

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
Sean McKenzie
Steven Offenhartz
Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.*



DESIGN ADVISORY BOARD Tuesday July 26, 2016 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I – 3:00pm – 3:30pm

- 1. 17-0011CA; 114 Charlotte Street (RL, Ward 5S) Carolyn Millham**
Add second story to home.

Session II – 3:30pm – 4:00pm

- 2. Annual Re-Organizational meeting**

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).

Department of Planning and Zoning

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

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



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP17-0011CA, 114 Charlotte Street
Date: July 26, 2016

File: ZP17-0011CA
Location: 114 Charlotte Street
Zone: RL **Ward:** 5S
Date application accepted: July 5, 2016
Applicant/ Owner: Grant Builders LLC /
Carolyn Millham
Request: Add second storey.

Background:

- o Zoning Permit 16-1245CA;
relocate garage, replace garage
door, remove enclosed porch and
replace with enlarged living space,
rearrange drive way space, add
steps and walkway. June 7, 2016.
- o Non-applicability of Zoning Permit Requirements, remove damaged overhang roof
without replacing roof. Replace with siding. June 2012.
- o Zoning Permit 10-0543CA; ten replacement windows; includes 3 casements for egress.
December 2009.



Survey 0402-5: 114 Charlotte Street
Burlington, VT. View northeast.
Photograph by Devin Colmar, 9/5/2007
Digital image on file at VT Division for Historic Preservation

Overview: The application wishes to install a full second story to the existing 1951 Traditional Minimalist Cape. The property was among those surveyed in 2007 within the Five Sisters ("New Harlam") Historic Sites and Structures Survey, and found to be eligible for historic designation. Section 5.4.8 therefore applies.

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:

Not applicable.

(b) Topographical Alterations:

Not applicable.

(c) Protection of Important Public Views:

There are no protected views from this site. Not applicable.

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

Although encouraged, the use of renewable energy resources is not a requirement of redevelopment.

(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.

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 east (primary) elevation is illustrated with a minor roof canopy for the protection and shelter of resident entry. A door on the south rear addition also has an abbreviated cover.

(h) Building Location and Orientation:

There is no change proposed to the building's orientation

(i) Vehicular Access:

No change proposed.

(j) Pedestrian Access:

No change proposed.

(k) Accessibility for the Handicapped:

This is not a requirement for single family homes.

(l) Parking and Circulation:

No request for a change has been made under this permit. 16-1245CA was approval for relocation of the garage.

(m) Landscaping and Fences:

Not applicable.

(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.

If exterior lighting is proposed, spec sheets for the proposed fixtures should be forwarded to staff for review.

(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.

Any utility connections, meters, mailboxes, or mechanical equipment needs to be illustrated on building elevations or site plans, as appropriate. An assessment will be made for the need for screening.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The Five Sisters neighborhood has a mixture of single story, 1 ½ and 2 storey residential structures. The greater building mass proposed in the application can find similarities within the context of the overall development area.

2. Roofs and Rooflines.

The building currently has a gable roof; elevated to higher eave line on the rear. The gable detail over the front door is a common feature in Minimalist Traditional buildings of the 1950s (see Section 5.4.8.) The two storey gable roof proposed can find common examples within the neighborhood.

3. Building Openings

Windows are proposed to be altered to 8/1 double hung; currently the house has 6/1 on the primary façade with a characteristic picture window. An awning window is proposed on the 2nd floor north and 2nd floor west elevation; each with a muntin pattern.

(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:

The expanded residence is designed with alternating sheathing (original plans were shingle 2nd storey, fiber cement clapboard first storey; revised plans received July 18, 2016 have vertical siding on the second floor, clapboard or fiber cement on the first floor); a pleasing arrangement of building openings, and a front door that faces the public way. In arrangement and appearance, the house presents an inviting addition to the streetscape.

(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.

Asphalt Shingle and fiber cement or wood clapboard siding are proposed. The vertical siding is not specified. All of the former are considered of acceptable durability.

The house currently has synthetic siding.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(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 will be required to adhere to all building and life safety codes, as defined by the building inspector and fire marshal. This may include requirements specific to ingress and egress.

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.

114 Charlotte Street was included within the 2007 Historic Sites and Structures Survey of the Five Sisters Neighborhood (“New Harlam.”) The survey report identified the area as providing excellent examples of early to mid twentieth century residential architecture; “primarily Colonial Revival, Bungalow and Minimalist Traditional style houses.” 114 Charlotte Street is an example of the latter, and identified as eligible for historic designation.

The survey report also notes:

Not wanting to leave the neighborhood, several residents have opted to add on to their homes by building large additions or second stories. While such projects are relatively limited at the present time, there will undoubtedly be increased construction in the near future as residents expand their smaller, early twentieth century homes to meet the needs of their twenty-first century lifestyles. A careful evaluation of the existing resources and knowledge of the history of the area can help guide the next stage in the evolution of the Five Sisters Neighborhood.

Standards of **Section 5.4.8**

(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 residential, single family home; a use that is proposed to continue.

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

The appearance and the character of the house will be substantially altered by the development proposal. The application does not seek to “avoid” alteration of features, spaces or spatial relationships, but seeks them.

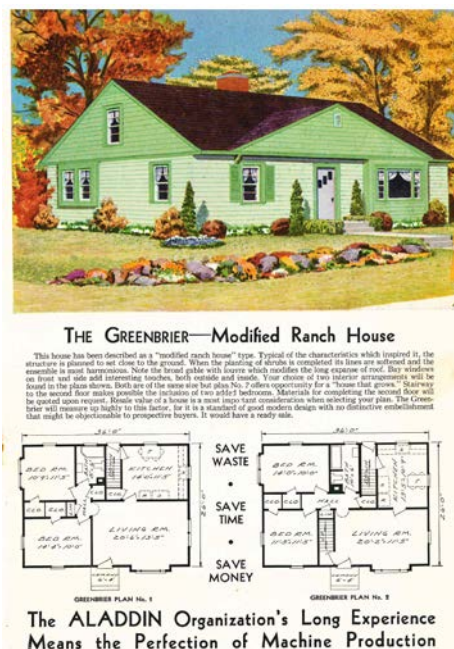
3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

114 Charlotte Street is on lot #20 of the Charlotte Street extension plan filed by Paul D. Kelley in 1926. There is strong evidence that many of the homes within the neighborhood, Charlotte

Street included, are “Kit Houses”; building plans either constructed from prepared documents or with purchased house kits from Sears, Gordon Van Tine, Montgomery Ward, or Aladdin Homes. Kelley was known to use house plans, and advertised his ongoing projects in the Burlington Free Press.

