

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

*Matthew Bushey
Ron Wanamaker
Leo Sprinzen
Steven Offenhartz
Tom Cullins
Philip Hammerslough, Alt.
Phil Wagner, Alt.*



DESIGN ADVISORY BOARD Tuesday, September 26th, 2017 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I - 3:00PM–3:45 PM

1. 18-0279CA; 184 Locust Terrace (RL, Ward 5S) Gabrielle Stebbins

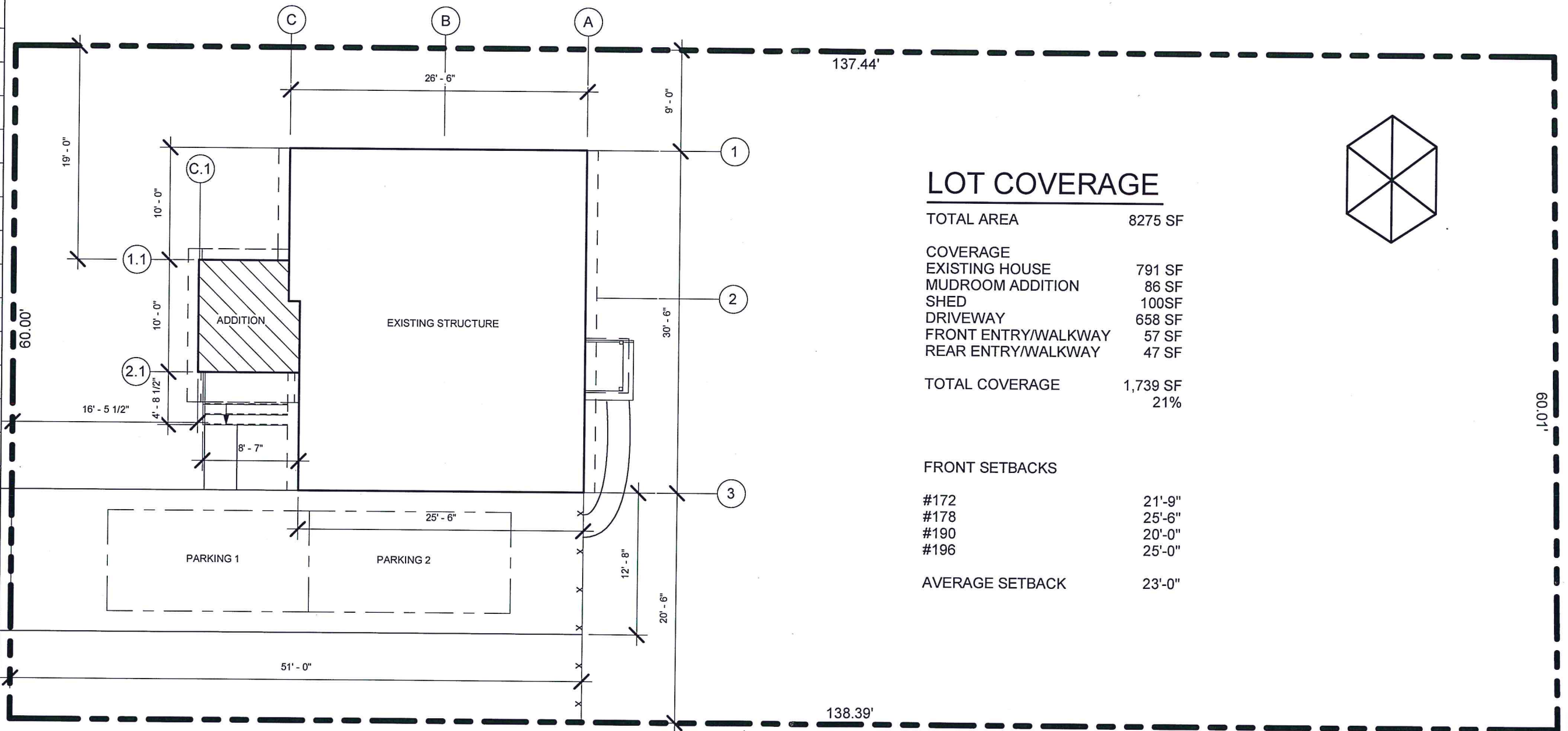
Remove east side of roof and re-frame to accommodate full-height eave wall of second floor; add mudroom to front facade of home.

(Project Manager: Mary O'Neil)

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 Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

LOCUST TERRACE



LOT COVERAGE

TOTAL AREA	8275 SF
COVERAGE	
EXISTING HOUSE	791 SF
MUDROOM ADDITION	86 SF
SHED	100SF
DRIVEWAY	658 SF
FRONT ENTRY/WALKWAY	57 SF
REAR ENTRY/WALKWAY	47 SF
TOTAL COVERAGE	1,739 SF
	21%

FRONT SETBACKS

#172	21'-9"
#178	25'-6"
#190	20'-0"
#196	25'-0"

AVERAGE SETBACK	23'-0"
-----------------	--------

① Site Plan - Phase 1
1" = 10'-0"

