

Burlington Design Advisory Board

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

Matthew Bushey
Ron Wanamaker
Emily Morse
Jay White
vacant
Kathleen Ryan, Alt
Vacant, Alt



DESIGN ADVISORY BOARD Tuesday April 12, 2022 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89300825835?pwd=UGI3SlhkSTVJMVBic1dIcXdjNU4yZz09> Webinar ID: 893

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Passcode: 837827

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

Agenda

Session I – 3:00 PM – 3:30 PM

**ZP-21-810; 175-177 South Union Street (RH, Ward 6S) Njama Braasch /
Ruth Latshaw**

Rehabilitation after fire damage; converting from 2 family to 1 family (Mary
O’Neil, Project Manager)

Session II – 3:30-4:15

Continued discussion of window replacement sash compatible with
Structures listed or eligible for listing on the state or National Register.

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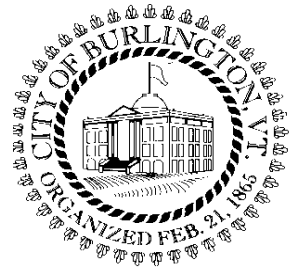
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Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
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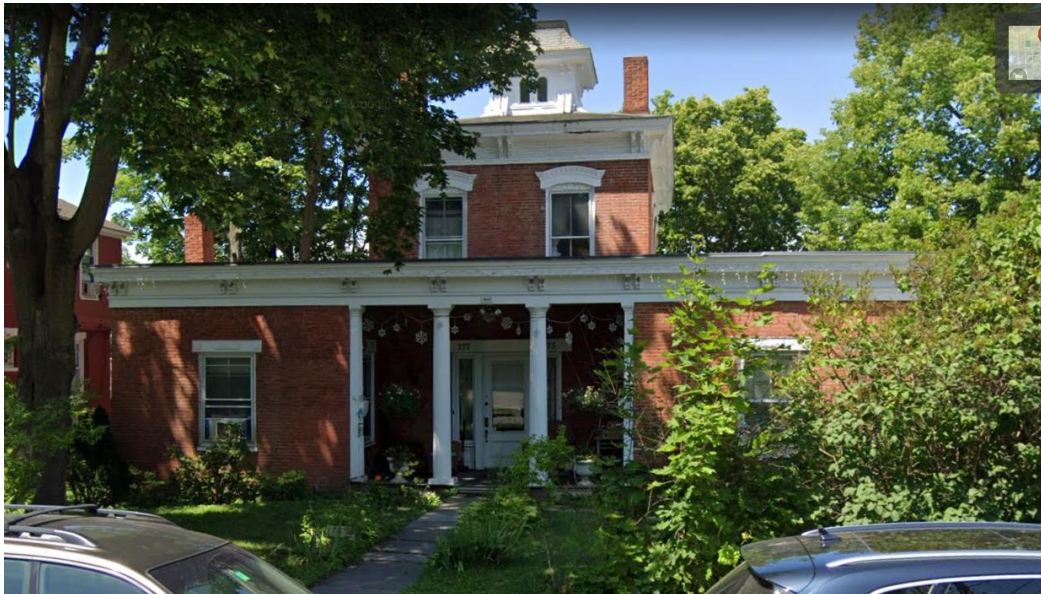
William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Planning Technician
Celeste Crowley, Permit Administrator
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP 21-810; 175-177 South Union Street
Date: April 12, 2022

File: ZP 21-810
Location: 175-177 South Union Street
Zone: RH **Ward:** 6S
Parking District: Neighborhood
Date application accepted: December 7, 2021 (incomplete)
Applicant/ Owner: GVV Architects / Njama Braasch
Request: Rehabilitation after fire damage; converting from 2 family to 1 family.



Background:

- **Zoning Permit 10-0250CA;** replace wooden stairs, landing and deck at rear of property with new re-aligned wooden stairs and deck. **Denied** as incomplete. December 2009.
- **Non-applicability of Zoning Permit Requirements 10-0811NA;** roof repair, repoint chimneys, slate repair. April 2010.
- **Non-applicability of Zoning Permit Requirements;** remove trees on west side of home. June 2009.

- **Zoning Permit 09-943FC**; replace chain link fence with 230 feet of 6' high wooden privacy fence. July 2009.
- **Zoning Permit 93-049**; construction of a 12' x 12' deck with roof attached to south side of existing duplex. Minimum side yard setback to be five feet. Structure (Saxe House) listed on the city, state and National Register of Historic Resources. August 1992.
- **Zoning Permit 92-388**; Installation of parallel sign for approved home occupation at existing triplex. June 1992.
- **ZBA HO-92-067**; home occupation for real estate office. Approved with conditions June, 1992.
- **Zoning Permit 81-212**; construct 2nd floor one bedroom efficiency apartment in existing duplex and rear access stairs, no increase in coverage; 4 existing parking spaces, asking for a waiver of 2 spaces to preserve backyard. Approved May 1986.
- **ZBA**; request for a variance to use a portion of the premises at 177 South Union Street (Dr. Lynch house) for 12 parking spaces for the use of the Pomerleau Agency. Approved June 1971.
- **ZBA**; request permission to conduct a nursing home at 177 South Union Street. Approved August 1964.

Overview: 175-177 South Union Street was constructed c. 1845, occupied by John Godfrey Saxe. Saxe held many offices: Attorney, Superintendent of Schools for Franklin Co, owner of the *Vermont Sentinel*; Chittenden County States Attorney and Democratic candidate of Vermont Governor, but probably best known as a humorist, punster, and poet. Listed on the National Register of Historic Places within the **South Union Street Historic District**, the property is identified as the John G. Saxe House. Although other Burlington notables have lived here, the house has been used as apartments since 1918. A recent fire substantially damaged the rear of the structure; this application proposes a return to its use as a single family home (allowed in the RH zoning district if that was the original use¹), with significant repairs and structural adjustments post-catastrophe.

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There are no identified important natural features on the site plan. A previous zoning permit allowed for the removal of trees on the western side of the property.

¹ Burlington's Comprehensive Development Ordinance, Appendix A (Use Table), footnote 30.

(b) Topographical Alterations:

No topographical alterations are included in the plan. The site slopes significantly to the west, although contours are not included in the plans.

(c) Protection of Important Public Views:

There are no important public views from or through this property.

(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:

Replacement windows will need to comply with energy efficiency requirements, with recording of the RBES documentation in the land records.

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

(f) Brownfield Sites:

This property is not listed on DEC's website as a brownfield.

(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 driveway is proposed to be extended westerly, but narrowed from its existing width. A new entry door will include a roof cover (north elevation) for residents moving from their vehicles to the home.

(h) Building Location and Orientation:

The home will continue to be oriented toward the public way (South Union Street).

(i) Vehicular Access:

Vehicular access will continue as existing; from South Union Street.

(j) Pedestrian Access:

There is an existing flagstone walkway from the public sidewalk on South Union Street to the principal entry.

(k) Accessibility for the Handicapped:

ADA access, although encouraged, is not a requirement for single family homes.

(l) Parking and Circulation:

The existing driveway will be narrowed and lengthened; connecting to a proposed timber and steel carport at the rear (west) of the existing home.

(m) Landscaping and Fences:

The site plan defines the removal of an existing fence (north boundary line), and the installation of a new 8' fence along the north, west and south boundary lines. A smaller 3' fence is proposed between the home and the driveway. All fencing must meet the Clear Site Triangle.

(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.

No lighting information has been provided. If included in the rehabilitation, fixture information and illumination levels shall be provided for staff review and approval.

(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.

The electric and gas meters are identified on the north elevation of the existing home.

There are no identified mechanical units within the submitted plan sheets; nor is the location and method of trash/recycling storage provided.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

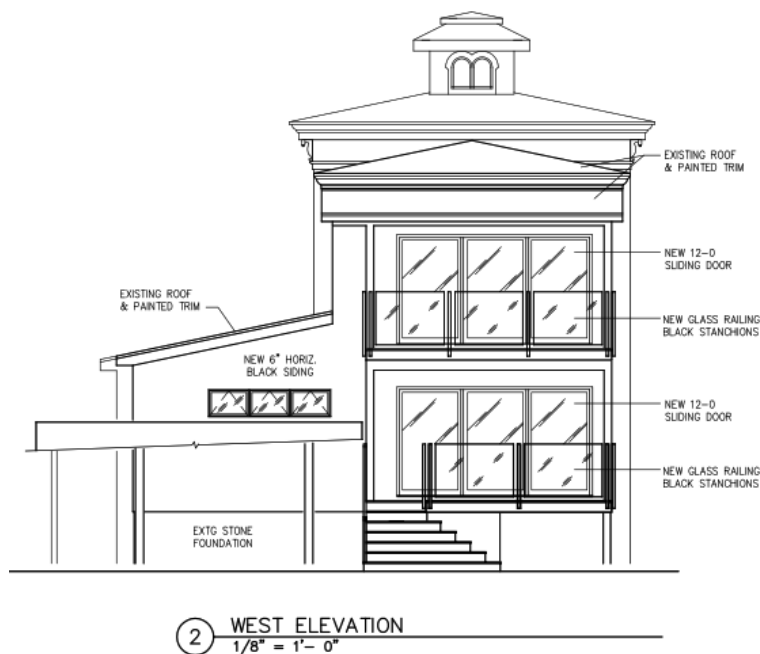
The massing, height and scale of the existing building is not proposed to be altered. Other than window, door and masonry repair, the majority of the work is isolated to the rear wing of the building and within the interior.

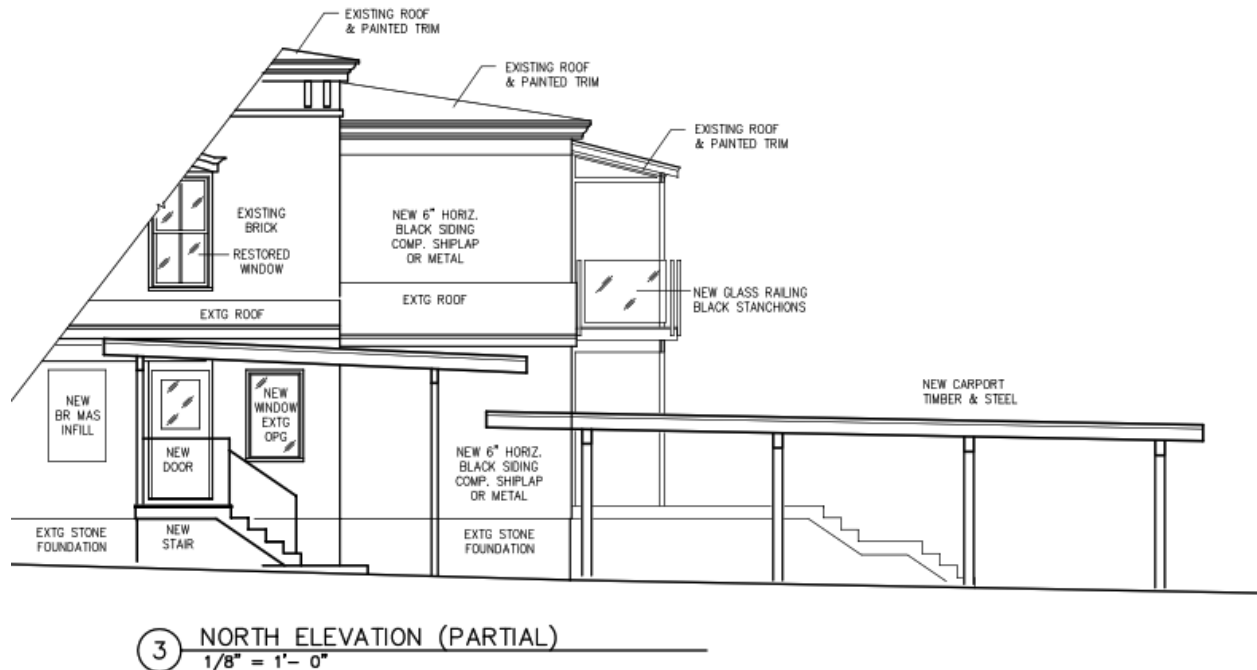
2. Roofs and Rooflines.

No change proposed.

3. Building Openings

Reference is made to *175-177_SoUnion_exterior_pix* and the detailed window survey/inventory. Many windows will be restored to working order and cast iron lintels reset; some historic reproduction windows will be utilized (south entry, front porch opening 1-02). Other openings will be infilled with brick (north elevation, 1-06 and 1-15 door opening, west elevation of south ell.)





More modern windows are proposed for the areas most heavily damaged by the fire; that is, west addition.

Changes proposed to the south elevation (Plan PIC5) will introduce a more modern engineered style of window to a historic masonry elevation that will immediately reflect conversations of the DAB Window review of March 29th. Ann Vivian includes the following proposal:

- a) The brick masonry on this side is in very poor condition and shows that window locations have been changed multiple times since initial construction. Some headers are cast iron in a plain style, others are soldier course brick. The long header or opening 1-14 is covered in wood and is likely compromised. The windows 1-13, 2-09, 2-10, and door and sidelight unit 1-14 sash and frames show significant warping with compromised operation or are inoperable. Door & sidelight 1-14 has rotted away at sill and window units 1-13 and 2-09 show significant fire and fire-fighting damage. Additionally, this side of the structure is only briefly visible between two buildings from King St. travel.
- b) Proposed scope of work:
Remove these four units, salvage sound cast iron headers, accomplish stone and brick masonry repair and rebuild, re-install historic salvaged cast iron headers from this building and elsewhere, frame new true openings and install new thin profile aluminum clad wood awning units and a double French door within exterior trims similar to original.

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The overall rehabilitation will freshen the exterior, including the primary façade.

(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.

As the rear (wood frame) addition suffered the brunt of the fire, substantial changes are proposed here. Part of the conditioned space will be removed, with retention of the roof, a new main floor, deck and stair to grade. Repairs will be made to the stone foundation. Renovations will deviate from the existing wood clapboard/double hung window vocabulary, and introduce modern windows, 6" horizontal black sheathing and contemporary glass and metal barrier rails. For new work, the proposed materials are of acceptable durability.

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Redevelopment shall adhere to all applicable building and life safety code as defined by the building inspector and/or Fire Marshal.

Section 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.

175-177 South Union Street is listed on the National Register of Historic Places within the South Union Street Historic District.

(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.*

175-177 South Union Street was constructed as a single family home; its historic use allowed to continue (single family homes are not a permitted use in the RH zoning district) via Footnote 30 in Appendix A of the zoning ordinance.

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.*

In general, the application addresses rehabilitation and restoration of many features of the home. The DRB has repeatedly denied requests to remove historic chimneys from listed historic properties, as they are character-defining features of the structure. This application proposes the removal of two chimneys; one that emerges from the south ell of the primary façade, and another within the rear wood frame addition. While the latter is likely a component of an addition not original to the home, the chimney within the south ell is both prominent on the façade, and certainly dating from at least the 1870s if not original to the home. It has garnered importance in its own right, and should be repaired and retained (even if not in working order.)

The application also includes infill of some building openings (although masonry recessed, to identify the original opening) as well as replacement sash. The character of the chosen sash i.e. north elevation, casements below restored historic lintels; south elevation, proposed work:

South and west walls of south 'pavilion'. Walls show significant movement requiring stabilization. A new bathroom is planned to be installed in area of opening 1-15, and a window in place of the damaged door would ideally be smaller. Rebuilding the masonry provides opportunity to resize the opening, possibly install a cast iron similar to the existing header at opening 2-09. Scope proposes installation of an **aluminum clad wood awning unit** +/- 18"x 42" within exterior trims similar to those installed at openings in adjacent wall (eg: 1-13).

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 significant damage to the west addition does allow the introduction of a more modern vocabulary that will certainly identify the work as new. In a similar vein, the introduction of more contemporary windows (casements north and south elevations) should be carefully assessed for their impact on the character and integrity of the existing historic structure.

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

The chimney in the south ell of the main façade should be retained and stabilized, as it is either contemporary with the original home or reflects changes made in the 1870s.

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

Many of the rehabilitation efforts will be directed as stabilization (masonry of walls and foundation), restoration (cast iron lintels, window trim and woodwork, window sash) and repair.

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.*

Fire damaged windows will be replaced. Some replacement sash are patently contemporary, while others will be historic reproductions and others still aluminum frame double hung sash. The DAB is called upon to exercise discretion founded in earlier conversation about appropriate window sash replacement for listed historic structures.

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 treatments are proposed. Much of the work is relative to post-fire rehabilitation, which offers greater latitude in materials and design.

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

There are no identified archaeological resources on this site.

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

The new carport, deck, and west addition work are clearly differentiated from the historic structure, yet provides a compatible partnership with existing character.

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

It is quite within the realm of possibility that proposed new work may be removed in the future without negatively affecting the character of the original structure.

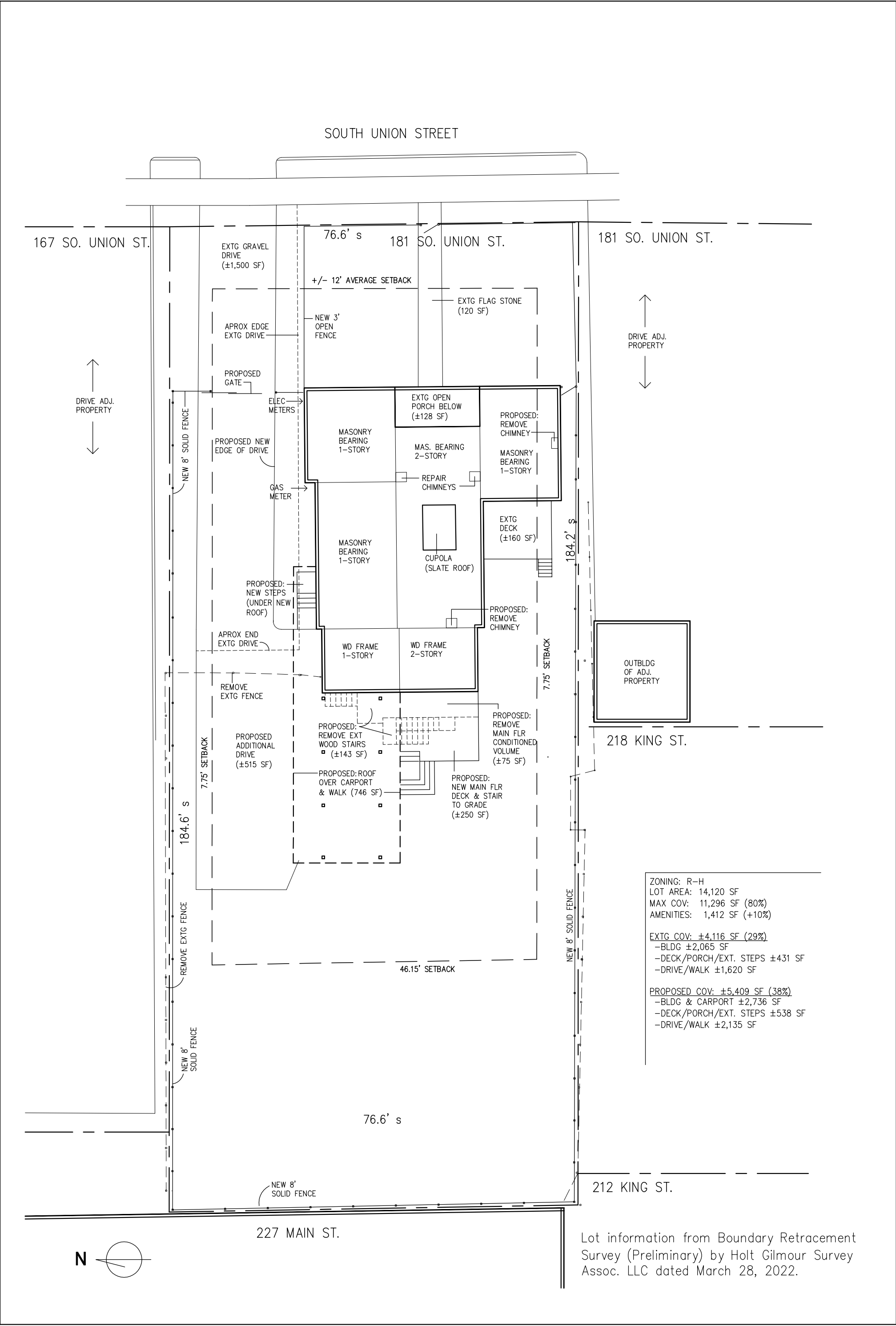
Items for the Board's consideration:

- The location and method of trash/recycling shall be identified. If exterior, it must be surrounded on all four sides to prevent blowing trash.
- Any lighting (fixtures, illumination) shall be presented to staff for review and approval.
- The chimney (south ell, primary façade) shall be stabilized and retained to protect the visual character of the streetfront and historic building components of the Saxe House.
- An EPSC and Stormwater Management Plan are a requirement of this review. The Stormwater Program engineer has alerted the applicant to the required form and process.

Historic Wooden Window Repair - Physical Evaluation 18 February 2022 Updated: 1 March 2022																				
Opening					Existing Conditions ***									M.O.		Jamb		Sash (Overall)		Notes
Loc	Type	Operable	Glass*	Repair Class**	Overall	Hdware†	Paint	Frame	Sill	Rails	Stiles	Muntins	Glazing	W	H	W	H	W	H	
1-01	S Leaded Gl	Fixed	N/O	I	Fair	None	Poor	Good	Good	Fair	Fair		Fair	87	95.5	15.25				Note 0. Salvage and restore existing components.
	Door	Y	N/O	I	Good	Good	Poor	Good	Good	Good	Good		Good			39.25	89.5			
	N leaded Gl	Fixed	N/O	I	Poor	None	Poor	Fair	Good	Fair	Fair		Poor			15.25				
1-02	Door	Y	N/O	I	Good	Poor	Poor	Good	Good	Good	Good		Good							Note 1. Replace with historic reproduction to match window 1-17.
1-03	Window	Y	N/O	II	Good	Poor	Poor	Good	Good	Good	Good	Good	Poor	44.5	72			40	65.5	Note 0. Cast Iron header pushed out; reset after masonry repair.
1-04	Window	Y	N/O	I	Good	Poor	Poor	Good	Good	Good	Good	Good	Poor	44.5	73			40	65.5	Note 0. Int head casing concealed; ext C.I. head does not match.
1-05	Window	Y	N/O	III	Poor	Poor	Poor	Fair	Poor	Poor	Poor	Poor	Poor	35.5	61			31.125	53.5	Note 5. Meeting rails broken, jam/interior casing ok.
1-06	Window	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	35.5	61			31.125	53.5	Note 1. Infill with inset brick masonry.
1-07	Window	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	35.5	61			30.5	53.5	Note 5. Significant damage & settlement.
1-08	Window	Y	N/O	I	Good	Poor	Poor	Good	Good	Good	Good	Good	Good							Note 1. Newer window unit; early to mid 20th ce?
1-09	Window	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor							Note 4.
1-10	Door	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor							Note 4.
1-11	Window	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor							Note 4.
1-12	Window	Fixed	N/O	III	Poor	None	Poor	Poor	Poor	Poor	Poor	Poor	Poor							Note 4.
1-13	Window	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	36	60			30.5	53.5	Note 5. Significant damage & settlement.
1-14	W Sidelt DH	Y	N/O	III	Fair	Poor	Poor	Fair	Fair	Fair	Fair		Fair	87.5	66.5	20	60			C.I. header concealed (condition unknown); repair/restore. Significant damage, rot, & settlement. Remove & replace with alum clad wood double french door per Door Schedule.
	Door	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Poor	Poor		Poor		88	34	82			
	E Sidelit DH	Y	N/O	III	Fair	Poor	Poor	Fair	Fair	Fair	Fair		Fair		66.5	20	60			
1-15	Door	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Poor	Poor		Poor							Note 1. Replace with historic reproduction to match window 1-16.
1-16	Window	Y	N/O	I	Fair	Poor	Poor	Fair	Fair	Fair	Fair	Fair	Fair	44.5	72			39.75	64.75	Note 0.
1-17	Window	Y	N/O	I	Fair	Poor	Poor	Fair	Fair	Fair	Fair	Fair	Fair	44.5	72			39.75	64.75	Note 0.
2-01	Window	Y	N/O	II	Poor	Poor	Poor	Fair	Fair	Poor	Poor	Poor	Poor					34	72.5	Note 0. Broken sash; extg conditions unknwn.
2-02	Window	Y	N/O	I	Good	Poor	Poor	Good	Good	Good	Good	Good	Good							Note 0.
2-03	Window	Y	N/O	I	Good	Poor	Poor	Good	Good	Good	Good	Good	Good							Note 0.
2-04	Window	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Fair	Fair	Fair	Poor					34	74.5	Note 3. Significant sill settlement.
2-05	Window	Y	N/O	I	Good	Poor	Poor	Good	Good	Good	Good	Good	Good							Note 1.
2-06	Door	Y	N/O	I	Good	Poor	Poor	Fair	Fair	Fair	Fair		Fair							Note 1.
2-07	Window	Y	N/O	I	Good	Poor	Poor	Fair	Fair	Fair	Fair	Fair	Fair							Note 1.
2-08	Window	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor							Note 4.
2-09	Window	Y	N/O	III	Poor	Poor	Poor	Poor	Poor	Poor	Fair	Fair	Fair	36	60			31	53	Note 5. Significant settlement.
2-10	W Window	Y	N/O	III	Fair	Poor	Poor	Poor	Poor	Poor	Fair	Fair	Fair	62	60			24.25	53	Note 5. Significant settlement.
	E Window	Y	N/O	III	Fair	Poor	Poor	Poor	Poor	Poor	Fair	Fair	Fair					24.25	53	
2-11	Window	Y	N/O	II	Fair	Poor	Poor	Fair	Fair	Fair	Fair	Fair	Fair					34	72.5	Note 0. Exterior conditions unknwn
C-01	Window	Fixed	Plastic	I	Good	None	Poor	Good	Good	Good	Good	Good	Poor							Note 0. Some sash installed inside out; correct & reinstall as needed.
C-02	Window	Fixed	Plastic	I	Good	None	Poor	Good	Good	Good	Good	Good	Poor							Note 0. Some sash installed inside out; correct & reinstall as needed.
C-03	Window	Fixed	Plastic	I	Good	None	Poor	Good	Good	Good	Good	Good	Poor							Note 0. Some sash installed inside out; correct & reinstall as needed.
C-04	Window	Fixed	Plastic	I	Good	None	Poor	Good	Good	Good	Good	Good	Poor							Note 0. Some sash installed inside out; correct & reinstall as needed.

