

Department of Planning and Zoning

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP17-1341CA; 3-11 George Street
Date: July 11, 2017

File: ZP17-1341 CA

Location: 3-11 George Street

Zone: DT **Ward:** 3C

Date application accepted: June 28, 2017

Applicant/ Owner: John Alden / Rick Bove

Request: Renovation of existing mixed use building, including exterior repair, replacement of asphalt siding on rear ell with clapboard, remove chimneys on rear ell, re-open boarded up openings, painting brick exterior, window replacement, roof replacement, new entry steps, railings and exterior doors.



Background:

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **17-0261SP**; Sketch Plan review for 3-11 George St (proposed renovation and restoration), 13-19 George St (remove existing buildings and construct 17-unit apartment building), 64 and 70 Pearl St (remove and construct 39-unit apartment building with one commercial space). October 4, 2016.
- **ZP13-0707CA/MA**; demolish existing structures on George Street, construct new residential building above and behind existing historic structure on Pearl Street corner for a total of 23 residential units and 1 commercial unit. Denied, October 13, 2013. Appealed to VSCED, appealed to Vermont Supreme Court, notice of dismissal December 2015.
- **ZP09-542SN**; replacement parallel sign for Diversity Salon. February 2009.
- **NA09-195 NA**; Non-applicability of Zoning Permit Requirements; accessory retail use to existing hair salon, less than 25% of gross area. September 2008.
- **ZP02-070**; final plat approval to demolish two mixed-use structures, replacing with one mixed-use building (34 units and commercial.) Proposal includes renovations to 3 George Street and the reconfiguration of the public parking lot. CO issued November 26, 2004.
- **ZP03-035**; change existing window to double door. July 2002.

Overview:



From *Worley & Bracher, Map of Burlington, 1869.*
Residence of C.P. Button, Esq.
(3-11 George Street)

3-11 George Street, constructed before 1853 on the northwest corner of Pearl and George Street is proposed for renovation. Currently with 6 residential units and 1 commercial unit (formerly Diversity Hair and Nails), the latter unit will be converted to another residential unit for a total of 7.

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:

The site is almost entirely covered. There are no identified important natural features.

(b) Topographical Alterations: None proposed. Work is largely restorative; much may be categorized as repair and maintenance.

(c) Protection of Important Public Views:

None of the work proposed will prohibit existing views to the west from Pearl Street.

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application prevents the use of window, water, solar, geothermal or other renewable energy resources.

(f) Brownfield Sites: Not identified. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The application does not involve ground disturbance, other than replacement of wooden entry steps with granite platforms. EPSC and Stormwater plans are not merited.

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.

Porches will be repaired, resheathed and new boxed columns added. This will provide a greater and safer measure of shelter for building residents.

(h) Building Location and Orientation:

There is no proposed change to the building's location or orientation. Not applicable.

(i) Vehicular Access:

There is no change proposed to parking or access. There is neither parking nor access from the public way to this corner lot.

The Victoria Place permit (ZP02-070 / S01-027) secured reserved 18 parking spaces behind that block for the uses in this and the associated Victoria Place building.

(j) Pedestrian Access:

No change to existing locations. Entry steps will be replaced along the George Street frontage with new granite pads and wrought iron railings.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction for ADA compliance.

At least one entry along George Street has the potential to have a grade neutral entrance.

(l) Parking and Circulation:

There is currently no parking on this parcel. Parking was permitted during the Victoria Place review (ZP02-070 / S01-027, 2001) and secured 30 metered spaces for public use and reserved 18 parking spaces for uses in this building, Bove's Restaurant (now closed) and Victoria Place.

The commercial use (beauty salon) has no parking requirement in the Downtown Parking district; but the new residential unit will require an additional space. The closing of the restaurant makes available that allotment of parking which will contribute toward satisfaction of the increased parking need at 3-11 George Street. Further redevelopment will require re-examination of total parking need per the standards in effect at that time.

(m) Landscaping and Fences:

The removal of stairs along the westerly elevation will spur a return to green space.

(n) Public Plazas and Open Space:

None required at this site.

(o) Outdoor Lighting:

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

If lighting changes are proposed, fixture specs and illumination levels shall be submitted to staff for review for compliance with those standards.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on

neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

Meters will remain in the existing location on the west elevation. There are proposed no dumpsters or exterior recycling facilities. The location of tenant mailboxes needs to be defined.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

No change is proposed to the building's massing, height or scale.

2. Roofs and Rooflines.

The slate roof on the principal and connector buildings will remain. The asphalt roofing on the northerly ell will be replaced in kind.

3. Building Openings

Windows will be replaced, matching fenestration pattern. Boarded up openings will be opened and new windows inserted to match. Exterior doors will be replaced with wood grain finish fiberglass doors, EXCEPT FOR the principal entry on George Street. Door and columns to be prepped and painted. The granite lintel will have paint removed.

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

There will be no impact to existing public views along Pearl Street.

(d) Provide an active and inviting street edge:

The repair and restoration of this important building will advance the attractiveness of the building and its overall appearance from both streetfronts.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such

materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

The applicant is working with recognized preservation consultant(s) and advisors in appropriate repair methods to secure federal tax credits for the building's owner. Window replacement specs meet those previously approved by the Development Review Board and the Vermont Superior Court Environmental Division. Similarly, fiber cement board has been approved for use on historic structures. Composite trim/posts have NOT been approved; replacement porch components should be constructed in wood. Decking, proposed to be a composite product, is acceptable per precedent.

(f) Reduce energy utilization:

All new construction shall meet the Guidelines of 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:

Work shall meet all building and life safety code as defined by the building inspector and 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.

(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 c. 1840 reputedly by Dr. A.S. Pitkin as his principal residence. The continued use for residential purposes is consistent with this standard.

- 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 intent of the work is to remedy the state of deferred maintenance and to replace failed or failing features. Repointing of masonry joints is an anticipated activity; replacement of poorly constructed entrance stairs and failing railings are in keeping with these standards. The biggest change is the proposed painting of the exterior of the brick structure. The applicant alleges that consulting partners have recommended this activity to “preserve the brick and return the building to a more uniform appearance.” There are no attached documents supporting this recommendation. Although there may be minor evidence of paint from an earlier date, there is no primary endorsement from the appointed tax credit consultant or the preservation contractor to support this drastic effort. There are no identified photos of the building with a painted brick exterior. Staff finds no sound basis for the request, and finds it inappropriate without plausible reason.

- 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.*

Generally, the work proposed is of a repair and maintenance character. The proposed effort to paint the building has no foundation (which cannot be supported simply by the presence of painted masonry buildings in the area), and is advised against.

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

Both the middle and rear ells have endured for a period of time so as to have acquired significance in their own right. (The main building and the brick ell appear on the 1853 Presdee & Edwards Map) They are all to be retained.

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

The brick-stamped asphalt shingle siding on the north ell will be replaced with fiber cement clapboard. The shingle siding is not original and does not merit retention.

The entrance doors to the secondary entrances along George Street will be replaced; however, the primary pillared entrance will be retained: Cleaned and painted.

The raw brick masonry has a character of its own, and is recommended for retention without painting. The National Park Service has published guidance for the rehabilitation of historic structures; among those standards are recommendations for the treatment of masonry structures:

not recommended

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Without strong evidence and a documented history of having a painted exterior, painting the brick now is not recommended.

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.*

See detail sheet A4.1 for specific treatment plan.

Painted brick is proposed to address incorrect mortar repair and masonry damage. This effort is not substantiated with written opinion from qualified preservation contractors or consultants.

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.*

Removal of paint along granite lintels, done inappropriately or with caustic solution has the potential for adverse impact to the materials. The applicant suggests the employ of a reputable

preservation contractor, who should be well informed about acceptable practices and the danger of material damage.

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

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.*

Generally, work is repair and maintenance. New granite entrance steps with iron railings will be a great improvement over the existing wooden replacements manufactured of dimensional lumber.

The east porch on the north ell will be repaired with replacement of iron posts with wooden supports. Porch skirt paneling will be fiber cement clapboard instead of the existing vertical wood strapping. The proposed 42” barrier wall is understood to meet building code, but provides an uncomfortable visual and spatial dynamic for the porch. It would be preferable to break the porch wall into a shorter barrier (36”) with a secondary rail at the required 42” height; or perhaps provide a secondary iron mesh barrier behind a reconstructed porch wall. The DAB is urged to provide a recommendation.

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.*

Replacement windows and doors (particularly when proposed as replacement for boarded up openings) will restore original use and appearance of the structure.

Of particular concern is the proposal to paint the brick exterior. The building has remained unpainted for the documented history of the building. A previous assessment (done during the Victoria Place review) acknowledged traces of paint, but there remains no photo documentation or description of the property with a painted exterior. Uneven surface coloration and differences in mortar repair can explain the inconsistent surface pattern. This is not something to “correct” with paint, but can be embraced as part of the evolution of the building. These differences in fact lend credibility to the storied past of the building.

Items for the Board’s consideration:

1. This application will be addressed Administratively per Section 3.2.7 (a) 10 of the Comprehensive Development Ordinance. The Design Advisory Board is challenged with assessment of the proposed changes, particularly painting the exterior of the brick building. Staff will act on the recommendation of the Board.
2. The location of tenant mailboxes needs to be defined.

3. All new construction shall meet the Guidelines of Energy Efficient construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
4. Porch, window and door trim shall be fabricated of wood. Porch decking may be of a composite per previous decision.
5. A recommendation is made to break the porch barrier wall into traditional spatial segments, i.e. wall at 32-36-inch height with a secondary barrier rail to meet the code requirement. Various arrangements are possible; the DAB is encouraged to weigh options to retain the historic spatial qualities of an open porch.
6. Without written recommendations from a qualified 36-CFR consultant, the proposal to paint the historic brick exterior is not supported and presents an activity contrary to standards 2, 3, 5, 6, 9 and 10.



