

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

Matthew Bushey
Ron Wanamaker
Tom Cullins
Eric Morrow
Karyn Norwood
vacant Alt.
vacant, Alt.



DESIGN ADVISORY BOARD Tuesday 28, 2020 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/87148208371?pwd=TjhkclNtK1VBSSSteVlWVTJwYTBiQT09>

Webinar ID: 871 4820 8371

Password: 923553

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

Session I – 3:00 PM – 3:30 PM

21-0005CA; 20 Ludwig Court (RL, Ward 6S) Scott Thompson
Installation of replacement windows in an historic building.

Session II – 3:30 PM – 4:00 PM

20-0875CA; 115 North Union Street (RM, Ward 2C) Gerard Williams
Renovation of historic carriage barn to convert second floor into a residential unit;
construction of a new detached cottage for an additional residential unit for a total of
five units on-site; rearrangement of parking; landscaping and fencing.

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.

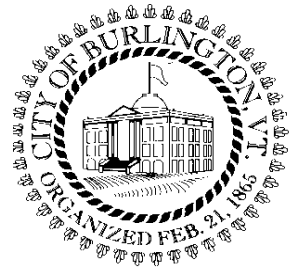
Non-Discrimination

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
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP20-0875CA; 115- 117 North Union Street
Date: July 28, 2020

File: 20-0875CA

Location: 115-117 North Union Street

Zone: RM **Ward:**2C

Parking District: Neighborhood

Date application accepted: May 13, 2020

Revised Application received: June 1, 2020

First DAB Review: June 9, 2020

Revised plans received: July 20, 2020.

Applicant/ Owner: Daniel Cockerline/Skipjack Building; Gerard Williams

Request: Renovation of carriage house to create a new residential unit on the second floor; construction of a small cottage for another residential unit (total of five); reconfiguration of driveway and parking areas, fence and landscaping.

Background:

- **Zoning Permit 19-1013CA;** replace window. June 2019.
- **Zoning Permit 19-0900CA;** change of use from duplex to triplex. June 2019.

Overview: The third unit of 115-117 North Union Street was legitimized with a zoning permit last year. New owners wish to add a fourth unit in the 2nd floor of the existing carriage barn, which is included in the description of the property on the Vermont State Register of Historic Resources. A fifth unit is proposed for a newly constructed, detached cottage. Parking areas reconfiguration and new landscaping is included with the application. Depending upon the favorability of the site plan, a parking waiver may be requested of the DRB.

Part 1: Land Division Design Standards

No land division is proposed as part of this application. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are significant, mature trees that line the north and south property boundaries of this parcel. The relocation of the carriage barn avoids those originally proposed for removal along the southerly line, but a parking area is illustrated in its stead. The applicant will need to identify the species and maturity of those trees prior to review by the DRB of their removal.

(b) Topographical Alterations:

No topographical alterations are defined within the project application.

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, solar, water, geothermal or other renewable energy resource.

(f) Brownfield Sites:

This address is not listed on the Vermont DEC website for identified Brownfields.

(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.

The applicant has provided an Erosion Prevention and Sediment Control Plan for review by the Stormwater engineering program. Revised plans were forwarded to that Division 7.22.2020. Their review and written approval will be a condition of any permit.

From the site plan, it appears that an entrance canopy is provided on the cottage, but as no building elevation was provided, it cannot be confirmed. There is no identified entrance canopy at the carriage barn, but if providing interior parking, could reasonably afford shelter for residents as they exit their vehicles within the structure.

(h) Building Location and Orientation:

The carriage barn is in a pre-existing location on the site. The cottage is proposed on the southerly side of the entrance drive, now moved further west. In that manner, it reinforces the detached and secondary nature of its addition to the collective site.

(i) Vehicular Access:

Access will remain as existing, from North Union Street via an elongated driveway.



(j) Pedestrian Access:

There are no identified pedestrian paths between the new residential unit(s) and the parking areas, which are required. The parking for the carriage barn unit (within the building) eliminates that necessity; but a walkway needs to be identified, and marked between the cottage and its assigned parking spaces.

(k) Accessibility for the Handicapped:

The applicant has provided information that the building inspector has determined that the expanded use may not require ADA satisfaction due to the separate nature of the dwellings. This remains under the jurisdiction of the building inspector.

(l) Parking and Circulation:

Within the Neighborhood Parking District, 2 parking spaces are required for each residential unit. For five units, 10 parking spaces are required. The plan rearranges the parking areas; and has provided not less than three options for parking 6, 8 or 10 vehicles. The six-space option assumes use of the first floor of the carriage barn as something different from parking.

Consulting **Table 8.1.11-1, Minimum Parking Dimensions** all illustrated parking is compact (8' x 18'). Inadequate back-up space (24' required for standard size, 20' required for compact) remains problematic.

The revised plan introduces a pervious surface (material unidentified) in front of the carriage barn, intended to be a back-up space for carriage house parking. If parking occurs on that pad, it

will count fully as coverage, and not be eligible under the 10% bonus provision of the ordinance relative to coverage.

(m) Landscaping and Fences:

The new site plan(s) are not clearly annotated to understand if landscaping or fencing is proposed along property boundaries. Screening will be required to prevent headlight trespass onto neighboring properties.

(n) Public Plazas and Open Space:

There are no public plazas required, but the site plan illustrates areas for resident outdoor enjoyment. The pervious pavement area immediately in front of the carriage barn could provide a nice patio area for that unit.

(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, and is required. Building sketches illustrate gooseneck lamps on the carriage house. Fixture information and illumination levels are still required.

(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 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.

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.

The location of mailboxes, utility connections, meters, and mechanical equipment must be identified on the site plan and building elevations as appropriate. All new electrical service shall be undergrounded.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The carriage house is existing; no change to its massing is proposed. The proposed addition of a minor detached structure is consistent with a secondary accessory building, and does not conflict with the massing, height or scale of the existing principal dwelling.

2. Roofs and Rooflines.

The carriage barn roof will retain the same configuration and centered gable as it enjoys now. The roof of the cottage is illustrated as a gable and eaves-front structure, consistent with accessory structures. A very informative historic photo has been submitted, identifying a small garden structure in that location and with a similar orientation.

3. Building Openings

Carriage barn:

In general, building openings are in the same location, some enlarged beyond their existing rough openings. In particular, the window under the center gable has been enlarged to accommodate a multi-paned casement window, which by its enlargement encroaches into a notable gable detail of the original barn. The DAB had previously supported this alteration. No new building elevations have been submitted in this revised packet.

Another under-eave window has been added (presumably for symmetry), and a small window on the front (east) first floor elevation has been removed. The three carriage barn doors on the first floor (east) have proposed to be replaced with large garage doors (illustration for “open doors” looks like glass panels.) A spec sheet has been provided for these carriage house doors.

The second floor south window is proposed to be replaced with a double patio door, entering onto a curvilinear deck, supported by two braces. The north elevation proposes installation of two new double hung windows. No openings are proposed for the west; presumably, to meet code as the building sits close to the property line.

Cottage:

The cottage has minimal openings, with the largest on the west elevation where a patio is proposed. Spec sheets for the windows have been submitted. No new building elevations were received.

(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 views from this property. Not applicable.

(d)Provide an active and inviting street edge:

No changes are included for the principal building, but the reconfigured access drive and parking areas will introduce visual access to the cottage.

The new parking areas had been proposed to be screened with landscaping. If a fence or other landscaping is continued to be proposed, more definition is needed.

(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.

The cottage will be sheathed in white cedar shingles and solid pine trim board. Roofing appears to be asphalt shingle. The material of the carriage house deck has not been provided. The large area in front of the carriage house is identified as pervious surface. If intended as part of the 10% bonus provision of the ordinance, this patio will have to be designed and maintained to infiltrate the 1-year/24-hour storm event onsite, subject to review and approval by the Stormwater Administrator. If intended for parking, it will count as full coverage.

(f) Reduce energy utilization:

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.

(g) Make advertising features complementary to the site:

Any signage will require a separate zoning permit.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Redevelopment is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the 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.

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*

The carriage barn at 115-117 North Union Street is listed, with the principle building, on the Vermont State Register of Historic Resources. See attached listing sheet. Therefore, the standards of Section 5.4.8 apply for alterations to the carriage barn.

(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 carriage barn was traditionally used as an accessory structure to the primary dwelling. Conversion to residential use has been successful in other applications, with some allowances for alteration. In this instance, replacement of the central 2nd story bay with an oversized casement window alters by intrusion into the gable ornament specific to this building (and notable because this was constructed for Edward Booth, manage of the Booth Lumber Company.) The DAB previously supported this alteration.

Some rearrangement has occurred with the main carriage house doors, allowing them to be utilized for garage parking. If building openings are retained in the same pattern and visually reflect the original design, then the change may be determined to be minimal.

The southerly deck, while not original to the barn, is easily reversible.

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 massing, scale and proportion of the carriage barn is retained. Some alteration to the primary (easterly) façade bend the flexibility of alteration away from compliance with this standard. The enlarged central window opening, cuts into the gable ornament; a specific design feature of this building. While replacement of the three barn doors is proposed, their visual appearance will be important to understand. A spec sheet for the replacement doors has been provided, as has a spec for a new fir door for the pedestrian entrance.

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.*

The introduction of a small cottage may be considered, and is particularly supported with the submission of a historic photo of a similarly styled building in that location. The applicant has provided options for the gable end ornamentation.

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 gable end timbering of the carriage barn is among the most notable characteristics of the building.

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 the adaptation of an existing barn to residential use. Materials and features will be retained or replaced to match the old.

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. Not applicable.

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

There are no identified archaeological resources at this location. Not applicable.

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

Replacement windows and entry doors for the carriage barn will certainly read as new; their arrangement in existing openings will help retain the character of the structure.

The cottage will be detached and subservient to the principal, historic structure.

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

It is possible to consider the reversible nature of both of the accessory cottage structure and the wooden deck proposed for the carriage barn. Both could be removed at some future date without an adverse impact to the essential form and integrity of the overall historic property.

Items for the Board's consideration:

- Painted or demarked walkways must be introduced between parking areas and structures to separate vehicles from pedestrians.
- Revised building elevations shall be provided to understand features; particularly roof canopies over entrances, location of meters and mailboxes as well as utility connections where applicable.
- All parking spaces are proposed to be compact spaces, and all back-up space is inadequate to the requirements of the ordinance.
- Screening must be provided between parking areas and boundary lines to prevent headlight trespass onto neighboring properties.
- Electrical service shall be undergrounded.
- A clearly articulated landscape plan, including tree cutting and planting schedule (with species and location) shall be provided for review.
- The materials of decks and patios shall be provided.
- Roofing materials shall be defined.
- Lighting fixtures, proposed locations and illumination levels are required.
- If pervious pavement is proposed, it shall be designed and maintained to infiltrate the 1 year/24 hour storm event; and is subject to review and approval by the Stormwater Administrator.
- A breakdown of the coverage will be required to break out "bonus" coverage from base coverage, and to assure there is compliance with Article 4 of the ordinance.

Revisions to 115 N Union Project Proposal

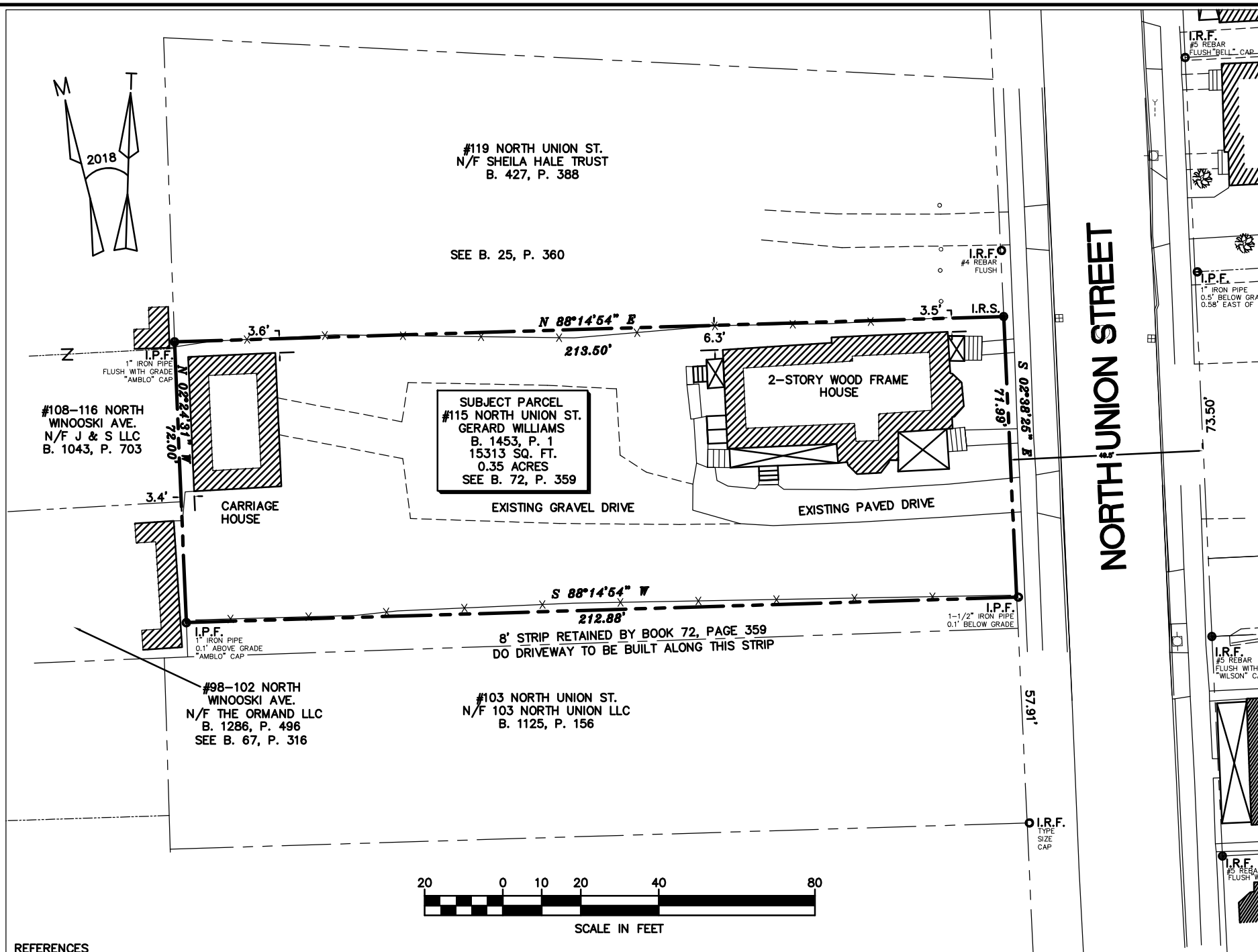
ITEMIZED changes (Friendly amendments)

- Updated site plan:
Property has been surveyed and new pins set. New site plan is drawn using survey data for locations of all structures.
Updates include moving cottage west on lot to allow more room for parking on its east side.
Locations of utilities, meters and mailboxes.
- Updated parking quantities and layout:
Back up areas increased to 16' with a curb on all spaces to allow bumper to extend further over lawn.
A permeable concrete grid is in front of entire carriage house now to provide for back up and turn around of indoor parking spaces.
Options for 10 spaces or 8 spaces if DRB accepts parking plan.
A 6 space plan, if accepted, could also greatly improve parking flow and usability of doors on carriage house.
- Zoning and fire criteria:
Both new units will use sprinkler systems and do not need to have fire access as per Brad Biggie, Building Inspector.
Details of fire rated walls have been drawn by G4 Architects based on existing setbacks to property line established in survey.
Cottage moved north to be 10' from south property line.
- ADA Access:
May not require ADA due to the separate nature of the dwellings opposed to one large multi unit. Brad Biggie
- Cut sheets for doors and windows, including the garage doors:
Overhead door quote attached
Windows and doors by Brownell quote to be attached monday
All casements changed to awnings
- Friendly amendment to see more details on the foundation of the cottage
Helical pier drawings and spec sheets. Installers Claim with magnesium anodes, piers can last well over 100 years. Will use enough anodes on each pier to exceed 100 year longevity. A PVC skirt board will run to grade to hide piers.

If board is not convinced I have a back up plan for a frost protected slab on grade that does not have a curtain drain.

- Comments supportive of changes in the gable
Victorian gable ornamentation options for review
- Showing the details or how the cladding relates to the main house (tie in to detail in the trim) or provide historical
Added horizontal gable trim boards and skirt board at grade to mimic carriage house.
Also found a blurry historical photo showing a possibly shingled structure in that location.
Added Crown molding to Cottage roof trim and bed molding to frieze to match carriage house.

I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING. RICHARD W. BELL L.S.

