Burlington Design Advisory Board
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/PZ/DAB
Phone: (802) 865-7188
Fax: (802) 865-7195

DESIGN ADVISORY BOARD
Tuesday, October 27, 2015 at 3:00 PM
Conference Room 12, City Hall, Burlington, VT
Agenda

Each applicant has about 10 minutes to present his/her application to the board within their allotted session time. ***Please note session times are approximate.***

Session I - 3:00-3:30 p.m.

1. **16-0463CA; 203 Elmwood Ave (RM, Ward 3C) Shannon H. Reilly**
   Remodel existing house with expansion of 2nd floor and 17 ft x 21 ft addition to west elevation (Project Manager, Mary O'Neil)

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

David White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Interim Chief Administrative Officer
Mary O'Neil, AICP, Senior Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk

MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: 203 Elmwood Avenue, ZP16-0463CA
Date: October 27, 2015

File: ZP16-0463CA
Location: 203 Elmwood Avenue
Zone: RM **Ward**: 3C
Date application accepted: October 7, 2015
Applicant/ Owner: Griffin Allen, Peregrine / Shannon Reilly
Request: 17' x 21' rear addition, expansion of 2nd floor of existing single family house.

Background:

- Non-Applicability of Zoning Permit Requirements 16-0211NA, remodel bathroom, add bathroom, open up walls in downstairs and upstairs. August 2015.
- Zoning Permit 06-448CA; Add second floor bedroom and bathroom addition and gable dormer to front of house. Denied, May 2006. (Heard by the Design Advisory Board January 31, 2006. Proposal was tabled for applicant to submit revised plans. Applicant indicated he would not continue to pursue any zoning permit application. No written withdrawal letter was submitted, project was denied.)
- Non-Applicability of Zoning Permit Requirements, repairing plywood underlay under porch roof, composition shingle, replacing with same materials. April 2005.
- Zoning Permit 99-501; enlarge rear deck to an overall size of 10' x 22'. May 1999.
- Zoning Permit 98-024; reside existing single family home with 5" reveal cedar shingles, includes in-kind trim repair. July 1997.

Overview: The applicant wishes to substantially enlarge the existing single family home on a lot 3689 sf. in size.

Part 1: Land Division Design Standards
Not applicable.

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No information has been given about any important natural features, landscaping or topography of the existing lot.

(b) Topographical Alterations:

No information has been given about the existing topography. The proposed addition is partly located where a deck is now located.

(c) Protection of Important Public Views:

There are no protected public views from this private parcel.

(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).

203 Elmwood Avenue is not listed on the state or National Register of Historic Places; however The DAB may consider its eligiblility. See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No information has been submitted about the potential use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

None identified.

(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.

As more than 400 sq. feet of earth will be disturbed, an Erosion Prevention and Sediment Control Plan (EPSC) will be required, with approval by the stormwater engineer.

A front porch is proposed to be retained, and the southerly entrance will have a partial (pergola) cover to provide shade. Both will offer a welcoming entry with some shelter from sun, rain and snow.

(h) Building Location and Orientation:

The building will continue to front the public street; the addition is placed in a typical arrangement behind the existing structure.

(i) Vehicular Access:

Vehicular access will remain as existing; south of the structure and parallel to the property line.

(j) Pedestrian Access:

A small walkway leads from the public sidewalk to the principle entry. The south porch will be accessed from the driveway. A walkway should be provided separate from the vehicular path, unless it is intended to have residents directly access the building as they exit their vehicles.

(k) Accessibility for the Handicapped:

Handicap access is not a requirement for a single family residence; Vermont “visitability” standards may apply. The building inspector has jurisdiction for ADA standards.

(l)Parking and Circulation:

Two parking spaces are required for the single family home in the Shared Use parking district. The parking plan as illustrated would provide those 2 spaces. The coverage must reflect the dimensions of a parking space, however; not just the “tire tracks”.

(m) Landscaping and Fences:

No landscaping plan has been provided, and will be required prior to advancement to the Development Review Board.

(n) Public Plazas and Open Space:

No public plazas or open space are required for expansion of a single family home.

(o) Outdoor Lighting:

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

More specific lighting information will be required, including location and fixture specifications with illumination 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 meters, HVAC equipment, mailboxes, and similar structures will need to be illustrated on elevations and/or site plans as appropriate to determine the need for screening.

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 place 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.

The location of trash and recycling facilities will need to be identified.

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 4 Performance Standards.

Any machinery (HVAC, condensing, etc.) will need to be identified prior to advancement to the DRB.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

*Elevations for the north side have not been submitted, therefore comments have been limited to the images provided.

(a)Relate development to its environment:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development shall 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 density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.

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.)

203 Elmwood Avenue is an extremely modest structure, barely 12' x' 23 at its core footprint with a rear one floor addition of 14' x 23'. It is similar in scale to a handful of neighboring properties (211, 212, 225 Elmwood) that present a very low profile on the street, and among a group of residences 1 ½ -2 ½ stories along this block. This application proposes both to raise the roof of the original structure, alter the roof pitch, and to add a 2 story addition out the rear. In massing, height and scale, it proposes to be significantly enlarged from its present condition. One may find other structures of similar scale on the street; however a majority in the immediate is similarly modest, retaining the character of their lesser bulk.

2. Roofs and Rooflines.

A steeply pitched eaves front gable roof exists; the proposal will introduce a shed dormer on a front façade. The roof pitch will be altered accommodating the larger building volume. The compound shed/hip porch roof is proposed to be retained on the front. (The porch has already been removed.)

3. Building Openings

Single and paired double hung windows are evident on proposed elevations, with casements or sliders illustrated on corner locations and the rear addition.

(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.

(c) Protection of Important Public Views:

There are no protected public views from this private parcel.

(d) Provide an active and inviting street edge:

The replacement porch (and southerly rear pergola entrance) will provide respite from sun, rain and snow as well as a welcoming entry to the residence.

(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.

Spec sheets for wood tilt-wash double hung and casement windows have been submitted. Entry doors are proposed to be fiberglass, with a patio slider of vinyl on the rear addition. Siding and roofing materials have not been defined.

(f) Reduce energy utilization:

The building will be required to meet all Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

No signs are proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The building will be required to meet all energy efficiency standards, and any applicable building and life safety code as required by the building inspector.

Sec. 5.4.8 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.

