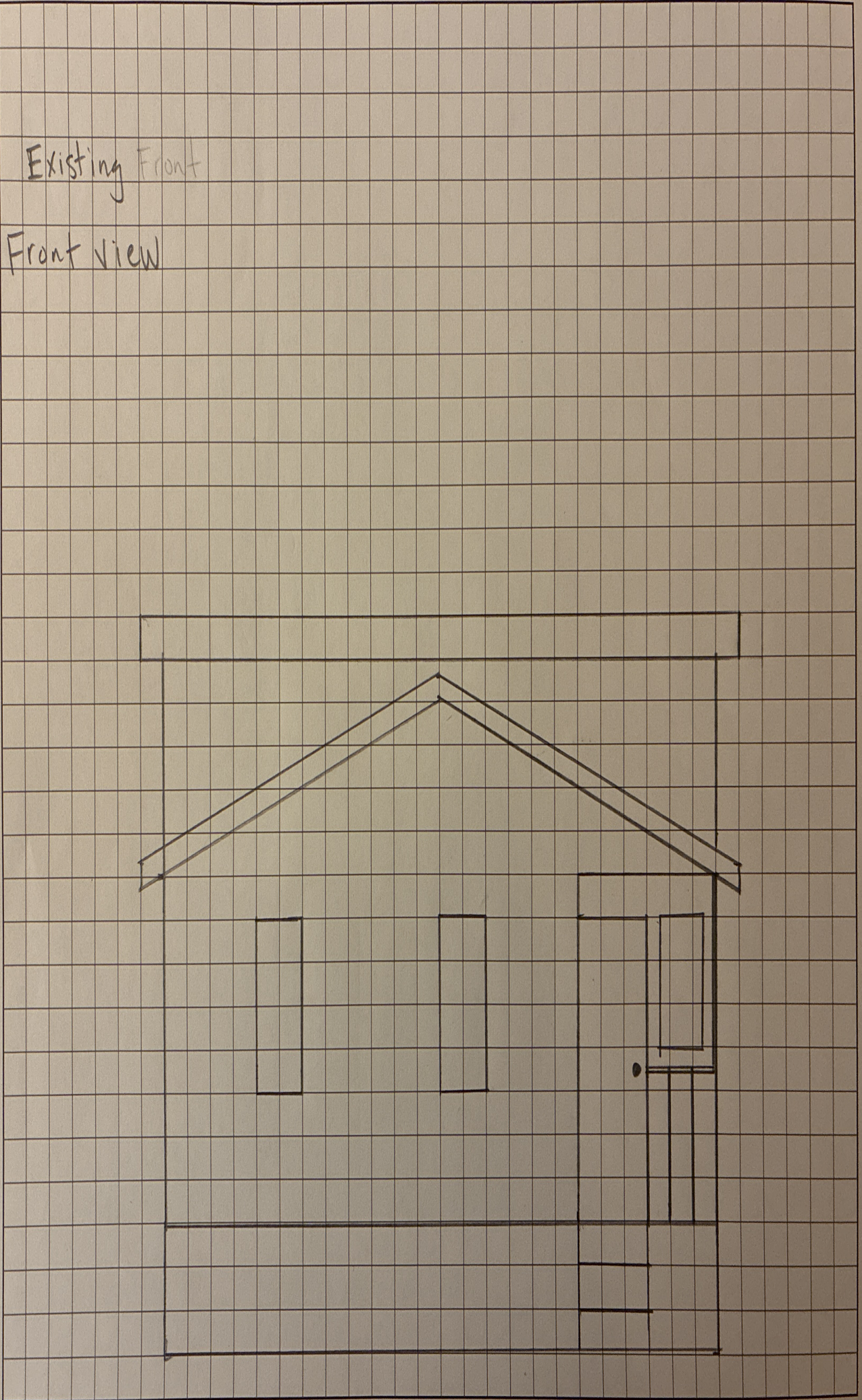
Unit numbers shall be identified as per the direction of the fire marshal's office, and clearly visible from the street.

All required building and life safety code as defined by the building official and fire marshal shall apply.

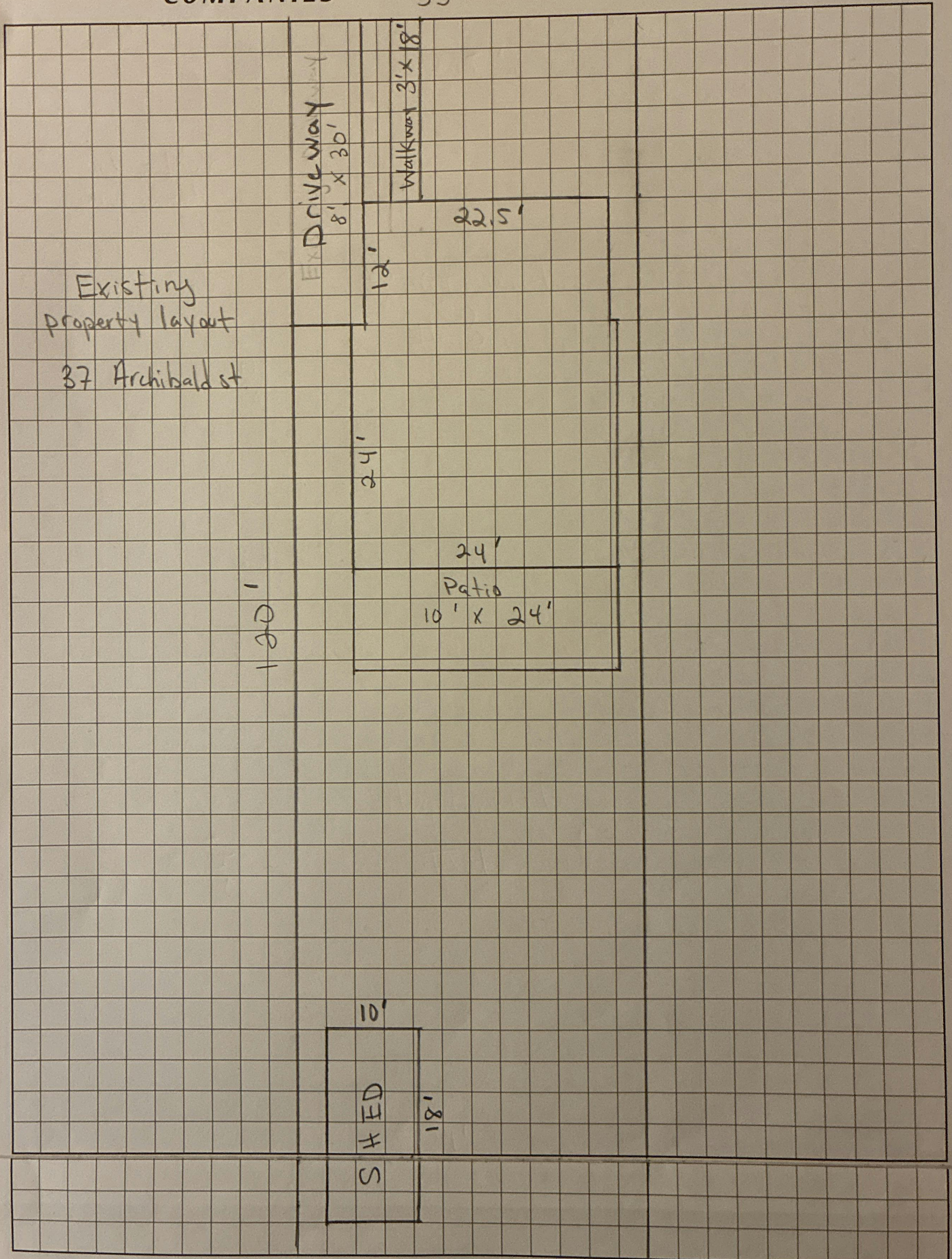
Items for the Board's consideration:

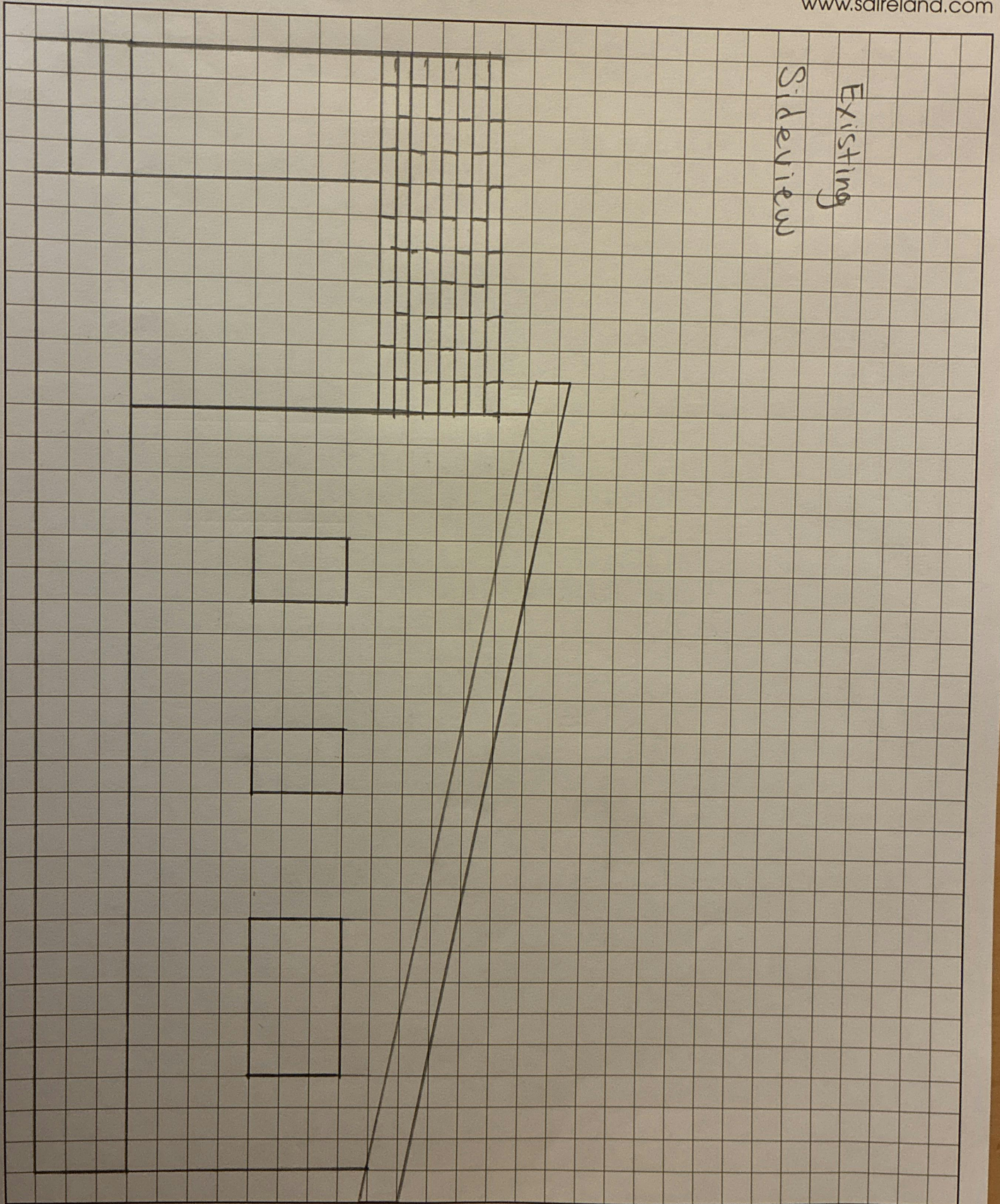
1. The applicant shall provide lighting fixture information with proposed light levels.
2. The minimum dwelling unit size under the Neighborhood Code is 350 sq. ft.
3. The site plan shall be revised to include the footprint/area for the westerly entry stairs, and their setback from the property line. Any change in lot coverage shall be defined.
4. An identified pedestrian path shall be provided to each unit entrance.
5. Elevations shall be provided for the south and east elevations.
6. An entry canopy or similar for the new entryway shall be provided to shelter residents from inclement weather.
7. The applicant shall provide a final bedroom count to calculate required Long Term bike parking spaces @ 1/two bedrooms.
8. A letter of adequate water and sewer capacity shall be submitted from Burlington's Water Resource Division.
9. A state waste water permit shall be required. This is the obligation of the applicant to secure prior to issuance of a Certificate of Occupancy.
10. **Impact fees may be due within 30 days of issuance of the related building permit**, as determined by the Water Resources Division and the Technical Services Division of the Department of Public Works based on water and wastewater flows and peak hour vehicle trip ends, respectively.
11. **A revised estimated construction cost shall be provided to correct application fees. Per Section 3.2.4 (a):**
Application fees are based on the estimated fair market value of the construction costs for the type and scope of site improvements and construction being proposed. This is not the actual cost to the applicant. Applicants may be required by the administrative officer to document any fees calculated based on the estimated cost of construction in accordance with the most recent publication of the RS Means Construction Cost Estimation catalogue or equivalent.
12. Standard Permit Conditions 1-15.





33'





2nd floor
Apartment
Proposed

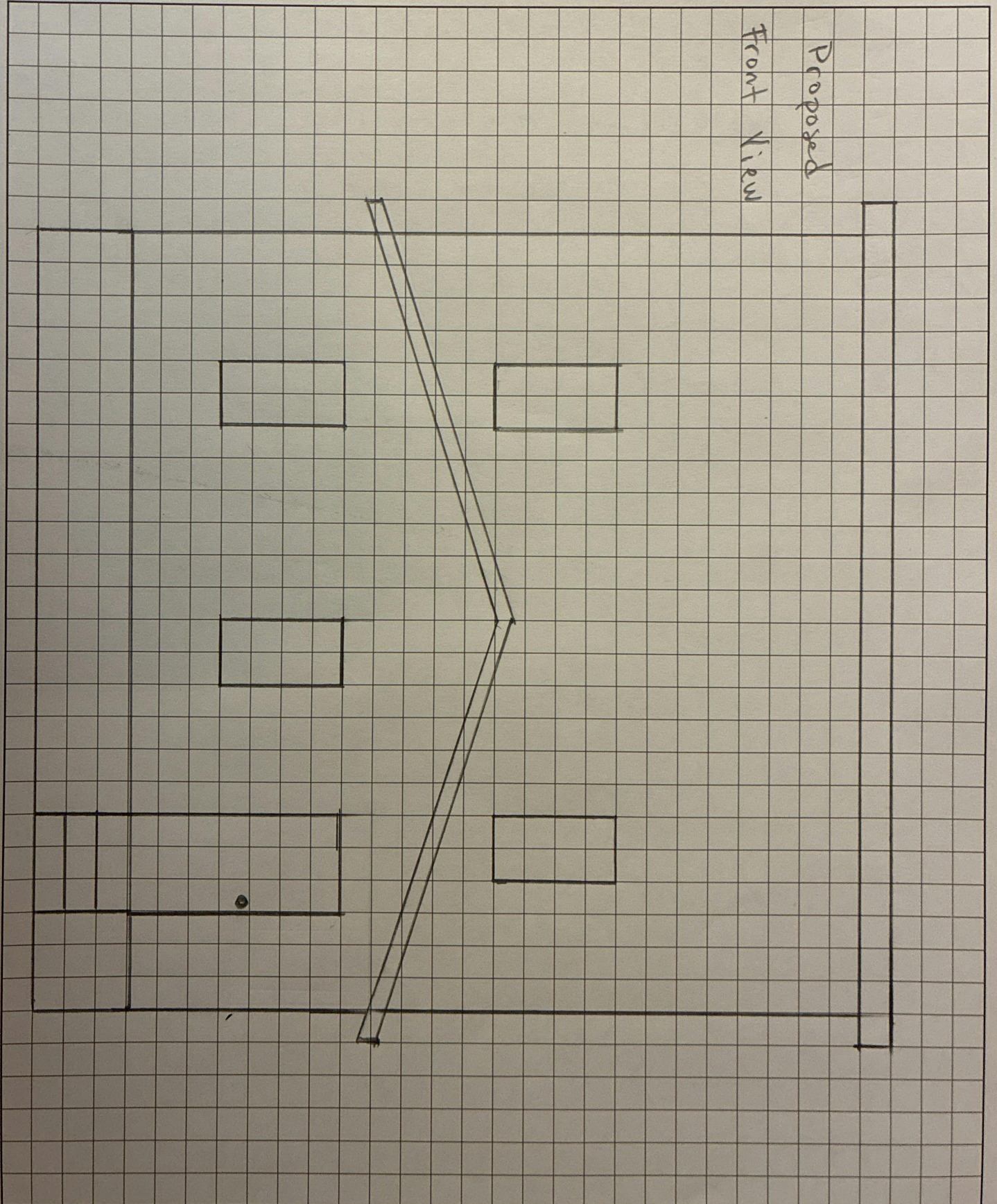
24'

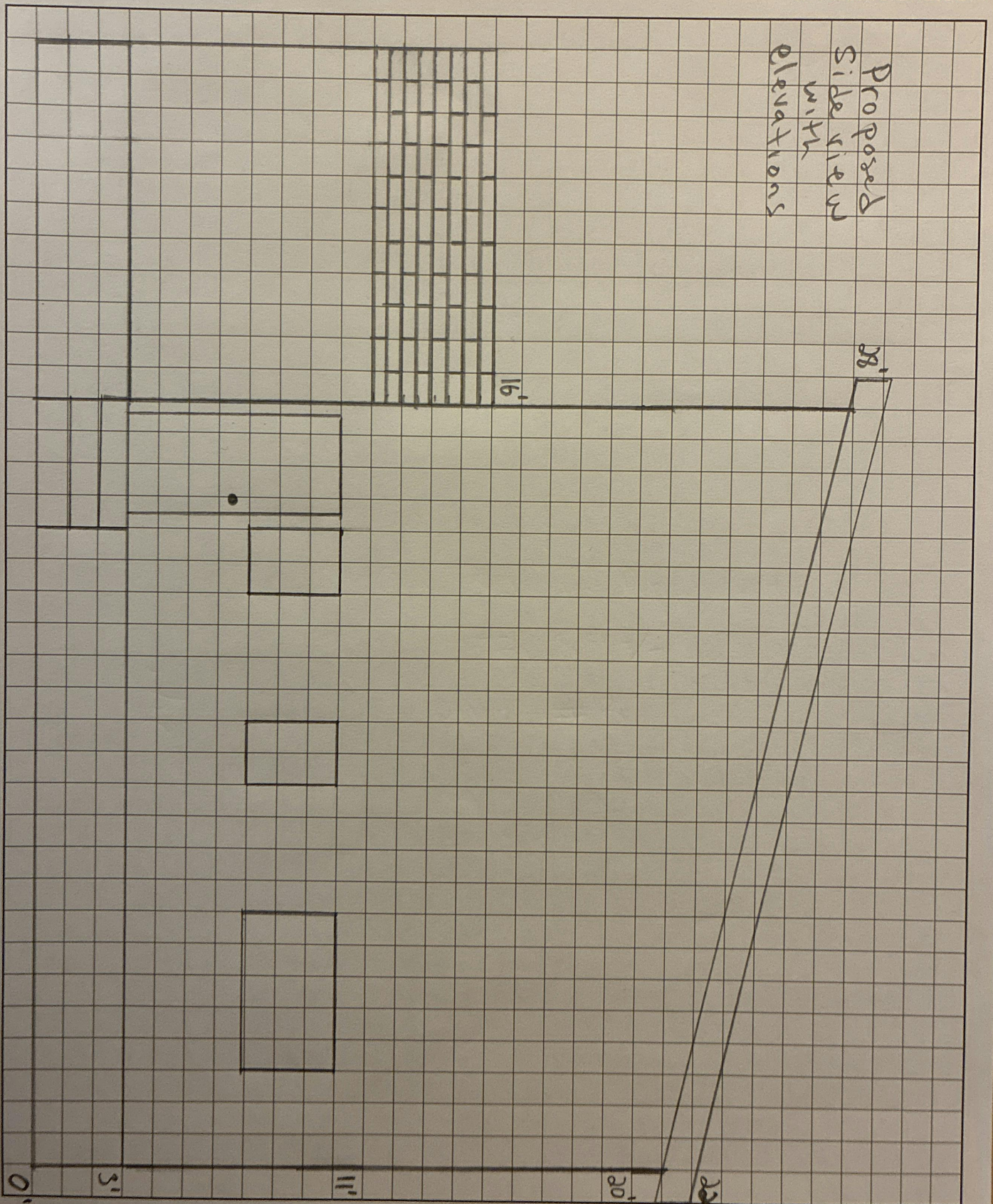
One Bedroom Apartment

576 S.F. +/-

Unit #3

24'





Quote Form



CURTIS LBR CO BUR LMC#204900
315 PINE ST
BURLINGTON VT 05401
802-651-6500



Project Information (ID #9996522 Revision #14473863)

[Hide](#)

Project Name: Chris Russo
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 1/30/2026
Submitted Date:
PO#: Chris Russo

Sales Rep Name: David Patnode
Salesperson:

Delivery Information

[Hide](#)

Shipping Contact:
Shipping Address:
City:
State:
Zip:

Comments:

Unit Detail

[Hide All Configuration Options](#)

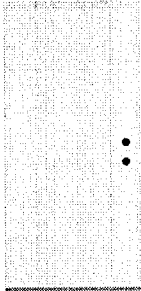
Item: 0001: Ext 36" x 80" S100 LHI 6 9/16" FrameSaver

Location:

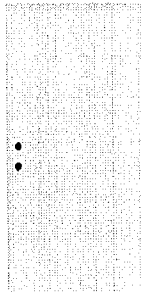
Quantity: 2

Smooth Star 36"x80" Single Door

545.00



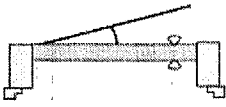
Exterior View



Interior View

Configuration Options [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Flush
- **Model:** S100



EXTERIOR
Left-Hand Inswing

Generate NFRC Label

- **Frame Material:** FrameSaver
- **Handing:** Left Hand Inswing
- **Casing/Brickmould Pattern:** None
- **Hinge Type:** Ball Bearing
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Black Nickel
- **Jamb Depth:** 6 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Door Viewer:** None
- **Mail Slot:** None
- **Sill Cover:** No
- **Sill Pan:** No
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 37 5/8"
- **Total Unit Height(Includes Exterior Casing):** 82"
- **Energy Star Zone:** Qualified in All 50 States
- **CPD:** THC-M-5-03881-00001
- **U-Factor:** 0.15
- **Solar Heat Gain Coefficient:** 0.01
- **Visible Transmittance:** 0.0
- **Air Leakage:** 0.3

Item Total: \$ 545.00
Item Quantity Total: \$ 1,090.00

Unit Summary

[Hide](#)

Item	Location	Description	Quantity	Unit Price	Total Price
<u>0001</u>		Ext 36" x 80" S100 LHI 6 9/16" FrameSaver	2	\$ 545.00	\$ 1,090.00

SUBMITTED BY: _____
ACCEPTED BY: _____
DATE: _____

SUBTOTAL: \$ 1,090.00
TAXES (7 %): \$ 76.30
GRAND TOTAL: \$ 1,166.30

Reeb Warranties**Therma-Tru Energy Star Charts****Additional Information:**

I understand that this order will be placed according to these specifications and is non-refundable.