General Notes

- 0) Repair/restore in place.
1) Remove window or door unit including frame and store.
2) Repair masonry & reinstall.
3) Remove unit & repair masonry; true R.O., install rebuilt unit & frame; repair/rebuild to original condition.
4) Significant fire damage; remove.
5) Replace with aluminum clad solid wood awning unit of original unit size; match new unit product used at west wood frame section of structure; install with exterior trims to match original profiles.
- * Glass is generally not original.
** See description of scope by Classification in Specification
*** Refer to photos of interior conditions.
† Hardware is generally missing or not original.





Pella®
Reserve™
Contemporary

Awning



Air, Water,
& Structural
Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
LC30 - CW50	15.04 psf	0.05	30 - 50 psf	40

Thermal
Performance
Vent Units

11/16" glass thickness

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced Low-E IG	0.28 - 0.32	0.19 - 0.26	0.24 - 0.48	55 - 61	NC, SC, S
SunDefense™ Low-E IG	0.28 - 0.32	0.18 - 0.20	0.40 - 0.44	56 - 61	NC, SC, S
AdvancedComfort Low-E IG	0.25 - 0.28	0.23 - 0.25	0.42 - 0.47	43 - 47	N, NC, SC, S
NaturalSun Low-E IG	0.29 - 0.33	0.43 - 0.47	0.49 - 0.54	55 - 61	N

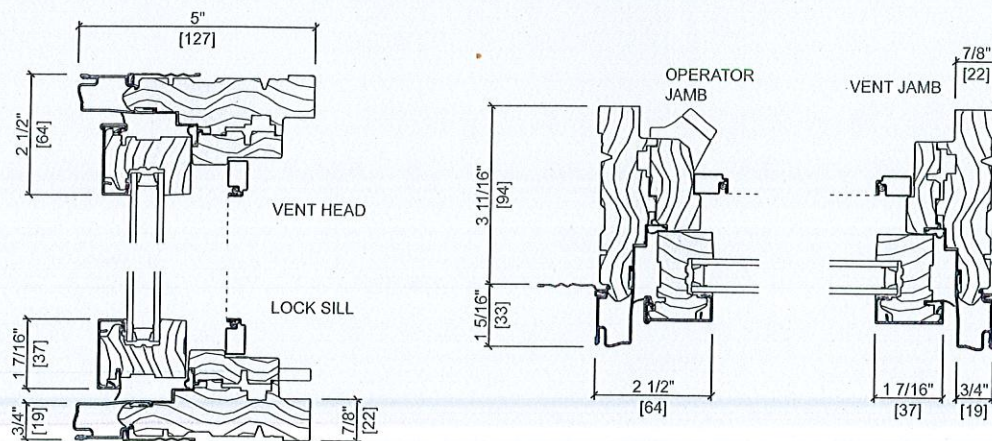
Sound
Performance

Frame Size Tested	Type of Glazing	STC	OITC
Vent; 59" x 23"	11/16" Overall thickness	2.5mm / 2.5mm glass	26
		5mm / 3mm glass	31
		3mm / 6mm PVB	34
Fixed; 47" x 59"	11/16" Overall thickness	3mm / 3mm glass	28
		5mm / 3mm glass	31
		3mm / 6mm PVB	33

Sound testing results shown for vent awning are taken from similarly configured vent casement.

Code Approvals: Hallmark Certified; FPAS#: Vent=14345 (LA) & 11284 (std AW); TDI#: Vent=WIN-1581

See the Performance section earlier in this manual to learn more about performance standards and ratings. Performance varies based on actual product attributes.



Other frame types are available. Not to scale. All dimensions are approximate. Large Awning operator is located on sill instead of jamb.

Standard Sizes

	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
Opening	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"	3' 5"	3' 11"	4' 5"	4' 11"
1' 5"	50 1717	50 2117	50 2317	50 2517	50 2917	50 3217	50 3517	50 4117	50 4717	50 5317	40 5917
1' 9"		50 2121	50 2321	50 2521	50 2921	50 3221	50 3521	50 4121	50 4721	50 5321	40 5921
1' 11"			50 2323	50 2523	50 2923	50 3223	50 3523	50 4123	50 4723	50 5323	40 5923
2' 1"				50 2525	50 2925	50 3225	50 3525	50 4125	50 4725	50 5325	40 5925
2' 5"					50 2929	50 3229	50 3529	50 4129	50 4729	50 5329	40 5929

	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
Opening	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"	3' 5"	3' 11"	4' 5"	4' 11"
1' 9"	50 2321	50 2521	50 2921	50 3221	50 3521	50 4121	50 4721	50 5321	40 5921
1' 11"	50 2323	50 2523	50 2923	50 3223	50 3523	50 4123	50 4723	50 5323	40 5923
2' 1"	40 2325	50 2525	50 2925	50 3225	50 3525	50 4125	50 4725	50 5325	40 5925
2' 5"	40 2329	40 2529	50 2929	50 3229	50 3529	50 4129	50 4729	50 5329	40 5929
2' 8"	40 2332	40 2532	40 2932	40 3232	40 3532	40 4132	40 4732	40 5332	40 5932
2' 11"	40 2335	40 2535	40 2935	40 3235	40 3535	40 4135	40 4735	40 5335	40 5935
3' 5"	40 2341	40 2541	40 2941	40 3241	40 3541	40 4141	40 4741	40 5341	40 5941
3' 11"	40 2347	40 2547	40 2947	40 3247	40 3547	40 4147	40 4747	40 5347	40 5947
4' 5"	40 2353	40 2553	40 2953	40 3253	40 3553	40 4153	40 4753	40 5353	40 5953
4' 11"	40 2359	40 2559	40 2959	40 3259	40 3559	40 4159	40 4759	40 5359	40 5959
5' 5"	40 2365	40 2565	40 2965	40 3265	40 3565	40 4165	40 4765	40 5365	40 5965
5' 11"	40 2371	40 2571	40 2971	40 3271	40 3571	40 4171	40 4771	40 5371	40 5971
6' 1"	40 2373	40 2573	40 2973	40 3273	40 3573	40 4173	40 4773	40 5373	40 5973

Max. Performance Grade rating
(with select hardware configuration
and when glazed properly)

Certain Fixed sizes will
require tempered glass



2929 — Frame size call-out

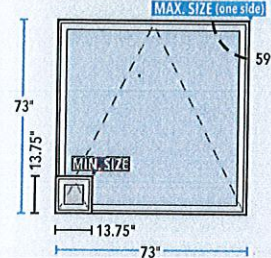
(F) Fixed units only.

Impact-Resistant glazing with higher
design pressure ratings available.

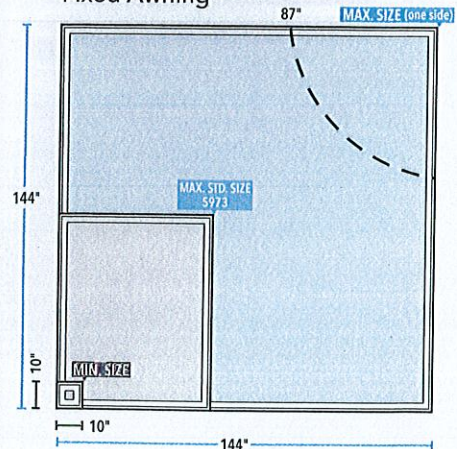
Special Sizes

Special sizes are available in 1/8" increments.

Vent Awning



Fixed Awning



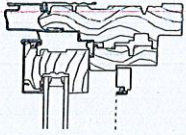
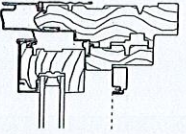
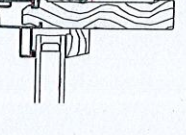
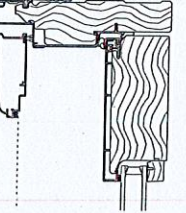
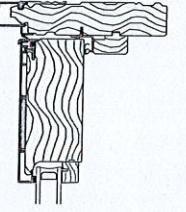
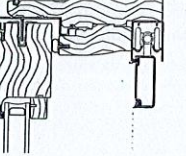
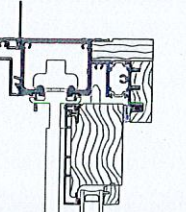
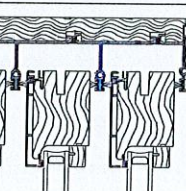
Maximum vent frame area cannot be greater than 19.5 sq. ft.
One side must be ≤ 59". Maximum glass area cannot be greater
than 48 sq. ft.

Maximum fixed frame area cannot be greater than 66.25 sq. ft.
One side must be ≤ 87". Maximum glass area cannot be greater
than 60 sq. ft.



Brand Overview

For complete product information, visit PELLA.com

	Cross Section	Frame / Install	Wall Depth Range	Performance Range
Awning Vent and Fixed ✓		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	LC30 - CW50 U: 0.25 - 0.33 SHGC: 0.18 - 0.47 STC: up to 34
Casement Vent and Fixed		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	LC30 - CW50 U: 0.25 - 0.34 SHGC: 0.17 - 0.51 STC: up to 34
Fixed Frame Direct Set		Standard Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-3/16" Base Wall Depth: 3-11/16" Jamb Extended Wall Depth: 3-11/16" - 9-3/16"	F-CW30 - F-CW90 U: 0.17 - 0.46 SHGC: 0.18 - 0.60 STC: up to 38
In-Swing Patio Door ✓		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Extended wall depth: 4-9/16" - 7-5/16"	LC40 - LC55 U: 0.25 - 0.32 SHGC: 0.14 - 0.40 STC: up to 34
Out-Swing Patio Door		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC40 - LC70 U: 0.25 - 0.32 SHGC: 0.14 - 0.39 STC: up to 36
Sliding Patio Door ✓		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC25 - LC70 U: 0.25 - 0.34 SHGC: 0.18 - 0.51 STC: up to 35
Bifold Patio Door		Contact your local Pella sales representative or Pella Architectural Solutions for assistance and additional details.		Out-Swing standard sill: R15 - LC25 U: 0.26 - 0.44 SHGC: 0.13 - 0.45
Multi-slide Patio Door		Contact your local Pella sales representative or Pella Architectural Solutions for assistance and additional details.		1-1/2" Weep Sill: R15 - LC35 Varies by Sill Type: U: 0.30 - 0.36 SHGC: 0.15 - 0.46

Performance ranges shown are for single-units and do not account for combinations (multiple units mulled together). Drawings are not to scale.

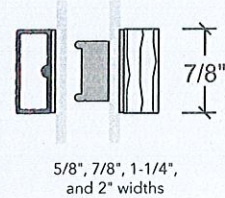
Grilles

For custom grille sizes and pattern availability, contact your local Pella sales representative.

Integral Light Technology® Grilles

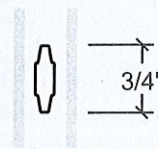
- Extruded aluminum grilles are adhered to the exterior face
- Wood grilles are adhered to the interior face
- Between-the-glass foam spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights
- Custom grille patterns are available
- Typical grilles are 7/8" wide square profile

Grille Profile



Grilles-Between-the-Glass¹

- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass
- Black, White, Brown, Fossil, Ivory, Harvest, or Cordovan interior
- Exterior finish matches aluminum-cladding color
- Grilles are 3/4" wide
- Interior colors complement today's most popular interior finishes; choose a color to coordinate with the window or door frame, or select a contrasting grille color for a one-of-a-kind look



Interior GBG Colors



Black

White



Brown



Fossil

Ivory



Harvest



Cordovan

Available Patterns

Traditional	9-Lite Prairie	Top Row	Cross	Custom Equally Divided

Pattern availability may vary depending on size of unit.

Custom configurations are also available; for details contact your local Pella sales representative.

Screens



Vivid View® Screen

Provides the sharpest view and is available as an upgrade on Pella wood windows and patio doors. Allows in 29% more light and is 21% more open to airflow compared to conventional screen. PVDF 21/17 mesh, 78% light transmissive.

InView™ Screen

Standard screen on Pella wood windows and patio doors, as well as Rolscreen® retractable screen on wood casement windows and sliding patio doors.

More transparent than conventional fiberglass, allows 14% more light, and is 8% more open to airflow than conventional screen.

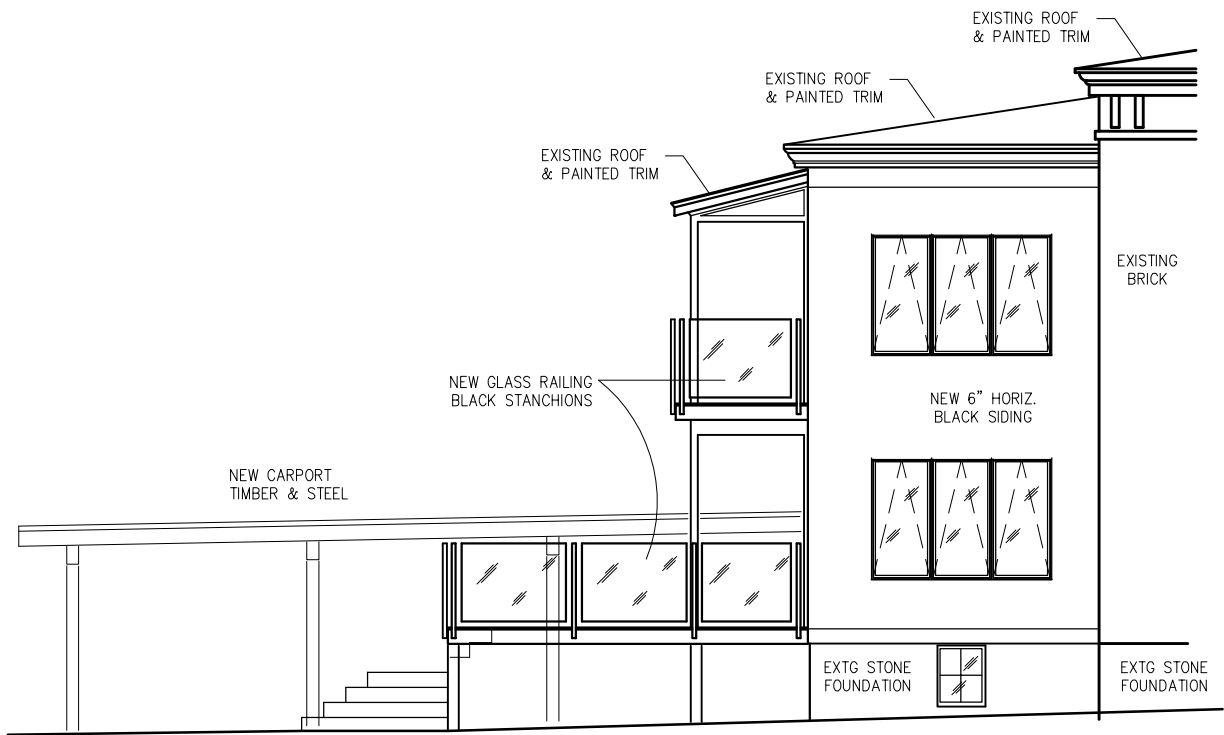
Vinyl coated 18/18 mesh fiberglass. Complies with performance requirements of SMA 1201.

Conventional Screen

Black vinyl coated 18/14 mesh fiberglass; complies with ASTM D 3656 and SMA 1201.

Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

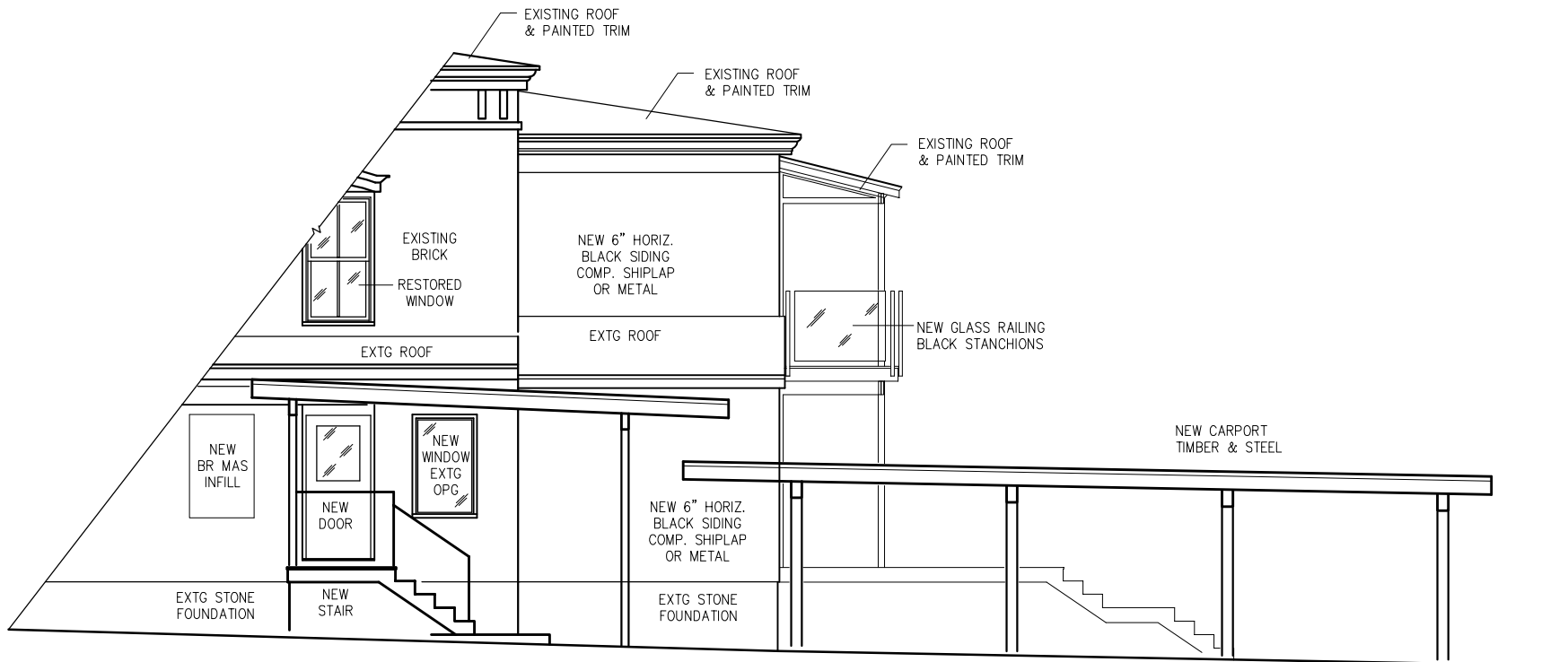
(1) Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.



1 SOUTH ELEVATION (PARTIAL)
1/8" = 1'- 0"

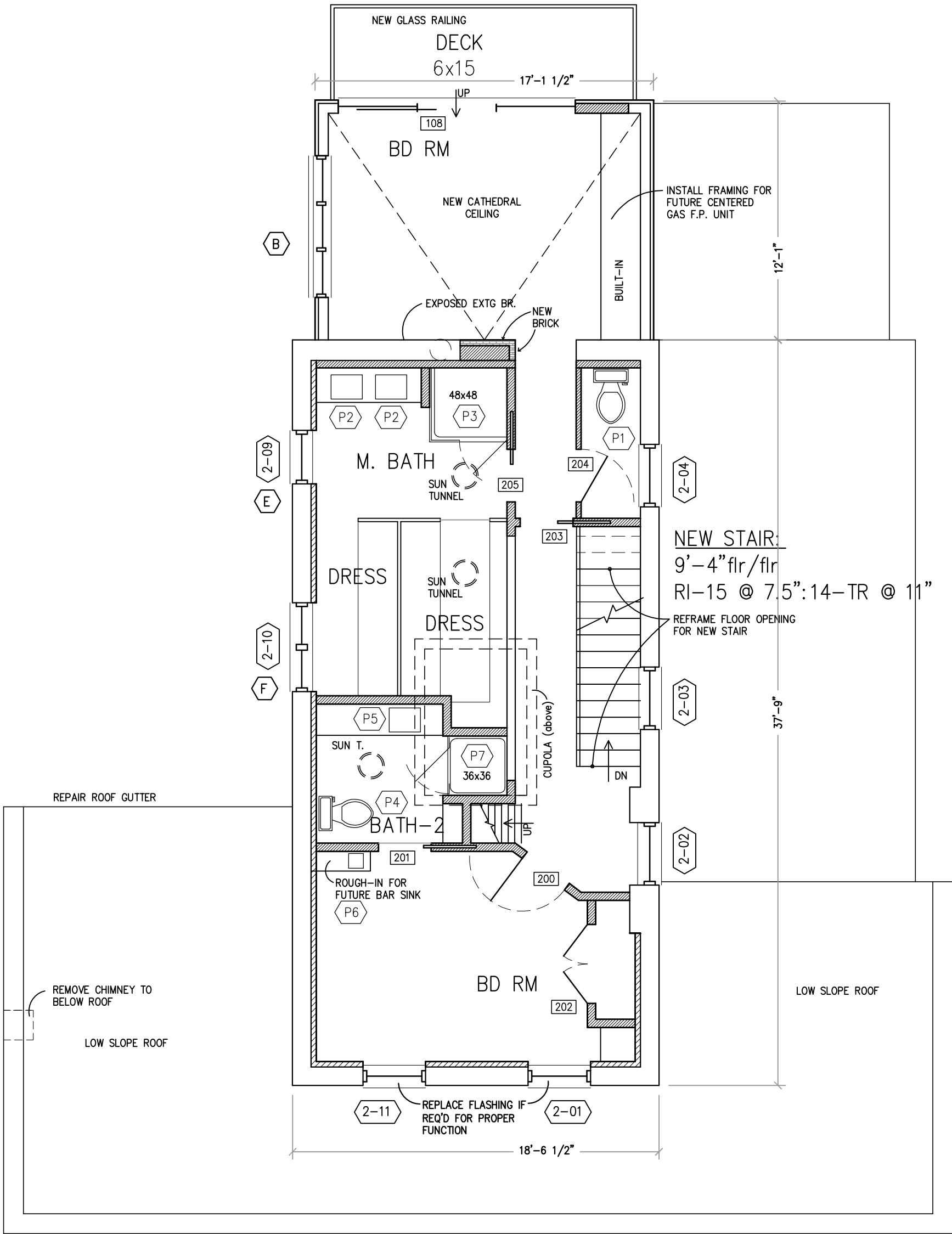


2 WEST ELEVATION
1/8" = 1'- 0"

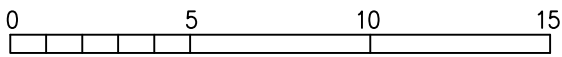
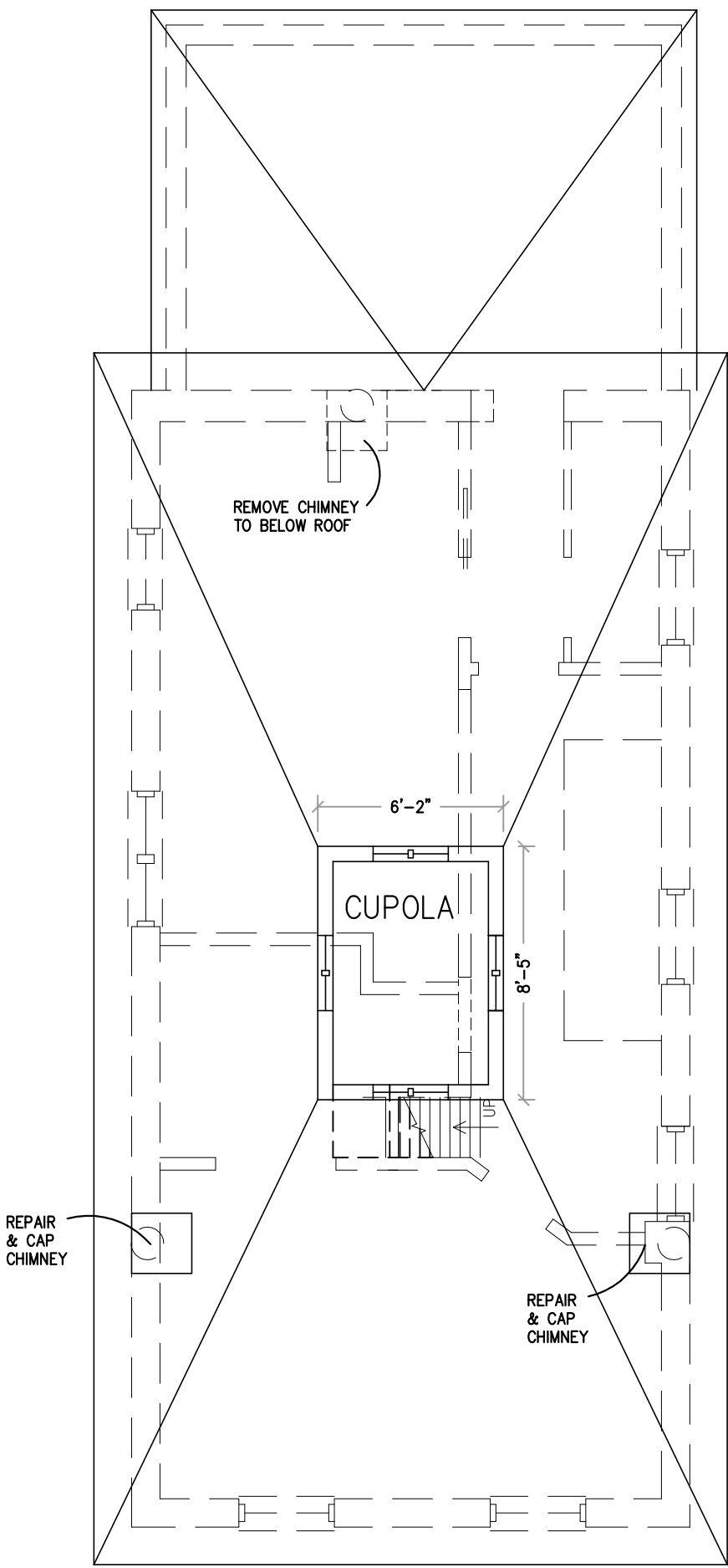


3 NORTH ELEVATION (PARTIAL)
1/8" = 1'- 0"

PLUMBING SCHEDULE				
MARK	TYPE	LOCATION	MANUFACTURER	NOTES
P1	TOILET	MASTER BATH	EQ. TO	LOW FLUSH
P2	LAVATORY	MASTER BATH	EQ. TO	DECK MOUNTED
P3	SHOWER	MASTER BATH	-	48-48 TILE READY BASE
P4	TOILET	OTHER BATHROOMS	-	LOW FLUSH
P5	LAVATORY	2ND BEDRM BATHROOM	-	UNDER COUNTER MOUNT
P6	BAR SINK (future)	2ND BEDRM	-	UNDER COUNTER MOUNT
P7	SHOWER	2ND BEDRM BATHROOM	-	36-36 COMPOSITE BASE
P8	LAVATORY	OFFICE BATHROOMS	-	WALL MOUNTED
P9	SHOWER	SPA	-	36-72 COMPOSITE BASE
P10	SINK	KITCHEN	-	COPPER FARM SINK (INTEGRATE W COUNTER)
P11	STEAM RM EQUIP	PLATFORM ABOVE STAIR 107	-	
P12	HOSE BIB	MIN ONE EACH ELEVATION	-	FROST PROOF



2nd floor 908 sf



cupola 51 sf

GENERAL NOTES:

- REPAIR & RESTORE EXISTING PAINTED WOOD WINDOWS TO ORIGINALLY INTENDED FUNCTION EXCEPT AS NOTED OTHERWISE.
- REPAIR/RESTORE EXTERIOR TRIM, PREP & PAINT
- INSTALL NEW BLACK ALUMINUM STORMS EXCEPT AT NEW WINDOW UNITS.