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SCOTTPARTNERS.COM

General Stannard House

DEPARTMENT OF PLANNING & ZONING Summary of Proposed Project/Exterior Changes

Zoning Application

June 1, 2017

General Summary:

The following summarizes proposed changes to the General Stannard House, 3-11 George Street in Burlington, VT that are subject to Zoning review. Generally, we are performing a comprehensive maintenance overhaul including exterior brick repair, window replacement, slate roof repair and sitework. In addition, we will completely upgrade the existing (6) apartments and convert the single commercial space back to residential use. Generally, the exterior work can be characterized as routine maintenance and repair, although some of it is well overdue. The last significant repair work was done at the time the adjacent Victoria Place was constructed.

No changes are proposed to the basic arrangement or current layout of apartment units. However, some windows openings that are currently boarded over are proposed to be re-opened for windows, and certain walls/openings within apartments will be modified to improve the functionality of the living units. Certain minor modifications to existing openings will also be made to correspond to the buildings ongoing use as a residence (multi-family- apartments). There will be interior changes/repairs as well, predominantly to refresh the tired/outdated apartments inside. See plans and elevations for extent.

This project will seek Federal Tax credits. All exterior work will be in conformance with the Secretary of the Interior's Standards for Rehabilitation through the National Park Service who will be reviewing and approving the repairs/renovations during the Tax Credit application process. Scott Newman of 106 Associates has been retained to advise on appropriateness and coordinate the tax credit application through VT SHPO and on to the National Park Service.

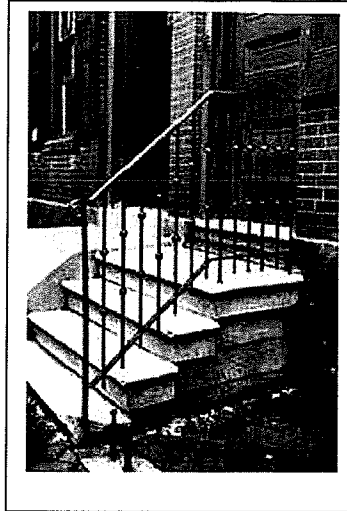
We note that Jamie Duggan from VT SHPO, Scott Newman, Paul List and John Alden have met on site to review this building twice. The proposed scope of work was developed to address the existing conditions and appropriateness for Tax Credits using historic documentation, photographs, existing conditions observations and future longevity of the building. The biggest concern was the condition of the existing brick which has been painted, sand-blasted and ground over the years. Additionally, the windows have been partially replaced already. Our goal is to best stabilize and protect this historic structure while providing a cohesive and uniform appearance.

Proposed Exterior work: (Liszt Historical Restoration will be doing the Masonry repairs based on joint review/agreement between Scott Newman, our office and Paul List)

- Stone foundations will be repointed with appropriate lime based, pozzolanic fortified mortar.
- Brick veneer masonry will be stabilized or reset where loose or bowing and repointed as necessary.

- All brick will be cleaned and then repainted with Conprolastic (elastomeric “paint”) in a dark red (similar to other nearby structures. We note that the building was previously painted red. At some point, it was sandblasted and in some areas mechanically ground down, damaging the brick’s natural finish. Further, the various modifications and patching done over the years has resulted in significant discoloration and a patchy appearance. After consultation with Liszt Restoration, Scott Newman- our historic tax credit coordinator- and VT SHPO, we have agreed that repainting is the best course of action to preserve the brick and return the building a uniform appearance. It is in keeping with other surrounding historic brick structures on both Pearl and George streets, including both 23 and 27 George St.
- The rear ell (northerly wood addition) has an exterior of rusticated CMU (imitation stone face) on the first story with asphalt siding panels that looks like brick on the second story. We are proposing to repair and repaint the lower CMU section and replace the asphalt siding with new painted fiber-cement clapboards in a traditional 4” reveal with narrow cornerboards and standard trim at windows.
- The second story porch on the rear ell will be repaired and reskinned in fiber-cement clapboards to match the proposed new finishes on the rest of the rear ell. The supporting bare metal pipe columns must be replaced for structural reasons and will be boxed out in wood trim to match the upper level columns.
- Chimneys on the main brick sections will be repointed.
- Chimneys on the rear ell will be removed.
- Slate roofing with metal edging on the main brick sections will be repaired. New slates or edge metal where needed will be matched in-kind.
- Asphalt roofing on the rear ell will be removed and replaced with new asphalt-fiberglass architectural shingles in a color similar to the slate roofing.
- Exterior wood trim, including the decorative attic fan vent facing Pearl St. and the main George Street entry door and flanking columns will be prepped and painted per the Secretary of the Interior Standards.
- Windows in all sections are proposed to be replaced with new aluminum clad wood windows with simulated divided lights. It is noted that most of the upper floor windows have been replaced already and are inferior vinyl windows. The main brick sections will receive 2/2 matching the current muntin configuration. The rear ell will receive 1/1 units matching the current configuration there. We have reviewed the full window replacement concept with our tax credit consultant and VT SHPO. We are all in agreement that this is appropriate and will provide a long-term benefit to the building and residents. All exterior wood head and jamb trim will be retained (still present at all windows), prepped and repainted; several sills will be replaced in kind.
- Several original window openings that are currently boarded over will be re-opened and new windows will be installed.

- Several original door openings (unused first floor “back doors” on the west side alley or former 2nd floor porches-again on the alley side) will be converted to windows. We propose to infill the lower portion of the opening- below the new windows. The new windows will match the other new replacement windows in their respective sections of the building. See plans/elevations.
- All street doors (except the original 2 ½” thick main door by the columned entry at George St.) will be replaced with insulated fiberglass doors with woodgrain look and painted. We note that current doors are not original, are in poor condition and are of several types and materials.
- The current double door at the existing commercial space facing Pearl St. (two very narrow leaves) will be replaced with a proper sized single door and sidelight more appropriate to a residential use (and legally sized for an entry).
- Granite steps at the Pearl St. entry will remain and receive new wrought-iron handrails set into the steps on both sides. Sample image at right.
- Main entry on George St. will receive new granite step(s) to match Pearl St. side with new wrought-iron handrails set into the steps on both sides.
- Other two entries on George St. at the middle ell are secondary in nature but will also receive new granite steps (narrower) and a single wrought-iron handrail set into the steps.



Proposed Interior Work:

Generally, work consists of patching and painting existing plaster on lath or drywall walls and wood trim in kind. Kitchen and Bathrooms will be upgraded with new fixtures, cabinets, countertops and floors. Plumbing and electrical systems will be reviewed and upgraded/replaced as necessary to provide for contemporary living expectations in market rate housing. Minor interior plan changes to improve circulation or support apartment use will not affect main spaces or remaining original woodwork.

- Required fire separations between units and around exit stairs will be achieved through historic materials (NFPA Ch. 914 where possible) and supplemented with additional layers of drywall where necessary (typically at stair enclosures only).
- Main George St. entry door entry lobby will be restored to allow sidelights to read into one space (currently split between two spaces).
- First floor front commercial area, 640sf, will be converted back to residential use. Total of 6 existing apartments plus 1 converted unit = 7 apartments.
- There is no anticipated change in parking. There remain 18 parking spots for the combined use of the Stannard House and Victoria Place as per the previous approval.

STANNARD HOUSE RENOVATIONS

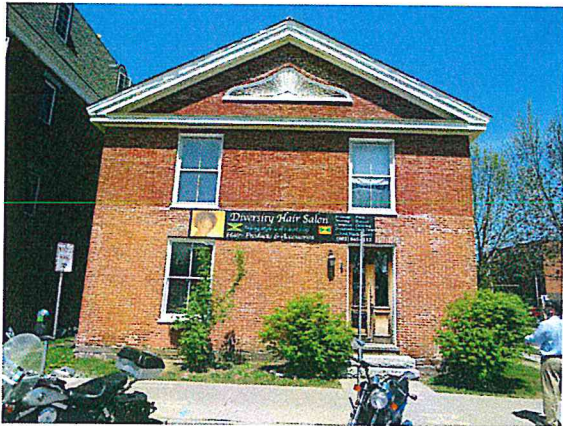
PROJECT LOCATION:
3-11 George Street
Burlington, VT 05401