> *As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:*
>
> *1. The building is 50 years old or older;*

2. *The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:*

   A. *Association with events that have made a significant contribution to the broad patterns of history; or,*

   B. *Association with the lives of persons significant in the past; or,*

   C. *Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,*

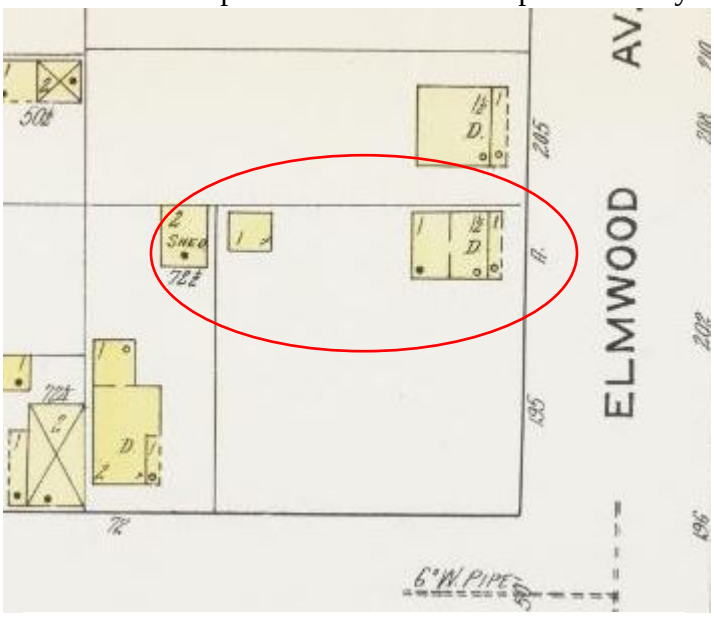
   D. *Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*

   E. *Yielding, or may be likely to yield, information important to prehistory; and,*

3. *The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association*

203 Elmwood Avenue is not listed on the state or National Register of Historic Places. The DAB is invited to assess its eligibility, as the standards apply to those buildings eligible for historic designation equally.

203 Elmwood Avenue first appears on the Sanborn Maps of Burlington in 1912; a single family home with a footprint similar to what is present today. The one story outbuilding is no longer present. As the building is greater than 50 years old, it retains its integrity of location, materials, design, setting, workmanship, feeling, and association. Consistent with criterion "C" and reflecting the broader patterns of development in the North End, the building embodies distinctive characteristics of a type, period or method of construction and represents a significant and distinguishable entity whose components may lack individual distinction.



Sanborn Insurance Map of Burlington, 1912 (detail)

If the DAB agrees that 203 Elmwood Avenue is eligible for historic designation, then the following standards apply:

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for

Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

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 and continues to be residential.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

   The proposal is to significantly alter the massing and spatial relationships that characterize the property. If approved, the character of the property relative to its modest size and scale will be irreparably altered.

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.*

   If determined to be of some historic merit, the raised roof, shed dormer, corner windows on the main structure and larger massing will be inconsistent with its existing character.

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

   None identified.

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

   The building retains its very unassuming character with wood clapboard, entry porch with turned posts and balustered porch railings, and steeply pitched eaves front gable roof. While very understated, the simply plan is proposed to be significantly altered so as to remove the character of the original.

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.*

   New siding is proposed to match existing clapboards; accent shingle siding is suggested for the rear addition. The plan for the replacement front porch suggests square posts with no balusters. This is inconsistent with existing, but may not reflect fully developed plans. If there is

documentary evidence that demonstrates the abbreviated porch features, the porch may be so designed.

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.*

   The front porch has been removed prior to application. The owner has been advised to seek required zoning and trades permits before continuing with any additional work.

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

   None identified. If any archaeological resources are discovered during construction, authorities shall be contacted for appropriate disposition.

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.*

   If 203 Elmwood Avenue is determined to be historically eligible, then the addition proposed will significantly alter the character of the structure; destroying spatial relationships with an addition that raises the main roof, changes the roof pitch, adds a shed dormer to the primary façade, rearranges fenestration, and adds a front porch abbreviated in design and inconsistent with the existing plan. Without a doubt, the integrity of the scale, design, and character of 203 will be irreversibly altered.

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.*

    As the primary endeavor in the addition is to raise and alter the roof of the principle structure, the development may be determined to be irreversible. The plan will impair the existing character and feeling of 203 Elmwood Avenue, removing the historic integrity of the structure.

Items for the Board's consideration:

1. A landscaping plan is needed prior to review by the DRB.
2. A lighting plan is needed prior to review by the DRB.
3. Utility connections, meters, HVAC equipment, mailboxes and similar accessory structures shall be illustrated on building elevations and/or site plan as appropriate to ascertain the need for screening.
4. Coverage calculations shall be amended to include parking for full size cars over the tire tracks.
5. The location of trash and recycling facilities will need to be identified.
6. A walkway separate from the vehicular circulation path should be provided to the rear door.
7. If the structure is not determined to be eligible for historic designation, Section 5.4.8 (b) shall not apply.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PARTMEN
GAUTHIER
TRUCKING

