

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

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



DESIGN ADVISORY BOARD Tuesday March 13th, 2018 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I – 3:00 PM – 3:30 PM

18-0718CA; 176 North Winooski Ave (NMU, Ward 2C) Arthur Chukhman
3rd unit addition to existing duplex
(Project Manager: Ryan Morrison)

Session II – 3:30 PM – 4:00 PM

18-0294CA; 24 Front St (RM, Ward 3C) Liam Flynn and Sarah Woodard
Continued Review: Second story addition to rear of existing single family home
(Project Manager: Mary O'Neil)

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

Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401
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David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP18-0294CA; 24 Front Street
Date: March 13, 2018

File: ZP18-0294CA
Location: 24 Front Street
Zone: RM **Ward:** 3C
Date application accepted: September 15, 2017, deemed incomplete. Additional material submitted November 9, 2017.
1st DAB review: November 28, 2017
Revised plans received: February 13, 2018
Applicant/ Owner: Liam Flynn + Sarah Woodard.
Request: Second story addition attached to existing single family house.



Background:

- Non-applicability of Zoning Permit Requirements **11-0539NA**; remove 14 wood double hung window sashes and replace with new. BLP project. January 2011.
- ZBA HO 96-040; Conditional Use Home Occupation to utilize 173 sf of 1400 sf house for writing, editing, camera-ready documents and reports. Approved February 20, 1996.

Overview: This is a continued review for a proposed 2nd story addition (352 sf) atop an existing single story addition. The application was originally incomplete until the owner was able to provide setback averages of four neighboring properties to determine whether the proposed addition met required setbacks, or would be forwarded to the DRB. Ultimately the north setback was determined and the review may continue administratively.

The DAB reviewed initial plans at their November 28, 2018 meeting and provided encouragement to the owners in their plan but requested more fully developed drawings and information. Subsequently, staff contacted the owners and informed them that there was decision precedent for denial for the manner in which the addition was designed (addition taller in height than the existing historic building.) Administrative, DRB and Superior Court decisions had consistently denied adding building volume that was higher than the existing historic structure. Staff encouraged redesign to be consistent with the prior decisions.

The architect working with the owners provided the attached drawings via email February 13, 2018 as a “feeler” to see if they were moving in the right direction. Staff again provided encouragement, and asked when the plan would be ready to schedule. The architect felt they were not as yet ready.

The property owner called March 2, 2018, and asked to move forward.

24 Front Street was constructed by John Roberts, a prolific Burlington builder/carpenter c. 1888. His cottages were scattered around Burlington, and easily identifiable by their gable front, side porch entry and highly decorative shingled designs. Although the house has not been listed on the state or National Register of Historic Resources, it is eligible under Criteria A, B and C. See Section 5.4.8, below.

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:

As the proposal is for a 2nd story addition, no alterations are proposed to the topography or landscaping of the parcel. Not applicable.

(b) Topographical Alterations:

Not applicable.

(c) Protection of Important Public Views:

No protection is offered for public views from or through private parcels. Not applicable.

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(d) Supporting the Use of Renewable Energy Resources:

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

(e) Brownfield Sites:

Not applicable.

(g) Provide for nature’s events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site

disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Not applicable.

(h) Building Location and Orientation:

No alteration to the location or orientation of the principal structure is proposed. The orientation of the proposed second story addition (now a cross gable) makes it less visible than the original plan above the existing ridge of the historic house.

(i) Vehicular Access:

No change proposed.

(j) Pedestrian Access:

No change proposed.

(k) Accessibility for the Handicapped:

While encouraged, handicapped accessibility is not required for single family homes. Any ADA requirements are under the jurisdiction of the building inspector.

(l) Parking and Circulation:

The submitted site plan shows 1 parking space, but the Conditional Use application of 1996 submitted that 2 spaces were available in the driveway. This must be clarified.

No change is proposed that would require additional parking.

