

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
Tom Cullins
Philip Hammerslough, Alt.
Jeremy Gates, Alt.



DESIGN ADVISORY BOARD Tuesday, June 13, 2017 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I - 3:00pm - 3:45pm

- 1. 17-1204CA; 76 Deforest Heights (RL, Ward 6S) Christian and Susan Skalka**
Alterations to single family home (siding, window and door replacement, chimney removal, deck and stairs). Building (c. 1966) included in Prospect Park North & Middle *Historic Sites and Structure Survey*, determined to be eligible for historic designation.
(Project Manager, Mary O'Neil)

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



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP17-1204CA; 76 Deforest Heights
Date: June 13, 2017

File: ZP17-1204CA

Location: 76 Deforest Heights

Zone: RL Ward: 6S

Date application accepted: May 26, 2017

Applicant/ Owner: Sorrell Construction / Chris and Susan Skalka

Request: New siding, remove chimney, new front deck and stairs, new windows, reframe front entrance, new garage door.

Background:

- **Non-Applicability of Zoning Permit Requirements 13-0576NA;** replace asphalt roof with same. November 2012.
- **Zoning Permit 86-278;** expand the existing bedroom on the back of the house by 6.6' x 21.5'; raise roof at living room (less than 25') and relocate screen porch. July 1986.

Overview: Until the adoption of the 2007 Comprehensive Development Ordinance, Deforest Heights had been a non-design control neighborhood. The adoption of the CDO introduced standards for the treatment of historic properties (Section 5.4.8), which then became applicable to much of the



neighborhood. A 2005 *Historic Sites and Structures Survey*, completed under a Certified Local Government grant, provided research and documentation on all structures in the Prospect Park North and Middle neighborhood. (Roughly from University Terrace south to Ledge Road.) This house at 76 Deforest Heights was identified as eligible for historic designation. Built in 1963 (Assessor's office), it contributes to the context of the immediate neighborhood and the significant architectural heritage of that area of the city.

This application can benefit from Administrative Authority (staff can issue permit per Section 3.2.7 (a) 10.) Any decision will be based on the recommendation of the Design Advisory Board.

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There is no identification of alteration to natural features. A replacement deck/stairs are proposed in the same location as existing; intended to address the grade change at the front of the dwelling.

(b) Topographical Alterations:

Not applicable.

(c)Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

Nothing within this application will prohibit the use of wind, solar, geothermal, water, or other methods of renewable energy.

(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 proposed front entry will have a most modest eave to shelter residents upon entry or exit. This replaces an awning.

(h) Building Location and Orientation:

No change to the building's orientation or location. Not applicable.

(i) Vehicular Access:

No change.

(j) Pedestrian Access:

No change. The replacement stairs/deck will continue the path of pedestrian access.

(k) Accessibility for the Handicapped:

This is not a requirement for single family homes, but is always encouraged.

(l) Parking and Circulation:

No change.

(m) Landscaping and Fences:

No change.

(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.

The project narrative defines new "step lighting" (p.3) and new decorative wall fixtures. These will need further definition and will be subject to staff review and approval.

(p) Integrate infrastructure into the design:

This is no installation of machinery/HVAC systems included in the project narrative. Trash and recycling are assumed to be within the garage. The mailbox location is not suggested for relocation. Meters and any utility connections must be identified on building elevations or site plan as appropriate to determine the appropriateness of screening.

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 massing, height or scale of the existing structure.

2. Roofs and Rooflines.

There exists an asphalt shingle roof which will remain. The entry over the front door (to be reconstructed with a shed roof) is proposed to have a 26 gauge colored standing seam roof.

3. Building Openings

Doors will remain at existing locations; replacement doors are proposed for the front entry (fir door) and garage opening. New windows are proposed at the kitchen (new framed opening) and around new front entry.

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected public views from this site.

(d) Provide an active and inviting street edge:

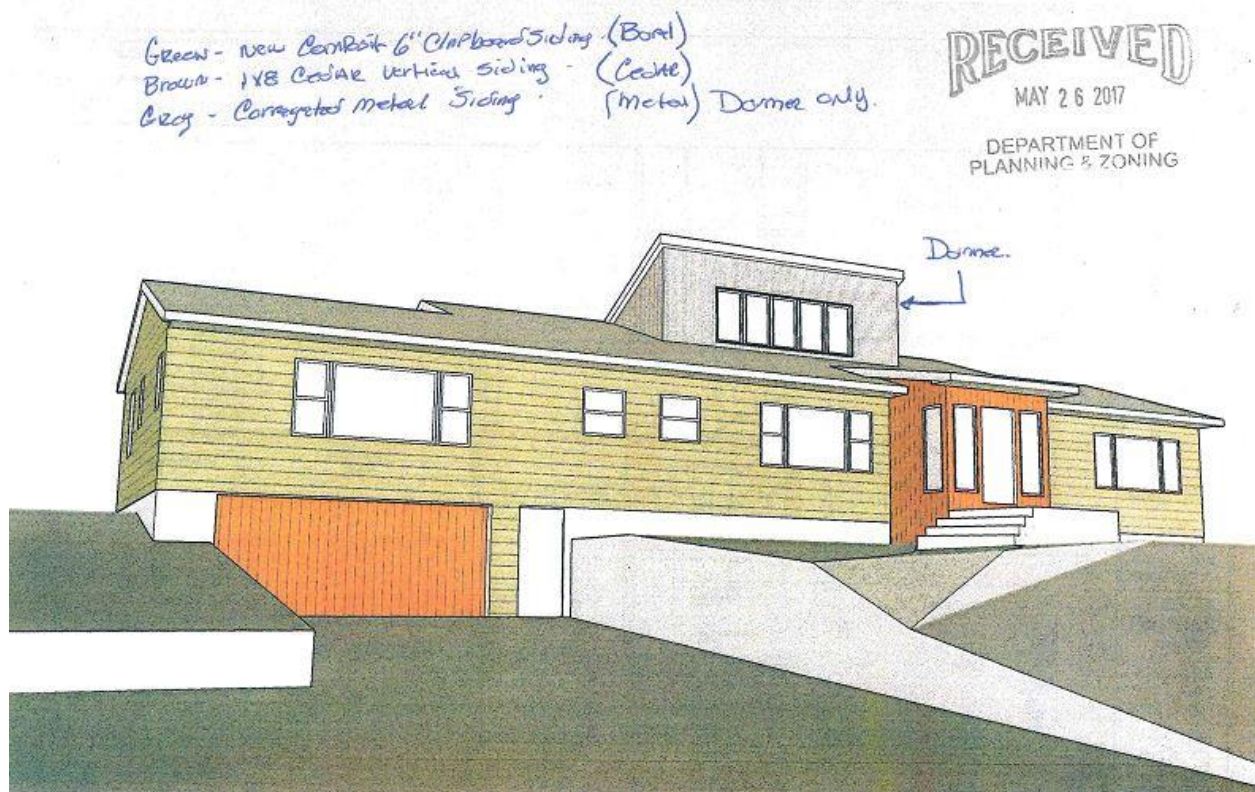
The house sits atop a bluff, with an increased grade when entering the site. As proposed, the new siding and windows will present a clean and fresh exterior appearance to the street.

(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.

Existing materials are asphalt shingles on the roof and wood shingles as sheathing. The application proposes composite (Boral) clapboard siding (6" reveal), 1 x 8 vertical cedar siding as accent on the garage door and around the new front entrance; and corrugated metal siding at the central dormer. All are considered of reasonable durability for residential installation. The historic eligibility of the property spurs the review of the appropriateness of replacement materials per this standard.



(f) Reduce energy utilization:

All development 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:

All appropriate building and life safety code will be applicable as determined by the building inspector and fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:

*These regulations shall apply to all buildings and sites in the city that are listed, or **eligible for listing**, on the State or National Register of Historic Places.*

The 2005 Historic Sites and Structures Survey defined 76 Deforest Heights as eligible for historic designation. See attached information.

(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 and remains residential.

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

The proposal includes the wholesale removal of all exterior sheathing and replacement with different materials, which alters the existing visual character of the house. The DAB is charged with assessing the appropriateness of the proposed changes.