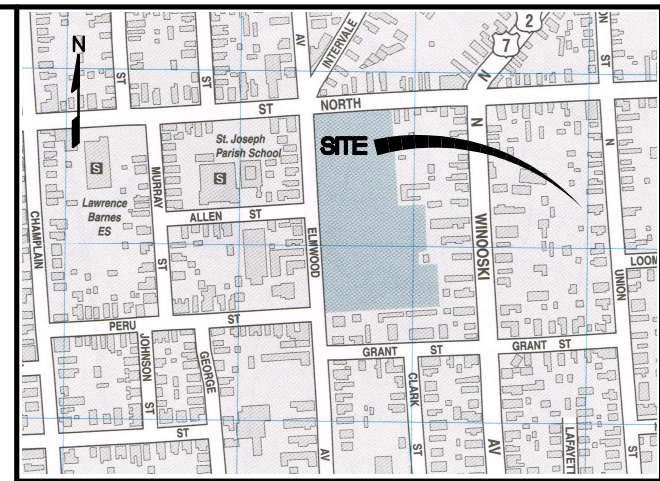


REFERENCES

1. AN UNRECORDED PLAN ENTITLED "RETRACEMENT SURVEY SHOWING THE LANDS OF JOHN A. PYKE, BRUCE W. FLEMING, AND LINDSAY FLEMING, 115 NORTH UNION STREET, CITY OF BURLINGTON, VERMONT," DATED FEBRUARY 25, 2005, BY BUTTON PROFESSIONAL LAND SURVEYORS, PC OF SOUTH BURLINGTON, AND PROVIDED BY SAME.
2. WARRANTY DEED OF WALLACE AND HATTIE HOWE TO MARY NOWLAND, DATED SEPTEMBER 19, 1919, AND RECORDED IN BOOK 72, PAGE 359, OF THE CITY OF BURLINGTON LAND RECORDS.
3. WARRANTY DEED OF THOMAS B. AND SARAH W. WILSON, AND WILLIAM J. LANGSHORE TO GEORGE W. ARMS, DATED AUGUST 27, 1887, AND RECORDED IN BOOK 25, PAGE 360, OF THE CITY OF BURLINGTON LAND RECORDS.
4. WARRANTY DEED OF KARL C. AND HEATHER M. ASHLINE TO HEATHER M. ASHLINE, DATED JUNE 25, 1985, AND RECORDED IN BOOK 317, PAGE 407, OF THE CITY OF BURLINGTON LAND RECORDS.
5. ADMINISTRATOR'S DEED OF THOMAS REEVES, ADMINISTRATOR TO THE ESTATE OF ORMAN P. RAY, TO ROBERT C. AND GERTRUDE B. SMITH, DATED JANUARY 31, 1918, AND RECORDED IN BOOK 67, PAGE 316 OF THE CITY OF BURLINGTON LAND RECORDS.

NOTES

1. BEARINGS ARE BASED ON GPS DATA DERIVED FROM OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY..
2. OTHER EASEMENTS RECORDED OR UNRECORDED MAY EXIST.
3. NO ENCROACHMENTS WERE OBSERVED..
4. RIGHT-OF-WAY OF NORTH UNION STREET 3 RODS WIDE FROM ROAD BOOK, PAGE 84 AND 85.



LOCUS
NOT TO SCALE

LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY OR PARCEL LINE
x---	WIRE FENCE
□	POLE
---	GUY WIRE
⊞	CATCH BASIN
⊙	SEWER MANHOLE
○	WOOD POST
○ I.R.F.	IRON ROD FOUND
● I.R.S.	IRON ROD SET
○ I.P.F.	IRON PIPE FOUND
⊕	HYDRANT
☆	LIGHT POLE

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED WITH ELECTRONIC TOTAL STATION SURVEY EQUIPMENT, WITH A POSITIONAL TOLERANCE CONFIDENCE LEVEL ABOVE 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

DATED _____

RICHARD W. BELL L.S. #638 VT.

© COPYRIGHT 2020

PROJ. #201317

DATE: JULY 2020

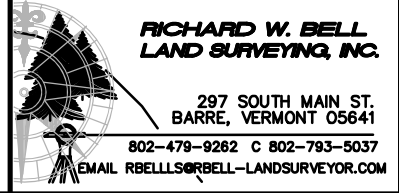
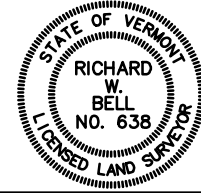
SCALE: 1"=20'

SURVEYED BY: TWW/MLC

CHECKED BY: RWB

SHEET 1 OF 1

DWG. # S-1317



115 N Union Parking Plan:

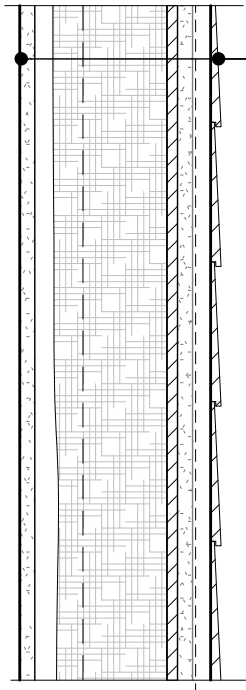
We would like to petition the DRB to consider allowing one parking space for each single bedroom unit on the property instead of two in order to increase green space and improve flow. Expansion to the property involves converting carriage house into a single bedroom apartment and building a new 1 bedroom cottage in the mid section of the lot. Two of the three existing apartments in the main building are also single bedroom. A full 10 space plan is possible and has been designed by utilizing two indoor spaces inside the carriage house. Garage doors will be used for access and wooden barn doors added to maintain historical accuracy. This is a better design for occasional use and storage rather than daily parking. A back up area for carriage house spaces also adds a large area that needs to be drivable through use of a permeable concrete grid. The 10 space plan also requires 6 spaces to be placed next to the main house which creates an awkward turning and backup scenario. Both DAB and owner agree that it is not ideal and may not be necessary given the occupancy of the property. We propose to use the first room in the basement to provide a heated and locked bike storage area that will accommodate up to 8 bicycles for daily use and accessible to all. Six parking spaces would be provided. One for the carriage house apartment and one for the cottage apartment in the back of the lot. Four spaces would be supplied closer to the main house, two for the upstairs apartment and one each for the two downstairs apartments.

If the six space plan is not acceptable, we will make use of the parking spaces inside the barn and install the large backup area for a total of 8 spaces.

See attached site plans.

Thank you for your consideration

-Daniel Cockerline
Contractor



UL ASSEMBLY U344 (1 HOUR RATED BEARING WALL BOTH SIDES)
INSULATE TO R-23 MIN.

- 5/8" TYPE 'X' SHEETROCK (OPTIONAL EXTERIOR GRADE TYPE 'X' SHEETROCK @ GARAGE LEVEL)
- EXISTING ROUGH SAWN 2x4 WOOD STUDS @ 24" O.C. MIN
- 2x6 WOOD STUDS SISTERED ONTO EXISTING 2x4 WOOD STUDS
- CELLULOSE INSULATION (R-25 MIN)
- EXISTING 1x6 WOOD SUBSTRATE OR 3/4" PWD SHEATHING
- 5/8" TYPE 'X' EXTERIOR GRADE GYPSUM SHEATHING
- WEATHER RESISTANT BARRIER & 3/4" WOOD STRAPPING (OR RAINSCREEN / WEATHER RESISTANT BARRIER)
- WOOD CLAPBOARD SIDING

THIS DRAWING IS THE PROPERTY
 OF G4 DESIGN STUDIOS, LLC AND
 IS NOT TO BE COPIED,
 REPRODUCED, OR THE CONTENT
 THEREOF USED, IN WHOLE OR IN
 PART, WITHOUT THE PRIOR
 WRITTEN CONSENT OF STEVE
 GUILD



115 NORTH UNION
 STREET
 BURLINGTON, VT

SCALE: 1 1/2" = 1'-0"
 DATE: 07/16/20
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT: 115

SHEET TITLE:
 RATED
 EXTERIOR
 WALL

A-1

PRICE LIST 2020

HELICAL PILES

Model (diameter)	Project	Maximum Bearing Capacity		Price Installed	
		Compression (lb)	Tension (lb)	7 ft (long)	10 ft (long)
P2 (2-3/8 in)	Medium Residential and Light Commercial (deck, carport, sunroom, single story residential addition, etc.)	11,200	7,450	\$265.00	\$295.00
P3 (3-1/2 in)	Heavy Residential, Light to Medium Commercial and Industrial (two-story residential addition, cottage, sign, carport, solar panel, new construction, underpinning, boardwalk, tie-back, etc.)	33,000	19,850	\$355.00	\$385.00
P4 to P10 (4 to 10-3/4 in)	Heavy Residential, Light to Heavy Commercial and Industrial (sign, light post, new construction, solar panel, bollard, retaining wall, etc.)	50,000	On demand (THESE PRICES ARE SUBJECT TO CHANGE AT ANY TIME)		

*Please Read:

- Maximum bearing capacity of a helical pile** is only achieved when they are installed to maximum pressure (psi) or "friction" in the ground. The psi indicated on the installation equipment indicates the "real time" friction in a soil. Friction is the soils density and that's what are system depends on. Not surface area like concrete footings.
- Vermont has many soil types and soil density can change depending on the location of a project.
- Projects where our helical piles are supporting a substantial load and/or a heated envelope, it is **highly recommended that you hire us to profile the soils density on site**. This will allow us to determine the correct depth and helix size required to obtain the correct bearing capacity.
- Soil profiling allows us to estimate the project accurately.**
- If client **does not proceed with soil profiling, extra costs may occur if a pile needs to be advanced deeper.**

EXTENSIONS

Model (Dimensions)	Price Installed	
	7 ft (long)	10 ft (long)
R2 (2-3/8 in)	\$175.00	\$250.00
R3 (3-1/2 in)	\$210.00	\$300.00

SOIL PROFILING

Model (Dimensions)	Price Installed
Residential Profiling (1-5 TESTS)	\$1,000.00
Complete Soil Profiling and Investigation	\$3,500.00 - \$5,000.00

*Please Read

- Soil Profiling and Investigation for PSF rating:** The utilization of proprietary equipment, methods, and certified operator to determine soil PSF rating, soil and or rock anomalies, and soil depth and consistency as established by proprietary methodology and equipment. Soil profiling and investigation is done on site, in real time, with probes which are removed after each sample. Boring logs and data provided to customer after each analysis with an engineer stamped report. A labeled wooden stake is provided for field reference of each test pit.
- Test Probe Pricing:** Each test pit analysis varies in time required complete due to:
 - depth of soil.
 - obstructions and density.
 - Logistics and site conditions.
 - Volume of data processing.
 - Rate includes transportation and mobilization for 8 hours.
- Test Probe Terms:** All sales are final, and no refunds will be provided unless canceled a minimum of 48 hours in advance. 1-week processing time is required for the test pile results to be completed, reviewed, and engineer stamped.
- Special Note:** If customer decides to proceed with TMP helical pile installation, %50 of the soil profiling and investigation cost will be deducted from the final invoice.
- Uplift Test:** The utilization of an electronic device to measure the uplift resistance in soil up to 1.5 kips. Test will be held over specific time intervals to reveal a helical piles ability to resist a load under tension at a specified depth.
- Uplift Test Pricing:** Each uplift test will vary in time depending on time under tension required by engineer. **\$1,000.00 per test.** No rebate.

ADDED COSTS

- * Magnesium Sacrificial Ring Anodes (cathodic protection will extend post life up to 40 years): **\$25.00 per post (optional)**
- * Under existing structure installations: **\$335.00 per post (Any structure less than 7ft clearance, P2 only)**
- * Winter Installation Fee: **\$50.00 Per post (If ground frost is present)**
- * Fuel Charge: **\$35.00 per Job**
- * Adjustable Brackets: **\$5.00 per post (optional)**
- * Site Visits or Preliminary Meetings: **\$75.00 (Price may differ with distance) (optional)**

QUOTE

PO Box 2129, 4182 Highbridge Road
Georgia, VT, United States 05468
802-524-7595
www.champlaindoor.com



CHAMPLAIN
DOOR SYSTEMS

The Garage Door Specialists



Customer

Dan Cockerline
10 Myrtle Street
Burlington, VT, 05401

Phone:
Cell:

Email: skipjackbuilding@gmail.com
Project:

Quotation no.:

2141847-1

Prepared by:

Phil Bechard
Phone: (802) 524-7595

Email: philb@champlaindoor.com

Description:

G-4400 (service-station) prepainted black

Date: 2020/04/28

Expires on: 2020/05/28

Model: G-4400 (Service-Station)

Quantity: 3

Size: 8' 8" x 8' 6" (width x height)

Sections: 1 3/4"-thick aluminum extrusions, non-insulated

Tubular aluminum extrusion, 0.063 in. (1.6 mm) thick. Each section is built with solid contact weatherstripping between sections.

Color: Prepainted Black

Windows: Full view glass

#5 : Clear thermopane

#4 : Clear thermopane

#3 : Clear thermopane

#2 : Clear thermopane

#1 : Clear thermopane

Weatherstrip:

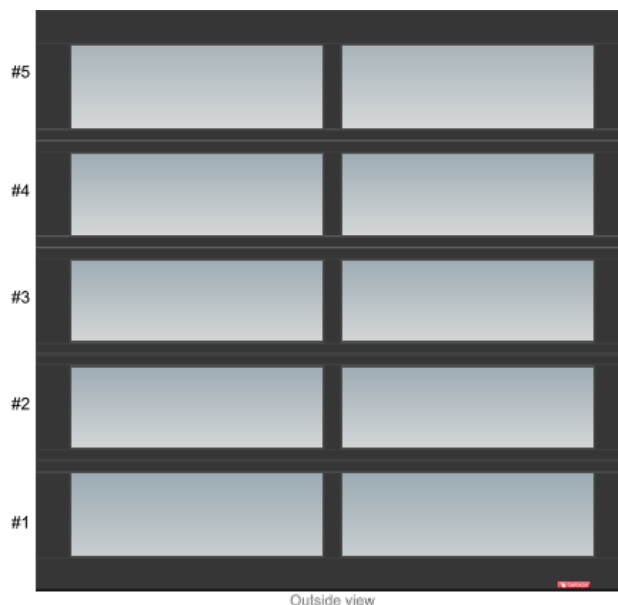
Bottom: Rubber Full view section

It's "U"-shaped rubber weatherstripping remains flexible during cold weather.

Perimeter: Commercial (WS #101)

Hardware: Dura+, 2" commercial duty

- Standard lift
- Prepared for metal frame
- Extra charge - 10" radius torsion
- 10,000 cycle torsion spring(s)
- Weight (Hrdw) : 16 lb.
- Headroom: 10 in.
- Single hinges
- Continuous angle
- Steel roller
- Weight (Door + Hrdw) : 278 lb.
- Thickness used for tracks : 2 in.
- Angle perforated 10' 14g (1 per door)



Outside view

GARAGA®
EXPERTS
Network of Certified Specialists

Note: INSTALL NEW DOORS COMPLETE

HIGH-END GARAGE DOORS ARE #1 FOR ROI AMONG ALL HOME IMPROVEMENT PROJECTS. ASK FOR DETAILS.

TERMS: 40% Deposit Required with signed proposal. Balance due upon job completion. Unless otherwise stated herein, this quotation does not include the following: Opening and jamb preparation, inside and external wiring (electrical controls) and mounting plates. Openings must be ready for installation. Openings must be square, jambs plumb, floor level. Our company is Licensed, Insured, Bonded & Accredited.

This quotation is submitted according to the standard Garaga Inc. features and its products. A measurement and evaluation of the premises by a professional is highly recommended and will confirm the precise cost of your project. To serve you better, please specify the quotation number with your order. QUOTATION VALID FOR 30 DAYS.