(m) Landscaping and Fences:

No changes are proposed to the existing landscaping. Not applicable.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

No additional lighting has been included in the submission packet. If any additional lighting is proposed, spec sheets and illumination information needs to be provided for review.

(p) Integrate infrastructure into the design:

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

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall

be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

No HVAC or other mechanical equipment is noted within the submission documents. If any mechanical equipment is proposed, specification sheets and building elevations/roof plan as applicable shall be submitted for review.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The revised plan more comfortably settles the new building area without negatively inflating building mass and height. Its scale and height are more consistent with and sensitive to the existing building.

2. Roofs and Rooflines.

A cross gable front roof is proposed, in perpendicular orientation to the existing roof, successfully masking the new building area into an enclosed space turned away from the building front.



3. Building Openings

From the submitted “Proposed Side El.(South)” plan, paired window openings are proposed for the side (south) elevation, no windows on the 2nd floor north. The rear (east) elevation shows four double hung windows, consistent with the character of the building.

(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. See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The re-orientation of the new building mass has comfortably fit the new area stop an existing structure, without disturbing the recognizable characteristics of the Roberts House.

As before, building (sheathing, trim) materials have not been identified and must be.

(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.

No material information has been provided, and is required.

(f) Reduce energy utilization:

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

(f) Make advertising features complementary to the site:

Not applicable.

(g) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

All construction shall meet applicable building and life safety code as defined by the building inspector and/or fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

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

Although 24 Front Street is not listed on the State or National Register of Historic Resources, it is identified as a John Roberts house, constructed before 1889. In applying the National Register Criteria for Evaluation, 24 Front Street meets eligibility Criterion A (associated with events that

have made a significant contribution to the broad patterns of our history); Criterion B (associated with the lives of persons significant in our part), and Criterion C (Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.)

Prior review included information from *Historic Guide to Burlington Neighborhoods*, Vol. III, and an educational flyer produced by UVM's Historic Preservation Program about John Roberts and his work.

(b) Standards and Guidelines:

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.*
24 Front Street was constructed as a single family home; a use that is proposed to continue.

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

John Roberts houses are distinguishable by their modest size, relatively steep roof slope with gable front orientation, side porch entries and highly characteristic ornamental and graphic arrangement of sheathing, window trim, barge boards, and porches. All those features remain intact here, despite the large one story rear addition. The proposed 2nd story rear addition now sits as a cross-gable, more comfortable engaging the new building volume atop the existing structure. This is a method that has been employed on other, similar residential buildings and is successful in its compatibility and sensitivity to the existing home.

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.*
No conjectural features are proposed.

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

The one story rear addition was an earlier modification confirming what has been demonstrated on many of the Roberts houses (most about 975 sq. ft.); their small size eventually spurs the desire for additional living space. That earlier addition is done with a light hand that is not immediately discernable from the streetfront. Revised plans for the 2nd story addition have minimized the visual and spatial impact of the new building volume, and are consistent with other additions to Roberts' Houses here in Burlington.

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

Although the submitted photographs are a shielded view of the house, a photo taken in 2010 demonstrates the retention of the major elements of the Roberts exterior. It has not been confirmed if the slate roof is to be retained. More information is needed, particularly about building height and sheathing/trim materials.

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

The proposal is not for replacement of failed historic materials, but for a structural addition.

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.

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

Not applicable.