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

The existing stained shingles (if original), reflect residential materials of the period of construction. The new sheathing (Boral clapboard, corrugated metal, cedar vertical siding) may or may not be consistent with the architectural style of the house, the context of the neighborhood or the original character of the house. The DAB must weigh the application request in light of the Historic Sites and Structures Survey information, and determine acceptability of alteration.

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

None identified.

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

The DAB must determine whether the existing exterior sheathing materials and front entryway are essential character defining features of the structure, and whether alteration is consistent with the standards of this section.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The application does not cite deterioration as motivation for the proposed replacement materials. The DAB must determine the appropriateness and acceptability of replacement materials per this standard.

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

No chemical or physical treatments are proposed. Wholesale sheathing removal and replacement with different materials in different configurations with different character requires review by the Design Advisory Board.

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.*

76 Deforest Heights was determined to be eligible for historic designation in 2005, and therefore is subject to the standards of this section. Replacement sheathing materials of different character, design and arrangement will alter the original character of the residential structure. The DAB is charged with assessing these changes and making a determination as to the appropriateness of proposed alterations. Staff will act on that 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 sheathing may be considered sacrificial; future owners would be able to restore original sheathing if desired given sufficient information and documentation of original

materials. Although the entrance portico is proposed to be altered, the essential structural massing, location, setting, and associations will remain.

Items for the Board's consideration:

1. Meters and any utility connections must be identified on building elevations or site plan as appropriate to determine the appropriateness of screening.
2. The applicant will define any exterior lighting fixtures (location, lumens) for staff review and approval.
3. All development 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.
4. Standard Permit Conditions 1-15 will apply.



Sorrell Construction Management

Scope of Work

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April 25 2017

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Chris and Susan Skalka
76 Deforest Heights
Burlington Vermont 05401

General Requirements: This includes on site as well as off site management, for all sub contractors, Material buyout and other venders. Management of all job site meetings. The maintainace of portable bathroom, and construction dumpster. The filing of both zoning, and building permit. as well as needed inspections to close permits out when complete. No design, engineering or print work included

Main Floor

(Family room)

- . Remove built inns, windows, AC unit, fireplace and chimney to just below grade.
- . Repair framing and exterior sheathing to close these wall up to get it ready for siding.
- . Install Blown in insulation in wall cavity when wall is complete.
- . Two new casement windows on north wall will be Anderson 400 series installed with proper tape, and flashing. Trim to match existing .(West wall window to remain)
- . Remove the Interior Door from den to dining room repair cased openings.
- . New drywall on north wall, and all other damaged and open areas in this room. taped coated and sanded ready for finishes

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- . Install Four inch ceiling crown or cove molding To Be selected by owner
- . Electric switches, outlets and light per electric plans.
- . Install new valor H-5 series gas fire place with fan, and direct venting. options per home owners. Propane service outside by others.
- . Tile surround and floor hearth per allowance
- . Built in shelf units on north wall, will be paint grade, with cherry top. painting will be primer with two coat of finish paint, cherry top will have three coats of clear finish. Audio and TV equipment by others.
- . New Floor covering will be installed based on Allowance of entire room.
- . New paint on walls, ceiling, and trims prime new drywall, and all areas will receive two coats of finish paint. Existing south and east wall Paneling to remain.

Kitchen

- . Replace Window at sink with Anderson casement 400 series window unit , And add adjacent unit in new framed opening New trim to match existing on both units

Front hall entry

- . Demo front section of exterior walls and gable roof structure, Remove interior door, and partial wall openings in hallway, remove wallpaper in this area, Including the hallway .
- . Excavate for new footings, frost wall and synutubes to the depth of four foot six inches below grade. concrete walls will be 8" thick and synutubes will be one pc with a sixteen inch base. All concrete poured will be 3500psi mix.
- . Frame for new entry floor will be two by eight sixteen inches on center sheathed with three quarter inch Advantech, walls will be two by six construction also sixteen inch on center, sheathed with half inch zip wall. Roof system will be framed with two by ten rafters sixteen inches on center, and sheathed with five eights Advantech, the roof will be wrapped in ice and water shield.
- . Install standing seam 26 gauge colored roofing with matching drip edge. Asphalt shingles to match existing as close as possible will tie the two roof

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together. Install aluminum gutter across front face, and one down south wall.

. Frame new front deck with two by eight pressure treated floor joist sixteen inches on center with IPE Mahogany decking frame stairs as shown and deck with IPE mahogany, The risers will be cedar. The stair rail system will be metal balusters, and IPE mahogany hand rail.

. Spray foam two by eight floor system and two by six exterior walls, along with roof system.

. Install a new zone of heat for this area with radiant floor heat per heating allowance .

. Install a new Simpson 36" fir Door with composite jamb, also Anderson 24" wide 400 series windows with interior and exterior trim to match existing. Install new storm/screen door.

. Hang drywall from forty eight inches off floor to ceiling on walls, drywall ceiling complete. tape, coat and sand ready for paint.

. Interior trim will have a baseboard, with bead board or equal for wainscoting from floor to forty eight inches off floor. This will have half inch plywood backer board with a chair rail as finish, and a section of custom built coat pegs.

. Electric including switches, outlets, and lighting. Including exterior step lighting. All per electric plan. Decorative wall and ceiling fixture by owners.

. New large slate tile floor covering with matching grout will be install in new entry way over half inch hardy board.

. Painting of walls, ceilings and trim in this area with coat of primer and two finish coats of paint. This includes stripping of wall paper and painting existing walls in this area continuing down the hall way to the bedroom. Excluding closet.

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Exterior work of building

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. Remove all existing siding. Window and door trim to remain, Soffits, and fascia to remain. Rear screen porch and deck to remain. All door and window trims, along with soffits and fascia to be scraped first then primed and or spot primed.

. Provide blown in cellulose insulation in exterior walls in existing wood framed wall where possible. Install air infiltration building wrap.

. New siding will be six inch exposed Clap Board Boral composite siding with matching corner boards. The new front entry will be clear vertical cedar shiplap siding with clear finishes. Corrugated metal siding in sheet foam will be installed on all walls of front dormer. All light blocks, mounting blocks of any kind will match the siding that it is getting mounted to.

. All wood and composite siding, As well as existing window and door trim, soffit and fascia trim will receive two coats of paint. Metal siding will be pre finish and need touch up only.

. Replace Garage door with a new door same size per allowance.

General Notes: All new construction will fit State and local building codes. All work done will fit budget and prints per Contract dates, unless otherwise advised by the Homeowners. The Scope of Work is an integral part of a binding contract. This will need to be signed and accepted by the contractor and homeowners. Any alteration of intended Scope of Work will result in a Change Order that will either reduce or increase the existing contract price. All Change orders will be due in full @ next Contract draw.