114 Charlotte Street reflects a post-war architectural style identified as *Minimalist Traditional*, and may in fact be another catalog home. It most closely resembles Aladdin’s *The Greenbrier*; a modified ranch house with an upper floor expansion add-on available to purchasers. Photographs taken prior to installation of the vinyl siding confirm the individual detailing of the gable above the door. The large window is Aladdin’s “picture window #2”, as defined in the 1951 catalog.

The first forwarded development plan replicated another house design on the street (123 Charlotte Street, c. 1932); a catalog home characterized as a two story, shingle/clapboarded eaves front with double hung windows. That home dates to an early construction period/date. Although revised plans have been received, it remains that the application seeks to add conjectural features or elements from other historic properties; in direct conflict with this standard.



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.*

There is reason to believe the 114 Charlotte Street continues the practice of using kit house plans or readi-cut house packages, one of the most important and characteristic patterns of this neighborhood.

Although mid-century modern architecture has yet to gain widespread appreciation among the general population, it remains true that this house style was identified as consistent with a broad pattern of architectural history well represented within this neighborhood. The Historic Sites and Structures Survey of 2007 confirmed the architectural evolution of the connected development of the former Buell estate, and included this architectural style within the noted areas of importance. For these reasons, the existing design, massing and characteristic features of the building should be retained and preserved.

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.

Alterations are not proposed to ameliorate damage or failure, but to physically alter the appearance and floor plan of the dwelling.

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.*

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 known archaeologically sensitive areas 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 proposed “pop top” will significantly alter the features and spatial relationships of the 1951 residence, intentionally to capture the character of another house style and era. Changes will affect the size, scale, proportion and massing of the existing dwelling, contrary to this articulated standard.

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

The new development will be so integrated into the existing structure that it cannot be considered reversible; also contrary to this standard.

Recommended motion: The CDO gives direction to treat eligible properties the same as historically listed properties; and the Standards of Section 5.4.8 (a) present specific guidance.

114 Charlotte Street has been identified within a consultant prepared report as part of a neighborhood notable for its examples of early to mid century residential architecture and the representation of catalog housing. Identified as Minimalist Traditional, 114 Charlotte Street is a demonstrative of post war residential architecture. Failure to align with the standards of Section 5.4.8 (b) 2, 3, 5, 6, 9, and 10 and by reference 6.2.2 (d) and 6.3.2 (b) advances a motion for **denial as proposed.**