STABILIZE, REPAIR & CAP
EXTG CHIMNEYS

NOTES:

- 1-03: REBUILD MASONRY ABOVE WINDOW & RESET CAST IRON LINTEL
- 1-16: REPAIR MASONRY ABOVE WINDOW

- REMOVE SE CHIMNEY
- STABILIZE 2ND FLOOR CHIMNEYS

REMOVE CHIMNEY



SEE FRONT PORCH DETAIL
ELEVATIONS AT SHEET #PIC2

EAST

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175 / 177 S. Main St. Prue, VT 05751
175 / 177 S. Main St. Prue, VT 05751

DATE: 04
REVISED:

SCALE:

DRAWING:
Existing
Elevation

SHEET:

PIC



1-17
NORTH
(FRONT PORCH)



1-01
EAST
(FRONT PORCH)



1-02
SOUTH
(FRONT PORCH)

1-01:
RESTORE FRONT DOOR & SIDELTS.
-REMOVE PAINT & CLEAR FIN.
-REPAIR & REGLAZE
-ADD WEATHER STRIPPING

1-02:
-REMOVE DOOR & FRAME & STORE
-INSTALL HISTORIC REPRODUCTION
WINDOW UNIT TO MATCH EXTG
UNIT 1-17
-INSTALL NEW ALUM STORM
-INSET MASONRY INFILL BELOW
NEW WINDOW UNIT 1"

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175 / 177 S. Union St. Burlington, VT

DATE: 04
REVISED:

SCALE:

DRAWING:
Existing
Ed
(Porch)

SHEET:

PI

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SCALE:

DRAWING:
Existing
Not

SHEET:

PI

AT HEAVILY DAMAGED WOOD-FRAMED WEST SECTION:
-REMOVE WINDOWS & FINISHES TO EXPOSE WALL
FRAMING & SHEATHING
-REPAIR, INSULATE, & INSTALL BLACK HORIZ. METAL
OR COMPOSITE SIDING
-EXISTING ROOFS, SOFFITS & TRIMS REMAIN

REPAIR & CAP

2-02: REPAIR MASONRY

C-02

REMOVE

REMOVE

NEW DOOR OPENING, STEPS, & SHED ROOF

1:06
REMOVE EXTG WINDOW UNIT & INFILL
INSET FACE OF MASONRY INFILL 1"

1:05 & 1:07
-REMOVE WINDOWS & INSTALL NEW NARROW
PROFILE ALUMINUM CLAD WOOD AWNING UNITS.
-RETAIN OR REPLICATE EXISTING HISTORIC
EXTERIOR TRIMS.

NORTH





WEST

AT HEAVILY DAMAGED WOOD-FRAMED SECTION:
-REMOVE EXTG STAIRS
-REMOVE ENCLOSED WOOD FRAME PORCH
-REMOVE WINDOWS & FINISHES TO EXPOSE WALL FRAMING & SHEATHING
-REPAIR & REFRAME FOR NEW DOOR & WINDOW OPENINGS
-INSULATE & INSTALL SIDING
-EXISTING ROOFS REMAIN
-INSTALL NEW MAIN FLOOR DECK & STAIRS TO GRADE (SEE SITE PLAN S-1)

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DRAWING:
Existing
We
SHEET:
PIC

AT WOOD FRAMED SECTION:
SEE NOTES AT SHEET# PIC4

ROOF REMAINS
NEW WINDOWS/NEW SIDING

PORCH ROOF REMAINS
-REBUILD DECK & INSTALL
NEW GLASS RAILING



SOUTH

NOTES:

- STABILIZE STONE FOUNDATION AROUND BASEMENT WINDOW BELOW DECK
- REBUILD/STABILIZE BRICK MASONRY AT THIS ELEVATION. SALVAGE SOUND BRICK FOR REUSE; MATCH ORIGINAL MORTAR COMPOSITION.

- 1-14: REPLACE DAMAGED CAST IRON LINTEL & REFRAME TO REPLACE DOOR/SIDELIGHTS WITH ALLUM CLAD DBL FRENCH DOORS
- 2-09 & 2-10: REMOVE WINDOWS & FRAMES. INSTALL NEW NARROW PROFILE ALUM CLAD WOOD AWNING UNITS. INSTALL WITH SALVAGED EXISTING OR REPLICATED HISTORIC EXTERIOR TRIM PROFILES.

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DATE: 04
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SCALE:

DRAWING:
Existing
South

SHEET:

PIC

1-15
PORCH DETAIL



REMOVE CHIMNEY

NOTES:

- REPAIR/REBUILD TO STABILIZE BRICK MASONRY ON WEST AND SOUTH EAST ELEVATIONS
- REMOVE ABANDONED BRICK CHIMNEY
- REMOVE DOOR & TRIM AT 1-15
- REFRAME FOR NEW HISTORIC REPRODUCTION WINDOW UNIT MATCHING EXISTING WINDOW 1-16
- INSTALL NEW ALUM STORM
- INSET BRICK MASONRY INFILL BELOW NEW WINDOW 1" FROM

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DATE: 04
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SCALE:
DRAWING:
Existing
We
(Porch
SHEET:
PIC

CHAPTER VII — SOUTH UNION STREET

JOHN GODFREY SAXE HOUSE #177 South Union Street

This house was built circa 1849-50 by John G. Saxe, editor of the *Burlington Sentinel* 1850-56 and Democratic candidate for governor in 1859. Saxe is best known as a lecturer, writer and poet, considered in his day as an equal of Longfellow and Bryant.

The unusual Greek Revival dwelling has a two-story 2 by 3 bay core with a cupola added later. The projecting first story entrance is ornamented with fluted Doric columns and two brick wings. The north side of the roof still shows (in 1995) slate with a diamond pattern, the same as on the roof of the cupola.



John Godfrey Saxe was born June 2, 1816 in Highgate, Vermont. He graduated from Middlebury College in 1839, read law at Rockport, New York and at St. Albans, Vermont where he was admitted to the bar in September 1843. He married Sophia Sollace in 1841. The next seven years Saxe practiced his profession in northwestern Vermont. He also served Franklin County as Superintendent of Schools 1847-48.

In 1850 Saxe moved to Burlington and for ten years resided in the house built by him, now #177 South Union Street.

Saxe lived a quiet life in Burlington. Domestic in his tastes, he was supremely happy in his home surroundings. He stood six feet two inches tall and commissioned a lounge to be made especially to accommodate his great height. After supper, clad in a dressing gown and slippers, he often threw himself upon it to relax.

Gradually Saxe spent more time on his writing and less on his law practice. With this growing love of literary work, he began to find the law irksome and he often expressed the intention of giving it up as soon as he could

find a more congenial means of earning a living. As a lawyer, his practice was never large and was increasingly cared for by ex-Lt. Governor Levi Underwood.

The looked-for opportunity to renounce the law arrived when in 1851 he purchased the *Burlington Democratic* newspaper, the *Vermont Sentinel*. The unexpected result of this purchase involved Saxe in the politics of the day. During the term 1850-51 he served as Chittenden County State's Attorney and was also for a short time Deputy Collector of Customs.

Saxe did not attempt to make the *Sentinel* a power in politics, yet he certainly enjoyed his editorial labors.

In the campaign of 1859-69 Saxe was nominated Democratic candidate for Governor of Vermont to run against Hiland Hall. The nomination, purely complimentary, as the Democratic Party never gained sufficient strength in the 19th century to elect an executive, was considered by Saxe to be a joke. In acceptance of the nomination he wrote a short letter and his sense of humor crops up when he closes the brief note with these words: "For further political views and opinions I will refer you to my inaugural message."

Saxe gained a Vermont reputation as a wit, punster, and after-dinner poet, and the humorous poems he contributed to the *Knickerbocker* and *Harpers Weekly* prepared the way for his volumes of verse, 1850, 1860, 1862, 1865, 1866, 1872, and 1874. For many years Saxe enjoyed his position as one of the most widely read and frequently quoted of American poets. Much in vogue, Saxe was less a poet than a humorist using verse as his medium.

Because of his popularity as a lightly satiric poet and humorous speaker, Saxe soon abandoned the *Sentinel* as a source of income. In 1856 he sold the paper and trusted to literature for a living and through economical treatment of his income, Saxe acquired means affording him an opportunity for leisure and travel. Extremely popular as a lyceum and university lecturer, he traveled from Maine to Missouri and throughout the South.

Although no longer editor after 1856 Saxe continued to write a column in the *Sentinel* affording him space for jokes and whimsical observations.

In 1860 Saxe decided to move to Albany, New York. The *Burlington Free Press* of May 22, 1861 announced:

We are sorry to learn that our townsman, J.G. Saxe, Esq. is to be no longer such. He has purchased a handsome residence on Capital Hill in Albany, where and in the neighboring city of Troy, his mother and brothers reside, and will in a day or two remove his family and household goods thither.

He purchased a house on Maiden Avenue nearly opposite the Cathedral of the Immaculate Conception. Saxe made his home in Albany from 1860 to 1872 and then moved to Brooklyn, New York.

The latter days of the poet differed considerably from his former pleasant happy life at Burlington, Fame, friends and fortune departed from him. Badly injured in a railroad accident, he never was well again. His wife and all except one of his children died within a brief period. Melancholia settled over him and Saxe became a recluse, brooding over his troubles. The man who made thousands laugh — for he was a great genial wit in his day — spent the last years of his life in the deepest depression. When he died March 31, 1887 many were surprised to learn of his passing, because they had thought Saxe had left this world long before, so little had been heard of him.

The *Free Press* of April 16, 1864 noted: S.S. Smith has bought John G. Saxe's former residence on Union Street for \$1,800.



Who lived here from 1861 to 1864? We have no way of knowing. It is probable that Saxe rented it out during this period.

Little is known of Sidney S. Smith who lived at #177 South Union from 1864 to 1870. He was street commissioner 1869-70 and the city directory of 1871-72 lists him on Grant Street.

Mrs. M.F. Meacham lived at the residence

from 1872 to 1881. Born Mary F. Gifford she was the eldest of the five children of Ira Gifford of Middlebury. Mary attended Middlebury Young Ladies Seminary, and married James Meacham in 1844. She moved to Burlington about 1860. Brainard Kellogg, editor of the *Middlebury Register & Journal*, wrote February 6, 1885:

I met Mrs. Meacham in 1867 . . . she was a woman of business, who could buy and sell property.

While in Burlington Mrs. Meacham was a member of the Board of Trustees of the Vermont Society for Destitute Children 1869-73 and as corresponding secretary in 1874.

During Mrs. Meacham's residence in Burlington, the second Episcopal Bishop of Burlington, William Augustus Bissell (1863-1893) also lived there from 1873 to 1876.

Mrs. Meacham sold the house in 1881 and went to live with her daughter in Detroit where she died December 30, 1884.

Marcus D. Cook, who owned a Church Street dry goods and carpet store, is listed in the house 1883 to 1893. In the latter year he moved to Denver where he died in 1913.

Charles Winfield Waterman was a student at the University of Vermont 1881-85 and while there he met and courted Cook's daughter, Anna. He went to Denver in 1889 to practice law and on June 18, 1890 married Anna. UVM's Waterman building was named in honor of this couple.

Joseph G. Bellrose, a Church Street dentist, lived at #177 South Union from 1913 to 1917 when he moved to Watertown, New York. During this time the house was owned by Linsley and then by his widow, at least until 1927. In 1918 it became an apartment building.

GILFORD HOUSE

#181 South Union Street

The Vermont Historic Sites Survey has no sentence about this house:

This beautifully situated Greek Revival house is distinguished by its ornate Italianate entrance.

Built in the 1830s, the Italianate entrance was added about 1886.

Nothing is known about Gilford, the house listed next to the house on the 1857 map of Burlington.

Braasch-Prue Residence – 175-177 S. Union**Outline Specifications****DIVISION 1- General Section 01010- Summary of Work**

Renovation of existing 2 story home that has been partially burned. Remove of all burned and water damaged elements including all exterior wall finishes to allow for new insulation and wiring. Restore or replace windows and doors as scheduled. Install two new full bathrooms two half baths, kitchen, and rough in for future bedroom sink. Install systems and materials to meet current building and energy code.

- Provide code compliant loads for structures.
 - Floor loads: 40 psf live load for floors; 80 psf @ decks.
 - Roof loads: 40 psi live load, add 5 psi for possible solar panel installation.

DIVISION 2 – Site Work**Demolition**

- Provide partial demolition, salvage certain items as agreed with owner for use or reproduction in project. (interior and exterior trim elements, brick)

Site Work

- Provide excavation and backfill as required for regrading gravel drive and positive drainage away from structure, and front walkway re-bedding.

DIVISION 3 – Concrete Section**03300 – Cast-In- Place Concrete**

Provide reinforced cast-in-place concrete for general building construction.

- 3500-psi min. concrete piers, walls & footings.
- Reinforcing – slabs, footings and walls per detailing. Fiber mesh in slabs.
- Slabs: 4000 psi min, lightweight at slab on deck.

DIVISION 4 – Masonry**Section 4900 – Brick repair and cleaning**

- Replace missing and damaged brick; rebuild failed areas. Salvage sound brick and reinstall when possible; replacement units to match existing size, hardness and color.
- Repair and repoint existing brick masonry, chimneys and stone foundation, match original mortar color and tooling style.
- Do not remove paint from painted brick areas, match original mortar color.
- Patching and repointing mortar to be mixed to a hardness determined to be compatible with existing masonry hardness.
- Remove and reset original cast iron lintels where not in original relationship to face of surrounding brick masonry.

Section 4800 – Stone foundation repair

- Resecure loose material and repoint. Match existing mortar color, hardness and tooling.
- Replace failed window and door lintels.

DIVISION 5 – Metals Section**05120 – Structural Steel**

- Provide structural steel primed at interior locations and galvanized at exterior locations. Include anchors, bearing plates, lintels, etc as required for complete installation.

DIVISION 6 – Wood and Plastics

Braasch-Prue Residence – 175-177 S. Union**06100- Rough Carpentry**

- Pressure preservative treated exterior framing and items in contact with flashing, masonry, concrete, or ground and where indicated.
- Framing to be #2 and better SPF unless noted.
- New exterior wall construction: 2x6@24"o.c. (see sheathing at Section 07210)
- New non-bearing interior walls 2x4 @ 24" o.c. with 2x4 horizontal blocking at 4' on center vertical.
- New bearing interior walls 2x4 @16"o.c. or 2x6 @24"o.c. with 2x4 horizontal blocking at 4' on center vertical.
- Existing framing, 2x4 @ 16" o.c. assumed, at interior and exterior walls to remain.
- 2" framing @ 24" oc assumed at interior of masonry walls; add new 2x4 @ 16"o.c.
- Blocking & supports for wall mounted equipment, railings & cabinets to be 3/4" plywood or 2x nominal lumber.

Section 06200 – Finish Carpentry and Millwork

- Provide finish carpentry for interior cabinetry installation and custom casework.
- Countertops: Copper counters for built-in counters in kitchen. Granite tabletop work surfaces for 2 kitchen prep tables. Granite counters for bath. Granite colors are Andromeda White or Colonial White.
- Interior trim: Provide finger jointed poplar or pine for painted finish, wall caps, accents, interior door and window trim, etc.
- Existing stairs to be removed. New stair to basement to be wood treads and risers. New stair to second floor to be 3" glu-lam slab treads equal to Viewrail.com, open risers, metal handrails. New stair to cupola to be wood ships-ladder with wood handrails.
- New exterior decking equal to IPE boards installed with concealed fasteners.

DIVISION 7 – Thermal and Moisture Protection**Section 07110 –Foundation Waterproofing**

- Provide asphaltic spray waterproofing on exterior of foundation walls when excavation exposes exterior surfaces below grade. Repoint stone with new mortar prior to spraying.

Section 07210 – Insulation

- Provide building insulation of board, blanket, and loose-fill as scheduled:
 - Roof: Cavity insulation: minimum R-60 attic and R-49 slopes.
 - Existing masonry walls: Fill cavity with dens-pak cellulose. Assume 2" existing furring and add 2x4 furring to achieve R=20.
 - Existing wood framed walls: Continuous 1.5" (R-3.6) equal to Zip-System R-Sheathing; Spray foam cavity to provide R=20.
 - Foundation walls: Spray foam interior to 24" below grade over stone & sill plate R-20 including crawl spaces.
 - Radiant Floors: rigid foam below radiant heated areas, R-10.
- Air seal wall penetrations & joints including roof, ceiling & floor intersections with walls.
- Provide blower door test by a certified energy rater to verify less than 3.0 ACH50 /hr.
- Provide interior smart vapor retarder equal to Certainteed MemBrain, except not required over spray foam.

Section 07310 – Asphalt Shingle Roofing

Repair existing asphalt shingle roofing as required to prevent water penetration with similar products. Install ice and water shield under any large areas where decking below roofing is

Braasch-Prue Residence – 175-177 S. Union

exposed and or removed.

Section 07330 – Slate Roofing

- Repair existing slate and flashings at cupola as required to prevent water penetration.
- Match size and color.
- Provide ice and water shield under any large areas where slate is removed.
- Provide 30# felt under small patches of slate repair.

Section 07460 – Siding

- New metal siding to be black, +/-8" panel, vertically applied over drainage membrane.
- Drainage membrane to be textured drainage membrane equal to Rain Drain.
- New composite siding to be prefinished black horizontal 5" t&g shiplap, nickle-gap installation equal to "Craftsman" by Tru-Exterior.

Section 07610 – Single-Ply Membrane Roofing

- Patch existing with compatible materials.
- New areas; equal to TPO – reflective gray, fully adhered.
- Reseal existing flashing at masonry.

Section 07650- Flashing and Accessories

- All roof flashing and sheet metal shall be inspected and repaired as needed, color matched.
- Install flashing at walls, above exterior running trim, above lower roofs, at chimneys, head of window and door casing, exterior door sill pans, and where required. Vinyl in contact with masonry, Painted metal at siding.
- Flashing for roof penetrations to be provided by trade penetrating the roof.

Section 07900- Joint Sealers

Provide the appropriate sealant at intersection of building components and control joints.

- Seal around window and doorframes at insulated assemblies with expansive foam.
- Insulate interior walls around offices and bathrooms.

DIVISION 8 – Doors and Windows**Section 08100 – Exterior Doors and Frames**

- Remove entrance door for restoration; remove, protect and store both leaded glass sidelight sash. Protect, strip and clear finish surrounding frames and trims in place. Strip and clear finish removed elements; reglaze with insulated glazing. Salvage and reinstall original mortise lockset, hinges, and other hardware. Install new sidelight sash with insulated glass.
- Insulated fiberglass door at mud room.
- Living room, Kitchen and Master Bedroom exterior doors to be aluminum clad wood equal to Reserve-Contemporary by Pella.
- Exterior frames to be pressure treated wood with thermally broken aluminum sills and weather seals.
- Prep for hardware and accessories.
- Provide extension jambs as needed at doors; at masonry openings install within existing historic trims or new painted trims in historic profiles.

Section 08210 – Interior Doors

- Provide and install interior doors per drawings.
- Provide painted 4 horizontal panel interior doors primed MDF equal to Simpson.
- Finger jointed wood frames for painted installation.

Braasch-Prue Residence – 175-177 S. Union**Section 08650 - Windows**

- Repair, restore, & replace existing windows in masonry openings as scheduled, following the *Secretary of Interior Standards Preservation Briefs #9: The Repair of Historic Wood Windows*, and per Classifications I-III as follows:
 - I. Strip sash, frame, & interior trim; replace broken glass, re-putty, prep & repaint. Fix upper sash in place. Replace all lower sash cords & return lower sash operation to original function. Replace sash locks (2 per window). Install meeting rail & jamb weather stripping. Install new black anodized aluminum storm/screen units.
 - II. All of Classification I scope as described above plus: repair/replace broken and missing sash elements.
 - III. Remove and rebuild all sash & frames to match original detail, profile & size. Provide new interior & exterior trim elements to match original historic profiles. Prep and paint. Upper sash to be fixed in place; lower sash to operate by cord/counterweight system; provide 2 sash locks per unit; install meeting rail & jamb weather stripping. Install new black anodized aluminum storm/screen units.
- New window units scheduled for existing masonry openings: thin profile aluminum clad wood units, double glazed with 2/2 simulated divided lites with adhered exterior & interior muntin bars and spacer between glass layers, set in salvaged historic exterior trims or new exterior trims matching original profiles.
- New thin profile aluminum clad double glazed wood window units at all other locations: equal to “Reserve-Contemporary” by Pella, or “Signature Modern” by Marvin.
- Extension jambs, screens and locking hardware as required for each window type and installation.
- R-3 minimum at new fixed & operable units: fixed, double-hung and awning.

Section 08710 - Door Hardware

Provide lock and latch sets, hinges, closers, spring hinges, doorstops and accessories as required for a complete installation.

Section 08800 – Glazing

- Provide insulated low emissivity glass for fixed and operable windows.
- Provide 5/8” minimum insulated glass at exterior doors.
- Provide glass and aluminum exterior balcony railing system; fascia mounted equal to Viewrail.

DIVISION 9 – Finishes**Section 09259 – Gypsum Board Assemblies**

- Install 1/2” gypsum wallboard at interior walls, unless indicated otherwise.
- Install 1/2” tile substrate Dens-Shield® or equal at all walls to receive tile, and behind showers.
- All interior drywall in bathrooms to be mildew resistant without paper facing, equal to DensArmor-Plus.

Section 09300 – Tile

- Install ceramic and stone wall tile in bathrooms as scheduled.
- Install ceramic and stone floor tile in mudroom, and bathrooms as scheduled.

Section 09600 – Flooring

- Wood flooring all floors except at tile areas. 2 1/4” or as narrow as available, engineered

Braasch-Prue Residence – 175-177 S. Union

maple, T&G.

Section 09900 – Painting

- Owner to select colors:
 - 4 interior wall colors (2 coats & primer)
 - 1 exterior trim and wall color (2 coats gloss & primer)
 - 2 interior trim colors (2 coats & primer)
 - Ceiling – flat white (2 coats & primer)
 - Clear finish interior hardwoods (3 coats)

DIVISION 10 – Specialties**Section 10200 – Louvers and Vents**

Coordinate with MEP – painted aluminum, rain proof.

Section 10800 – Toilet Accessories

- Install bathroom accessories provided by owner;
 - Elvin Modern & Contemporary Bathroom / Vanity Mirror 40 x 24 Mirror, 1 per sink, internally lit.
 - Mag Mirror, 1 per bathroom
 - Toilet paper dispenser, 1 per toilet.
 - Robe hooks, 1 on each lav door & 2 per shower.
 - Amba Model:RWH-SMB heated Towel Bars, 1 per shower.