EXISTING HOUSE

Google Maps 200 Elmwood Ave

EXISTING ROOF TO REMAIN

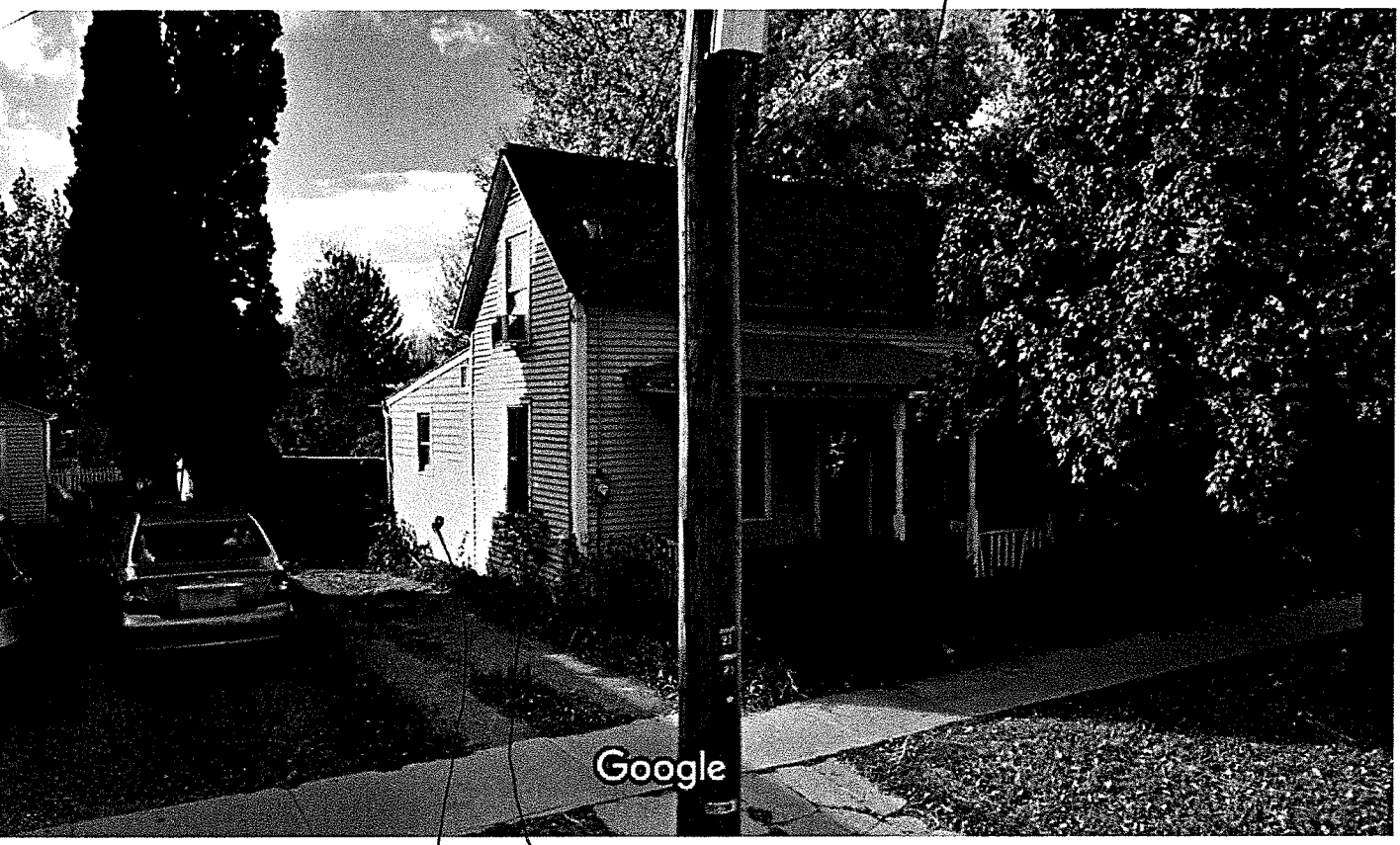

Image capture: Oct 2014 © 2015 Google

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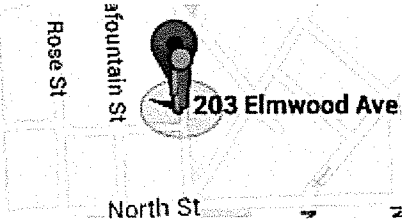

ANY NEW SIDING TO MATCH EXIST. CLAPBOARDS

NEW ACCENT SHINGLE SIDING TO MATCH EXISTING

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DEPARTMENT OF PLANNING & ZONING

1984-85

(0)(0) (0)7-7(0)5

LOCATION MAP: 203 ELMWOOD AVENUE

LOT COVERAGE CALCULATIONS:

ZONING: RM
LOT SIZE: 3,689 SF

RM

ALLOWABLE:
LOT COVERAGE = 40% (1,476 SF)

PLUS ADDIT'L LOT COVERAGE* = 10% (369 SF)

TOTAL LOT COVERAGE ALLOWABLE = 1,845 SF

*ALLOWED PER SEC. 5.3.4 (b)

EXISTING:

HOUSE:	640 SF	
GARAGE:	N/A	
DRIVEWAY:	264 SF	33'x8'
FRONT WALK:	16 SF	
TOTAL:	920 SF	
LOT COVERAGE =	24.9%	
(FRONT PORCH:	113 SF	
DECK:	240 SF)	

PLUS ADDIT'L LOT COVERAGE* = 9.6%

1273 = 34.5%

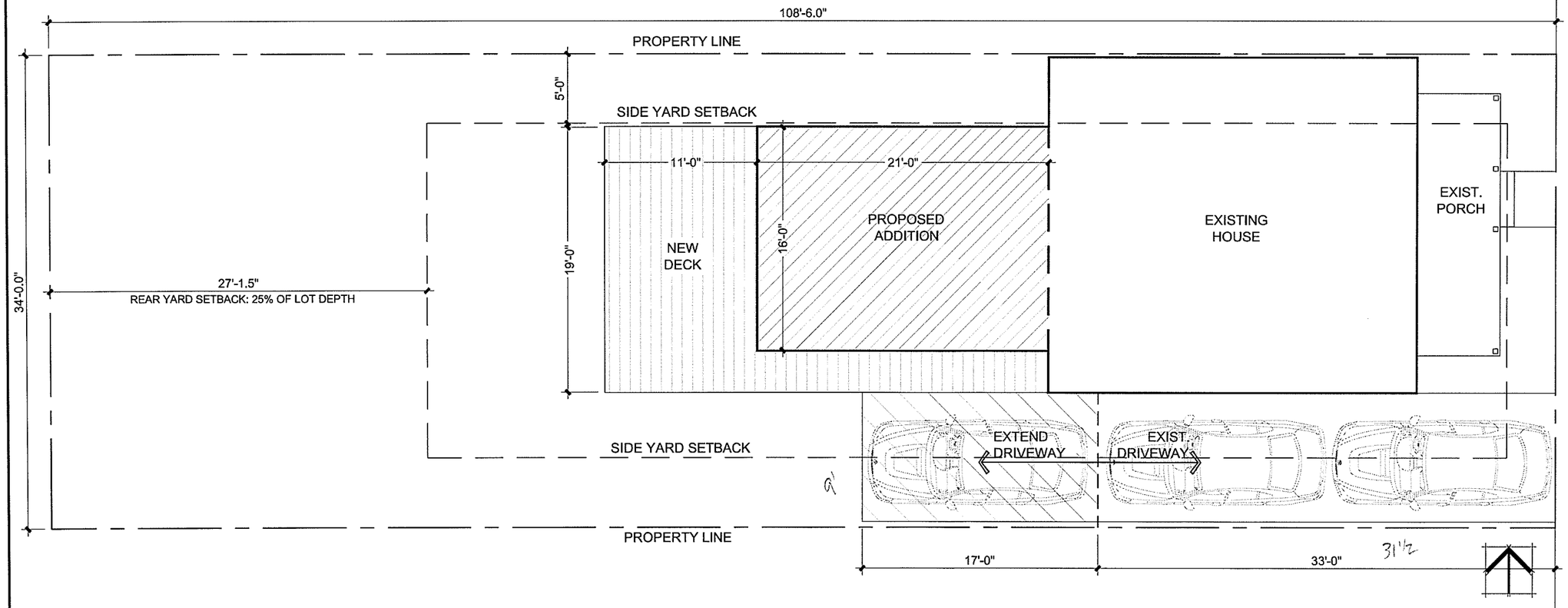
PROPOSED:

HOUSE:	640 SF	
HOUSE ADDITION:	336 SF	
GARAGE:	N/A	
DRIVEWAY:	400 SF	
FRONT WALK:	16 SF	
TOTAL:	1392 SF	/3689 = 37.7%
LOT COVERAGE =	37.7%	
(FRONT PORCH:	113 SF	
DECK:	255 SF)	

PLUS ADDIT'L LOT COVERAGE* = 10.0%

1760 =

TOTAL LOT COVERAGE: 47.7%.