All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.

The level of exposure a door faces directly impacts its longevity and performance. To ensure durability, doors in high-exposure areas should be constructed from robust materials and properly sealed for enhanced protection and you may want to consider an overhang.

The color used by REEB is created from a color match process. The color created and applied by REEB can be affected by various elements which can lead to slight variations from the color you selected. REEB is not affiliated with any paint manufacturer/supplier and may use the paint of any paint manufacturer/supplier to match the selected color.



Curtis Lumber
 315 Pine Street
 Burlington, VT 05401
 802-651-6533
 david.patnode@curtislumber.com

Manufacturing
 ACKNOWLEDGEMENT

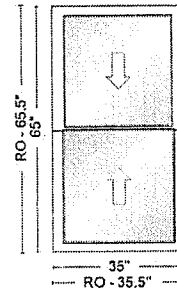
Customer Quote Summary

BILL TO:
 CURTIS LBR CO/BURLINGTON VT
 885 STATE ROUTE 67.
 BALLSTON SPA, NY 12020-0000
 Phone: (518) 885 - 5311 Fax: (518) 885 - 1126

SHIP TO:
 CURTIS LUMBER-BURLINGTON
 315 PINE STREET
 BURLINGTON, VT 05401-0000
 Phone: (802) 651 - 6500 Fax:

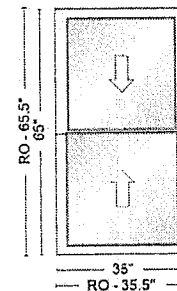
QUOTE NBR	CUST NBR	ORDERED BY	JOB NAME	STATUS
6356978	1135563		Chris Russo	None
CREATED	ORDERED	DEALER PO		CUSTOMER PO
1/30/2026	Quote Only			
CLERK			MESSAGE	
webcp-dp21 - David Patnode				

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Classic DH, Complete Unit, Call Size W29 x W52, Unit Size 35 x 65, Overall Unit Size 35 x 65, RO 35.5 x 65.5, New Construction, Unit Color = White, Unit 1 Lower Glass: Glass Width = 29.6875, Unit 1 Upper Glass: Glass Width = 28.6875, Glass Height = 29.875, SunGain PLUS, Double Glazed, Double Low-E 180 RS, Argon Filled, Standard Strength, Label Name = Harvey, Lock Option = Double, Match Frame, Sash Limit Devices = Night Latch, Lift Rail Options = None/Standard, Full FlexScreen, Fiberglass Mesh, Design Pressure Rating = DP40, Integral J Fin, E.Star Zone: North = Yes, E.Star Zone: North-Central = No, E.Star Zone: South = No, E.Star Zone: South-Central = No, Clear Opening Width = 30, Clear Opening Height = 27.375, Clear Opening Square Footage = 5.7, U-Factor = 0.25, SHGC = 0.48, Construction Method = Fully Welded	4	\$378.82	\$1,515.29



Room Location: bedrooms

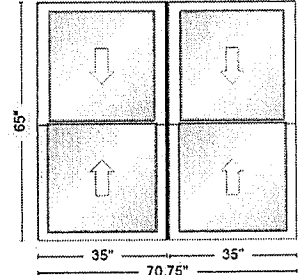
LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
11000-1	Classic DH, Complete Unit, Call Size W29 x W52, Unit Size 35 x 65, Overall Unit Size 35 x 65, RO 35.5 x 65.5, New Construction, Unit Color = White, Unit 1 Lower Glass: Glass Width = 29.6875, Unit 1 Upper Glass: Glass Width = 28.6875, Glass Height = 29.875, SunGain PLUS, Double Glazed, Double Low-E 180 RS, Argon Filled, Standard Strength, Label Name = Harvey, Lock Option = Double, Match Frame, Sash Limit Devices = Night Latch, Lift Rail Options = None/Standard, Full FlexScreen, Fiberglass Mesh, Design Pressure Rating = DP40, Integral J Fin, E.Star Zone: North = Yes, E.Star Zone: North-Central = No, E.Star Zone: South = No, E.Star Zone: South-Central = No, Clear Opening Width = 30, Clear Opening Height = 27.375, Clear Opening Square Footage = 5.7, U-Factor = 0.25, SHGC = 0.48, Construction Method = Fully Welded	4	\$378.82	\$1,515.29



Room Location: bedrooms

QUOTE NBR	CUST NBR	ORDERED BY	JOB NAME	STATUS
6356978	1135563		Chris Russo	None
CREATED	ORDERED	DEALER PO	CUSTOMER PO	
1/30/2026	Quote Only			
CLERK			MESSAGE	
webcp-dp21 - David Patnode				

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
12000-1	Classic DH, Complete Unit, Call Size W29 x W52, Unit Size 35 x 65, Overall Unit Size 70.75 x 65, RO 71.25 x 65.5, New Construction, Unit Color = White, Vertical 3/4 Inch Factory Mull V, SunGain PLUS, Double Glazed, Double Low-E 180 RS, Argon Filled, Standard Strength, Label Name = Harvey, Lock Option = Double, Match Frame, Sash Limit Devices = Night Latch, Lift Rail Options = None/Standard, Full FlexScreen, Fiberglass Mesh, Integral J Fin, E.Star Zone: North = Yes, E.Star Zone: North-Central = No, E.Star Zone: South = No, E.Star Zone: South-Central = No, Clear Opening Width = 30, Clear Opening Height = 27.375, Clear Opening Square Footage = 5.7, U-Factor = 0.25, SHGC = 0.48, Construction Method = Fully Welded	2	\$836.38	\$1,672.76



Room Location: bedrooms

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the ordering party prior to bidding or ordering of materials. Harvey Windows + Doors and or Thermo-Tech Windows and Doors are responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job.

SUBTOTAL:	\$4,703.35
TAX:	\$329.23
ORDER TOTAL:	\$5,032.58

CUSTOMER SIGNATURE _____ DATE _____



Scan QR code for the Harvey Installation Hub to view installation guides and best practices.



Scan QR code for the Thermo-Tech Resources page to view installation instructions.



Curtis Lumber
 315 Pine Street
 Burlington, VT 05401
 802-651-6533
 david.patnode@curtislumber.com

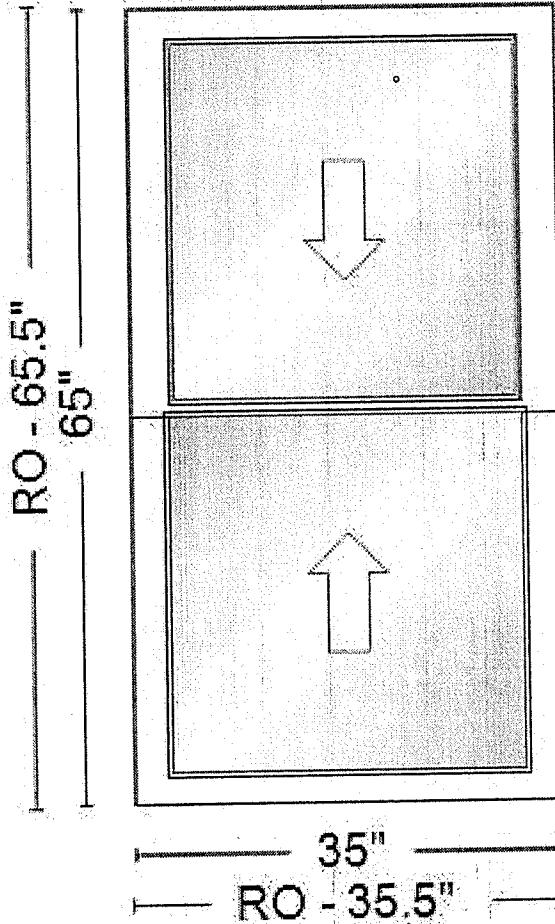
Manufacturing
 ACKNOWLEDGEMENT

Window Drawings

BILL TO:
 CURTIS LBR CO/BURLINGTON VT
 885 STATE ROUTE 67.
 BALLSTON SPA, NY 12020-0000
 Phone: (518) 885 - 5311 Fax: (518) 885 - 1126

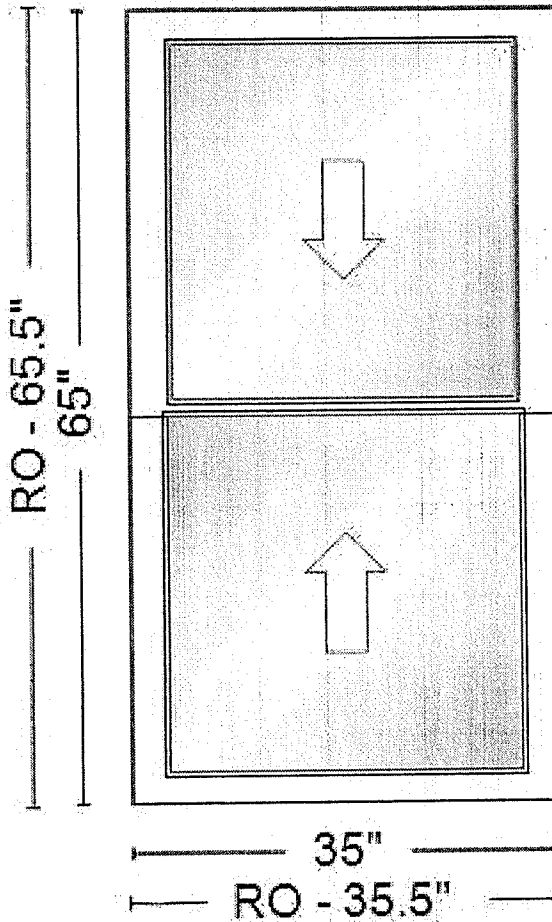
SHIP TO:
 CURTIS LUMBER-BURLINGTON
 315 PINE STREET
 BURLINGTON, VT 05401-0000
 Phone: (802) 651 - 6500 Fax:

QUOTE NBR	CUST NBR	ORDERED BY	JOB NAME	STATUS
6356978	1135563		Chris Russo	None
CREATED	ORDERED	DEALER PO	CUSTOMER PO	
1/30/2026	Quote Only			
CLERK			MESSAGE	
webcp-dp21 - David Patnode				
LINE #	QTY			
10000-1	4			



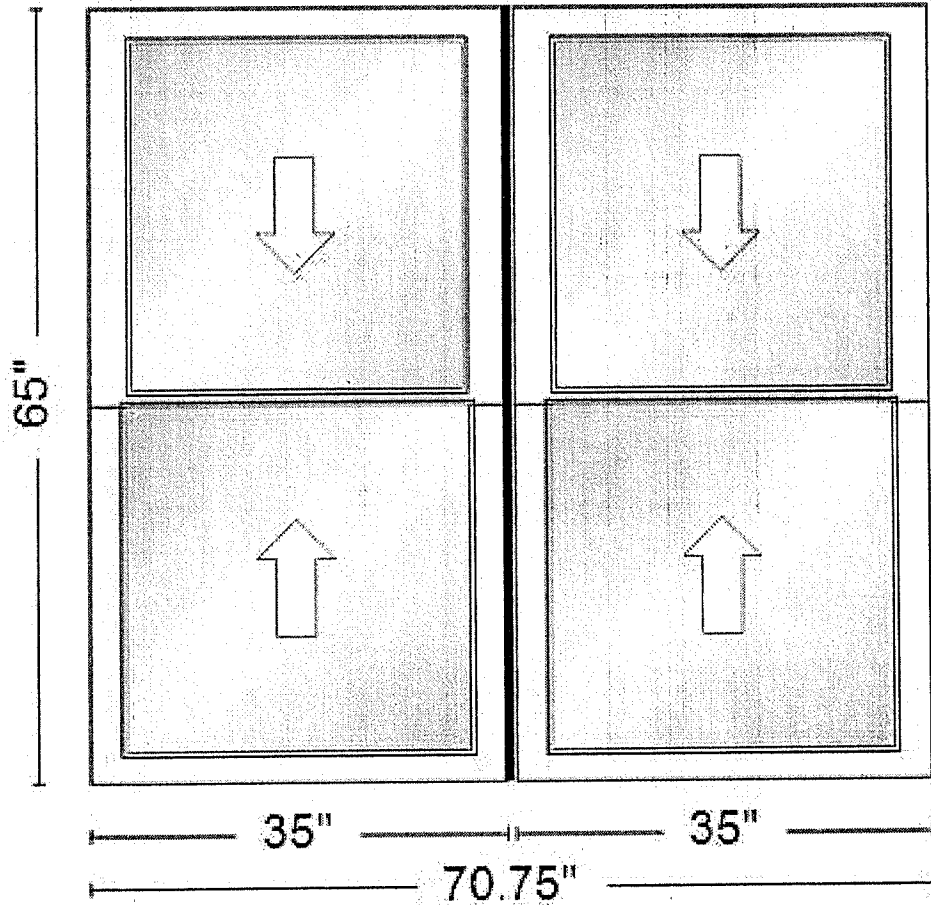
Room Location: bedrooms

QUOTE NBR	CUST NBR	ORDERED BY	JOB NAME	STATUS
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CREATED	ORDERED	DEALER PO	CUSTOMER PO	
1/30/2026	Quote Only			
CLERK			MESSAGE	
webcp-dp21 - David Patnode				
LINE #	QTY			
11000-1	4			



Room Location: bedrooms

QUOTE NBR	CUST NBR	ORDERED BY	JOB NAME	STATUS
6356978	1135563		Chris Russo	None
CREATED	ORDERED	DEALER PO	CUSTOMER PO	
1/30/2026	Quote Only			
CLERK			MESSAGE	
webcp-dp21 - David Patnode				
LINE #	QTY			
12000-1	2			



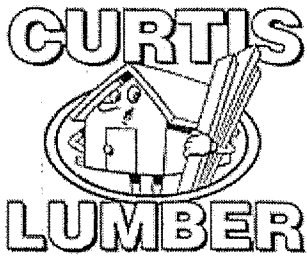
Room Location: bedrooms



Scan QR code for the Harvey Installation Hub to view installation guides and best practices.



Scan QR code for the Thermo-Tech Resources page to view installation instructions.



Burlington
 Curtis Lumber Co. Inc
 315 Pine Street
 Burlington VT 05401
 802-651-6500
 Fax: 802-864-6209



QUOTE

2601-283472

PAGE 1 OF 1

SOLD TO
Chris Russo 37 Archibald St Burlington VT 05401

JOB ADDRESS
Chris Russo 37 Archibald St Burlington VT 05401 802-238-1754

ACCOUNT	JOB
1003544	0
CREATED ON	01/30/2026
EXPIRES ON	02/04/2026
BRANCH	3002
CUSTOMER PO#	BUILDING MATERIAL
STATION	BU14
CASHIER	002239
SALESPERSON	3004
ORDER ENTRY	002239
MODIFIED BY	

Curtis Lumber Co, Inc
 Store Hours: M-F 7am-5pm
 Sat 8am-2pm Closed Sun

Item	Description	D	Quantity	UM	Price	Per	Amount
OCTDEG	Estate Gray Tru Def Duration 3/Sq Lifetime Warranty		18	EACH	44.9900	EACH	809.82
GRACE	Grace Ice&Water Shield 2Sq Roll 3'x66.67'		1	ROLL	202.9900	ROLL	202.99
RHINOROOF	42x286' Rhino Roof Synthetic Felt 10sq #U20		1	ROLL	95.9900	ROLL	95.99
114GRN	1-1/4"Generic Coil Roofing Nail 7.2M Fits All Brands Except Duofast And Paslode.		1	EACH	50.3405	EACH	50.34
8GALVD	8x10' Galvanized Drip Edge White 8E .0187 28G 20/Ctn		10	EACH	13.1900	EACH	131.90
GP44FRW	12'6" D4 White Forest Ridge Siding .042 Thickness		96	EACH	9.9900	EACH	959.04
Quote prices are subject to change without notice based on market conditions. Curtis Lumber cannot guarantee quantities listed are adequate for the customer's project. Please review your quote carefully to confirm ample materials for completion of project.					Subtotal		2,250.08
					VTBUR 7.00%	Sales Tax	157.51
					Total		2,407.59

Buyer:

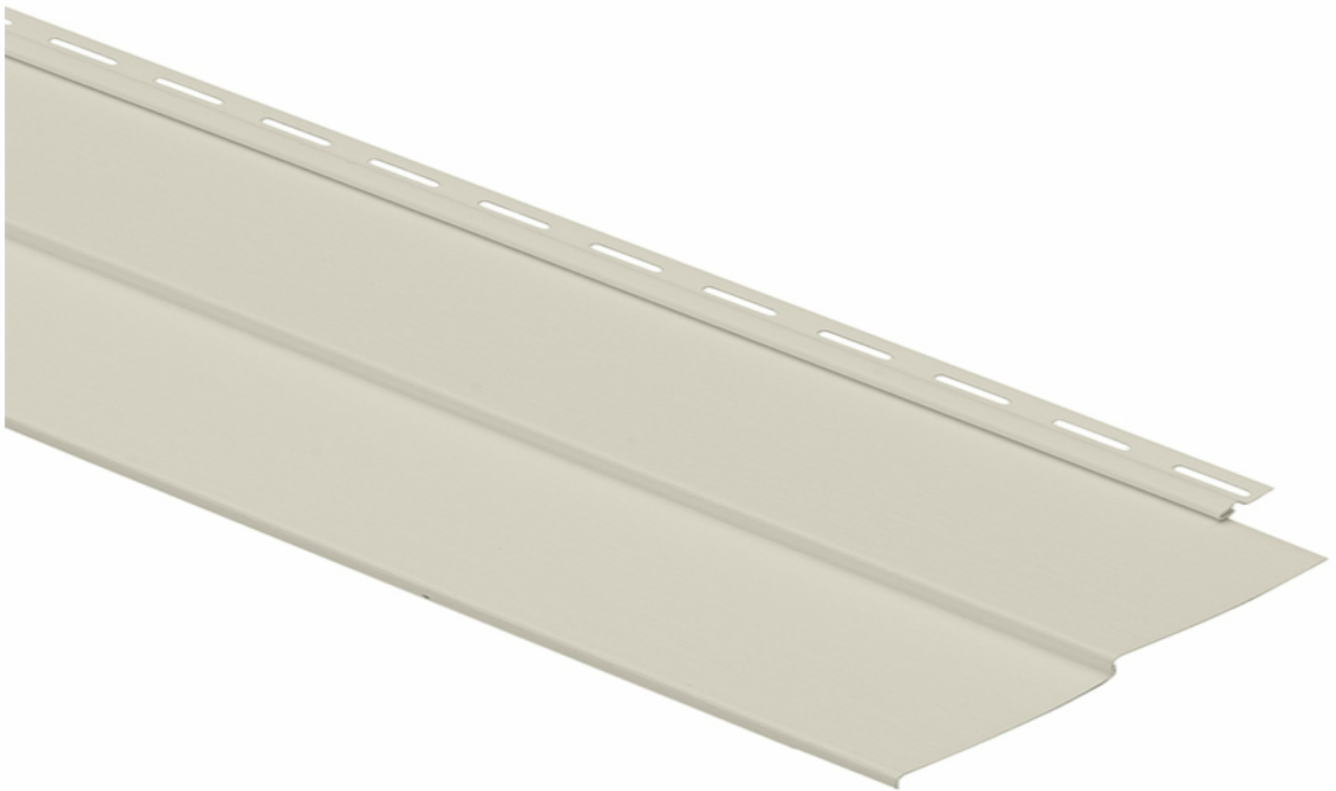
Signature

SIDING



GEORGIA-PACIFIC VINYL SIDING

Forest Ridge®

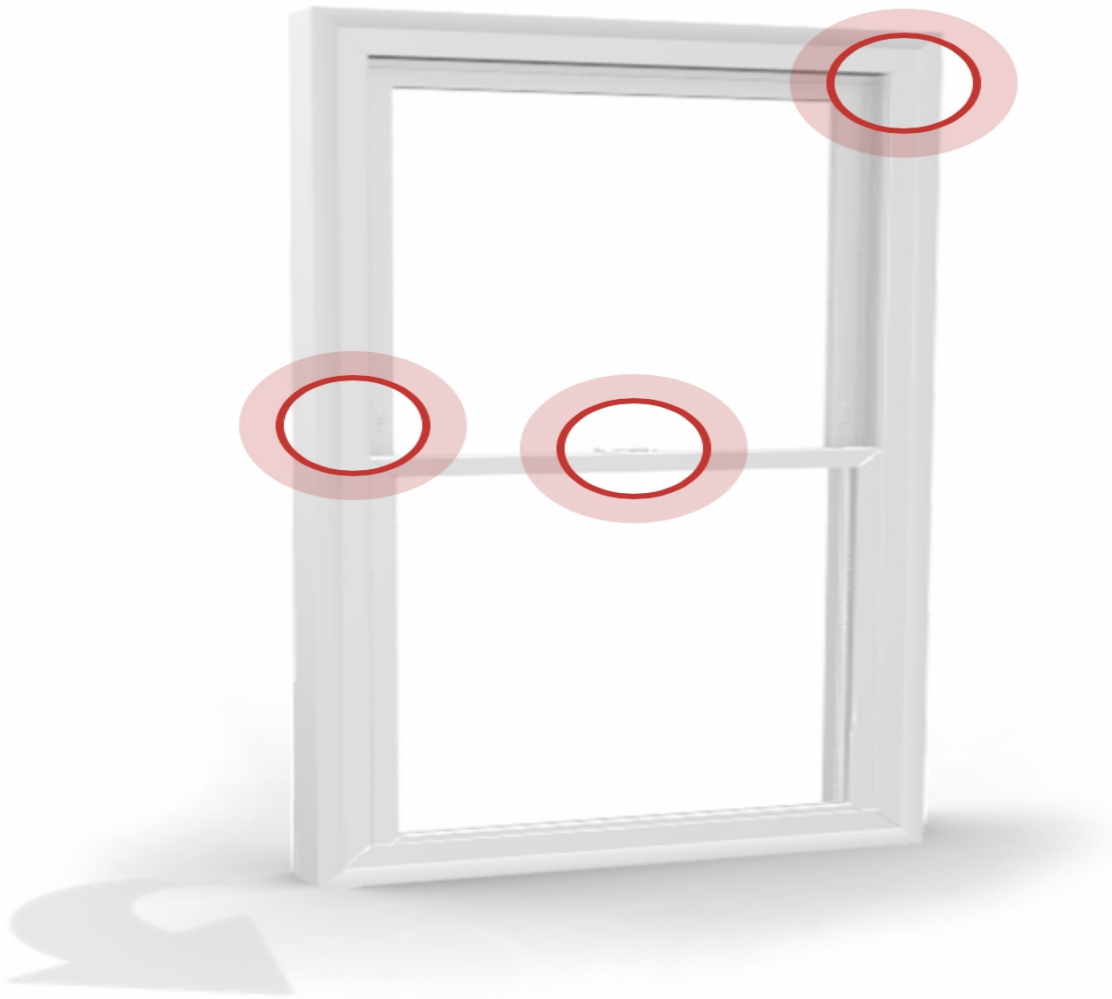


Due to screen resolution limitations, product colors may not be exactly as shown. Please refer to actual product samples for color selection.

gpvinylsiding.com

Slimline Double Hung Vinyl | High Quality Design | \$-\$\$\$

Interior



Filter by material

00 07912



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
Kirk Dressing, 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-26-28
Location: 45 Howard Street
Date: February 24, 2026

File: ZP-26-28
Location: 45 Howard Street
Zone: RM **Ward:** 5
Date application accepted: January 23, 2026
Applicant/ Owner: Robert Hale, Wildbranch Builders / Sarah Schiesser and Thomas Wironen
Request: Addition to existing single-family home.



Background:

- **Zoning Permit 25-265;** Construction of addition to existing residence including one additional bedroom, one additional half-bath, modifying an existing bathroom, and remodeling existing kitchen and garage. Application withdrawn July 2025.
- **Zoning Permit ZPF-23-29;** Replacing Wired Fence with Wooden Fence and adding a fence across the yard. May 2023.

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).

- **Zoning Permit n.n.;** install a hearth and chimney to accommodate a wood stove. Chimney to extend above roofline approximately 4'. June 1982.
- **Zoning Permit 78-125;** construct wire fence on 2 sides of property; rear line to match and connect to neighbor. October 1978.

Overview: 45 Howard Street is an existing single-family home, constructed by noted local builder John Roberts and listed on the Vermont State Register of Historic Resources. The application proposes a westerly addition with no increase in unit count.

As the addition is greater than 50% of the existing gross floor area, Development Review Board is required.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Sec. 6.1.1 Applicability.

These standards are enacted to apply to all development subject to the provisions of this ordinance found in Art. 10 – Subdivisions or Art. 11 – Planned Development involving the subdivision of land, or an adjustment or reconfiguration of lot lines.

No change in existing lot lines, or subdivision of land is included. 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.

While no landscaping plan has been provided, aerial imaging indicates a large westerly side yard where the addition is proposed. A mature Walnut tree will be retained.

Sheet 1 of plans defines that landscaping is the obligation of the property owner; however, a landscaping plan is required for review. Additionally, any tree cutting shall be identified.



(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.

The site plan defines an area of approximately 780 sq. ft. of disturbance. An Erosion Prevention and Sediment Control Plan is required for review and approval by the Stormwater Engineering division. Submittals define *all finish grades shall be smooth and uniform.*

(c) Protection of Important Public Views:

There are no important public views from or through this site. 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.

Although a corner lot, the existing building's orientation is to the north. The new addition will have an entry/porch facing west which increases opportunities for natural solar gain. No part of the application precludes the use of wind, water, solar, geothermal or other renewable energy system.

(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).

45 Howard is not listed on the Department of Environmental Conservation's 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 Erosion Prevention and Sediment Control Plan is 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.

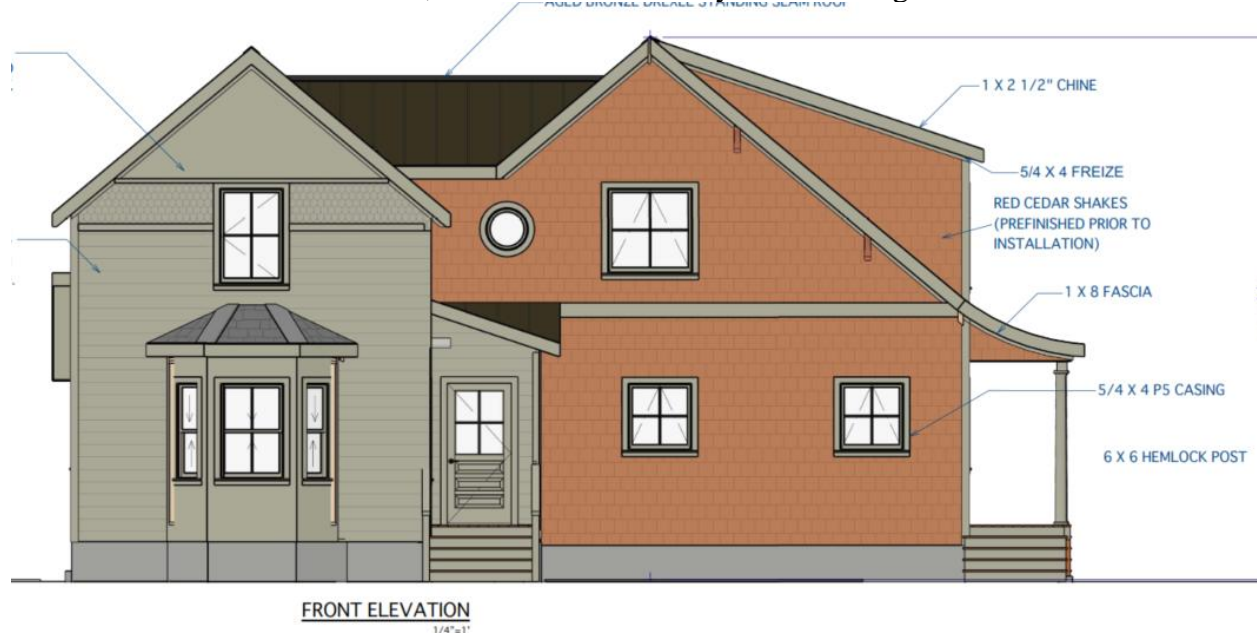
The westerly addition includes a covered porch that will provide a modicum of shelter from inclement weather.

(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 curblineline 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.

The principal entrance will remain as existing; facing Howard Street. This structural addition more than doubles the streetface, with the addition entry access facing west.



(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 application does not define any change for the existing driveway. The site plan appears inaccurate, as street images illustrate the driveway extending beyond the porch (another vehicle is parked there). The site plan shall be corrected to accurately display the area and measurements of the surface parking.

(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 existing pedestrian paths to the home. It would be assumed that residents walk up the driveway to access the home. A delineated pedestrian path to either entry should be presented in this plan.

(k) Accessibility for the Handicapped:

While not required for single family homes, “Visitability” standards are encouraged. 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.

The submission does not define any changes to the existing surface parking. As noted, it must be accurately reflected on the site plan.

(m) Landscaping, Fences and Retaining Walls:

No landscaping plan has been provided, and is required.

(n) Public Plazas and Open Space:

There is no requirement for a public plaza or 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.

While an electrical wiring plan has been provided, fixture information and light levels have not. Both are required to ascertain acceptable exterior light levels.

(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.

Utility connections, mechanical equipment, meters, mailboxes, trash and recycling storage must be illustrated on the site plan and/or building elevations as appropriate. Screening may be required.

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 introduces a new footprint more than half the existing building footprint (58%, excluding porches) resulting in a substantial structural extension. At the street front, the addition matches the historic home in height and orientation, with an increase in the actual exposed building plane fronting Howard Street.



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 plan attempts to mirror the roofline of the existing home, but extending it to a first-floor westerly porch. A dormer is introduced, offering views westerly towards Pine Street and the lake. The addition height is incorrectly recorded to the ridgeline, rather than to the mid-line of the rise of the (shed dormer) roof. In an event, it is compliant with height limitations of the zoning district.

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. 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.

The existing front entry door will be retained. An additional access point is provided on the west. The south entry will remain as existing. Porches are provided on the north, west and south elevations; each with their own access stairs.



(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:

There are no protected important public views from or through this site. 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 is sensitive to the arrangement of windows, maintaining a consistency in alignment across each building elevation. The introduction of a belt course between the first and second floor, however, mixes architectural language and misunderstands the signature decorative treatment introduced by John Roberts.

The appearance from Howard Street is, however pleasant if not architecturally contradictory.

(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 existing historic house will be repaired and painted. Red cedar shakes are proposed for the addition. While welcome for new construction, they, too are inconsistent with the material and style of the existing home.

(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.

No solar is proposed for the development. Shadow cast is not a concern as the addition, as orientated, will not impact neighboring properties.

The applicant will be required to file the required Residential Building Energy Standards form relative to window and door installation as well as roof insulation.

(g) Make advertising features complementary to the site:

No signage is proposed. 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.

Exterior lighting information is required. The applicant shall meet all building code and life safety standards as defined by the building official and/or 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.

45 Howard Street is listed on the Vermont State Register of Historic Resources.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The property was designed and built as a single-family residence; a 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.*

45 Howard Street is a signature residential model developed by a regionally well-known carpenter/builder named John Roberts. Any alteration or addition requires attentive examination to assure compatibility and sympathetic treatment. This proposal presents a proportionately large addition with significant exposure on the primary façade. The common side porch will be lost to the new structure. Aside from the massing, the addition is differentiated with dissimilar stylistic materials and details. The use of wood shingles and a beltcourse introduce Shingle Style features (1880-1900; correct time period for Roberts but divergent in architectural style.) The curvilinear west roofline is Dutch Colonial, far earlier than the Robert's ornate Italianate style or Shingle examples. While the original house is proposed for repair and repainting, the historic character is somewhat challenged by the size and stylistic details of the proposed addition.

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.*

While attractive, the addition is both proportionately and stylistically challenging to the existing Roberts house.

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

None identified.

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

See response to 2., above. The addition, while attractive, does not reflect an understanding of Robert's distinctive ornamentation, use of materials, or massing. While differentiation between old and new is important, structural additions to historic properties are generally deferential, particularly in massing and orientation.

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 proposes repair and painting of the original residence as part of this plan.

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.

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

There have been no identified archaeological resources at this site. 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.*

While the work is understandably differentiated from the historic structure, there is conflict in the massing, materials, and stylistic interpretation when contrasted with the Robert's 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.*

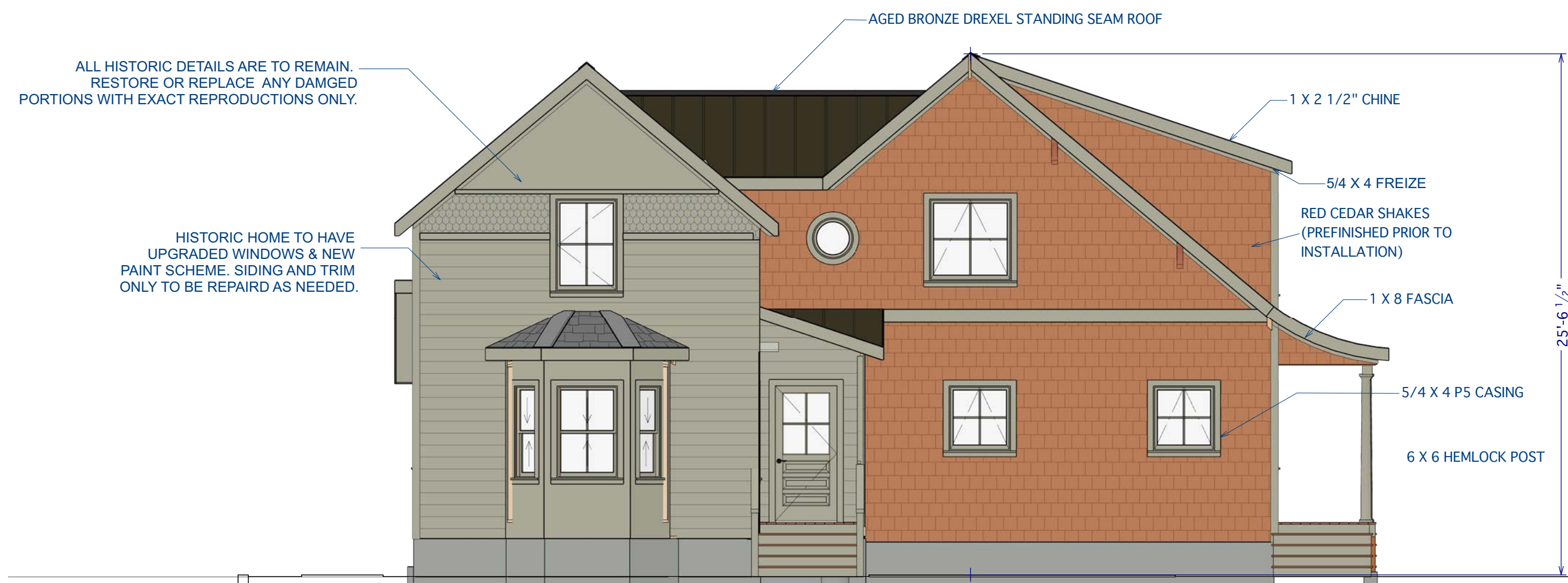
While it may be possible to remove the addition in the future, the surface contact forfeits the side porch and the details on the westerly side of the original home.

Items for the Board's consideration:

1. An Erosion Prevention and Sediment Control Plan is required for review and approval by the Stormwater Engineering division.
2. A landscaping plan is required for review. Additionally, any tree cutting shall be identified.
3. All new construction is required to 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.
4. A plan for exterior lighting shall be provided.
5. The site plan shall be corrected to accurately define the parking area/driveway, with measurements and a revised lot coverage calculation.
6. Standard Permit Conditions 1-15.



RENDERING
FOR ILLUSTRATION ONLY



45 HOWARD STREET



GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH RESIDENTIAL BUILDING AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

OWNER: _____

PROJECT: _____

ADDRESS: _____

LEGAL: _____

FIRE DISTRICT: _____

WATER/SEWER: _____

STORM WATER PERMIT: _____

BUILDING PERMIT: _____

DESIGNER: _____

DESIGN CONSULTANT: _____

BUILDER: _____

SITE DISTURBANCE: _____

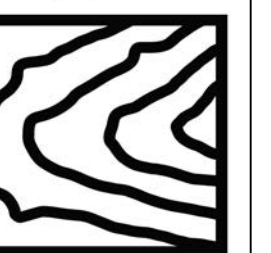
ENGINEERING: _____

PROJECT SUMMARY	1
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PROJECT SUMMARY

45 Howard Street
Burlington, VT 05401
SCHIESSER-WIRONEN

WILD BRANCH BUILDERS
Design + Build



3679 N. Cambridge Road - Jeffersonville, VT 05464
802.338.8519 wildbranchbuilders.com

PROJECT STATISTICS:

LOT SIZE: 7,356.75 SQ/FT
 ANTICIPATED DISTURBED AREA: 780 SQ/FT
 ROOF: 1552 SQ/FT
 FRONT/REAR HEIGHT: 25'-6"
 LIVABLE SF: 2377.5 SQ/FT
 FIRST: 1337 SQ/FT
 SECOND: 1040.5 SQ/FT
 UNFINISHED BASEMENT: N/A
 DECKS: 215 SQ/FT
 LOT COVERAGE: 2,122 SQ/FT (28.84%)
 ROOF: 1552 SQ/FT
 SHED: 120 SQ/FT
 DRIVEWAY: 450 SQ/FT

SITE PLAN NOTES

SOIL: *2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION. SHALLOW AND MODERATELY DEEP, WELL-DRAINED SANDY SOIL. THE PERMEABILITY IS ESTIMATED TO BE GOOD.

FROST DEPTH: 5'-0"
 SNOW LOAD: 40 LBS/SQ. FT.
 SEISMIC ZONE: C
 WIND: 76 MPH (90 MPH 3 SEC GUST)
 EXPOSURE C

SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

CALL BEFORE YOU DIG: 800.428.4950

PROJECT NARRATIVE

THE PROJECT SITE LOCATION IS 45 HOWARD STREET, BURLINGTON, VERMONT, CHITTENDEN COUNTY, PARCEL ID 053-3-080-000. THE PROPOSED PROJECT INCLUDES AN ADDITION TO THE EXISTING HISTORIC HOME AND A PARTIAL RENOVATION OF THAT SPACE.

EROSION CONTROL NOTES: TO BE IN ACCORDANCE WITH BURLINGTON REQUIREMENTS

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. STRIP SWALES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW SWALES.

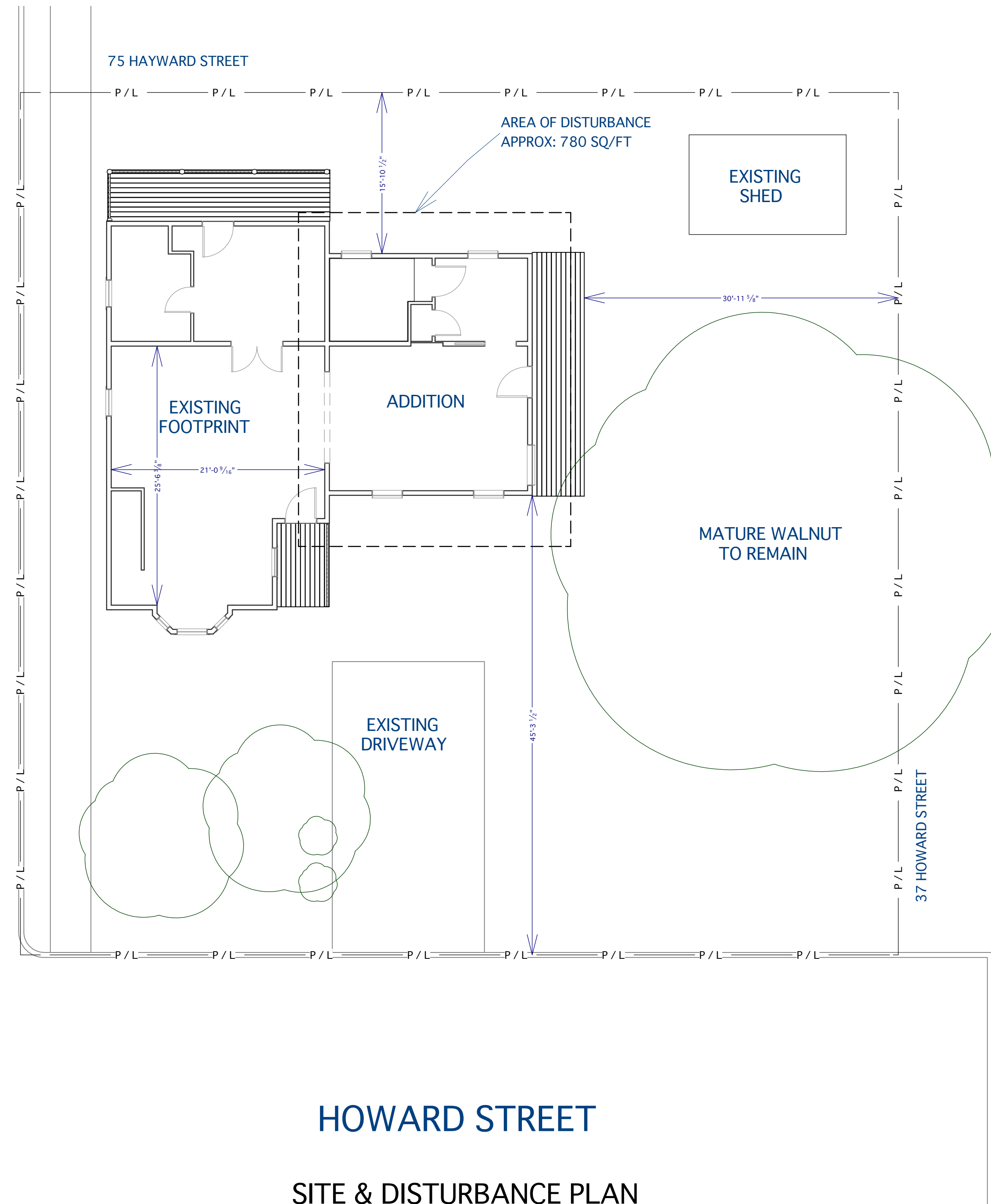
GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

LANDSCAPE NOTES:

1 OWNER RESPONSIBLE FOR LANDSCAPING - SUCH AS LAWN, TREES, SHRUBS, ETC

HAYWARD STREET



SITE & DISTURBANCE PLAN

1"=12'

SHEET NUMBER

2

SCALE @ 24" X 36"

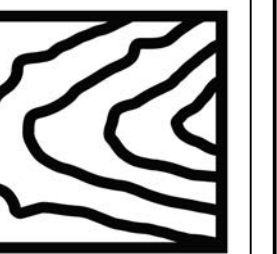
DATE: 1/23/26

DRAWN BY: R. HALE

SITE & DISTURBANCE PLAN

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 Burlington, VT 05401
 SCHIESSER-WIRONEN

WILD BRANCH BUILDERS
 Design + Build
 3679 N. Cambridge Road - Jeffersonville, VT 05464
 802.338.8519 wildbranchbuilders.com



ALL HISTORIC DETAILS ARE TO REMAIN.
RESTORE OR REPLACE ANY DAMAGED
PORTIONS WITH EXACT REPRODUCTIONS ONLY.