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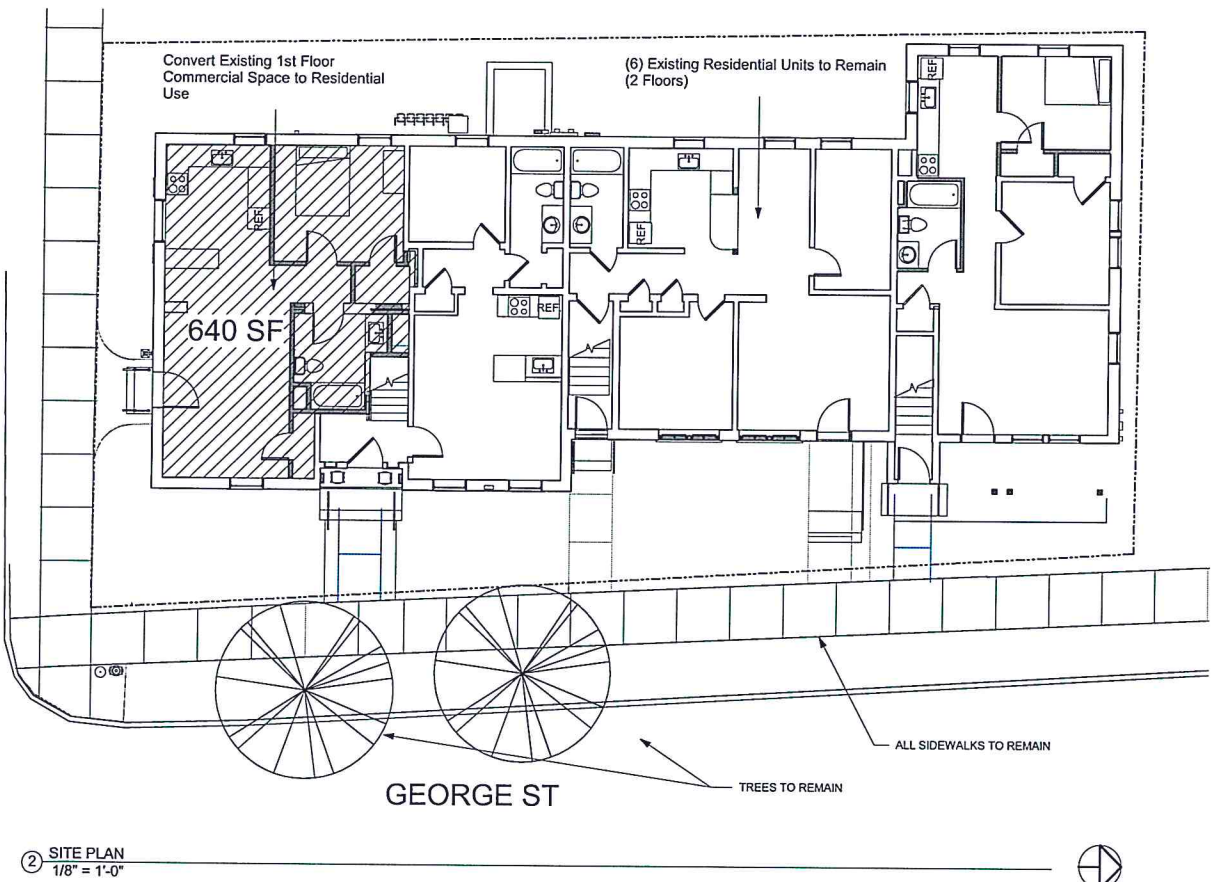
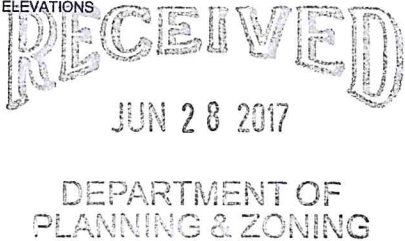


SYMBOL LEGEND	
WALL TAG	WALL TYPE
WINDOW TAG	WINDOW TYPE
DOOR TAG	DOOR NUMBER
ROOM TAG	Room name 101 150 SF ROOM NAME ROOM NUMBER AREA
SECTION MARK	SIM 1 A101 DRAWING NUMBER SHEET NUMBER
EXTERIOR ELEVATION	A4.1 DRAWING NUMBER SHEET NUMBER
INTERIOR ELEVATION	1 A8.1 2 3 DETAIL NUMBER, TYP DRAWING NUMBER SHEET NUMBER
DETAIL SECTION	SIM 1 A101 DRAWING NUMBER SHEET NUMBER
FLOOR FINISH TAG	Floor Material FLOOR MATERIAL
DETAIL	SIM 1 A101 DRAWING NUMBER SHEET NUMBER



DRAWINGS:

GENERAL
A0.0 COVER, SITE AND PHOTOS
ARCHITECTURAL
A0.3 Site Plan
A4.1 EXTERIOR ELEVATIONS



EXISTING PHOTOGRAPHS



project name:
STANNARD HOUSE RENOVATIONS

project address:
3-11 GEORGE STREET
BURLINGTON VT 05401

scale: As indicated
project no. 15-1102
checked by: JBA
drawn by: JLG
proj. date: 06/16/17
sheet date: -

No	Date	Revisions
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sheet title:
COVER, SITE AND PHOTOS

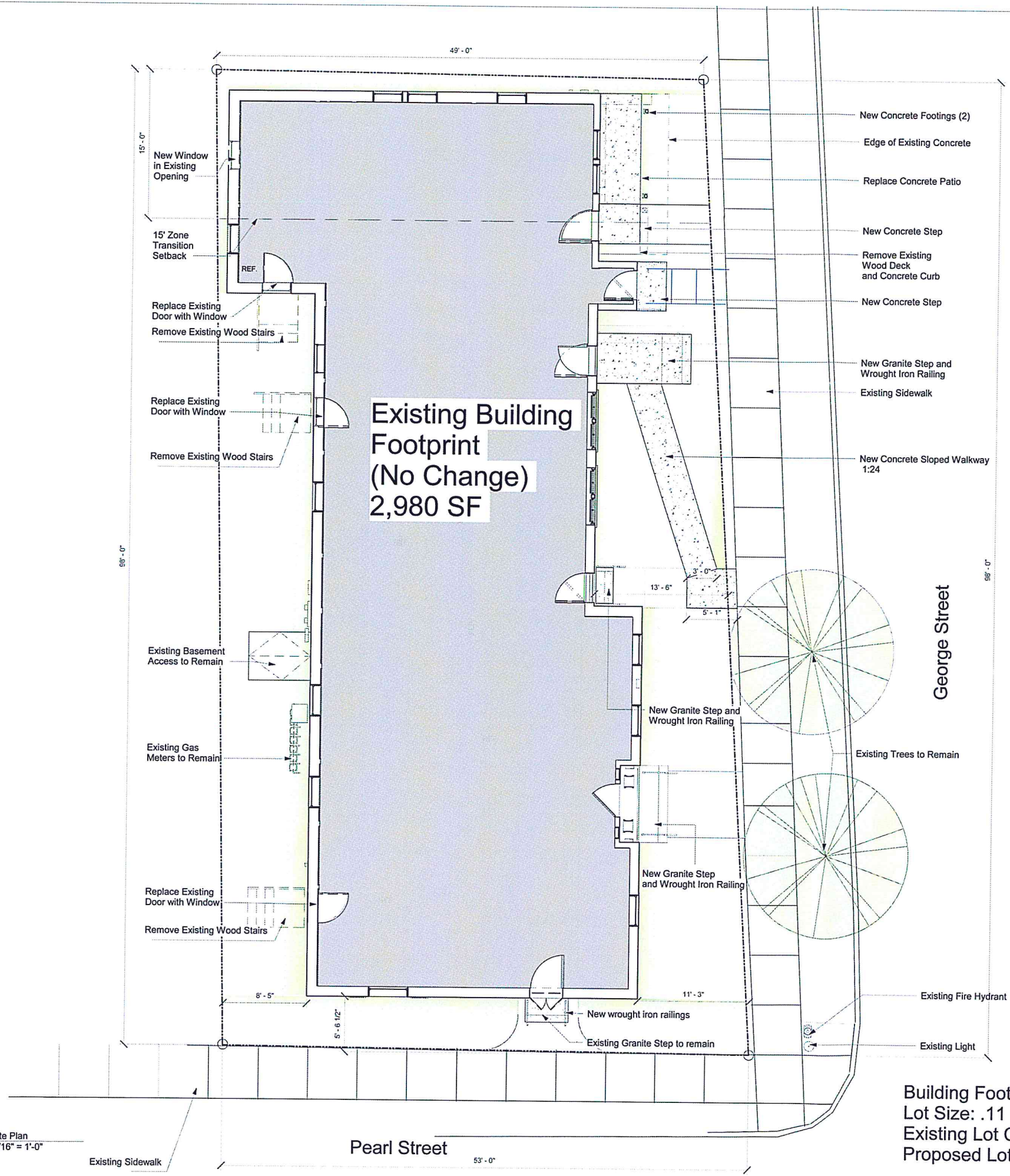
sheet no.
A0.0

ZONING PERMIT SET

S:\11-S-P-Projects\4-MULTI-FAMILY-HOUSING\Bowl\Standard House\Drawings\Standard House-R2017_central_rebecca@scottpartners.com.rvt

02/2017 12:30:33

1 Site Plan
3/16" = 1'-0"



Building Footprint: 2,980 SF
Lot Size: .11 Acre
Existing Lot Coverage: 3435 SF 69%
Proposed Lot Coverage: 3419 SF 68%

RECEIVED
JUN 28 2017
DEPARTMENT OF
PLANNING & ZONING



project name:
**STANNARD HOUSE
RENOVATIONS**
project address:

scale: 3/16" = 1'-0"
project no. 15-
checked by: Che
drawn by: Ar
proj. date: 06/1
sheet date: 06/2

No Date Revisions

sheet title:
Site Plan

sheet no.

ZONING PERMIT SET

RECEIVED
JUN 28 2017

DEPARTMENT OF
PLANNING & ZONING

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project name:
**STANNARD HOUSE
RENOVATIONS**

project address:
3-11 GEORGE STREET
BURLINGTON VT 05401

scale: As indicated

project no. 15-1102

checked by: JBA

drawn by: KT

proj. date: 06/16/17

sheet date: -

No	Date	Revisions
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sheet title:
**EXTERIOR
ELEVATIONS**

sheet no.
A4.1

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GENERAL ELEVATION NOTES

- CLEAN BRICK AND STONE MASONRY TO REMOVE ALL SURFACE DIRT AND PAINT. USE GENTLEST MEANS POSSIBLE TO PRESERVE EXISTING WALL MATERIALS.
- PREP AND PAINT BRICK VENEER WITH CONPOLASTIC BREATHABLE MASONRY COATING, DARK RED.
- PAINT BRICK JACK ARCHES WITH ACCENT COLOR. DO NOT PAINT GRANITE LINTELS.
- SALVAGE AND REINSTALL ALL EXTERIOR TRIM WHERE CLAPBOARD SIDING IS BEING INSTALLED
- PREP AND PAINT ALL WOOD TRIM INCLUDING ROOF EAVES, WINDOW AND DOOR MOLDINGS, COLUMNS AND SIDELIGHTS, PORCH COLUMNS AND RAILINGS.
- WROUGHT IRON RAILINGS TO BE PAINTED AND EMBEDDED IN PRE-DRILLED GRANITE STEPS
- WHERE "REPLACE" IS SHOWN ON A WINDOW THE EXISTING UNIT IS REMOVED AND REPLACED WITH AN ALUMINUM CLAD WOOD WINDOW MATCHING THE MUNTIN PATTERN AND SIZE OF THE ORIGINAL. (22 AT BRICK SECTIONS, 1/1 AT WOOD ADDITION.)