Material subtotal \$ 7,480.50
Vermont Tax 6.00 %
Your price \$ 7,995.00

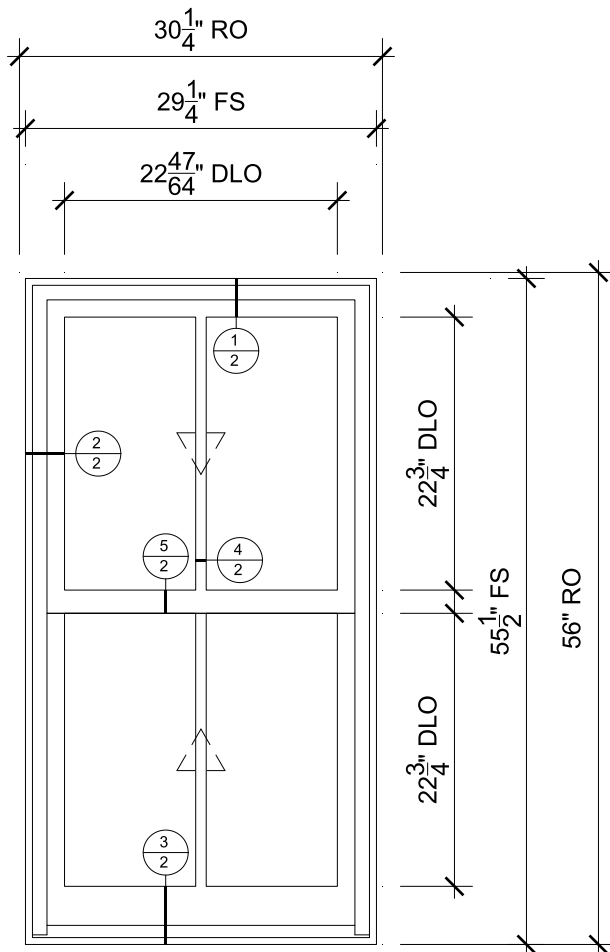
(Installation included)

Accepted by: _____

Date: _____

P.O.# _____

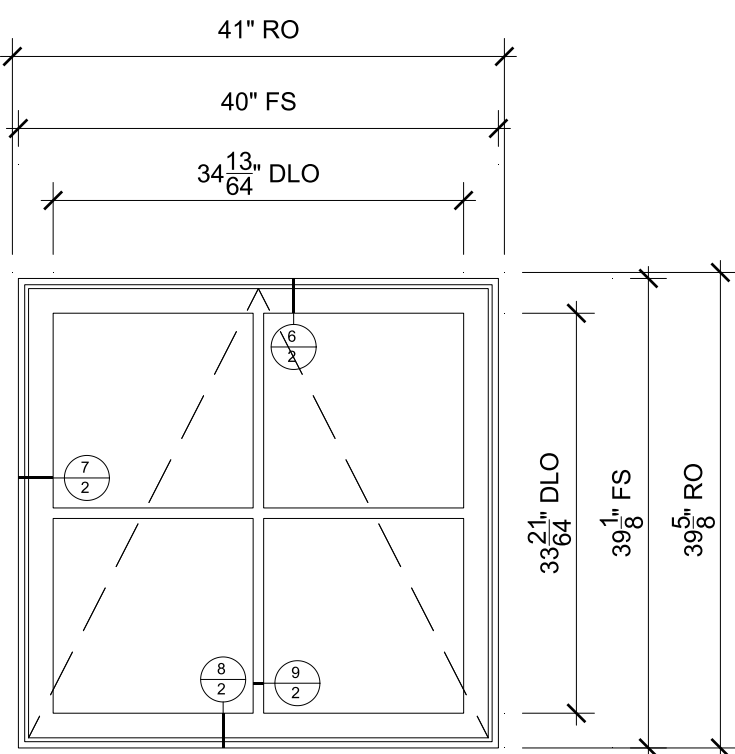
Page 1/1



01
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

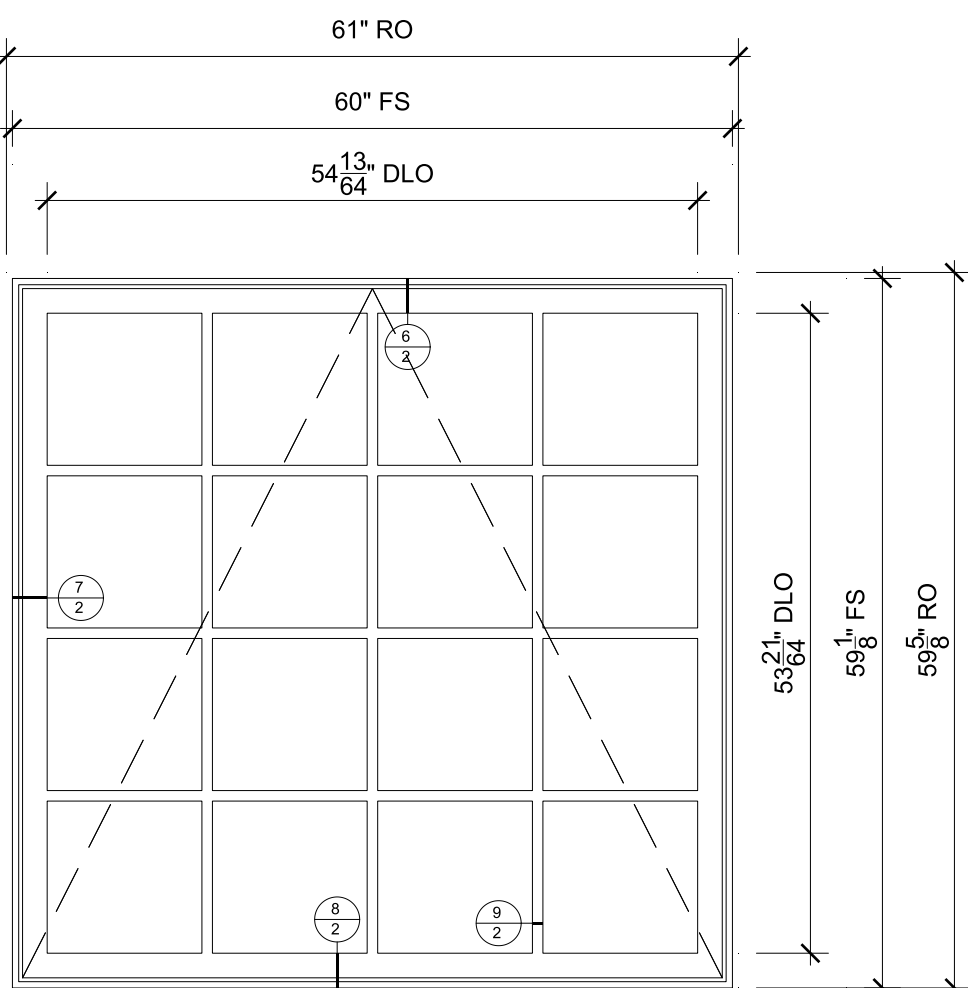
Line #: 1
Qty: 4
Mark Unit: None
Product Line: Ultimate
Unit Description: Double Hung G2
Rough Opening: 30 1/4" X 56"
Frame Size: 29 1/4" X 55 1/2"
Exterior Finish: Pebble Gray
Species: Pine
Interior Finish: Bare
Unit Type: Double Hung G2
Call Number: CN2424
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,
Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Matte Black
Screen Surround Color: Pebble Gray
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: 4 9/16"



02
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

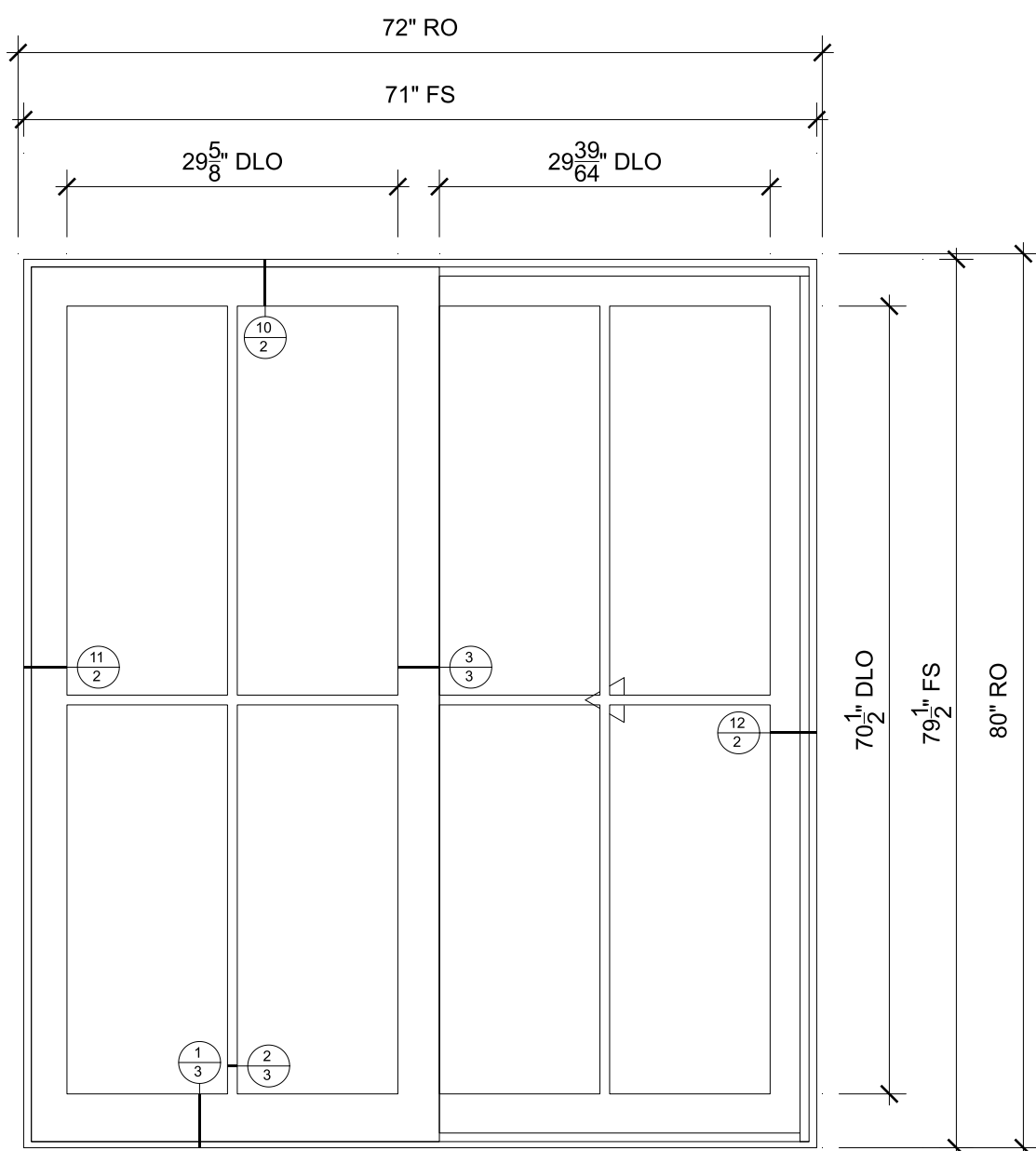
Line #: 2
Qty: 2
Mark Unit: None
Product Line: Ultimate
Unit Description: Awning
Rough Opening: 41" X 39 5/8"
Frame Size: 40" X 39 1/8"
Exterior Finish: Pebble Gray
Species: Pine
Interior Finish: Bare
Unit Type: Awning, Roto Operating
Call Number: CN4040
Glass Information: IG - 3/4", Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Aluminum Screen
Hardware Color: Matte Black
Screen Surround Color: Ebony
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: 4 9/16"



03
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

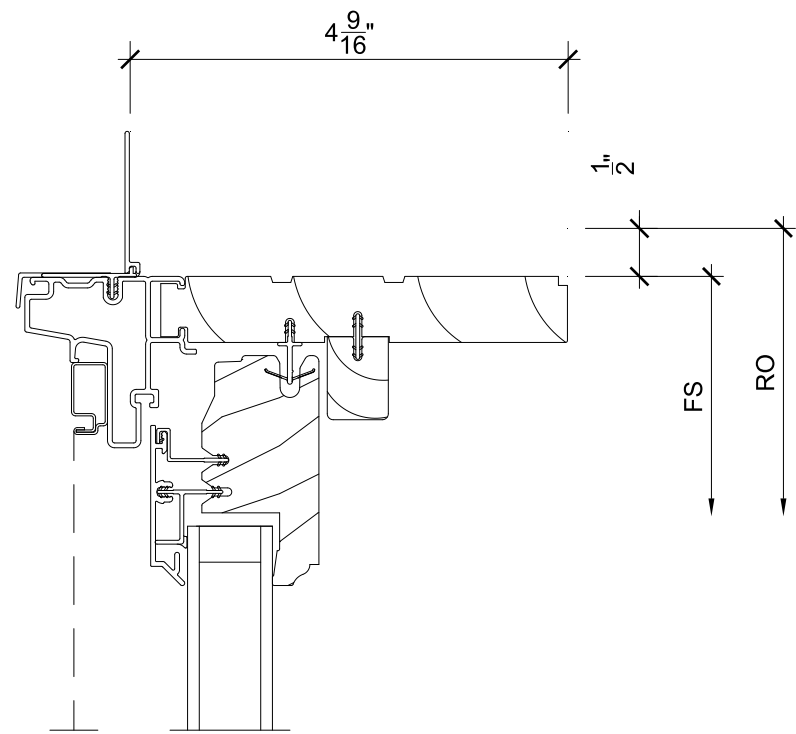
Line #: 3
Qty: 1
Mark Unit: None
Product Line: Ultimate
Unit Description: Awning
Rough Opening: 61" X 59 5/8"
Frame Size: 60" X 59 1/8"
Exterior Finish: Pebble Gray
Species: Pine
Interior Finish: Bare
Unit Type: Awning, Roto Operating
Call Number: CN6060
Glass Information: IG - 3/4", Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Aluminum Screen
Hardware Color: Matte Black
Screen Surround Color: Ebony
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: 4 9/16"



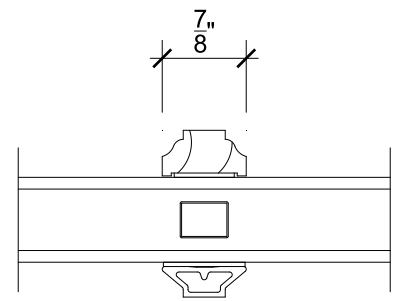
04
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

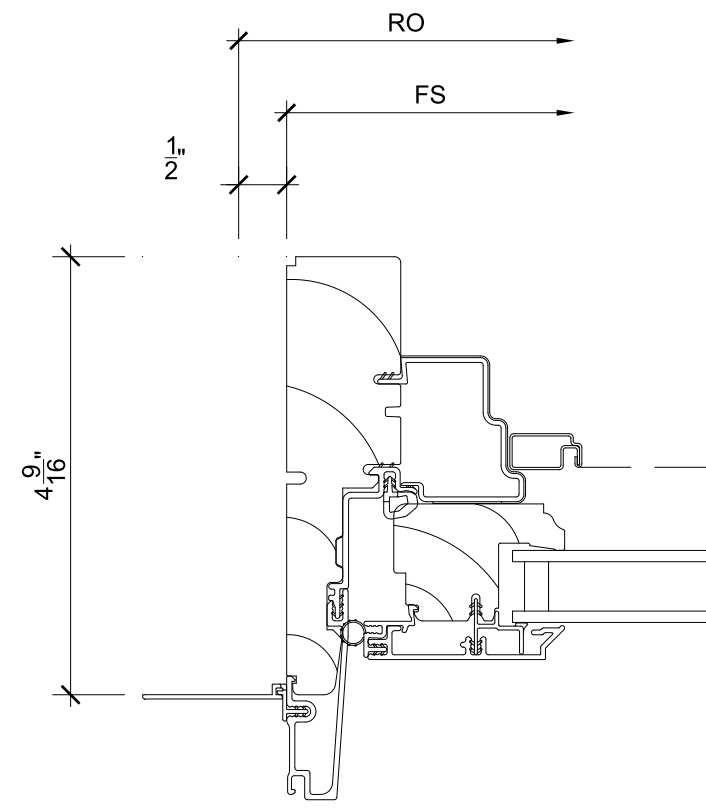
Line #: 4
Qty: 1
Mark Unit: None
Product Line: Ultimate
Unit Description: Sliding Patio Door
Rough Opening: 72" X 80"
Frame Size: 71" X 79 1/2"
Exterior Finish: Pebble Gray
Species: Pine
Interior Finish: Bare
Unit Type: Sliding Patio Door, OX
Call Number: CN
Glass Information: Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: 2 Point Multi-Point Lock
Screen Type: Ultimate Sliding Screen w/ Roller Assembly
Hardware Color: Matte Black
Screen Surround Color: Pebble Gray
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: 4 9/16"



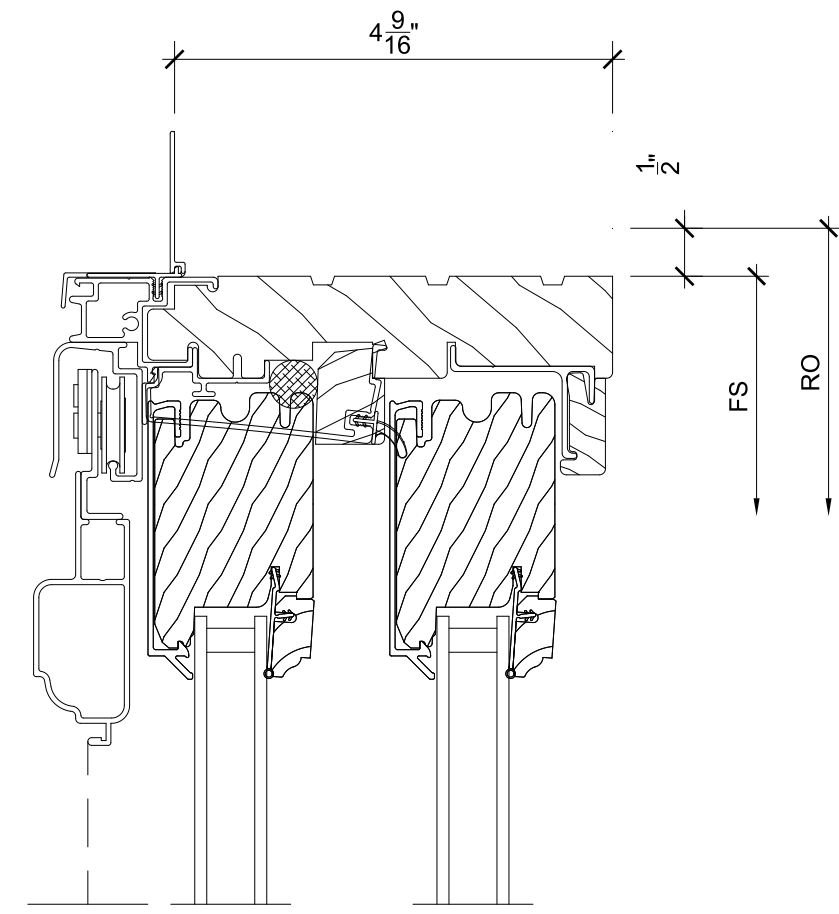
1
2 Head SCALE: 6" = 1'-0"