Home Owner----- Date -----

Home Owner----- Date -----

Contractor----- Date -----

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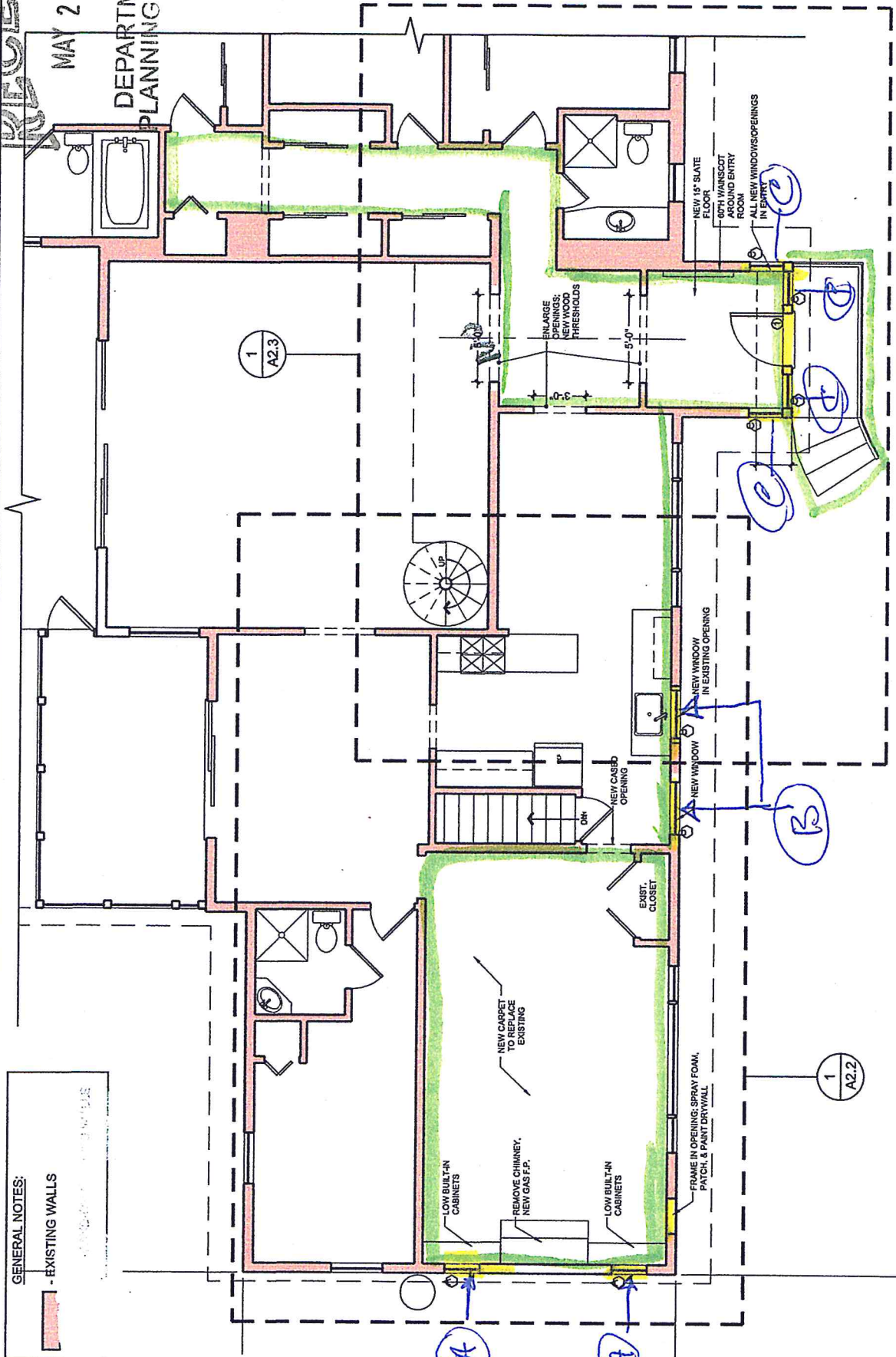
Skalka Residence
76 DeForest Heights
Burlington, VT 05401

Revised:

Date: 1/5/17
Scale: 1" = 1'

First Floor
Plan

A2.1



GENERAL NOTES:

- EXISTING WALLS

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GENERAL NOTES:

- EXISTING WALLS

- NEW AND/OR MODIFIED WALLS

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Skalka Residence

76 Deforest Heights
Burlington, VT 05401

Revised:

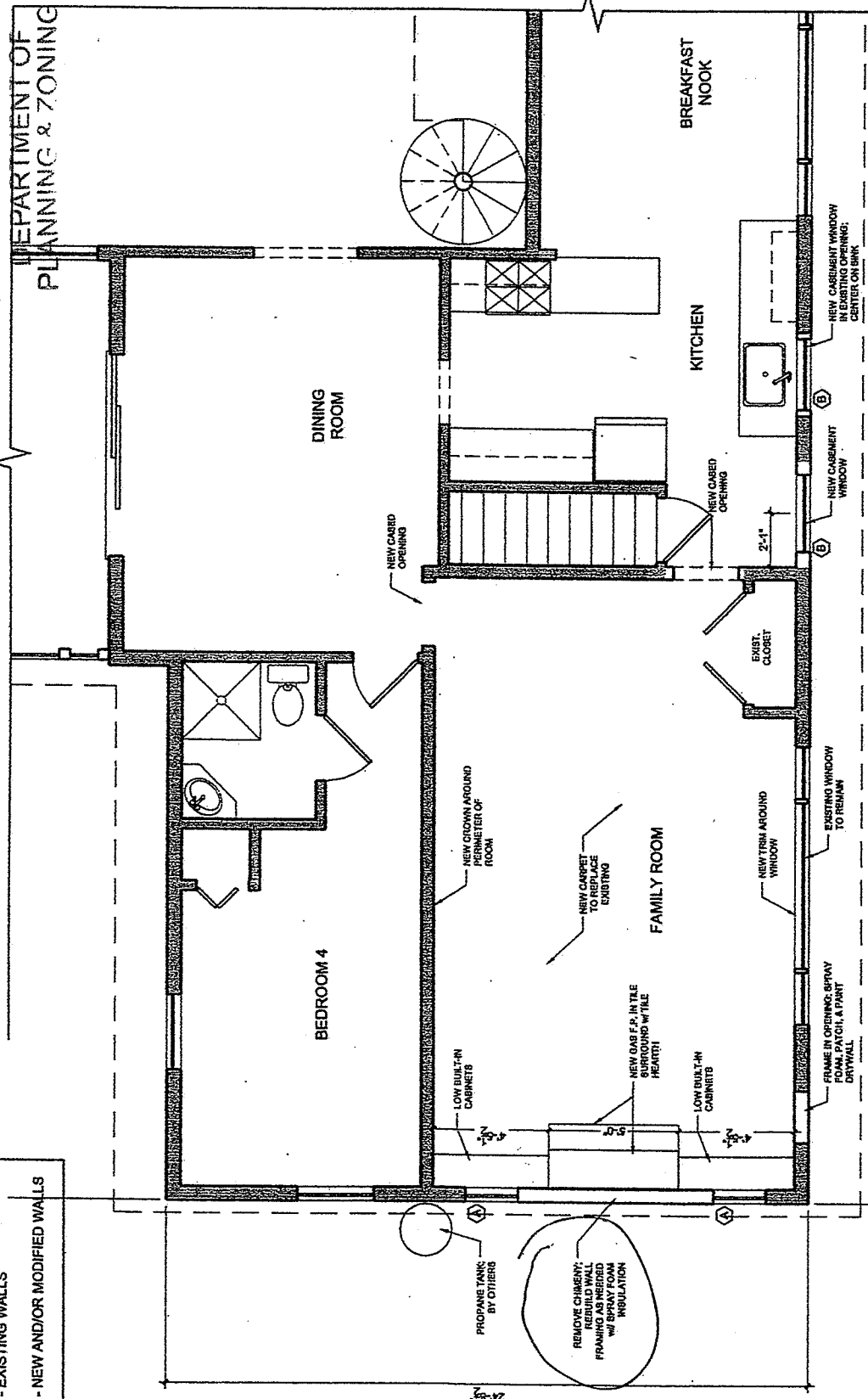
Date: 1/6/17

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

First Floor
Plan
Enlarged

A2.2

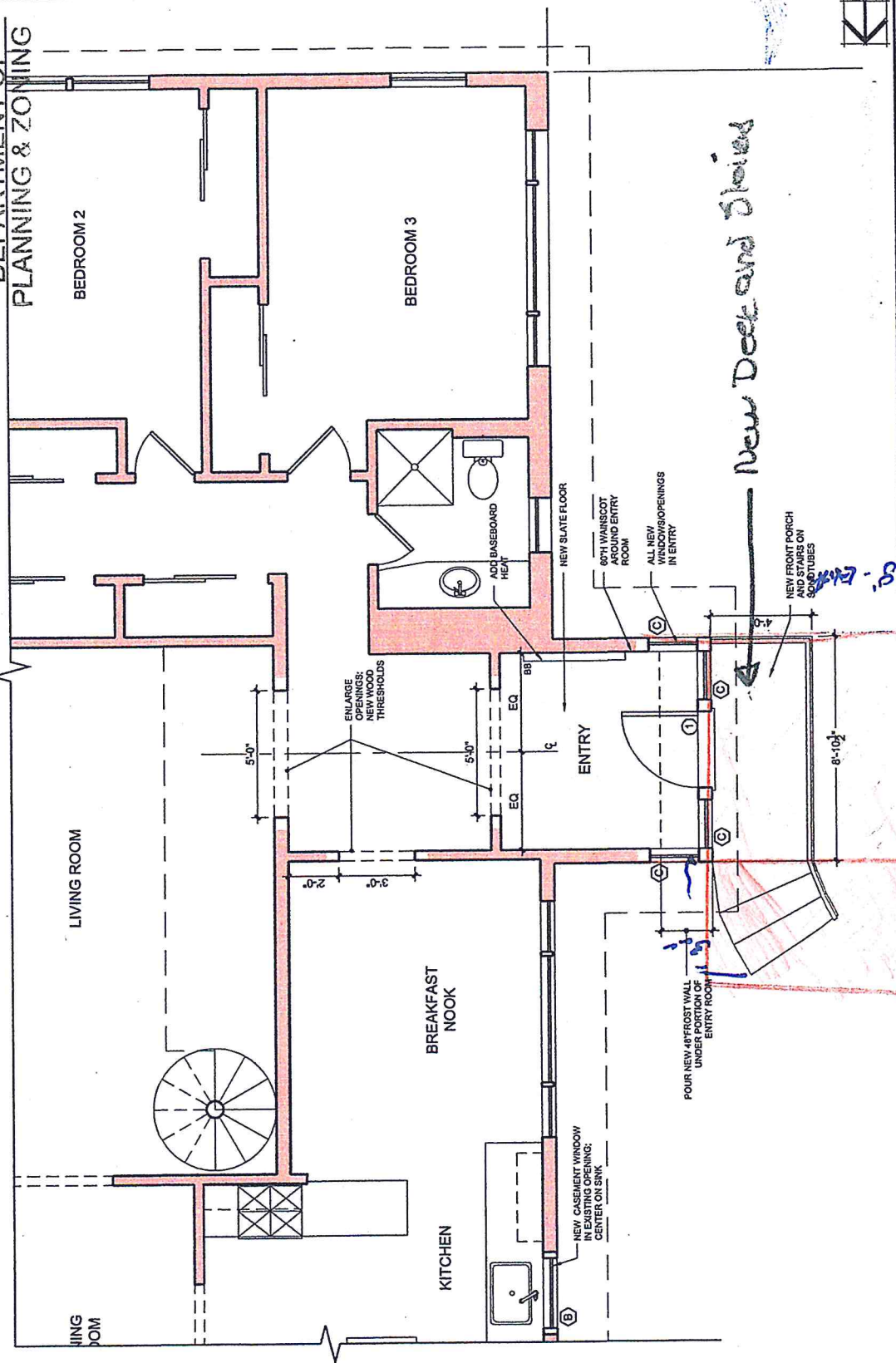
NOT FOR CONSTRUCTION



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GENERAL NOTES:
- EXISTING WALLS

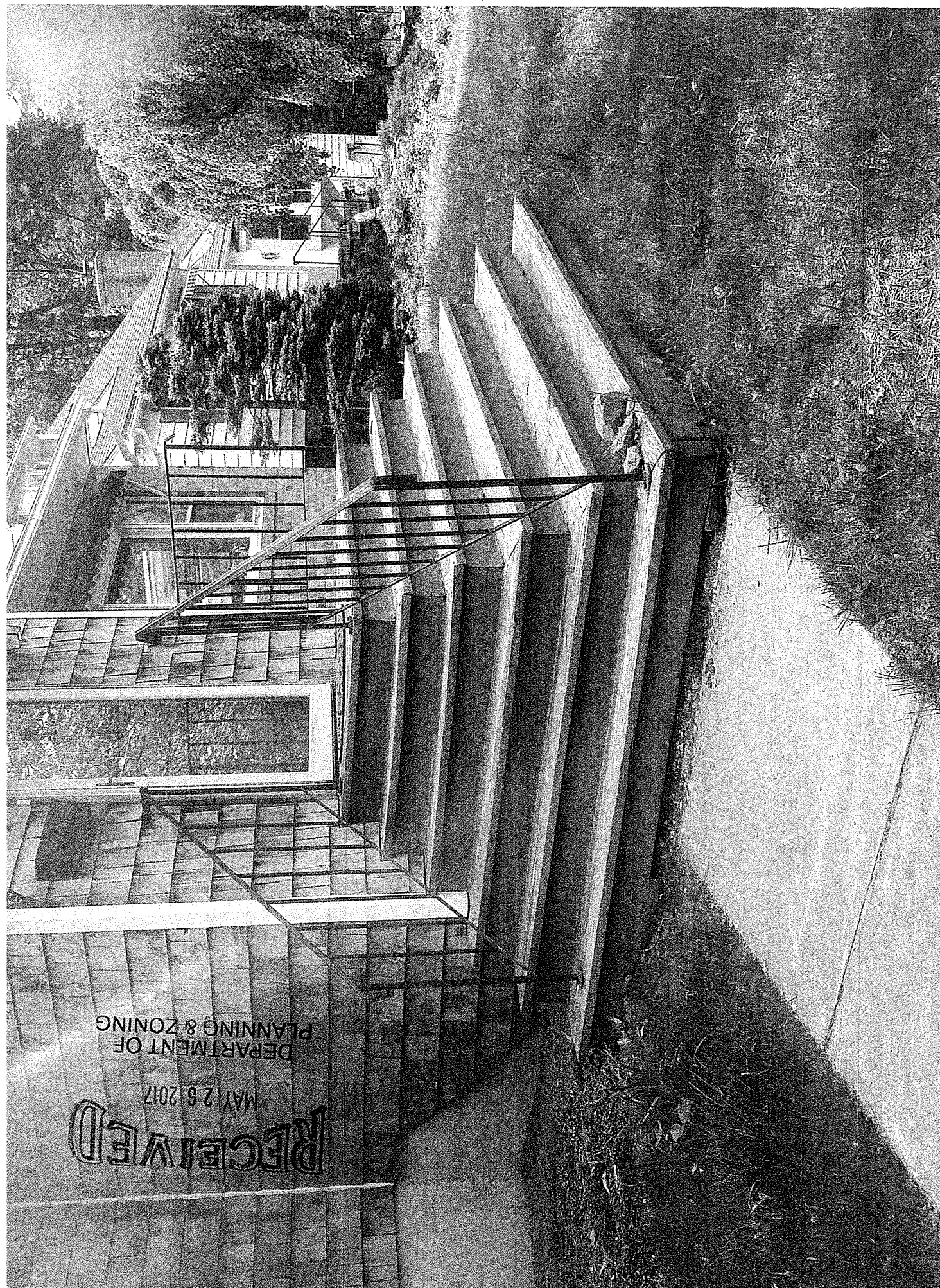


Skalka Residence
76 Deforest Heights
Burlington, VT 05401

Revised: 1/15/17
Date: 1/15/17
Scale:

First Floor
Plan
Enlarged

A2.3

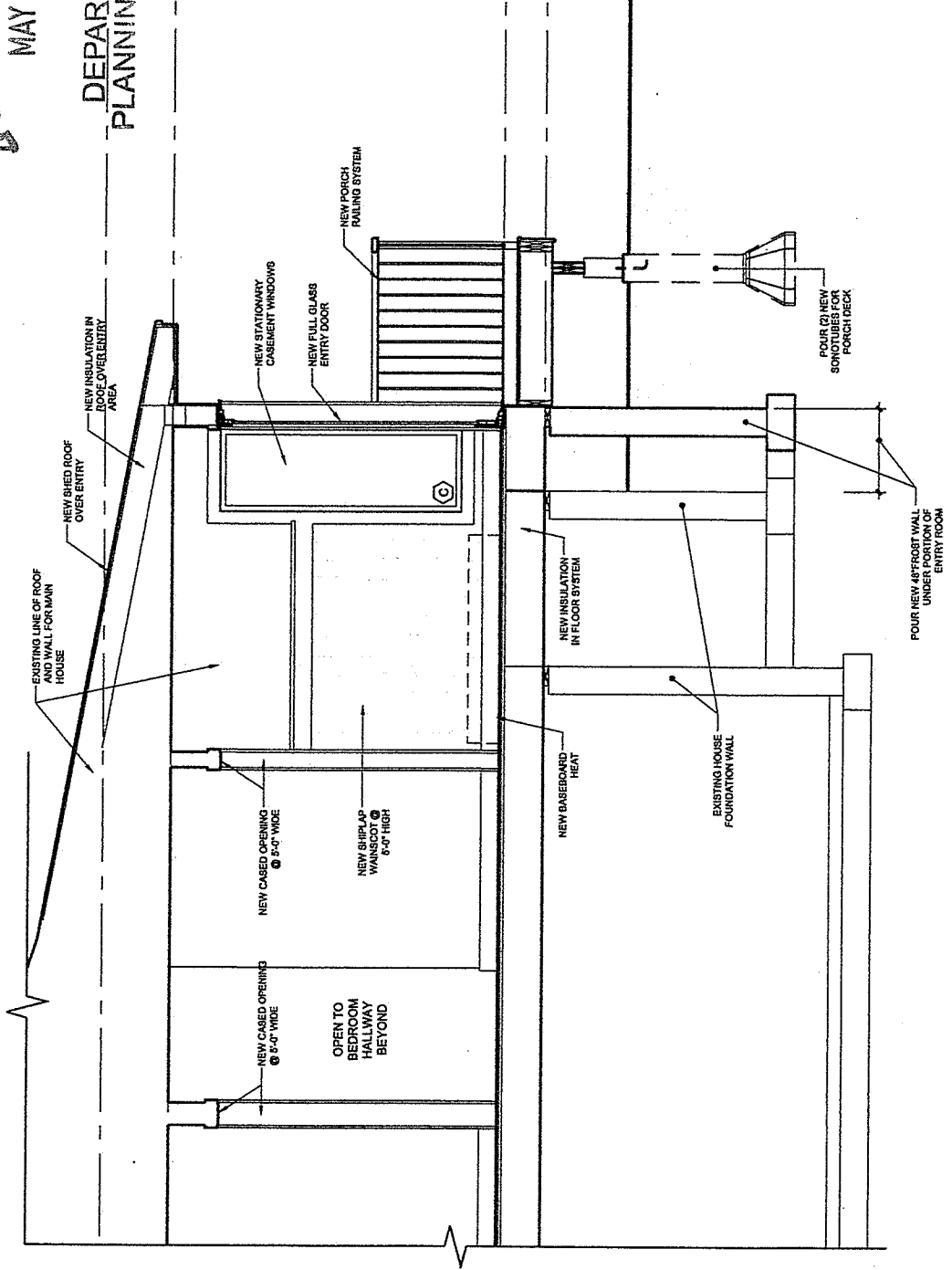


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Skalka Residence
76 Deforest Heights
Burlington, VT 05401

Revised:

Date: 1/5/17
Scale: 3/8"=1'-0"

Building
Section

A3.1

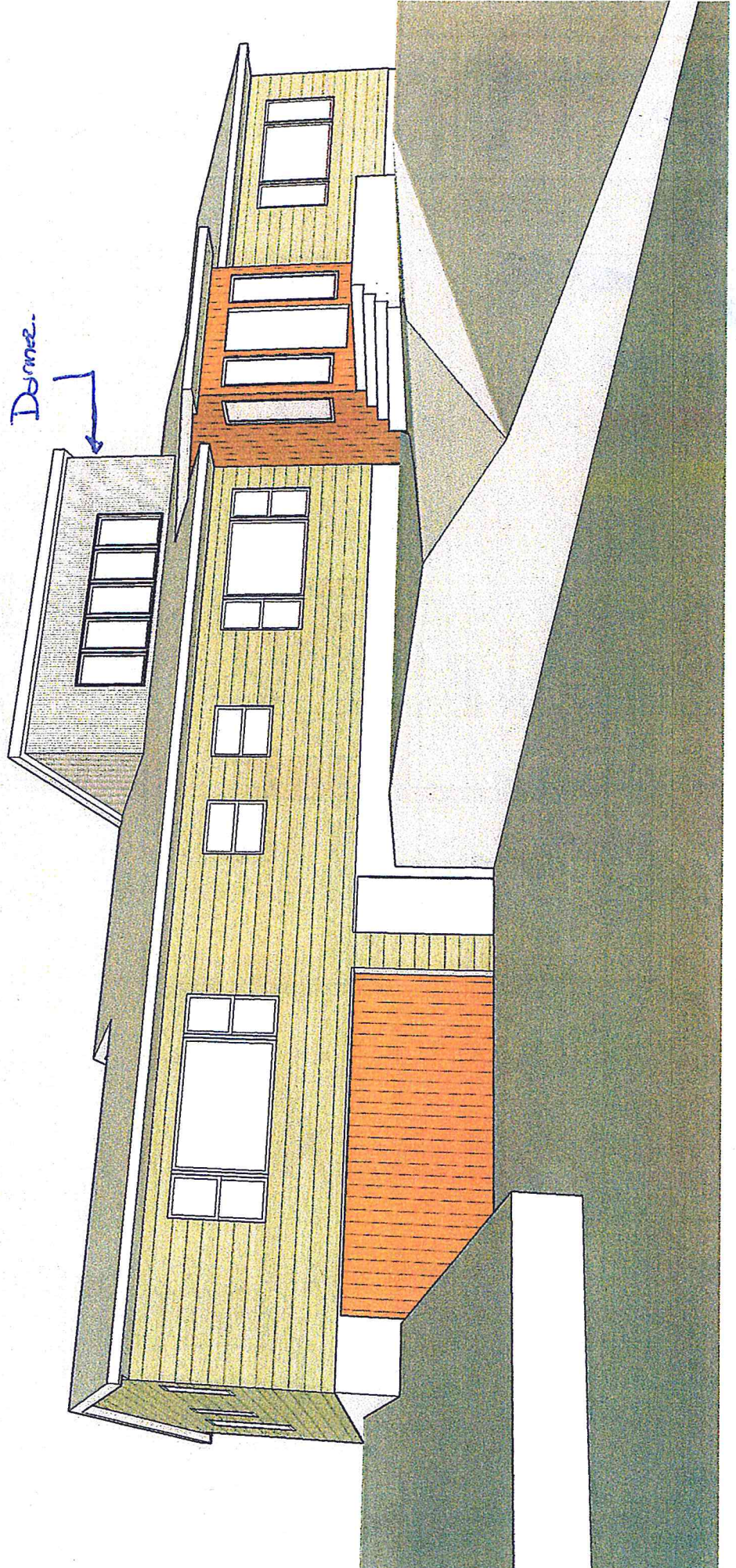
1 Building Section
SCALE: 3/8"=1'

Green - new Cambria 6" Unpainted Siding (Board)
Brown - 1x8 Cedar Vertical Siding - (Ceate)
Grey - Corrugated Metal Siding - (Metal) Dome only.

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About Boral TruExterior® Products

Boral has created an entirely new category of exterior products with its Boral TruExterior™ Siding and Trim. Offering phenomenal performance, remarkable workability and a lasting look without the limitations that commonly plague other exterior materials, Boral TruExterior® products are like no other siding or trim products on the market today. Our exclusive poly-ash structure has been developed with over six years of rigorous internal and third-party testing. The proprietary polymer chemistry and coal-combustion products (ash) add a level of inert properties with virtually no moisture cycling, making it ideal for exterior applications. Consisting of more than 70% recycled materials, Boral TruExterior™ Siding and Trim lead the market in true sustainability and environmental stewardship.

Boral TruExterior™ Siding and Trim: Excellent Exterior Alternatives

*6" Clapboard
look.*

Like wood, Boral TruExterior® products...