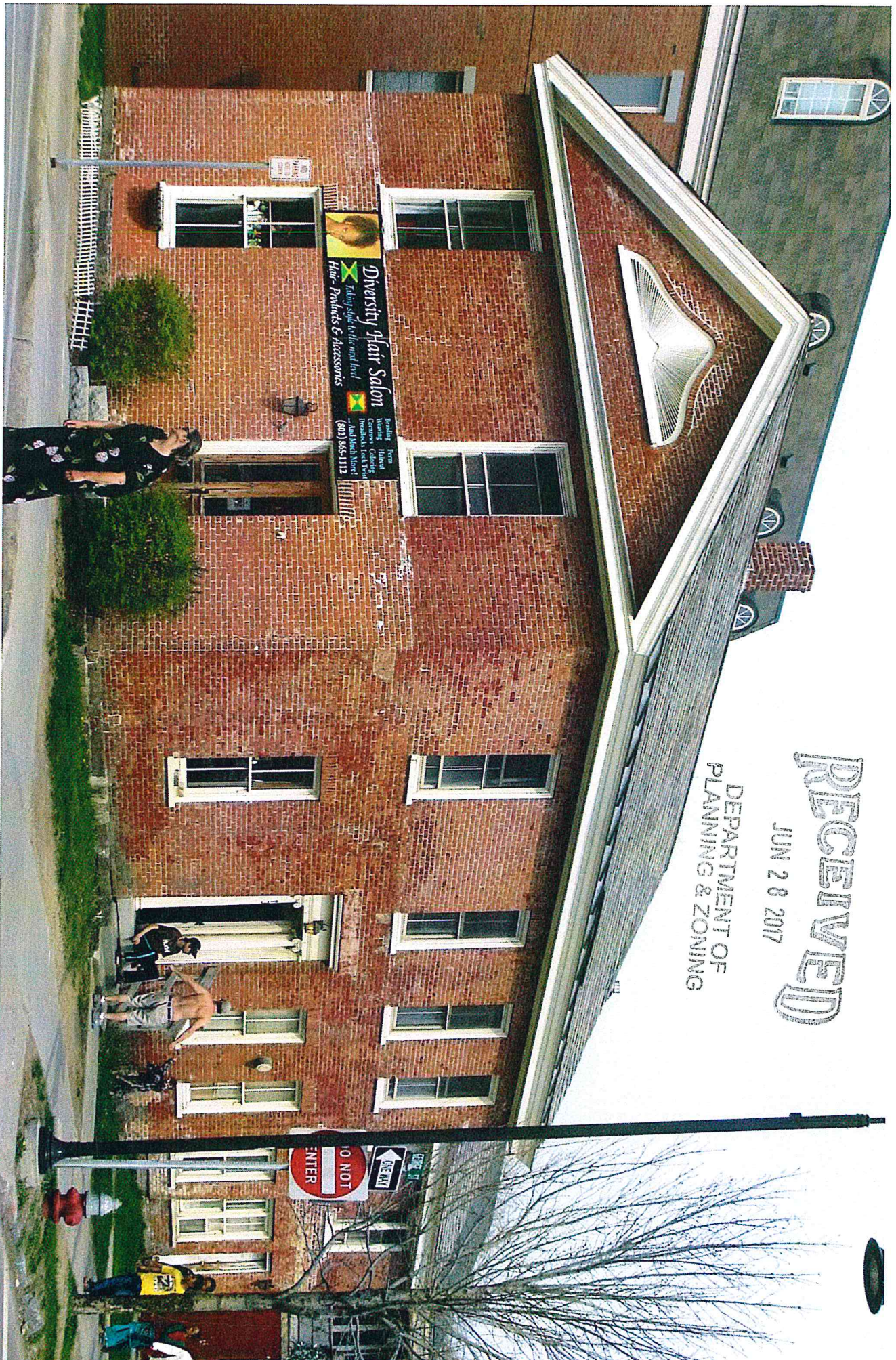
ZONING PERMIT SET

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Clad Ultimate Insert Double Hung

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Clad Insert Double Hung

Unit Features

Clad Ultimate Insert Double Hung: CINDH

Clad Ultimate Transom Windows: CINDHT

Clad Ultimate Picture Windows: CINDHP

Frame:

- Frame depth is 3 1/4" (83)
- Sill thickness, head and side jambs are 21/32" (17) with 1 5/16" (33) wide composite jambs.
- Sill options available: 8 degree or 14 degree bevel at the bottom or a flat sill with 1 5/32" (29) thickness.

Sash:

- Nominal sash thickness: 1 5/8" (41) with 11/16" (18) insulating glass. For Tri-pane glass, 1 7/8" (48) sash is required with 7/8" (22) glazing.
- Picture sash thickness: 2" (51) with 1" (25) glass.
- Operating sash are removable for cleaning.
- Incorporates traditional wide bottom rail in bottom sash - 3 9/16" (90).
- Single Hung conversion kits available. Cottage and oriel sash configuration available.

Hardware:

- Sash lock and keeper: Open style crescent cam lock with sash release lever, surface mounted. Color: Satin Taupe. Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel and Oil Rubbed Bronze.
- Balance system: block and tackle coil spring.
- The jamb track is a vinyl extrusion. Color: Beige. Optional color: White.

Weather Strip:

- Jamb weather strip is a foam type weather strip which seals against both the bottom sash and top sash stiles.
- Top sash has a weather strip on the check rail that seals to the bottom sash check rail when the sash lock is engaged.
- The top rail seals against a weather strip on the head jamb parting stop.
- The bottom sash has a weather strip on the bottom of the lower rail which seals against the sill.

Insect Screens:

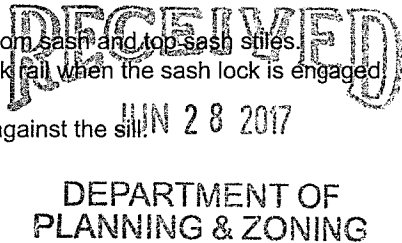
- Standard Screen is roll formed aluminum.
- Aluminum screen: Full Screen standard, half screen optional.
- Aluminum surround to match exterior frame clad color.
- Screen mesh: Standard is Charcoal Fiberglass. Optional: Charcoal High Transparency Fiberglass Mesh, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire.
- Optional Double Hung Magnum Screen, extruded aluminum screen.

Glass and Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone bedding on the interior, acrylic foam adhesive tape on the exterior
- Standard glass is insulating Low E2 Argon or Air.
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations. Argon gas is not available for elevations that require capillary tubes.

Optional Glass

- Low E1 Argon or Air, Low E3 Argon or Air, Clear, Laminated, Tempered, Obscure, Bronze tint, Gray tint, Reflective Bronze, decorative glass options.
- 7/8" or 1" Tripane Low E1 outer piece and Low E1 Argon inner piece
- 7/8" or 1" Tripane Low E1 outer piece and Low E1 Krypton-Argon inner piece
- 7/8" or 1" Tripane Low E2 outer piece and Low E2 Argon inner piece
- 7/8" or 1" Tripane Low E2 outer piece and Low E2 Krypton-Argon inner piece
- 7/8" or 1" Tripane Low E3 outer piece and Low E1 Argon inner piece
- 7/8" or 1" Tripane Low E3 outer piece and Low E1 Krypton-Argon inner piece



Clad Insert Double Hung

Unit Features

CE Optional Glass

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard Glass is 11/16" (18) insulating Low E2 Argon or air
- Optional dual glazing available: Low E1 Argon or air, Low E3 Argon or air, Low E2/ERS Argon or air, Low E2/ERS Argon or air
- Clear, Laminated Clear, tints, tempered and sandblasted
- 7/8" (22) or 1" (25) Tripane glass types: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3 Argon or Krypton-Argon
- Glass panes available in 3, 4, and 6 mm thicknesses
- Laminated panes available in 7.0 and 7.8 mm thicknesses
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included