LOT #184
8275 SF

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SEP 12 2017

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PLANNING & ZONING



New Fram
1 Mill
Suite 1
Burlington, VT

www.newfram.com

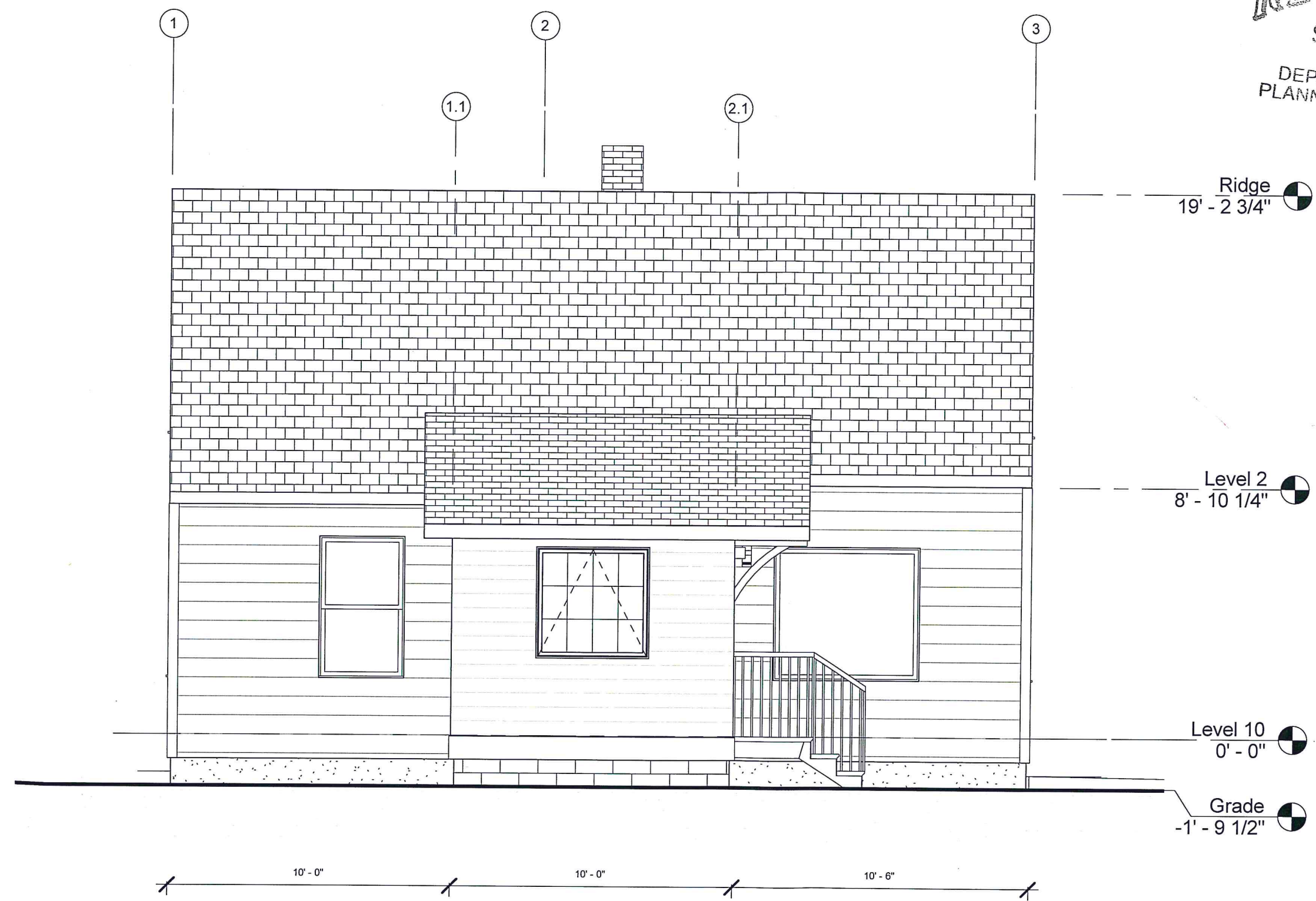
Stebbins Renovation

Site Plan

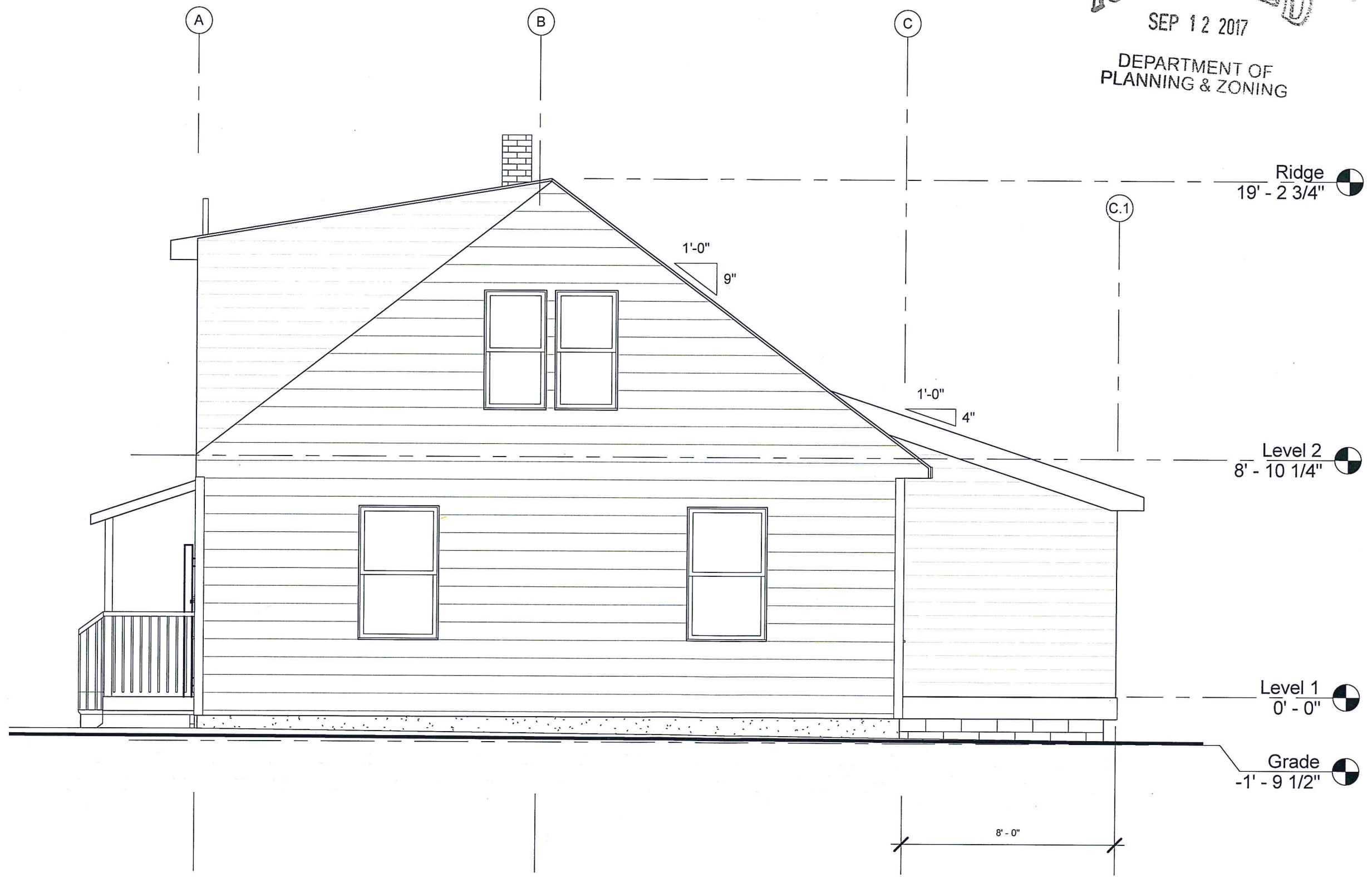
C10

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④ West
1/4" = 1'-0"



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① North
 1/4" = 1'-0"

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SEP 12 2017
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① East
1/4" = 1'-0"



① South
1/4" = 1'-0"