Revised set

RECEIVED
JUL 18 2016

DEPARTMENT OF
PLANNING & ZONING

elizabeth brody design
architecture • interior design

Milham Residence

TITLE: Existing East Elevation
DATE: 07.10.16
SHEET No. 04D.16

E1



1 Existing East Elevation

Revised set

RECEIVED
JUL 18 2016

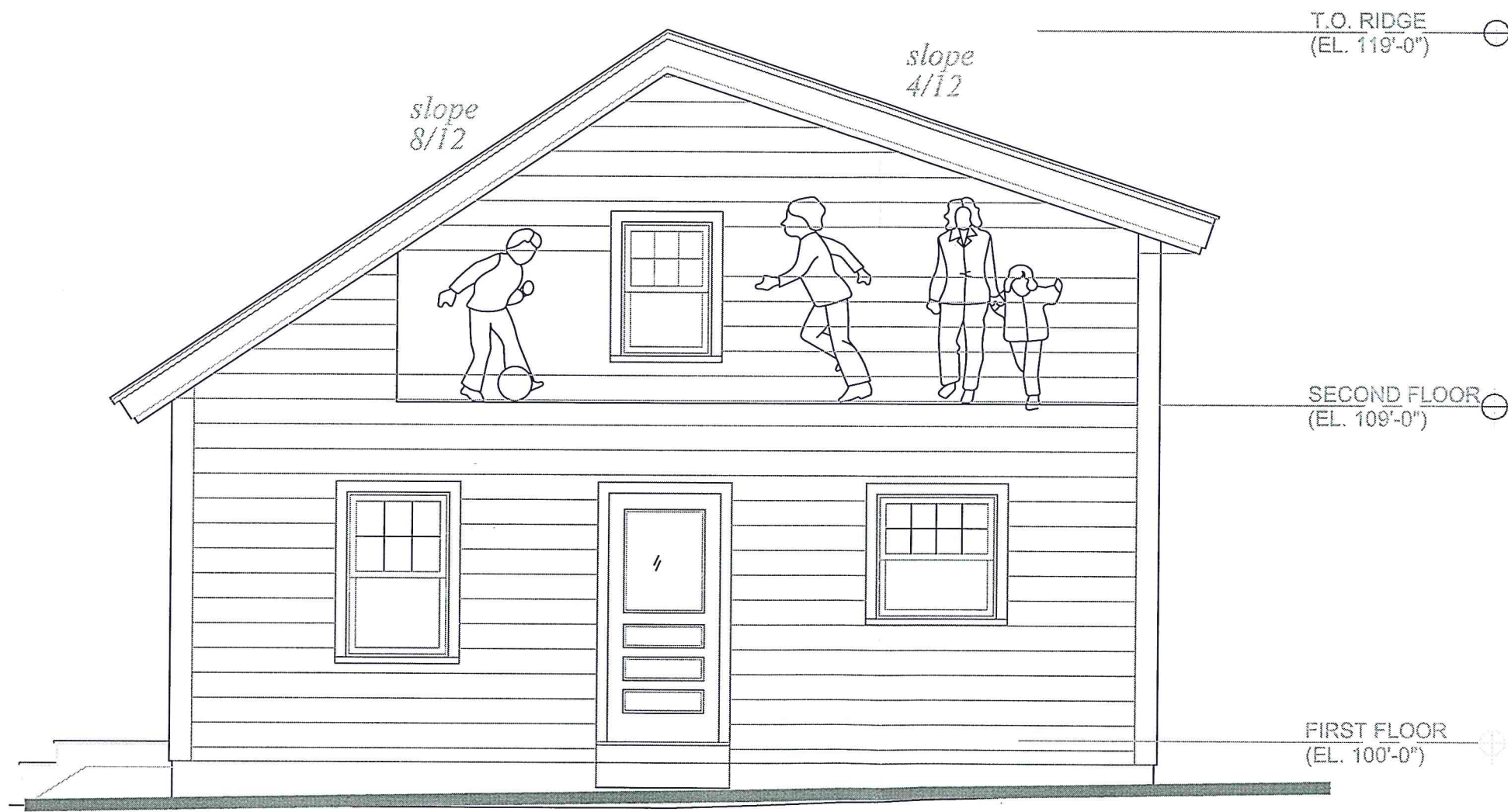
DEPARTMENT OF
PLANNING & ZONING

elizabeth brody design
architecture • interior design

Milham Residence
BURLINGTON VERMONT

TITLE: Existing South Elevation
DATE: 07 10 16 CAD ID:

SHEET No
E2



1 Existing South Elevation

Revised set

RECEIVED
JUL 18 2016

DEPARTMENT OF
PLANNING & ZONING

elizabeth brody design
architecture • interior design
15 Alfred Street Burlington, VT 05401
802.863.1845

Millham Residence
BURLINGTON, VERMONT

TITLE:	East Elevation		
	DATE:	CAD ID:	PROJECT NO:
	07.11.16	11-01	003003
SCALE: 1/4" = 1'-0"			

SHEET No.
A3



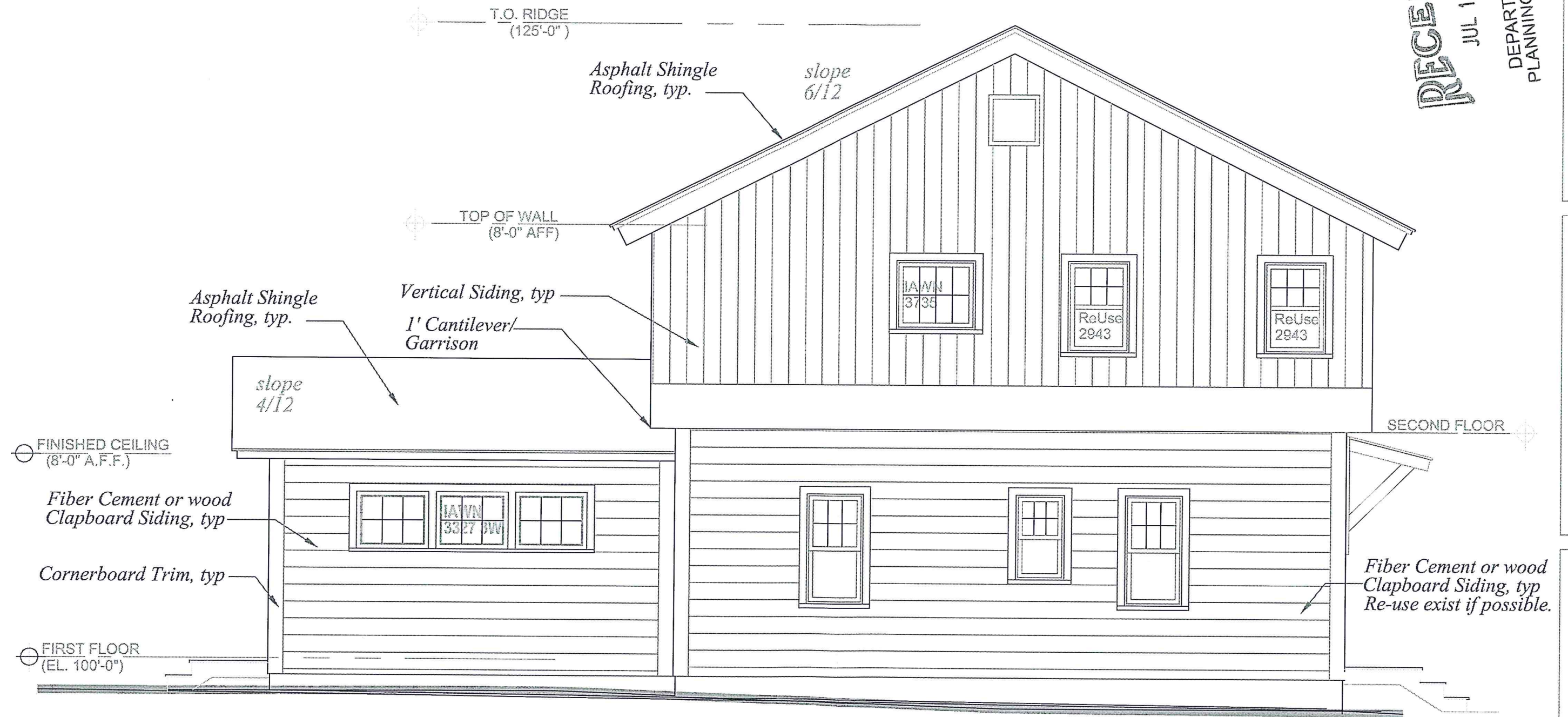
1 East Elevation

Revised set

RECEIVED
JUL 18 2016

DEPARTMENT OF
PLANNING & ZONING

Millham Residence
BURLINGTON, VERMONT



1 North Elevation

TITLE: North Elevation

DATE: 07.11.16

CAD ID: PROJECT NO: 004204

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

SHEET NO.

A4

Revised set

RECEIVED
JUL 18 2016

DEPARTMENT OF
PLANNING & ZONING

Milham Residence
BURLINGTON, VERMONT

Asphalt Shingle
Roofing, typ.

slope
6/12

T.O. RIDGE
(125'-0")

Vertical Siding, typ

TOP OF WALL
(8'-0" AFF)

slope
4/12

1' Cantilever/
Garrison

Fiber Cement or wood
Clapboard Siding, typ
Re-use Exist if possible.