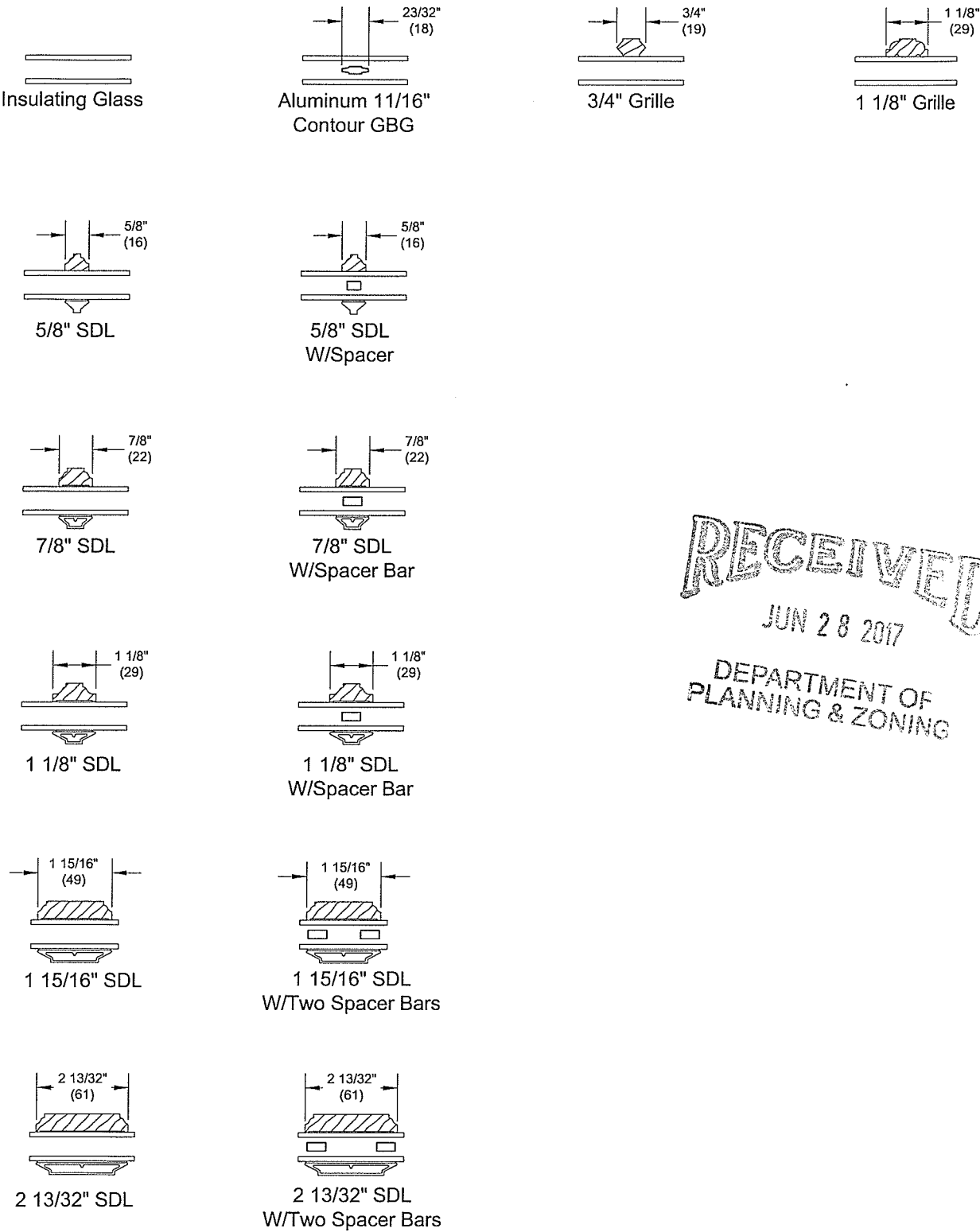
CE Mulling Options

- Mullled assemblies up to 70 3/4" (1797) x 80 3/8" (2042) as 1H x multi-width
- Mullled assemblies with 1" (25) LVL or 3/8" (10) aluminum mull reinforcement up to 124 7/8" (3172) x 100 3/8" (2550) as a multi-wide or multi-high assembly

Accessories:

- Installation Accessories
 - Factory installed vinyl sill fin (8 degree sill option only)
 - Two (2) 5/16" - #10 x 2 1/2" jamb jack screws
 - Four (4) #7 x 2" Phillips pan-head installation screws
 - Two (2) jamb liner check rail pads
 - Two (2) color matched clad jamb plugs (exterior).
 - Two (2) wood flat head plugs (interior).
- Sash Lifts
 - High pressure zinc die-cast.
 - Color: Satin Taupe. Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel and Oil Rubbed Bronze
- Aluminum Extrusions
 - Profiles: Frame Expander, Extruded Panning, Mullion covers as indicated by drawings.
 - Finish: Fluoropolymer modified acrylic topcoat applied over primer. Available in standard, select, and custom colors.

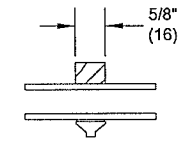
Clad Insert Double Hung
Standard Divided Lite Option



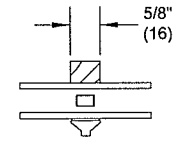
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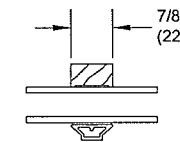
Optional Interior Square Simulated Divided Lite



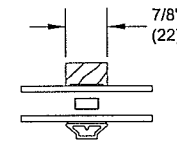
5/8" SDL



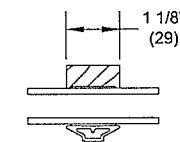
5/8" SDL
W/Spacer



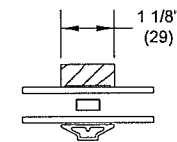
7/8" SDL



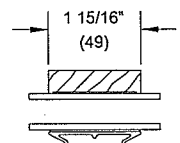
7/8" SDL
W/Spacer Bar



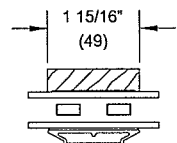
1 1/8" SDL



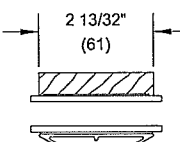
1 1/8" SDL
W/Spacer Bar



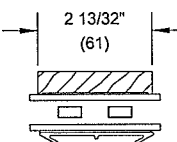
1 15/16" SDL



1 15/16" SDL
W/Two Spacer Bars



2 13/32" SDL



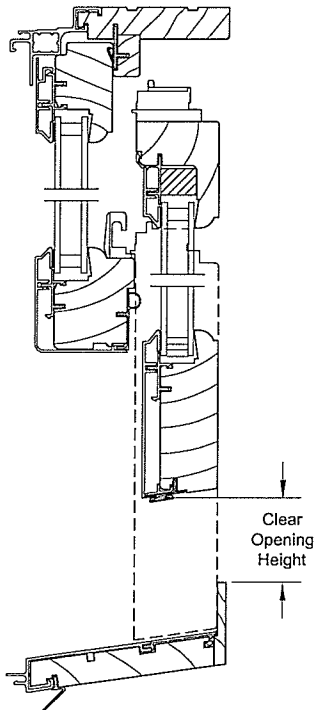
2 13/32" SDL
W/Two Spacer Bars

Clad Insert Double Hung
Egress and Vent Openings

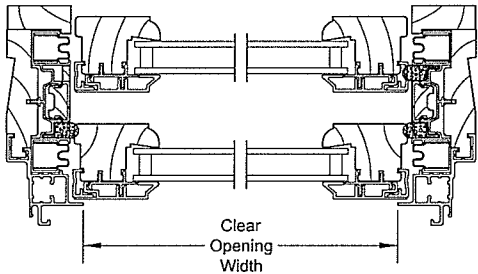


Minimum Egress Requirements			
Inside Opening Width		Inside Opening Height	
in	mm	in	mm
26	(660)	84 1/16	(2135)
28	(711)	78	(1981)
30	(762)	72 15/16	(1853)
32	(813)	68 9/16	(1741)
34	(864)	64 3/4	(1645)
36	(914)	61 7/16	(1561)
38	(965)	58 7/16	(1484)

Egress Unit Minimum Openings and Conversions from Frame Size			
Desired Dimension	Formula	Formula	Minimum Value for Net Clear Opening
	0 and 8 degree bottom sill	14 degree bottom sill	
Egress Opening Width (inches)	= CINDH frame OM width - 3.232	= CINDH frame OM width - 3.232	20 inches
Egress Opening Height (inches)	= (CINDH frame OM height / 2) - 5.268	= (CINDH frame OM height / 2) - 5.462	24 inches
Egress Opening Area (sq. ft.)	= (Egress Width X Egress Height) / 144	= (Egress Width X Egress Height) / 144	5.7 sq. ft.



Head Jamb and Sill



Jambs

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NOTE: Units with an inside opening width greater than 38" wide and inside opening height greater 58 7/16" meet minimum egress requirements.

Clad Insert Double Hung

Minimum and Maximum Guidelines, Oversize Limits, Certified Sizes and Ratings

Minimum and Maximum IO Guidelines														
Unit Type	Min IO Width at Least		Min IO Height Must be at Least		Min IO Width at Least		Min IO Height Must be at Least		Max IO Width		Max IO Height		Max IO Area	
	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm	Sq. Feet	Sq. Meters
CINDH	13 11/16	(348)	31 25/64	(797)	17 11/16	(449)	23 25/64	(594)	44	(1118)	77 39/64	(1971)	24	2.20
CINDHT	13 11/16	(348)	16 51/64	(427)	17 11/16	(449)	12 51/64	(325)	44	(1118)	23 3/64	(585)	7	0.65
CINDHP	13 9/16	(344)	17 15/16	(456)	17 9/16	(446)	13 15/16	(354)	68	(1727)	77 39/64	(1971)	37	3.40

NOTE: Some restrictions may apply, contact your Marvin representative with questions.

Oversize Limits						
Unit Type	Max IO Width		Max IO Height		Max IO Area	
	in	mm	in	mm	Sq Feet	Sq Meters
CINDH	48	(1219)	85 39/64	(2174)	24	2.203
CINDHT	48	(1219)	23 3/64	(585)	7	0.654
CINDHP	68	(1727)	85 39/64	(2174)	37	3.405

Maximum Limits for CE Mark - CINDH Operable, Transom and Picture				
Unit Type	Max Frame Size Unit			
	Width		Height	
	in	mm	in	mm
CINDH	46	(1168)	80 1/16	(2032)
CINDHT	48	(1219)	23 3/64	(585)
CINDHP	62	(1575)	85 39/64	(2174)

NOTE: Oversized width and height max for CINDH is available in either width or height but not both.
Oversized units are not certified

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Overall Width		Overall Height	
						in	mm	in	mm
Clad Insert Double Hung	1.57	4.5	45	LC-PG30-H	30	45	(1143)	77 3/8	(1965)
Clad Insert Double Hung Picture	1.57	6	60	CW-PG40-FW	40	68	(1727)	77 5/8	(1972)
Clad Insert Double Hung Transom	1.57	6	60	LC-PG40-TR	40	75 5/8	(1921)	28	(711)

NOTE: For CE ratings, please refer to CE Performance Section.