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New Frame

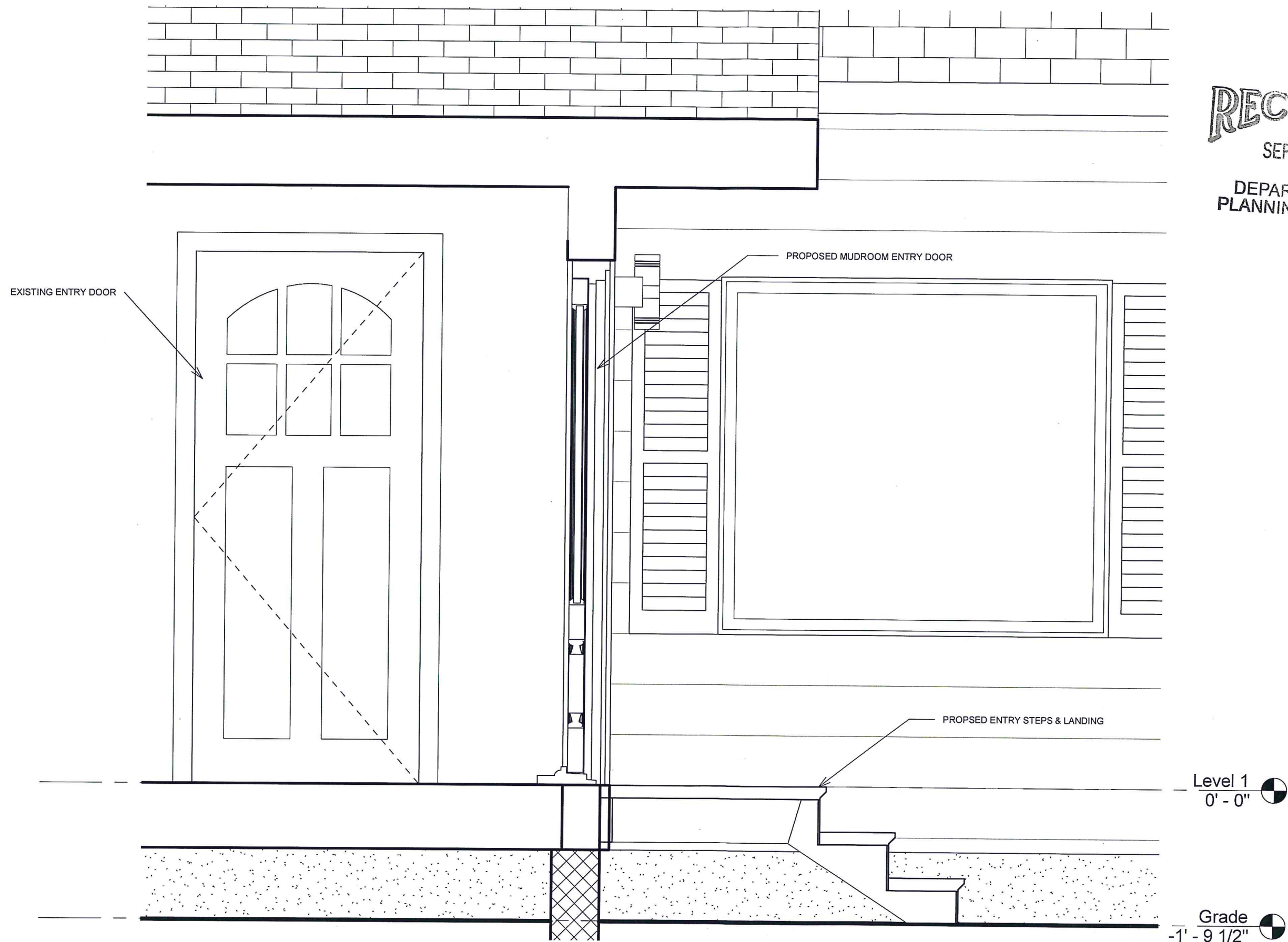
1 Mill
Suite 1
Burlington, VT

www.newframe

Stebbins Renovation

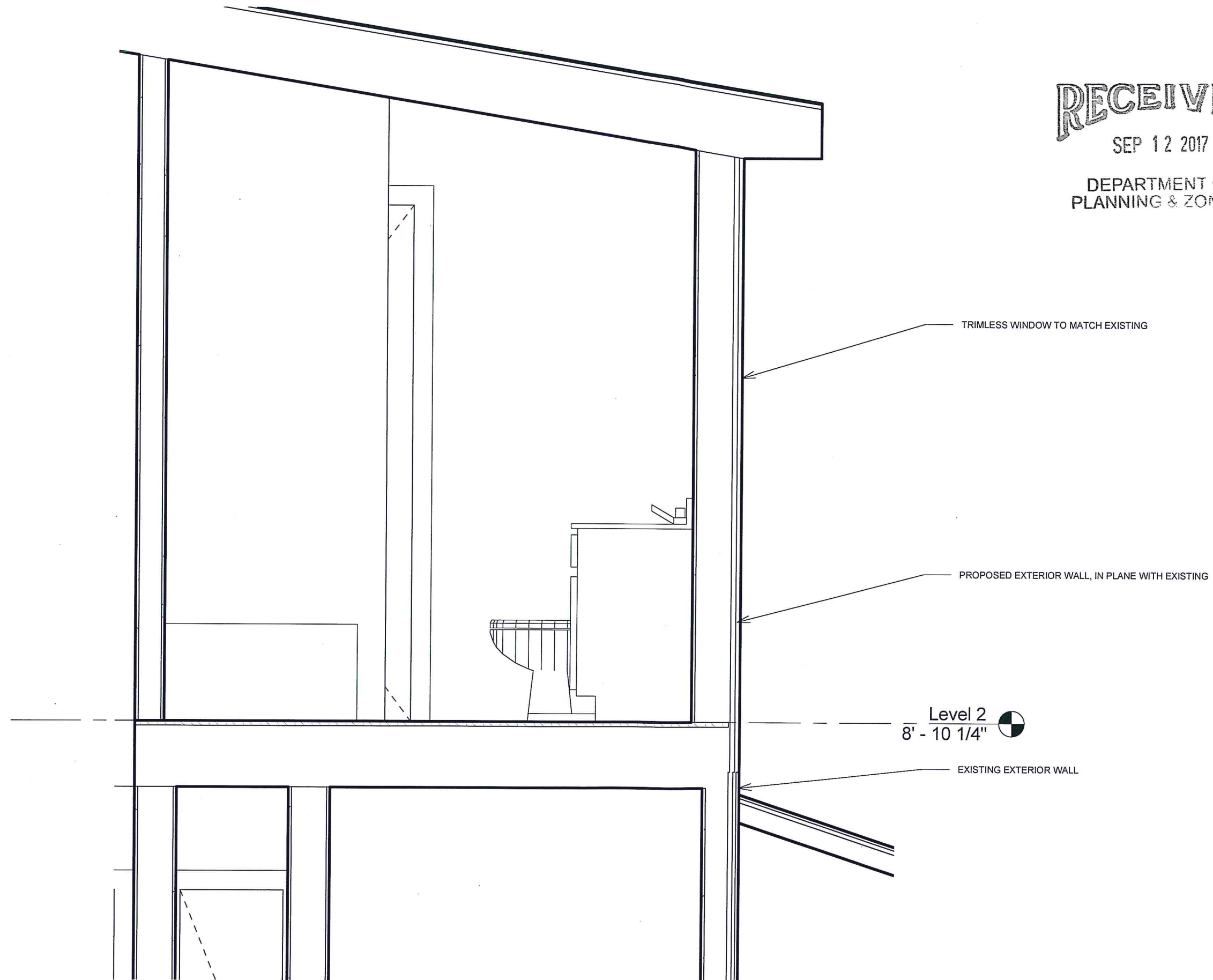
Phase 1 Elev

A20



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① Mudroom Entry West
 3/4" = 1'-0"



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① Level Two East Wall
3/4" = 1'-0"



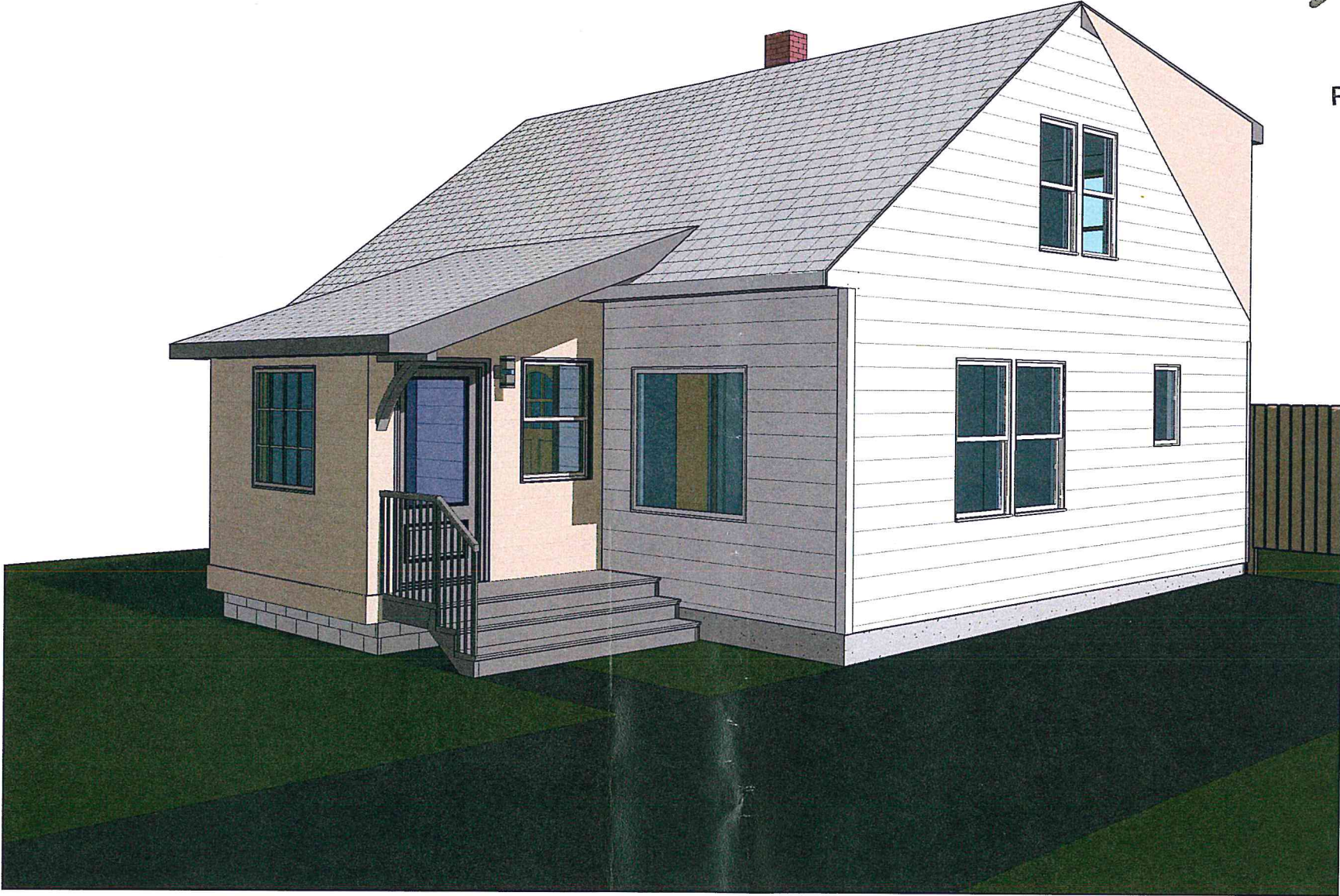
New Frame
1 Mill St
Suite 10
Burlington, VT