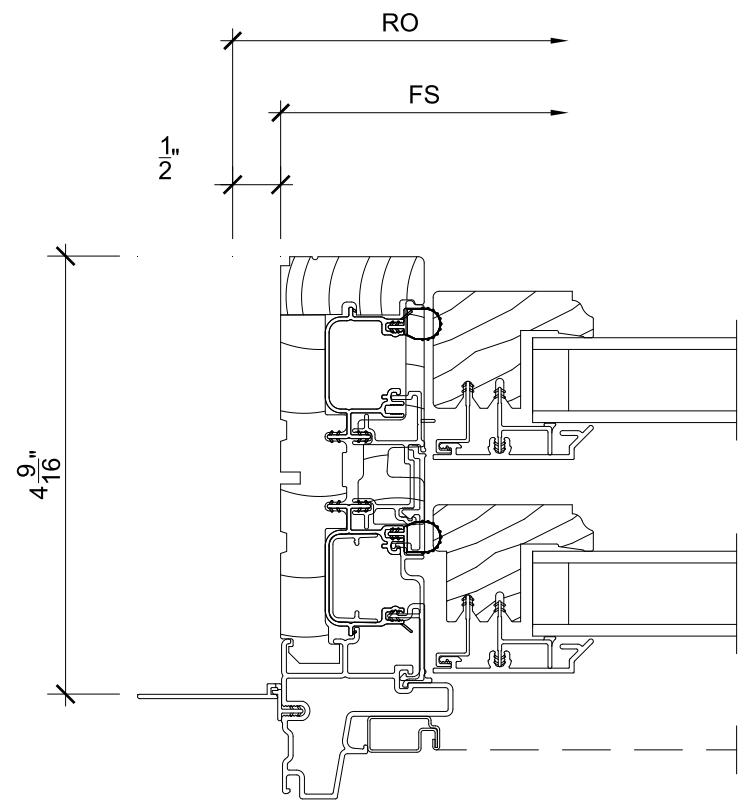
4
2 Divided Lite SCALE: 6" = 1'-0"



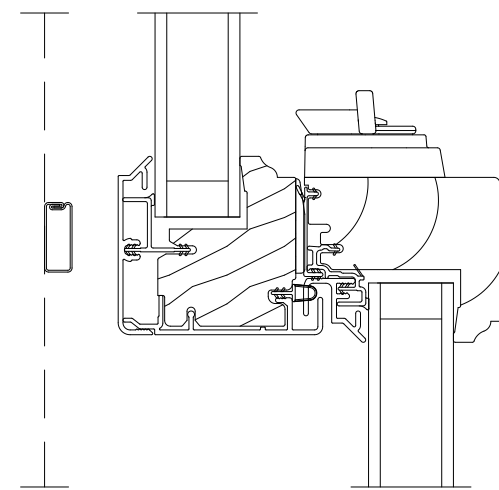
7
2 Jamb SCALE: 6" = 1'-0"



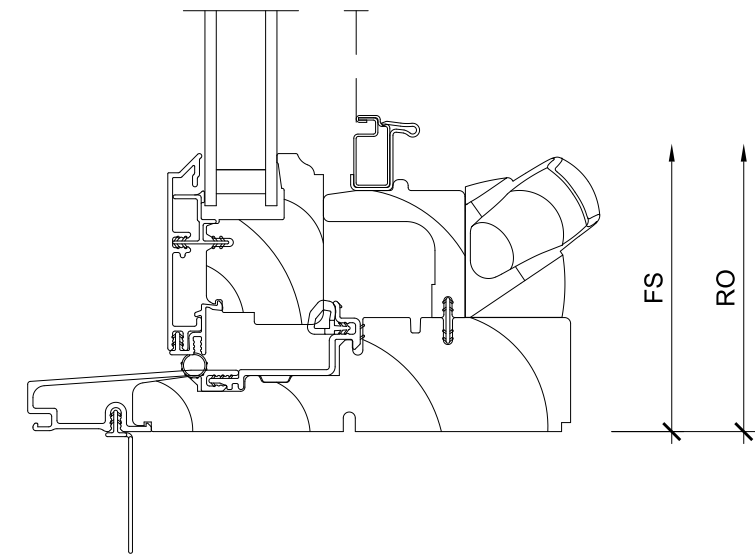
10
2 Head SCALE: 6" = 1'-0"



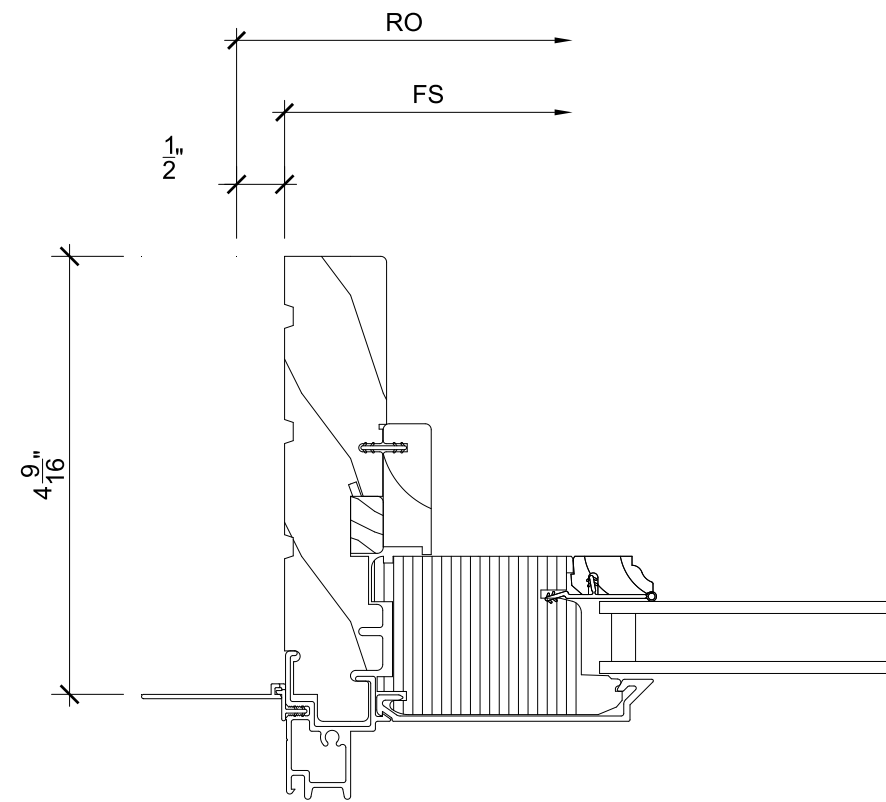
2
2 Jamb SCALE: 6" = 1'-0"



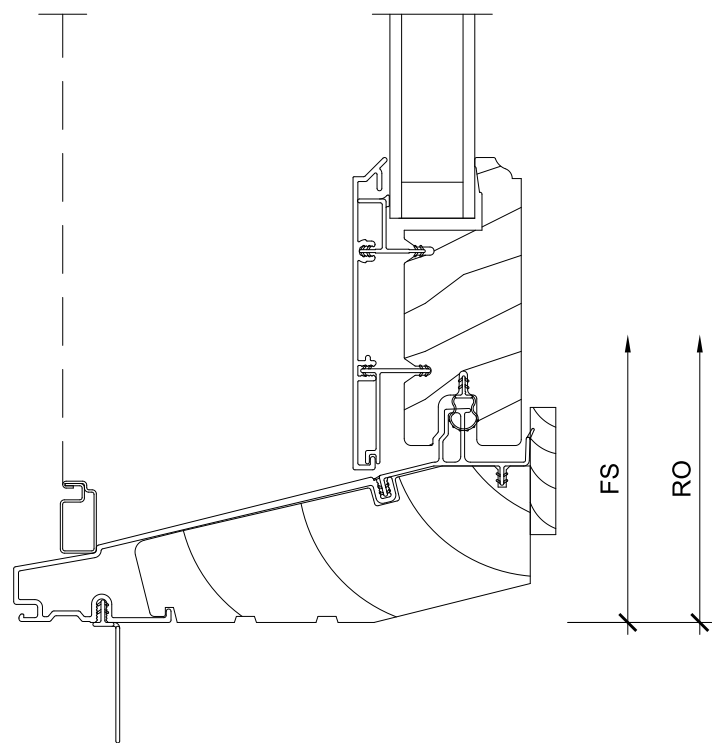
5
2 Checkrail SCALE: 6" = 1'-0"



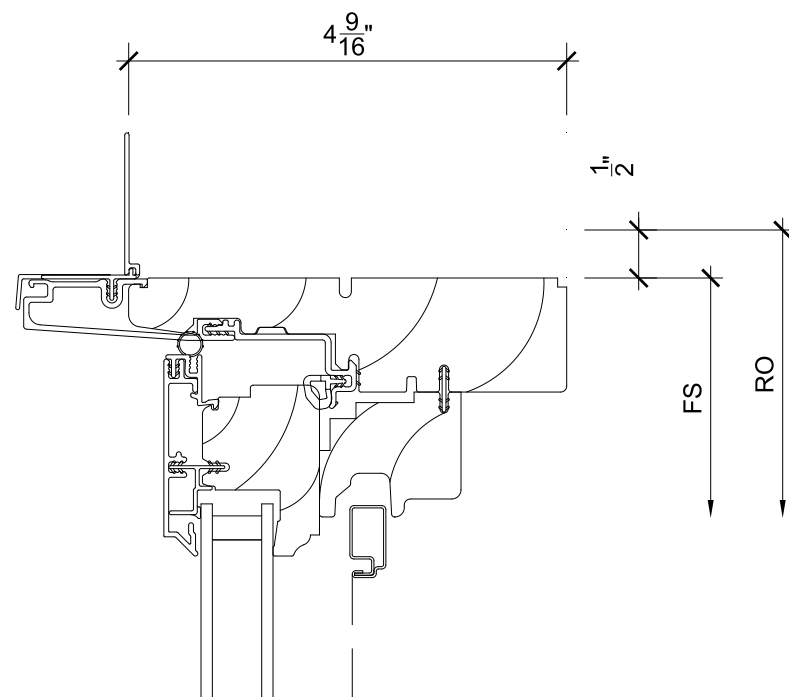
8
2 Sill SCALE: 6" = 1'-0"



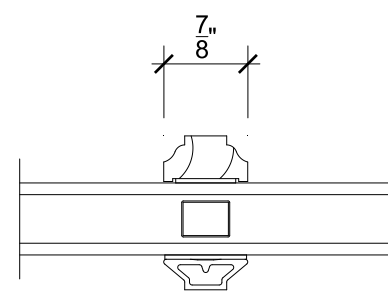
11
2 Jamb SCALE: 6" = 1'-0"



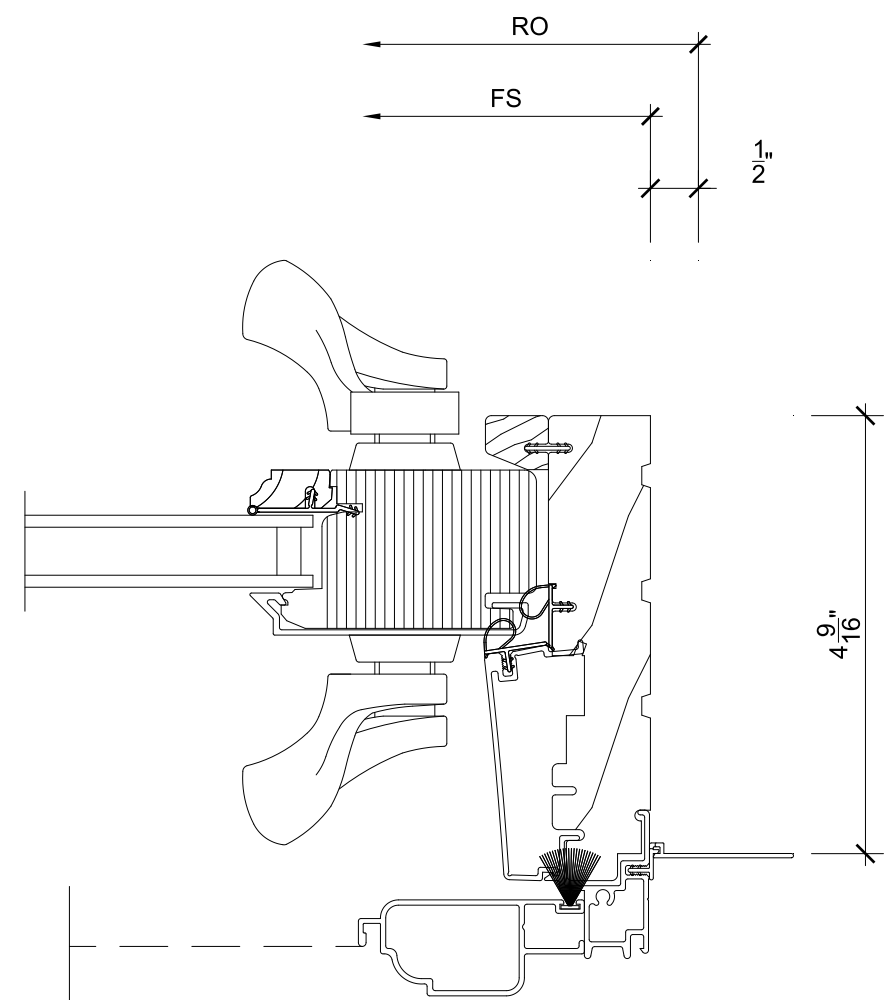
3
2 Sill SCALE: 6" = 1'-0"



6
2 Head SCALE: 6" = 1'-0"



9
2 Divided Lite SCALE: 6" = 1'-0"



12
2 Jamb SCALE: 6" = 1'-0"

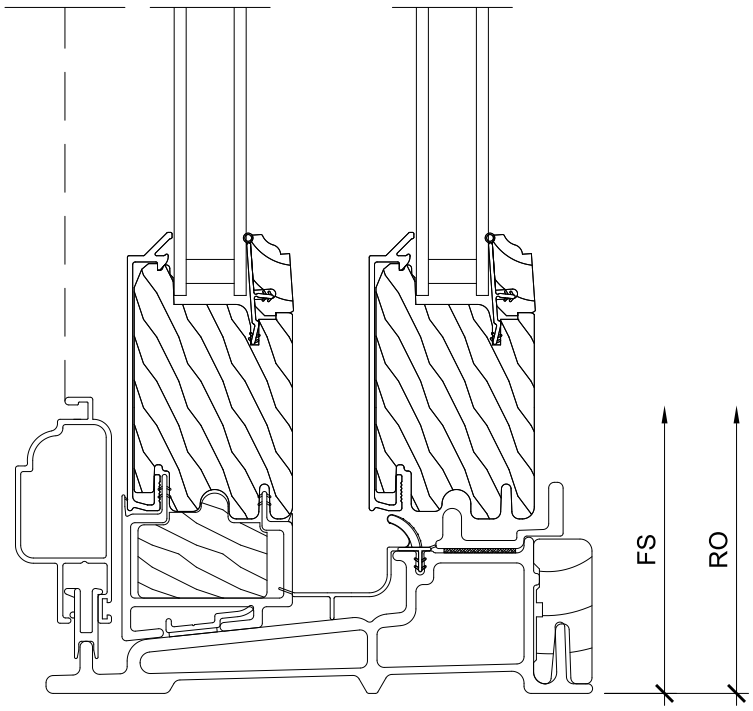


ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also acknowledge the responsibility to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

CREATED: 07/17/2020 REVISION:

PK VERSION: 0003.03.00

PROJ/JOB: Dan Cockerline / Carrige House 115 N. Union
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: BILL BALDWIN
QUOTE#: Z6S6ANH



1
3

Sill

SCALE: 6" = 1'-0"

4
3

NOT USED

SCALE: 6" = 1'-0"

7
3

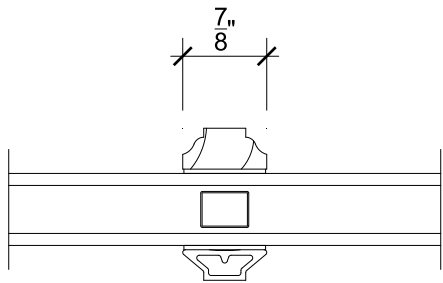
NOT USED

SCALE: 6" = 1'-0"

10
3

NOT USED

SCALE: 6" = 1'-0"



2
3

Divided Lite

SCALE: 6" = 1'-0"

5
3

NOT USED

SCALE: 6" = 1'-0"