SECOND FLOOR

FINISHED CEILING
(8'-0" A.F.F.)

Cornerboard Trim, typ

Fiber Cement or wood
Clapboard Siding, typ

FIRST FLOOR
(EL. 100'-0")

1

West Elevation

Composite or wood
landing and steps

TITLE: West Elevation

DATE: 07.10.16

CAD ID:

PROJECT NO:

SHEET NO.

A5

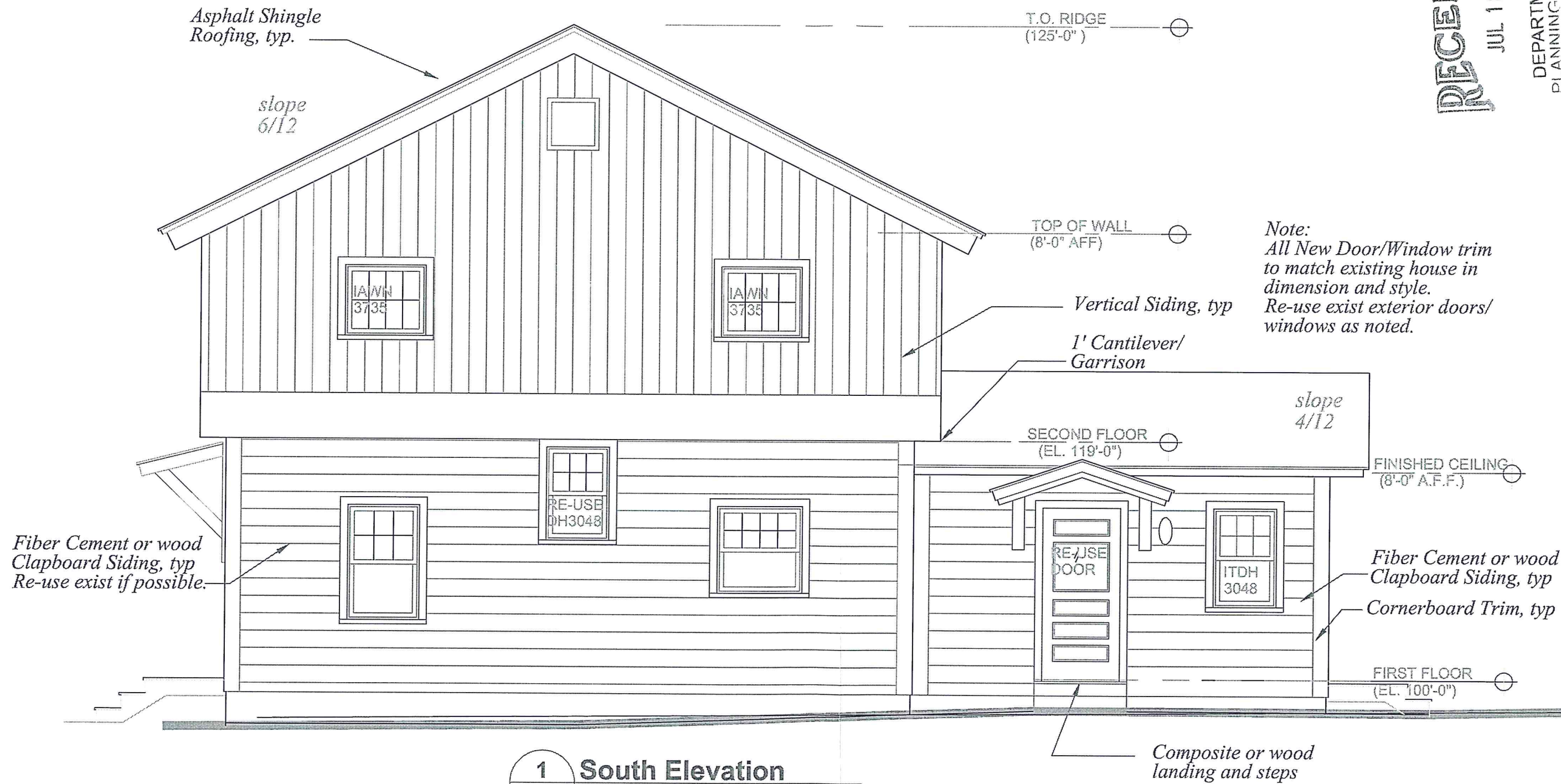
Revised set

RECEIVED

JUL 18 2016

DEPARTMENT OF
PLANNING & ZONING

Milham Residence
BURLINGTON, VERMONT



1 South Elevation

TITLE: South Elevation

DATE: 07.11.16
SCALE: 1/8" = 1'-0"

SHEET No.

A6



Survey 0402-5: 114 Charlotte Street
Burlington, VT. View northeast.
Photograph by Devin Colman, 9/5/2007
Digital image on file at VT Division for Historic Preservation

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 0402-5	
COUNTY: Chittenden		Part of: ☒ District _____ ☐ Complex _____	
TOWN: Burlington VILLAGE:		Contributing ☒ Non-Contributing ☐	
LOCATION: 114 Charlotte Street		Listed on: State Register of Historic Places ☐ N National Register of Historic Places ☐ N	
PROPERTY TYPE: House		CRITERIA: A ☐ B ☐ C ☐ D ☐	
OWNER: Carolyn Millham ADDRESS:		NEGATIVE FILE NUMBER:	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 443381.43179 N 218434.71799 E911 E N	
HISTORIC CONTEXT: Physical Patterns of Communities		PRESENT FORMAL NAME: Millham House	
SIGNIFICANCE: Architectural ☒ Historic ☒ Archeological ☐ Engineering ☐		COMMON NAME: Millham House	
LEVEL OF SIGNIFICANCE: Local ☒ State ☐ National ☐		ORIGINAL FORMAL NAME: Michaud House	
PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☒ Fair ☐ Poor ☐		PRESENT USE: House	
		ORIGINAL USE: House	
		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		STYLE: Vernacular	
		PLAN:	
		DATE BUILT: 1951	
GENERAL DESCRIPTION:			
1. Foundation: Stone ☐ Brick ☐ Concrete ☐ Concrete Block ☒			
2. Wall Structure:			
a. Wood Frame: Post & Beam ☐ Balloon ☒			
b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐ Bonding Pattern:			
c. Iron ☐ Steel ☐ e. Other:			
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐			
Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphal Siding ☒			
Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:			
4. Roof Structure:			
a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐ b. Other:			
5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐			
Rolled ☐ Tile ☐ Other:			
6. Engineering Structure: 7. Other:			
8. Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Shed ☐			
Ells ☐ Wings ☐ Bay Window ☐ Other:			
9. Roof Styles: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐			
Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐			
Other:			
Number of Stories: 1.5		Entrance Location: eave center	
Number of Bays: 3 x 3		Approximate Dimensions: 27x30	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

door hood; entry pediment;

Additional Description:

The roof has been raised on the rear elevation, but the house retains the rest of its integrity.