DIVISION 11 – Equipment

- Appliances to be provided by owner, installed by contractor.
 - Range; Natural gas/electric 43” Cornufé 110 duel Fuel C1 11000
 - Range Hood; Cornufé 110 Albertine H1 6000
 - Majestic Ruby 35" Direct Vent Natural Gas Fireplace Insert RUBY35IN Gas fireplace in south office to fit in existing mantle 4000
 - Jotul GF 370 DV IPI for kitchen 5000
 - Thermador Model #T36BT925NS built-in fridge for kitchen north wall 9000
 - Dishwasher Bosch 24" 300 Series 1500
 - (2) Frigidaire Model:FFBC4622QS Under counter beverage refrigerator for kitchen north wall and upstairs bedroom 800
 - www.HomeSaunaKits-Since1974.com 5'x7' "The Best" Sauna Kit with Heater \$4,547.00 Sauna; 5'x7' prepackaged unit Sauna
 - EliteSteam 10kW Steam Shower Generator Kit (Steam Room) 1500
 - Rosabella 7236CD Free Standing 25 Jet Series with Hydro Massage, w/ Access Panel – Size: 72" x 36" x 28" – Jets: 25 Water Jets 4700
 - Toilets, TOTO CWT4372047MFG#MS MH x 4 6000
 - A/C BLUERIDGE BM48M22C-9W-9W-9W-12W 3000
 - Boiler Lochinvar NKC110N combo heat / hot water boiler 3000
 - Washer and Dryer, existing to be relocated, electric

DIVISION 15 – Plumbing and Mechanical

- Replace existing boiler with new high efficiency cast iron boiler. Modify existing hot water distribution system per new floor plan with new zone valves. Provide 4 zones and

Braasch-Prue Residence – 175-177 S. Union

- programmable thermostats.
- Hydronic radiant floor heating under entire first floor between existing joists including crawl spaces.
 - Provide Air conditioning to through high velocity ducted system. Chase to second floor behind Steam room.
 - Provide insulation on all heat piping, R-3, in basement ceiling.
 - Include ventilation as listed below, seal ducts. Fan efficacy 2.8 CFM/watt or better.
 - Master Bath: 50 CFM exhaust fan at toilet room, 50 CFM exhaust at shower room, timer.
 - Bath 2: 50 CFM, timer.
 - South half bath: 25 CFM, timer.
 - North half bath: 25 CFM timer.
 - Spa: 90 cfm, timer
 - Basement: 50 CFM continuous.
 - Whole House Ventilation: 75 CFM total continuous exhaust from 2 locations. (locations as noted on plans) Locate off switch in basement mechanical room.
 - ADD ALTERNATE: In lieu of whole house ventilation, basement, half bath and spa exhaust, provide 120 CFM HRV that exhausts from basement, baths and spa, then supply into high velocity duct system. Continuous operation.
 - Plumbing fixtures: Provided by owner, installed by contractor.
 - See attached Granite Group invoice for all plumbing fixtures and sinks
 - Provide 2 new hose bibs and verify existing is freeze-proof.
 - Remove all inactive piping.

DIVISION 16 – Electrical

- Replace electrical panel and all circuits.
- Provide receptacles as required by equipment and per code.
- Remove all inactive wiring.
- All lighting to be LED.
- Provide power to all mechanical systems and internally lit mirrors.
- Coordinate locations of switches and receptacles with owner.

END OF ARCHITECTURAL SPECIFICATIONS

5. John Saxe House (175-177 South Union Street); c.1845
(alterations 1870).

This structure of unusual massing, built c.1845 in the Greek Revival style, was the home of the nationally acclaimed poet, J.C. Saxe. It is a two story, wood-framed, brick-veneered (American bond) building, whose main block is flanked by projecting one-story wings and capped by an Italianate belvedere. A two story wing extends to the rear. The main roof is hip, while roofs of both wings are flat and that of the belvedere is a bellcast mansard roof. The main block is two bays wide and three bays deep, with windows having two-over-two sash. Cast iron lintels decorated with rosette blocks and center scroll pattern on applied plaques cap the first story windows and segmental arched cast iron heads having a simple leaf and tongue motif and applied wooden floral cut-outs cap those at the second story level. A full entablature with paired brackets caps both the wings and the main block; the bed moldings and frieze of the main block are formed of brick.

The two most prominent features of this building are the recessed front entrance, consisting of two fluted Doric columns "in antis" flanked by the one-story symmetrical wings (providing a niche for the front door with 3/4 length, leaded sidelights) and the belvedere with bellcast mansard roof, a paired-bracketed cornice and paired round-headed windows.

The present appearance of this structure, with its Italianate stylistic features such as the cast iron lintels and the belvedere, attests to alterations which were made in 1870, when the Italianate was a popular architectural style.

Narrative: Proposed Window & Exterior Door Scope of Work (March 8, 2022)
Braasch-Prue Residence 175-177 South Union Street

NOTE:

Window and door openings are identified numerically on:

- Existing Elevation photo sheets PIC-1 through PIC-6 (24 FEB 22),
- Floor Plans A1-0 through A1-2 (02 MAR 2022).

Proposed scope of work, materials, and products are described in:

- Outline Specifications: Division 8 (March 07, 2022)

See also:

- Historic Wooden Window Repair-Physical Evaluation (1 March 2022),
- Interior photos of existing conditions (6 sheets),
- Elevations A-2.0 (03 MAR 2022) of proposed alteration of rear wood-framed section

BUILDING EXTERIOR:

The structure is comprised of four distinct sections. The central 2-story brick masonry section is the oldest (1845) and is home to ornate arched headers over monumental 2/2 double-hung windows (36"x72") on east and north elevations. The age of the low-sloped 1-story brick masonry section to the north is not known. Though built with same or similar brick and stone masonry, it is not as high-style construction as reflected in plain soldier course brick window headers, smaller window units, and more simple window trim, and may have housed kitchen and other service spaces. The 1-story 'pavilion' structures flanking the recessed front entry porch are newer and as noted in the attached South Union Street Historic District listing narrative and may date to 1870's due to Italianate details such as decorative cast iron window headers, frieze trim and brackets. Lastly, a much altered 2-story wood-framed section of undetermined age is attached at the rear of the structure. The wood-framed section was the focus of the fire and resulting damage.

APPROACH:

The goal of the rehabilitation of this historic structure is to return it to its original use as a single-family in-town residence while celebrating the historic features that make it special and appealing. The proposed scope of work includes:

- 1) Brick masonry. Stabilize failing areas of brick masonry; remove and relay as required using salvaged sound brick from this structure, or other reclaimed brick matching in size, hardness, color, texture, etc. Repoint with mortar of same composition and hardness as original work; match original tooling of joints.
- 2) Exterior trim. Prep and repaint all exterior trim. Do not remove existing paint from brick.
- 3) Front door (1-01). Restore the front entry door and sidelights and their exterior and interior trim elements. Door and sidelight sash will be removed. Leaded glass sidelight sash will be stored for future restoration and reinstallation as panels attached to the interior. Door will be striped, repaired, reglazed with 3/8" insulated glass, and refinished in clear finish; original hardware will be removed and reinstalled. New sidelight sash matching original rail profiles will be glazed with insulated glass

and clear finished to match refinished door. Jamb and trims will be stripped and repainted in place.

- 4) East & south 2nd floor windows. a) Restore 5 monumental upper floor windows 2-01, 2-02, 2-03, 2-04, 2-11. Remove sash for repair, reglazing and painting. Strip and repaint jambs and trims in place. Fix upper sash and return original function to lower sash. Add weatherstripping to meeting rail and install 2 sash locks. b) Rebuild the significantly damaged and broken unit 2-04 or fabricate historic reproduction matching original profiles of unit 2-03. c) Install new aluminum combination storms.
- 5) East & north 1st floor 'pavilion' windows. a) Restore existing windows 1-03, 1-04, 1-16, 1-17. Remove sash for repair, reglazing and painting. Strip and repaint jambs and trims in place. Fix upper sash and return original function to lower sash. Add weather-stripping to meeting rail and install 2 sash locks. At opening 1-03 remove and reset cast iron header to correct alignment after adjacent masonry repair is complete. b) Remove and store door at opening 1-02. Fabricate historic reproduction double-hung window unit to match 1-17 and install in modified opening with trim profiles matching 1-17. Infill opening below new window unit with brick set back 1" from face of adjacent brick. c) Install new aluminum combination storms.
- 6) North 1-story wall. Remove significantly damaged existing windows 1-05, 1-06, 1-07. a) Infill masonry opening at 1-07 with matching brick held 1" back from face of adjacent brick. b) Replace 1-05 and 1-07 with thin profile aluminum clad wood contemporary awning units installed within salvaged or replicated historic exterior trims. (Contemporary replacement is same product as proposed for installation of new units at wood framed section of building to the west.)
- 7) Wood-framed section. Remove all windows and doors; store less compromised windows 2-05, 2-07 and door 2-06. Remove exterior stairs, siding, wall trim and sheathing; remove framing enclosing former porch. Leave 2nd floor deck, roof, and roof over deck in place. Repair deteriorated and fire damaged framing, modify framing for new openings. Install sheathing board with continuous insulation, new thin profile aluminum clad wood awning window and sliding door units. Install new horizontal 8" pre-finished flush metal or 5" wood T&G board with nickle gap with minimum flush trims. Repair upper floor deck; install larger deck at first floor and steps to grade. (see Site Plan: S-1)
- 8) South wall of 2-story section. a) The brick masonry on this side is in very poor condition and shows that window locations have been changed multiple times since initial construction. Some headers are cast iron in a plain style, others are soldier course brick. The long header or opening 1-14 is covered in wood and is likely compromised. The windows 1-13, 2-09, 2-10, and door and sidelight unit 1-14 sash and frames show significant warping with compromised operation or are inoperable. Door & sidelight 1-14 has rotted away at sill and window units 1-13 and 2-09 show significant fire and fire-fighting damage. Additionally, this side of the structure is only briefly visible between two buildings from King St. travel. b) Proposed scope of work: Remove these four units, salvage sound cast iron headers, accomplish stone and brick masonry repair and rebuild, re-install historic salvaged cast iron headers from this building and elsewhere, frame new true openings and install new thin profile aluminum clad wood awning units and a double french door within exterior trims similar to original.

- 9) South and west walls of south 'pavilion'. Walls show significant movement requiring stabilization. A new bathroom is planned to be installed in area of opening 1-15, and a window in place of the damaged door would ideally be smaller. Rebuilding the masonry provides opportunity to resize the opening, possibly install a cast iron similar to the existing header at opening 2-09. Scope proposes installation of an aluminum clad wood awning unit +/- 18"x 42" within exterior trims similar to those installed at openings in adjacent wall (eg: 1-13). *(NOTE: This reflects a revision from the materials previously submitted.)*
- 10) Chimney above south 1-story roof. Architect and owner propose this abandoned chimney be removed. It is in danger of toppling onto the adjacent property; it is also the only asymmetrical element of the otherwise symmetrical, and arguably, primary street elevation. It is also not a component of the oldest construction.

End of Narrative

FYI: Excerpt from National Historic Preservation Registry

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The two most prominent features of this building are the recessed front entrance, consisting of two fluted Doric columns "in antis" flanked by the one-story symmetrical wings (providing a niche for the front door with 3/4 length, leaded sidelights) and the belvedere with bellcast mansard roof, a paired-bracketed cornice and paired round-headed windows.

The present appearance of this structure, with its Italianate stylistic features such as the cast iron lintels and the belvedere, attests to alterations which were made in 1870, when the Italianate was a popular architectural style.

UPGRADE YOUR EXPECTATIONS
WITHOUT UPGRADING YOUR BUDGET.

Eli's Lens Photography



High Tech Fusion Technology



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WINDOWS

STILL “THE MOST INNOVATIVE WINDOW OF THE YEAR.”



Eli's Lens Photography



When we introduced our advanced H3 window, Window & Door magazine gave it the Crystal Achievement Award for innovation.

Since then, all we've done is make it even better.

At the core of the H3 is our patented Fusion Technology™. It integrates three perfect materials – extruded aluminum, vinyl and wood – into one perfect window. This unique fusion results in improved energy efficiency & performance, noticeably enhanced aesthetics, an extreme seal, and easier installation.

MORE IMPROVEMENTS FOR AN INDUSTRY LEADER.

The past few years have seen some incredible improvements to an already over-achieving window line. We recently introduced our H3 Accessory Frame with four available profiles.

Now we've added a completely new lineup of simulated divided lite grille profiles to give our H3 windows even more design options.

You'll also find our H3 FeelSafe product line making a name for itself in Zone III impact-prone locations. Add the continuous head and sill offered on all of our H3 products, and you'll see why our H3 Series remains a game changer.



H3 DOUBLE HUNG



H3 CASEMENT



H3 HORIZONTAL SLIDER



H3 AWNING

NOBODY'S EVER BUILT A CASEMENT LIKE THIS BEFORE.

H3



H3 AWNING WINDOW

Like all our products, Sierra Pacific awning windows are custom made, by hand, to your exact specifications. We think you'll notice the difference in how they look and how they perform.

Awning windows are a great choice when you want the fresh air of an open window even if it's raining. Our awning windows are commonly used alone or combined underneath a large picture window to provide ventilation.



Now available in our FeelSafe impact line.

Wood interior for warmth, beauty and thermal insulation with 4-9/16" standard jamb depth. Not just a veneer like some windows. Select ponderosa pine is standard. Available natural, primed, or factory finished, and in 8 other wood species.

Seamless factory mull system stops water with integral continuous head and sill mulls.

Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot, and enhanced resistance to air or water leaks. No vinyl components are visible when window is closed.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

Innovative snap-lock design means no unsightly screws or fasteners on the interior. Only minor nail holes to fill in the screen track.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Available with simulated divided lite grilles or our grilles between the glass.

Top of the line Encore handle and operating hardware are standard.

Premium weatherstripping.

Custom sizing to 1/8" available.

Revolutionary patent-pending H3 Accessory Frame integrates with nail fin to allow easy install of four different profiles with no additional nailing.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Mix and match the H3 with our premium line to help stay within budget.

Sealed and mitered corners outside, non-mitered inside. Architectural sash setback of 1-1/8".

Choose from nine species of interior wood.



NOBODY'S EVER BUILT A DOUBLE HUNG LIKE THIS BEFORE.

H3



Now available in our FeelSafe impact line.



Wood interior for warmth, beauty and thermal insulation with 4-9/16" standard jamb depth. Not just a veneer like other mid-priced windows. Select ponderosa pine is standard. Available natural, primed, or factory finished, and in 8 other wood species.

Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot and enhanced resistance to air or water leaks.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Innovative snap-lock design means no unsightly screws or fasteners on the interior.

Revolutionary patent-pending H3 Accessory Frame integrates with nail fin to allow easy install of four different profiles with no additional nailing.

Low profile surface mounted lock with easy to operate lever.

Constant force balance for smooth, easy operation.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Available for new construction applications with an integral nailing fin or as an insert window for replacement applications.

Choose from nine species of interior wood.

Concealed jambliner just like on our custom built, high end windows.

Easy-tilt sash for easy cleaning.

Premium weatherstripping.

Custom sizing to 1/8" available.

Mix and match the H3 with our premium line to help stay within budget.

Available with simulated divided lite grilles or our grilles between the glass.

Sealed and mitered corners outside, non-mitered inside.

Seamless factory mull system stops water with integral continuous head and sill mulls.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

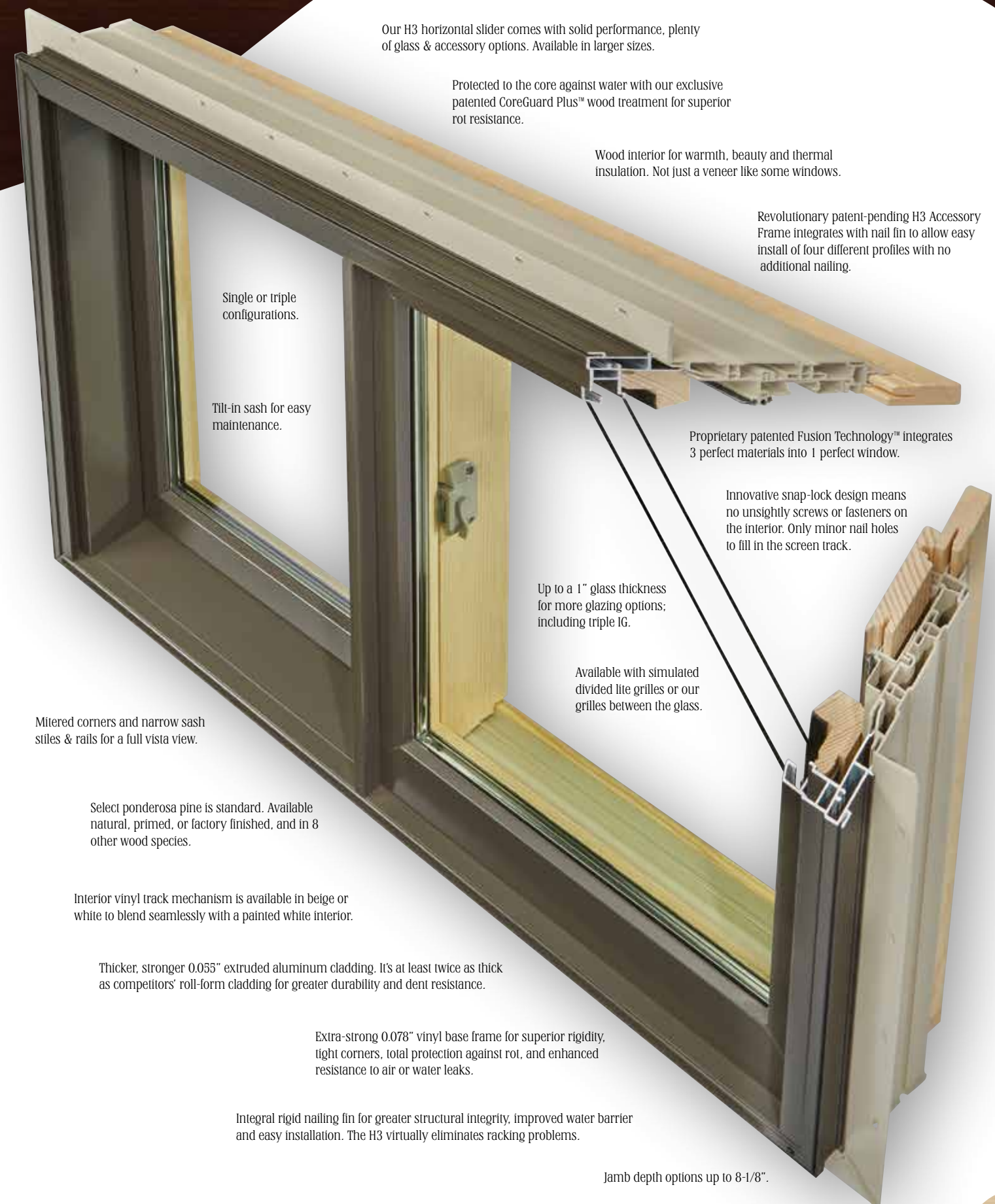
NOBODY'S EVER BUILT A SLIDER LIKE THIS BEFORE.

H3



Our H3 easy-glide slider is a welcome addition to our option-rich, easy-tilt double hung, and our casement and awning windows. Depending on design and operational preference, each is an exceptionally smart choice for new construction or window replacement.

Precision stainless steel rollers are standard.



Our H3 horizontal slider comes with solid performance, plenty of glass & accessory options. Available in larger sizes.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Wood interior for warmth, beauty and thermal insulation. Not just a veneer like some windows.

Revolutionary patent-pending H3 Accessory Frame integrates with nail fin to allow easy install of four different profiles with no additional nailing.

Single or triple configurations.

Tilt-in sash for easy maintenance.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Innovative snap-lock design means no unsightly screws or fasteners on the interior. Only minor nail holes to fill in the screen track.

Up to a 1" glass thickness for more glazing options; including triple IG.

Available with simulated divided lite grilles or our grilles between the glass.

Mitered corners and narrow sash stiles & rails for a full vista view.

Select ponderosa pine is standard. Available natural, primed, or factory finished, and in 8 other wood species.

Interior vinyl track mechanism is available in beige or white to blend seamlessly with a painted white interior.

Thicker, stronger 0.053" extruded aluminum cladding. It's at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot, and enhanced resistance to air or water leaks.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Jamb depth options up to 8-1/8".

EXPAND YOUR DESIGN CHOICES WITH DIRECT SETS.

H3



Get ready to widen your views with the newly introduced H3 Direct Set. Up to 50 square feet of glass as a single unit or in combination, with future configurations going even larger. The slim frame design and narrow sight lines make its contemporary profile the perfect match for our H3 Casement, Sliding and Double Hung windows. It's a look that's opening up new possibilities in H3 design.



Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation.

Revolutionary patent-pending H3 Accessory Frame integrates with nail fin to allow easy install of four different profiles with no additional nailing.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Now available as FeelSafe Direct Set with up to 36 square feet of impact-resistant glass.

Choose from nine species of interior wood.

Premium weatherstripping.

Wood interior for warmth, beauty and thermal insulation. Not just a veneer like some windows.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

Available with simulated divided lite or our grilles between the glass.

Sealed and mitered corners outside, non-mitered inside.

A TOP PERFORMER IN ZONE III AREAS.

H3

FEELSAFE™
HURRICANE-RESISTANT WINDOWS



H3 has long been a favorite with architects, builders and homeowners. With the addition of our hurricane resistant FeelSafe glazing, H3 FeelSafe is an amazing and often necessary choice for zone III homebuilders. Exceptionally easy to install and extremely energy efficient, choose from casement, awning, double hung and direct set. Our full H3 FeelSafe line is perfect for coastal building challenges.

Famous patented H3 Fusion Technology™.

Rigid nailing fin for extraordinarily easy installation, nearly eliminating racking problems.



Full range of design options - exterior clad colors, hardware finishes, grille bars, and more.

Wide selection of hurricane-resistant laminated FeelSafe impact glazing.

Continuous head and sill, certified with combinations up to 3-wide and 2-high.

Multiple exterior clad accessory options that require no through-frame anchors.



H3 Feelsafe products are available as casements, awnings, double hung and direct set, all with DP +50/-60 zone III rating.



Standard AAMA 2604 powder coat finish with optional AAMA 2605 powder coat finish.

HIGH PERFORMANCE GLAZING OPTIONS.

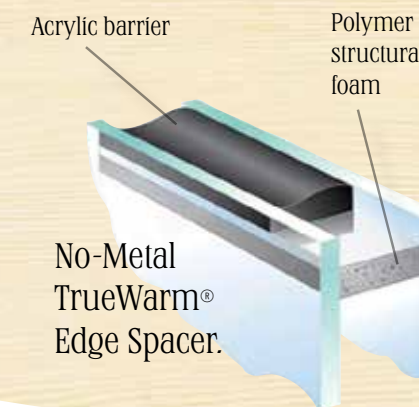


FINE TUNE YOUR WINDOWS FOR OPTIMAL PERFORMANCE.

What's the best glazing for your windows and patio doors?

Obviously, what's best for a freezing northern winter is not necessarily right for a hot southern summer. We have the answer. With one of the broadest selections of glazing options in the window industry, Sierra Pacific lets you choose exactly the right performance glass for your exact weather and environmental conditions.

You can choose glazing to improve your energy efficiency and lower your energy bills. You can capture the sun's heat, or reflect it. You can also reduce outside noise, block the sun's damaging UV rays, or even enhance your privacy.



THE ADVANTAGE OF NO-METAL SPACERS.

One of the technological advances that make our Aspen windows perform so well is our patented No-Metal TrueWarm® Edge spacers.

Many window manufacturers use aluminum spacers between their panes of glass. These conduct cold and heat, and that's not good for thermal performance.

Our no-metal warm edge spacers are 100% polymer structural foam, for excellent thermal performance and a superior seal.

Low-E 366



Cardinal's triple layer silver product with their exclusive XL Edge Spacer for superior performance. 95% UV protection. Solar heat gain coefficient of 0.27*. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass.***

Low-E 366 with i89 Coating**



The same superior performance as regular Low-E 366 (above), but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neat coating.***

Low-E 340



Cardinal's newest glazing innovation. It has an amazingly low 0.18* solar heat gain coefficient to keep out the heat even in the blazing sun. Slightly tinted. Blocks 98% of UV rays. Less heat gain when it's hot, less heat loss when it's cold, and maximum glare control. Also available with Preserve protective film or with Preserve and Neat coating.***

Low-E 180 Passive Solar



A very high (0.70*) coefficient for capturing solar heat gain. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks cold and keeps in the heat. Also available with Preserve protective film or with Preserve and Neat coating.***

Low-E 180 Passive Solar with i89 Coating**



The same superior performance as regular Low-E 180 (above), but with the addition of i89 coating on the interior surface to increase insulating value. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neat coating for a naturally cleaner glass.***

Dual or Triple Pane Low-E



Insulated for improved energy efficiency. Single surface low-E coating to reduce solar heat gain and block UV rays.

Insulated Glass



For moderate climates. Basic glazing with basic performance.

Sound Control

Reduces outside noise by as much as 50% while blocking 99% of damaging UV rays. Laminated for shatter resistance. Available insulated or non-insulated.

FeelSafe® Insulated Low-E with or without Sea Turtle Glazing



Protect your home and our sea turtle population. FeelSafe windows and patio doors are engineered inside and out to resist hurricane-force winds, pounding rain, wind-borne debris, and rapid pressure changes that could implode your home or literally blow off the roof. Available in low-E, low-E 366 or low-E 340.

FeelSafe® Laminated with or without Sea Turtle Glazing



For moderate climates, our non-insulated, shatter-resistant FeelSafe glass provides the utmost security—whether your concern is severe storms or intruders. Also available in low-E 366 or low-E 340.

*All values shown are center of glass. **Interior surface coatings, also known as surface #4, are applied to the interior (room-side surface) of a dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for interior condensation. ***Available when selecting XL Edge Spacer.



THE WARMTH & BEAUTY OF SELECT WOODS.

We happen to think that your windows should match your cabinets perfectly. So whether it's your den or your kitchen, or throughout the whole house, Sierra Pacific lets you choose from nine beautiful woods for your windows, patio doors and trim. In fact, as long as it's workable, we're willing to make your windows out of any wood in the world.



Prairie
Shown in pine
3-1/2" wide



Tradesman
Shown in oak
3-1/2" wide



Tradesman II
Shown in pine
3-1/2" wide



Craftsman
Shown in oak
3-1/2" wide



Continental
Shown in oak
3-1/2" wide



Colonial
Shown in oak
3-1/2" wide



Regal
Shown in pine
3-1/2" wide



Provincial
Shown in oak
3-1/2" wide



Tudor
Shown in pine
3-1/2" wide



Heritage
Shown in oak
2-3/4" wide



Heritage II
Shown in pine
2-3/4" wide



Traditional
Shown in pine
2-1/4" wide



Contemporary
Shown in pine
2-1/4" wide



Rosettes.
Available in 2.5"
or 3.5" sizes in
matching wood
species.