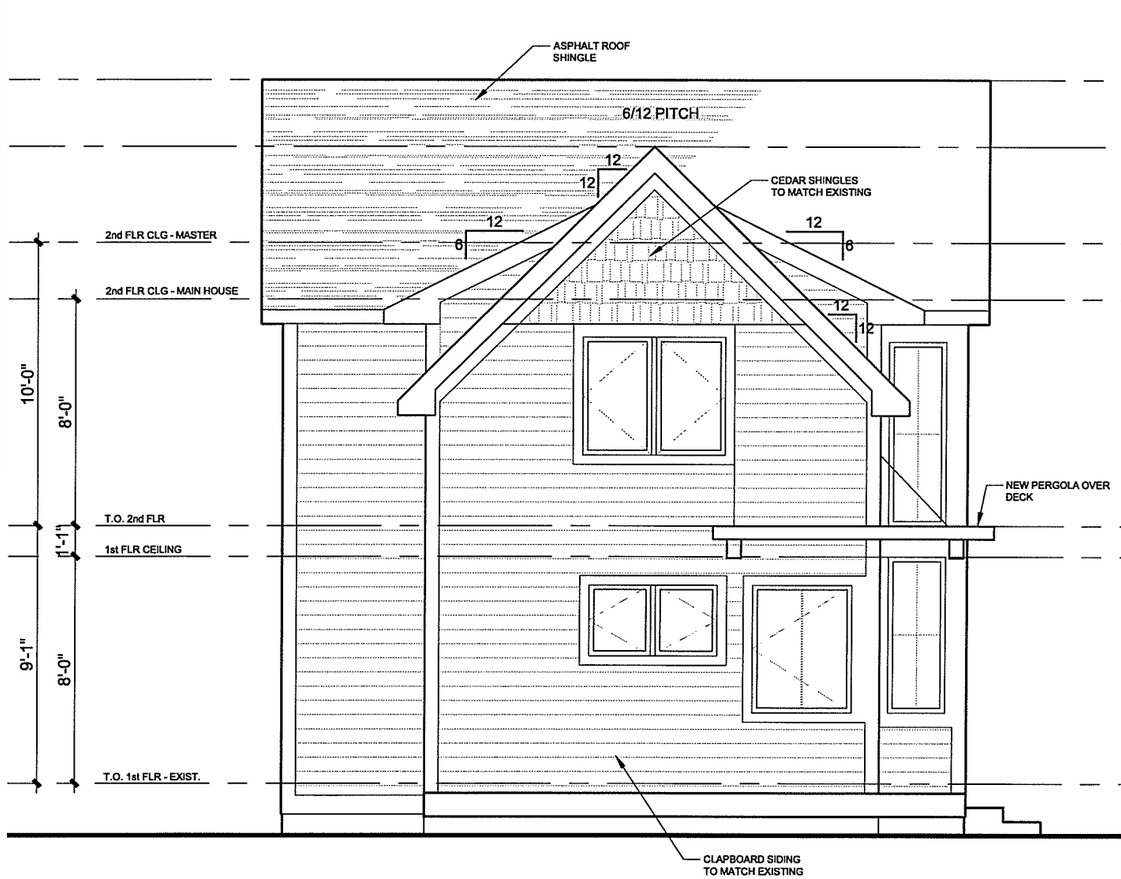
Shannon R. - House
203 Elmwood Ave.
Burlington, VT 05401

Revised:

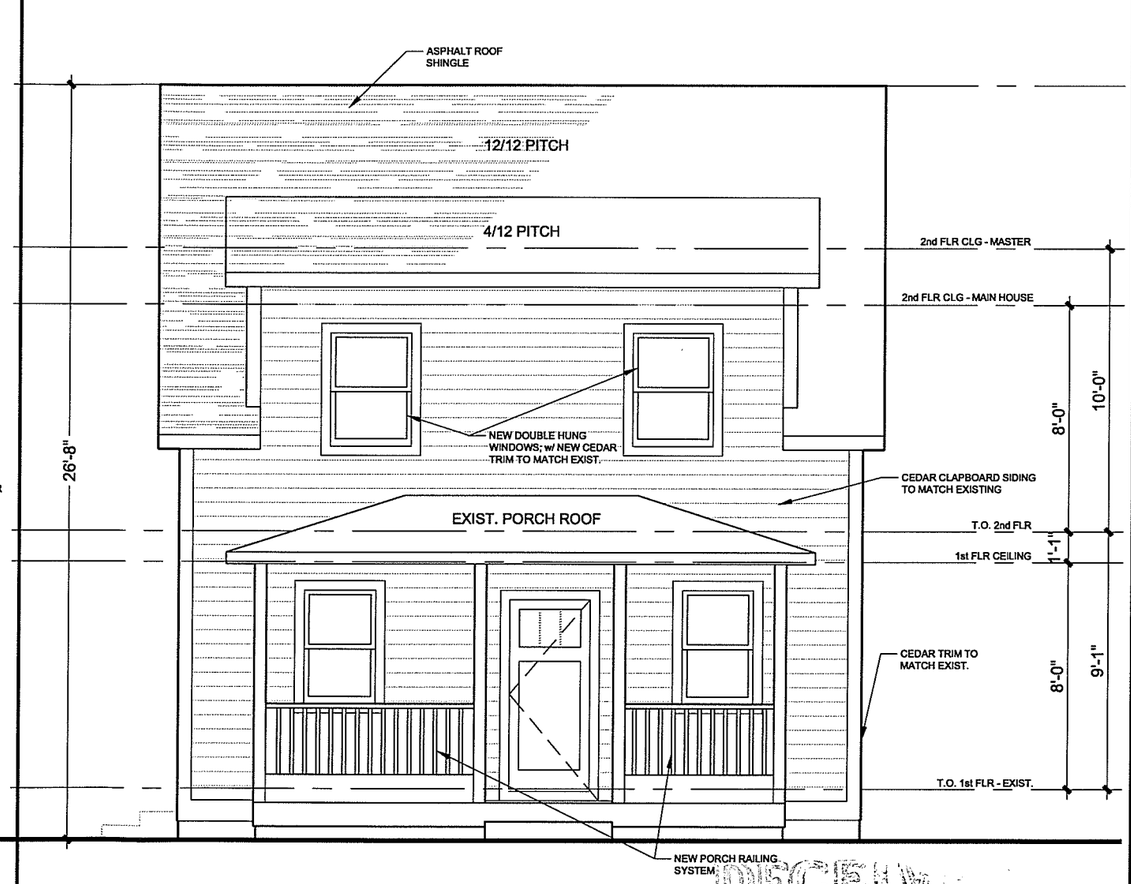
Date: 10/16/15
Scale: 1/8"=1'-0"