8
3

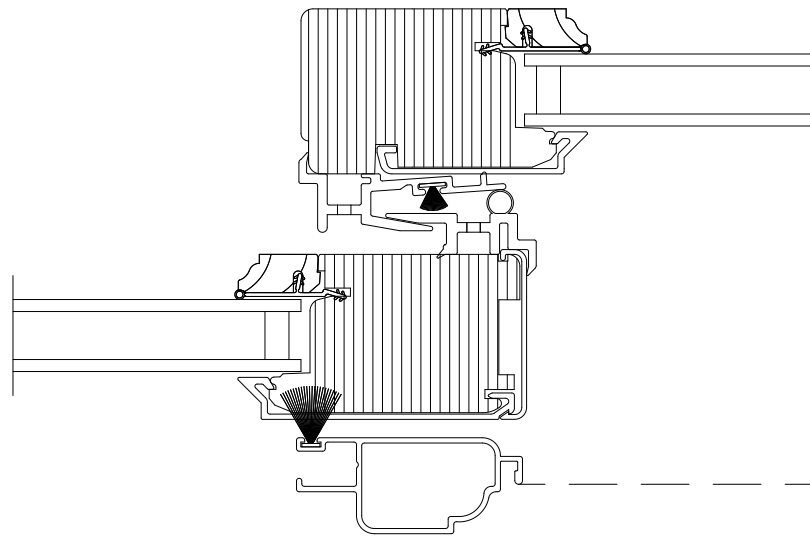
NOT USED

SCALE: 6" = 1'-0"

11
3

NOT USED

SCALE: 6" = 1'-0"



3
3

Meeting Stile

SCALE: 6" = 1'-0"

6
3

NOT USED

SCALE: 6" = 1'-0"

9
3

NOT USED

SCALE: 6" = 1'-0"

12
3

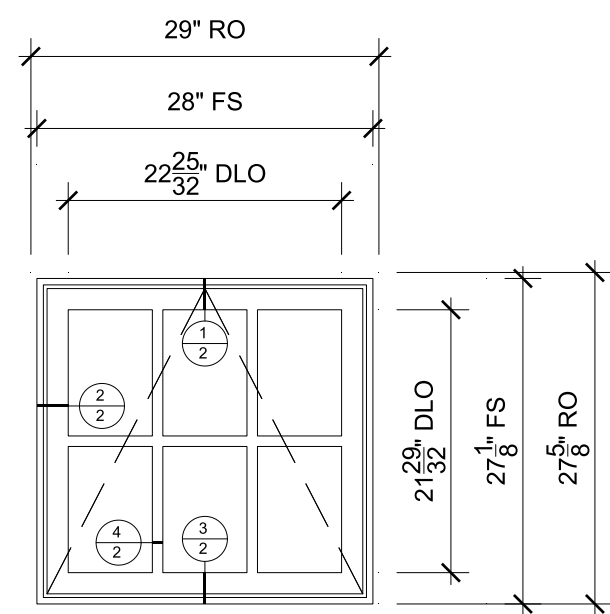
NOT USED

SCALE: 6" = 1'-0"

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Winona, Minnesota 55975. The purchaser must also acknowledge the drawings and return them to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Dan Cockerline / Carrige House 115 N. Union
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: BILL BALDWIN
QUOTE#: Z6S6ANH
PK VERSION: 0003.03.00
CREATED: 07/17/2020
REVISION:

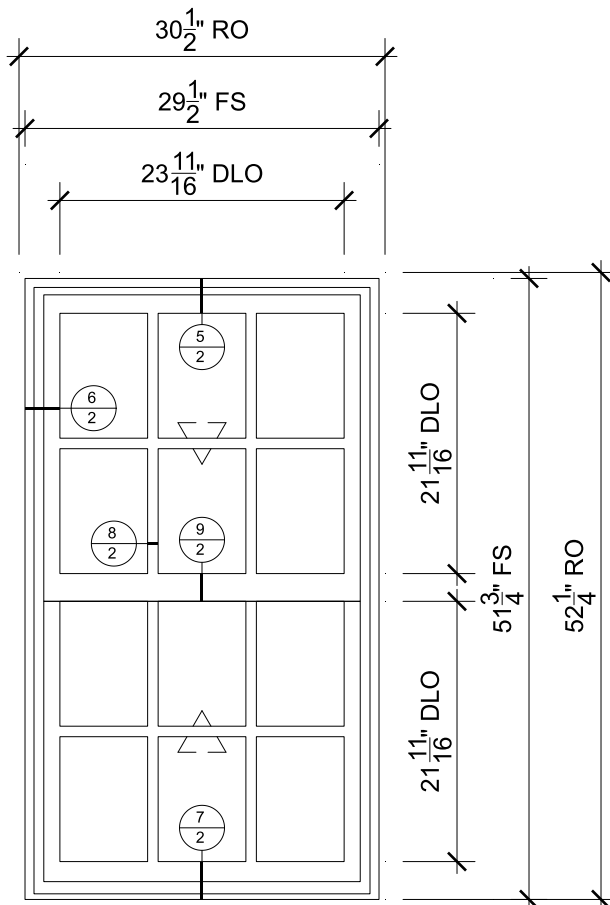




01
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

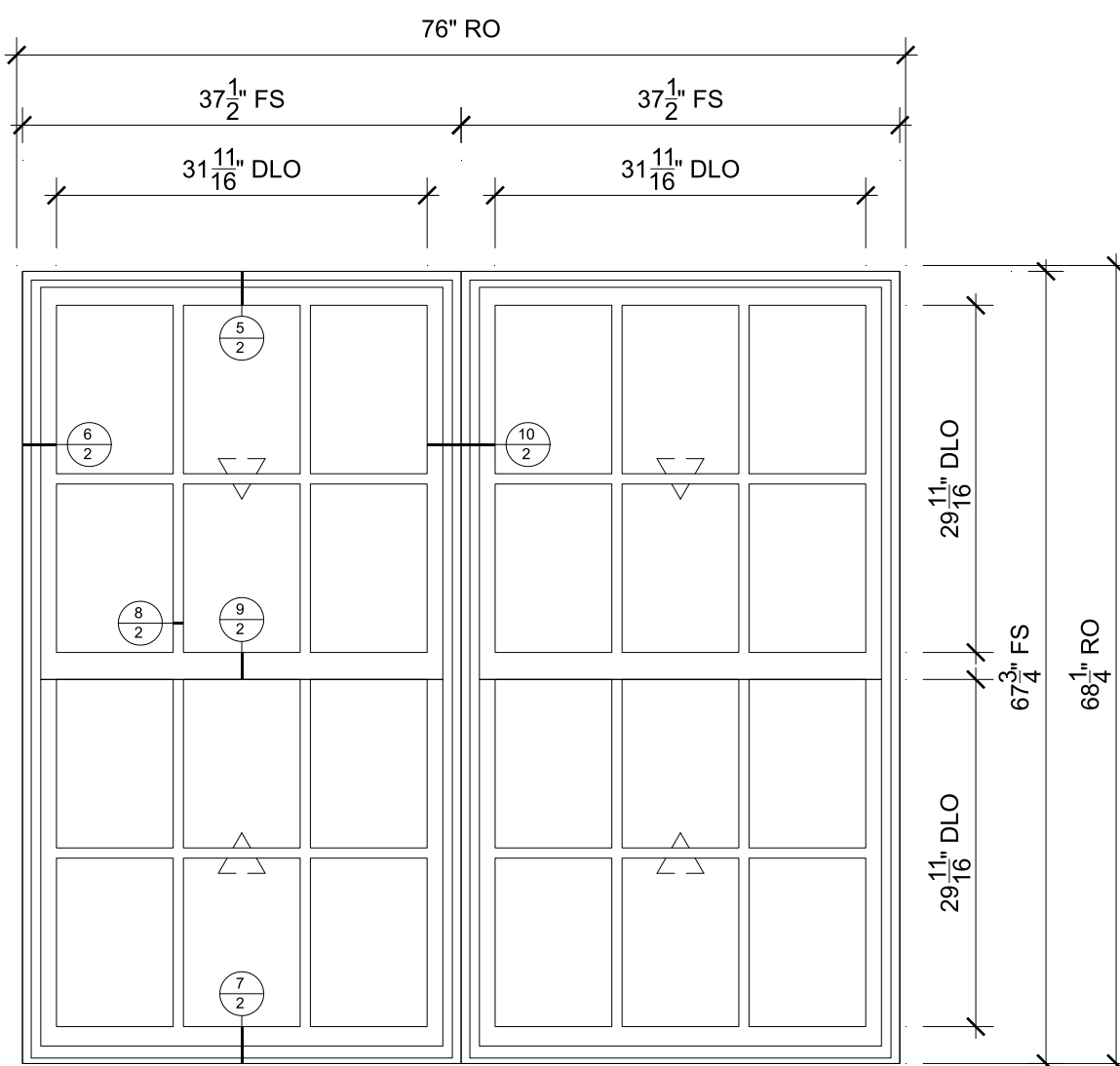
Line #: 1
Qty: 5
Mark Unit: None
Product Line: Elevate
Unit Description: Awning
Rough Opening: 29" X 27 5/8"
Frame Size: 28" X 27 1/8"
Exterior Finish: Pebble Gray
Species: None
Interior Finish: Bare
Unit Type: Awning, Roto Operating
Call Number: CN2927
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Almond Frost
Screen Surround Color: Almond Frost
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: 4 9/16"



02
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

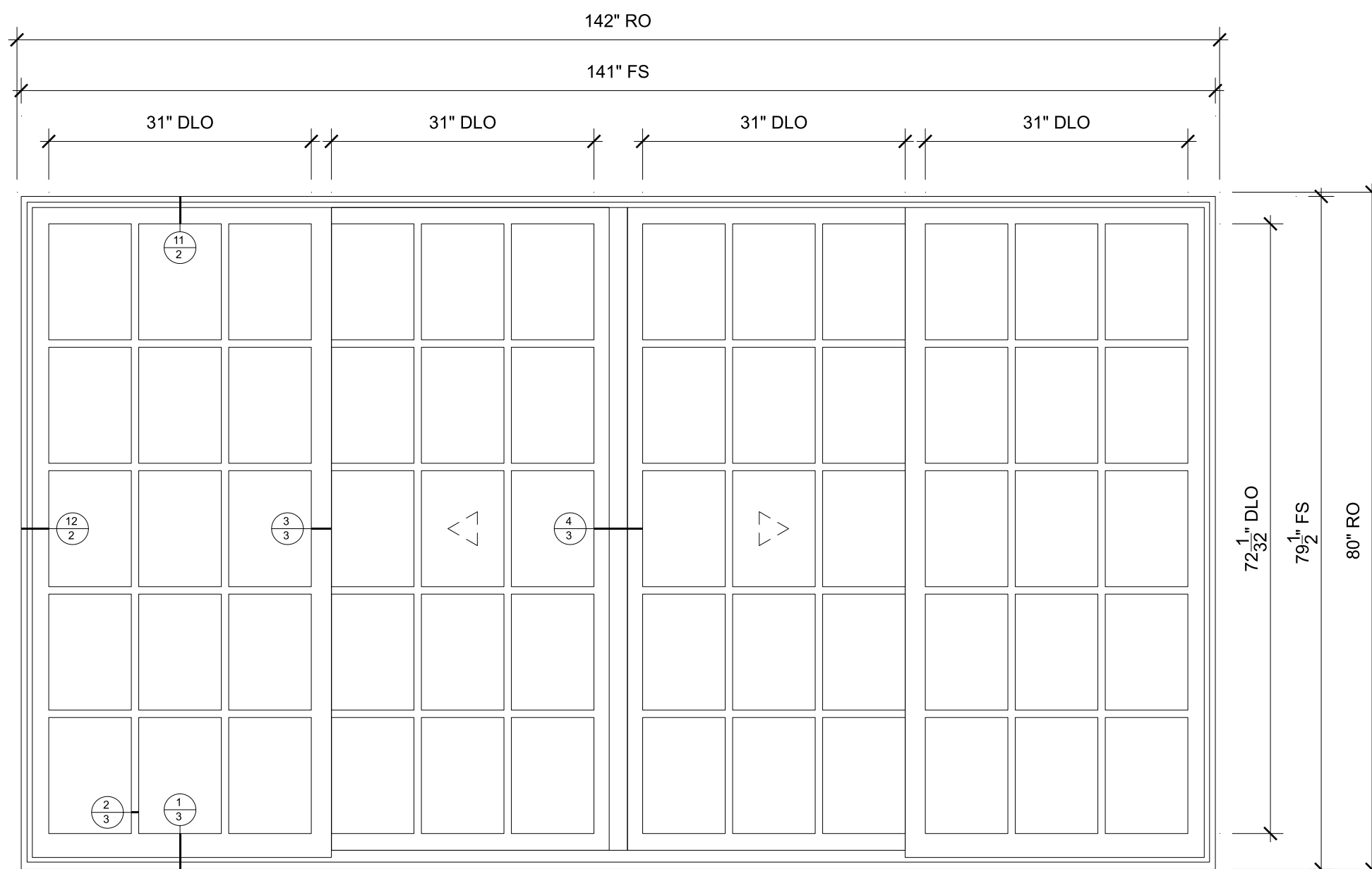
Line #: 2
Qty: 2
Mark Unit: None
Product Line: Elevate
Unit Description: Double Hung
Rough Opening: 30 1/2" X 52 1/4"
Frame Size: 29 1/2" X 51 3/4"
Exterior Finish: Pebble Gray
Species: None
Interior Finish: Bare
Unit Type: Double Hung
Call Number: CN3052
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Almond Frost
Screen Surround Color: Pebble Gray
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: 4 9/16"



03
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

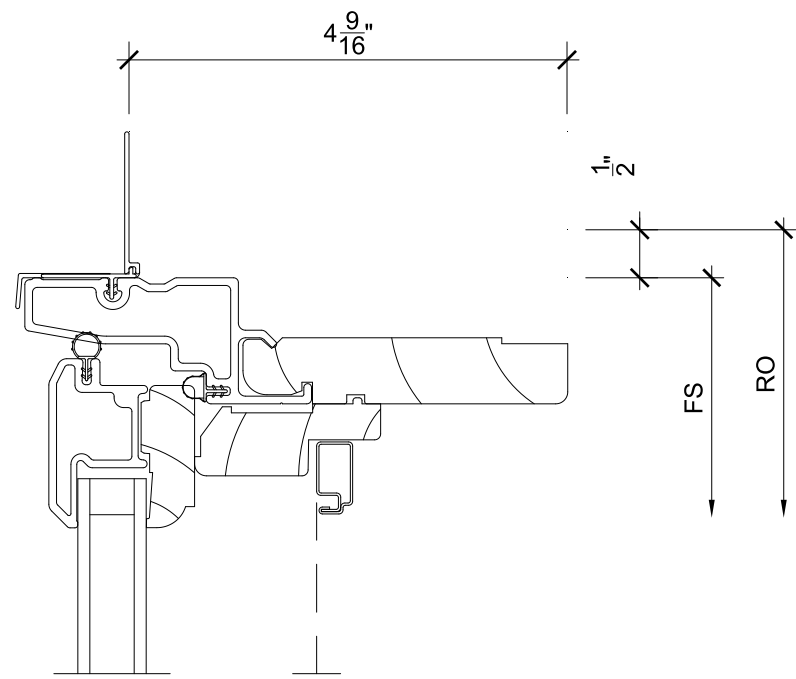
Line #: 3
Qty: 1
Mark Unit: None
Product Line: Elevate
Unit Description: Elevate Assembly
Rough Opening: 76" X 68 1/4"
Frame Size: 75" X 67 3/4"
Exterior Finish: Pebble Gray
Species: None
Interior Finish: Bare
Unit Type: Double Hung
Call Number: CN3868
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Almond Frost
Screen Surround Color: Pebble Gray
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: 4 9/16"



04
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

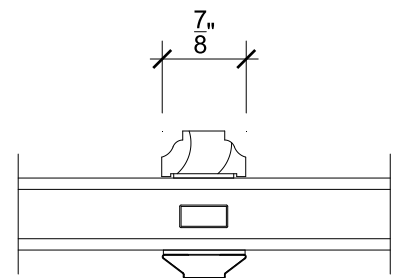
Line #: 4
Qty: 1
Mark Unit: None
Product Line: Elevate
Unit Description: Sliding Patio Door
Rough Opening: 142" X 80"
Frame Size: 141" X 79 1/2"
Exterior Finish: Pebble Gray
Species: None
Interior Finish: Bare
Unit Type: Sliding Patio Door, OXXO, Left Hand
Call Number: CN12065
Glass Information: IG, Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Cambridge
Screen Type: Sliding Screen
Hardware Color: Matte Black
Screen Surround Color: Pebble Gray
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: 4 9/16"