Large picture window on the front elevation

RELATED STRUCTURES:

Garage - One-bay Garage;

STATEMENT OF SIGNIFICANCE:

This house occupies Lot #20 as shown on the 1926 Kelley plan. The lot was sold in 1929 to Ernest Dragoon. The first Burlington City Directory listing appears in 1951 for Raymond and Dorothy Michaud. Raymond was employed by the U.S. Army. This is a good example of a post-war Minimal Traditional style house.

REFERENCES:

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:

Open ☐

Woodland ☐

Scattered Buildings ☐

Moderately Built Up ☐

Densely Built Up ☒

Residential ☒

Commercial ☐

Agricultural ☐

Industrial ☐

Roadside Strip Development ☐

Designed Landscape Features ☐

Other:

RECORDED BY:

Devin Colman

ORGANIZATION:

City of Burlington

DATE RECORDED:

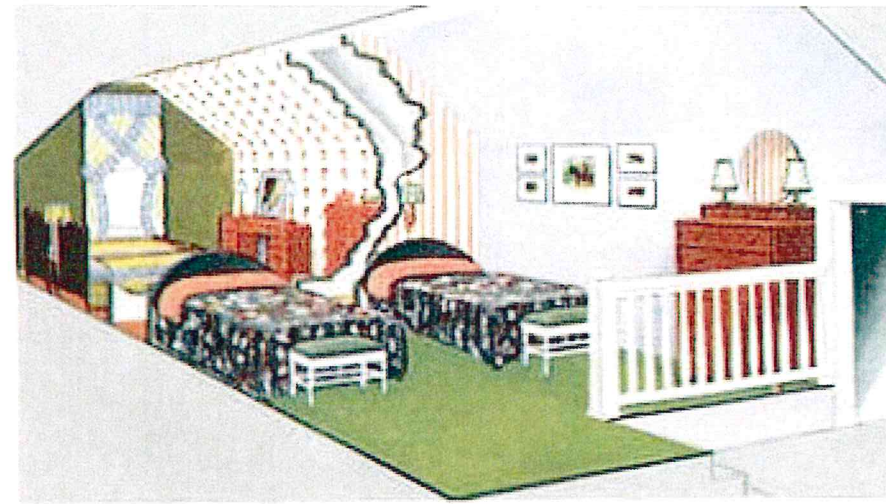
09/14/2007

LAST UPDATED:

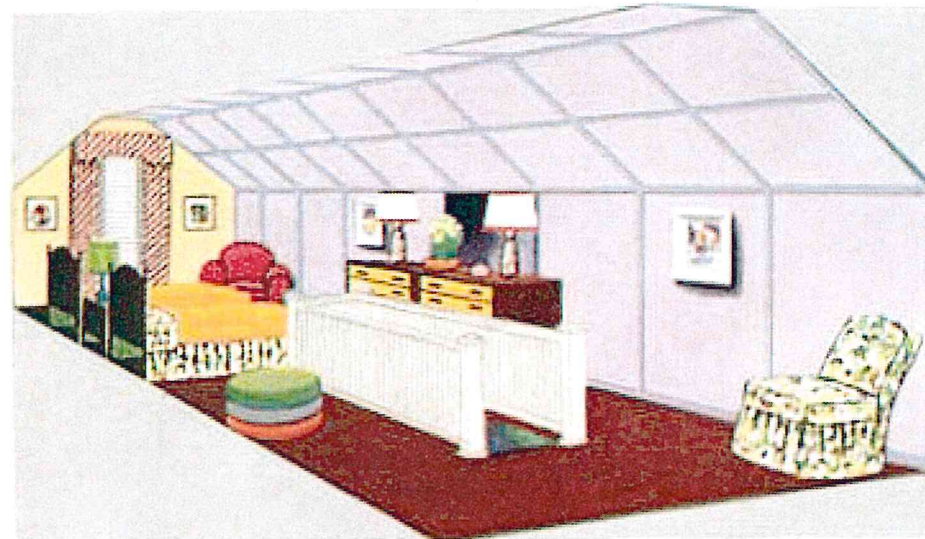
10/06/2008

HOMES THAT GROW

The average total floor space of the one-story homes in this book is approximately 800 square feet. With a few exceptions the plans show two bedrooms. While a two bedroom plan may meet your requirements at the time of building your new home, the future may develop the need of additional rooms—expanding family or guest rooms. To plan ahead now to meet such contingencies, we show on this page some interesting suggestions.



PLAN No. 1



PLAN No. 2

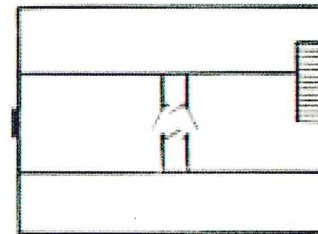


PLAN No. 2

A few of our plans show a permanent stairway to second floor but no materials are included to finish off the second floor, unless the floor plan, and specifications state the second floor materials are included. In most homes valuable attic space is available for future expansion.

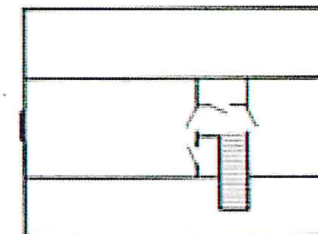
OUR FOLDING STAIRWAY

Where no stairway is shown in the floor plan it is always possible to install a folding stairway usually in the ceiling of the hall. The stairway can be lowered or raised with almost finger pressure. When closed, the space is covered with a neat panel. The frame opening in the ceiling is about 25' x 54'.