www.newframe.com

Stebbins Renovation
Gabrielle & Pierre Stebbins

Wall Sections

A40

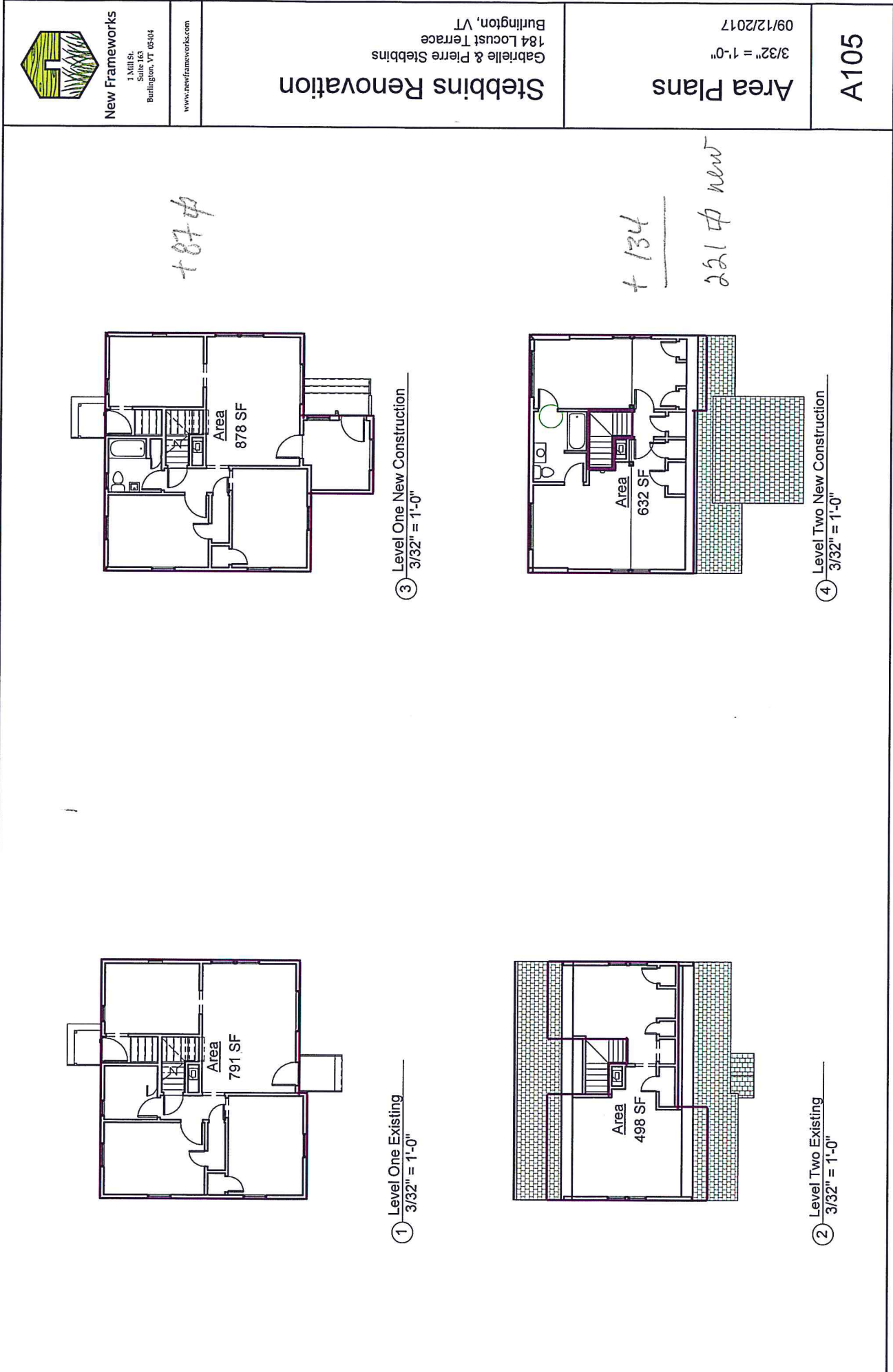


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Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A000	Coversheet	08/29/17
A200	Phase 1 Elev	08/29/17
A201	Phase 1 Elev	09/12/17
A202	Phase 1 Elev	09/12/17
A203	Phase 1 Elev	09/12/17

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A400	Wall Sections	08/29/17
A401	Wall Sections	09/12/17
A402	Wall Sections	09/12/17
A600	Schedules	08/31/17
C100	Site Plan	09/09/17



9/12/2017

IMG_4372.JPG

STEBBINS - 184 LOCUST



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STEBBINS - 184 LOCUST
TERRACE