HISTORIC HOME TO HAVE
UPGRADED WINDOWS & NEW
PAINT SCHEME. SIDING AND TRIM
ONLY TO BE REPAIRED AS NEEDED.

AGED BRONZE DREXEL STANDING SEAM ROOF

1 X 2 1/2" CHINE

5/4 X 4 FREIZE

RED CEDAR SHAKES
(PREFINISHED PRIOR TO
INSTALLATION)

1 X 8 FASCIA

5/4 X 4 P5 CASING

6 X 6 HEMLOCK POST

25'-6 1/2"

FRONT ELEVATION

1/4"=1'

1 X 8 FASCIA

EXISTING HIP ROOF TO BE
REPLACED WITH FULL SHED

REAR ROOF TO BE REDONE
AGED BRONZE DREXEL STANDING SEAM

WRAP BEAM TO MATCH STYLE
OF EXISTING PORCH

ROUND COLUMN TO MATCH
THOSE OF EXISTING PORCHES

5/4 X 6 DECK BOARDS

1 X 10 DECK WRAP

REAR ELEVATION

1/4"=1'

SHEET NUMBER

3

SCALE @ 24" X 36"

DATE: 1/23/26

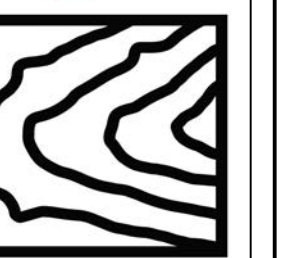
DRAWN BY: R. HALE

FRONT ELEVATIONS

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WEST - SIDE ELEVATION
3/8"=1'

AGED BRONZE DREXEL STANDING SEAM ROOF

ROUND COLUMN TO MATCH THOSE OF EXISTING PORCHES
5/4 X 6 CEDAR DECKING
1 X 10 DECK WRAP
6 X 6 PT POST (TYP)
PRECAST CONCRETE PIER

EXTERIOR NOTES:

1. EXISTING HOME FINISHES
 - CLAPBOARDS: FARROW AND BALL - FRENCH GRAY
 - TRIM, WINDOW FRAMES: FARROW AND BALL - FRENCH GRAY (NO.18)
 - HISTORIC ACCENT DETAILS: FARROW AND BALL - LIME WHITE (NO.1)
2. ADDITION FINISHES
 - SIDING: OILED RED CEDAR
 - TRIM, WINDOW FRAMES: FARROW AND BALL - FRENCH GRAY (NO.18)
3. ALL CUTS TO BE SEALED PRIOR TO INSTALLATION
4. ANY ROT OR DAMAGED TRIM, SIDING OR DETAILS ON EXISTING HOME MUST BE REPLACED, OR REPAIRED TO MATCH EXISTING CONDITIONS.

SHEET NUMBER
4

SCALE @ 24" X 36"
DATE: 1/23/26
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SIDE ELEVATIONS

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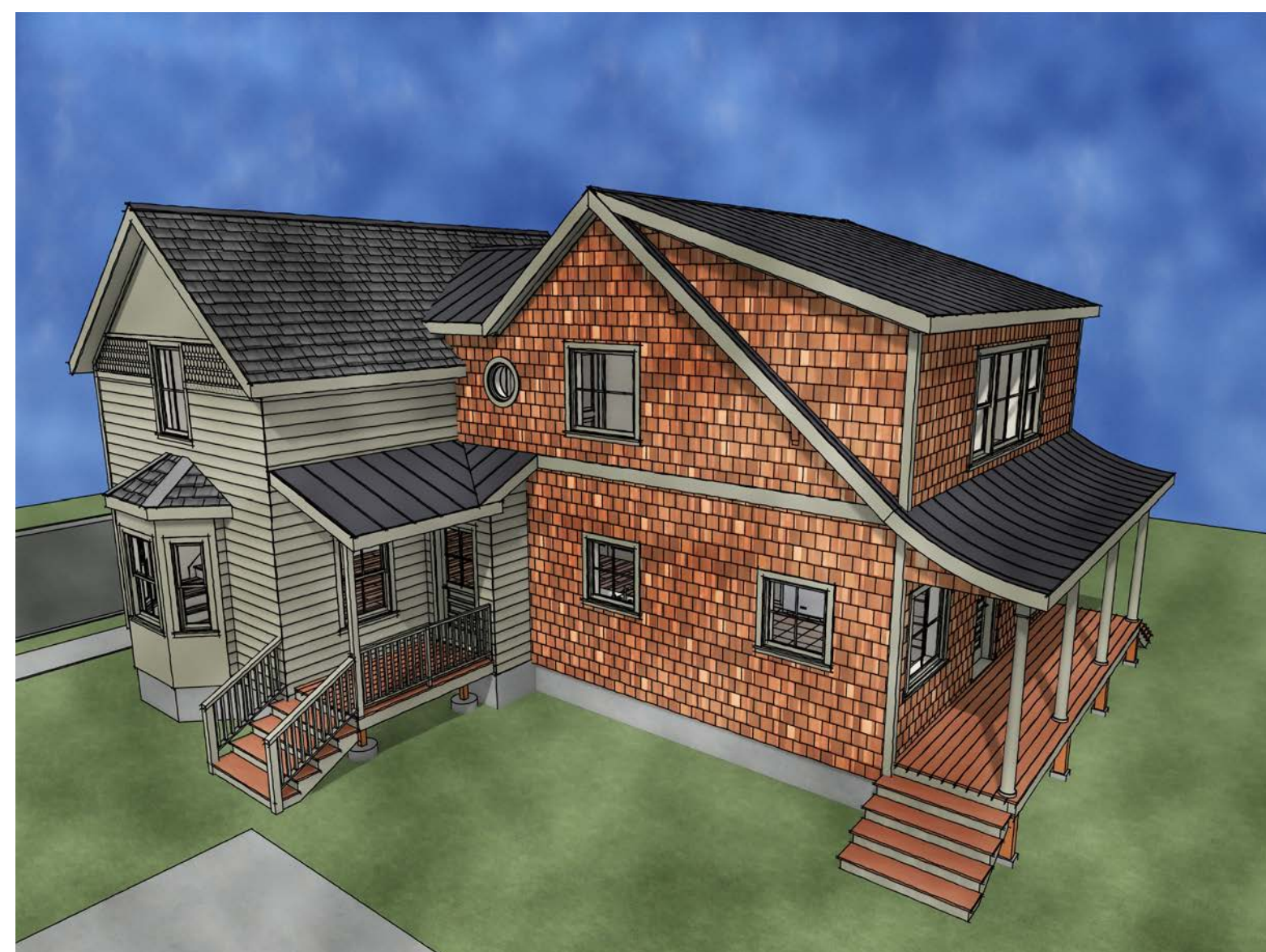
BUILDING PERFORMANCE:

1. CONSTRUCTION SHALL CONFORM TO CURRENT VERMONT BUILDING ENERGT STANDARDS, AND MEET THE RBES REQUIREMENTS.
2. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
3. PROVIDE CRAWLSPACE VENTING TO MEET LOCAL CODE REQUIREMENTS INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.
4. MINIMUM INSULATION:

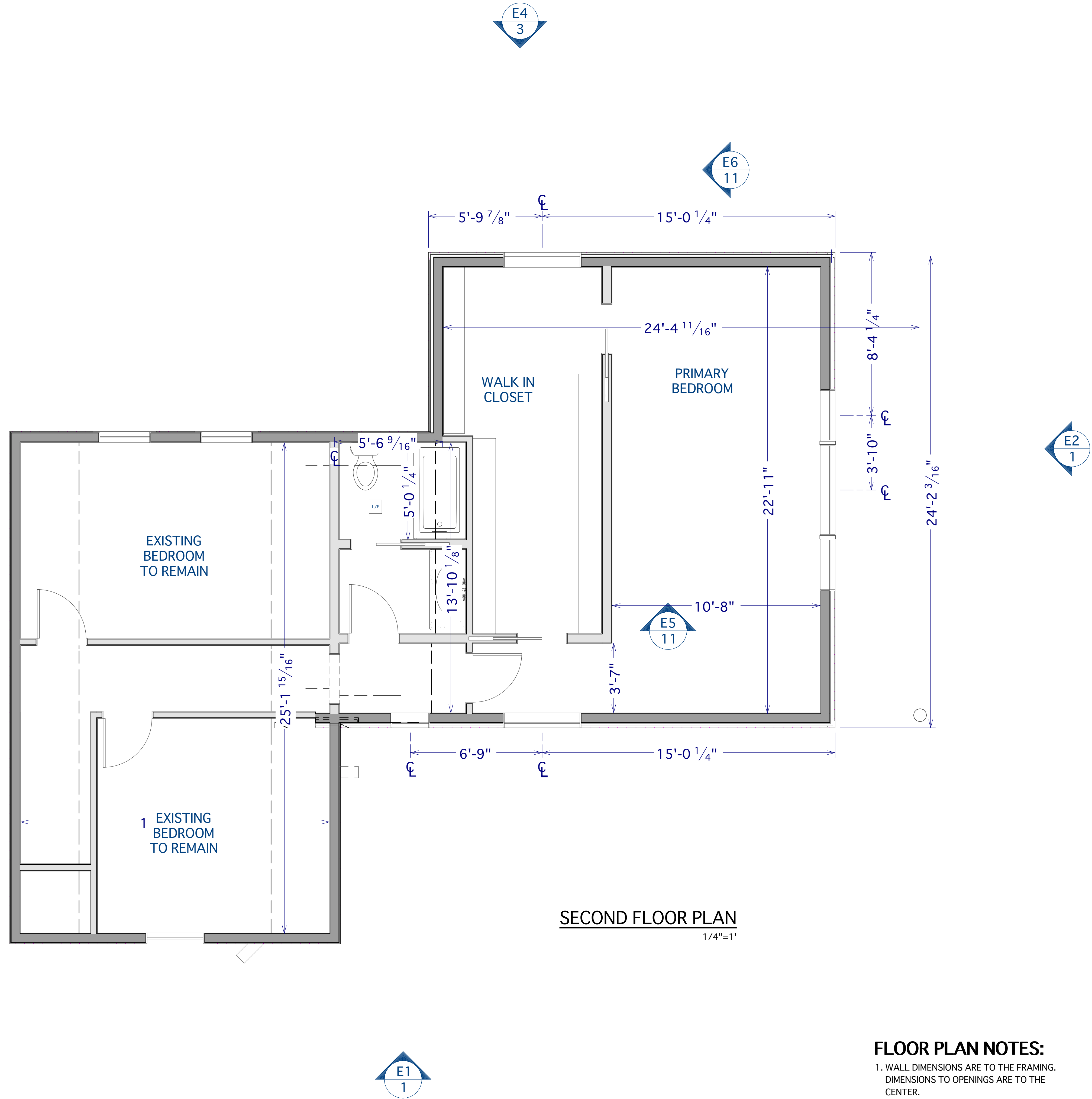
ATTIC/CEILING	R-60
WALLS	R-28
FLOORS (EXP.)	R-49

SELF PREFORMED INSPECTION NOTES:

1. PROVIDE PHOTOGRAPHIC DOCUMENTATION OF ALL WALL CAVITIES PRIOR TO INSULATION AND DRYWALL.
2. ALL WINDOW OPENINGS MUST BE INSPECTED PRIOR TO INSTALLATION BY DESIGNATED PERSONEL FOR THE FOLLOWING
 - A . INSULLATED HEADER.
 - B . PITCHED AND FLASHED WINDOW SILL PAN.
 - C . PROPER ROUGH OPENING SIZE.
3. ALL WINDOWS MUST BE INSPECTED AFTER INSTALLATION AND BEFORE DRYWALL INSTALLATION BY DESIGNATED PERSONEL FOR THE FOLLOWING
 - A . PROPER FLASHING TECHNIQUE
 - B . PROPER SPRAY FOAM INSULATION AROUND WINDOW.
4. DUTIES OF THE CONTRACTOR/PROJECT MANAGER INCLUDE, BUT ARE NOT LIMITED TO:
 - A. NOTIFY INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 48 HOURS BEFORE THE INSPECTION IS REQUIRED.
 - B. MAINTAIN ACCESS TO WORK REQUIRING INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE INSPECTOR AND APPROVED.
 - C. PROVIDE THE INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 - D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.
 - E. MAINTAIN A GENERALLY CLEAN AND TIDY WORKSITE.



OVERVIEW RENDERING
FOR ILLUSTRATION ONLY NO SCALE



SECOND FLOOR PLAN
1/4"=1'

- FLOOR PLAN NOTES:**
1. WALL DIMENSIONS ARE TO THE FRAMING. DIMENSIONS TO OPENINGS ARE TO THE CENTER.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

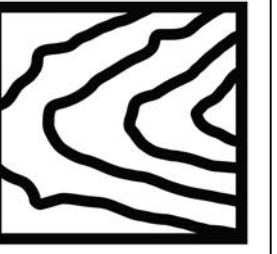
SHEET NUMBER
6

SCALE @ 24" X 36"
DATE: 1/23/26
DRAWN BY: R. HALE

SECOND FLOOR PLAN

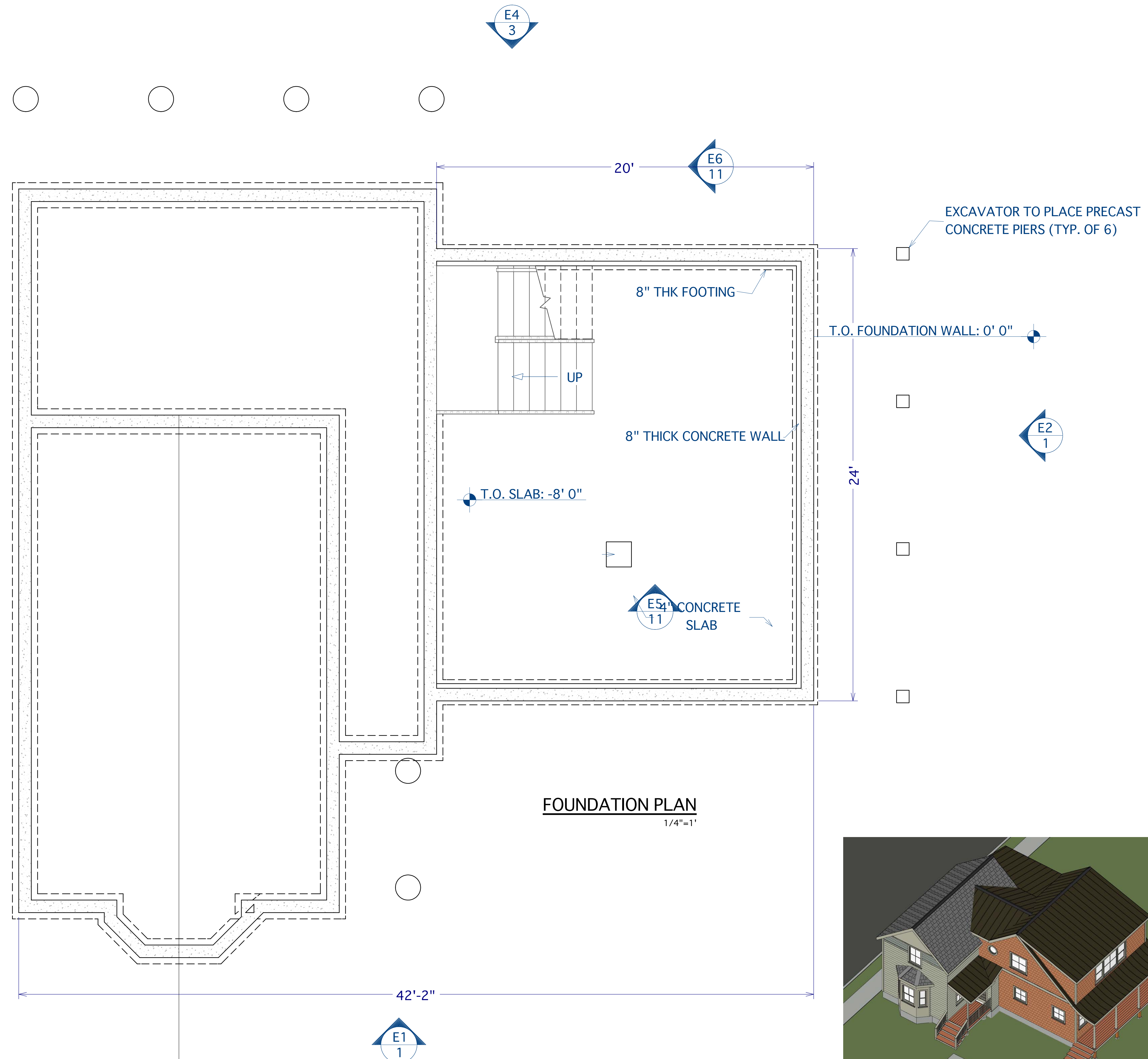
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FOUNDATION NOTES

1. FOUNDATIONS TO BEAR A MINIMUM OF 60" BELOW FINISH GRADE
2. ALL ANCHOR BOLTS TO BE 5/8" DIA X 10 @ 32" O/C UNO.
3. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60
4. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" FOR SPLICES FOR #4 BARS & 36" FOR #5 BARS
5. PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL
6. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,000 PSI (DESIGNED AS 2,500 PSI) AT 28 DAYS. MAXIMUM AGGREGATE SIZE IS 1". MAXIMUM AIR ENTRAINMENT IS 3%. CEMENT SHOULD BE TYPE 1 OR 2
7. SOIL BEARING CAPACITY ASSUMED TO BE 2,000 PSF. IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEER MUST BE NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED
8. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS
9. UNIFORM SOIL CONDITIONS, MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUT/FILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED W/ UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT
10. THE TOPS OF FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 6" ABOVE THE ADJACENT FINISH GRADE



FOUNDATION PLAN
1/4"=1'



OVERVIEW RENDERING
FOR ILLUSTRATION ONLY NO SCALE

SHEET NUMBER

7

SCALE @ 24" X 36"