1
2

Head

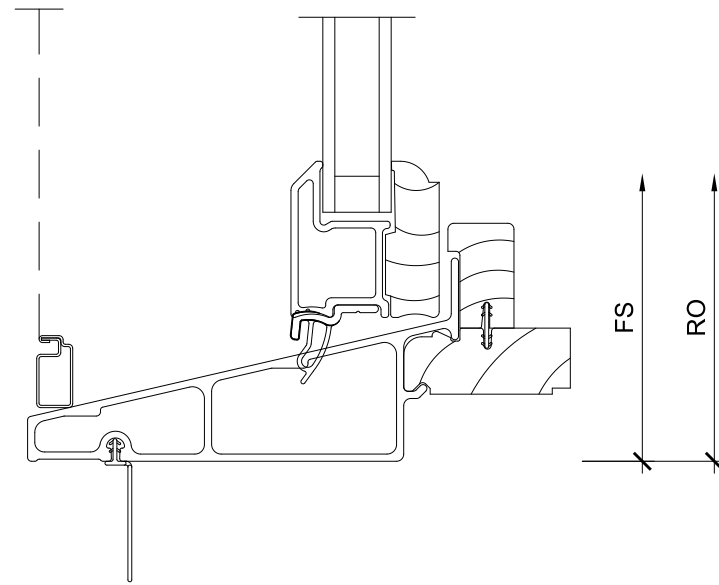
SCALE: 6" = 1'-0"



4
2

Divided Lite

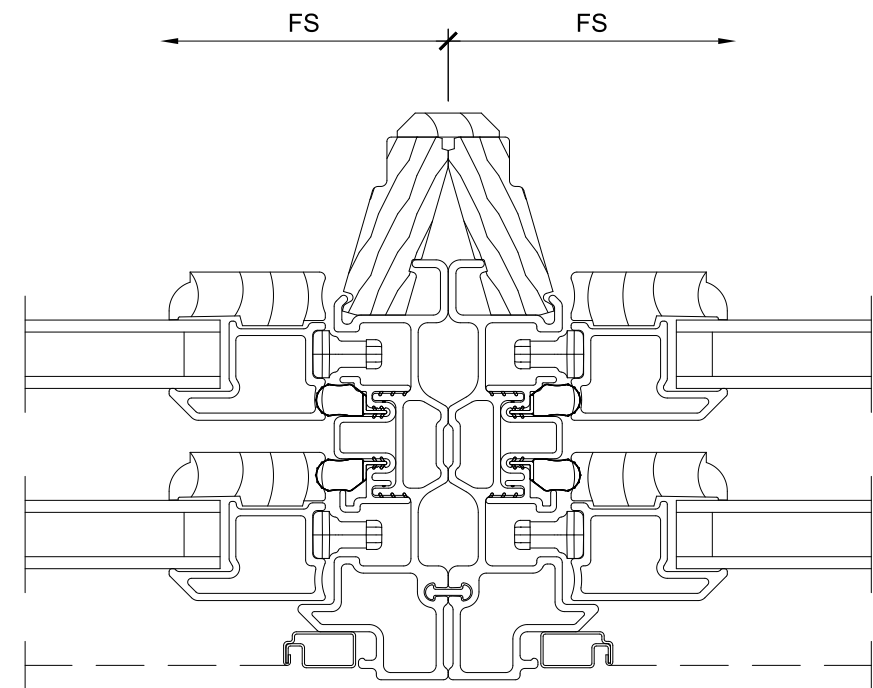
SCALE: 6" = 1'-0"



7
2

Sill

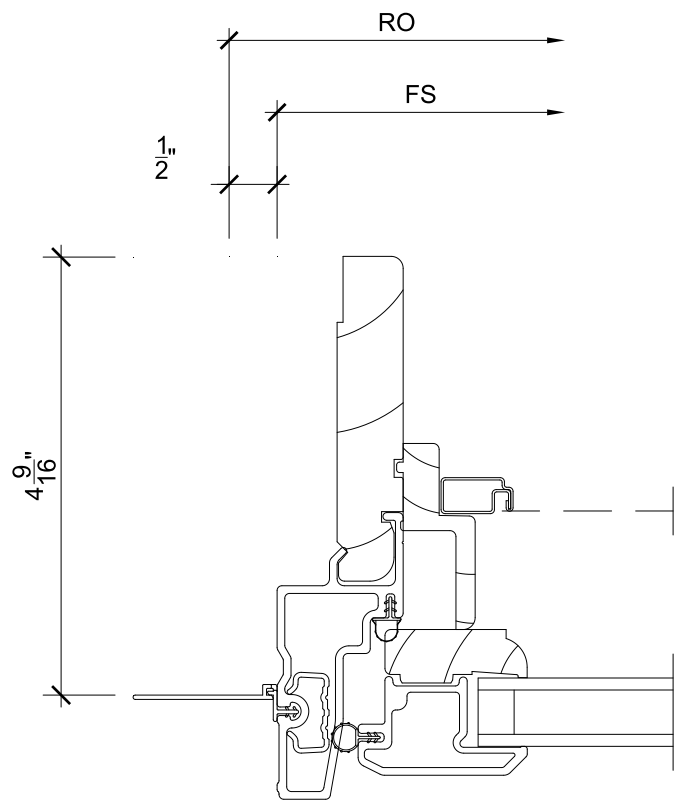
SCALE: 6" = 1'-0"



10
2

Vertical Mullion

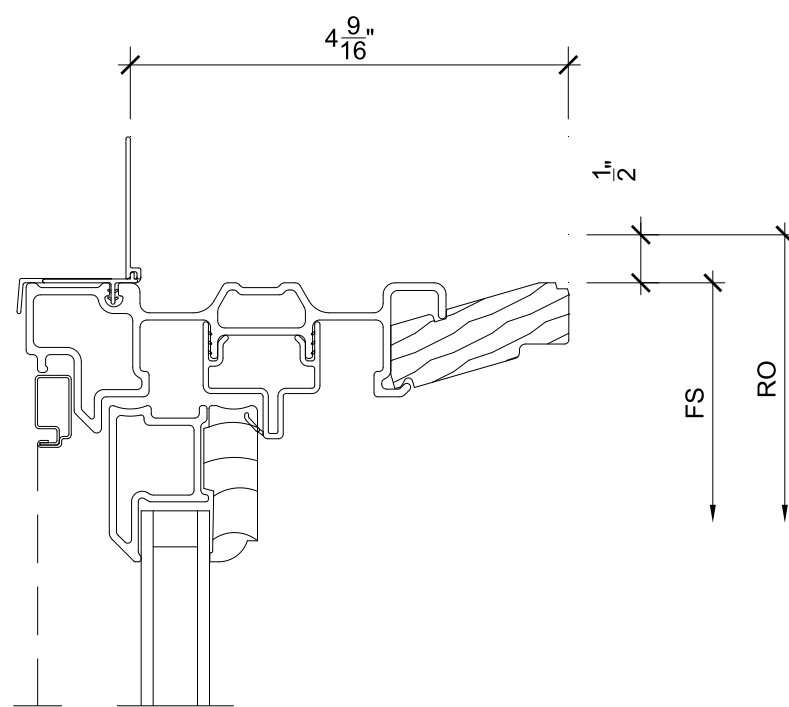
SCALE: 6" = 1'-0"



2
2

Jamb

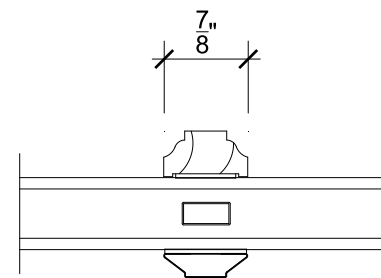
SCALE: 6" = 1'-0"



5
2

Head

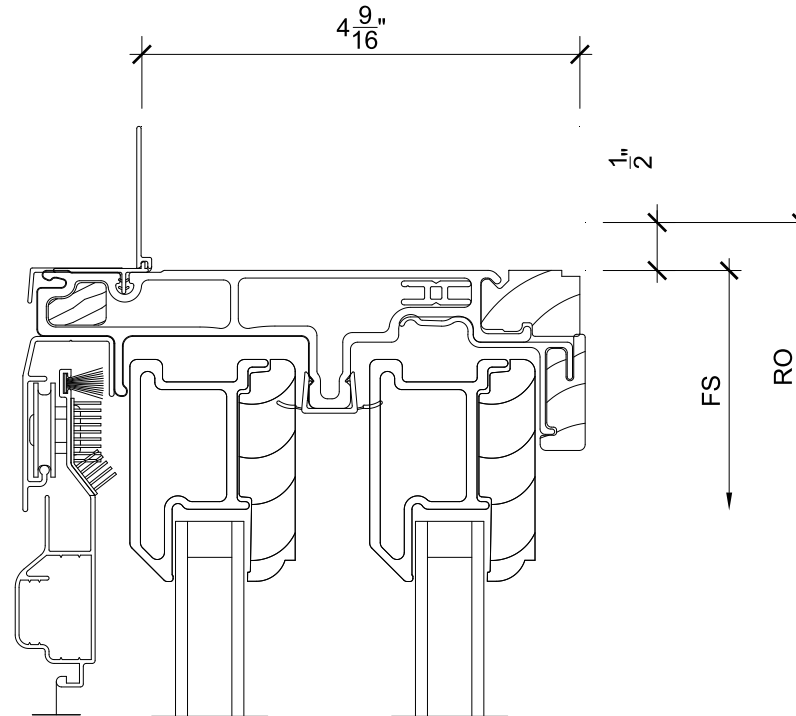
SCALE: 6" = 1'-0"



8
2

Divided Lite

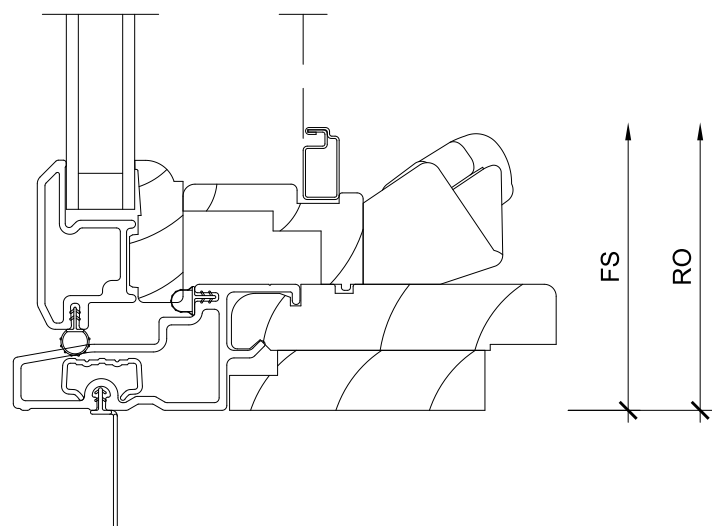
SCALE: 6" = 1'-0"



11
2

Head

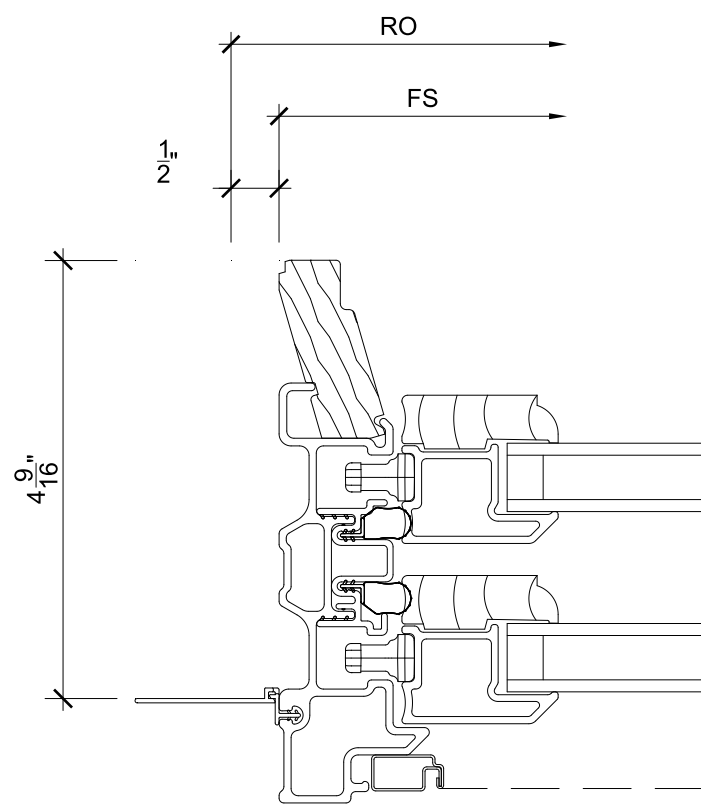
SCALE: 6" = 1'-0"



3
2

Sill

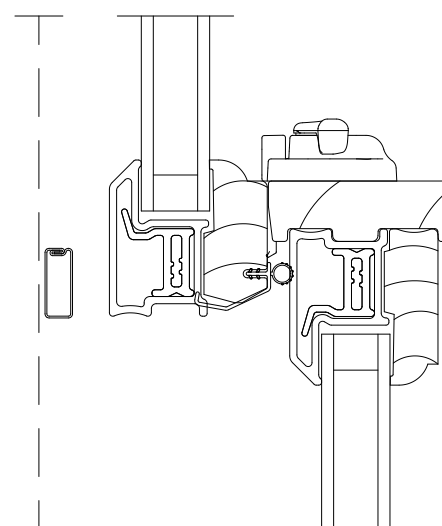
SCALE: 6" = 1'-0"



6
2

Jamb

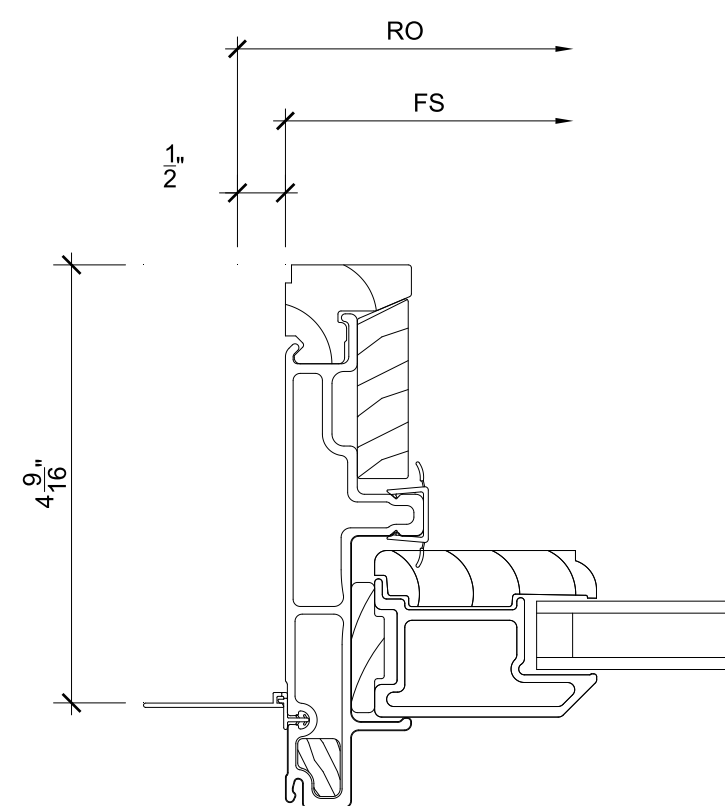
SCALE: 6" = 1'-0"



9
2

Check Rail

SCALE: 6" = 1'-0"



12
2

Jamb

SCALE: 6" = 1'-0"

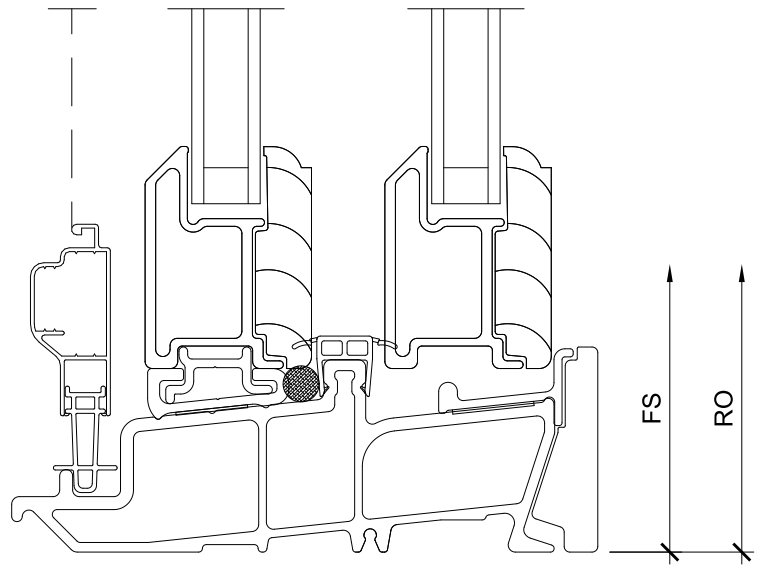


ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also acknowledge that they have agreed to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