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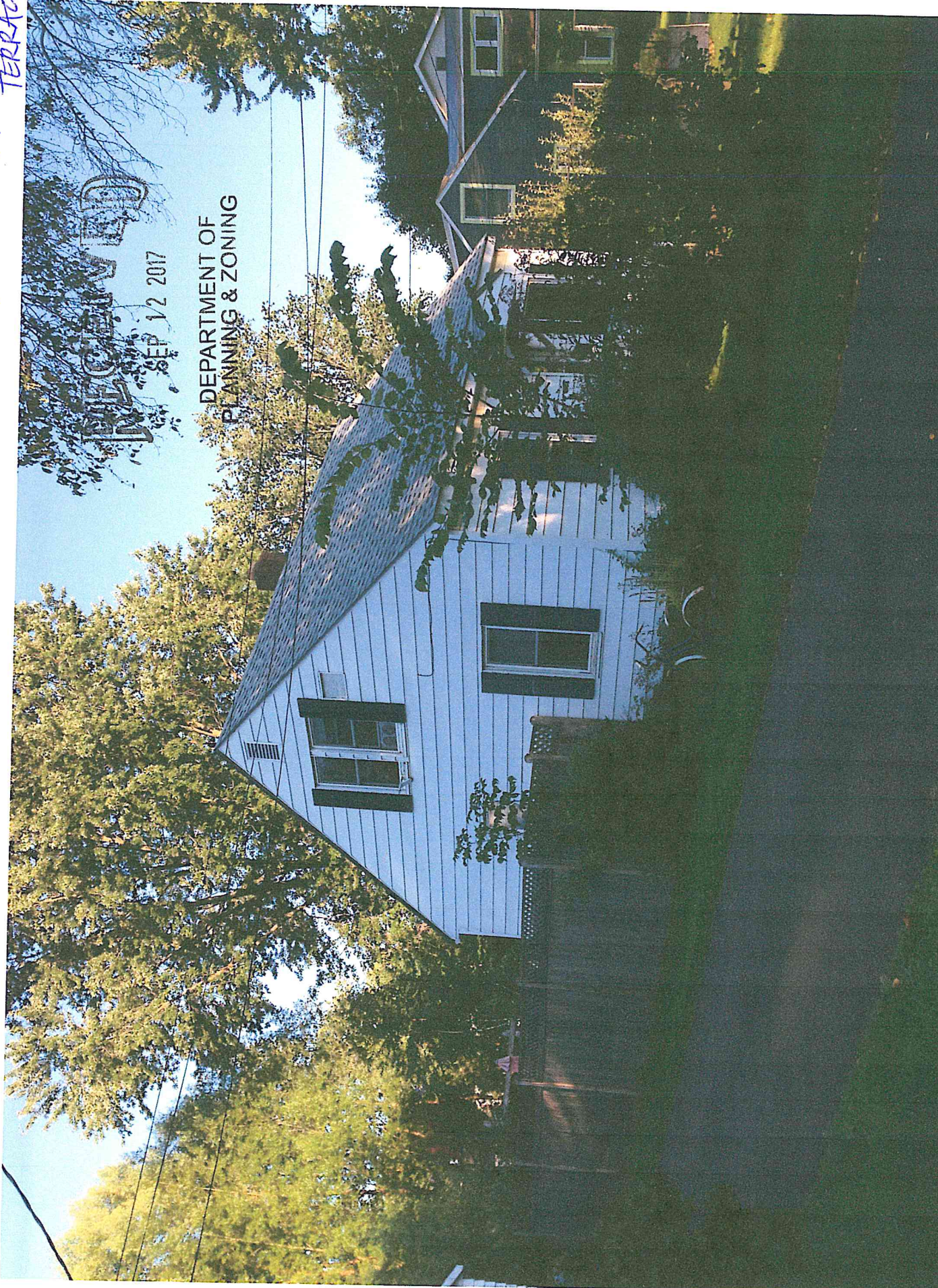
9/12/2017



9/12/2017

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STEBBINS - 184 LOCUST
TERRACE



RECEIVED

SEP 12 2017

DEPARTMENT OF
PLANNING & ZONING

[illegible]

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

door hood;

Additional Description:

One of the very few houses on the street that is in original condition with no additions or alterations.

RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

This house occupies Lot #17 as shown on the 1947 Thibault plan. Thibault sold the lot and new house to Lovis & Cecil Hall 1950. They sold it to John & Madeline Pijanowsky in 1953, and they continue to live there today.

REFERENCES:

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:

Open ☐

Woodland ☐

Scattered Buildings ☐

Moderately Built ☐

Densely Built Up ☒

Residential ☒

Commercial ☐

Agricultural ☐

Industrial ☐

Roadside Strip Development ☐

Designed Landscape Features ☐

Other:

RECORDED BY:

Devin Colman

ORGANIZATION:

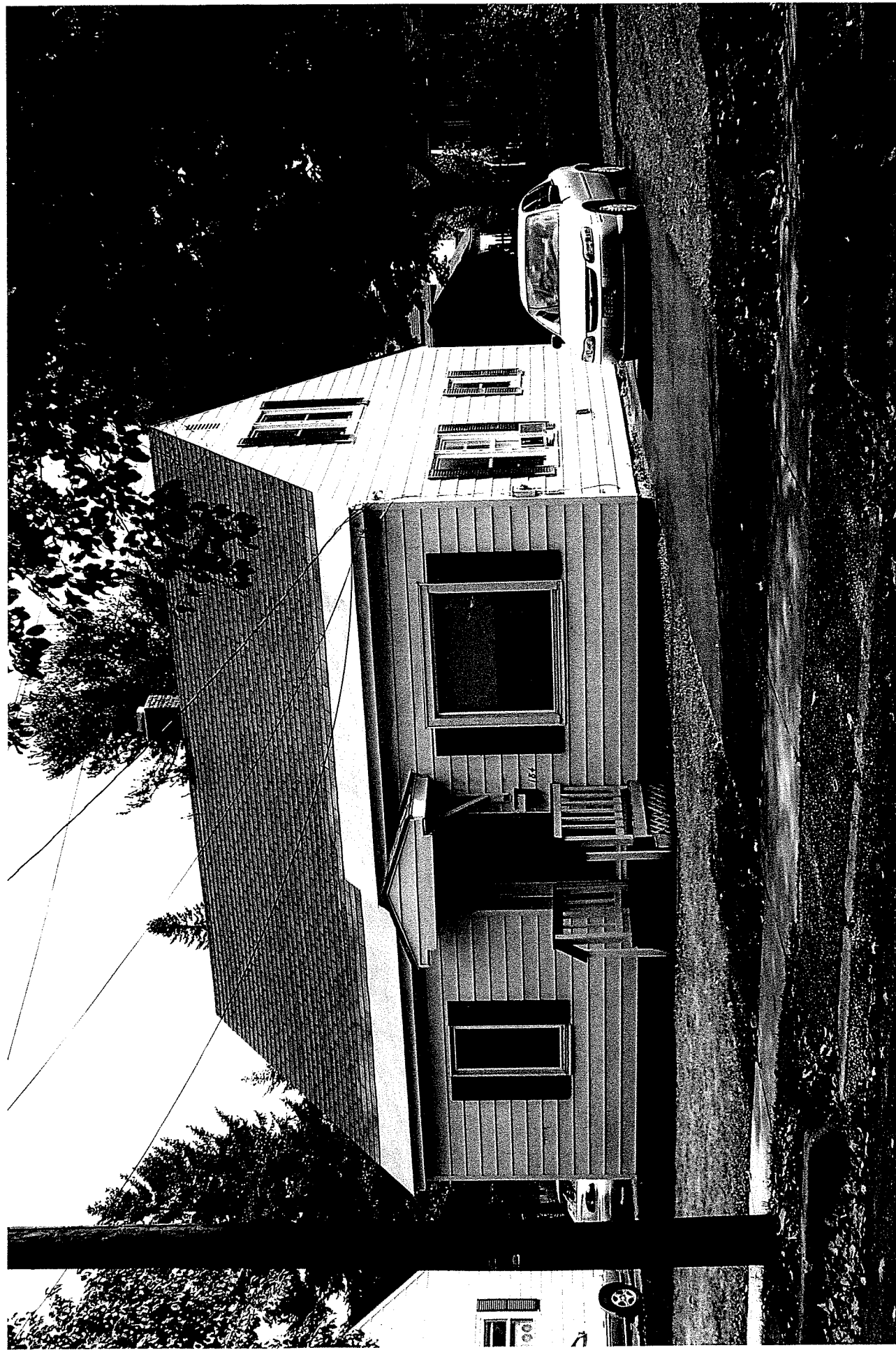
City of Burlington

DATE RECORDED:

05/16/2005

LAST UPDATE

10/13/2008



Survey 0402-5: 184 Locust Terrace
Burlington, VT. View northeast.
Photograph by Devin Colman, 9/5/2007

Lawrence Barnes³⁰ and in 1883 by Charles Hayward.³¹ As such, these properties are more closely related to the neighborhood directly north of the survey area and are not included in this survey. The properties on the south side of Howard Street between Hayward Street and Shelburne Street were part of the original Buell Estate and developed by Batchelder & Brown.