DATE: 1/23/26

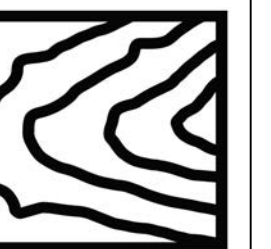
DRAWN BY: R. HALE

FOUNDATION PLAN

45 Howard Street
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SCHIESSER-WIRONEN

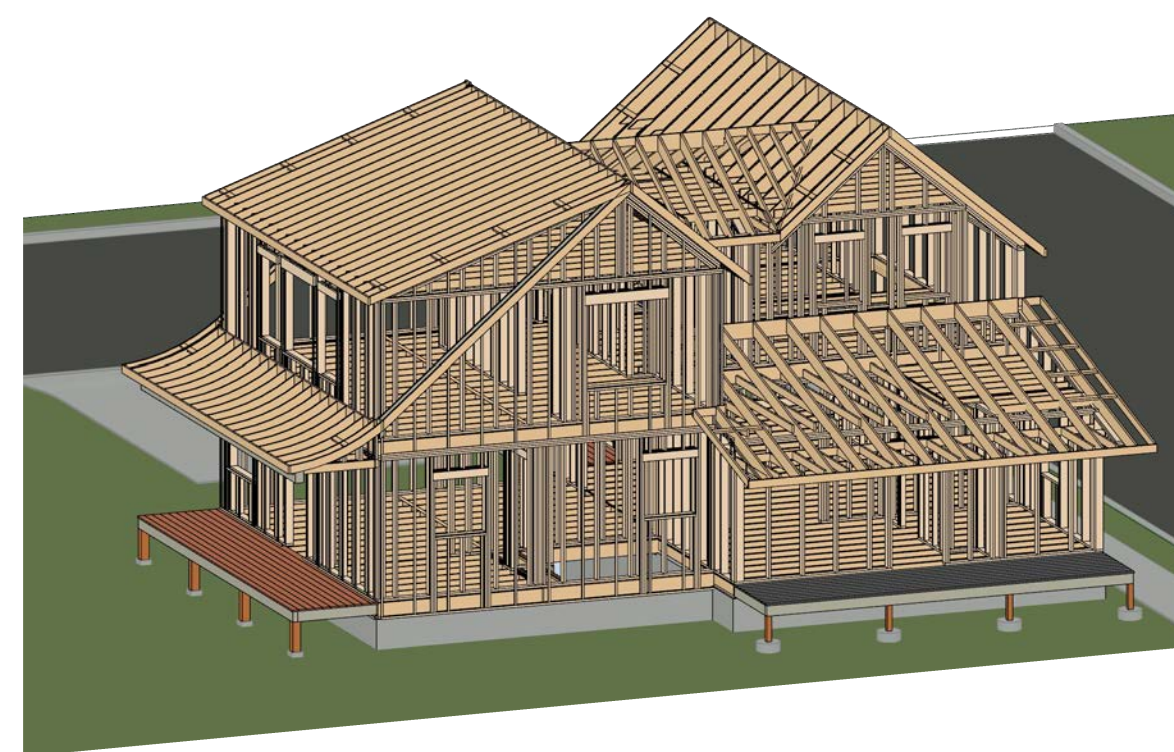
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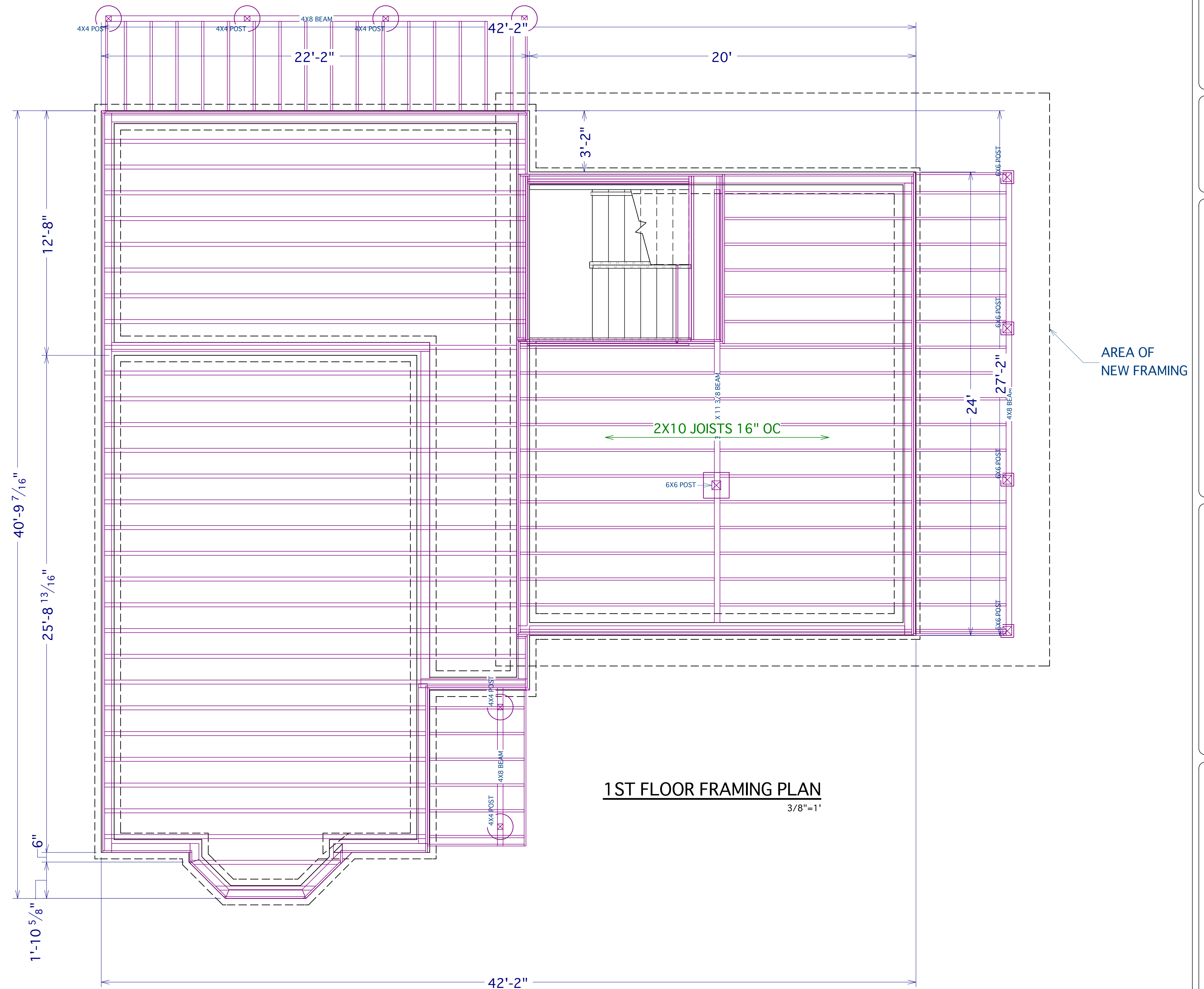


GENERAL FRAMING NOTES:

1. ALL DIMENSIONAL LUMBER SHALL BE SPF NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO.1 OR BETTER, UNO.
2. WALL HEADERS: (2) 2 X 10 SPF 2 W/ IK/IT TYP. UNO
3. I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
4. ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT.
5. PRE-MANUFACTURED WOOD JOISTS & TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS OR JOIST COMPANY. NO MEMBERS SHALL BE MODIFIED AND MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MEMBERS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF THE JOISTS & TRUSSES IN WRITING TO THE CONTRACTOR/ENGINEER. PRE-MANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ENGINEER OR ICBO APPROVED.
6. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL W/ SIMPSON FRAMING ANCHORS. ROOF JOIST TO HAVE HURRICANE CLIPS @ 48" O.C. OR SIMPSON H-1 HURRICANE CLIPS @ 24" O.C. INSTALL PRIOR TO ROOF SHEETING.
7. ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS.
8. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.
9. NAILS: ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).
10. THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
11. BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI & TJI RAFTERS.
12. ALL COLUMNS SHALL EXTEND DOWN THRU THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE THE SAME WIDTH AS THE MEMBERS THAT THEY ARE SUPPORTING.
13. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-W SHEATHING OR EQUAL W/ 8D COMMON NAILS @ 6" O.C. @ EDGES @ 12" O.C. IN FIELD. UNO. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS.
14. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. SHEATH ROOF PRIOR TO ANY OVER FRAMING.
15. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNO, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
16. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATTIC 117. EACH MEMBER SHALL BEAR AN ATIC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD.
17. GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.
18. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.
19. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
20. ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL.
21. ALL HANGERS TO BE "SIMPSON" OR EQUAL.
22. NOTIFY EOR PRIOR TO DRILLING HOLES IN STEEL BEAMS.



FRAMING OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE



SHEET NUMBER

8

SCALE @ 24" X 36"

DATE: 1/23/26

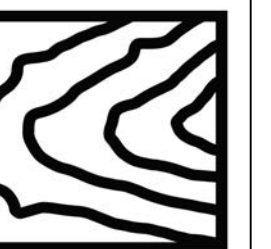
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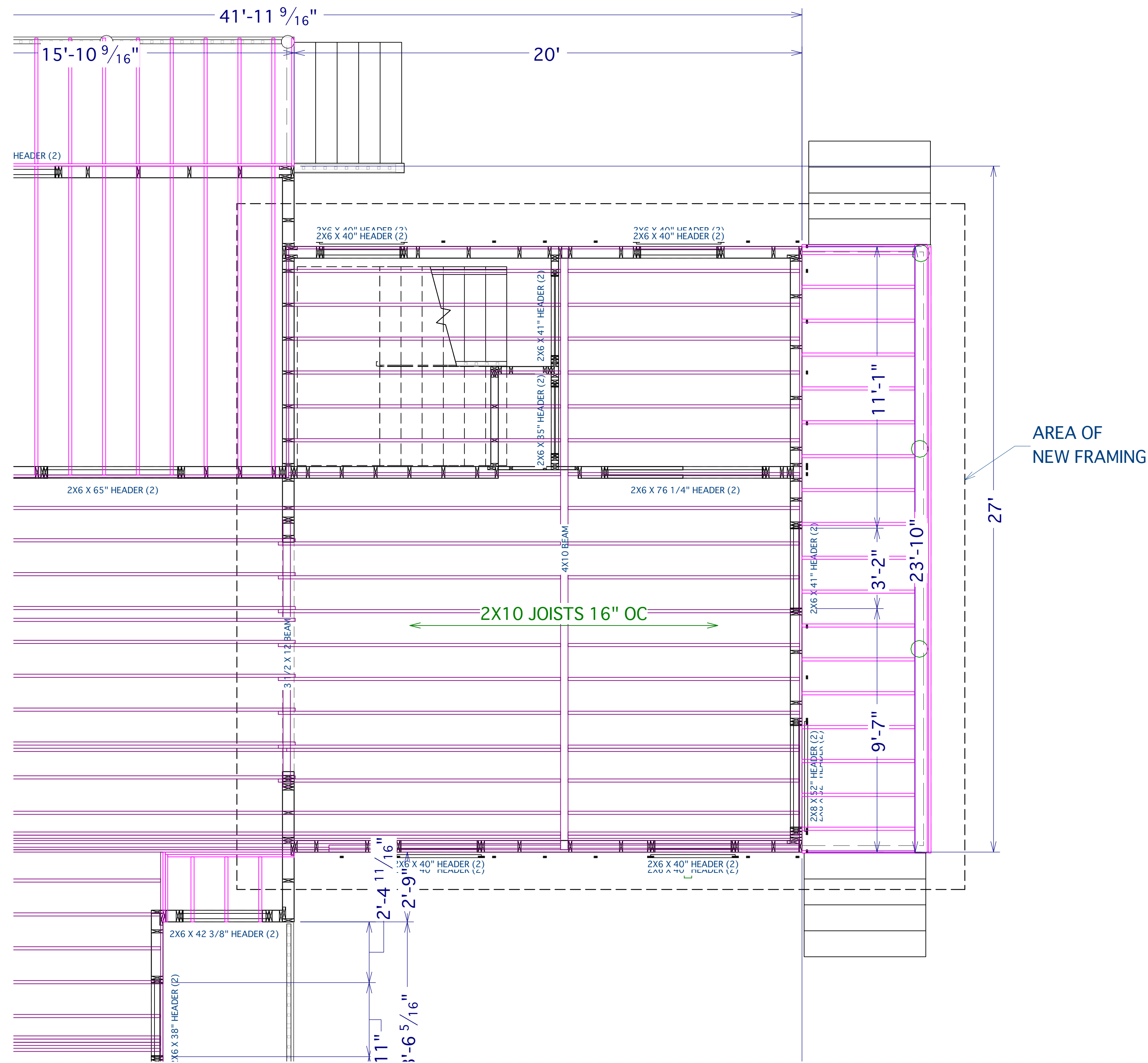
1st FLOOR FRAMING

45 Howard Street
Burlington, VT 05401
SCHIESSER-WIRONEN

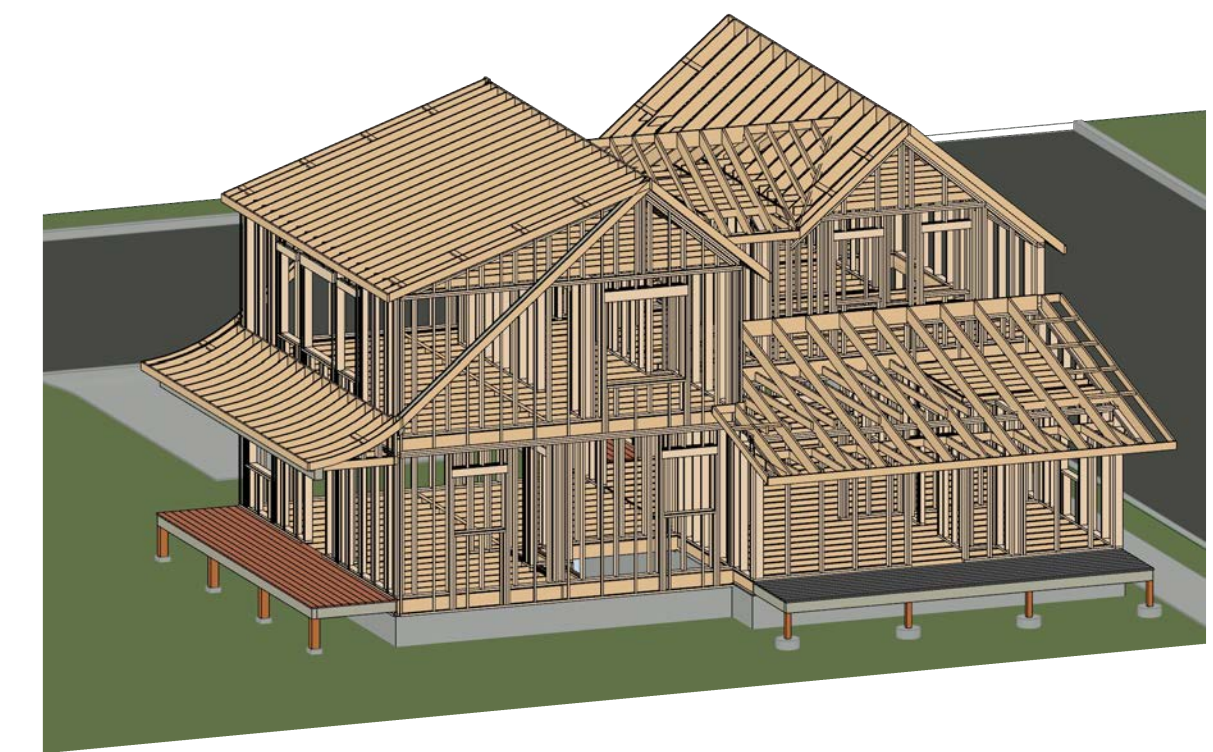
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2ND FLOOR FRAMING PLAN
3/8"=1'

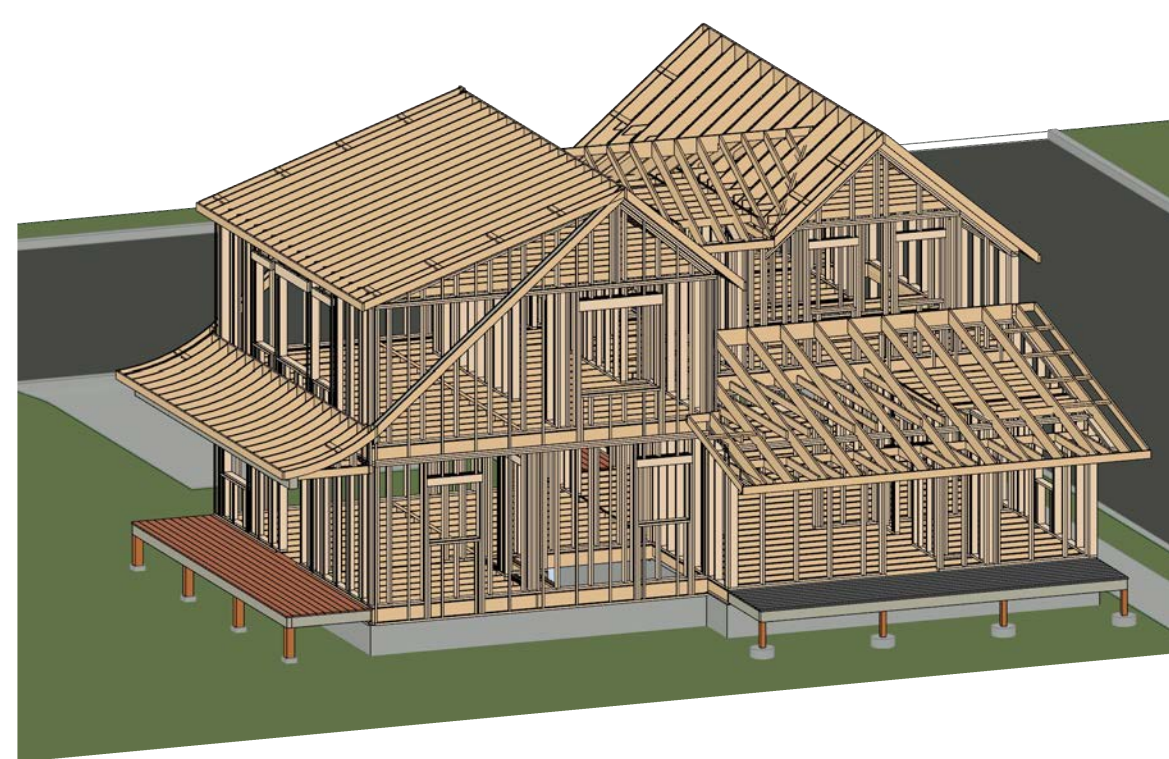


FLOOR FRAMING OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE

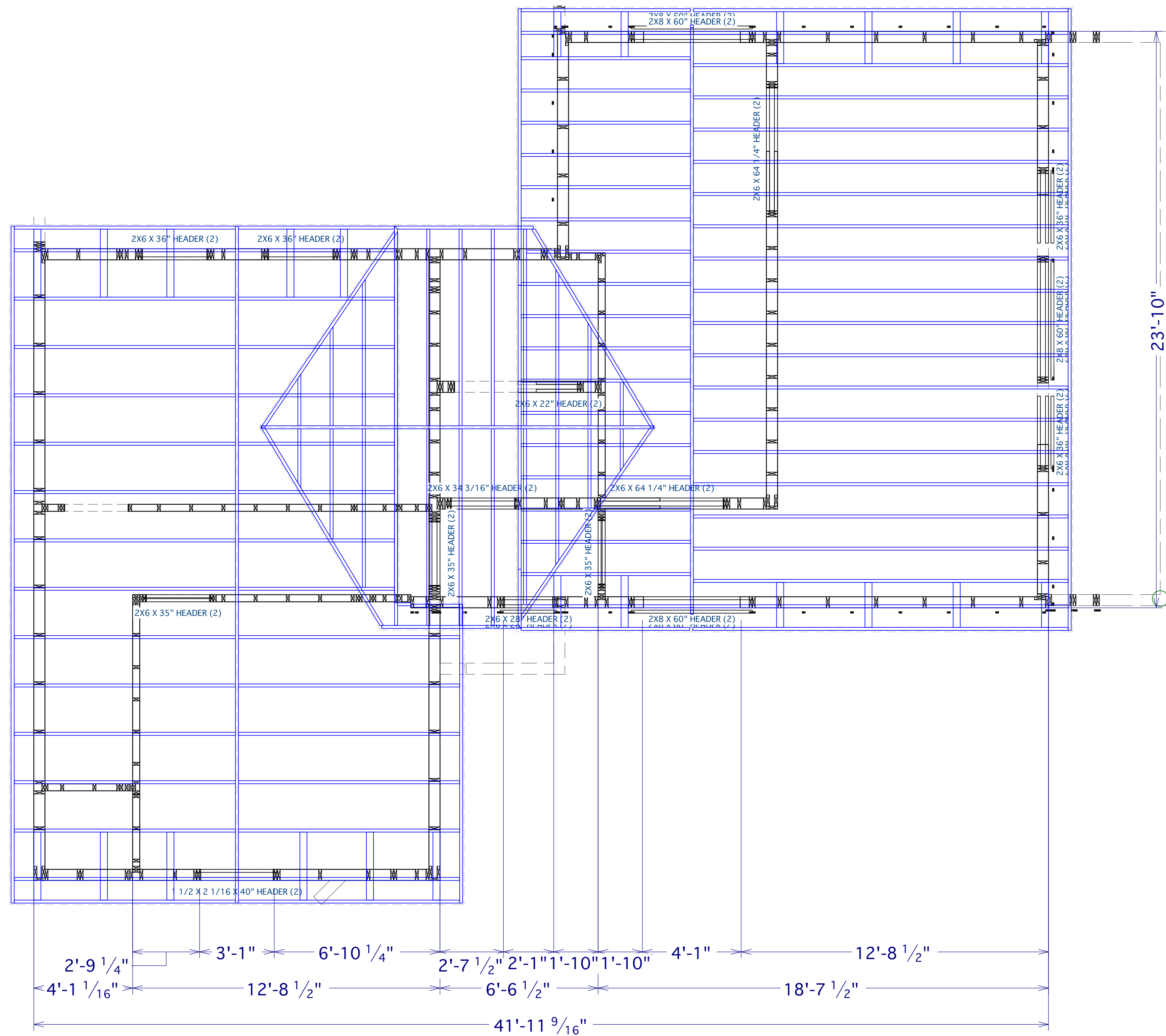
WALL FRAMING NOTES:

FRAMING & STRUCTURAL NOTES
 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES. CONFIRM WINDOW MFG. SPECS. BEFORE FRAMING
 WALL HEADERS ON EXTERIOR WALLS: (2) 2" X 10" SPF NO.2 TYP. INSULATED w/ (1) 2x JACK & (1) 2x KING, UNO
 PROVIDE DOUBLE FLOOR JOISTS. UNDER ALL WALLS RUNNING PARALLEL
 PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
 PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT
 ALL LUMBER NOT SPECIFICALLY NOTED TO BE SPF NO.2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED
 SEE ROOF FRAMING FOR ADDITIONAL FRAMING NOTES

LUMBER SPECIES:
 POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE SPF NO.2
 EXPOSED CEDAR BEAMS TO BE DF-#2 OR BETTER,
 SILLS, PLATES, AND BLOCKING SPF NO. 2
 ALL STUDS TO BE SPF NO.2 OR BETTER
 SHEATHING SHALL BE AS FOLLOWS:
 WALL SHEATHING SHALL BE 1/2" INT-APA RATED OR 7/16" OSB WITH POLYISO FOAM APPLIED (HUBER ZIP SYSTEM)
 FLOOR SHEATHING SHALL BE 3/4" T & G ADVANTECH



ROOF FRAMING RENDER
FOR ILLUSTRATION ONLY NO SCALE



ROOF & FRAMING PLAN
1/4"=1'

ROOF & FRAMING NOTES:

1. FRAMING IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS
2. ALL TRUSSES OR TJI'S SHALL CARRY MANUFACTURER'S STAMP
3. TRUSSES OR TJI'S SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL
4. ALL TRUSSES OR TJI'S SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER
6. ROOF JOIST TO BE TJI 560 OR EQUIVALENT
7. ALL ROOF FRAMING 24" O.C UNO
8. ALL ROOF OVERHANGS 24" UNO
9. INSTALL ICE SHIELD AS REQUIRED
10. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
11. MIN. SNOW LOAD SHALL BE 25 LBS PER SQUARE FOOT
12. ROOF SHEATHING 15/32" OSB OR 1/2" PLYWOOD 32/16 APA RATED W 3d @ 6" O/C ALL SUPPORTED PANEL EDGES, 12" O/C FIELD
13. ROOF TRUSS OR TJI'S MANUFACTURER: _____

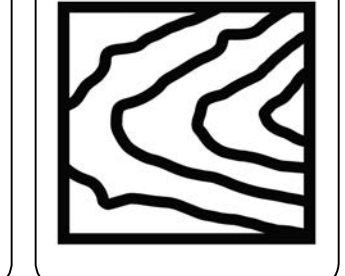
SHEET NUMBER
10

SCALE @ 24" X 36"
DATE: 1/23/26
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ROOF & FRAMING PLAN

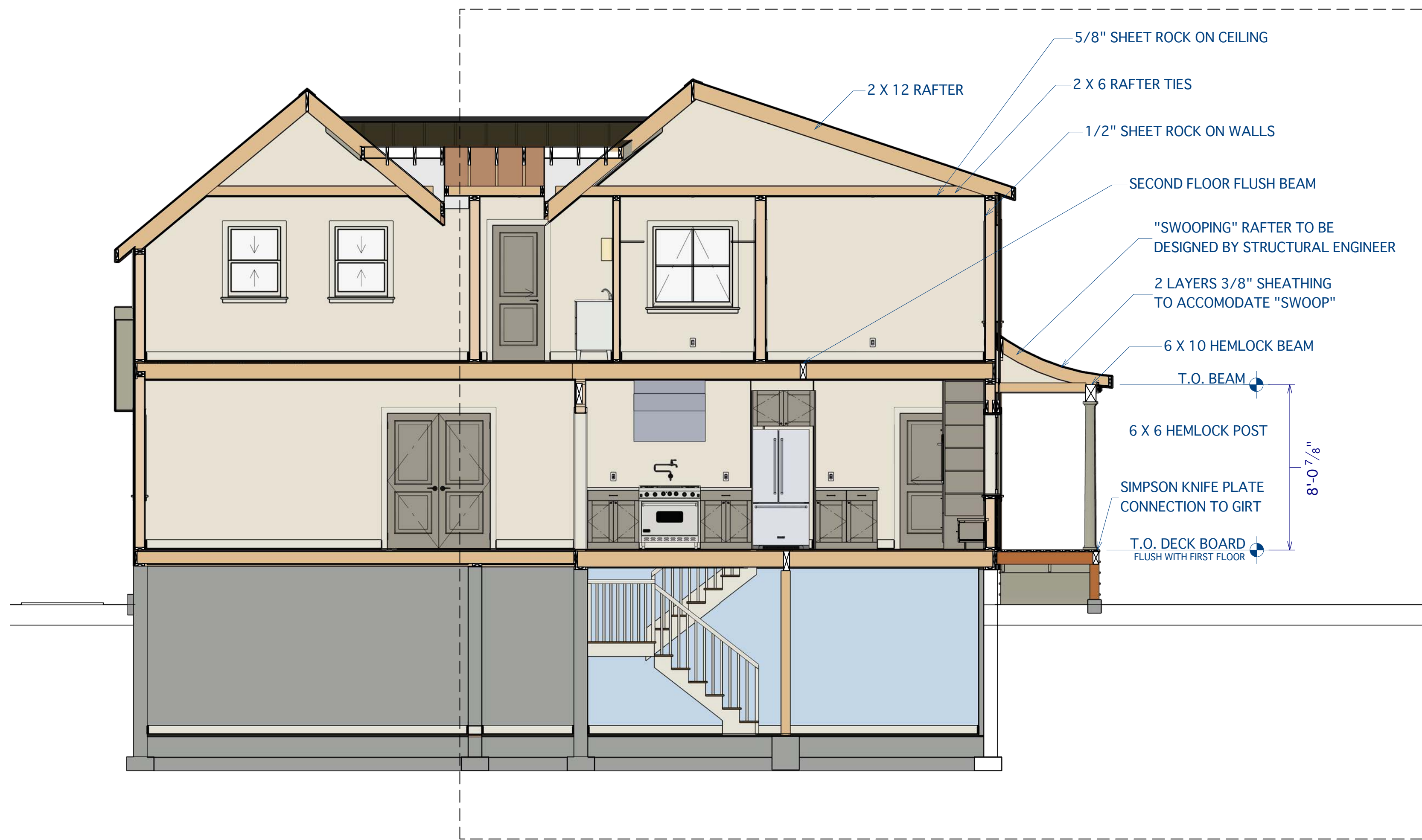
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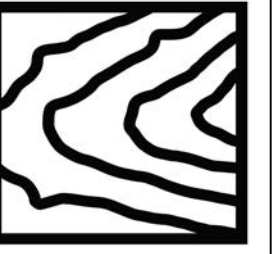


S2 SECTION AT PRIMARY BED & KITCHEN
1/4"=1'



S1 SECTION AT PRIMARY BED & KITCHEN
1/4"=1'

AREA OF NEW CONSTRUCTION

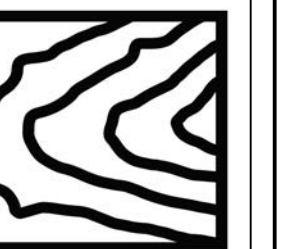


DOOR & WINDOW SCHEDULE

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DOOR AND WINDOW SCHEDULE

WINDOW	MARVIN TYPE	OPERATION	ROUGH OPENING		HEADER HEIGHT FROM T.O. SUB FLR.	HEADER MATERIAL	FINISH		HARDWARE	GRATES	GLAZING	NOTES
			WIDTH	HEIGHT			INTERIOR	EXTERIOR				
N101	ELAWN3739	AWNING	37"	39 5/8"	82 1/2"	2 X 6 SPF	WHITE	STONE WHITE	BLACK	2 OVER 2 NO GBG		
N102	ELAWN3739	AWNING	37"	39 5/8"	82 1/2"	2 X 6 SPF	WHITE	STONE WHITE	BLACK	2 OVER 2 NO GBG		
N201		FIXED			82 1/2"	2 X 6 SPF	WHITE	STONE WHITE	BLACK	NONE		ROUND WINDOW
N202	ELAWN4947	AWNING	49"	47 5/8"	82 1/2"	2 X 8 SPF	WHITE	STONE WHITE	BLACK	2 OVER 2 NO GBG		
W103	ELAWN4947	AWNING	49"	47 5/8"	82 1/2"	2 X 8 SPF	WHITE	STONE WHITE	BLACK	2 OVER 2 NO GBG		
W203	ELDH3056	DBL.HUNG	30 1/2"	56 1/2"	82 1/2"		WHITE	STONE WHITE	BLACK	2 OVER 2 NO GBG		MULLED UNIT
W204		PICTURE	56 1/2"	56 1/2"	82 1/2"	TRIPLE 7 1/4" LVL	WHITE	STONE WHITE	BLACK	2 OVER 2 NO GBG		MULLED UNIT
W205	ELDH3056	DBL.HUNG	30 1/2"	56 1/2"	82 1/2"		WHITE	STONE WHITE	BLACK	2 OVER 2 NO GBG		MULLED UNIT
S104	ELAWN3739	AWNING	37"	39 5/8"	82 1/2"	2 X 6 SPF	WHITE	STONE WHITE	BLACK	2 OVER 2 NO GBG		
S105	ELAWN3739	AWNING	37"	39 5/8"	82 1/2"	2 X 6 SPF	WHITE	STONE WHITE	BLACK	2 OVER 2 NO GBG		
S206	ELAWN4947	AWNING	49"	47 5/8"	82 1/2"	2 X 8 SPF	WHITE	STONE WHITE	BLACK	2 OVER 2 NO GBG		

WINDOW NOTES:

- 1 WOOD WINDOWS WITH CLAD EXTERIOR
- 2 INTERIOR WINDOW MATERIALS: PAINTED WITH FACTORY FINISH, VERIFY WITH OWNER
- 3 WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
- 4 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES, UNO BY MFG
- 5 SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
- 6 AT LEAST ONE BEDROOM WINDOW SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1-R310.1.4

DOOR NOTES:

1. DOORS SHALL BE 80" TALL, UNO
2. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
3. INTERIOR DOORS SHALL BE PAINTED, VERIFY WITH OWNER
4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
6. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO BE TEMPERED GLASS
7. ALL TUB AND SHOWER ENCLOSURES ARE TO BE TEMPERED GLASS
8. BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS, UNO



15 KITCHEN SOUTH WALL
1/2"=1'



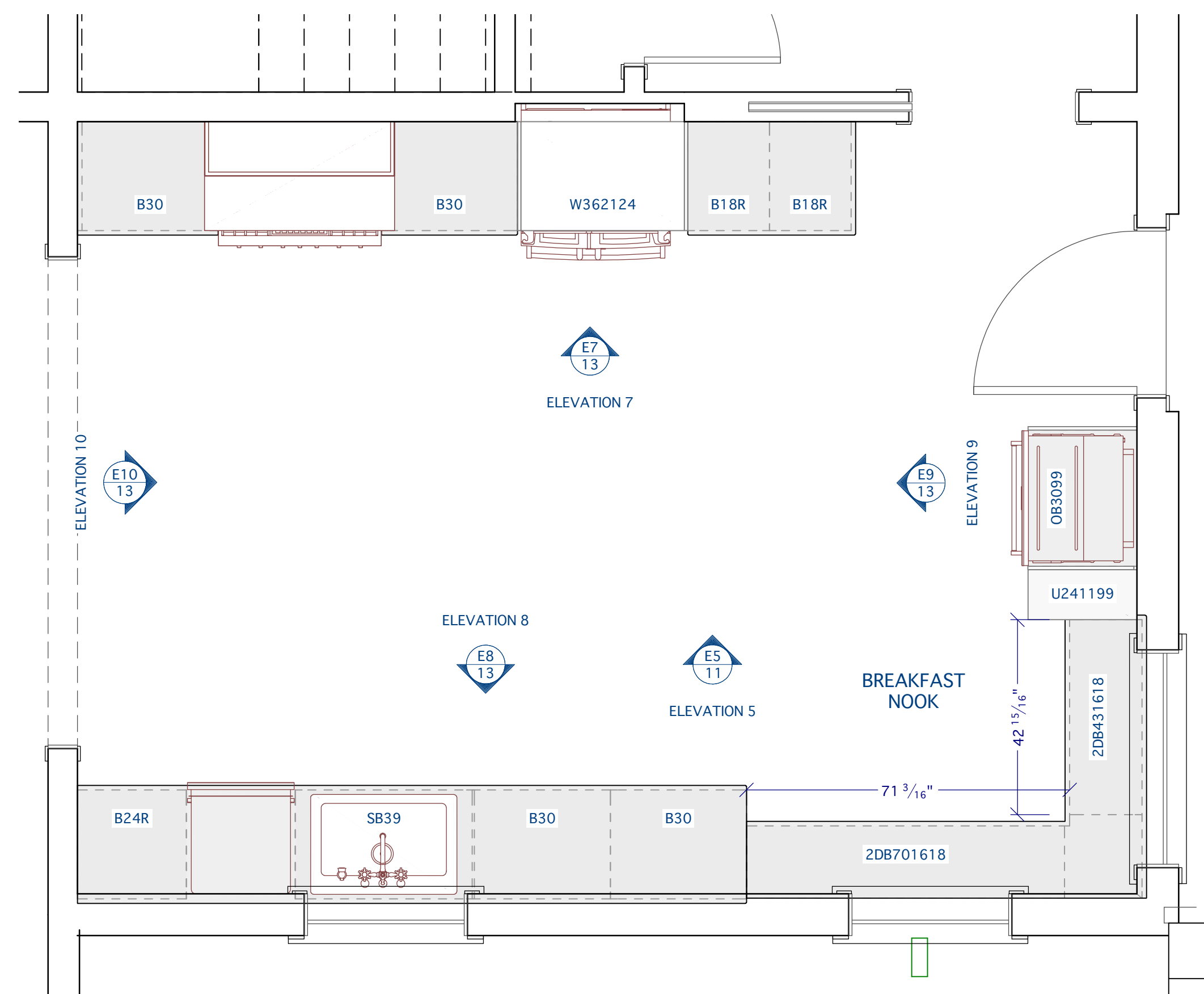
15 KITCHEN VIEW EAST
1/2"=1'



15 KITCHEN NORTH WALL
1/2"=1'



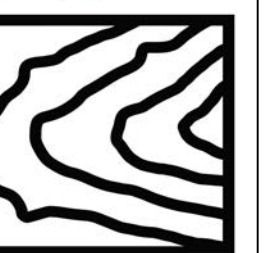
15 KITCHEN VIEW WEST
1/2"=1'



KITCHEN & CABINET NOTES:

- 1 ALL CABINETS FRAMELESS, PAINTED MAPLE
- 2 CONFIRM FINISH & STAIN/PAINT WITH CLIENT PRIOR TO ORDERING
- 3 CONFIRM DOOR & DRAWER STYLES WITH CLIENT PRIOR TO ORDERING
- 4 INSTALL HARDWARE ON SITE
- 5 INSTALL CROWN MOLDING ON SITE; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER
- 6 CABINET SUPPLIER RESPONSIBLE FOR FINAL MEASUREMENTS & CABINET OPENINGS FOR APPLIANCES SPECIFICATIONS
- 7 ALL APPLIANCES TO BE ON DEDICATED CIRCUITS, UNO. REFER TO APPLIANCE SPECIFICATIONS FOR AMP/ VOLTAGE REQUIREMENTS
- 8 USE MIN 6" DUCT FOR HOOD. CONFIRM HOOD IS 600 CFM MIN.
- 9 CONFIRM FINAL MATERIALS FOR BACKSPASH AND COUNTERTOP WITH CLIENT PRIOR TO ORDERING
- 10 ALL DRAWERS TO BE TONGUE & GROOVE; GLIDES TO BE SOFT CLOSE
- 11 UNDERCOUNTER GFCI ELECTRICAL PLUGS
- 12 COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES

KITCHEN KEY NOTES:





KITCHEN PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE



MUDROOM PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE



KITCHEN PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE

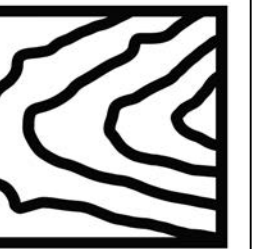
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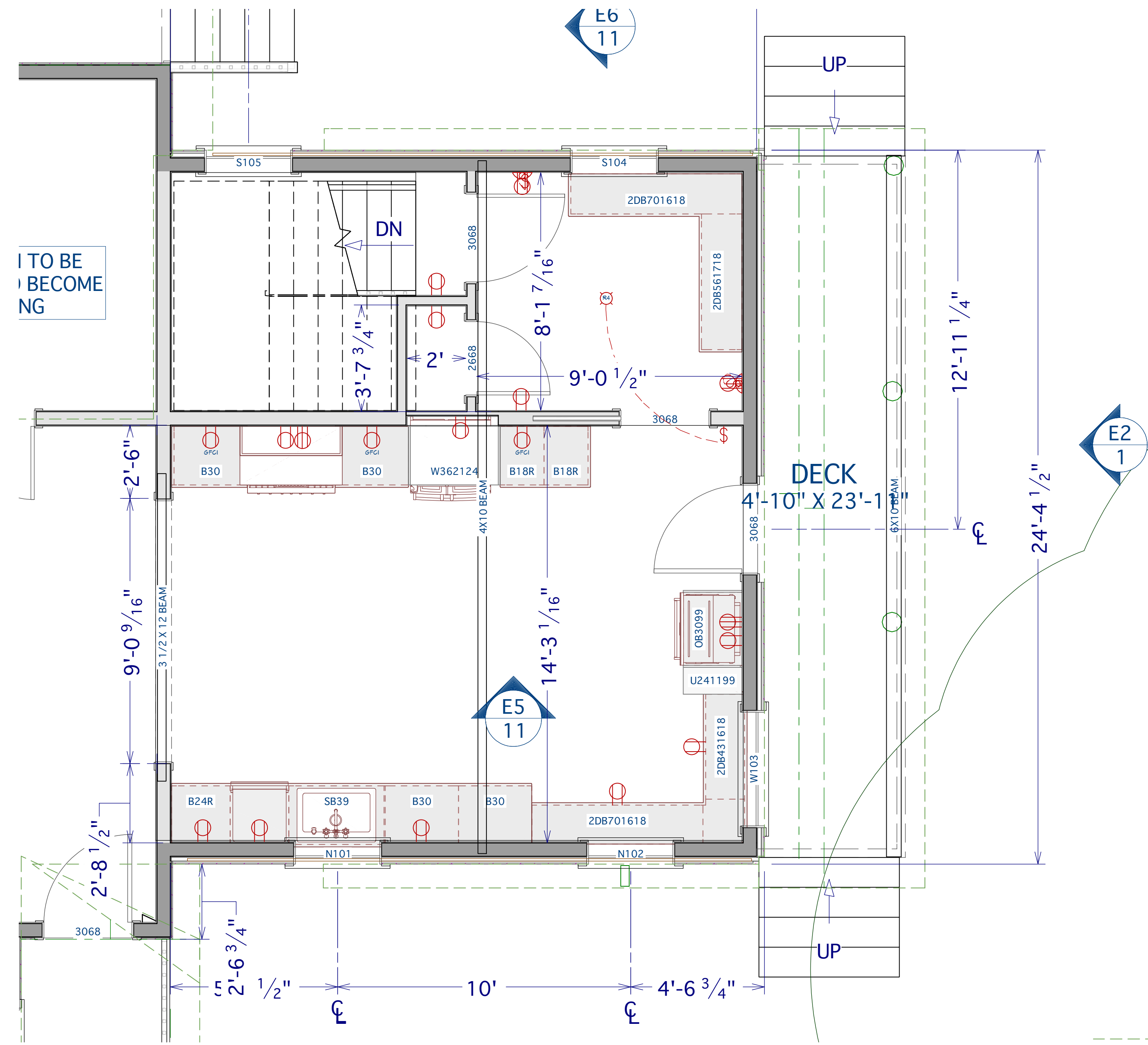
SCALE @ 24" X 36"
DATE: 1/23/26
DRAWN BY: R. HALE