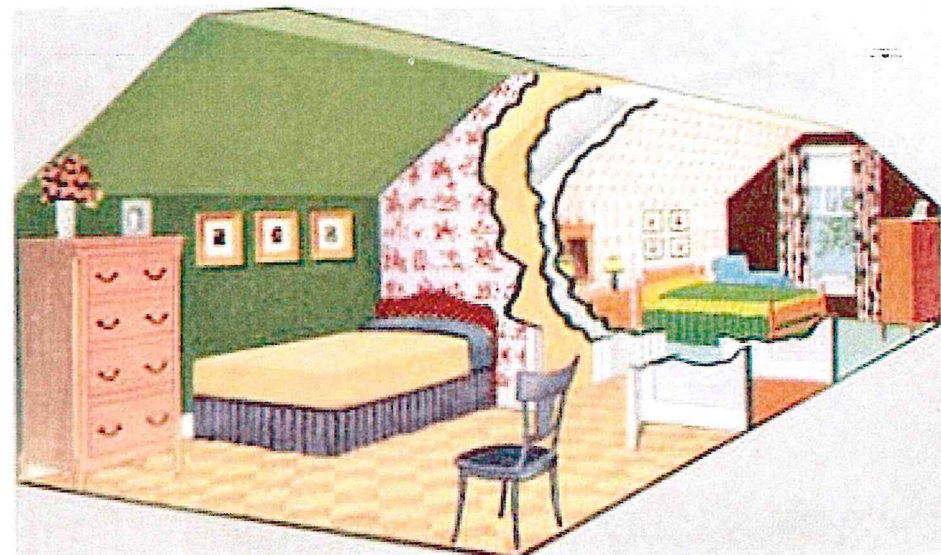


PLAN No. 1

The three suggestions will add another 200 or 400 square feet of living space to your home. You can include in your order (if a permanent stair to the second floor is not included) a folding stairway as pictured on this page. Price will be given on request. When installing this folding stairway you are spared the present cost of finishing off the second-story rooms but are in shape to expand at a later time at minimum cost.



PLAN No. 3 BELOW



Optional Materials and Equipment



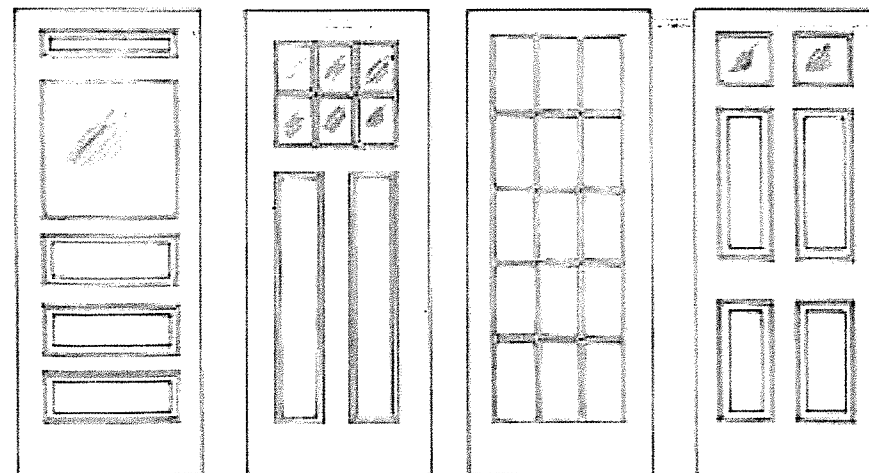
PICTURE WINDOW STYLE 1



PICTURE WINDOW STYLE 2

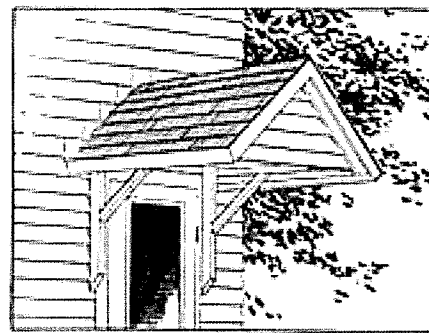
The recent vogue of installing picture windows is both attractive and desirable. Practical, because this type of window enhances the attractiveness of any home and practical, because of the better light in the room where it is placed. We are prepared to furnish either of the types shown above in place of any single or double (multiple) window. Two sizes are available in either No. 1 or No. 2 design—5 ft. 4 in. x 4 ft. 6 in. and 5 ft. x 4 ft. 6 in. Write for prices.

EXTERIOR DOORS Style No. 8 is provided at the rear. For the front we list in specifications the Style Number of door provided with your home.



EXTERIOR DOORS

Shown at right is the type of Door Canopy which is both attractive and serviceable and can be applied to the entrance of any of our houses. It offers excellent protection from sun, rain, sleet and ice. Write for prices.



SHINGLES Instead of wood siding for the outside walls we can furnish artistic shingles of long-lived red cedar grooved and etched to resemble the antique shakes as illustrated on page 18 and also on page 26. The shingles are laid at a wide exposure with a double thickness at the butt. Write us for further details.

ARCHES Square cased openings or materials to build a curved plastered arch can be furnished in any of our homes where arch openings are shown in the floor plan.

SCREEN, STORM SASH We can furnish window screens, storm sash and combination storm and screen doors for any or all outside openings. The distinctive ornamental screen door shown on the Newport may be had with any Aladdin house. Write for prices mentioning the home selected.

CELLAR WINDOWS For a foundation wall opening approximately 3 ft. wide and 2 ft. high we can furnish a complete unit with frame, glazed sash and hardware. It is not necessary that the frames be shipped before the house as all you have to do is leave opening 34"x24" and the complete assembled unit can be set in the foundation wall.

OAK FLOORING Oak flooring can be furnished in any or all rooms of any Aladdin home. If wanted, write us for prices and state in what rooms you will wish to use the oak flooring.

INSULATION Attic insulation can be furnished with any Aladdin home. It fits easily between your ceiling joist and can be installed at a very low cost. Write us for prices.