Clad Insert Double Hung



Measurement Conversions: Operators

Clad Ultimate Insert Double Hung Operating Unit						
Unit Measurements		Width		Height		
From	To					
Daylight Opening		in	mm		in	mm
Daylight Opening	Bottom Sash OM	+ 3 17/32	(90)		+ 5 11/16	(144)
Daylight Opening	Top Sash OM	+ 3 17/32	(90)		+ 3 15/16	(100)
Daylight Opening	Glass OM	+ 1 1/16	(27)		+ 1 1/16	(27)
Daylight Opening	Screen OM	+ 4 13/32	(112)	(DLO x 2)	+ 8 1/2	(216)
Daylight Opening	Grille	Order by DLO		Order by DLO		

Clad Ultimate Insert Double Hung Operating Unit										
Inside Opening		Width		Height						
From	To			Flat Bottom Sill				8 and 14 Degree Bottom Sill		
Inside Opening		in	mm	in	mm			in	mm	
Inside Opening	Bottom Sash OM	-3 7/32	(82)	-8	(203)	÷	2	-7 7/16	(189)	÷
				+ 4 5/8	(117)			4 5/8	(117)	
Inside Opening	Top Sash OM	-3 7/32	(82)	-8	(203)	÷	2	-7 7/16	(189)	÷
				+ 2 7/8	(73)			+ 2 7/8	(73)	
Inside Opening	Daylight Opening	-6 3/4	(171)	-10 1/8	(257)	÷	2	-9 9/16	(243)	÷
Inside Opening	Glass OM	-5 11/16	(144)	-8	(203)	÷	2	-3 23/32	(94)	
						8° Bottom Sill		14° Bottom Sill		
Inside Opening	Frame OM @ Interior	-3/8	(10)	-1/4	(06)	-1/4	(06)	-1/4	(06)	
Inside Opening	Frame OM @ Exterior	-3/8	(10)	-1/4	(06)	+ 5/16	(08)	+ 11/16	(17)	

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Clad Insert Double Hung

Measurement Conversions: Transom and Picture

Clad Ultimate Insert Double Hung Transoms					
Unit Measurements		Width		Height (not affected by sill)	
From	To				
Daylight Opening		in	mm	in	mm
Daylight Opening	Sash OM	+ 3 17/32	(90)	+ 4 3/8	(111)
Daylight Opening	Glass OM	+ 1 1/16	(27)	+ 1 1/16	(27)
Daylight Opening	Grille	order by DLO		Order by DLO	

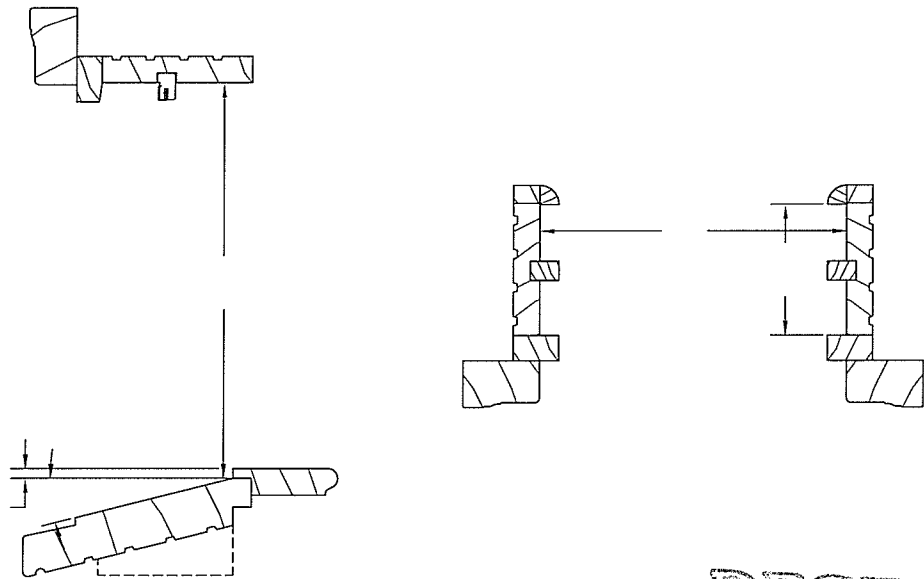
Unit Measurements		Width		Height					
From	To			Flat Bottom Sill		8 and 14 Degree Bottom Sill			
Inside Opening		in	mm	in	mm	in	mm	in	mm
Inside Opening	Sash OM	-3 7/32	(82)	-2 1/8	(54)	-1 9/16	(40)		
Inside Opening	Daylight Opening	-6 3/4	(171)	-6 15/32	(164)	-5 15/16	(151)		
Inside Opening	Glass OM	-5 11/16	(144)	-5 13/32	(137)	-4 7/8	(124)		
						8° Bottom Sill		14° Bottom Sill	
Inside Opening	Frame OM @ Interior	-3/8	(10)	-1/4	(06)	-1/4	(06)	-1/4	(06)
Inside Opening	Frame OM @ Exterior	-3/8	(10)	-1/4	(06)	+ 5/16	(08)	+ 11/16	(17)

Clad Insert Double Hung Picture					
Unit Measurements		Width		Height (not affected by sill type)	
From	To				
Daylight Opening		in	mm	in	mm
Daylight Opening	Sash OM	+ 4 7/8	(124)	+ 5 21/32	(144)
Daylight Opening	Glass OM	+ 1 3/16	(30)	+ 1 3/16	(30)
Daylight Opening	Grille	order by DLO		order by DLO	

Unit Measurements		Width		Height			
From	To			Flat Bottom Sill		8 and 14 Degree Bottom Sill	
Inside Opening		in	mm	in	mm	in	mm
Inside Opening	Glass OM	-5 3/4	(146)	-6 27/32	(174)	-6 13/32	(163)
Inside Opening	Daylight Opening	-6 13/16	(173)	-7 29/32	(201)	-7 15/32	(190)
Inside Opening	OM of Sash	-1 15/16	(49)	-2 1/4	(57)	-1 13/16	(46)

Measurement Conversions: Field Measurement

Conversion from Field Measurement to Frame OM		
Width		
Condition	Formula	
If blind stop width is 1/2 inch or less	CINDH frame OM width = inside opening width - 0.375	
Height		
Condition	Type of Sill	Formula
If old sill angle is less than 8 degrees	Flat bottom Sill	CINDH frame OM height = inside opening height - 0.250
If old sill angle is 8 degrees or more but less than 14 degrees	8 degree bottom sill	CINDH frame OM height = inside opening height + 0.312 (frame OM height has a .250 clearance)
If old sill angle is 14 degrees or more	14 degree bottom sill	CINDH frame OM height = inside opening height + 0.700 (frame OM height has a .250 clearance)



NOTE: For additional measuring instructions see Marvin Insert Window Measuring Instructions.

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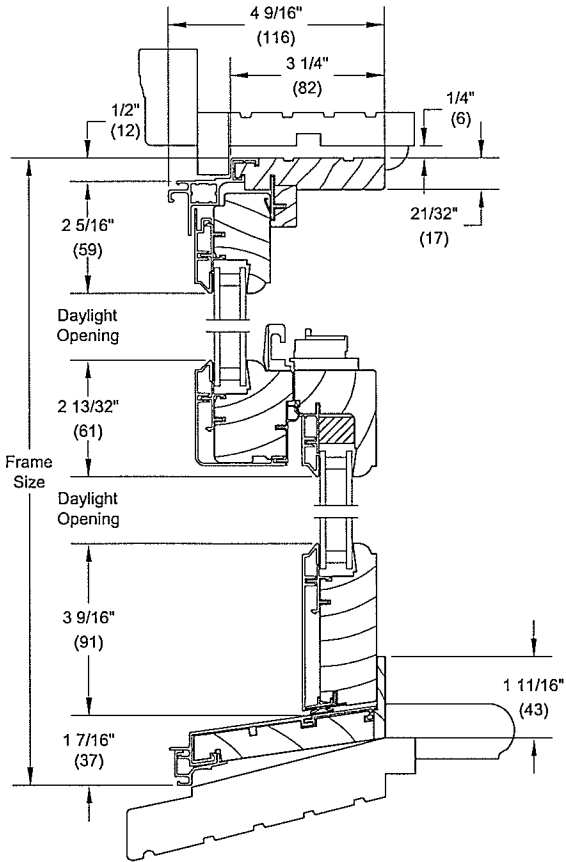
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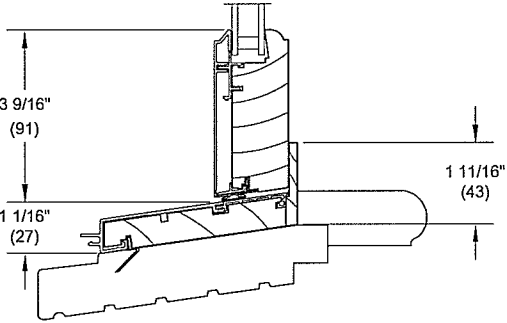
Clad Insert Double Hung

Section Details: Operating

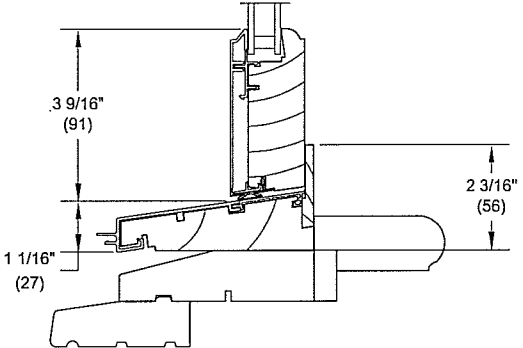
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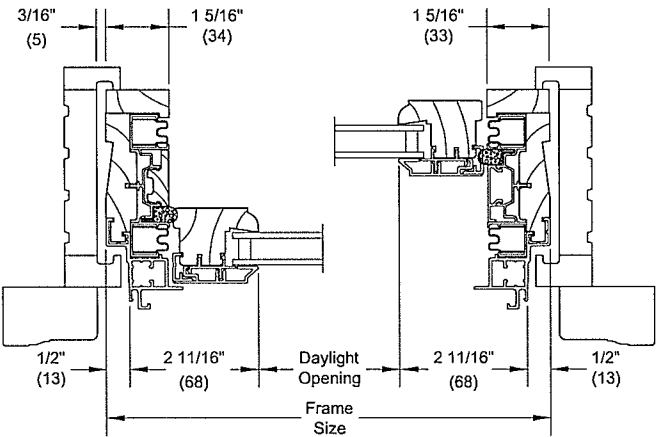
14 Degree Bevel Sill Option
Installed in existing frame