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

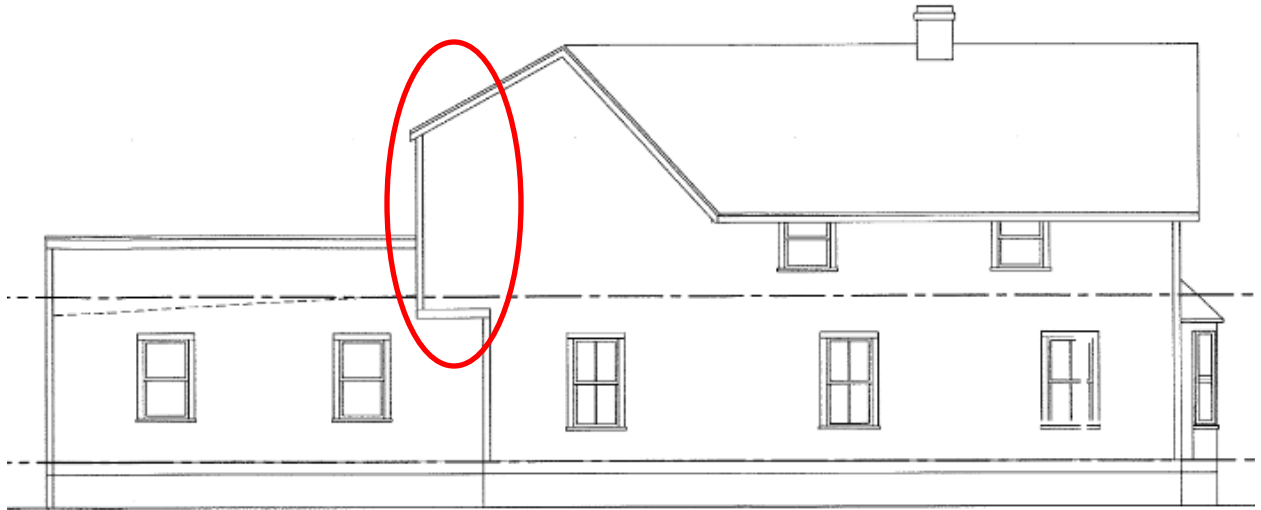
The proposed new addition quietly increases the building volume without detracting from the essential characteristics of the building's identity. Many of the Roberts houses have been the subject of building addition (see Mansfield Avenue, Loomis Street) demonstrating that careful arrangement and orientation can successfully achieve new living space without sacrificing the character of the original structure. The solution presented is successful in maintaining building character, massing, and scale. A change in roof material on the new roofline will clearly discern the cross gable as new construction.

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.*

Although unlikely to occur, it may be possible to consider the proposed addition reversible; leaving the original structure intact.

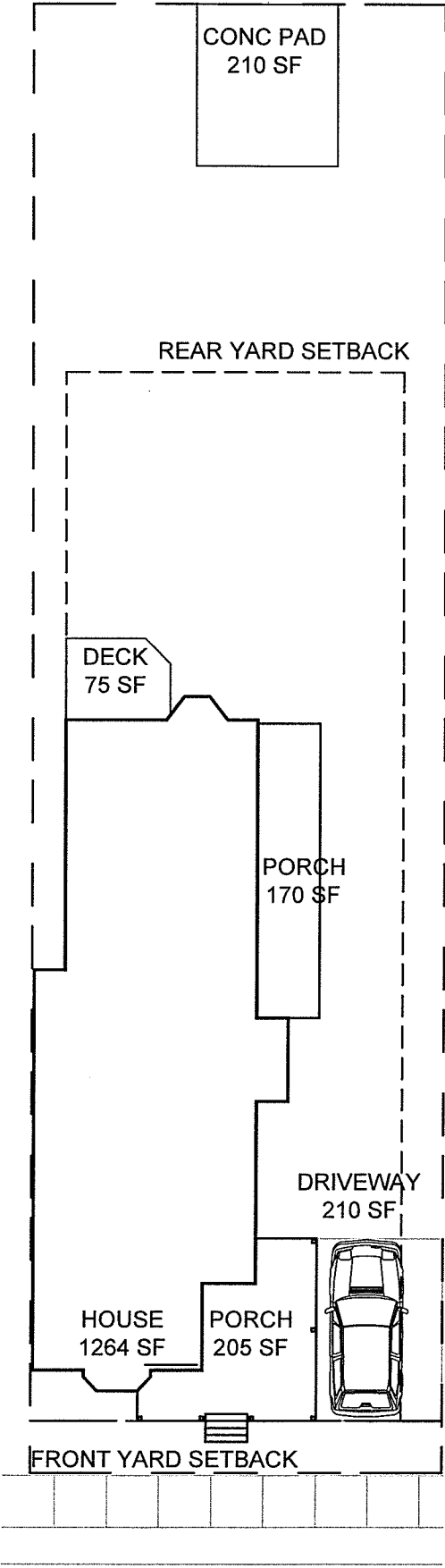
Items for the Board's consideration:

1. **There is a fundamental problem with new building mass encroaching into a required setback.** It has been determined, by average, that the north setback is 1.7'. Any new development must observe that required setback. It cannot exercise the existing, non-conforming building setback of 1.2-1.5'. Eavelines may encroach, but building mass may not. This may require some paring of the north elevation.



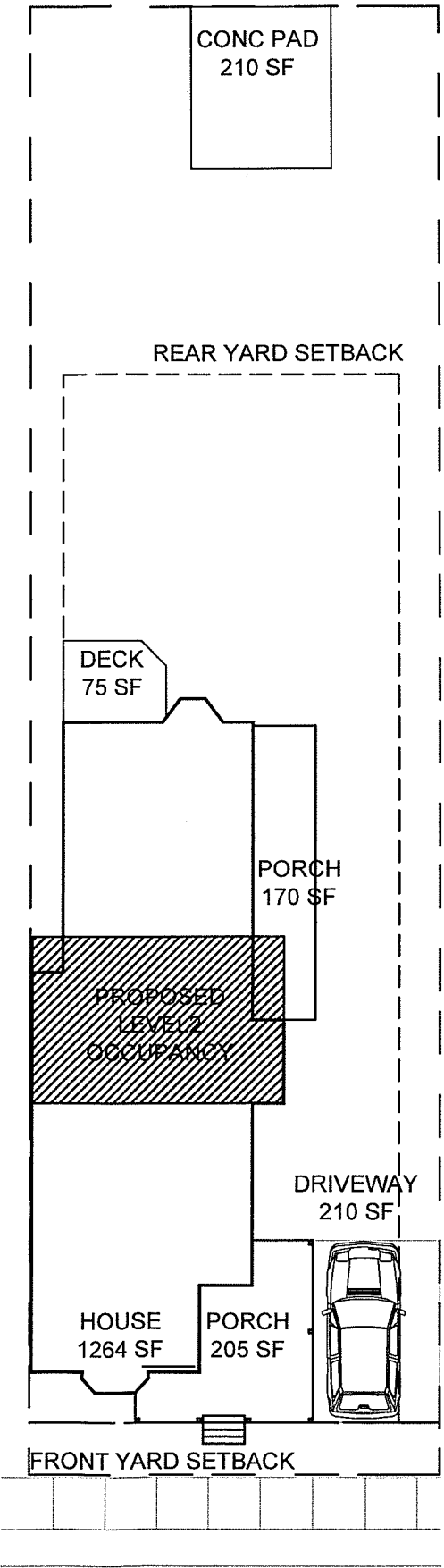
2. Submission materials should be supplemented to provide additional information. Toward that end, the following are needed:
 - (a) Proposed building materials, including sheathing and trim;
 - (b) proposed building height;
 - (c) Net new habitable area;
 - (d) New roofing material and whether the slate roof will be retained, and
 - (e) lighting information, if any new fixtures are proposed.
3. The applicant shall confirm the existing use of the property. (A 1996 permit was issued for a home occupation. Does this still exist?)
4. Any vertical expansion within a required setback requires DRB review (Section 5.3.5(A) 1.) . The application materials and analysis have defined a required northerly setback of 1.7'. The owners indicate that the existing house is 1.2-1.5 feet from the property line. To vertically expand within the required 1.7', DRB review is required.
5. All new construction is required to meet the Guidelines for Energy Efficient Construction per the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
6. No request for an addition to the existing structure shall imply or be considered approval of an additional residential unit.
7. Standard Permit Conditions 1-15.