Site Plan

A1.0



1 West Elevation
SCALE: 3/16"=1'



2 East Elevation
SCALE: 3/16"=1'

NOT FOR CONSTRUCTION

Shannon R. - House
203 Elmwood Ave.
Burlington, VT 05401

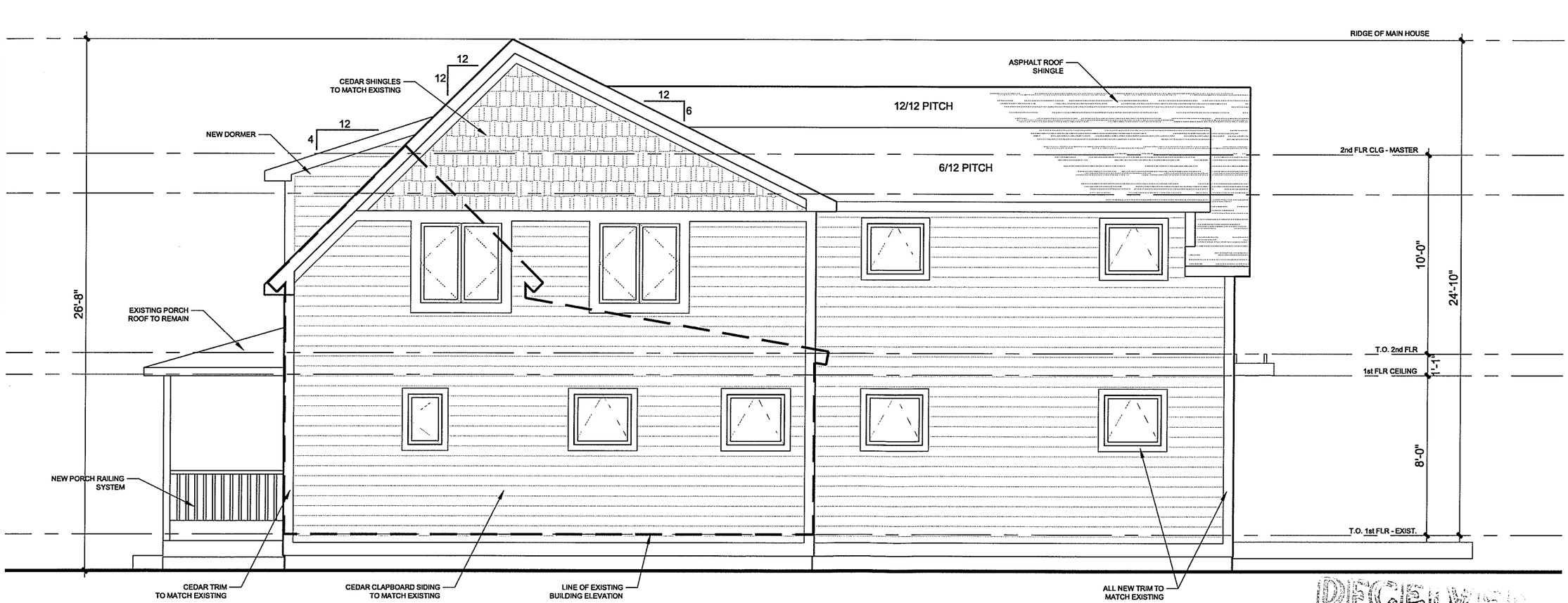
Revised:

Date: 10/

Scale: 3/16"=

West & E
Elevation

A4.



1 North Elevation
SCALE: 3/16"=1'

NOT FOR CONSTRUCTION

Shannon R. - House
203 Elmwood Ave.
Burlington, VT 05401

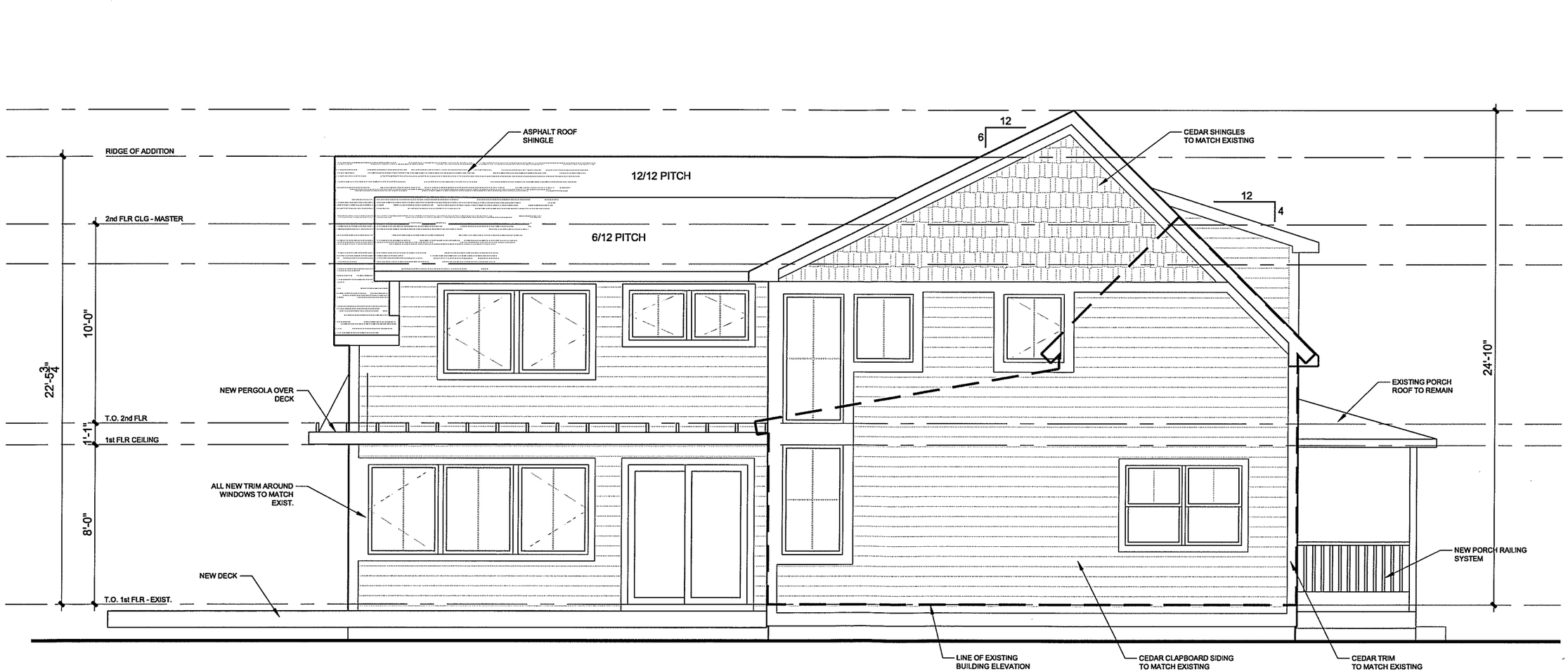
Revised:

Date: 10/

Scale: 3/16"=

North
Elevatio

A4.



1 South Elevation
SCALE: 3/16"=1'

NOT FOR CONSTRUCTION

Shannon R. - House
203 Elmwood Ave.
Burlington, VT 05401

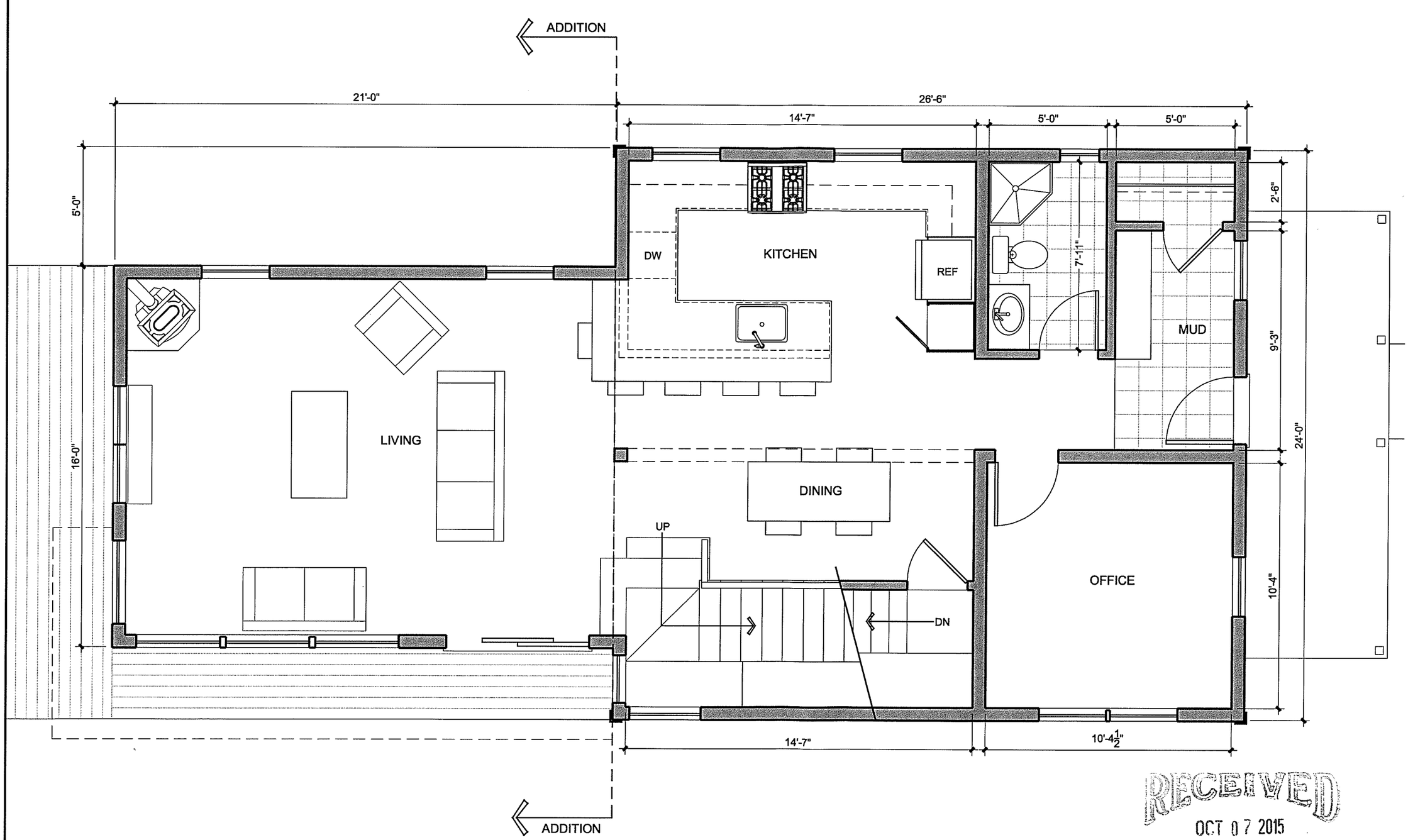
Revised:

Date: 10/

Scale: 3/16"=

South
Elevatio

A4.



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Shannon R. - House
203 Elmwood Ave.
Burlington, VT 05401

Revised:

Date: 10/

Scale: 1/4"=

1st Floo
Plan

A2.