KITCHEN CABINETS Kitchen cabinets can be furnished in accordance with catalog floor plan layouts. Attractive kitchen arrangements can be provided for any Aladdin home you decide on. Write for prices.

CELLAR STAIR ADDITION

If the Aladdin home you select is not provided with a cellar stair, we can furnish the stair addition 7' x 6' in size. It can be added to the home and will include steps to both the kitchen and basement with grade entrance. Write for price.

SUMMER COTTAGES

We have prepared a special pamphlet illustrating in colors our line of Aladdin Summer Cottages. This will be sent you upon request and without obligation. In writing for this, please state if you are in possession of our regular catalog.



2nd set

Revised Plans

RECEIVED
JUL 18 2016

DEPARTMENT OF
PLANNING & ZONING

elizabeth brody design
architecture • interior design
15 Alfred Street, Burlington, VT 05401
802.863.1545

Milham Residence
BURLINGTON, VERMONT

TITLE	East Elevation	CAD L.D.	PROJECT NO.
DATE	07.11.16		
SCALE	1/8" = 1'-0"		

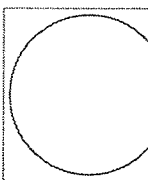
SHEET NO.
A3
ALT



1 East Elevation

RECEIVED
JUL 18 2016

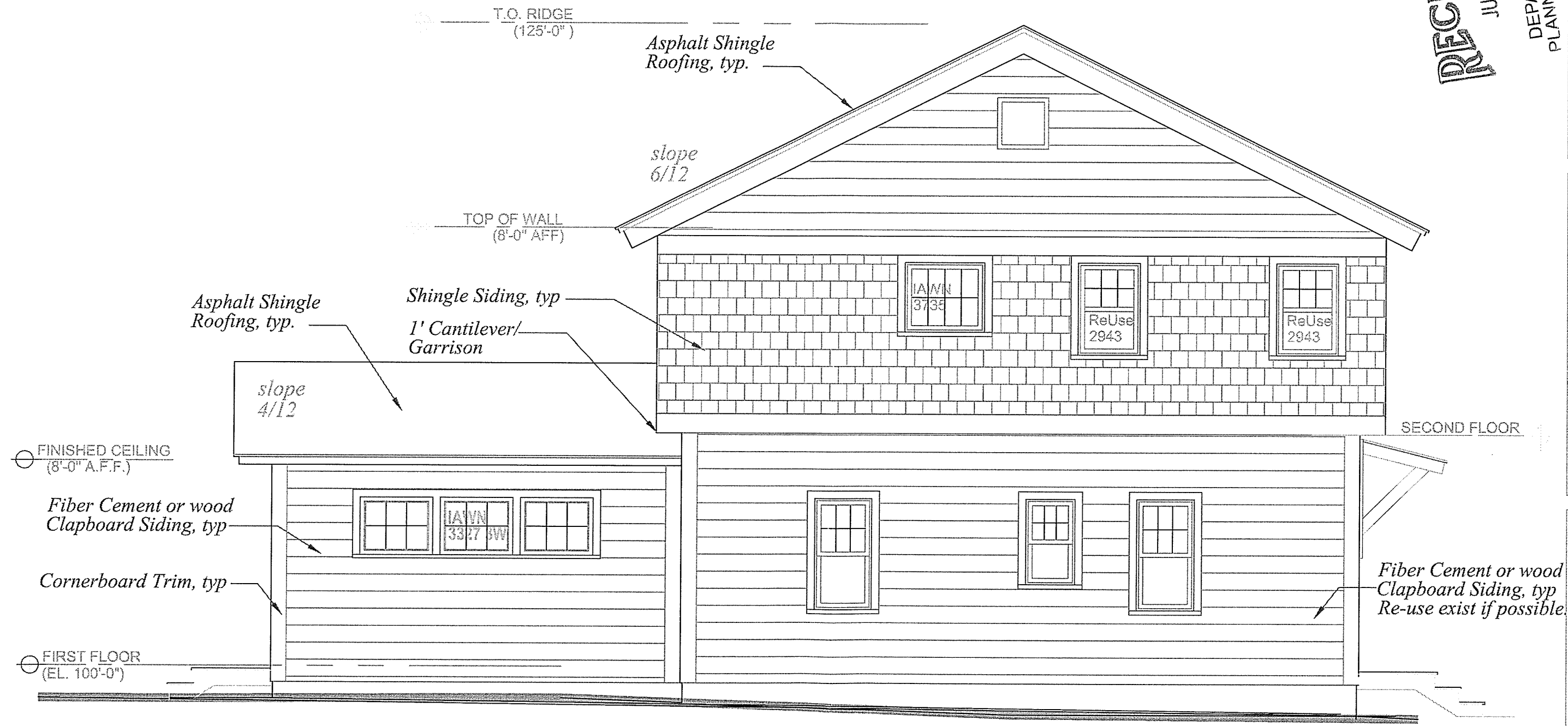
DEPARTMENT OF
PLANNING & ZONING



Millham Residence
BURLINGTON, VERMONT

TITLE: North Elevation	
DATE: 07.11.16	CAD ID: PROJECT NO: 004004
SCALE: 1/4" = 1'-0"	

SHEET NO. A4 AL



1 North Elevation

Asphalt Shingle
Roofing, typ.

slope
6/12

T.O. RIDGE
(125'-0")

TOP OF WALL
(8'-0" AFF)

Shingle Siding, typ

slope
4/12

1' Cantilever/
Garrison

Fiber Cement or wood
Clapboard Siding, typ
Re-use Exist if possible.

SECOND FLOOR

FINISHED CEILING
(8'-0" A.F.F.)

Cornerboard Trim, typ

Fiber Cement or wood
Clapboard Siding, typ

FIRST FLOOR
(EL. 100'-0")

ISFD 6068 OXO

Composite or wood
landing and steps

1

West Elevation

RECEIVED

JUL 18 2016

DEPARTMENT OF
PLANNING & ZONING

Minham Residence
BURLINGTON, VERMONT

TITLE: West Elevation

DATE: 07.10.16

CAD I.D. PROJECT NO. 2012004

SHEET NO.