A PREMIUM FACTORY FINISH.

Nothing beats a factory finish performed with state-of-the-art equipment under rigorously controlled, ultra-clean conditions.

Sierra Pacific gives you two premium options: Ultra Stain and Ultra Coat.

Ultra Stain is an advanced, multi-step process that brings out all the beauty of your wood interior. Ultra Coat is a white or black durable interior paint.

Both Ultra Stain and Ultra Coat are so tough, they resist scratching and marring and so superior, they provide advanced protection against moisture.

Ultra Stain

Clear

Espresso

Toffee

Ultra Coat

White

Black



CHOOSE CAREFULLY. THESE COLORS STAY A LONG, LONG, LONG TIME.

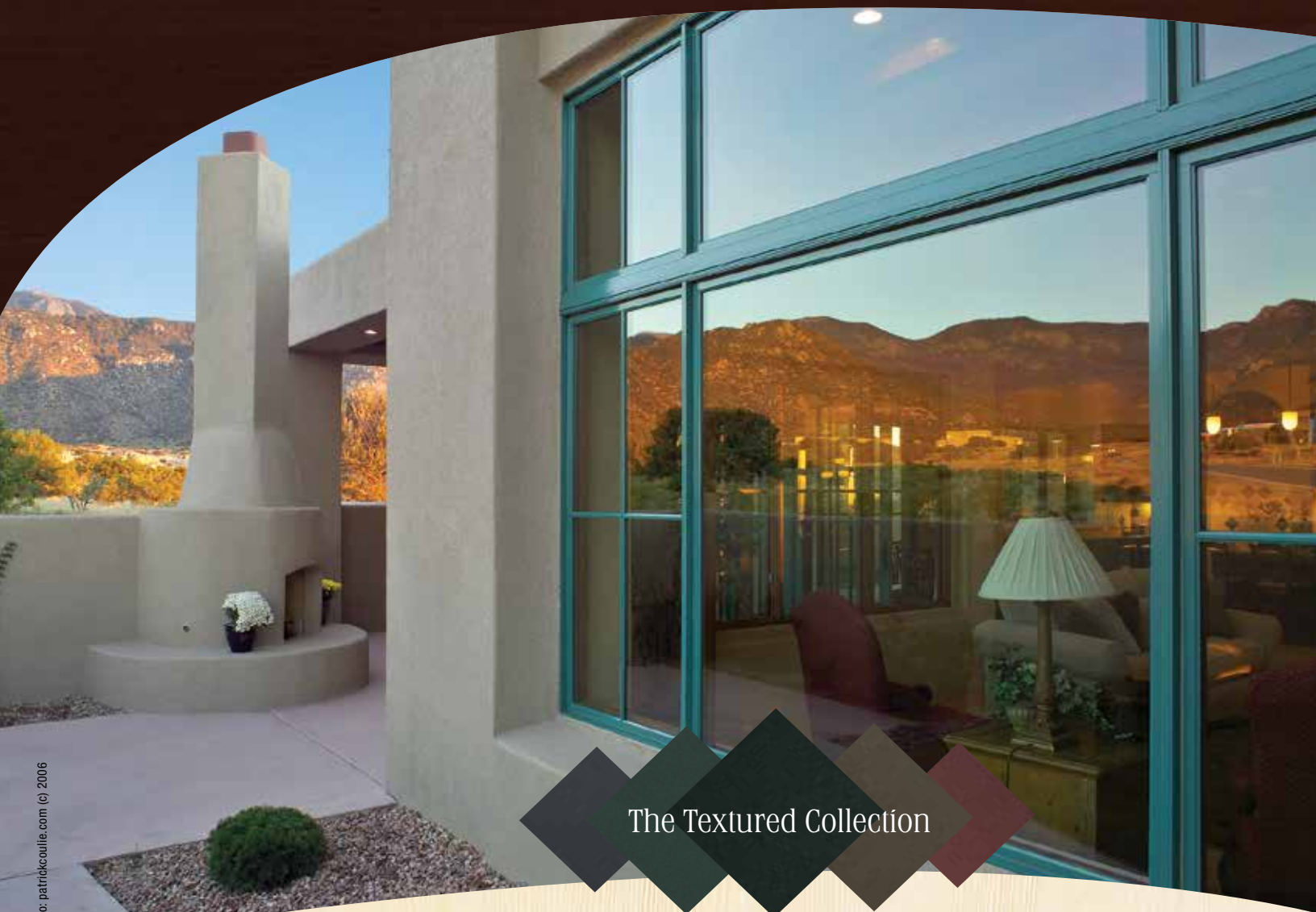


Photo: patrickcoulie.com (c) 2006

The Textured Collection

The exterior of Sierra Pacific H3 windows is fully encased in low maintenance, heavy-duty, extruded aluminum. Ours is at least twice as thick as our competitors' roll-form cladding.

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 75 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.



EXTERIOR CLAD FINISHES

COLOR STAY™ COLLECTION

White 001	Ⓥ Linen 032	French Linen 112	Morning Dove Gray 113	Colonial White 313	Sandstone 003	Beige 335
Tan 043	Ⓥ Gull Gray 007	Ⓥ Seawolf 044	Fashion Gray 111	Slate Gray 045	Ⓥ Battleship Gray 321	TW Black 061
Ⓥ Black Sable 060	Slate Blue 008	Light Blue 046	Ⓥ Steel Blue 114	Aqua Mist 115	Hampton Blue 323	Sage Green 005
Teal 047	Hemlock Green 048	Patina Green 051	Forest Green 049	Evergreen 009	Green 004	Ⓥ Hartford Green 050
Moss 031	Ⓥ Greek Olive 081	Terra Cotta 053	Ⓥ Clay 026	ICI Brown 056	Ⓥ Colonial Red 054	Harvest Cranberry 010
Burgundy 055	Deep Plum 116	Deep Taupe 077	Ⓥ Antique Bronze 057	TW Brown 058	Ⓥ Bahama Brown 309	Regal Brown 059
Brown 002	Ⓥ Bronze 024	Ⓥ Black 023				

TEXTURED COLLECTION

Peppered Steel 110	Sift Espresso 097	Mocha 098
Cajun Spice 099	Pesto 100	Available AAMA 2604 only.

WEATHERED COLLECTION

Weathered Cafe Royale 104	Weathered Cocoa 105	Weathered Brown 034
Weathered Bronze 078	Weathered Clay 075	Weathered Red Pepper 106
Weathered Rust 076	Weathered Basil 107	Available AAMA 2605 only.

INDUSTRIAL COLLECTION

Medium Bronze Industrial 101	Dark Bronze Industrial 102	Available AAMA 2605 only.
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PEARL METALLIC COLLECTION

El Cajon Silver 068	Platinum 067	Light Bronze Pearl 069
Medium Bronze Pearl 070	Dark Bronze Pearl 071	Available AAMA 2605 only.

METALLIC COLLECTION

Alpine Silver 062	Metallic Champagne 063	Bronze Classic 064
Classic Copper 088	Copper Penny 065	Available AAMA 2605 only.

ANODIZED COLLECTION

Clear Anodized 103/332	Medium Bronze Anodized 096/307	Dark Bronze Anodized 095/306
Black Anodized 117/353	Copper Anodized 352	

Ⓥ Colors available in vinyl
Printing limits our ability to show colors precisely.
See your local representative for actual cladding samples.

MAKE OUR WINDOWS UNIQUELY YOURS.



With our grille and hardware design options, you can make the look of your H3 windows truly complement your home—whether your décor is traditional, contemporary, or something in between.

CASEMENT HARDWARE.

Our standard handle is the Encore from Truth. It's the same high-end handle as on our premium casements. It folds out of the way of window treatments, and comes in beautiful hardware finishes, including our newly created black matte finish.



DOUBLE HUNG HARDWARE.

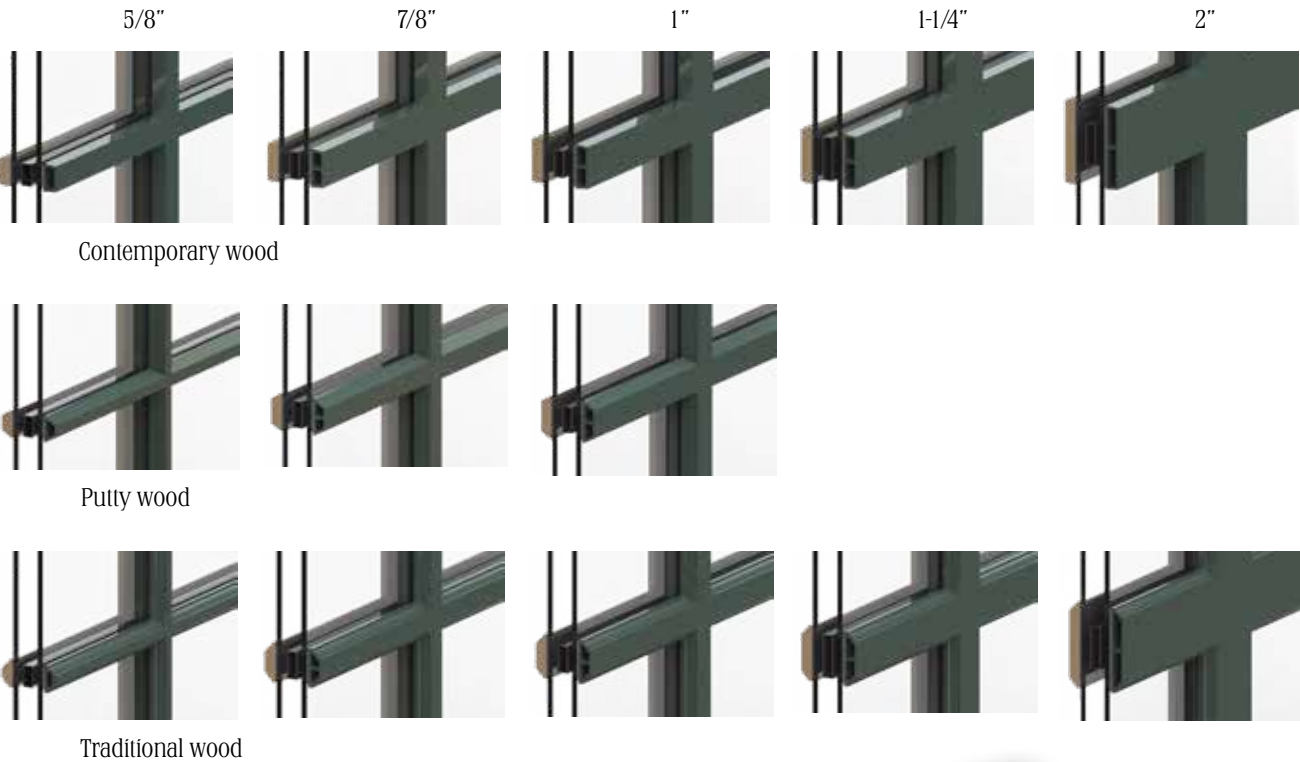
Easy-tilt latches make window cleaning a breeze. Available in multiple finishes.



CLASSIC APPEAL, MODERN EASE.

Sierra Pacific offers two ways to achieve the classic appeal of traditional divided lights. Our newly expanded selection of simulated divided light profiles, with optional aluminum spacers between the glass, and our grilles between the glass, giving you the visual appeal you want without the grille ever getting in your way.

SIMULATED DIVIDED LITE PROFILES



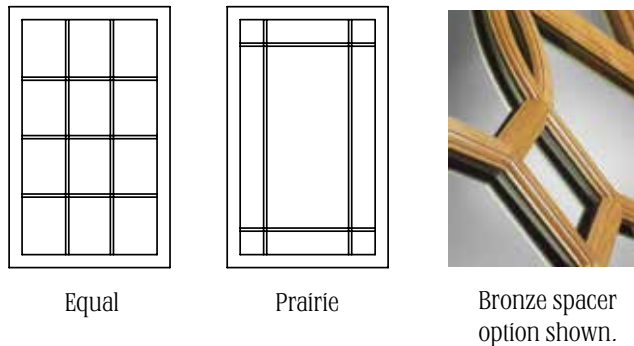
GRILLES BETWEEN THE GLASS.

Grilles between the glass come in your choice of profiles: 11/16" or 1" contour or 5/8" flat. Available in 8 colors. Two-tone grilles also available.



GRILLE CONFIGURATIONS.

Your grilles can be as traditional or as unique as you choose. Our standard configurations include equal and prairie. But with our custom configurations, we're ready to transform your inspiration into reality.



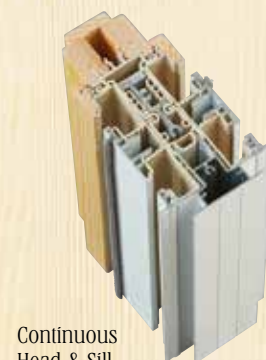
MORE CUSTOMIZATION MADE REMARKABLY EASY.

CONTINUOUS HEAD & SILL ADVANTAGE

The continuous head & sill of our H3 windows makes installing multi-wide units much simpler. It also improves structural integrity and dramatically increases performance with a water-tight mull joint certified up to three-wide and two-high.



MULLING OPTIONS



Continuous
Head & Sill
Mull Post



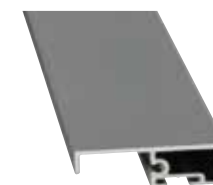
Tight Mull



Plate Mull

One of the industry's top performers keeps getting design improvements to make it even easier to install, more efficient to own and more beautiful to look at.

PATENTED H3 ACCESSORY FRAME



2" Flat Casing



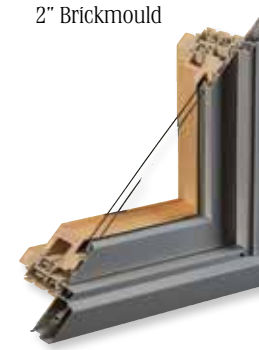
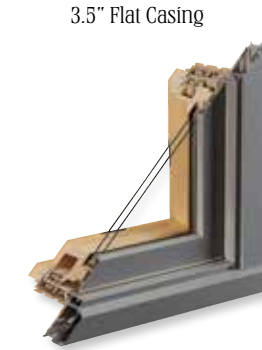
3.5" Flat Casing



2" Brickmould

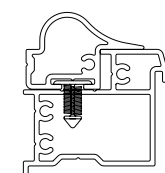
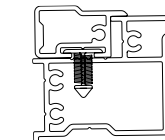
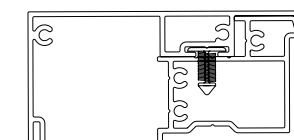
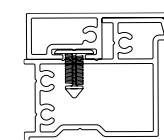


2" Ovalo



This is an entirely different frame cladding profile system with an integral nailing fin, in four available profiles. Four cover options snap in place on the frame with a clip system. No through-frame anchors or excessive nail holes, leaving you an integrated frame that gives homeowners the flexibility to choose the aesthetic they want.

EXTERIOR TRIM ADD-ON PROFILES



Need box mulls or other adaptations in the field? We've also created a new set of H3 add-ons with the same profiles as our accessory frames.

INDUSTRY-LEADING PROTECTION FOR WOOD.



Christopher Meyer Photography

COREGUARD PLUS™ WOOD PRESERVATIVE.

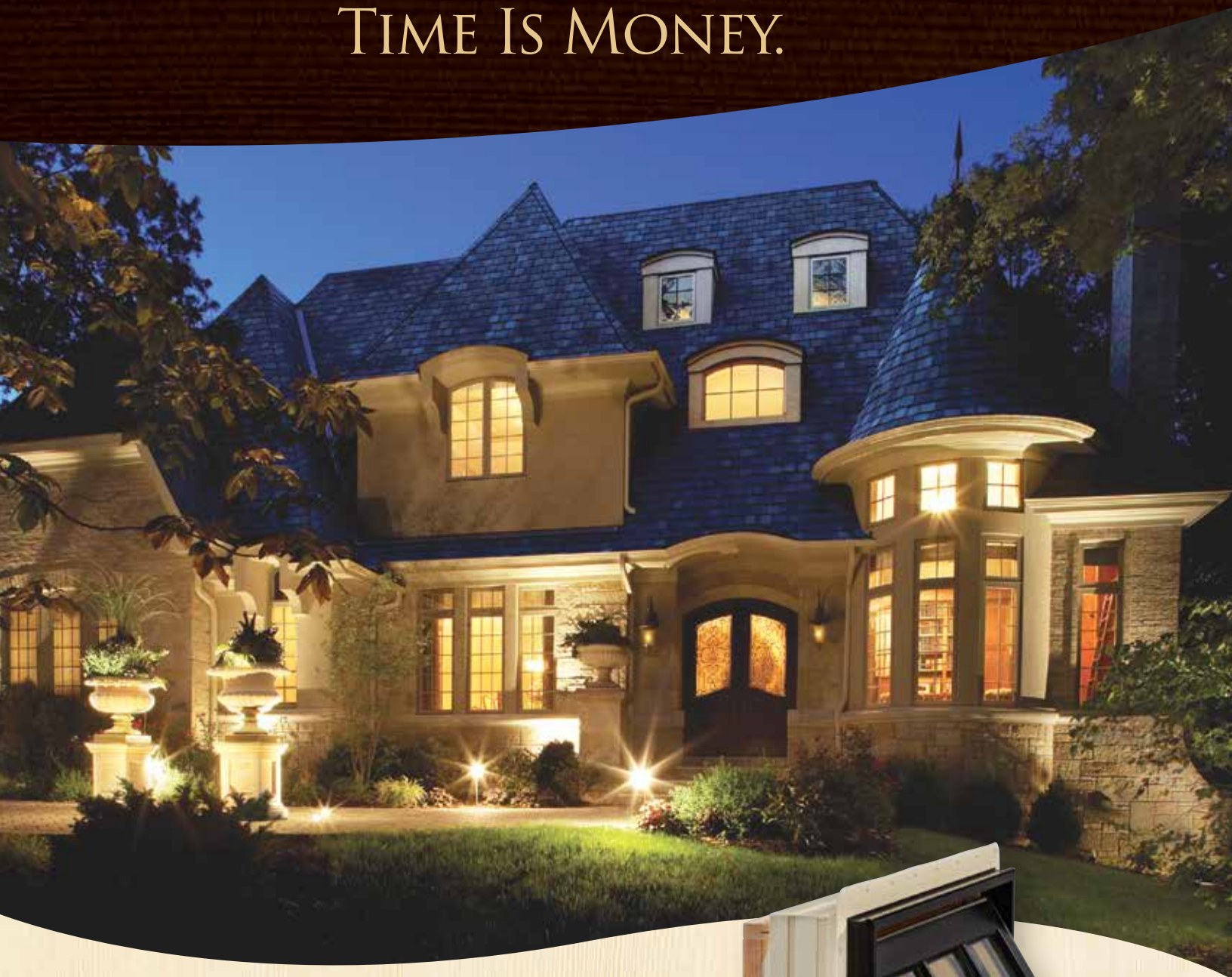
Sierra Pacific wood windows and doors are protected by CoreGuard Plus™ wood treatment, a patented process that, when needed, penetrates wood right to the core to repel water, so our windows and patio doors are less likely to warp or swell and have superior dimensional stability.

In addition, CoreGuard Plus contains fungicides and insecticides to deeply protect all wood species from pests and rotting. Amazingly, this strong protection comes from a naturally organic, water-based treatment with nearly zero VOC's, which helps us maintain our strict environmental stewardship.

A WARRANTY AS TOUGH AS THE PRODUCT IT GUARANTEES.

Sierra Pacific Windows and Doors are backed by our fully transferable 30/20 Limited Warranty (20/10 for commercial products). It provides 30 year residential AAMA 2605 clad exterior coating coverage, 20 year insulated glass coverage, 10 year parts coverage, 2 year labor coverage, and 10 year AAMA 2604 clad exterior coating coverage. For warranty specifics, please refer to SierraPacificWindows.com.

OUR INSTALLATION SECRET: TIME IS MONEY.



The H3 isn't just remarkably advanced. It's also remarkably easy to install and finish. A rigid nailing fin is integral to H3 windows. It produces greater structural integrity, an improved water barrier and the virtual elimination of racking problems.

Plus, our innovative snap-lock design also means no unsightly screws or fasteners on the interior and fewer nail holes to fill. In fact, the only nail holes on the casement are in the screen track.

The bottom line is that you save time. And time is money.



THE PERFECT COMPLEMENT TO YOUR H3 WINDOWS.

In addition to the remarkably advanced H3, Sierra Pacific also offers several complete lines of wood windows and patio doors. We build them with careful attention to detail, superb craftsmanship, innovative engineering, and the newest technology.

Of course, they're designed to complement your H3 windows.



Casement Window



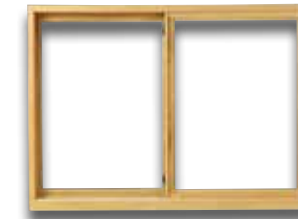
Double Hung Window



Single Hung Window



Awning Window



Horizontal Sliding Window



Bay or Bow Window



Swinging Patio Door



Sliding Patio Door



Geometric Shape Window



OUR 1,900,000-ACRE MANUFACTURING PLANT.

Sierra Pacific Industries, our parent company, sustainably manages 1.9 million acres of timberland. We're the largest millwork producer and one of the largest lumber companies in the U.S.

But our size is only a small part of the story.

Sierra Pacific Industries plants 7 million new trees every single year. So 100 years from now, our forests will have more trees—and bigger trees—than today.

As a proud part of this family-owned, environmentally-committed company, Sierra Pacific is the only window company that maintains continuous quality control from the moment our tree seeds are planted until our beautiful wood windows are produced, approved and delivered to you.



**SIERRA
PACIFIC**
WINDOWS THAT
NEVER COMPROMISE

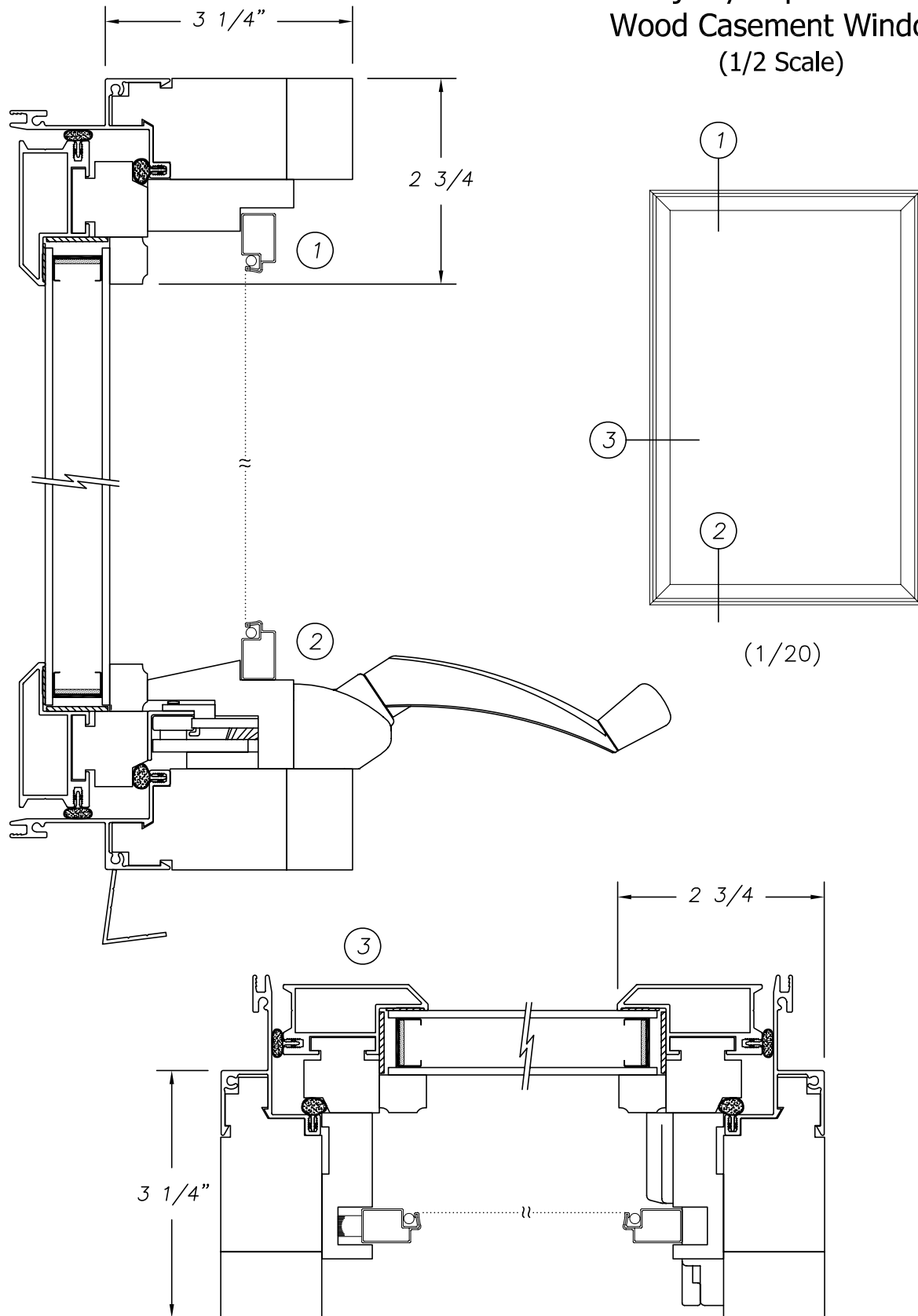
SierraPacificWindows.com | P.O. Box 8489, Red Bluff, CA 96080 | 800-824-7744 | A Division of