ADDITION

21'-0"

18'-6"

8'-5½"

9'-6"

11'-3½"

2'-2"

11'-3½"

12'-1½"

WALK-IN

4'-11"

M. BATH

BEDROOM 2

CL

CL

CL

BEDROOM 1

16'-0"

15'-0"

9'-6½"

MASTER
BEDROOM

BATH

9'-10"

DN

14'-7"

10'-4½"

ADDITION

NOT FOR CONSTRUCTION

Shannon R. - House

203 Elmwood Ave.
Burlington, VT 05401

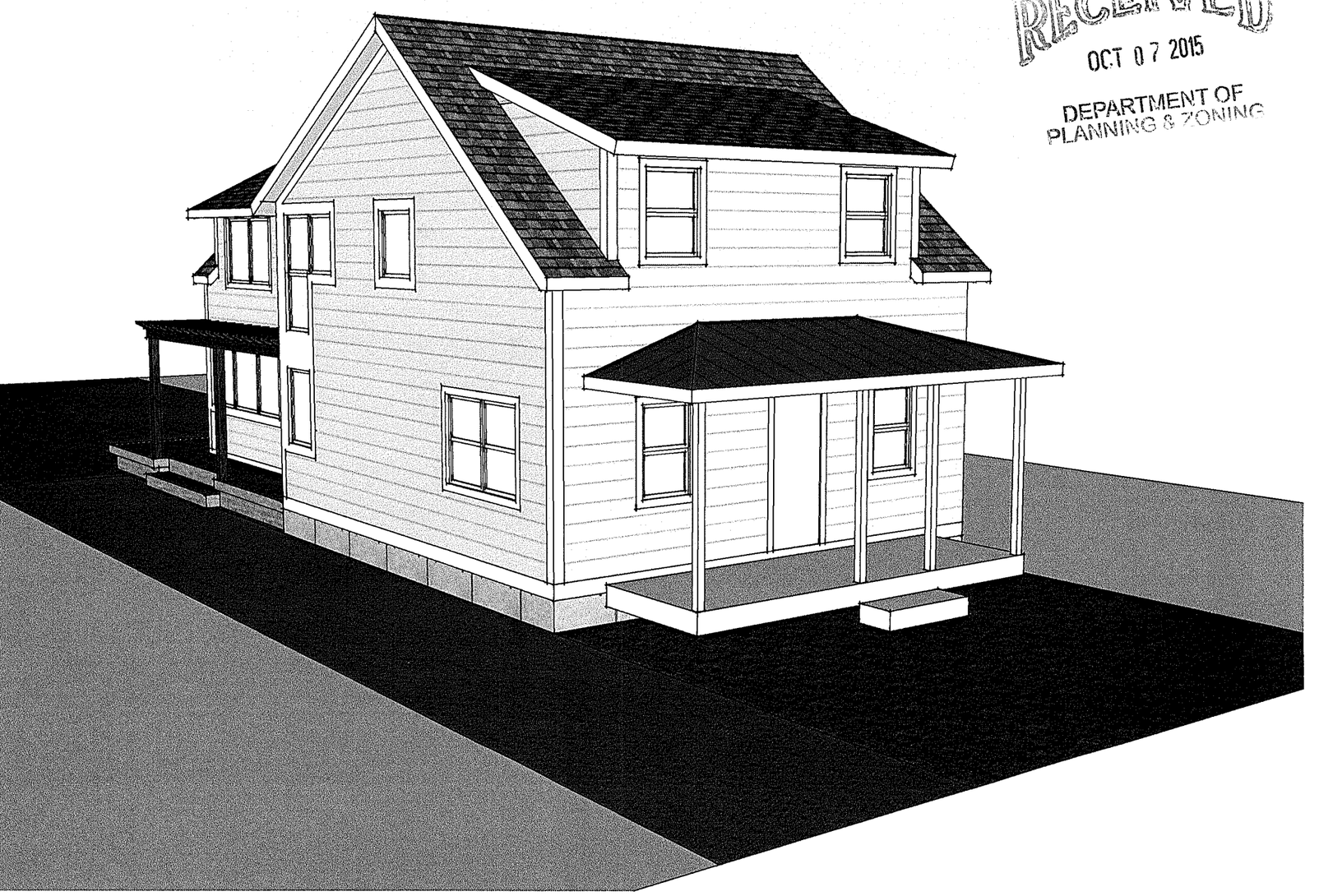
Revised:

Date: 10/

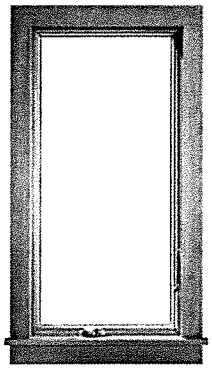
Scale: 1/4"=

2nd Flo
Plan

A2.



400 SERIES CASEMENT WINDOW



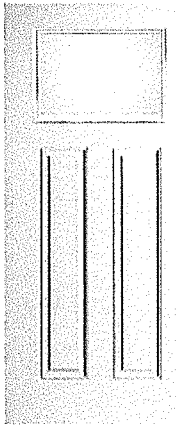
OVERVIEW

Casement windows are hinged on the side and open outward to the left or right, allowing you to catch breezes and direct the flow of fresh air into your home. Usually taller than they are wide, their entire sash opens to provide top-to-bottom ventilation. This also makes them a frequent choice for use as egress windows—ones that can be used as an emergency exit.

Andersen® 400 Series casement windows start with a design that is extremely energy efficient. Add to that a solid-wood sash covered inside and out by low maintenance Perma-Shield® cladding to protect against water damage. Then give them rich, natural pine interiors that create a perfect frame for art glass or grille patterns. It's easy to see why they have become our best-selling casement window of all time.

- Maximizes unobstructed view
- Seven exterior colors
- Natural pine or white interiors
- Energy efficient
- Dual-layer, compressible bulb weatherstripping seals out dust, wind and water
- Extensive hardware selection
- Single-actuation handle releases or secures all locking points with one easy motion
- Custom sizing available

Door Details



Get the look of fine painted wood and the strength of steel with a front door from the Smooth-Star® Entry Door Collection. It's an excellent value in a fiberglass entry door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your door's surface.

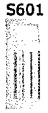
This perfectly stylish yet rugged fiberglass front door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

Fiberglass Entry Door Systems: Smooth-Star

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

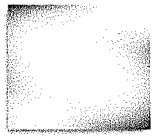
Craftsman Lite 2 Panel Style IDs	Available Sizes	Available Options
S601 	2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	

Finish Option: Paintable

ENERGY STAR LIFETIME LIMITED WARRANTY Installation Instructions

Where to buy
Click to locate an authorized Therma-Tru dealer near you.

Clear Glass



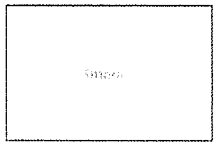
Clear Features
Our insulated clear glass doorlites are tempered and double-paned.