Katherine Street

Katherine Street is one of three neighborhood roads (along with Caroline Street and Charlotte Street) named after the daughters of Edward and Maria (Buell) Hungerford. Katherine Street first appears on the *Plan of Property Belonging to Buell Estate*, submitted to the City in 1893. A revised plan, entitled *Plan of the Buell Estate Property*, was submitted to the City in 1898.³² Edward Hungerford sold the land for Katherine Street to developers Batchelder & Brown in 1910, and shortly thereafter it was deeded to the City of Burlington for use as a public thoroughfare.³³ Variations in the spelling of “Katherine” and “Catherine” have persisted throughout the years, with “Catherine” eventually gaining acceptance on street signs, maps and city directories. “Katherine” is, however, the proper spelling as indicated on the 1898 *Plan of the Buell Estate* and in the 1907 warranty deed transferring ownership of the property from Maria (Buell) Hungerford to her three daughters.³⁴

Ledgemere Street

Ledgemere Street is one of three neighborhood roads (along with Marian Street and Margaret Street) named and deeded to the City of Burlington in 1932 by developer Paul D. Kelley.³⁵ The origin of the “Ledgemere” name is unknown at this time.

Locust Street

Locust Street first appears on City maps in the late 1930s. In 1924, the Estate of Horatio Hickok sold the land for Calahan Park to the City for \$19,750.00, with the stipulation that the City lay out and grade a street along the northern boundary of the property, which would become Locust Street.³⁶ It was presumably named after the type of tree that once lined the road.

Locust Terrace

Locust Terrace was the last road to be developed in the Five Sisters neighborhood in the 1950s. Local businessman Charles R. Hayward, for whom Hayward Street is named, originally owned the land. Locust Street was laid out and developed by J. Rudolph Thibault, and the street was deeded to the City for public highway purposes in 1968.³⁷ The post-war, minimal-traditional style homes on Locust Terrace differ significantly from the Colonial Revival and vernacular

³⁰ Volume 10/Page 224

³¹ Volume 19/Page 362.

³² Volume 42/Page 480

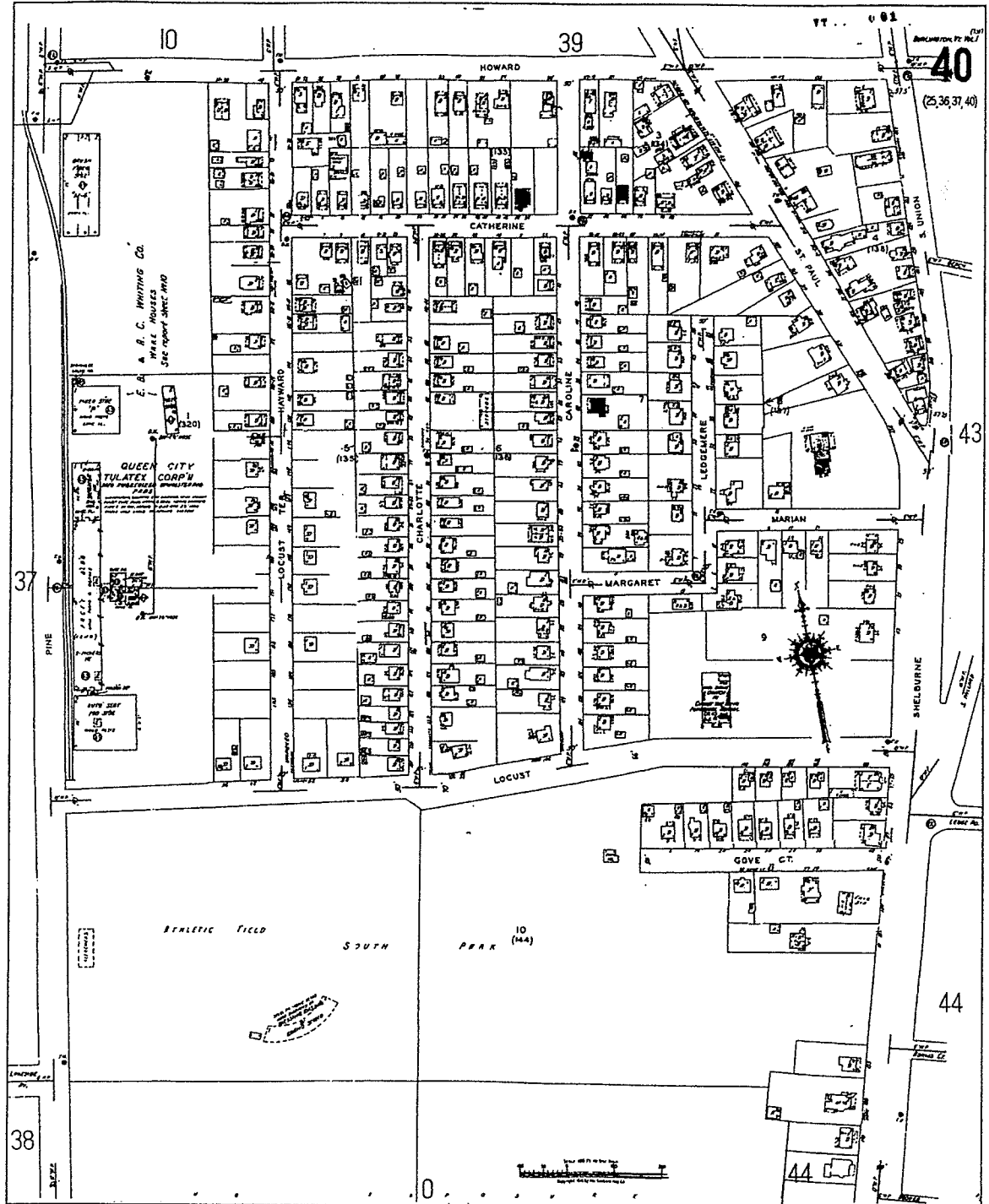
³³ Volume 62/Page 42

³⁴ Volume 51/Pages 451-465

³⁵ Volume 104/Page 506

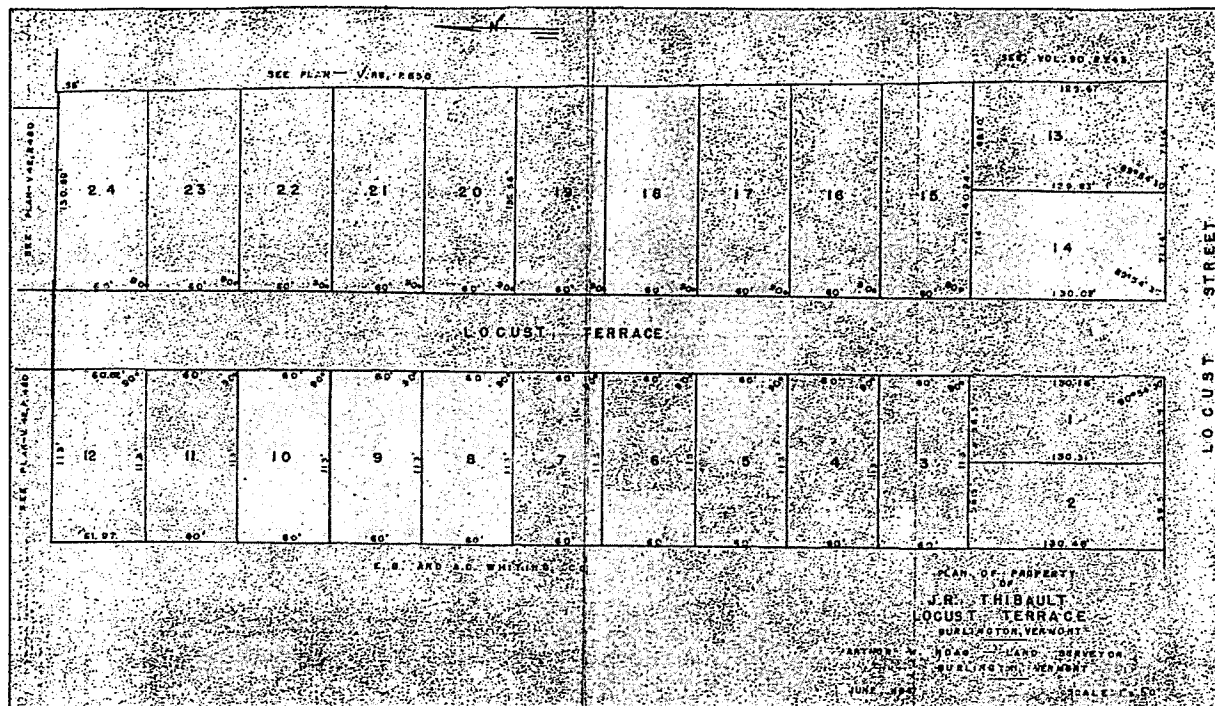
³⁶ Volume 82/ Page 242. Site Plan: Volume 82/Page 586-587.