**INTERIOR
PERSPECTIVES**

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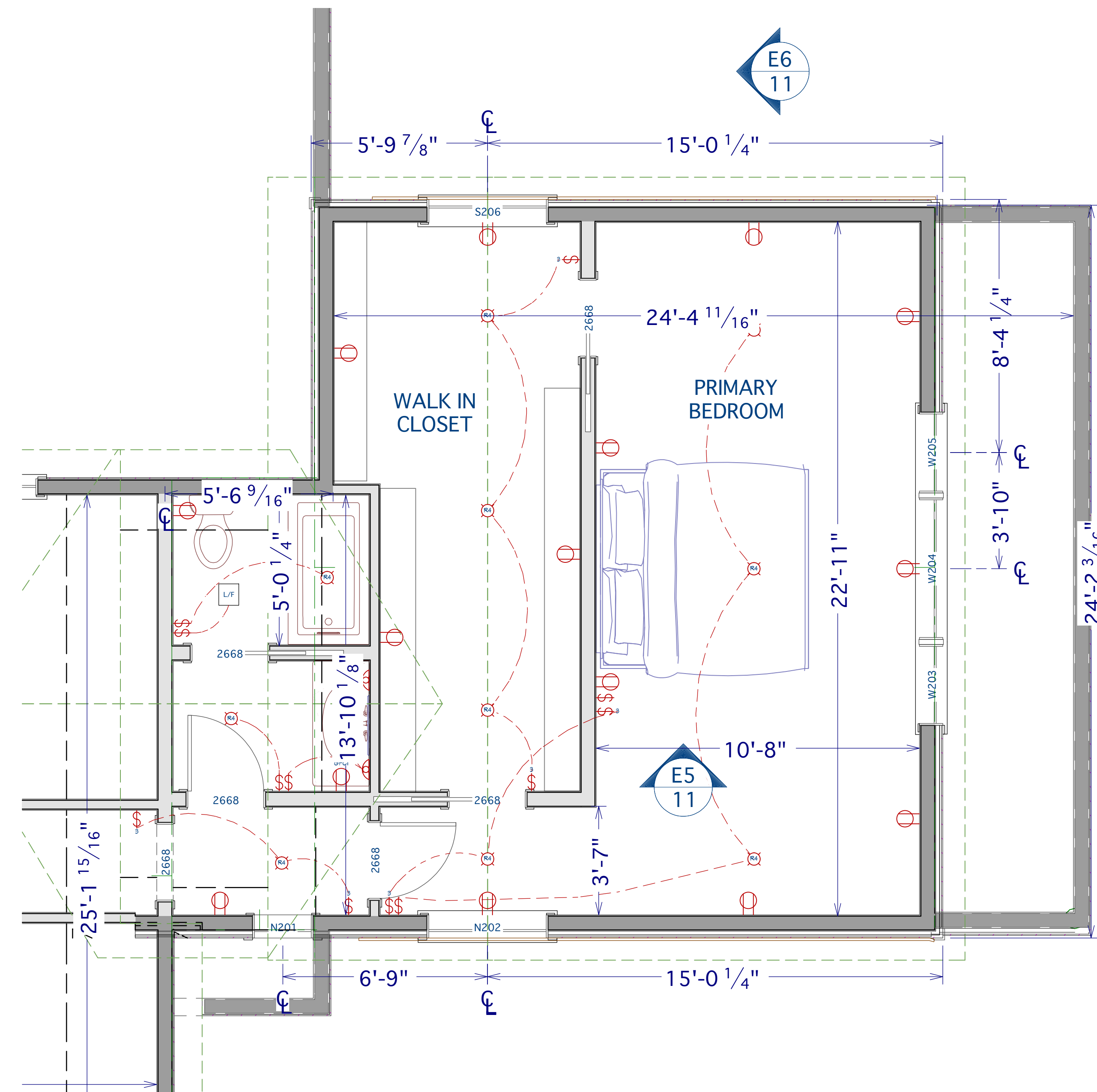




1ST FLOOR ELECTRICAL PLAN
1/4"=1'

NOTES:

ELECTRICAL:
 ELECTRICAL OUTLETS IN ROOMS SHALL BE INSTALLED PER CODE TYP.
 HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.
 PROVIDE MIN. 200 AMP SERVICE TO MAIN PANEL(S)
 ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, FOUNDATION AND GARAGE SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS
 ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED
 ALL VENTILATION FANS SHALL BE ON TIMER SWITCHES, UNO.
 PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 FIXTURES TO BE SELECTED BY HOME OWNER.
 UNO - ALL SWITCHES TO BE 48" ASF. INTERIOR OUTLETS TO BE 15" ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. GARAGE OUTLETS TO BE 40" ASF.(ASF = ABOVE SUBFLOOR)
 ALL LIGHTING SHALL BE DIMMABLE AND USE LED, UNO.

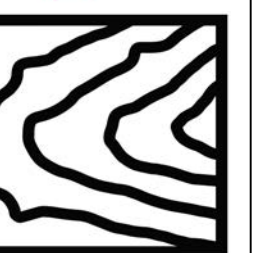


SECOND FLOOR ELECTRICAL PLAN
3/16"=1'

ELECTRICAL PLAN

45 Howard Street
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Front of House - West facing



Side yard showing area of new addition



Side of home viewed from Hayward St. - North Facing



Rear/Side of home viewed from Hayward St. - Northeast Facing



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER: _____
 45 Howard St.
 NEGATIVE FILE NUMBER: _____
 77-A-276
 UTM REFERENCES:
 Zone/Easting/Northing _____
 U.S.G.S. QUAD. MAP: _____
 PRESENT FORMAL NAME: _____
 ORIGINAL FORMAL NAME: _____
 PRESENT USE: residence
 ORIGINAL USE: same
 ARCHITECT/ENGINEER: _____
 BUILDER/CONTRACTOR: _____
 PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor
 THEME: _____
 STYLE: Queen Anne
 DATE BUILT: _____
 ca. 1885

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION:
 45 Howard St.
 COMMON NAME: _____
 FUNCTIONAL TYPE: dwelling
 OWNER: Dianne Garen & Dorilda Merinier
 ADDRESS: 45 Howard St.
 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 Stucco Sheet Metal Aluminum
 Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: _____ Other: _____
 4. Roof Structure
 a. Truss: Wood Iron Steel Concrete
 b. Other: rafter
 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 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: 1 1/2
 Number of Bays: 1 x 1
 Approximate Dimensions: _____ Entrance Location: into side wing

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other: _____
 LOCAL ATTITUDES:
 Positive Negative
 Mixed Other: _____

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - front gable orientation with shed roofed side wing which continues around the rear. Small porch provides access to entrance.
Penetration - 2 over 2 sashes, front has pair of narrow windows above a bay window. Single windows has shallow, shed roofs which form window heads. These are bracketed and denticulated.
Door - has head matching the windows.
Enrichments - gables enriched with vertical boarding covered by a lattice of wood strips and a bracketed and denticulated, horizontal molding strip beneath this are shingles laid in a diamond pattern. Sides are decorated with wood strips in two, large diamond designs.

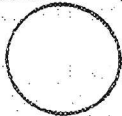
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This house is identical to houses on King St., (#'s 156, 160, 164, 168) and no doubt was built by John Roberts, contractor for the King St. houses and others throughout the city.

REFERENCES:

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:

Adele Cramer

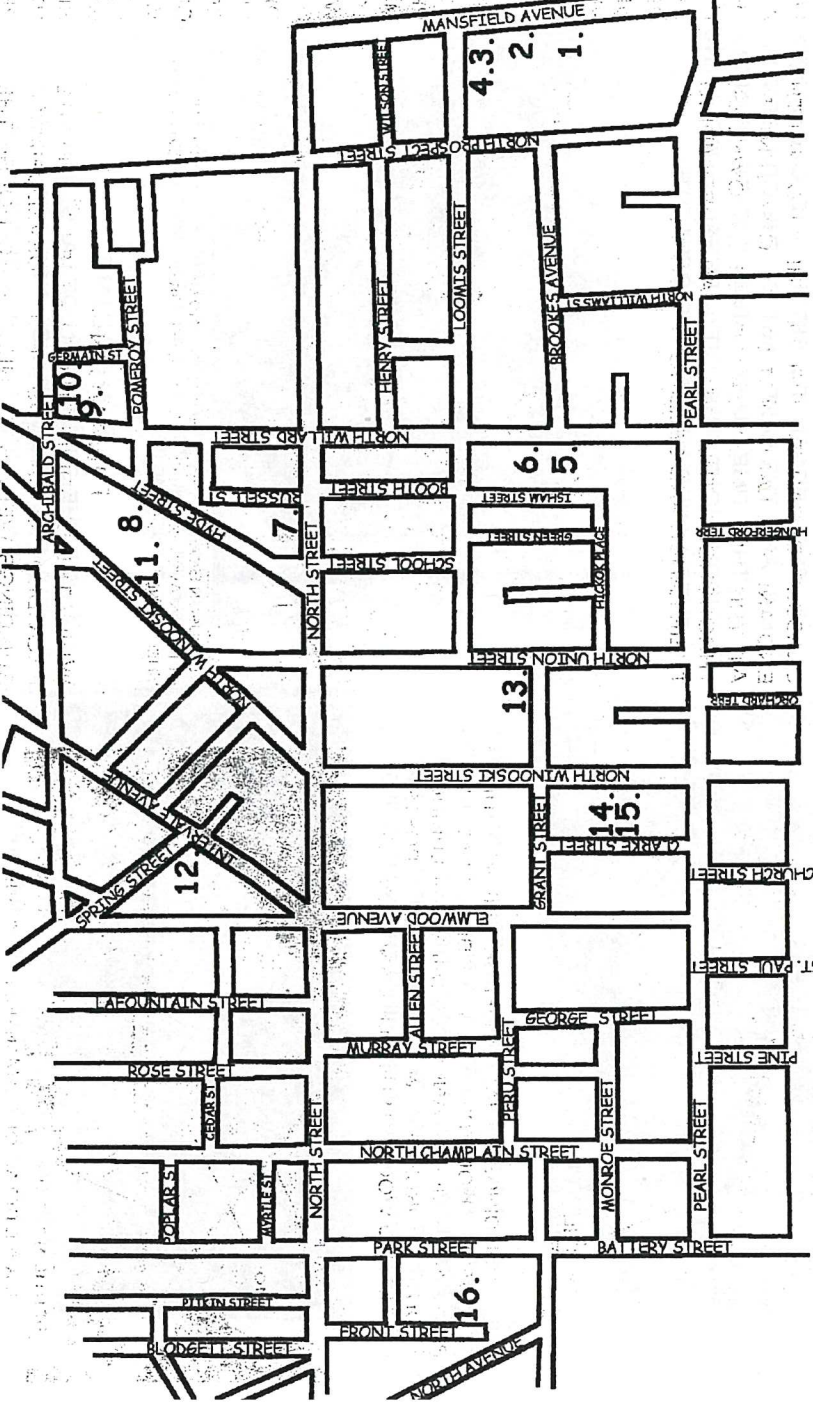
ORGANIZATION:

VT Division for Historic Preservation

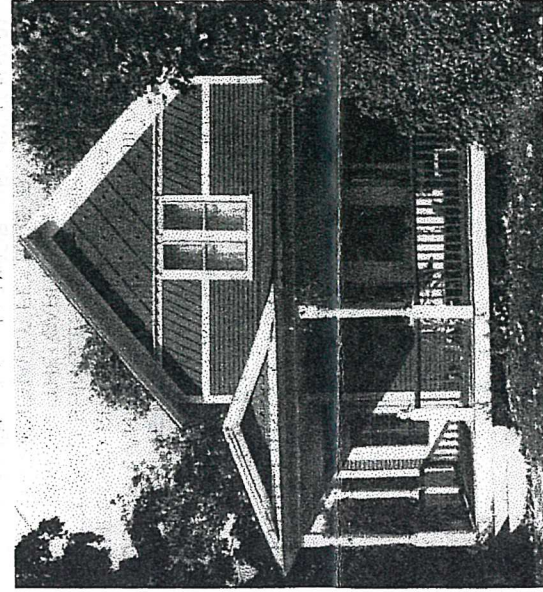
DATE RECORDED:

10/18/77

NORTH OF PEARL STREET



69, 73, & 77 MANSFIELD AVENUE - THE LOTS ON LOOMIS STREET AND MANSFIELD AVENUE WERE CREATED IN THE H.E. WOODBURY SUBDIVISION OF 1887. SIX LOTS ON MANSFIELD AND TWO ON LOOMIS STREET WERE PURCHASED BY U.A. WOODBURY THE FOLLOWING YEAR. URBAN WOODBURY PAID ROBERTS \$2,700 TO BUILD THESE THREE HOUSES ON LOTS 2, 3 AND 4, RESPECTIVELY, FRONTING MANSFIELD AVENUE IN 1888. ALL THREE OF THESE HOMES RETAIN MANY OF THE DECORATIVE FEATURES THAT ROBERTS ORIGINALLY DESIGNED. WHILE NEW ASPHALT SHINGLES HAVE REPLACED THE SLATE ON NUMBERS 73 AND 77, 69 MANSFIELD STILL HAS THE ORIGINAL PATTERNED SLATE ROOF THAT ROBERTS CONSTRUCTED.



91 MANSFIELD AVENUE - 1980

91 MANSFIELD AVENUE - JOHN WILSON, A GARDENER, BOUGHT LOTS 5 AND 6 FROM U.A. WOODBURY IN 1888 AND HIRED JOHN ROBERTS TO BUILD A HOME THAT SAME YEAR FOR \$900. WILSON ALSO CONSTRUCTED A GREENHOUSE ON HIS LAND AND CONTINUED TO EXPAND HIS BUSINESS HERE FOR MANY YEARS. MOST OF ROBERTS' DESIGN DETAILS ARE INTACT, HOWEVER THE ORIGINAL GABLE DECORATION HAS BEEN REPLACED WITH DIFFERENT PATTERNED SHINGLES.

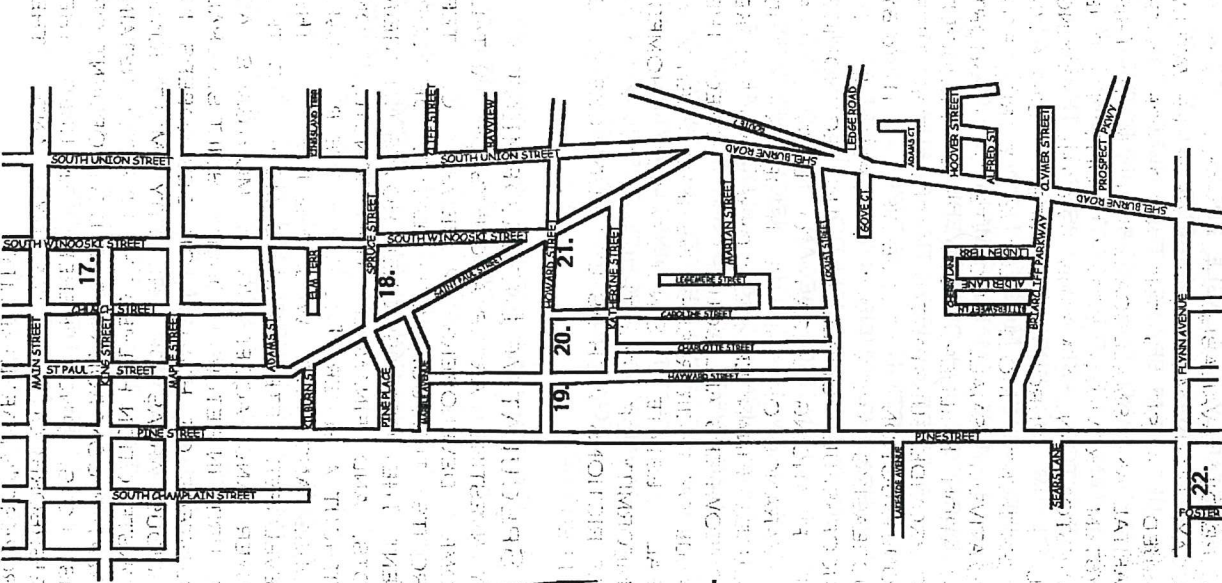
3. 241 & 239 LOOMIS STREET - 241, 239, AND 235 WERE THE THREE OF THE FIRST HOUSES CONSTRUCTED ON HIS SECTION OF LOOMIS STREET C. 1890. U.A. WOODBURY FINANCED THEIR CONSTRUCTION AND LATER SOLD OR RENTED THE PROPERTIES. THE BAY WINDOW AND DENTIL LINTEL TRIM REMAIN ON 241, HOWEVER, MOST OF THE DECORATIVE DETAIL HAS BEEN COVERED BY ALUMINUM SIDING. ADDITIONALLY, ASPHALT SHINGLES REPLACE THE ORIGINAL SLATE ROOF. 239 LOOMIS STREET STILL RETAINS MANY OF THE DECORATIVE CHARACTERISTICS THAT IDENTIFY IT AS A JOHN ROBERTS' HOUSE. ARIO BEERS, THE FIRST RESIDENT, LIVED IN THE HOUSE SINCE ITS CONSTRUCTION AND COMPLETED ITS PURCHASE FROM U.A. WOODBURY FOR \$1000 AND THE TAXES FOR 1895. THE ENTRY PORCH WAS LIKELY CLOSED AFTER THE ORIGINAL CONSTRUCTION.

4. 235 LOOMIS STREET - THIS HOUSE WAS BUILT IN 1890 ON THE WESTSIDE OF LOT 8 OF THE WOODBURY SUBDIVISION. IT IS THE ONLY SURVIVING JOHN ROBERTS' HOUSE WITH FUNCTIONAL SHUTTERS, WHICH WERE LIKELY ATTACHED AROUND THE 1920S, WHEN A SECOND FLOOR WAS ADDED TO THE KITCHEN AREA. THE BAY WINDOW, GABLE DECORATION, DENTIL LINTELS AND ORIGINAL SLATE ROOF STILL DISTINGUISH THIS HOME.

5. 55-57 NORTH WILLARD STREET - CHARLES VAN STEINBERG COMMISSIONED JOHN ROBERTS TO BUILD THIS HOUSE IN 1888 FOR \$1250. THE HIGHER PRICE AFFORDED ROBERTS THE OPPORTUNITY TO DIVERGE FROM HIS STANDARD CONSTRUCTION PLAN WHILE STILL INCORPORATING SIGNATURE CHARACTERISTICS. UNFORTUNATELY, CHANGES, INCLUDING ADDITIONS AND ALUMINUM SIDING, HAVE OBSCURED THE DECORATIVE DETAILS THAT IDENTIFY THIS HOUSE AS BUILT BY JOHN ROBERTS.

5. 61 & 65-67 NORTH WILLARD STREET - LARGER THAN THE STANDARD PLAN, THE HOUSES AT 61 AND 65-67 NORTH WILLARD STREET WERE BUILT IN A BASIC "L" SHAPE AND COST \$1100 EACH. THE FRONT FENESTRATION IS DIFFERENT THAN THE TYPICAL ROBERTS' HOUSE DESIGN. THE DECORATIVE FISH SCALE SHINGLES, THE BAY WINDOWS AND DENTIL WINDOW LINTELS ARE STILL PRESENT ON BOTH OF THESE HOUSES, AS IS THE PATTERNED SLATE ROOF. ADDITIONS HAVE BEEN ADDED TO THE REAR OF BOTH HOMES. NUMBER 65 HAS BEEN CONVERTED INTO A DUPLEX AND THE ORIGINAL TWO-OVER-TWO, DOUBLE-HUNG SASH WINDOWS HAVE BEEN REPLACED.

SOUTH OF MAIN STREET



17. 156 KING STREET - THIS IS THE ONLY REMAINING JOHN ROBERTS' HOUSE ON KING STREET. IN THE 1880S, C.P. SMITH SUBDIVIDED THE PLOT OF LAND SOUTH OF MAIN STREET, BETWEEN CHURCH STREET AND JUST EAST OF SOUTH WINOOSKI AVENUE, INTO 36 LOTS. IN 1889, SMITH HIRED ROBERTS TO BUILD TWO HOUSES ON KING STREET FOR \$2100. THE 1890 HOPKINS MAP OF BURLINGTON SHOWS SEVEN HOUSES WITH SIMILAR PLANS ON THE NORTH AND SOUTH SIDES OF KING STREET, BETWEEN CHURCH STREET AND SOUTH WINOOSKI. NUMBER 156, THE ONLY SURVIVOR, STILL HAS THE DECORATIVE GABLE END AND DIAMOND TRIM, BUT ITS BAY WINDOW IS MISSING (ALTHOUGH THE ROOF STILL EXTENDS, CANTILEVERED FROM THE FRONT FACADE).

18. 19 & 21-23 SPRUCE STREET - BOTH OF THESE HOUSES WERE BUILT IN THE 1890S IN ROBERTS' BASIC L-PLAN. THE MASSING IS EVIDENT AND THE SLATE ROOF REMAINS, BUT ALUMINUM SIDING COVERS THE DECORATIVE DETAIL OF 19 SPRUCE STREET AND A PICTURE WINDOW HAS BEEN ADDED BY THE DOOR. THE LARGE ADDITION, CONVERTING 21-23 TO A DUPLEX WAS ADDED IN THE 1910S. THE PATTERNED WOODEN SHINGLES ARE DIFFERENT IN THE GABLE END AND ONLY THE BAY WINDOW AND DIAMOND TRIM, ALBEIT WITH A STAR, REFLECT ROBERTS' POPULAR DECORATIVE DESIGNS.

19. 45 HOWARD STREET - THE HOUSE AT 45 HOWARD STREET RETAINS A HIGH DEGREE OF INTEGRITY OF ORIGINAL DESIGN. THE DECORATIVE FEATURES ARE INTACT AS ROBERTS CONSTRUCTED THEM AND THE MASSING IS LARGELY UNCHANGED, A SMALL ADDITION EXISTS IN THE BACK. DECORATIVE DENTIL LINTELS TOP THE WINDOWS, AND SLATE STILL COVERS THE ROOF.

20. 93 HOWARD STREET - 93 HOWARD STREET ALSO RETAINS MANY OF ITS ORIGINAL DECORATIVE FEATURES. THE GABLE END IS WELL MAINTAINED, HOWEVER, THE ABSENCE OF DENTIL LINTELS IS EVIDENT. THE FULL FRONT PORCH AND SLATE ROOF ARE ORIGINAL FROM CONSTRUCTION, BUT THE TURNED BALUSTERS HAVE LIKELY BEEN REPLACED.

21. 121 HOWARD STREET - WHILE ALUMINUM SIDING DISGUISES THE DECORATIVE DETAILS, THE BRACKETED BAY WINDOW, SLATE ROOF AND DENTIL LINTELS STILL TOP THE WINDOWS OF 121 HOWARD STREET. THE FRONT FENESTRATION HAS BEEN ALTERED SLIGHTLY AND AN ADDITION HAS BEEN ADDED IN THE REAR.