8 Degree Bevel Sill Option
Installed in existing frame



Flat Frame Sill Option
Installed in existing frame



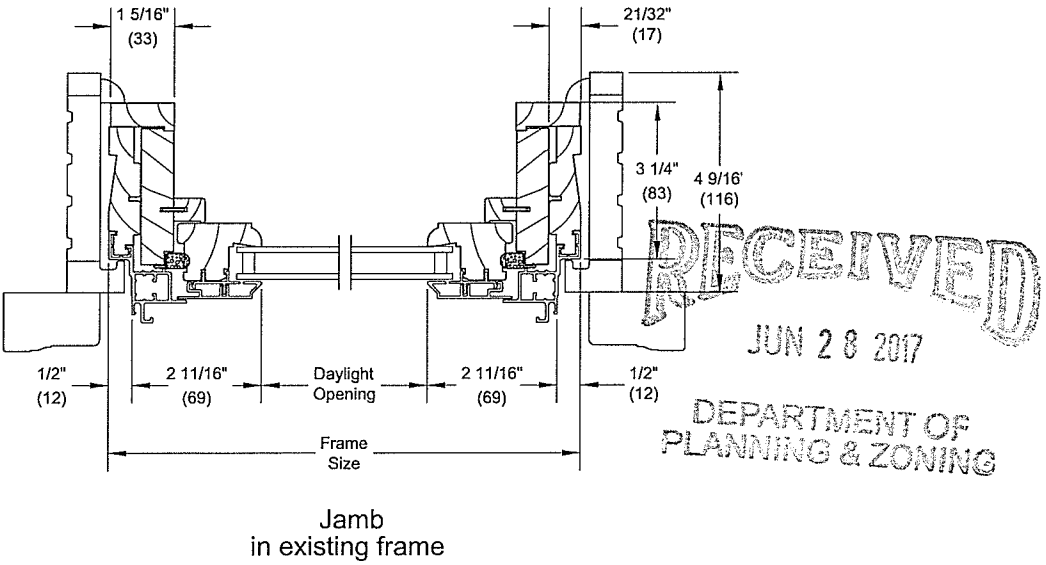
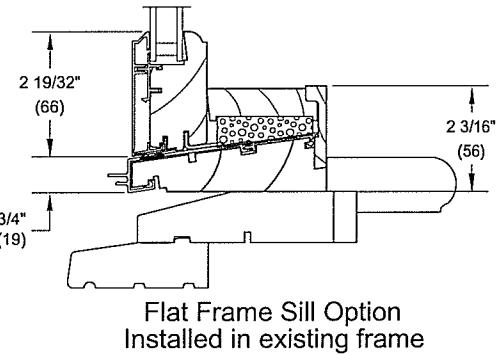
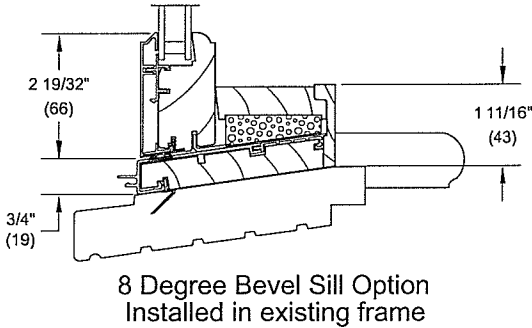
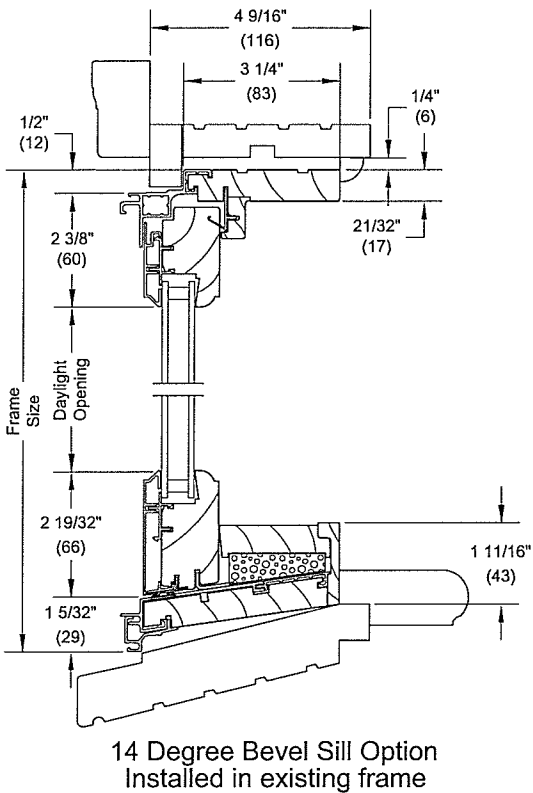
Jamb
in existing frame

Clad Insert Double Hung



Section Details: Transom

Scale: 3" = 1' 0"

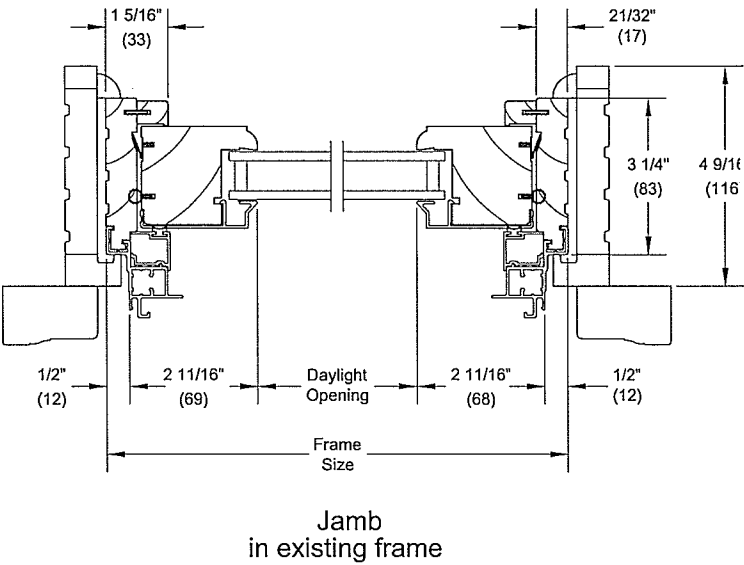
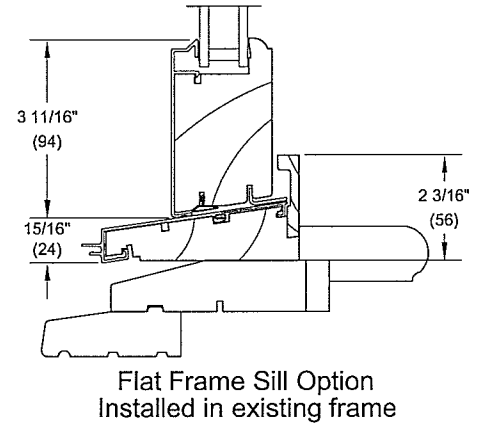
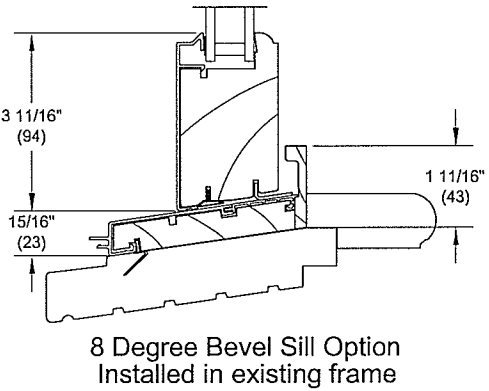
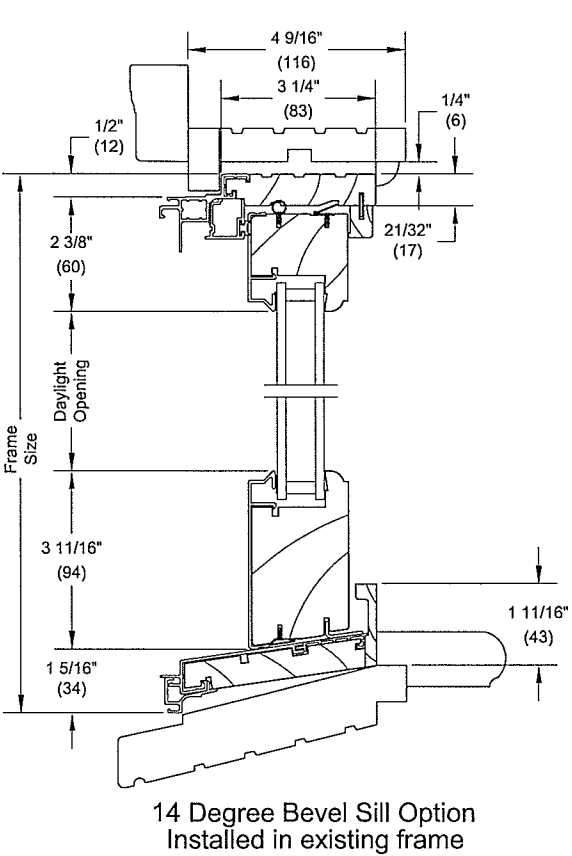