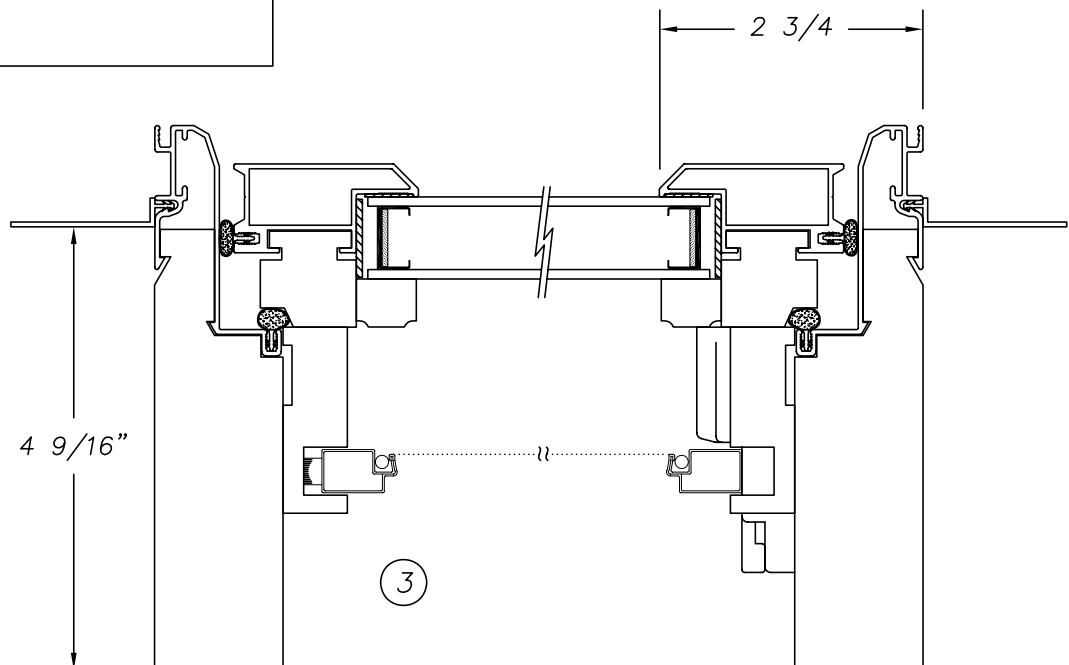
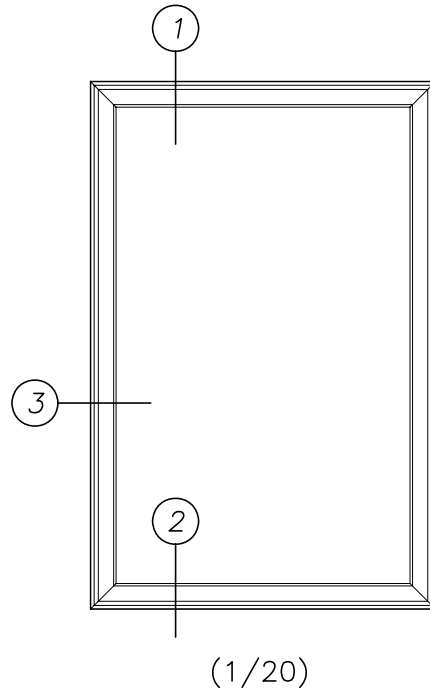
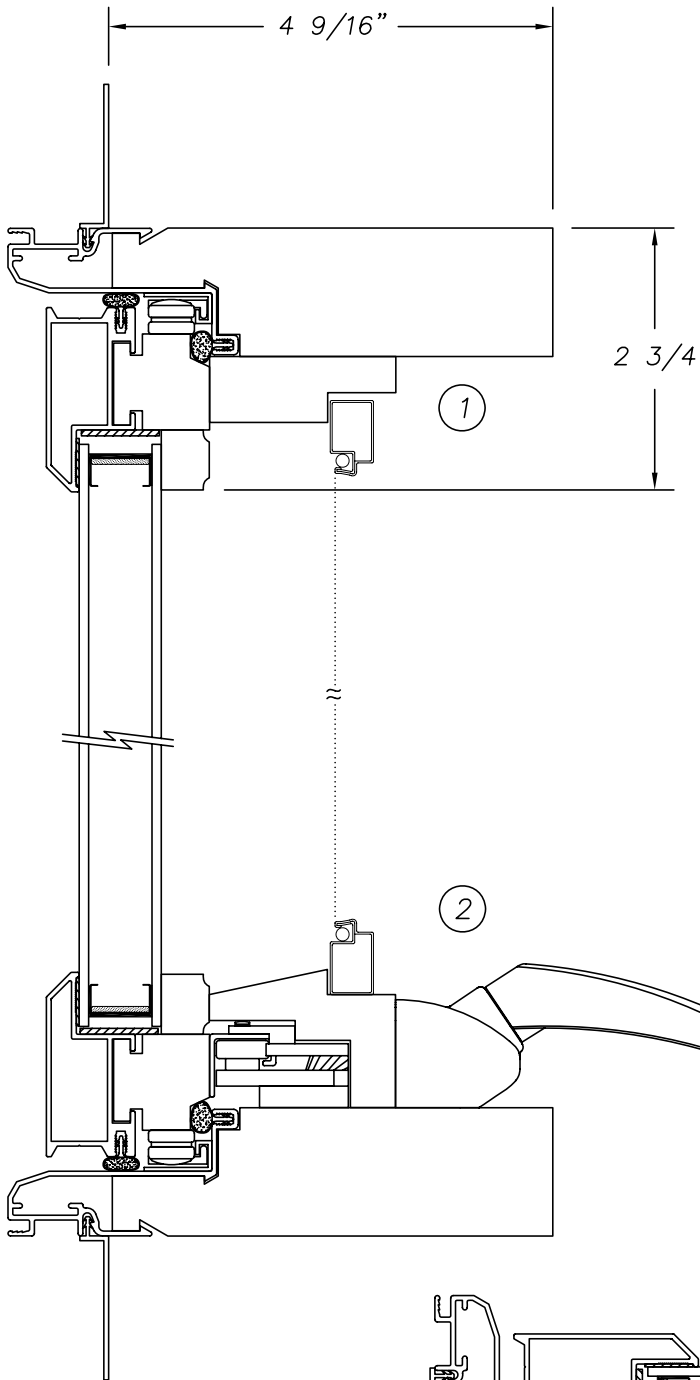
We reserve the right to change product specifications without notice. Photography used may not represent current product features and options. Sierra Pacific windows and doors are successful thanks in part to our unique patents. Visit spi-ind.com/ip to learn more.

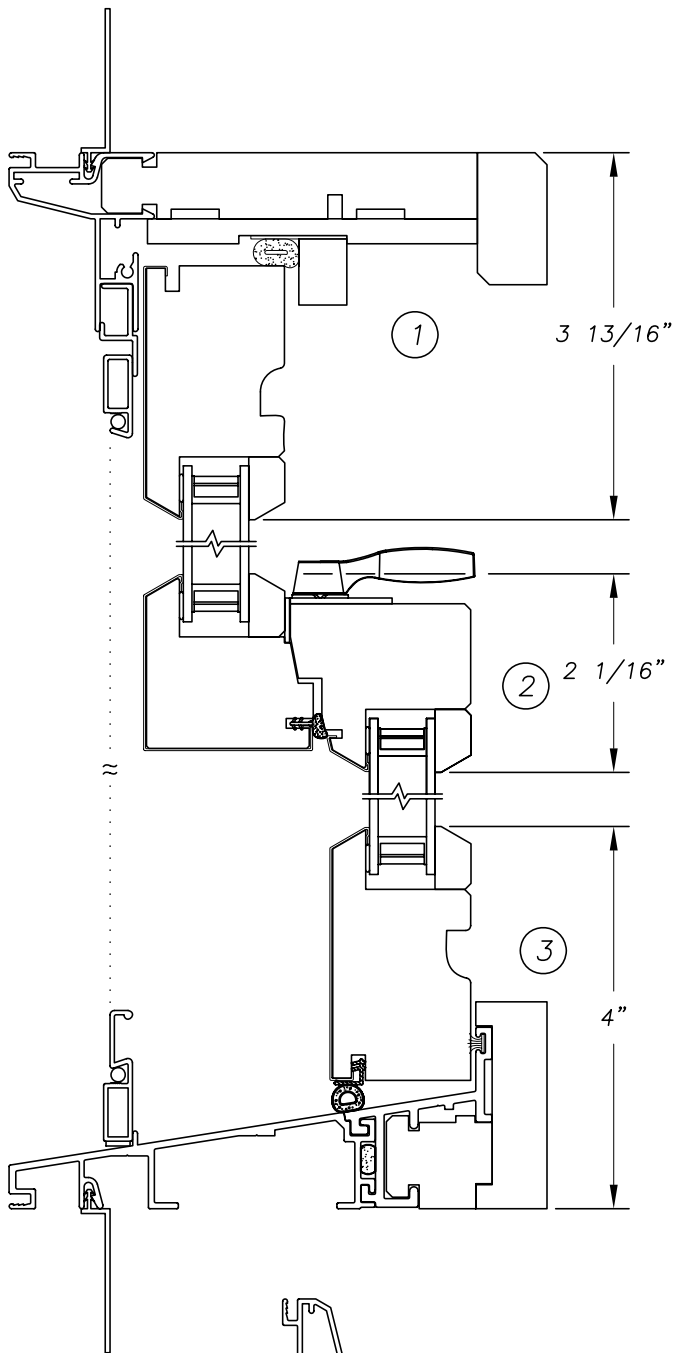
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Harvey Industries, Inc.
Majesty Replacement
Wood Casement Window
(1/2 Scale)

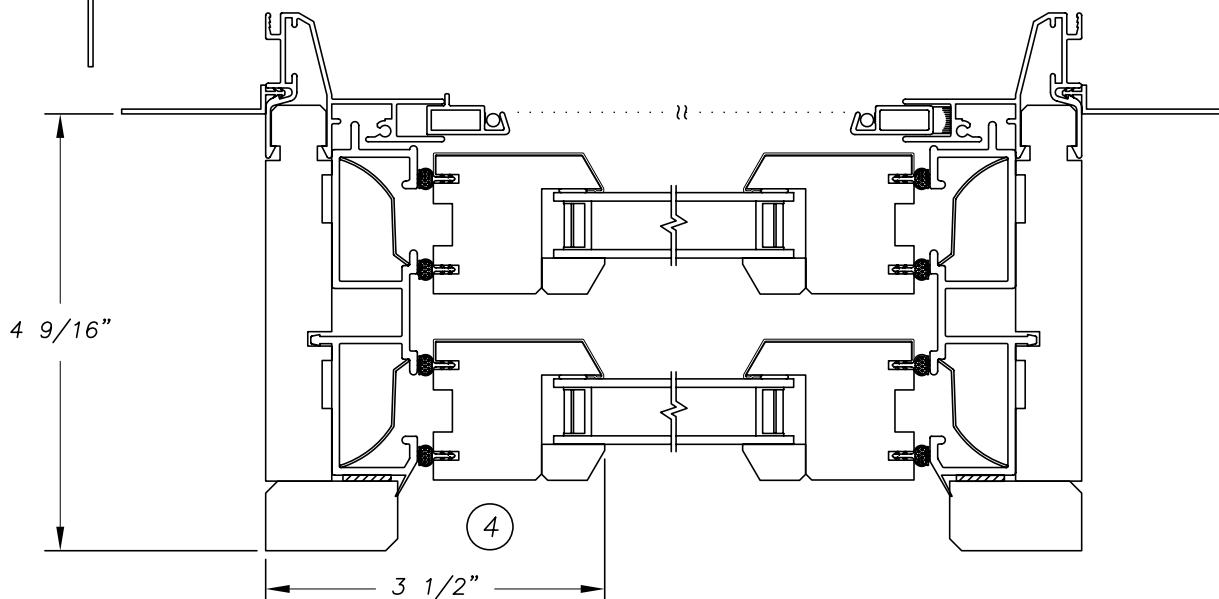
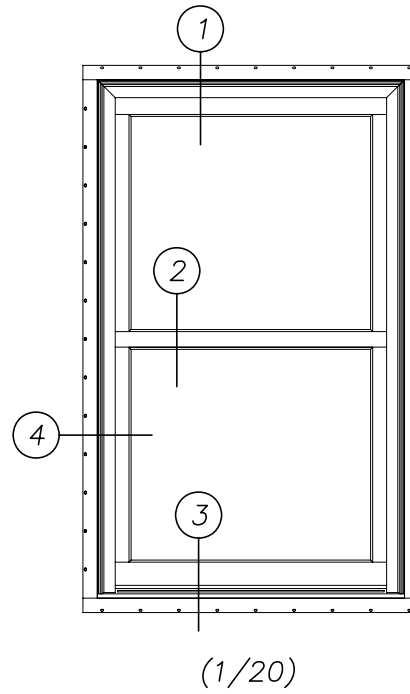


Harvey Industries, Inc.
Majesty New Construction
Wood Casement Window
(1/2 Scale)

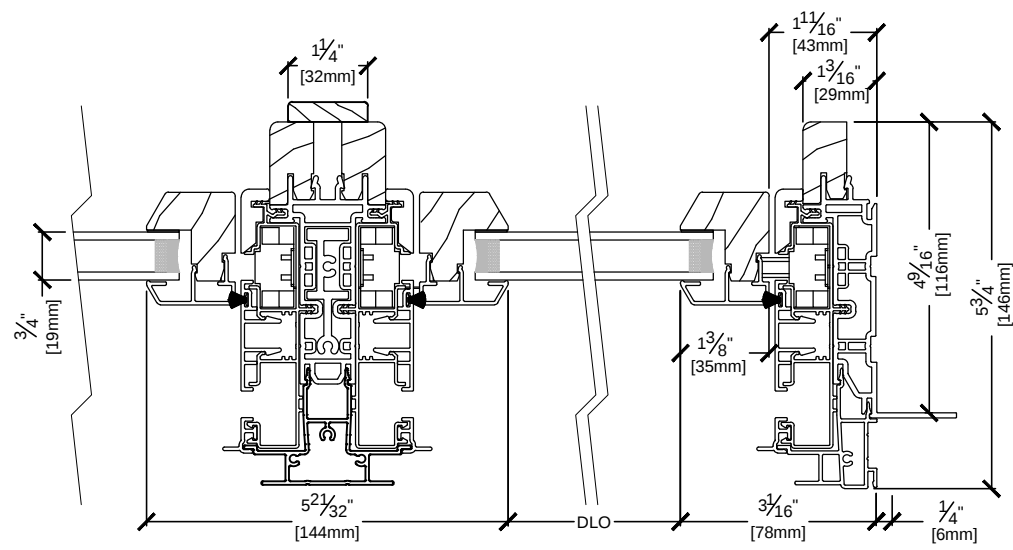




Harvey Building Products
Majesty New Construction
Double Hung
(1/2 Scale)