22. 285 FLYNN AVENUE (FORMERLY PARK AVENUE) - THIS BUILDING WAS BUILT IN THE 1890S AND SHORTLY AFTER WAS CONVERTED TO A DELI AND GROCERY STORE. ROBERTS ACCEPTED THE ADJACENT LOT AND HOUSE (WHICH HE HAD ALSO BUILT) AS PAYMENT FOR ITS CONSTRUCTION. THE TWO-STORY FRONT ADDITION THAT COVERS THE DECORATIVE GABLE END WAS BUILT C1926. LATER ADDITIONS, INCLUDING THE RAISED SIDE ROOF AND VINYL SIDING, HAVE HIDDEN THE ORIGINAL MASSING AND ANY OTHER DEFINING CHARACTERISTICS, THEREBY MAKING THE HOUSE UNRECOGNIZABLE. THE BUILDING, HOWEVER, HAS RETURNED TO ITS ORIGINAL RESIDENTIAL USE.



THIS 1930 PHOTO SHOWS FLYNN AVENUE WITH TWO ADJACENT ROBERTS' HOUSES. THE NEARER HOME WAS RAZED IN THE 1940S OR 50S. NOTE THE FRONT ADDITION ON THE FAR BUILDING. (PHOTO: McALLISTER COLLECTION, UVM. BAILEY HOWE LIBRARY, SPECIAL COLLECTIONS)

7. 354, 358, & 360 NORTH STREET - THESE THREE HOUSES WERE BUILT ON LOTS 12 & 13 OF CHARLES R. PALMER'S PLAN IN THE EARLY 1890S, LIKELY ON SPECULATION BY GROCER, C.E. GERMAIN. ALTHOUGH SOME CHANGES ARE EVIDENT, THESE HOMES STILL RETAIN MANY OF THE DEFINING ROBERTS' CHARACTERISTICS INCLUDING BAY WINDOWS, GABLE DECORATION AND SLATE ROOFS.

8. 79 HYDE STREET - 79 HYDE STREET WAS BUILT C. 1895 AND HAS UNDERGONE SEVERAL CHANGES. THE BAY WINDOW AND DENTIL WINDOW LINTELS WERE REMOVED, AND THE SIDE ENTRY PORCH HAS BEEN CLOSED IN. THE SLATE ROOF AND DECORATIVE GABLE ROOF HAVE BEEN MAINTAINED.

9. 244 NORTH WILLARD STREET - JOHN W. AND AMELIA ROBERTS BOUGHT LAND ON THE EAST SIDE OF NORTH WILLARD STREET IN 1885, AND BUILT THIS HOUSE SHORTLY AFTER. ALTHOUGH THE DECORATIVE GABLE AND PATTERNED SLATE ROOF ARE PRESENT, THE BUILDING LACKS A BAY WINDOW AND OTHER ARCHITECTURAL DETAILS COMMON TO ROBERTS' HOUSES. WHETHER ROBERTS DESIGNED THE BUILDING THIS WAY, OR IF FEATURES WERE SUBSEQUENTLY REMOVED, IS NOT KNOWN.

10. 248 NORTH WILLARD STREET & 195 ARCHIBALD STREET - DESPITE THE DIFFERENCE IN PLAN AND LACK OF DECORATION, THESE TWO HOUSES WERE BUILT BY JOHN ROBERTS. THESE "IMPROVEMENTS" TO THE LAND SURROUNDING HIS HOMESTEAD AFFORDED ROBERTS GREATER MORTGAGE POTENTIAL AND LIKELY PROVIDED RENTAL INCOME. THE BUILDING MATERIALS, WOODEN FRAME, CLAPBOARDS, SLATE ROOFS AND REDSTONE FOUNDATION ARE CONSISTENT WITH OTHER ROBERTS-BUILT STRUCTURES.

11. 246, 248, & 250 NORTH WINOOSKI AVENUE - 246, 248, 250 NORTH WINOOSKI WERE BUILT ON SPECULATION BY GROCER, C.E. GERMAIN IN 1888. JAMES A. DELANEY, THE FIRST OWNER OF 250 N WINOOSKI, WAS A CLERK IN GERMAIN'S STORE. NUMBERS 246 AND 248 STILL RETAIN THE DECORATIVE FEATURES THAT CHARACTERIZE HOMES BUILT BY ROBERTS. HOWEVER, ALUMINUM SIDING HAS OBSCURED SOME FEATURES OF NUMBER 250.

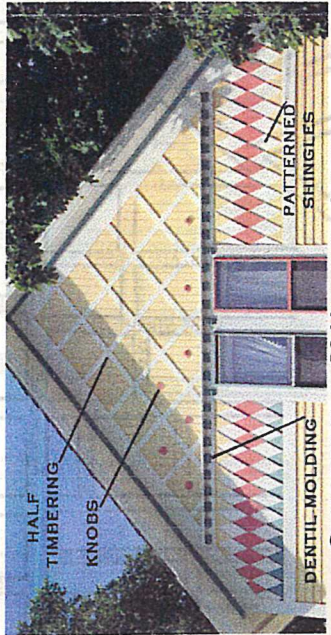
12. 3 SPRING STREET & 57 INTERVAL AVENUE - THESE HOUSES WERE BUILT C1892 ON THE SITE OF A FORMER RESTAURANT. BOTH HOUSES WERE ORIGINALLY SIMPLE GABLE FRONT PLANS WITH SMALL SIDE ENTRY PORCHES. THE FRONT PORCH ON 3 SPRING STREET WAS ADDED C1940. 57 INTERVAL AVENUE WAS USED AS A DUPLEX BY THE TURN OF THE CENTURY AND AN ORIGINAL PORCH WAS ADDED ABOUT 15 YEARS LATER. THE CURRENT PORCH WAS CONSTRUCTED C1940, AS WELL AS OTHER ADDITIONS. BOTH HOMES RETAIN THE DECORATIVE ELEMENTS THAT ROBERTS INCORPORATED INTO THEIR ORIGINAL DESIGN.

13. 92 GRANT STREET - THIS HOUSE IS LARGELY UNCHANGED, AND STILL RETAINS THE ORIGINAL MASSING THAT JOHN ROBERTS CONSTRUCTED. IT WAS BUILT C1890, BUT WAS NOT ORIGINALLY OWNER OCCUPIED. ALL OF THE DECORATIVE TRIM REMAINS, AND THE SLATE ROOF AND REDSTONE FOUNDATION ARE UNALTERED. ADDITIONALLY, MOST OF THE ORIGINAL TWO-OVER-TWO, DOUBLE-HUNG SASH WINDOWS HAVE NOT BEEN REPLACED.

14. 36 CLARKE STREET - THE CLARKE STREET HOUSES MARK A DEPARTURE FROM JOHN ROBERTS' TRADITIONAL DECORATIVE GABLE FRONT HOMES WITH DECORATIVE DETAILS DUE TO THEIR HIGHER ORIGINAL PRICE. F. J. BURDICK, A MANAGER AT BURLINGTON BEEF CO. COMMISSIONED THE HOUSE AT 36 CLARKE STREET IN 1888, PAYING \$2700 FOR BOTH HOUSE AND BARN. A FOUR-BAY STRUCTURE THAT STILL STANDS BEHIND THE HOUSE. ROBERTS' CHARACTERISTIC PATTERNED SHINGLES, SLATE ROOF AND DENTIL MOLDINGS ARE STILL EVIDENT.

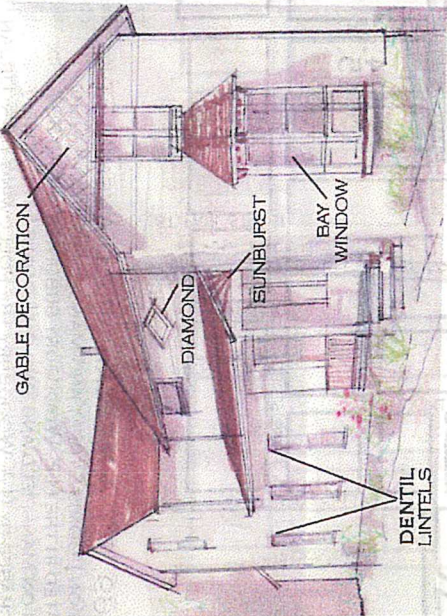
15. 40-42 CLARKE STREET - SIMILAR TO 36 CLARKE STREET, THIS LARGER HOUSE EARNED A SUBSTANTIAL COMMISSION FOR ROBERTS, \$3000. THE BUILDING'S IRREGULAR PLAN, FRONT PORCH AND TURNED POSTS, AND DECORATIVE SHINGLES ARE CHARACTERISTIC OF THE QUEEN ANNE STYLE, COMMON IN MANY PARTS OF BURLINGTON. ALBERT RUTTER, A BOOKKEEPER WHO COMMISSIONED THE BUILDING, WORKED WITH ROBERTS ON OTHER PROJECTS AS WELL. IN 1885, FOR EXAMPLE, RUTTER PROVIDED A LOAN TO ROBERTS, ACCEPTING A MORTGAGE ON THE LATTER'S WILLARD STREET LOT AS SECURITY.

16. 24 FRONT STREET - S. AND M. WARDLOW ORIGINALLY COMMISSIONED THE HOUSE AT 24 FRONT STREET C1890 AS AN INVESTMENT, WHILE RESIDING ON PEARL STREET. THE DECORATIVE TREATMENTS ARE INTACT, EXCEPT FOR THE SIDE DIAMOND TRIM. THE ORIGINAL MASSING AND SLATE ROOF ARE EVIDENT, DESPITE THE LATER, REAR ADDITION.



GABLE DETAIL OF 69 MANSFIELD AVENUE.

THE BUILDINGS THAT DIVERGE FROM THE STANDARD ROBERTS' PLAN STILL FEATURE POPULAR QUEEN ANNE DETAILS INCLUDING FRONT PORCHES WITH TURNED POSTS, PATTERNED WOODEN SHINGLES, AND DENTILS.



GABLE DECORATION

MANY OF THE HOMES BUILT BY JOHN ROBERTS HAVE SIMILAR PLANS WITH VERY DISTINCTIVE DECORATIVE DETAILS, REFLECTIVE OF THE POPULAR QUEEN ANNE STYLE. THE BUILDINGS HAVE SIMPLIFIED RECTANGULAR OR L-SHAPE PLANS, WITH PATTERNED SHINGLES, HALF-TIMBERING AND KNOBS DECORATING THE GABLE FRONT END. THE FIRST FLOORS GENERALLY FEATURE BAY WINDOWS AND FULL OR SIDE ENTRY PORCHES, OFTEN WITH TURNED POSTS. DENTIL LINTELS TOP THE WINDOW AND DOOR OPENINGS, WHILE DIAMOND SHAPED STICK-WORK TRIMS THE SIDES. CHARACTERISTIC BUILDING MATERIALS INCLUDE BALLOON FRAME STRUCTURES CLAD IN WOODEN CLAPBOARDS AND COVERED BY A PATTERNED SLATE ROOF.

BUILDING CHARACTERISTICS - QUEEN ANNE DETAILS

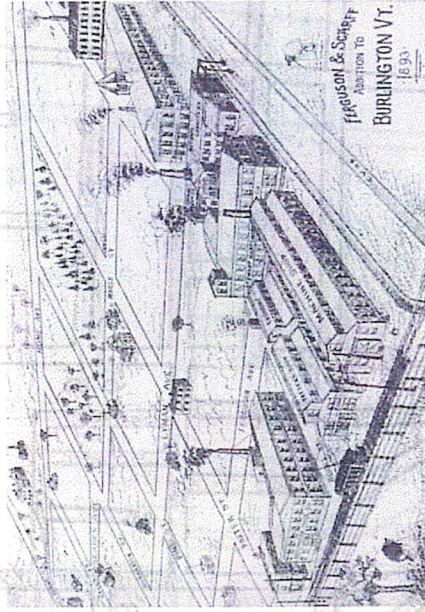
Fall 2003

JOHN ROBERTS' HOUSES: A WALKING TOUR BURLINGTON, VT



235 LOOMIS STREET

WRITTEN BY TARA HARRISON
OCTOBER 2003



FERGUSON SCARFF PLAN AT THE SOUTH END OF BURLINGTON, BOUND BY FLYNN AVENUE (N), HOME AVENUE (S), BRIGGS STREET (W), AND SHELburne ROAD (E).

FINANCING

WHILE THE SUBDIVISION OF LARGE LAND PLOTS PROVIDED LOCATIONS FOR DEVELOPMENT, BUILDINGS WERE STILL NEEDED TO HOUSE THE

SPECULATIVE DEVELOPMENT

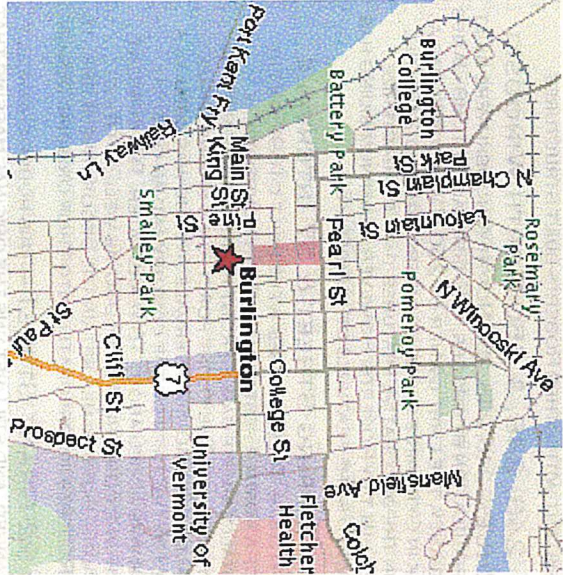
BY INVESTING LARGER AMOUNTS OF CAPITAL, SOME DEVELOPERS ACHIEVED GREATER PROFITS THROUGH SPECULATIVE DEVELOPMENT. THEY COMMISSIONED HOMES ON THEIR LOTS, AND FINANCED THE CONSTRUCTION WITHOUT A BUYER. THE COMPLETE PACKAGE, HOUSE AND LOT, WAS THEN SOLD, THE DEVELOPER OFTEN LENDING MONEY TO THE BUYER AND ACCEPTING A MORTGAGE AS SECURITY IN RETURN. ROBERTS BUILT SEVERAL CLUSTERS OF HOMES FOR DEVELOPERS IN VARIOUS AREAS OF THE CITY. MULTITHOME CONSTRUCTION HELPED THE INVESTOR RETAIN GREATER CONTROL OF THE DEVELOPMENT OF HIS LOTS, AND THEREBY ENSURED THE NEIGHBORHOOD'S STABILITY AND THE PROPERTY'S MARKETABILITY.

IN THE SECOND HALF OF THE 19TH CENTURY, BURLINGTON EXPERIENCED EXTENSIVE GROWTH. WITH THE EXPANSION OF THE RAILROAD INDUSTRY AND THE OPENING OF SEVERAL CANALS (PROVIDING A WATER ROUTE FROM CANADA SOUTH TO NEW YORK CITY) THE CITY POSSESSED TWO CONVENIENT METHODS OF SHIPPING. INDUSTRY FLOURISHED, ESPECIALLY LUMBER, AND THE POPULATION INCREASED, BOTH IN LABORERS AND SERVICE WORKERS. THE NEW MIDDLE AND WORKING CLASSES BEGAN TO SETTLE THE OLD NORTH END AND THE LAND EAST OF THE CITY CENTER. AT THIS TIME MANY LARGE ESTATE OWNERS, THROUGHOUT THE CITY, BEGAN SUBDIVIDING THEIR LANDS AND SELLING OFF LOTS.

DEVELOPMENT PLANS

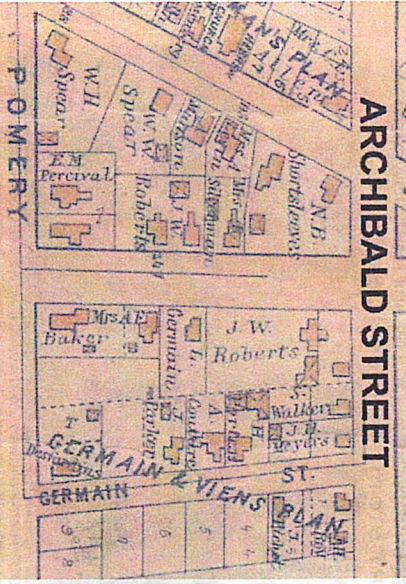
PATTERN BOOKS, DETAILING PLANS FOR HOMES IN THE LATEST ARCHITECTURAL STYLES, WERE WIDELY CIRCULATED BY THE TIME ROBERTS WAS BUILDING HOUSES IN BURLINGTON. THESE BOOKS ARE LIKELY PART OF THE REASON ROBERTS WAS ABLE TO INCORPORATE FASHIONABLE DETAILS ON HIS MODERATELY PRICED HOMES.

NEW WORKING POPULATION. ALTHOUGH, THE ECONOMY OF THE LATE 19TH CENTURY PROVIDED LIMITLESS OPPORTUNITY FOR THE GREAT "ROBBER BARONS," INVESTMENT FOR THE UPPER MIDDLE CLASS WAS LIMITED. STOCK INVESTMENT PROVED TO BE NOT ONLY RISKY BUT ALSO VULNERABLE TO FRAUD. AT THE SAME TIME, CAPITAL IN THE FORM OF LOANS WAS NOT AS READILY AVAILABLE FROM BANKS AS IT IS TODAY. MANY MORTGAGES WERE PRIVATELY ISSUED, SATISFYING THE NEED FOR BOTH CAPITAL AND SMALL-SCALE INVESTMENT. THIS SYSTEM PROVIDED BOTH INCOME TO THE INVESTORS AND A MEANS FOR THE WORKING CLASS TO PURCHASE HOMES, THEIR OWN INVESTMENT. MOST LOANS WERE FOR RELATIVELY SMALL AMOUNTS AND SHORT DURATION. BUILDERS WERE OFTEN REQUIRED TO PROVIDE SUBSTANTIAL CAPITAL FOR THEIR CONSTRUCTION PROJECTS, THEREBY INCREASING THEIR OWN INTEREST IN ITS SUCCESSFUL COMPLETION. THE ECONOMICS OF FINANCING BEGAN TO DICTATE THE APPEARANCE OF THE NEIGHBORHOODS AND HOUSES. FINANCIERS, BUILDERS AND FUTURE HOMEOWNERS ALL SOUGHT TO PROTECT THE VALUE OF THEIR RESPECTIVE INVESTMENTS IN REAL ESTATE. SINGLE-FAMILY HOMES, UNIFORMITY OF ARCHITECTURAL STYLES AND RESTRICTIONS SUCH AS LOT SET-BACKS ALSO HELPED.



JOHN W. ROBERTS WAS BORN C1853 IN ESSEX, VERMONT. CITY DIRECTORIES INDICATE THAT HE WAS LIVING, WITH HIS WIFE AMELIA, AND WORKING AS A CARPENTER IN BURLINGTON IN THE LATE 1870S. IN THE NEXT TWO DECADES, HE BUILT OVER 50 HOMES FOR THE GROWING POPULATION OF BURLINGTON. THE MAJORITY OF THESE ONE- AND-ONE-HALF STORY STRUCTURES FEATURE DECORATIVE GABLE FRONT FACADES AND BAY WINDOWS. ROBERTS APPEARS TO HAVE FOUND A NICHE IN THE BUILDING MARKET. CREATING STYLISH HOMES WITH POPULAR QUEEN ANNE DETAILS IN THE MID-TO-LOWER PRICE POINTS. THE QUANTITY OF HOMES REMAINING INDICATES THAT ROBERTS WAS QUITE SUCCESSFUL, BOTH WITH INDIVIDUAL BUYERS AND SPECULATIVE DEVELOPERS. HIS SUCCESS ALLOWED ROBERTS TO CONTINUALLY ACQUIRE AND MORTGAGE LAND, PROVIDING THE NECESSARY CAPITAL TO CONTINUE BUILDING. THE HOMES HE BUILT ARE THE PERFECT REFLECTION OF BURLINGTON DEVELOPMENT IN THE 1880S AND 1890S. IN THE STYLE, TYPE, AND METHOD OF BUILDING. HOWEVER, HIS CAREER IN BURLINGTON ENDED QUITE ABRUPTLY. FOLLOWING THE DEATH OF HIS WIFE IN 1896, ROBERTS SOLD MUCH OF HIS LAND TO A FRIEND, GEORGE G. MUNSON, AND "REMOVED TO PHILADELPHIA." NOT MUCH IS KNOWN OF HIS LATER YEARS, EXCEPT THAT HE CONTINUED TO WORK AS A CARPENTER AND EVENTUALLY REMARRIED.

ARCHIBALD STREET



ROBERTS' HOMESTEAD ON NORTH WILLARD STREET, 1890 HOPKINS MAP OF BURLINGTON



PRESERVATION BURLINGTON

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PRESERVATION BURLINGTON IS A NONPROFIT ORGANIZATION THAT SEEKS TO PRESERVE THE ARCHITECTURAL, HISTORIC, AESTHETIC, AND ECONOMIC VITALITY OF THE CITY AS WELL AS IMPROVE THE LIVABILITY OF OUR NEIGHBORHOODS. IT PROVIDES A FORUM FOR COMMUNITY CONCERNS AND A MEANS FOR ADDRESSING THEM. PRESERVATION BURLINGTON IS INVOLVED WITH BOTH EDUCATION AND ADVOCACY. ACTIVITIES INCLUDE A HOMES TOUR AND AN AWARDS PROGRAM.

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