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Clad Insert Double Hung

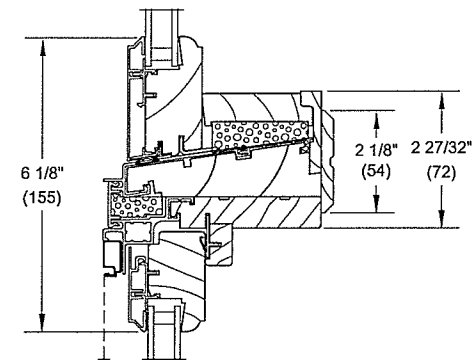
Section Details: Picture

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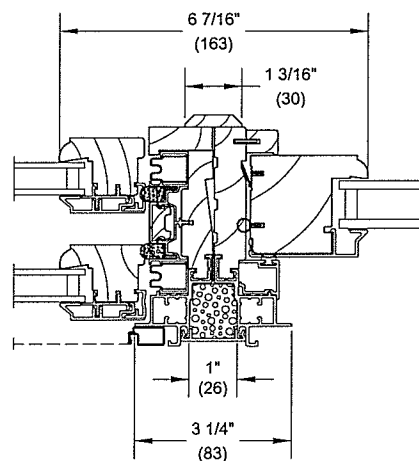


Mullions

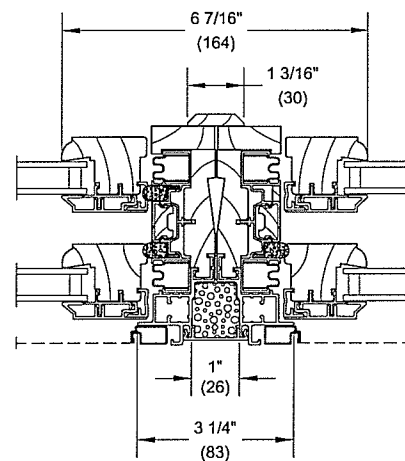
Scale: 3" = 1' 0"



Transom/Operator
CINDH Horizontal Mullion



Operator/Picture
CINDH Vertical Mullion



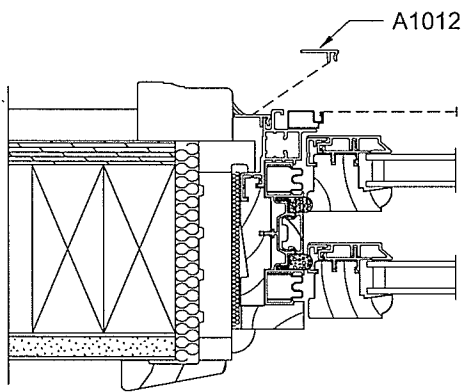
Operator/Operator
CINDH Vertical Mullion

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PLANNING & ZONING

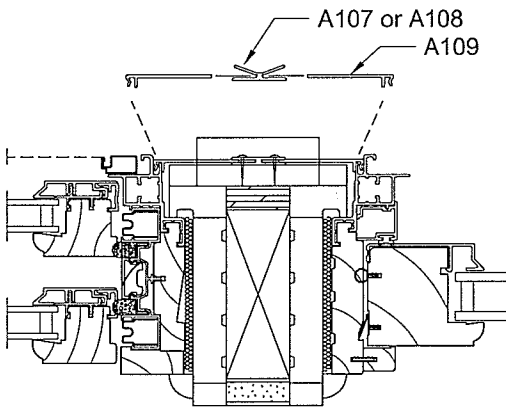
Clad Insert Double Hung

Clad Application

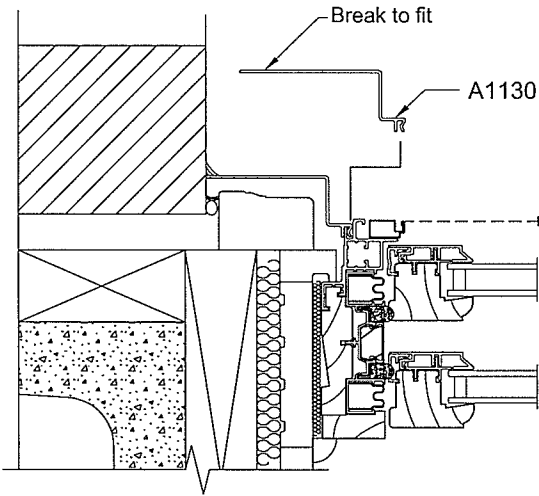
Scale: 3" = 1' 0"



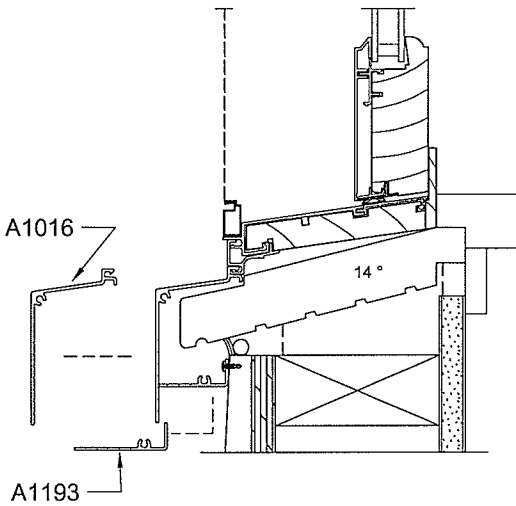
Frame Expander



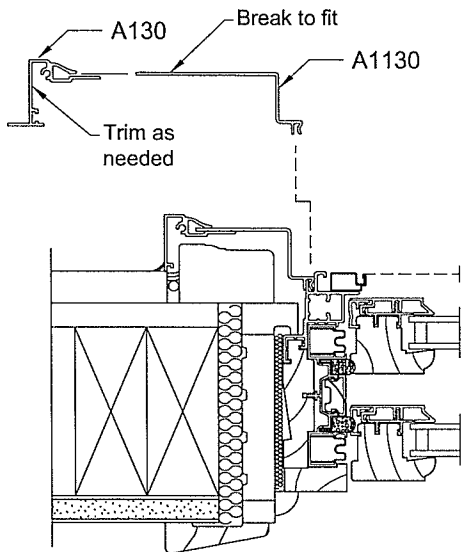
Frame Expander With Mullion Expander



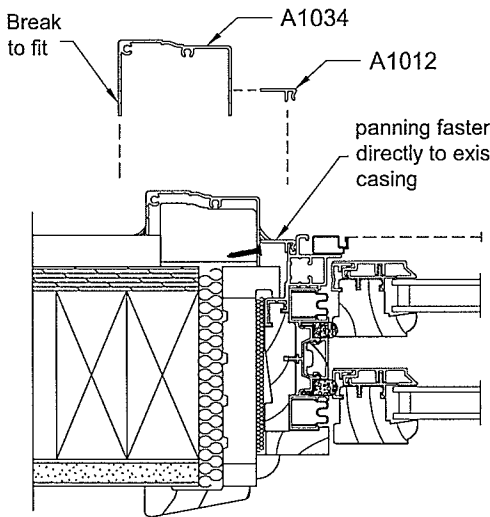
Panning-(Masonry shown)



Sill Panning



Clad Adjustable Brick Mould Casing



Panning-(BMC shown)

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

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



DESIGN ADVISORY BOARD Tuesday, July 11th, 2017 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I- 3:00PM–3:30 PM

- 1. 17-1314CA; 52 Marble Avenue (RM, Ward 5S) Suzanne Hebler**
Removed. (Project Manager: Ryan Morrison)

Session II – 3:30PM-4:00PM

- 2. 17-1341CA; 3-11 George Street (DTL, 3C) Rick Bove/John Alden**
Renovation of existing mixed use building including exterior repair, maintenance and painting brick, window replacement, roof maintenance, new entry steps, railings and doors.
(Project Manager: Mary O'Neil)

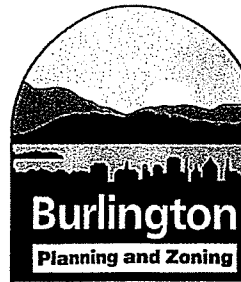
The programs and services of the City of Burlington are accessible to people with disabilities.

Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Burlington Design Advisory Board

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

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



Minutes **Design Advisory Board** **Tuesday, July 11, 2017** **3:00 pm, Conference Room 12**

Present: Matt Bushey, Steve Offenhartz, Leo Sprinzen, Phil Hammerslough (alternate), Phil Wagner (alternate)

Absent: Ron Wanamaker, Tom Cullins

Staff present: Ryan Morrison

Session I - 3:00pm 3:30pm

17-1314CA; 52 Marble Avenue (RM, Ward 5S) Suzanne Hebler
Removed. (Project Manager: Ryan Morrison)

Session I - 3:30pm 4:00pm

17-1341CA; 3-11 George Street (DTL, Ward 3C) Rick Bove/John Alden

Renovation of existing mixed use building including exterior repair, maintenance and painting brick, window replacement, roof maintenance, new entry steps, railings and doors. (Project Manager: Mary O'Neil)

Motion by Matthew Bushey: I move that the project at 3-11 George Street be approved with the following conditions:

- a. The porch barrier shall be detailed with a 32 in. to 36 in. clapboard clad railing with an open rail at 42 in.
- b. Painting the exterior is approved pending submission of a written opinion from a historic consultant that the building has been painted in the past and that it is in the best interest of the building to be painted.
- c. The porch and window trim may be constructed with fiber cement board.
- d. Individual mailboxes are approved.
- e. Composite materials are approved for the handrail cap.

2nd: Steve Offenhartz

Vote 4-0-1. Motion carries.
Phil Hammerslough abstained

Next open meeting agenda: July 25, 2017.