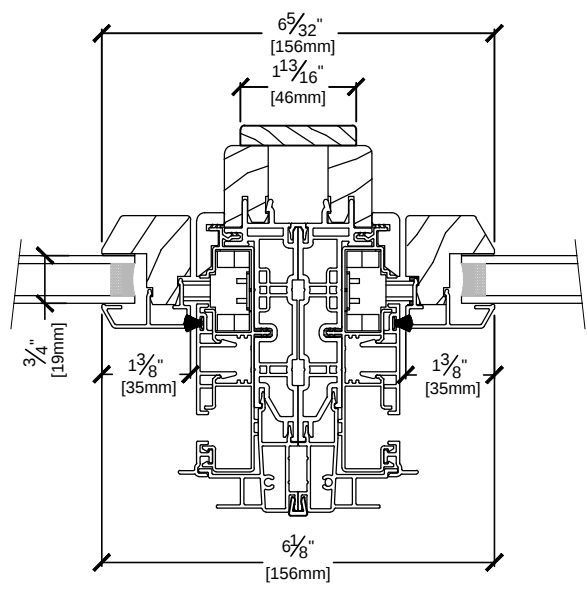
Operating
4 9/16" JAMB



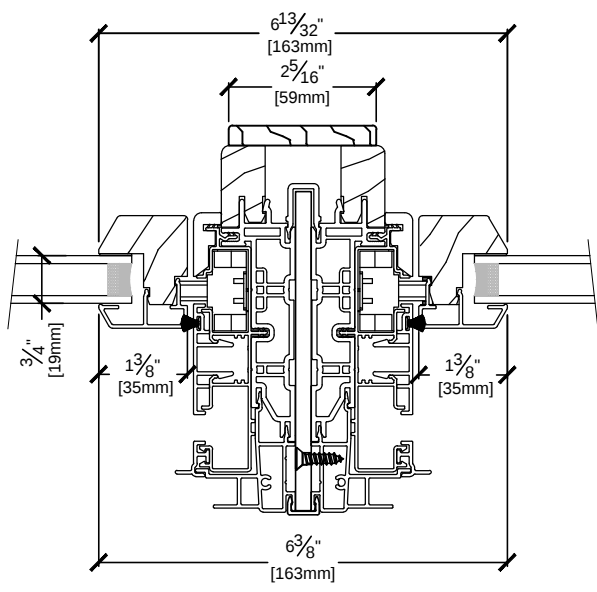
EXTERIOR



COMMON MULL DETAIL AT SILL
H3 2.0 CLAD DOUBLE HUNG WINDOW
OPERATING SASH

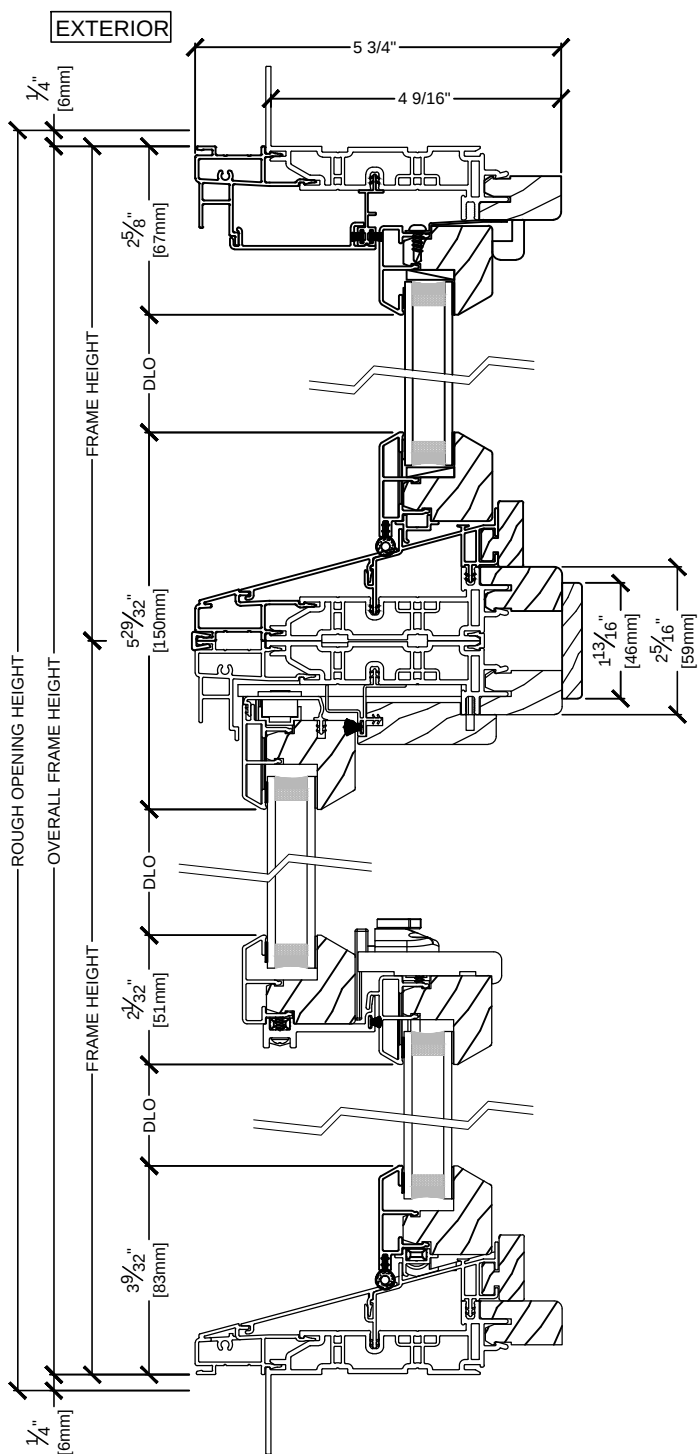


TIGHT BOX MULL DETAIL AT SILL
H3 2.0 CLAD DOUBLE HUNG WINDOW
OPERATING SASH

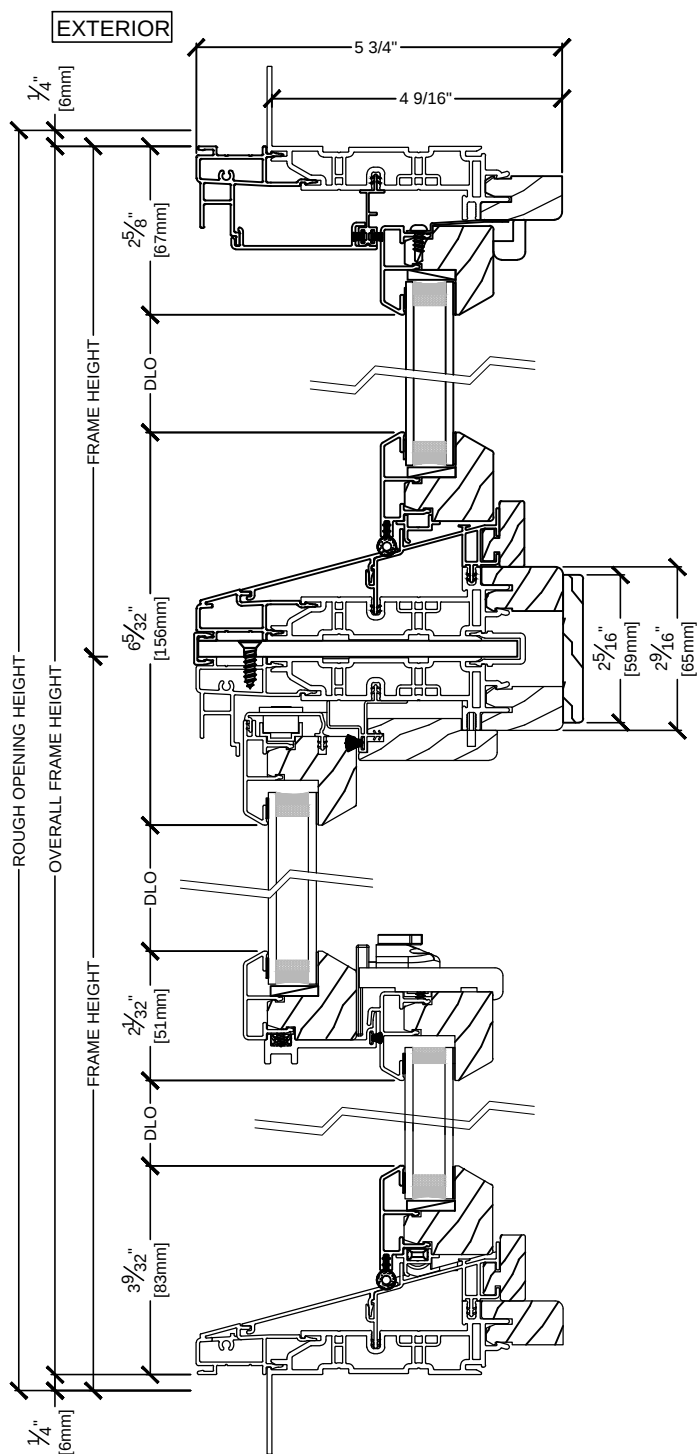


1/4" PLATE MULL DETAIL AT SILL
H3 2.0 CLAD DOUBLE HUNG WINDOW
OPERATING SASH

Operating
4 9/16" JAMB

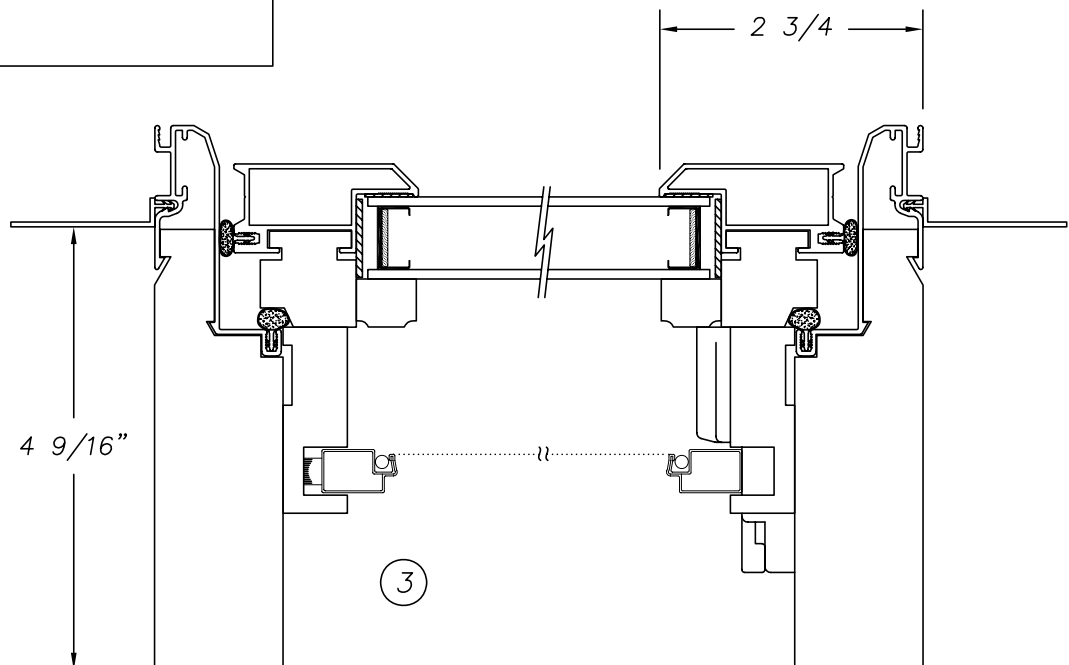
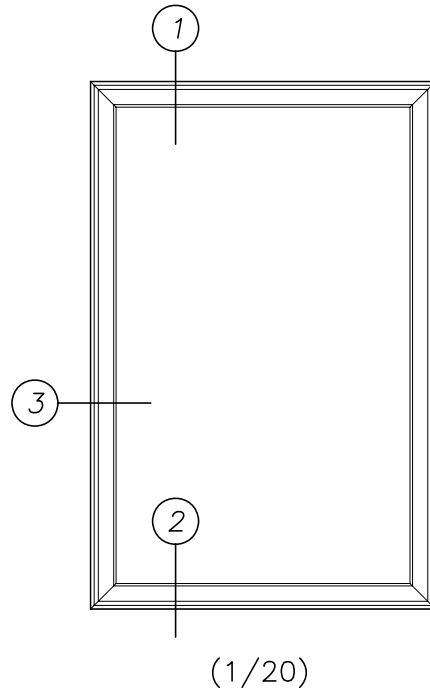
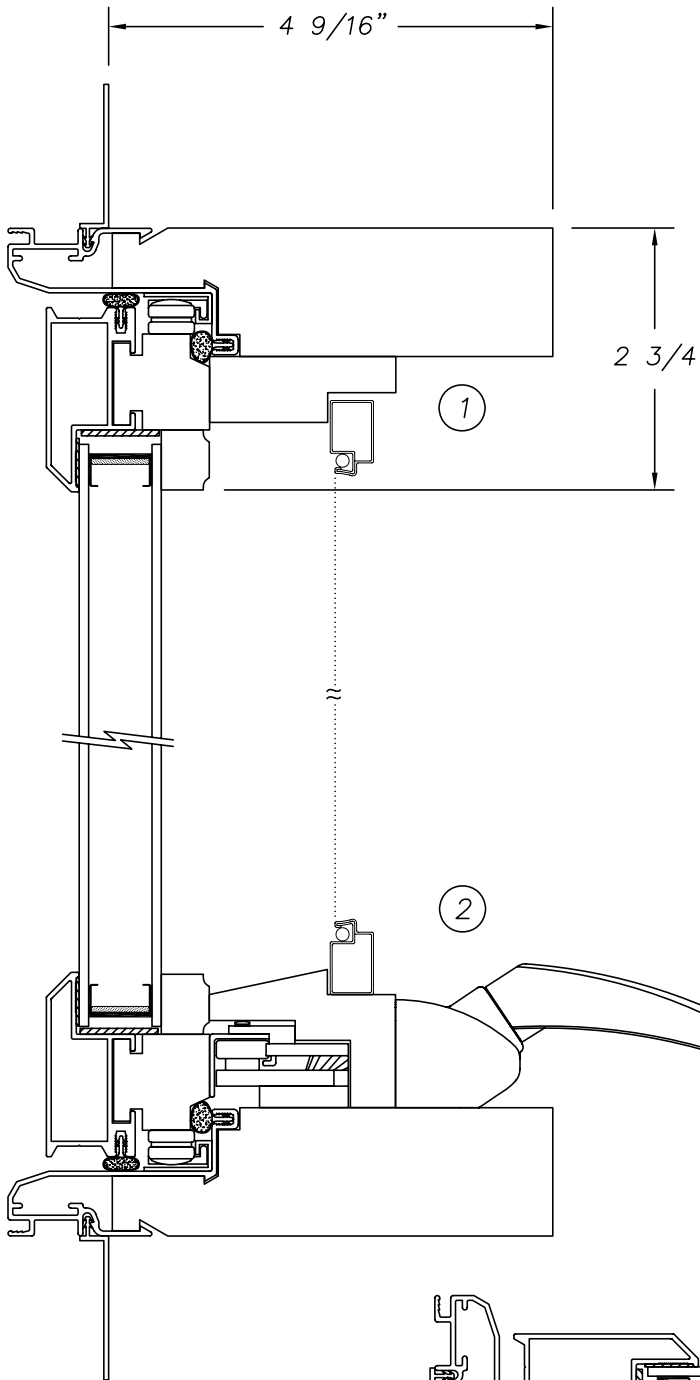


 **TIGHT BOX STACK DETAIL**
H3 2.0 ALUMINUM CLAD DOUDLE HUNG
FIXED OVER OPERATING

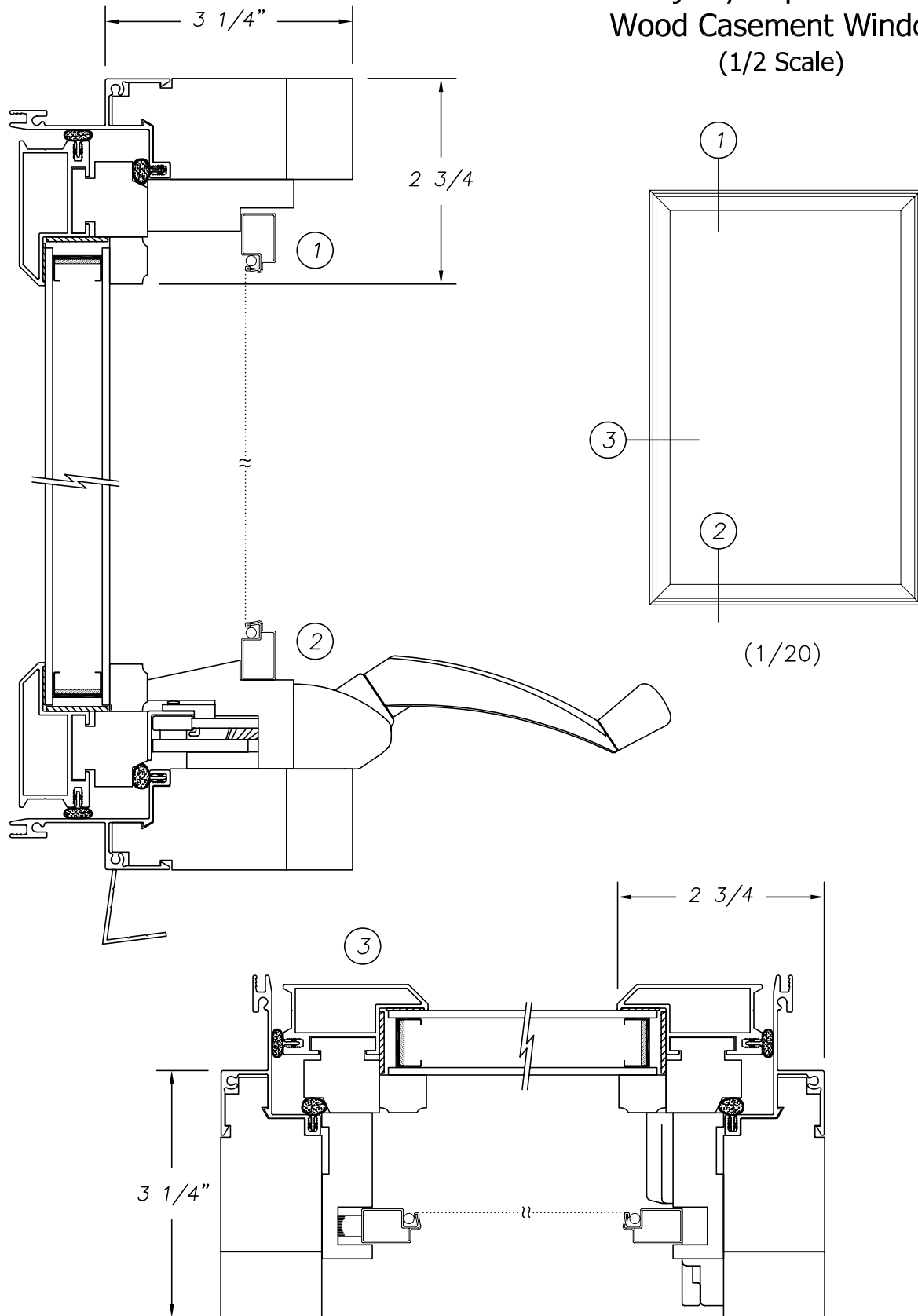


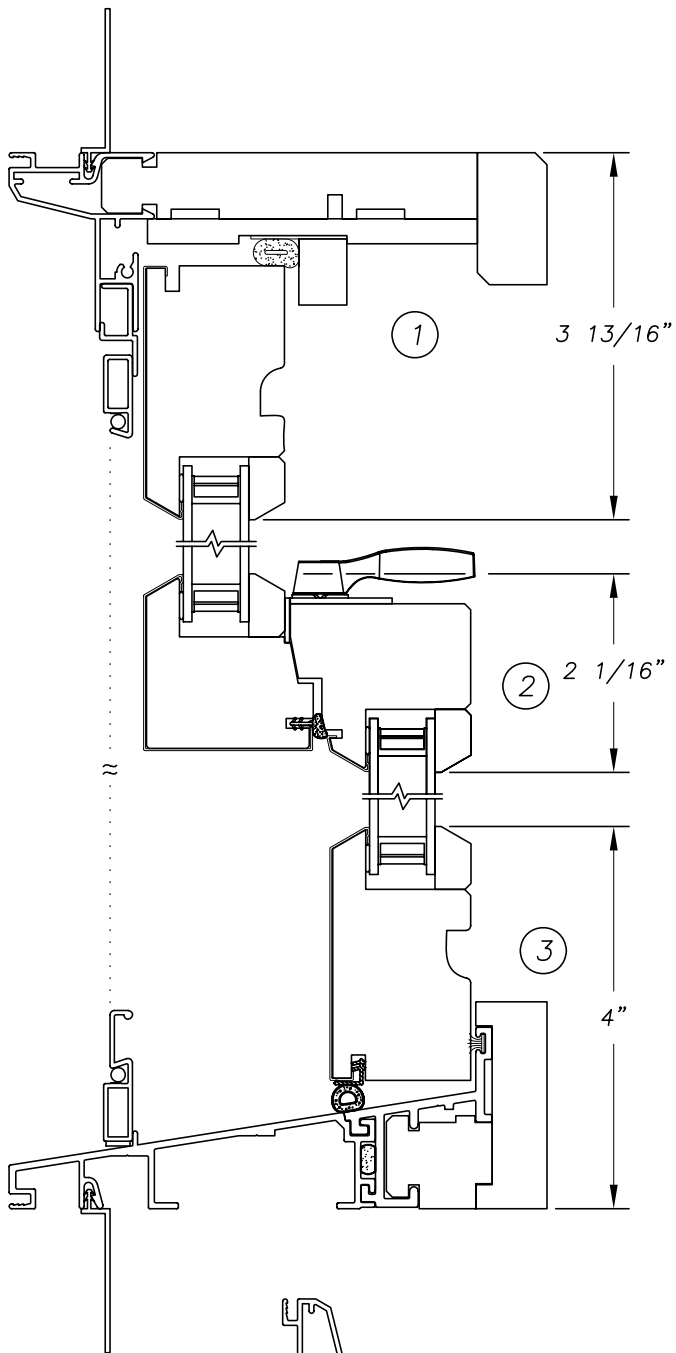
 **1/4" PLATE STACK DETAIL**
H3 2.0 ALUMINUM CLAD DOUDLE HUNG
FIXED OVER OPERATING

Harvey Industries, Inc.
Majesty New Construction
Wood Casement Window
(1/2 Scale)

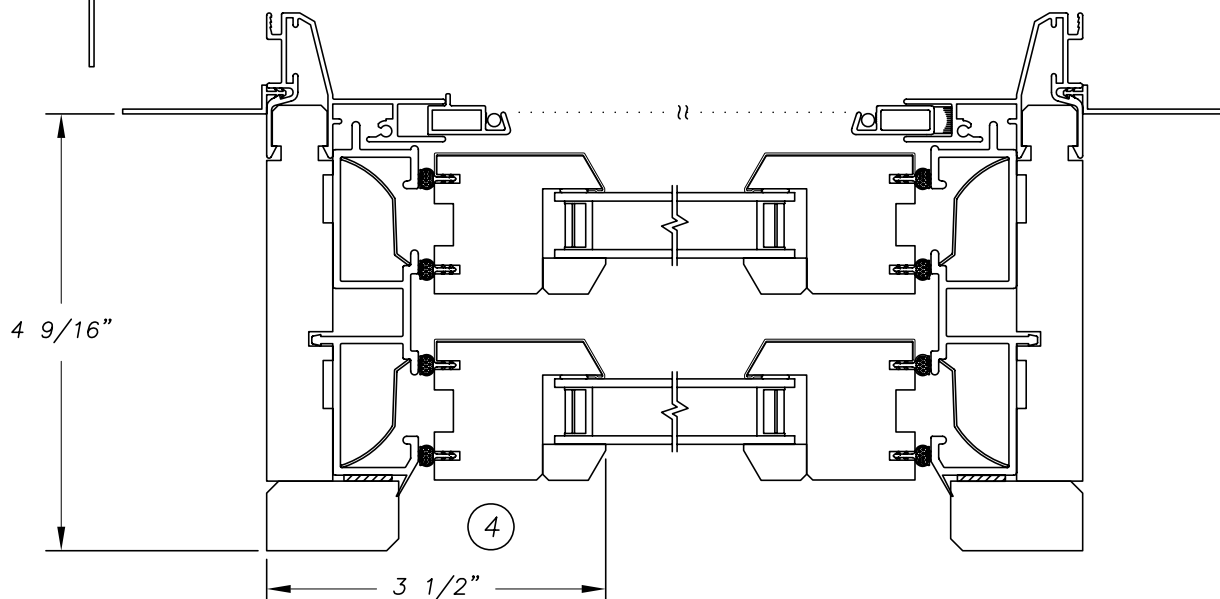
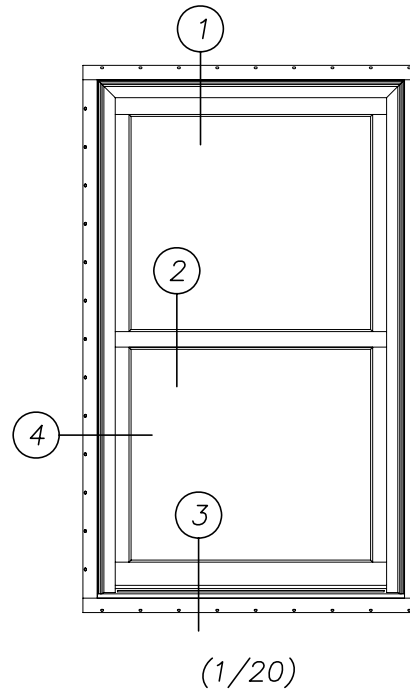


Harvey Industries, Inc.
Majesty Replacement
Wood Casement Window
(1/2 Scale)

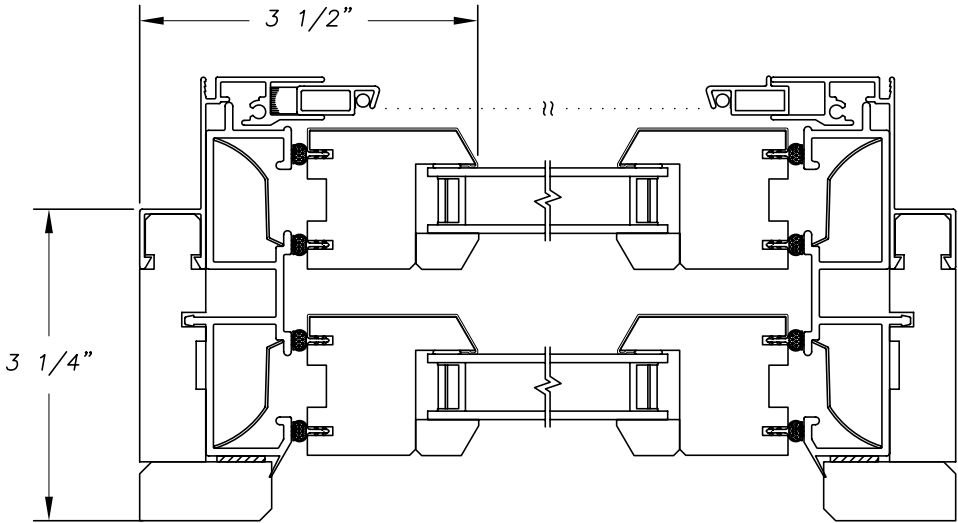
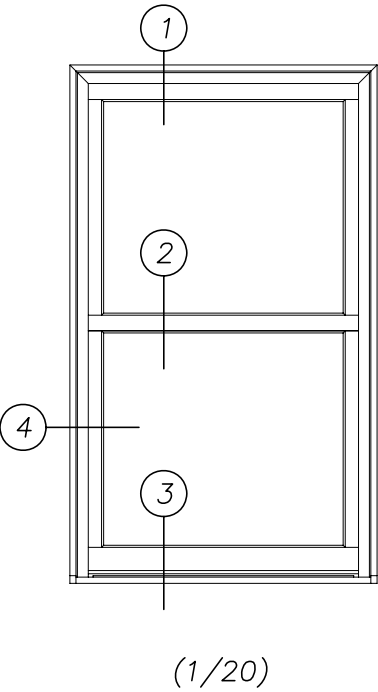
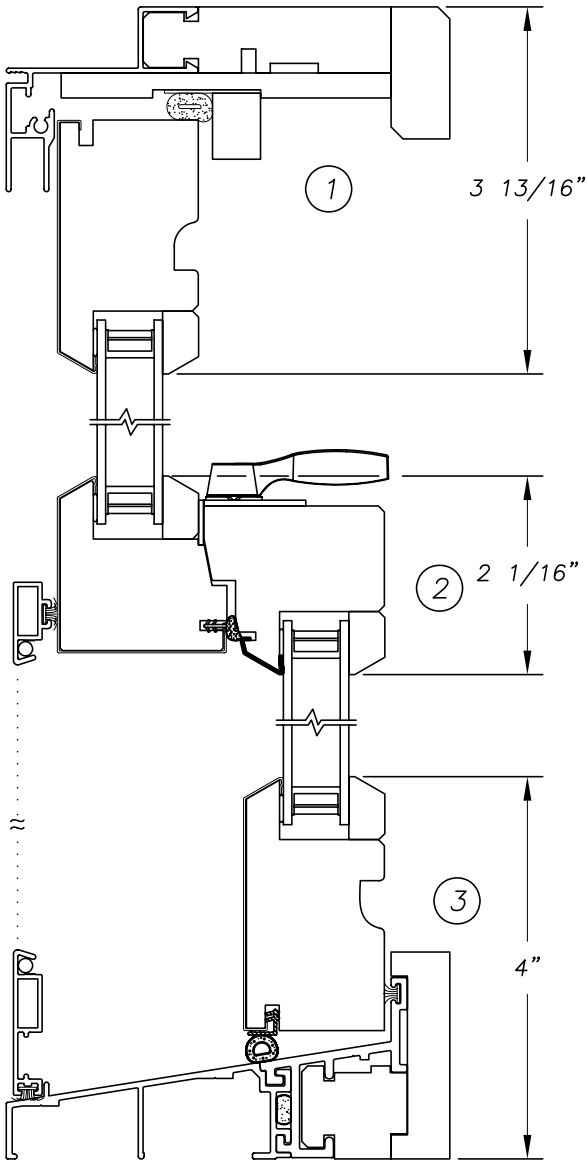




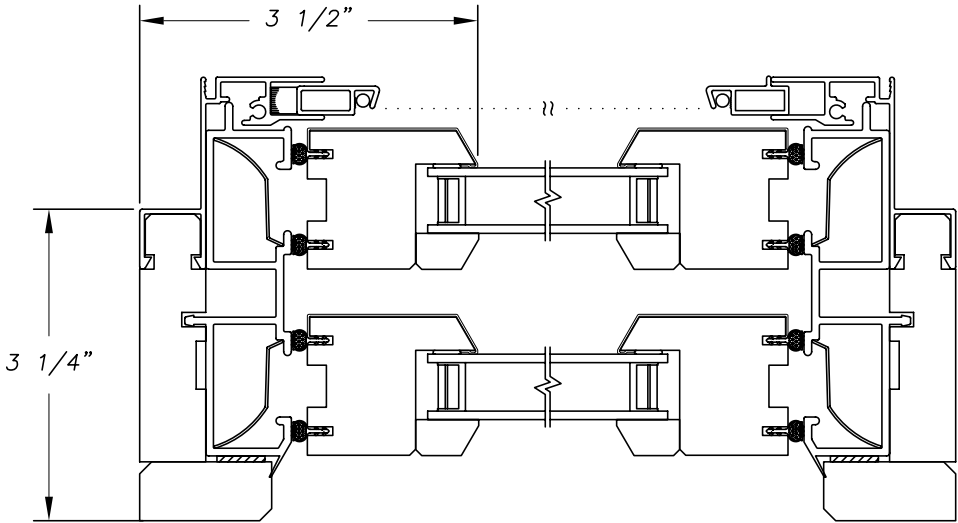
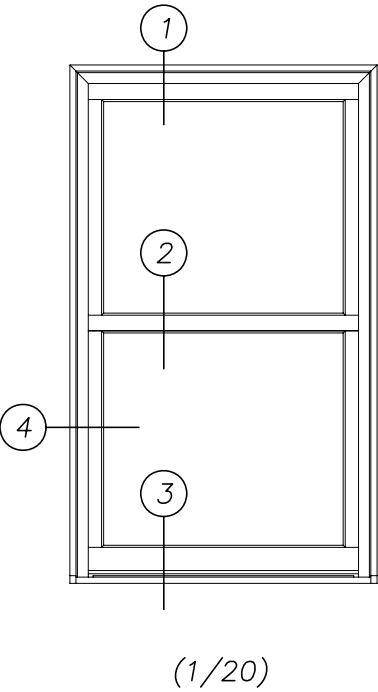
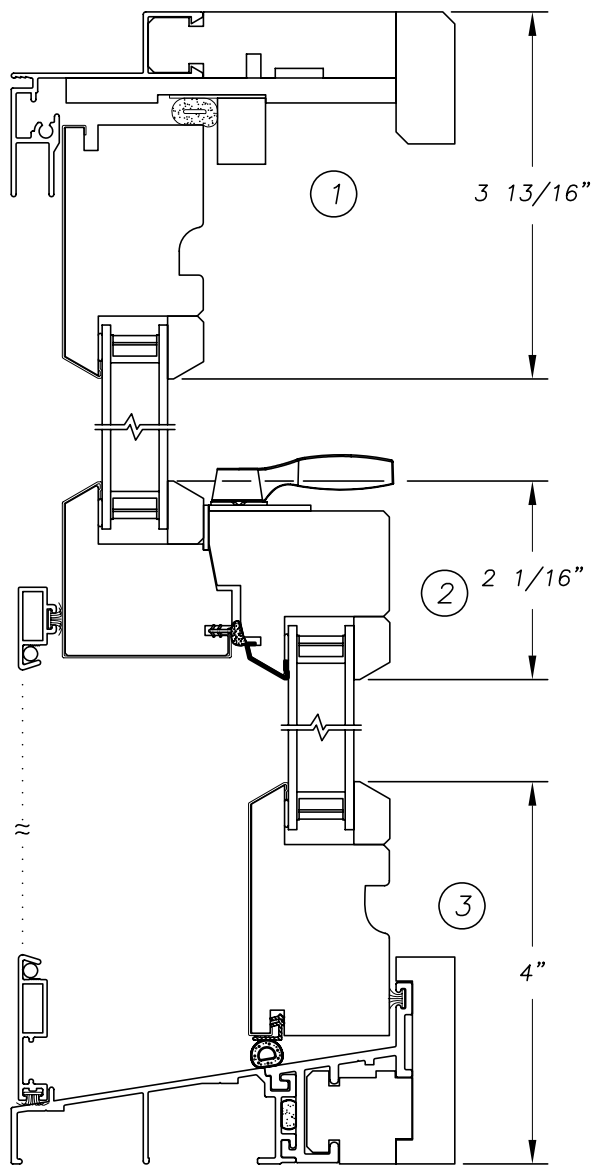
Harvey Building Products
Majesty New Construction
Double Hung
(1/2 Scale)