³⁷ Volume 188/Page 790



Map 11: 1950 Sanborn Fire Insurance Map

This map shows structures built prior to 1951, in the Buell Estate/Phase I, the Hickok Estate/Phase II, and the Hayward Estate/Phase III. Also shown is South Park, now named Calahan Park.



Map 10: 1947 Locust Terrace Plan

This map shows the final major development in the neighborhood on the Hayward Estate/Phase III. Locust Terrace connects the southern end of Hayward Street to Locust Street.

Department of Planning and Zoning

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Fax: (802) 865-7195

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP18-0279CA; 184 Locust Terrace
Date: September 26, 2017

File: ZP18-0279CA

Location: 184 Locust Terrace

Zone: RL **Ward:** 5S

Date application accepted: September 12, 2017

Applicant/ Owner: New Frameworks Construction / Gabrielle Stebbins

Request: Addition of full height dormer on east side of roof, add mudroom to front façade.

Background:

- **Zoning Permit 10-0875BA;** Erect fence in backyard, construct shed and parking area for boat. May 2010.

Overview: 184 Locust Terrace is a single family home on the southwest side of the Five Sisters neighborhood. Until 2007 and the adoption of the Comprehensive Development Ordinance, Locust Terrace was a non-design control neighborhood requiring only site plan review. (Previous permit was a "Basic".) With the adoption of the CDO and the concurrent Historic Sites and Structures Survey identifying the Five Sisters Neighborhood as eligible for historic designation, this property is now subject to Design Review and Historic Structures Review standards (Section 5.4.8.)



Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:



There are no exceptional natural features on site.

(c) Protection of Important Public Views:

There are no protected public views from this 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).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application precludes the use of wind, solar, water, geothermal or other renewable energy resources. Both the mudroom and the dormer are proposed to have windows oriented to maximize natural light. There is no likelihood of casting shadows on neighboring properties.

(f) 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.

The 86 sq. ft. mudroom addition will not trigger special erosion prevention or stormwater review.

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 mudroom is intended to provide an early and convenient shelter at the principal building entrance. Its shed roof pitch will avoid snow and ice slide onto entering residents.

(h) Building Location and Orientation:

The main structure will remain and oriented as at present

(i) Vehicular Access:

No change.

(j) Pedestrian Access:

The walkway has been oriented to access the new mudroom.

(k) Accessibility for the Handicapped:

Although recommended, handicap access is not a requirement for single family homes.

(l) Parking and Circulation:

No change to parking, access or circulation. There remain 2 parking spaces on site.

(m) Landscaping and Fences:

No changes are proposed.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

An exterior light is illustrated on plan A201. A spec sheet for the chosen fixture shall be submitted to staff for review and confirmation of conformity to Section 5.5.2.

(p) Integrate infrastructure into the design:

There appear to be no mechanical systems, utility meter/connections, dumpsters, trash enclosures, or other ancillary features incorporated in this plan. The location of the mailbox

needs to be defined. The building inspector will require placement of house numbers easily discernable from the ROW.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. *Massing, Height and Scale:*

Dormers are a typical addition on this style home, and will not substantively alter the massing or height of the home.

2. *Roofs and Rooflines.*

Both additions are proposed to have low pitch shed roofs. There are common for small appendages, but the predominant roof form on this house and within this immediate neighborhood is a gable.

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 feature.

A basic tenet of this section is having a front door face the street. The proposed mudroom moves the main entrance around the corner to the south of the addition, no longer readily identifiable from the street other than the handrails and stairs, contrary to this standard.

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.

Windows are proposed across the easterly dormer façade only; cheeks remain windowless. The mudroom addition is proposed to have a single window on the west (front); with a door and window on the south.

(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:

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...

Residential buildings may be slightly recessed and or elevated from the street level in order to provide privacy. In such cases, visual interest along the streetscape can be provided through the use of landscaping, porches, and other similar features that offer a transition between public and private space.

The addition of the mudroom provides variety in the plane of the building façade. The building is not so close to the street so as to require privacy and additional landscaping to assure it. The front addition does, however, close the front of the house off from presenting a warm and inviting active entry. The loss of the entry canopy and central front door, tucked under a hardly perceptible roof cant deadens the streetfront and masks the entry.

(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 Assessor's record card lists the sheathing as vinyl. Plans do not define the proposed exterior materials, which need to be articulated.

(f) Reduce energy utilization:

All new construction shall meet the Guidelines of Energy Efficient Construction according 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:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

Development must meet appropriate building and life safety code as defined by the building inspector 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;

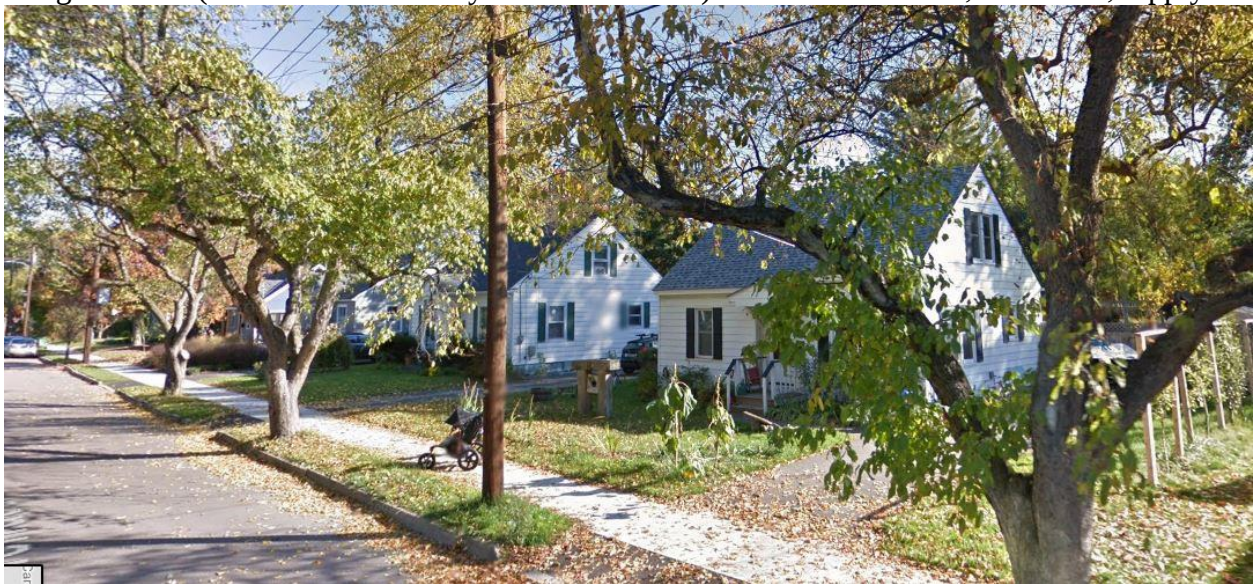
To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

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.*

The 2007 Historic Sites and Structures Survey for the Five Sisters Neighborhood ("New Harlam") considered the neighborhood in its totality and determined a high degree of architectural integrity and merit within its context. Locust Terrace was Phase III of the neighborhood buildout, and the only phase constructed post WWII. This building is among more than 224 properties surveyed; 202 within that project determined to be eligible for historic designation. (See attached survey documentation.) These standards, therefore, apply.