Grille:

Privacy Scale Rating *

1 10

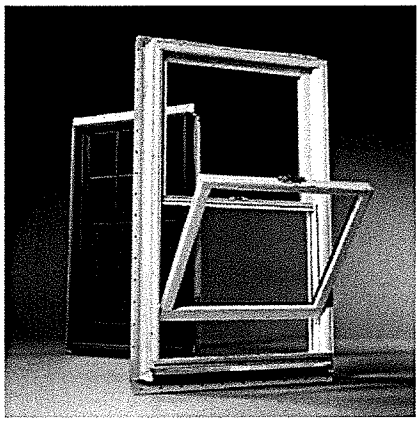
less more



Simulated Divided Lites

*Note: Glass privacy ratings are determined by the ½ lite size glass. As a result, the amount of privacy/glass transparency may be more or less than indicated by the privacy rating, based on glass design and the size of the glass that's inserted into the door, sidelite or transom. Glass design may differ from depiction due to size of glass. Please consult your Therma-Tru dealer for more details.

400 SERIES TILT-WASH DOUBLE-HUNG WINDOW



INTERIOR W
INTERIOR FI
HARDWARE FI
EXTERIOR C
EXTERIOR TRIM CO
EXTERIOR TRIM PROF

MAKE IT YOUR OWN

Your home is unique and deserves customized windows and doors to match. Share your vision using this easy step-by-step process, and together we'll design the perfect solution.

START DESIGNING

OVERVIEW

Double-hung windows have two sash in a single frame which slide up or down to provide ventilation. Because their sash remain flush with the wall while the window is open, they are a good choice for placement adjacent to patios, decks and walkways.

Our best-selling double-hung window, the Andersen® 400 Series tilt-wash double-hung window is extremely energy efficient and gives you a wide array of decorative and performance options, including Stormwatch® protection.

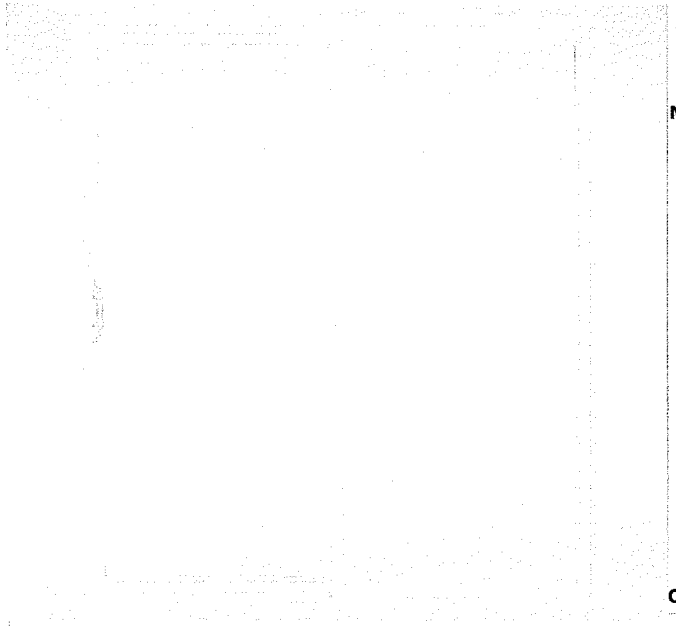
- Seven exterior colors
- Natural pine or white interiors
- Energy efficient
- Dual-layer, compressible bulb weatherstripping seals out dust, wind and water
- Variety of hardware styles and finishes
- Custom sizing available on replacement versions
- Tilting sash allows for easy cleaning

✓ Best Seller ✓ Replacement ✓ Tilt-Wash

SLIDING DECK DOOR

JELD-WEN WINDOWS & DOORS

PREMIUM VINYL SLIDING PATIO DOOR



Options

Price Range: $$

Model All

Model

Grille Designs

Exterior Color Options

White

Options | Build & Installation | Tech Documents

Multiple colors and interior woodgrain finishes. Options include decorative grilles in stylish designs, textured, tinted or ENERGY STAR® qualified glass.

FEATURES

- **Color Options**: 10 exterior colors, 3 interior colors
- **Woodgrain Options**: cherry, light oak, dark oak interior
- **Glass Options**: energy efficient, protective, textured, tinted
- **Divided Lites**: simulated divided lites, grilles between the glass, blinds between the glass, 3 grille designs
- **Maintenance Level**: minimal
- **Project Type**: new construction and replacement

- **ENERGY STAR® Qualified Options:** yes
- **Warranty:** limited lifetime

BROCHURES

Brickmould Vinyl Windows & Patio Doors Features Sell Sheet

Premium Vinyl Windows and Patio Doors

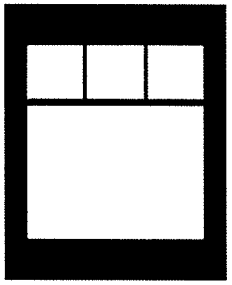
CARE & MAINTENANCE

Care / Maintenance for Vinyl Windows & Patio Doors

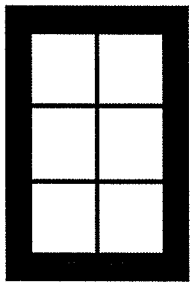
More Technical Documents

BACK TO TOP

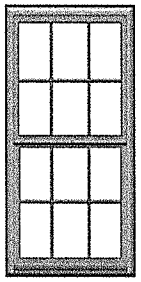
RELATED PRODUCTS



Premium Vinyl Awning Window



Premium Vinyl Casement Window



Premium Vinyl Double-Hung Window

Burlington Design Advisory Board
149 Church Street, City Hall
Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

MINUTES
BURLINGTON DESIGN ADVISORY BOARD
Tuesday, October 27, 2015, 3:00 p.m.
Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Ron Wanamaker (Vice Chair), Steve Offenhartz, Sean McKenzie.
Staff present: Mary O'Neil
Absent: Chris Alley, Phil Hammerslough (alternate), Jeremy Gates (alternate.)

Session I - 3:00-3:30 p.m.

1. **16-0463CA; 203 Elmwood Ave (RM, Ward 3C) Shannon H. Reilly**
   Remodel existing house with expansion of 2nd floor and 17 ft x 21 ft addition to west elevation (Project Manager, Mary O'Neil)

Motion by Matt Bushey: The DAB does not find that 203 Elmwood Avenue meets the criteria to be eligible for state or National Register. The proposal is acceptable.

- Utility meters and other mechanicals should be illustrated on elevations.
- The DAB finds that a separate walkway to the rear door unnecessary.
- The lot coverage calculation should include the driveway and parking area.
- The building at present would not meet life safety requirements.

2nd – Steve Offenhartz

Vote 3-1 (RW)