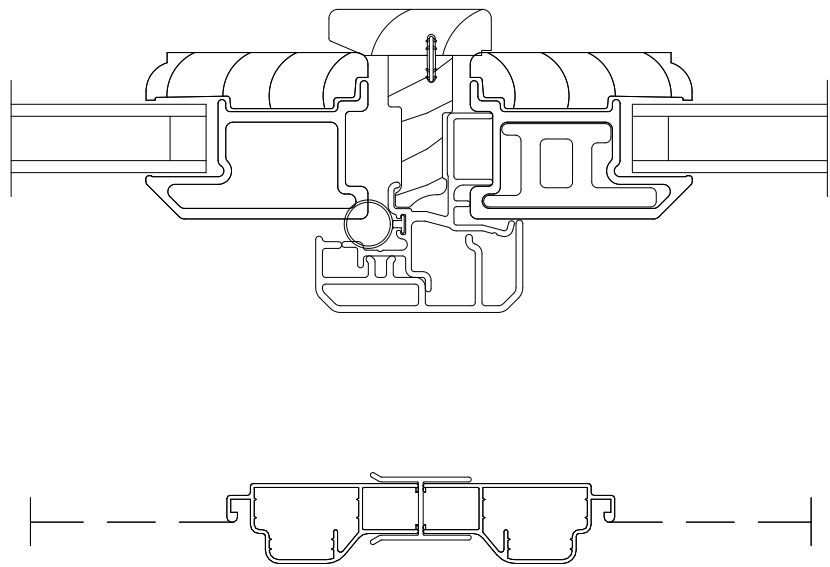
PROJ/JOB: Dan Cockerline / Williams Cottage 115 North Union
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: BILL BALDWIN
QUOTE#: 21NB1BN
PK VERSION: 0003.03.00

SHEET
2
OF 3

CREATED: 07/17/2020
REVISION:



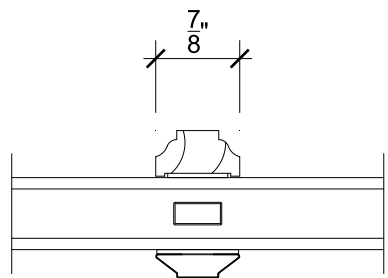
1
3 Sill
SCALE: 6" = 1'-0"



4
3 Meeting Stile
SCALE: 6" = 1'-0"

7
3 NOT USED
SCALE: 6" = 1'-0"

10
3 NOT USED
SCALE: 6" = 1'-0"

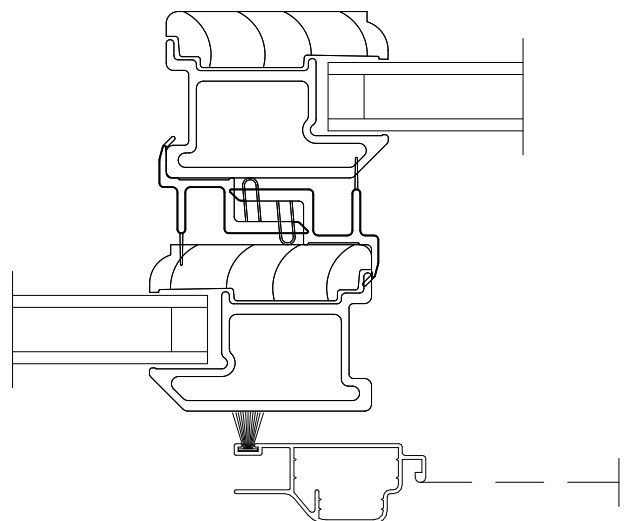


2
3 Divided Lite
SCALE: 6" = 1'-0"

5
3 NOT USED
SCALE: 6" = 1'-0"

8
3 NOT USED
SCALE: 6" = 1'-0"

11
3 NOT USED
SCALE: 6" = 1'-0"



3
3 Meeting Stile
SCALE: 6" = 1'-0"

6
3 NOT USED
SCALE: 6" = 1'-0"

9
3 NOT USED
SCALE: 6" = 1'-0"

12
3 NOT USED
SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Winona, Minnesota 55975. The purchaser must also acknowledge the drawings and agree to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Dan Cockerline / Williams Cottage 115 North Union
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: BILL BALDWIN
QUOTE#: 21NB1BN
PK VERSION: 0003.03.00

CREATED: 07/17/2020
REVISION:

QUOTE #: P482722-100

DATE: 7/20/2020

QUOTE VALID FOR 30 DAYS

37444 Thermal Sash (SDL)

SERIES: Exterior French & Sash Doors

DOOR DESIGN: 37444

QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir

WOOD GRADE: Select

WIDTH: 3'-0"

HEIGHT: 6'-8"

THICKNESS: 1 3/4"

PROFILE: Ovolo Sticking

GLASS: Clear / Low-E with Argon

GRILLE: 7/8" Ovolo SDL

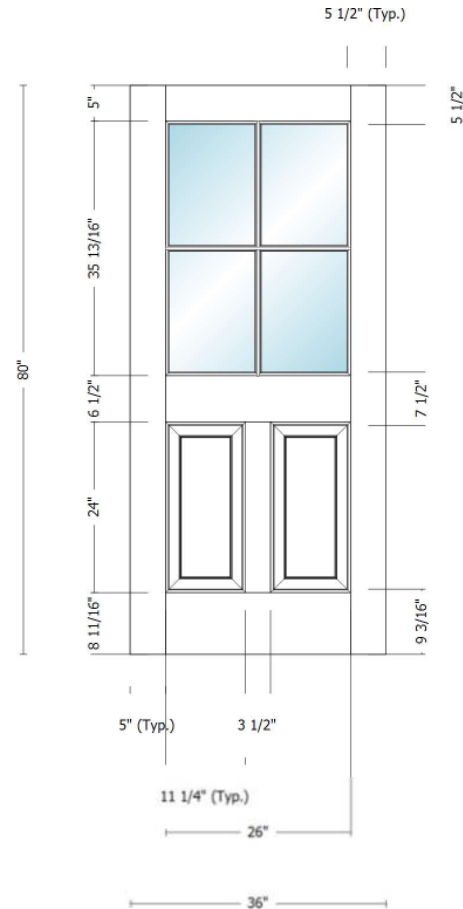
PANEL: 1-7/16" Innerbond DHRP

ADDITIONAL OPTIONS:

UltraBlock® Technology

Cartoned

PYD



Approved _____

Date _____

CERTIFIED DOOR QUOTE SUMMARY

37444 Thermal Sash (SDL) Fir 3-0" x 6-8" x 1 3/4; Quantity: 1

Approved _____

Date _____

My goal with this project is to replace my old single pane double hungs that no longer function with newer insulated windows and eliminate entirely the pressed aluminum storm windows I have right now. My plan is to replace two windows in the dining room, one window in the kitchen. Two windows in the downstairs bedroom, one window in the downstairs bath, six windows in the living room area (three of which will hopefully become one picture window) one window in the second floor hallway and two in the master bedroom. The only windows that are visible from the street are the two dining room windows and the kitchen window.

I've included elevation pictures that will hopefully be enough to see the windows in question. Unfortunately, two sides of my house are basically impossible to photograph from any distance without being inside my neighbor's houses. If you'd like to come look at them, I'd be happy to show you around.

I've attached the spec sheets I've received from Acme Glass. My contact there is:

Eric Stefaniak
Outside Sales
Office: 802-658-1400
Cell: 802-238-8901
Email: Eric@acmeglassvt.com

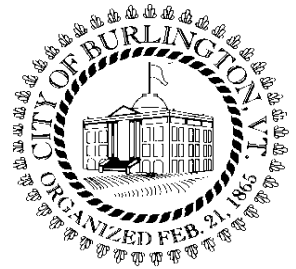
Please contact him if you have further questions about materials and finishes. And please call text or email me if you need further information about anything else.

Thanks,
Scott

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
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0005CA; 20 Ludwig Court
Date: July 28, 2020

File: 21-0005CA

Location: 20 Ludwig Court

Zone: RL **Ward:** 6S

Parking District: Neighborhood

Date application accepted: June 30, 2020

Applicant / Owner: Scott Thompson

Request: Replacement windows on a single family home – including the replacement of three double-hung windows with a single picture window.

Background:

- **Zoning Permit 93-377;** replacement driveway, construct 2 dormers, and expand the front porch. April 1993.
- **Zoning Permit 99-597;** Extension of ZP 93-377, removal of vinyl siding. June 1999.
- **Zoning Permit 19-0502CA;** replacement of asphalt roof with standing seam roof. January 2019.

Overview: The applicant proposes to replace 15 single pane double-hung windows on the existing single family home. Three of these windows are immediately adjacent to each other, and the applicant proposes to replace them with one large picture window. These particular windows are on the side of the house, first level, and can be seen from the public street and neighboring properties.

The home, built c. 1933, is listed on the Burlington Historic Sites and Structures Survey (2001). The listing is as follows: *A 1 ½ story, gable roof, vernacular Craftsman style house with exposed rafter tails and a 1 ½ story gable ell that projects to the front (south) of the house. Primary entrance is recessed within this ell. Fenestration is 1/1 sash throughout and the building is clad in wood shingles. The front ell was a later alteration (possible 1990s) that does not diminish the original design of the house.*

Aside from the three double-hung windows proposed to be replaced with one picture window, all window replacements will have to retain the 1/1 sash appearance, and have a full wood core. Because of the historic status of the home, the proposed picture window triggers the review criteria of Sec. 5.4.8 Historic Buildings and Sites. All other window replacements will be

acceptable with the application of horizontal dividing bars to replicate the existing 1/1 double-hung windows.

Part 1: Land Division Design Standards

No land division is proposed as part of this application. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No changes to the site are proposed.

(b) Topographical Alterations:

No topographical alterations are proposed.

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, solar, water, geothermal or other renewable energy resource.

(f) Brownfield Sites:

This address is not listed on the Vermont DEC website for identified Brownfields.

(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.

The covered front entry will remain as-is.

(h) Building Location and Orientation:

No changes proposed.

(i) Vehicular Access:

Access will remain as existing, a driveway at the end of Ludwig Court.

(j) Pedestrian Access:

Pedestrian access will remain as-is.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit.

(l) Parking and Circulation:

Parking and circulation will remain as-is.

(m) Landscaping and Fences:

No new landscaping or fencing is proposed.

(n) Public Plazas and Open Space:

There are no public plazas required.

(o) Outdoor Lighting:

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

No changes to exterior lighting are proposed.

(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 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.

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.

No new, or revisions to, existing infrastructure are proposed.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Not applicable. No changes are proposed.

2. Roofs and Rooflines.

Not applicable. No roofing changes are proposed.

3. Building Openings

With the exception of the three side-by-side double hung windows proposed to be replaced with one large picture window, all existing window openings will remain the same. No other changes are proposed.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8, below.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

No changes are proposed that would alter the active and inviting street edge.

(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.

The applicant proposes aluminum clad, fully wood-cored windows, which are an acceptable and required window material (wood) for contributing historic structures.

(f) Reduce energy utilization:

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.

(g) Make advertising features complementary to the site:

No signage is proposed or anticipated for the existing single family use.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Redevelopment is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the 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.

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*

The home at Ludwig Court is listed as a contributing structure on the Burlington Historic Sites and Structures Survey (2001). See attached listing sheet. Therefore, the standards of Section 5.4.8 apply to the replacement windows.

(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 will continue its historic residential use.

- 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.*

Twelve of the fifteen existing double-hung windows will remain as-is, albeit with replacement casement windows. The City has traditionally allowed casement windows to replace double-hung windows on historic structures, with the intent to conform to egress requirements – with the condition that a horizontal dividing bar be adhered to the exterior of the window unit to maintain a double-hung window appearance when closed. Not all of the 12 windows are in bedrooms, where egress windows are required, but by adding horizontal dividing bars to the casement units, the exterior appearance will be maintained when the windows are closed – which generally would be during the colder seasons. With regard to these 12 windows, the historic character will not be changed.

However, the applicant proposes to change 3 immediately adjacent double-hung windows with one large picture window. The window opening for this new window will maintain the overall size of these three windows combined. The location of the picture window is on the side of the house, visible from the street and neighboring properties. This alteration represents a change to the historic character of the property.

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.*

The proposal does not involve changes that create a false sense of historic development.

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

No such changes are proposed.

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

With the exception of the picture window, all other replacement windows must maintain the existing double-hung appearance when closed, and be of a wooden material, consistent with the historic character of the property. It should be noted that the proposed picture window will be wood as well.

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.*

According to the applicant, the existing single-pane double-hung windows no longer function and will be replaced with newer insulated windows. This reasoning is commonplace, and there's no reason why replacement windows with the same materials and appearance would not be allowed. The proposed picture window represents the only change that warrants DAB review.

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. Not applicable.

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

There are no identified archaeological resources at this location. Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The spatial relationship of the three adjacent double-hung windows will be minorly altered with their replacement with a single picture window. While the exterior appearance will change, the overall window opening will maintain the same size as the combined existing windows. The DAB should determine whether or not this change will be a detriment to the historic character of the structure.

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

Not applicable.

Items for the Board's consideration:

- Is the proposed change from 3 adjacent double-hung windows to one large picture window warranted, and will it diminish a historic characteristic of the structure.
- The proposed casement window replacements shall all have a horizontal dividing bar adhered to the exterior of the units to maintain the appearance of the existing double-hung windows.



Quotation

Acme Glass

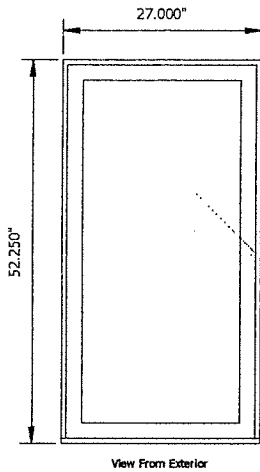
Uni

Quote ID SQCB000039-1

P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1	LIVING	2.0000		C3000	700.32	1,400.64

Clad-Wood | Casement | 3 1/4" Insert Frame

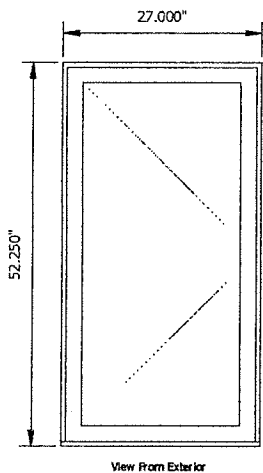


Frame Width=27,
Frame Height=52 1/4,
Hinge Orientation (viewed from exterior)=Right,
Wood Species=Pine,
Exterior Finish=White Aluminum,
Aluminum Finish=AAMA 2603,
Interior Finish=Unfinished,
Sash Limiter=No,
Glass Type=Cardinal LOE 270,
Glass Option=None,
Faux Meeting Rail=Yes,
Top Sash Grille=None,
Bottom Sash Grille =None,
Hardware Finish=Earthtone,
Screen Style=Interior Full,
Screen Frame Finish=Earthtone Aluminum,
Screen Material=Charcoal Fiberglass

RECEIVED
JUN 30 2020
BURLINGTON
PERMITTING & INSPECTIONS

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
2	STAIR	1.0000		C3000	700.32	700.32

Clad-Wood | Casement | 3 1/4" Insert Frame



Frame Width=27,
Frame Height=52 1/4,
Hinge Orientation (viewed from exterior)=Right,
Wood Species=Pine,
Exterior Finish=White Aluminum,
Aluminum Finish=AAMA 2603,
Interior Finish=Unfinished,
Sash Limiter=No,
Glass Type=Cardinal LOE 270,
Glass Option=None,
Faux Meeting Rail=Yes,
Top Sash Grille=None,
Bottom Sash Grille =None,
Hardware Finish=Earthtone,
Screen Style=Interior Full,
Screen Frame Finish=Earthtone Aluminum,
Screen Material=Charcoal Fiberglass



Quotation

Acme Glass

Unit

Quote ID SQCB000039-1

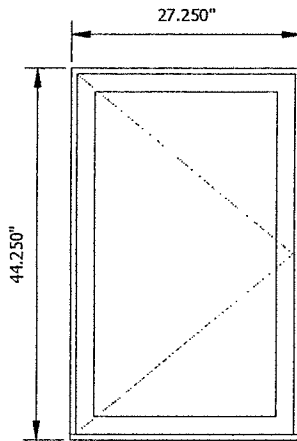
P.O. Number

Line	Label	Qty	UOM
3	MASTER	1.0000	

Family/Part Number
C3000

Unit	Extended
661.66	661.66

Clad-Wood | Casement | 3 1/4" Insert Frame



View From Exterior

Frame Width=27 1/4,
Frame Height=44 1/4,
Hinge Orientation (viewed from exterior)=Right,
Wood Species=Pine,
Exterior Finish=White Aluminum,
Aluminum Finish=AAMA 2603,
Interior Finish=Unfinished,
Sash Limiter=No,
Glass Type=Cardinal LOE 270,
Glass Option=None,
Faux Meeting Rail=Yes,
Top Sash Grille=None,
Bottom Sash Grille=None,
Hardware Finish=Earthtone,
Screen Style=Interior Full,
Screen Frame Finish=Earthtone Aluminum,
Screen Material=Charcoal Fiberglass