My email 2/13/18



DISTRICT:	= RM
LOT SIZE:	= .1270 ACRES - 5,532 SF (per City Property Database)
EXISTING COVERAGE PRIMARY	= 1484 SF (26.8% COVERAGE)
ALLOWABLE COVERAGE PRIMARY	= 2213 SF (@ 40%)
EXISTING COVERAGE ACCESSORY	= 660 SF (11.9%)
ALLOWABLE COVERAGE ACCESSORY	= 553 sf (@10%)
TOTAL COVERAGE	= 2134 SF (38.6%)
BUILDING HEIGHT (ALLOWABLE)	= 35'
BUILDING HEIGHT (ACTUAL)	= 25' (MIDPOINT OF NEW GABLE)
SETBACKS:	= AS SHOWN ON PLAN

PROPOSED SITE PLAN



DISTRICT:	= RM
LOT SIZE:	= .1270 ACRES - 5,532 SF (per City Property Database)
EXISTING COVERAGE PRIMARY	= 1474 SF (26.6% COVERAGE)
ALLOWABLE COVERAGE PRIMARY	= 2213 SF (@ 40%)
EXISTING COVERAGE ACCESSORY	= 660 SF (11.9%)
ALLOWABLE COVERAGE ACCESSORY	= 553 sf (@10%)
TOTAL COVERAGE	= 2134 SF (38.6%)
BUILDING HEIGHT (ALLOWABLE)	= 35'
BUILDING HEIGHT (ACTUAL)	= 20'-3" (MIDPOINT OF MAIN GABLE)
SETBACKS:	= AS SHOWN ON PLAN

EXISTING SITE PLAN



Struktur, PLLC
47 Maple Street, Suite 304
Burlington, VT 05401
802.540.0774

WOODARD / FLYNN RESIDENCE

SITE PLANS

DATE: 2.13.18
SCALE: AS NOTED

DRAFT

PZ.

By email 2/13/18
Said "they aren't ready
to proceed."



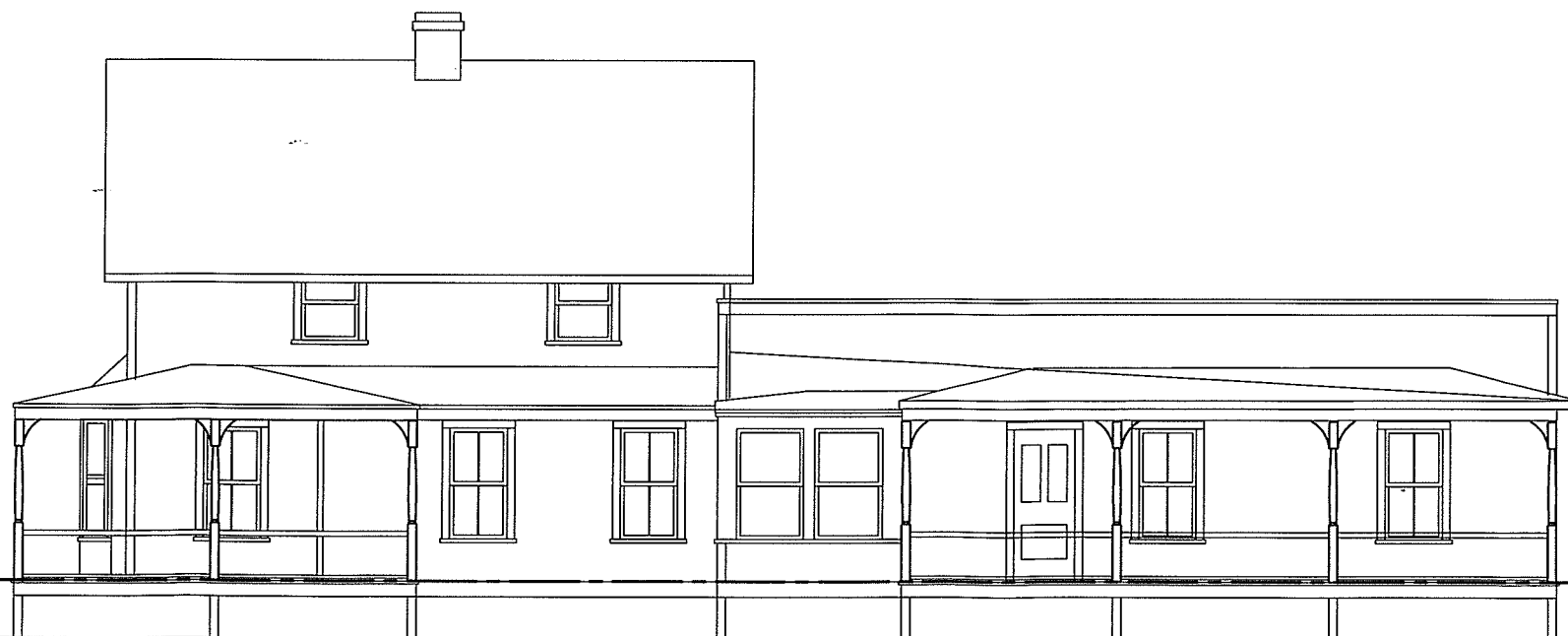
PROPOSED FRONT EL. (WEST)