- are easy to handle (similar weight)
- can be painted any color with exterior grade latex paint
- are easy to cut, route, drill and mill
- can be installed using woodworking tools and methods

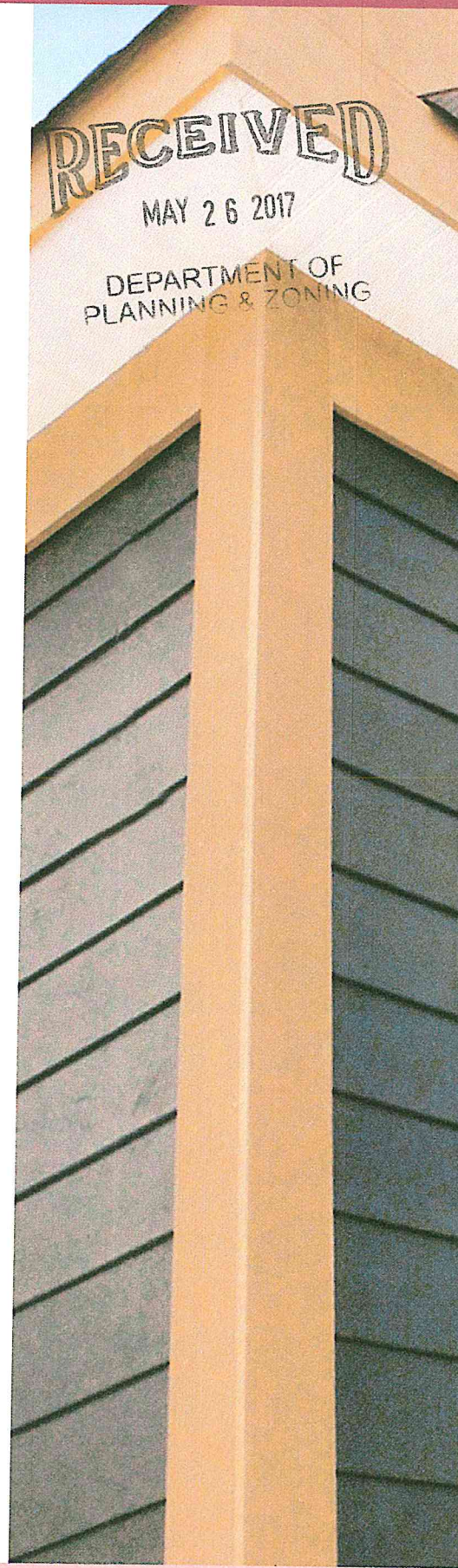
Unlike wood, Boral TruExterior® products...

- have exceptional durability
- are resistant to rotting, cracking, splitting and are virtually free from termites†
- offer excellent workability

Unlike many other exterior products (such as wood composites, fiber cement and vinyl/PVC), Boral TruExterior® products...

- maintain a high level of dimensional stability during periods of moisture and temperature change
- are suitable for ground contact
- do not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color

† Please see Boral TruExterior™ Siding and Trim Limited Warranties and Product Data Sheets for proprietary test results.

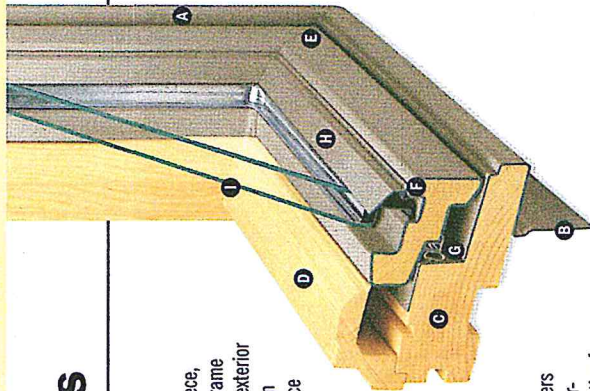


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CASEMENT & AWNING WINDOWS

(New Windows)

Features



FRAME

A A seamless one-piece, pre-formed rigid vinyl frame cover is secured to the exterior of the frame to maintain an attractive appearance while minimizing maintenance.

B

The full perimeter installation flange is seamless and integrated with the exterior of the frame.

C

Wood frame members are treated with a water-repellent wood preservative for long-lasting* protection and performance.

D

Interior stops are unfinished pine. Low-maintenance unfinished white interiors are also available.

SASH

E Rigid vinyl (PVC) encases the entire sash—a vinyl weld protects each sash corner for superior weather-tightness to maintain an attractive appearance and minimize maintenance.

F

Wood core members provide excellent structural stability and energy efficiency.

G

Flexible bulb weatherstripping or PVC closed-cell foam weatherstripping is factory-installed on the perimeter of the sash.

GLASS

H A glazing bead and silicone provide superior weather-tightness and durability.



I

High-performance glass options include:

- Low-E4® glass
- Low-E4® SmartSun™ glass
- Low-E4® Sun glass

Tempered glass and other glass options are available. Contact your Andersen supplier. (Glass option must be specified.)

HARDWARE



Smooth Control™ Hardware System

The Smooth Control™ hardware system employs a worm gear drive for easy operation. The split-arm operator moves the sash away from the frame to provide for easier glass cleaning. (Hardware option and finish must be specified.) CXW15, CXW155, CXW16 and CXW25 units are not available with split-arm hardware. Handle and cover sold separately.



Single-Actuation Casement Lock

A single-actuation lock releases the casement sash easily with the "reach-out" action eliminating binding when closing. The lock handle is offered in finishes to coordinate with your specifier hardware option.



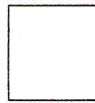
Awning Sash Locks

Awning sash locks provide an added measure of security and weather-tightness. Hardware style and finish options are compatible with Andersen casement windows to ensure consistency in appearance and used in combination designs.

* For complete information on our limited warranties, visit andersenwindows.com or contact your Andersen supplier.

Exterior

Specify a unit exterior option and an interior option to complete your order.



White



Sandtone



Terratone®



Forest Green

Interior



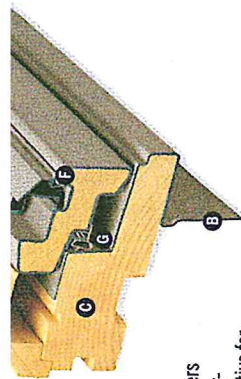
White



pine

Naturally occurring variations in grain, color and texture make each window one-of-a-kind.

Hardware



- B** The full perimeter installation flange is seamless and integrated with the exterior of the frame.
- C** Wood frame members are treated with a water-repellent wood preservative for long-lasting* protection and performance.
- D** Interior stops are unfinished pine. Low-maintenance prefinished white interiors are also available.

SASH

- E** Rigid vinyl (PVC) encases the entire sash—a vinyl weld protects each sash corner for superior weather-tightness to maintain an attractive appearance and minimize maintenance.



GLASS

- H** A glazing bead and silicone provide superior weather-tightness and durability.



- F** Wood core members provide excellent structural stability and energy efficiency.

- G** Flexible bulb weather-stripping or PVC closed-cell foam weatherstripping is factory-installed on the perimeter of the sash.

- I** High-performance* glass options include:
- Low-E4* glass
 - Low-E4* SmartSun™ glass
 - Low-E4* Sun glass

Tempered glass and other glass options are available. Contact your Andersen supplier. (Glass option must be specified.)

* For complete information on our limited warranties, visit andersenwindows.com or contact your Andersen supplier.



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The Smooth Control™ hardware system employs a worm gear drive for easy operation. The split-arm operator moves the sash away from the frame to provide for easier glass cleaning. (Hardware option and finish must be specified.) CXW15, CXW155, CXW16 and CXW25 units are not available with split-arm hardware. Handle and cover sold separately.



Single-Actuation Casement Lock

A single-actuation lock releases the casement sash easily while the "reach-out" action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Locks

Awning sash locks provide an added measure of security and weather-tightness. Hardware style and finish options are compatible with Andersen casement windows to ensure consistency in appearance when used in combination designs.

Performance upgrades are available for select casement and awning sizes, allowing these units to achieve the following performance:

- Casement - PG 70
 - Awning - PG 110
 - Performance Grade (PG) Ratings replace Design Pressure (DP) ratings for measuring product performance. See page 269.
- Contact your Andersen supplier for availability.



STORM WATCH™ PROTECTION

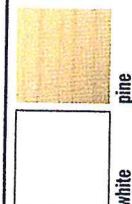
Casement and awning windows are available with Stormwatch™ protection. For a copy of the Andersen® Coastal Product Guide, contact your Andersen supplier.

Exterior

Specify a unit exterior option and an interior option to complete your order.



Interior



Naturally occurring variations in grain, color and texture make each window one-of-a-kind.

Hardware

Sold Separately.