RECEIVED

JUN 30 2020

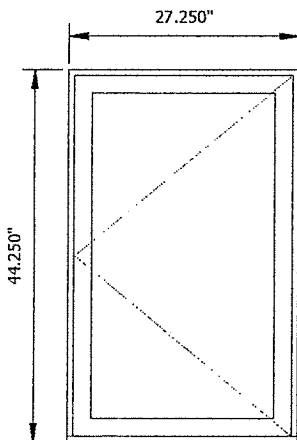
BURLINGTON
PERMITTING & INSPECTION

Line	Label	Qty	UOM
4	MASTER	1.0000	

Family/Part Number
C3000

Unit	Extended
661.66	661.66

Clad-Wood | Casement | 3 1/4" Insert Frame



View From Exterior

Frame Width=27 1/4,
Frame Height=44 1/4,
Hinge Orientation (viewed from exterior)=Left,
Wood Species=Pine,
Exterior Finish=White Aluminum,
Aluminum Finish=AAMA 2603,
Interior Finish=Unfinished,
Sash Limiter=No,
Glass Type=Cardinal LOE 270,
Glass Option=None,
Faux Meeting Rail=Yes,
Top Sash Grille=None,
Bottom Sash Grille=None,
Hardware Finish=Earthtone,
Screen Style=Interior Full,
Screen Frame Finish=Earthtone Aluminum,
Screen Material=Charcoal Fiberglass



Quotation

Acme Glass

Un

Quote ID SQCB000039-1

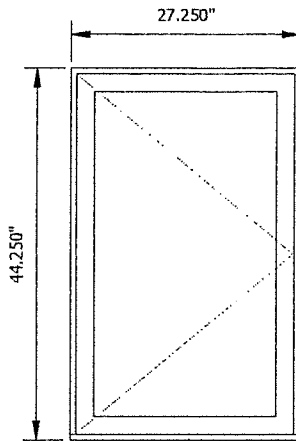
P.O. Number

Line	Label	Qty	UOM
5	BATH	1.0000	

Family/Part Number
C3000

Unit	Extended
704.32	704.32

Clad-Wood | Casement | 3 1/4" Insert Frame



View From Exterior

Frame Width=27 1/4,
Frame Height=44 1/4,
Hinge Orientation (viewed from exterior)=Right,
Wood Species=Pine,
Exterior Finish=White Aluminum,
Aluminum Finish=AAMA 2603,
Interior Finish=Unfinished,
Sash Limiter=No,
Glass Type=Cardinal LOE 270,
Glass Option=Obscure,
Faux Meeting Rail=Yes,
Top Sash Grille=None,
Bottom Sash Grille=None,
Hardware Finish=Earthtone,
Screen Style=Interior Full,
Screen Frame Finish=Earthtone Aluminum,
Screen Material=Charcoal Fiberglass

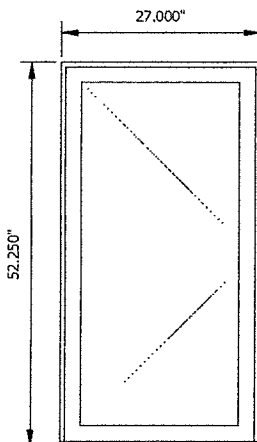
RECEIVED
JUN 30 2020
BURLINGTON
PERMITTING & INSPECTION

Line	Label	Qty	UOM
6	SPARE BEDROOM	1.0000	

Family/Part Number
C3000

Unit	Extended
700.32	700.32

Clad-Wood | Casement | 3 1/4" Insert Frame



View From Exterior

Frame Width=27,
Frame Height=52 1/4,
Hinge Orientation (viewed from exterior)=Right,
Wood Species=Pine,
Exterior Finish=White Aluminum,
Aluminum Finish=AAMA 2603,
Interior Finish=Unfinished,
Sash Limiter=No,
Glass Type=Cardinal LOE 270,
Glass Option=None,
Faux Meeting Rail=Yes,
Top Sash Grille=None,
Bottom Sash Grille=None,
Hardware Finish=Earthtone,
Screen Style=Interior Full,
Screen Frame Finish=Earthtone Aluminum,
Screen Material=Charcoal Fiberglass



Quotation

Acme Glass

Un

Quote ID SQCB000039-1

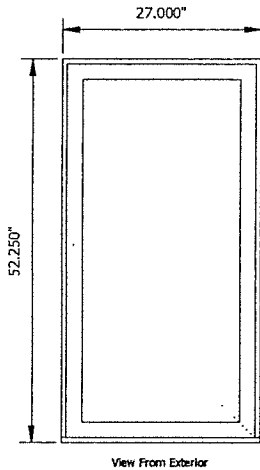
P.O. Number

Line Label Qty UOM
7 SPARE 1.0000
BEDROOM

Family/Part Number
C3000

Unit Extended
700.32 700.32

Clad-Wood | Casement | 3 1/4" Insert Frame



Frame Width=27,
Frame Height=52 1/4,
Hinge Orientation (viewed from exterior)=Left,
Wood Species=Pine,
Exterior Finish=White Aluminum,
Aluminum Finish=AAMA 2603,
Interior Finish=Unfinished,
Sash Limiter=No,
Glass Type=Cardinal LOE 270,
Glass Option=None,
Faux Meeting Rail=Yes,
Top Sash Grille=None,
Bottom Sash Grille=None,
Hardware Finish=Earthtone,
Screen Style=Interior Full,
Screen Frame Finish=Earthtone Aluminum,
Screen Material=Charcoal Fiberglass

RECEIVED
JUN 30 2020
BURLINGTON
PERMITTING & INSPECTIONS

All prices are in USD

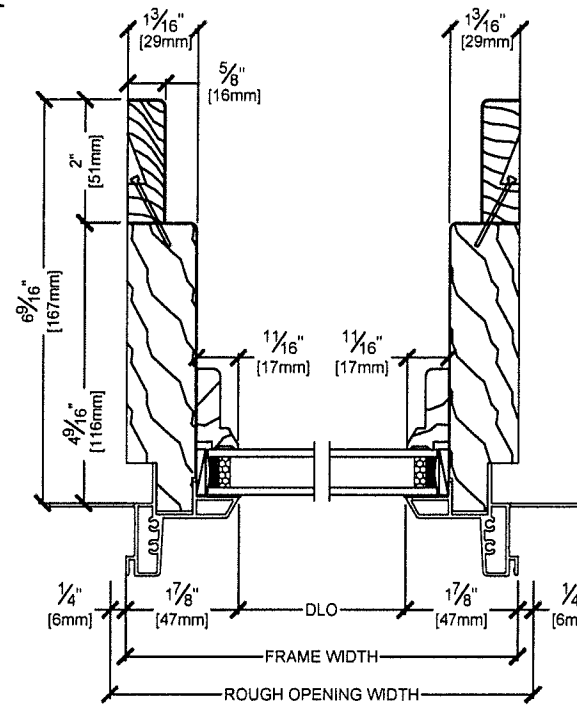
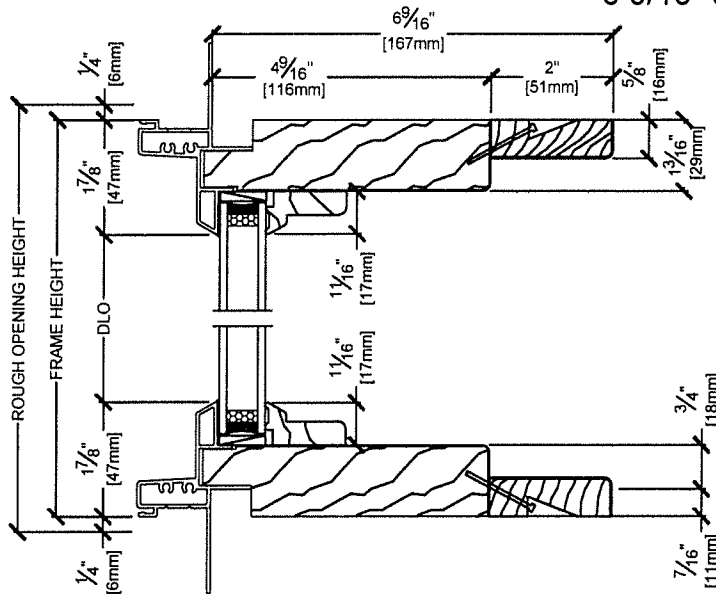
Adjusted Subtotal (Discounted)		5,529.2
Tax	0.00%	0.
Labor Tax	0.00%	0.
Shipping and Handling	0.00	0.
Other Charges (Specify)	0.00	0.

Total Quote Value 5,529.2

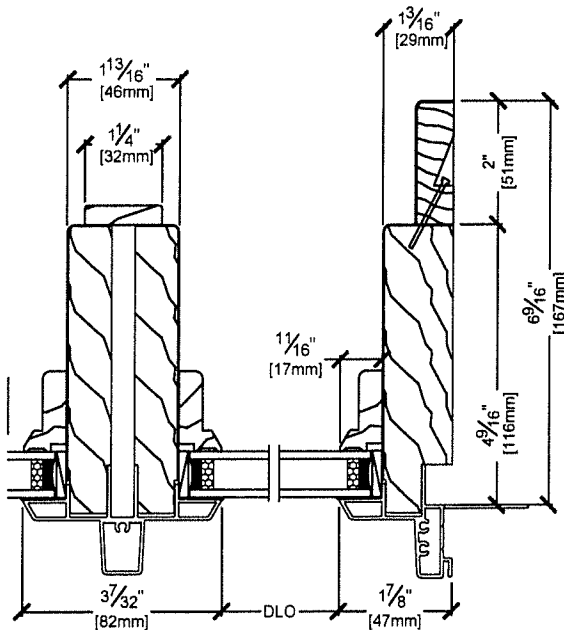
H3 2.0 Aluminum Clad Direct Set

Scale: 4"

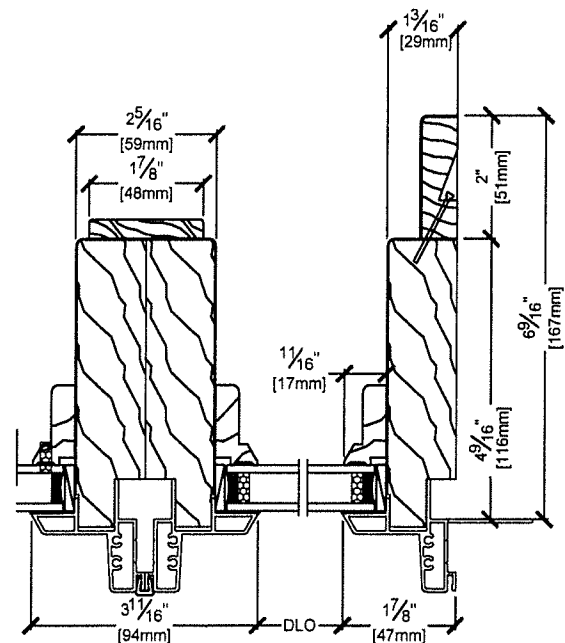
FLUSH FRAME 6 9/16" JAMB



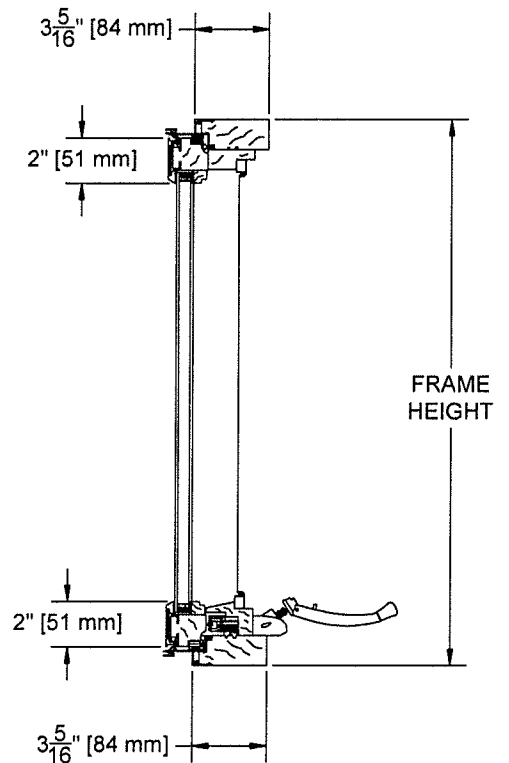
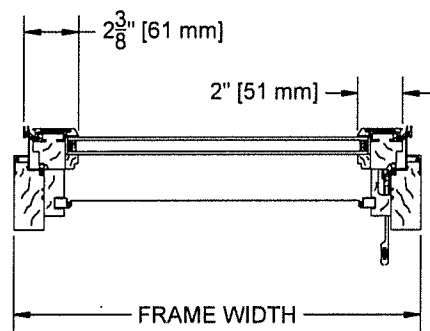
FLUSH FRAME 6 9/16" JAMB



COMMON MULL DETAIL
H3 ALUMINUM CLAD 2.0
DIRECT SET / DIRECT SET
FLUSH FRAME



TIGHT BOX MULL DETAIL
H3 ALUMINUM CLAD 2.0
DIRECT SET / DIRECT SET
FLUSH FRAME



LEGENDS SERIES
MODEL: C3000
ALUMINUM CLAD WOOD
CASEMENT POCKET INSERT

THE INFORMATION CONTAINED IN THIS DRAWING IS THE
 SOLE PROPERTY OF TRIMLINE WINDOWS INC. ANY
 REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE
 WRITTEN PERMISSION OF TRIMLINE WINDOWS INC. IS
 PROHIBITED.



TRIMLINE
WOOD WINDOWS

50 LOUISE DRIVE
 IVYLAND, PENNSYLVANIA 18974

DESCRIPTION:

C3000

CUSTOMER:

SIZE: **A**

PROJECT:

DRAWN BY: **L.Z.**

DATE: **2/1/19**

DWG #:

URBAN DISTRICT BUILDING INVENTORY

SURVEY NUMBER:

PAGE

of

16 Ludwig Court, c. 1933

A 1 ½-story, gable roof, vernacular Craftsman style house with a one-story gable roof entrance portico supported by two squared columns atop a solid kneewall railing on the front (west) facade. Fenestration is 1/1 sash throughout and the building is clad in wood shingles. The house sits on a concrete foundation.

a. Garage, c. 1933

A 1-story, 1 bay, gable roof garage with wood shingles and an overhead door.

20 Ludwig Court, c. 1933

A 1 ½-story, gable roof, vernacular Craftsman style house with exposed rafter tails and a 1 ½-story gable ell that projects to the front (south) of the house. Primary entrance is recessed within this ell. Fenestration is 1/1 sash throughout and the building is clad in wood shingles. The front ell was a later alteration (possible 1990's) that does not diminish the original design of the house.



WEST ELEVATION



STREET (SOUTH) ELEVATION

WINDOWS TO BE REPLACED HAVE A ↑ UNDERNEATH THEM



JUN 30 2020

BURLINGTON
PERMITS & INSPECTIONS



WEST ELEVATION

RECEIVED

JUN 30 2020

BURLINGTON
PERMITTING & INSPECTIONS



NORTH ELEVATION

SORRY FOR THE PICTURE ANGLES



RECEIVED
JUN 30 2020
BURLINGTON
PERMITTING & INSPECTIONS



EAST ELEVATION

SORRY AGAIN



RECEIVED
JUN 30 2020
BURLINGTON
PERMITTING & INSPECTIONS



Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/DPI/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188

Eric Morrow, Chair
Matt Bushey, Vice Chair
Tom Cullins
Ron Wanamaker
Karyn Norwood
Vacant, Alternate
Vacant, Alternate



DESIGN ADVISORY BOARD

Tuesday, July 28, 2020

Remote Meeting via Zoom

Present: Eric Morrow, Chair; Matt Bushey, Ron Wanamaker, Karyn Norwood

Absent: Tom Cullins.

Staff present: Mary O'Neil, Ryan Morrison

Applicants and guests present: Scott Thompson, Daniel Cockerline

Session I – 3:00 PM – 3:30 PM

21-0005CA; 20 Ludwig Court (RL, Ward 6S) Scott Thompson

Installation of replacement windows in an historic building.

Installation of replacement windows in an historic building.

Motion by Karyn Norwood: The proposed change from 3 adjacent double-hung windows to one large picture window is not approved, but replacement with 3 casement windows which replicate the lines of the existing double hung windows would be acceptable.

2nd: Ron Wanamaker

Vote: 4-0

Motion carries.

Session II – 3:30 PM – 4:00 PM

20-0875CA; 115 North Union Street (RM, Ward 2C) Gerard Williams

Renovation of historic carriage barn to convert second floor into a residential unit; construction of a new detached cottage for an additional residential unit for a total of five units on-site; rearrangement of parking; landscaping and fencing.

Motion by Matthew Bushey:

I move that the proposed renovations of the existing carriage house and construction of new cottage building be approved, with the following comments:

- The site plan showing 8 parking spaces and a footpath leading to the carriage house is approved. We recommend approval of a 2-space parking waiver, for a total of 8 parking spaces on the site to serve the 5 residential units, given the location of the building in the city and the smaller size of each residential unit, mostly 1-bedroom.

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).

- The added detail proposed for the exterior of the cottage contributes to a design that is more compatible with the historic main house and is approved.
- Scaled building plans and elevations shall be provided with materials noted and utilities located.
- The added detail proposed for the exterior of the cottage - including either of 2 gable-end ornamentation proposed - contributes to a design that is more compatible with the historic main house and is approved.
- •Vehicle separation, such as curbs, fencing, or landscaping, shall be added along the west edge of the parking area, to prevent cars from parking on the green open space.

2nd: Karyn Norwood

Vote 4-0.

Motion carries.