Locust Terrace streetscape, current view. Subject house is right of center. Note similarity of style, massing, and setback.

(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 constructed as a single family home, and will remain so. The addition of a rear dormer will no substantively change the spatial characteristics of the building essential for its integrity. The proposed mudroom, however, will negatively impact its “features, spaces, and spatial relationships”.

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 addition of a central volume that eliminates the appearance of the central entry significantly changes the character of the building.

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.*

This neighborhood is a panoply of alterations; the house immediately south of this bears several additions that have significantly altered the original appearance of the building. Any of these changes were permissible under the former regulatory standards.

The Historic Sites and Structures Survey report for 184 Locust Terrace notes “One of the very few houses on the street that is in original condition with no additions or alterations.”

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 simpleness of the post-war Minimal-Traditional example of housing, well represented here, will be altered with the proposed mudroom addition. The removal and replacement of the simple entry canopy with the mudroom negatively impacts the character of the property. The dormer will not be readily visible from the streetfront.

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 alterations are proposed in a desire for more space, not to address deterioration. Not applicable.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are proposed.

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

No archaeological resources have been identified at this location.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The proposed alteration to the principal façade significantly alters the character of the building and the features and spatial relationships associated with the design. This remains true even if the new work is easily differentiated.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

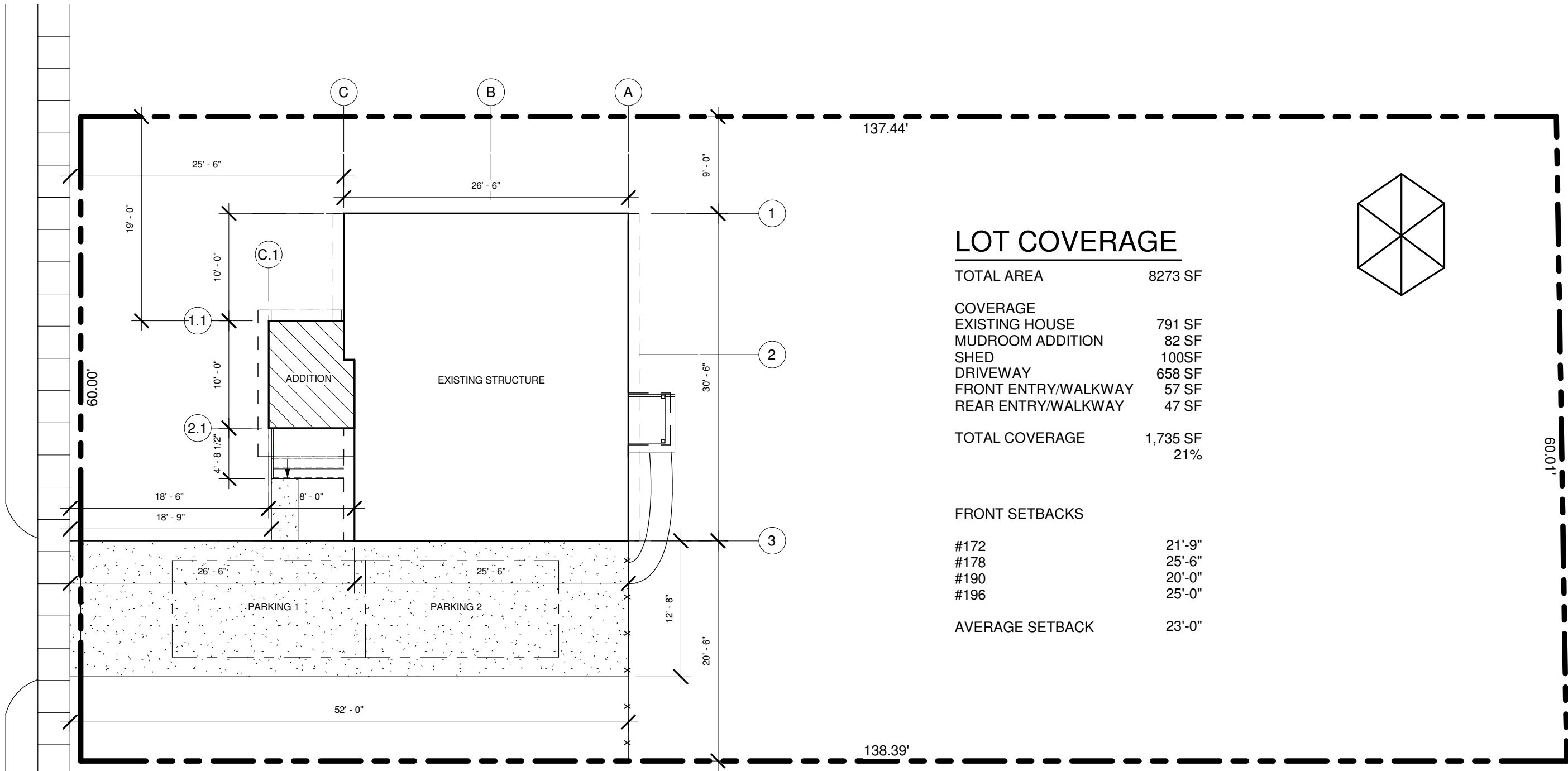
Although unlikely, both proposed additions could be removed in the future. The erection of the front addition, however, alters the essential form and integrity of the property.

Items for the Board's consideration:

1. A site plan dimensional concern is the failure to observe a required front yard setback. (Article 4, **Table 4.4.5-3: Residential District Dimensional Standards.**) The average of front yard setbacks on adjacent lots on both sides is 23'. (21'9", 25'6", 20', and 25'.) Setback averages allow a +/- 5' deviation, creating an acceptable front yard setback range from 18-28' from the front property line. The proposed mudroom is 16'5 ½ "from the front property line; not within the range and therefore non-compliant.
2. The proposed location of the front door does not face the streetfront, and is therefore in conflict with 6.3.2. (a) 3.
3. The addition of a new structural volume on the primary façade is in conflict with Sections 6.2.2 (d) and 6.3.2 (a) 3., (b), and (d).
4. If approved, the location of the mailbox will need to be defined on a building elevation.
5. If approved, the house number will need to be located on the primary façade and easily discernable from the public right-of-way.

6. Exterior sheathing materials need to be defined.
7. A spec sheet for the proposed lighting fixture shall be submitted to staff for review and confirmation of compliance with Section 5.5.2, Outdoor Lighting.
8. All new construction shall meet the Guidelines of Energy Efficient Construction according to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
9. Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
10. If approved, Standard Permit Conditions 1-15 apply.

LOCUST TERRACE



LOT COVERAGE

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1 Site Plan - Phase 1
1" = 10'-0"



New Frameworks

1 Mill St.
Suite 163
Burlington, VT

www.newframeworks.com

Stebbins Renovation

Gabrielle & Pierre Stebbins
184 Locust Terrace
Burlington, VT

Site Plan

1" = 10'-0"
09/22/2017

C100

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)

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Tom Cullins
Steve Offenhartz
Leo Sprinzen
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate*



Minutes

Burlington Design Advisory Board

Tuesday, September 26, 2017 3:00 p.m.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: , Matt Bushey (Chair), Leo Sprinzen, Tom Cullins (4:00 pm), Phil Wagner (alternate.)

Absent: Steve Offenhartz, Ron Wanamaker, Phil Hammerslough (alternate)

Staff present: Mary O'Neil

Session I- 3:00PM-4:30 PM

1. 18-0279CA; 184 Locust Terrace (RL, Ward 5S) Gabrielle Stebbins

Remove east side of roof and re-frame to accommodate full-height eave wall of second floor; add mudroom to front facade of home.
(Project Manager: Mary O'Neil)

Motion by Matt Bushey: I move the roof be revised to gable facing the street; location of door be relocated to west elevation. Mailbox and light shall be adjacent to the front door.

2nd: Phil Wagner

Vote 4-0

Motion carries.