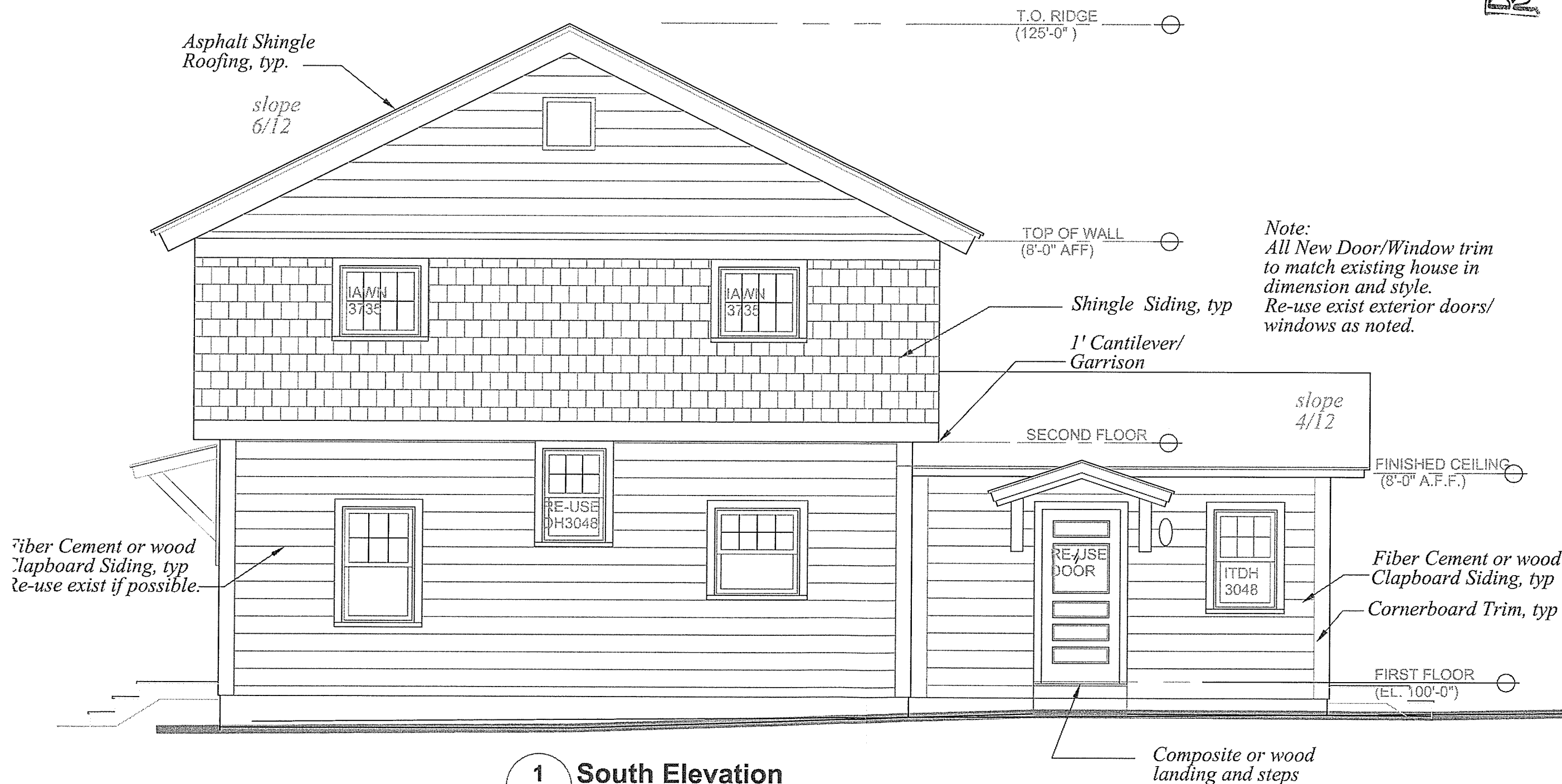
A5
ALT

RECEIVED

JUL 18 2016

DEPARTMENT OF
PLANNING & ZONING

William Residence
BURLINGTON, VERMONT



1 South Elevation

TITLE: South Elevation

DATE: 07.11.16

CAD L.P.

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

PROJECT NO: 004004

SHEET NO.

A6
ALT

Design Advisory Board
Terms of Office FY 2017
Organizational Meeting July 26, 2016

Current members and assignments:

Member	Appointed	Term expires
Ron Wanamaker ***☼	12.15.2003	6.30.2019
Sean McKenzie (☼ alt.)	10.25.2004	6.30.2017
Matthew Bushey* ☼	4.16.2012	6.30.2019
Steven Offenhartz ☼	9.13.2010	6.30.2017
Larry Christopher Alley	6.15.2015	6.30.2018
Jeremy Gates (A)	7.15.2013	6.30.2017
Phil Hammerslough (A) Δ	4.16.2012	6.30.2017

*Chair FY 2016

**Vice Chair FY 2016

Clerk Mary O'Neil

Δ Representative to the Zoning Ordinance Committee 2016

☼Historic Preservation Review Committee 2016

Terms are for three years.

Chair, Vice Chair and Clerk shall be voted on annually; before May 1st and preferably around Town Meeting Day.

Re-appointed by City Council June 13, 2016 for three year terms: Ron Wanamaker and Matthew Bushey.

Action taken July 12, 2016 for FY 2017:

DAB Chair: _____

DAB Vice-Chair: _____

DAB Clerk _____

DAB Representative to the Zoning Ordinance Committee: _____*

Historic Preservation Review Committee
Terms of Office FY 2017

From Ordinance relating to Appendix A – Zoning #92-03, Design Control Districts, as amended March 16, 1992:

To the extent available, at least two (2) of the three members shall be professionals from the fields of history, archaeology, architectural history, architecture or historical architecture who meet the requirements outlined in Appendix A of the “Regulations for the Vermont Certified Local Government Program”. These two (2) shall serve on the historic preservation review committee.

Representatives to the **Historic Preservation Review Committee:**

- 1.
- 2.
- 3.

Alternate:

*The Zoning Ordinance Committee meets the first Thursday of the month at 5:15 PM, Conference Room 17.