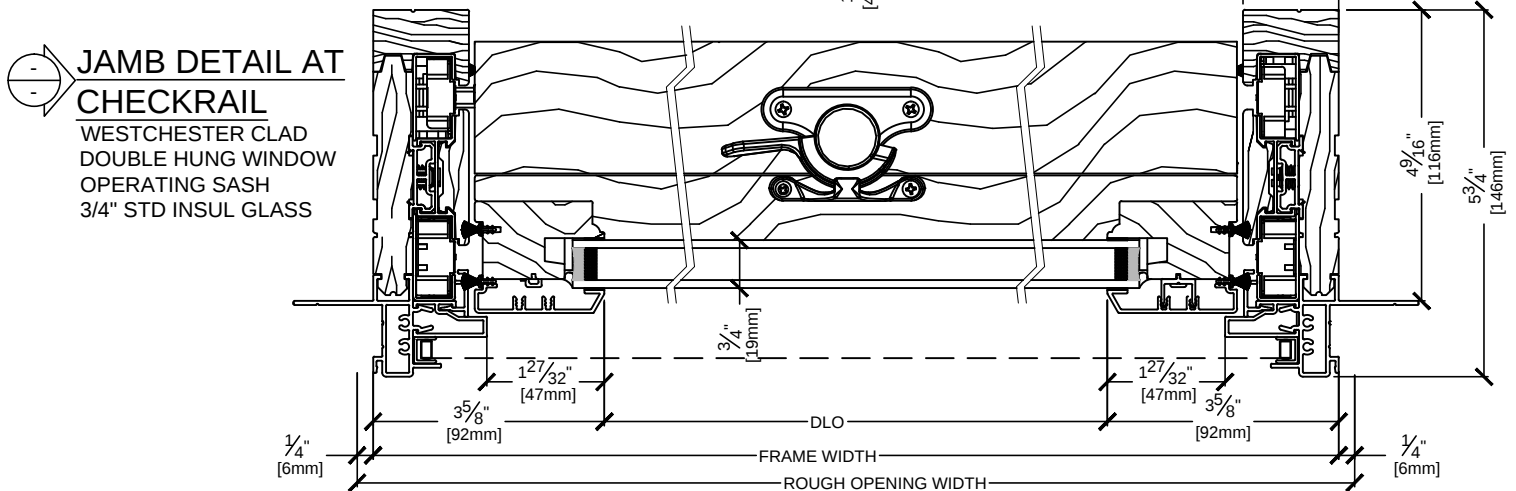
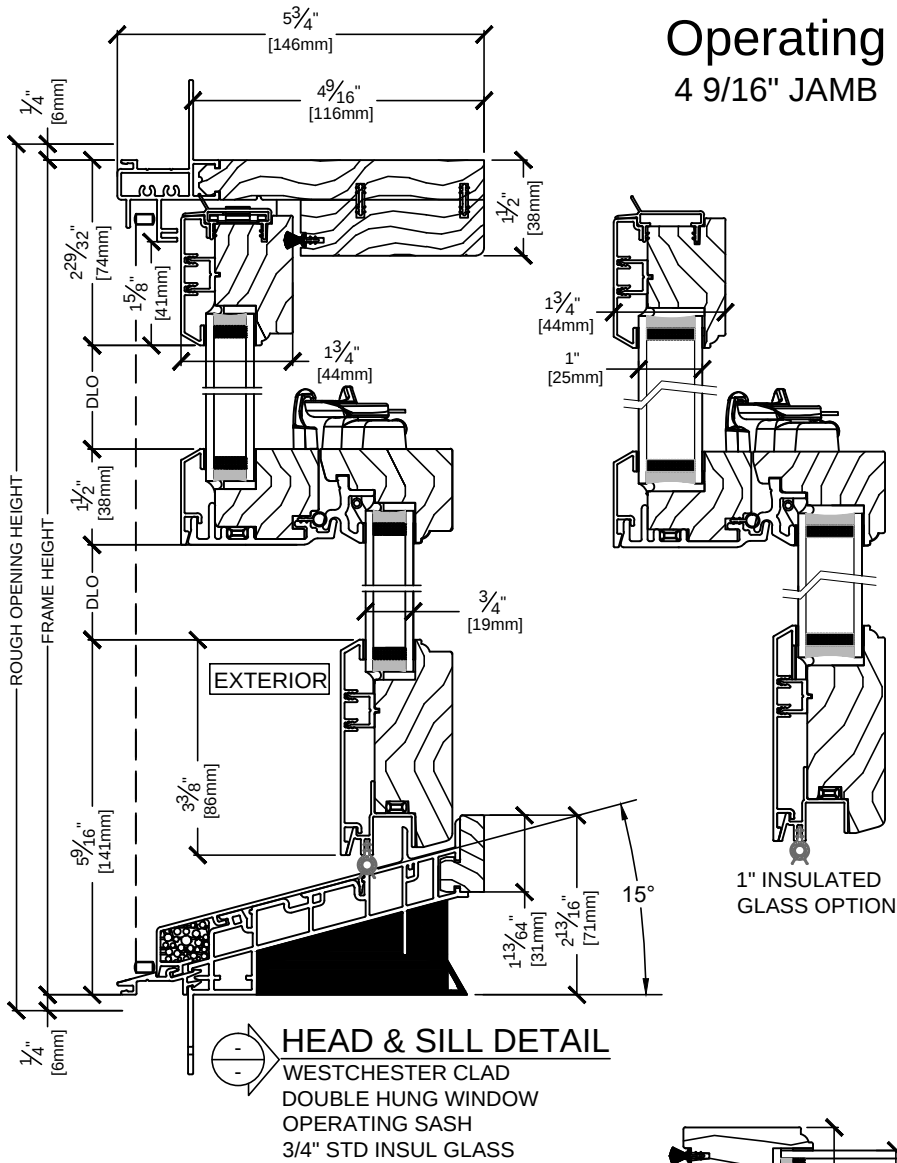
Harvey Building Products
 Majesty Replacement
 Double Hung
 (1/2 Scale)



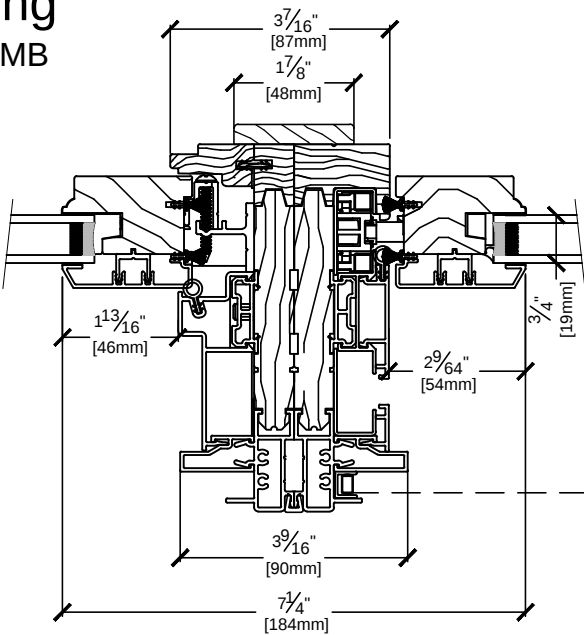
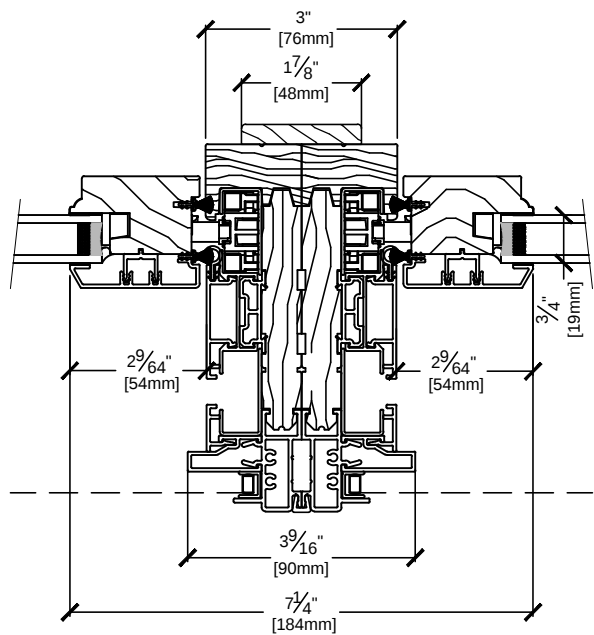
Harvey Building Products
 Majesty Replacement
 Double Hung
 (1/2 Scale)



Westchester Aluminum Clad Double Hung/Single Hung Scale: 4" = 1'



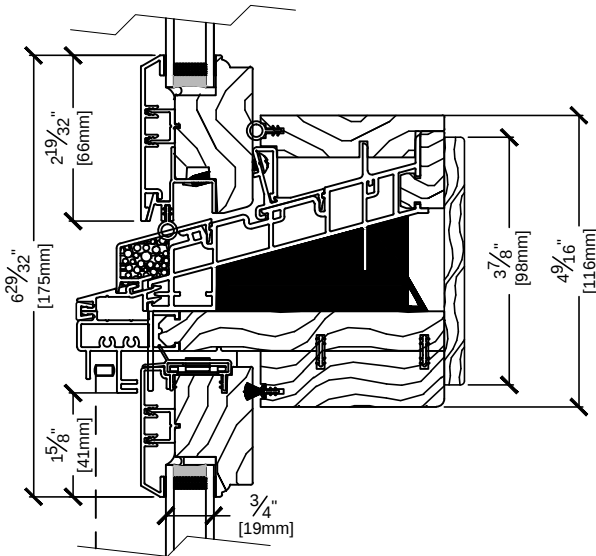
Operating
4 9/16" JAMB



TIGHT BOX MULL DETAIL
WESTCHESTER CLAD DOUBLE HUNG WINDOW
OPERATING SASH/OPERATING SASH



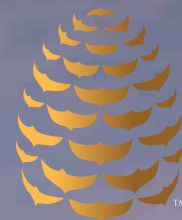
TIGHT BOX MULL DETAIL
WESTCHESTER CLAD DOUBLE HUNG WINDOW
PICTURE SASH/OPERATING SASH



TIGHT BOX STACK DETAIL
WESTCHESTER CLAD DOUBLE HUNG
TRANSOM OVER OPERATING

HISTORIC CHARM GOES MODERN

NEW WESTCHESTER
DOUBLE HUNG WINDOWS



SIERRA
PACIFIC
WINDOWS



AN UPGRADE TO A TRUE CLASSIC.

Cover Photo
Builder: Justin Fletcher Homes
Architect: Bruce Butler / By Design
Photographer: Irvin Serrano Photography



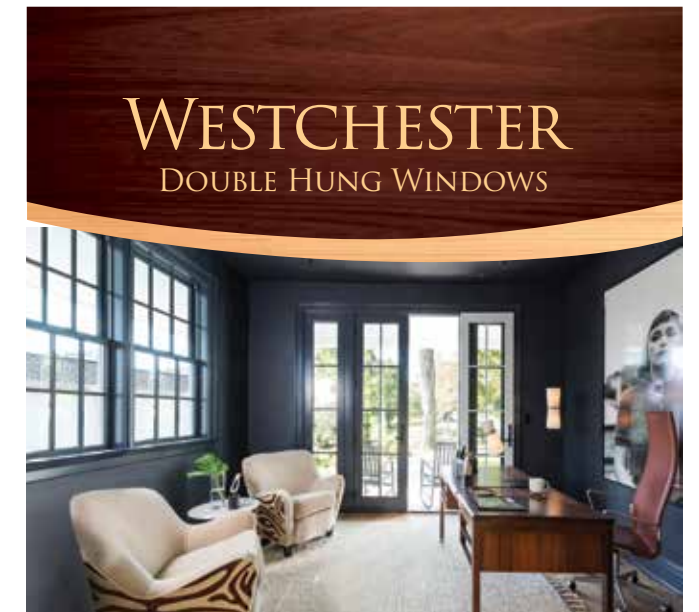
Thermally broken
sash construction.

PG50 performance rating
on most standard sizes.

0.28 U-value with dual insulated
Lo-E 366 and argon.

Bottom sash tilt latch
for easy cleaning.

60"x108" maximum
size for 1-3/4" sash.



This Old House | 2019 Idea House | Nat Rea

WESTCHESTER DOUBLE HUNG WINDOWS

The tireless work of our engineers and designers has paid off. Introducing our new Westchester Double Hung windows, a huge improvement to a classic look.

Designed to bring back the original charm of windows hand-crafted over a century ago, they offer narrower check-rail sightlines with updated structural and thermal performance. You'll also find many new patent pending innovations, including a traditionally styled combination sash lock.

The Westchester is crafted with fully clad exteriors using durable extruded aluminum.

A RARE COMBINATION OF CHARM AND TECHNOLOGY.



Innovating improvements to a timeless design, the Westchester is one of our highest performers, with structural and thermal performance ratings rarely found in the Double Hung market.

Yet each Westchester is built with historically accurate sash proportions, making it ideal for architecturally accurate renovations or for a touch of elegance in new construction projects.

Patent-pending sill end caps and drainage system.

Use for both residential and commercial applications.

Integral aluminum nail fin.

Patent-pending multi-point tilt latch.

Patent-pending traditionally styled combination sash lock.

Protected by CoreGuard® Plus wood preservative.

EXTERIORS DESIGNED TO LAST.

Clad exteriors are fully encased in low maintenance, heavy-duty, extruded aluminum that's at least twice as thick as roll-form cladding.

What's more, nearly all color finishes feature our environmentally friendly AAMA 2605 powder-coating, which leads the industry in durability and environmental safety. Our Textured Collection uses AAMA 2604 powder-coating to retain its rich texture.

As for colors? An industry-leading 75 choices along with some sensational textures allow you to add warmth, a bright splash or a new statement to your designs. We'll also custom match any color you choose.



COLORS INSPIRED BY NATURE.



Pricing may vary by collection.

THE ELEGANT LOOK OF TRADITIONALLY STYLED SASH LOCKS.

Historic accuracy even makes its way into the patent-pending sash locks, which are designed to match the traditional charm that works so well in both residential and commercial applications.

Watch the Westchester
"Opening Talks" video.



IN TWELVE BEAUTIFUL FINISHES.



Satin Brass



Bright Brass



Antique Brass



Polished Chrome



Satin Nickel



Brushed Chrome



Champagne



Bronze



Chestnut Bronze



White



Oil Rubbed
Forever Bronze

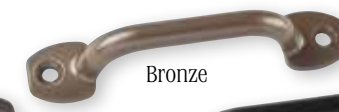


Matte Black

OPTIONAL HANDLES



White



Bronze



Oil Rubbed
Forever Bronze



Matte Black

OPTIONAL SASH LIFTS



White



Bronze



Oil Rubbed
Forever Bronze



Matte Black





Sierra Pacific is proud to be the only window company that manufactures its products with complete vertical integration. The full cycle makes use of every part of our wood resources, all the way down to bark and sawdust that's burned to create energy for the communities we call home.



THE AUTHENTICITY OF WOOD.

Rich, genuine wood give Westchester window interiors an authentic touch that makes a remarkable difference to interior spaces.

Choose from nine beautiful wood species to match your interiors perfectly. And if your design needs take you someplace else, not to worry. As long as it's workable, we'll make your windows out of nearly any species you like.



CHOOSE FROM NINE INTERIOR WOOD SPECIES, OR CUSTOM, AND THIRTEEN INTERIOR TRIM OPTIONS.

Maple

Alder

Mahogany

Cherry

Vertical Grain
Douglas Fir

Red Oak

Walnut

White Oak

Pine



Colonial
Shown in oak
3-1/2" wide



Regal
Shown in pine
3-1/2" wide



Provincial
Shown in oak
3-1/2" wide



Tudor
Shown in pine
3-1/2" wide



Heritage
Shown in oak
2-3/4" wide



Prairie
Shown in pine
2-3/4" wide



Tradesman
Shown in pine
2-1/4" wide



Tradesman II
Shown in pine
3-1/2" wide



Craftsman
Shown in oak
3-1/2" wide



Continental
Shown in oak
3-1/2" wide



Heritage II
Shown in pine
2-3/4" wide



Traditional
Shown in pine
2-1/4" wide



Contemporary
Shown in pine
2-1/4" wide

THE CHARM OF YESTERDAY, CUSTOMIZED FOR TODAY.



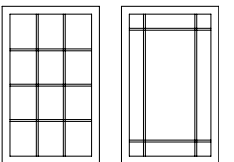
Starting with a classic shape, we give you many ways to make Westchester your own. And all of them are constructed with the meticulous craftsmanship that makes this double hung window a lasting enhancement to any space.

SIMULATED DIVIDED LITE PROFILES

A classic look that's energy-efficient.

	5/8"	7/8"	1"	1-1/4"	2"
Contemporary Clad					
Putty Clad					
Traditional Clad					

Your Westchester grilles can add a look as unique as you like, from our standard traditional and contemporary configurations to your choice of custom designs.





HIGHLY ENGINEERED FOR BETTER PERFORMANCE.

The Westchester maintains higher air, water and structural capabilities and improved thermal ratings even as we engineered larger sash sizes.

Triple glazed windows with argon have a U-value as low as .17. Dual glazed reach a U-value of .28 with LoE-366 and argon. Performance numbers like these demonstrate the rigorous engineering standards and technology that are built into the re-imagining of this classically designed window.



CHOOSE GLAZING PERFECT FOR YOUR ENVIRONMENT.

Low-E 366

Cardinal's triple layer silver product for superior performance. 95% UV protection. Solar heat gain coefficient of 0.27.* Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.



Low-E 366 with i89 Coating**

The same superior performance as regular Low-E 366, but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.



Low-E 340

Cardinal's newest glazing innovation. It has an amazingly low 0.18* solar heat gain coefficient to keep out the heat even in the blazing sun. Slightly tinted. Blocks 98% of UV rays. Less heat gain when it's hot, less heat loss when it's cold, and the best glare control under the sun. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.



Low-E 180 Passive Solar

A very high (0.70*) solar heat gain coefficient. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks cold and keeps in the heat. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.



Low-E 180 Passive Solar with i89 Coating**

The same superior performance as regular Low-E 180, but with the addition of i89 coating on the interior surface to increase insulating value. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.



Dual Pane Low-E

Insulated for improved energy efficiency. Single surface Low-E coating to reduce solar heat gain and block UV rays.



Triple Pane Low-E

Available in a variety of Low-E coating combinations for superior insulation and energy performance.



Insulated Glass

For moderate climates. Basic glazing with basic performance.

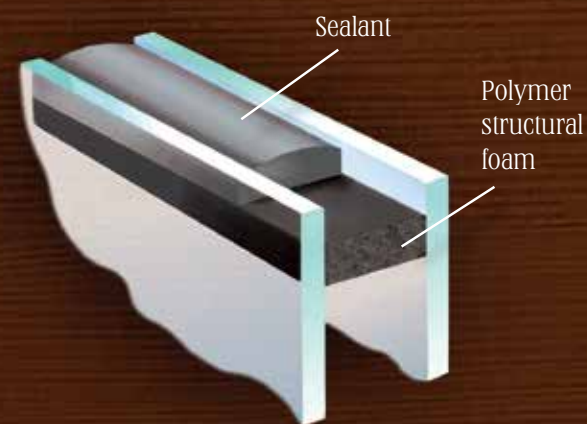
Sound Control

Reduces outside noise by as much as 50% while blocking 99% of damaging UV rays. Laminated for shatter resistance. Available insulated or non-insulated.



*All values shown are center of glass. **Interior surface coatings, also known as surface #4, are applied to the interior (room-side surface) of a dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for interior condensation.

No-Metal TrueWarm® Edge Spacer.



THE ADVANTAGE OF NO-METAL SPACERS.

One of the technological advances that makes our Westchester windows perform so well are patented No-Metal TrueWarm® Edge spacers.

Many window manufacturers use aluminum spacers between their panes of glass. These conduct cold and heat, and that's not good for thermal performance.

Our no-metal warm edge spacers are 100% polymer structural foam, for excellent thermal performance and a superior seal.



ADD DECORATIVE GLASS.

Further customize your Westchester windows with tinted, patterned, obscure or other specialty glass. It's a smart choice for privacy, security or just design preference.



Gluechip



Obscure



Rain



Narrow Reed



Spray Lite*

*Available on select products.



Satin Etch



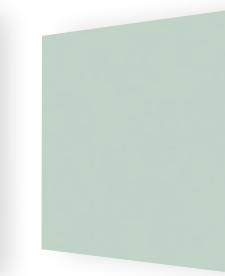
White Laminated



Bronze Tint



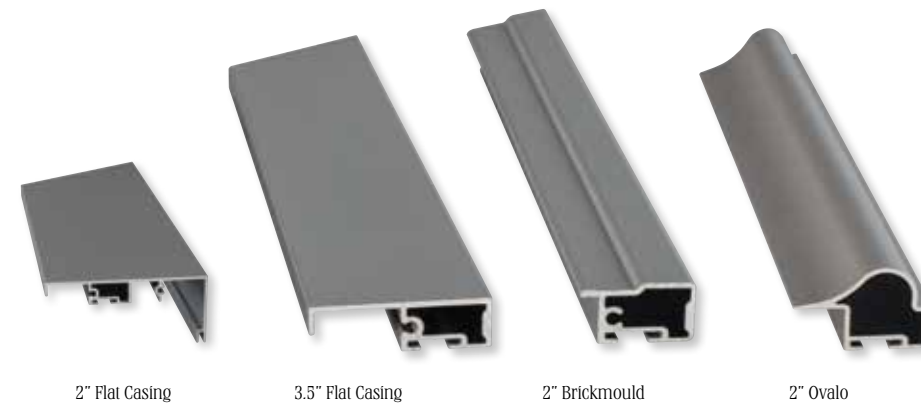
Gray Tint



Green Tint

EXTERIOR TRIM PROFILES AS IMPRESSIVE AS THE WINDOWS.

The Westchester exterior trim profile system comes in four available styles that snap in place on the frame with a clip system. No through-frame anchors or excessive nail holes, leaving you an integrated frame that gives homeowners the flexibility to choose the aesthetic they want.

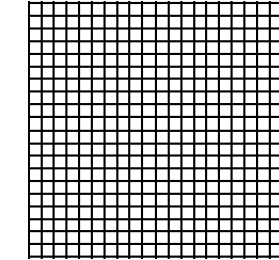


SEVERAL SCREEN CHOICES

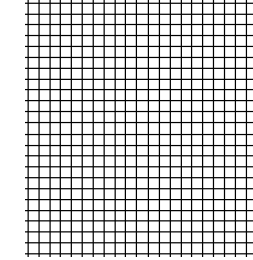
Screens have an aluminum frame which matches the exterior clad color. You can choose your screen mesh, from standard fiberglass to the improved visibility and even smaller insect barrier of BetterVue® or UltraVue™.



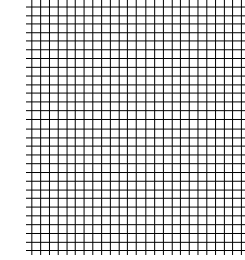
Standard metal screen.



Standard



BETTERVUE
IMPROVED VISIBILITY INSECT SCREEN



ULTRAVUE
EXCELLENT VISIBILITY INSECT SCREEN



FLEXSCREEN

Hidden and beautifully simple, FlexScreen is the first screen of its kind made of flexible spring steel to fit firmly into screen tracks. No screen frames, no hardware, just refreshingly easy installation.



EARTH-FRIENDLY. MORE
THAN AN APPROACH,
AN OBLIGATION.

All materials in the production of Sierra Pacific windows and doors are highly valued and responsibly used. This includes the select wood that comes from over 2 million acres of forestland owned by our parent company, Sierra Pacific Industries. Thanks to advancements in “sustained yield” forest management and timber harvesting, we will nearly triple the amount of wood growing on our lands in the next 100 years.



SierraPacificWindows.com | 800-824-7744 | A Division of



Instagram Follow us @SierraPacificWindows

We reserve the right to change product specifications without notice. Photography used may not represent current product features and options. Sierra Pacific windows and doors are successful thanks in part to our unique patents. Visit spi-ind.com/ip to learn more. #971102-8/20

Replacement Window Guidelines for Historic Buildings

Anatomy of a Window

from Pacific Grove (CA) Architectural Review Guidelines

Anatomy of a Double-Hung Window

From The Old House Journal

From Sierra Pacific Windows

From Sierra Pacific Windows

For historic wood windows, the following shall be undertaken prior to consideration of replacement:

1. **First, Maintain** distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property;
2. **Then, Repair** in kind deteriorated historic features rather than replace them whenever possible; and
3. **Finally, Replace** only what is beyond repair and where the severity of deterioration requires replacement.

When these alternatives have been considered, the following steps will guide the choice of replacement windows:

- Limited extent. Wholesale replacement of windows should only be considered in cases of extreme failure.
- Match dimension and design, including profile, muntins/mullion pattern, size, stile and rail dimensions. Unusual or ornamental windows shall be retained. If not true divided light, factory-adhered muntins on the exterior are acceptable. Between-the-glass grilles are not acceptable.
- Retain or replicate exterior framing and trim.
- Match existing window style (i.e. double hung, awning, transom, etc). Replacement casement windows are acceptable with a factory-adhered dividing bar (and muntins pattern, as appropriate) to visually replicate the appearance of a double-hung window.

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

Matt Bushey, Chair
Ron Wanamaker
Emily Morse
Jay White
Kathleen Ryan, Alternate
Vacant, Alternate



DESIGN ADVISORY BOARD Tuesday April 12, 2022 3:00 PM

Minutes

Present: Matt Bushey (Chair), Ron Wanamaker (Vice Chair), Jay White, Emily Morse, Kathleen Ryan (alternate)

Absent: None

Staff present: Mary O'Neil, Scott Gustin

Guests: Ann Vivian, GVV Architects

Eric Stefaniak, Acme Glass

Sean Sweeney, Able Paint and Glass

Noah Boetsma and April Bolin, Windows and Doors by Brownell

Sharon Bushor, former City Councilor for Ward I

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-21-810; 175-177 South Union Street (RH, Ward 6S) Njama Braasch / Ruth Latshaw

Rehabilitation after fire damage; converting from 2 family to 1 family (Mary O'Neil, Project Manager)

Motion by Jay White: I move we approve the application as proposed, with the following conditions:

1. Simulated divided lights added to south facing windows in the historic block;
2. The chimney on the south ell of the main façade shall be retained.

2nd: Emily Morse

Vote: 5-0

Motion carries.

Session II – 3:45-4:30 PM

DAB - Windows discussion

Present: Eric Stefaniak (Acme Paint and Glass); Sean Sweeney (Able Paint and Glass); Noah Boetsma and April Bolin (Windows and Doors by Brownell); Sharon Bushor (former City Councilor);. Also online: Matthew ?,

Discussion resumed by Mary O'Neil; Noah and April from Windows and Doors by Brownell were invited to show their product samples and discuss details and construction techniques. There was very broad discussion about what are important considerations for window

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).

replacement with historic structures (character, appearance, detailing, dimensional standards of rail, stile, etc, thermal qualities, operability, life expectancy, glass weight, paint acceptance, glazing.) The question of specifying materials came up, with a general reluctance to limit materials if the dimensional standards and aesthetic match the existing historic window. There was a discussion of butt joint joinery versus mitered corners, and the value of construction technique to preserving visual qualities of historic windows. Jay asked for “crispness” in detailing, which staff determined to be difficult to define and regulate.

Sean from Able brought up affordability, which would open the breadth of possibility for window replacement options. The Board discussed construction techniques vs craftsmanship.

Matt prefers the option to craft the policy as applicable to properties listed on the state or National Register alone, rather than those eligible. Scott Gustin said that would require a zoning ordinance change, as the language is within the CDO.

After much discussion and question/answer period with the group, the assembled group discussed the draft policy language presented by staff. The word “extreme” is recommended for omission relative to the threshold of failure. The conversation will continue at the next warned meeting to potentially create a policy relative to window replacement.

I. Adjournment 5:25 PM.