Estate™ Hardware



Made of solid brass. Available with bright brass, antique brass, polished chrome, brushed chrome, satin nickel, oil rubbed bronze, distressed nickel and distressed bronze finishes.

Folding Hardware

NEW FINISHES



Contemporary

Available in bright brass, satin nickel, oil rubbed bronze, white, stone, gold dust or black finish.



Traditional

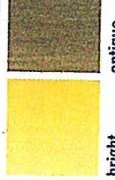
Available in bright brass, antique brass, satin nickel, oil rubbed bronze, distressed bronze, white, stone, gold dust or black finish.

Classic Series™ Hardware



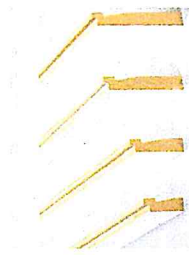
Available in white or stone finish.

Hardware Finishes



Bold names denote finish shown.

For more information about glass, patterned glass, art glass, grilles, TruScan® insect screen and installation accessories,



Extension Jamb

Standard jamb depth is 2 7/8". Extension jams are available in unfinished pine or prefinished white. Some sizes may be veneered.

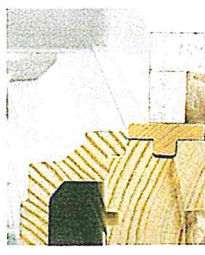
Factory-Applied Extension Jamb

Available in 4 9/16" and 6 9/16" sizes. Extension jams can be factory-applied to either three sides (stool and apron application) or four sides (picture frame casing).

Non-Applied Extension Jamb

Non-applied extension jams are available for the following wall depths:

- 4 9/16"
- 5 1/4"
- 6 9/16"
- 7 1/8"

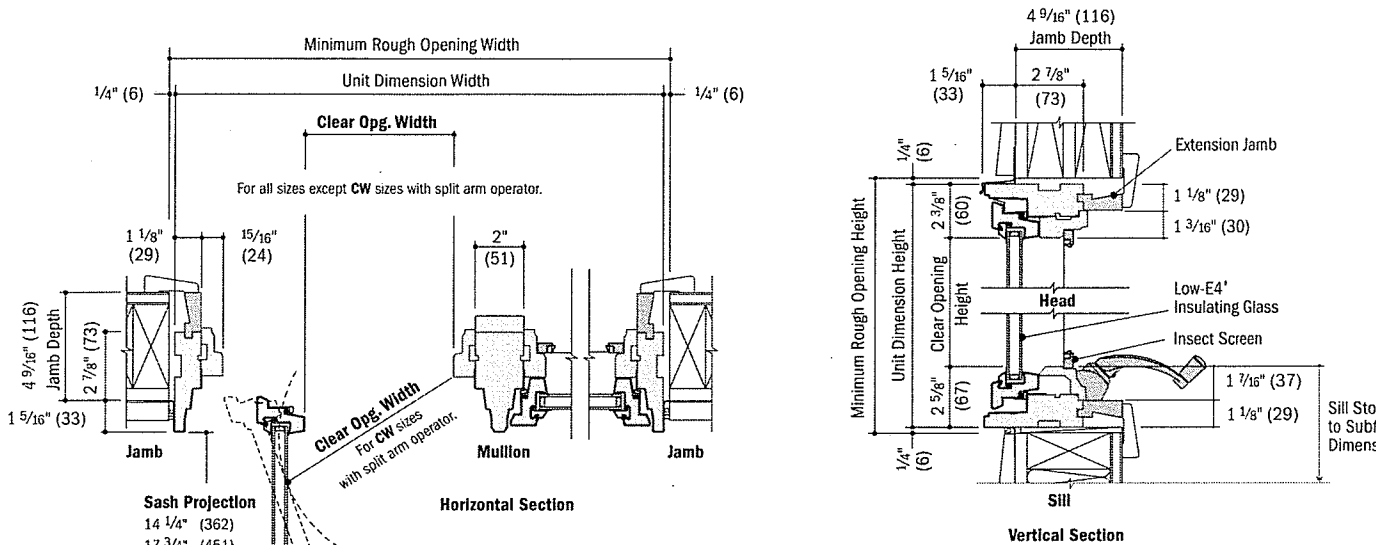


Narrow Drywall Return Bead

A narrow drywall return bead is available for units ordered with prefinished white interiors. Can be ordered factory-applied or in non-applied lineals.

Casement Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

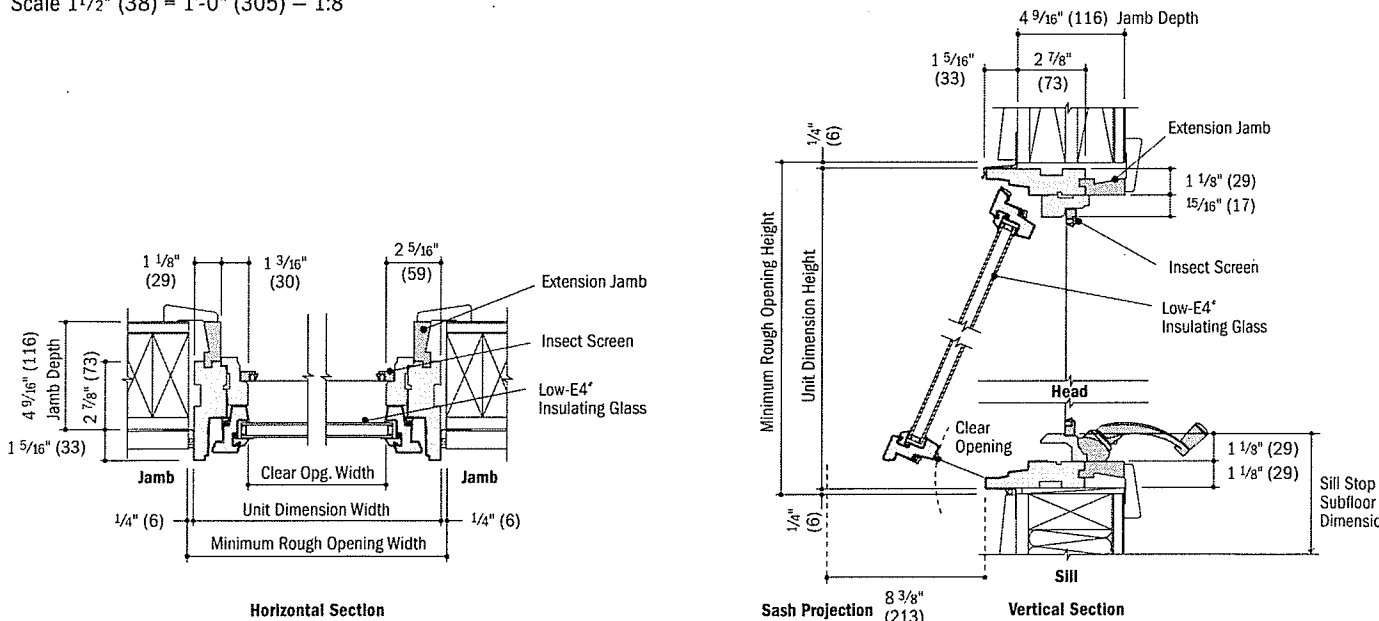


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DEPARTMENT OF
PLANNING & ZONING

Awning Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- 4 9/16" (116) Jamb depth measurement is from backside of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 288-289.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

New front Door

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MAY 26 2017

7002 — THERMAL FRENCH



SERIES: Exterior French & Sash Doors

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:

Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Profile: Ovolo Sticking

Glass: 3/4" Insulated Glazing

STANDARD FEATURES



Any Wood Species



Virtually Any Size

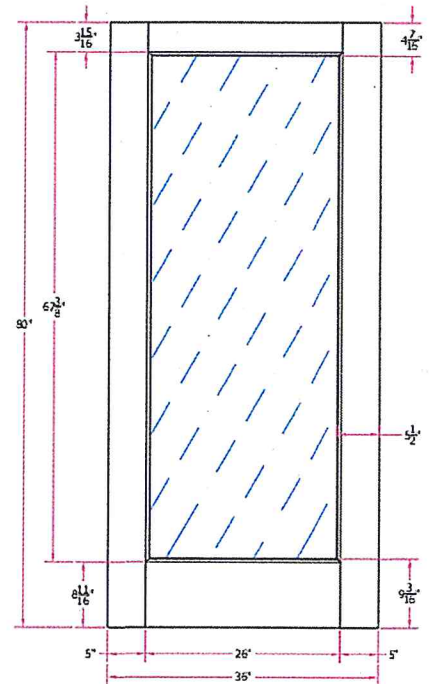


Glass Options

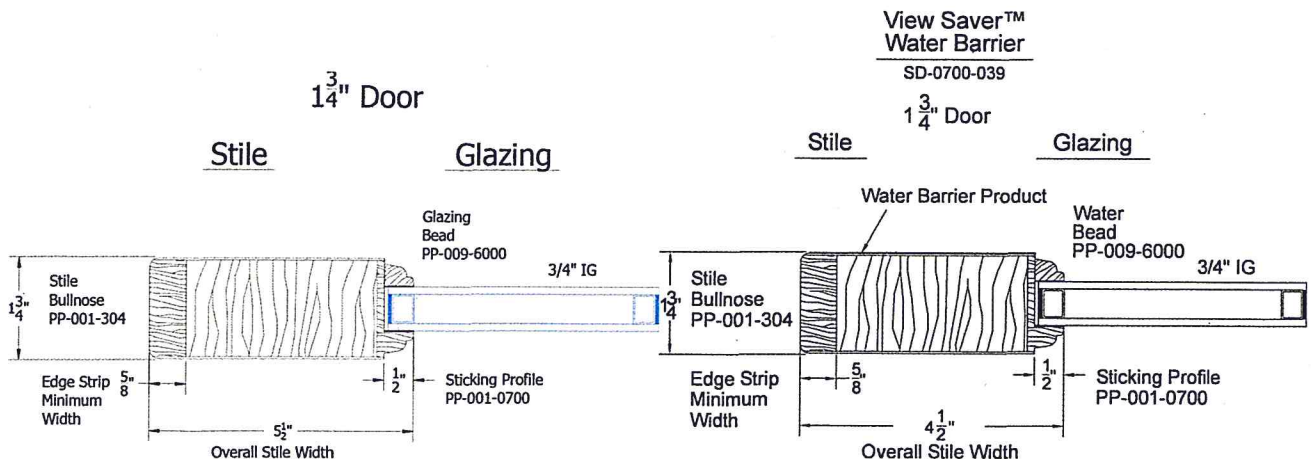


Privacy Rating: 1

DEPARTMENT OF
DETAILS DRAWING



DETAILS



(Standard)

(Optional)



Burlington Survey of Prospect Park North and Middle Neighborhoods Survey Report

“In no other residential section of Burlington are the woods and glens so near, nor is the out-of-doors so inviting as in Prospect Park. Those nature lovers who for many years, both winter and summer, have enjoyed the glenway that runs from lower Prospect Street to Shelburne Road will readily visualize its future development, banked with wild-flower and rock gardens, ferneries, and shading groves, with a path following the brook course for the enjoyment of all residents of the Park.

In winter, ski runs, snow-shoe trails, toboggan slides and children’s skating rinks in the glenway, will provide healthful winter sports for all ages at every householder’s door-step.

The Park is now part of a large tract of forest and field protected as a state game preserve and bird sanctuary. The greens and gracious fairways of the Country Club adjoin on the east. Inviting woodland trails and bridle paths wander through the still undeveloped portions of the Park. A tract of virgin pines and hemlocks owned by the University of Vermont lies near by on the south.

The Park is happily situated just where town and country meet. Its development contemplates that it shall always remain a part of both.”

Cliff

While Cliff Street has existed as a connection between South Willard and South Prospect since at least 1869, it has remained unpopulated for the majority of this time. South Willard and South Prospect have historically been the sites for large homes for Burlington’s lumber barons and giants of industry. Most of the area of upper Cliff Street was originally part of the large “Overlake” estate of LeGrand Cannon, a railroad and steamboat magnate of the 19th century. Cannon built his opulent French Chateau-motif estate in 1859 in the area that is now upper Cliff Street. Although the main house is gone, the 1859 carriage house on the corner of Cliff and South Prospect still exists today. It was converted into a private residence in 1926 by Burlington architect Louis Newton.

Cliff Street saw further development following this conversion, the next occupant appearing at 155 in 1934. Following WWII further houses were built, the most recent being 144 in 1966. Of the notable buildings on Cliff Street are the contemporary apartment complexes at 177, 178, and 222.

Deforest Heights

Built circa 1956 as a continuation of Deforest Road and connection to Chittenden Drive, Deforest Heights is on the site of what was once the Overlake Estate, and more recently, the “glenway” portion of an Olmstead designed neighborhood. (For more information, see entry for “Chittenden Drive”)

Burlington Survey of Prospect Park North and Middle Neighborhoods
Survey Report

117 First listed in the Burlington City Directory in 1958, Antonio B Pomerleau – Proprietor of Pomerleau Real Estate and Pomerleau Insurance Agency

106 First listed in the Burlington City Directory in 1960, James E Heywood – Plant manager for IBM

96 First listed in the Burlington City Directory in 1970, Simonds C. Durrell Jr. – President of C. Durrell Simonds Co. (women's clothing and accessories)

99 First listed in the Burlington City Directory in 1956, but only with the name of George J Lumbra – President of the Champlain Valley Fruit Co. The address appears in 1958.

84 First listed in the Burlington City Directory in 1987, Elizabeth (student) and William (executive) Moore

75 First listed in the Burlington City Directory in 1958, John T Hanna – Treasurer for Charles P Smith Jr. Inc.

76 First listed in the Burlington City Directory in 1966, Cushman F Rowley – Secretary and solicitor for Hickok and Boardman Inc. and member of the Champlain College faculty

62 First listed in the Burlington City Directory in 1969, Robert M Stevens – Vice-president of Business Systems of VT

65 First listed in the Burlington City Directory in 1964, William R Hauke Jr. – Contractor

55 First listed in the Burlington City Directory in 1969, Eugene F Morrissey – Vice-president of Steel Builders Inc., Contractor, President and treasurer of Wright and Morrissey Inc and Secretary for Northern Equipment and Rigging

56 First listed in the Burlington City Directory in 1969, Barry Jansson – Engineer

32 First listed in the Burlington City Directory in 1980, Nordahl L Brue – Director of Counseling for Trinity College and Lawyer

35 First listed in the Burlington City Directory in 1974, Andre Nys – Engineer for IBM

25 First listed in the Burlington City Directory in 1969, William R Hauke Jr. – Contractor, moves from 65 to 25

28 First listed in the Burlington City Directory in 1968, Donald G Forgays – Professor Psychology at UVM

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
Sean McKenzie
Tom Cullins
Steve Offenhartz
Jeremy Gates, Alternate
Phil Hammerslough, Alternate



Minutes Design Advisory Board Tuesday, June 13, 2017 3:00 pm, Conference Room 12

Present: Matt Bushey (Chair), Steve Offenhartz, Sean McKenzie, Tom Cullins, Phil Hammerslough (alternate)

Absent: Ron Wanamaker, Jeremy Gates (alternate)

Staff present: Mary O'Neil

Session I - 3:00pm 4:30pm

1. **17-1204CA; 76 Deforest Heights (RL, Ward 6S) Christian and Susan Skalka**
Alterations to single family home (siding, window and door replacement, chimney removal, deck and stairs). Building (c. 1966) included in Prospect Park North & Middle *Historic Sites and Structure Survey*, determined to be eligible for historic designation.
(Project Manager, Mary O'Neil)

Motion by Steve Offenhartz: I move we **table** the application and request the following:

- a. A full determination of the appropriateness of the materials proposed cannot be made without cut sheets and/or material samples. The applicant shall bring those to the next available DAB meeting for our review.
- b. The use of corrugated metal on the dormer is not appropriate for the context of the neighborhood, and is therefore discouraged.
- c. The Board would advise the color be similar to the existing. A preference for darker shades is expressed to be consistent with the existing house and setting.

2nd: Phil Hammerslough.

Vote 5-0. Motion carries.

Next open meeting agenda: June 27, 2017.