PROPOSED SIDE EL. (SOUTH)



EXG FRONT EL. (WEST)



EXG SOUTH SIDE EL. (SOUTH)

DRAFT



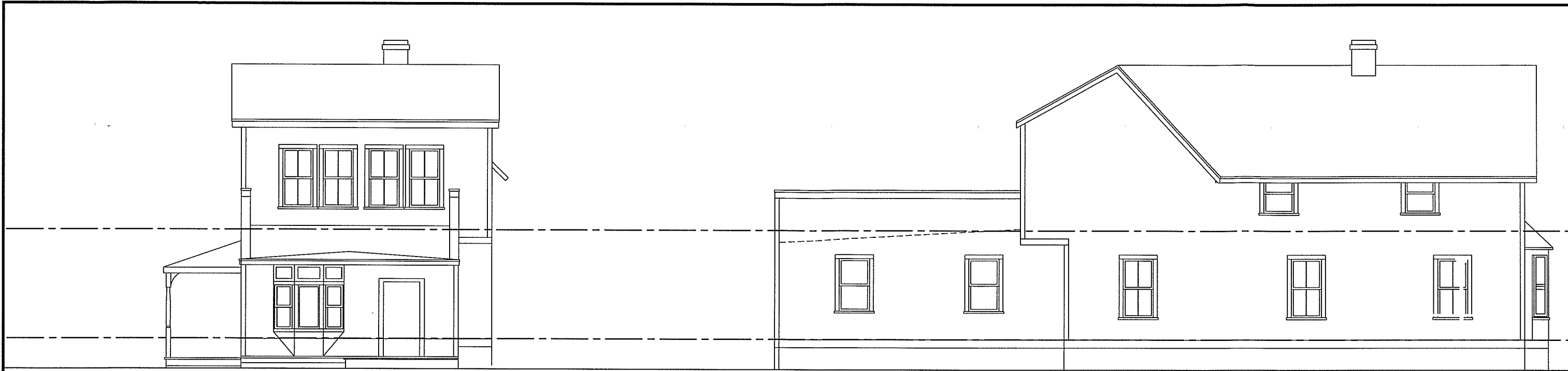
Struktur, PLLC
47 Maple Street, Suite 304
Burlington, VT 05401
802.540.0774

WOODARD / FLYNN RESIDENCE

ELEVATIONS

DATE: 2/13/18
SCALE: AS NOTED

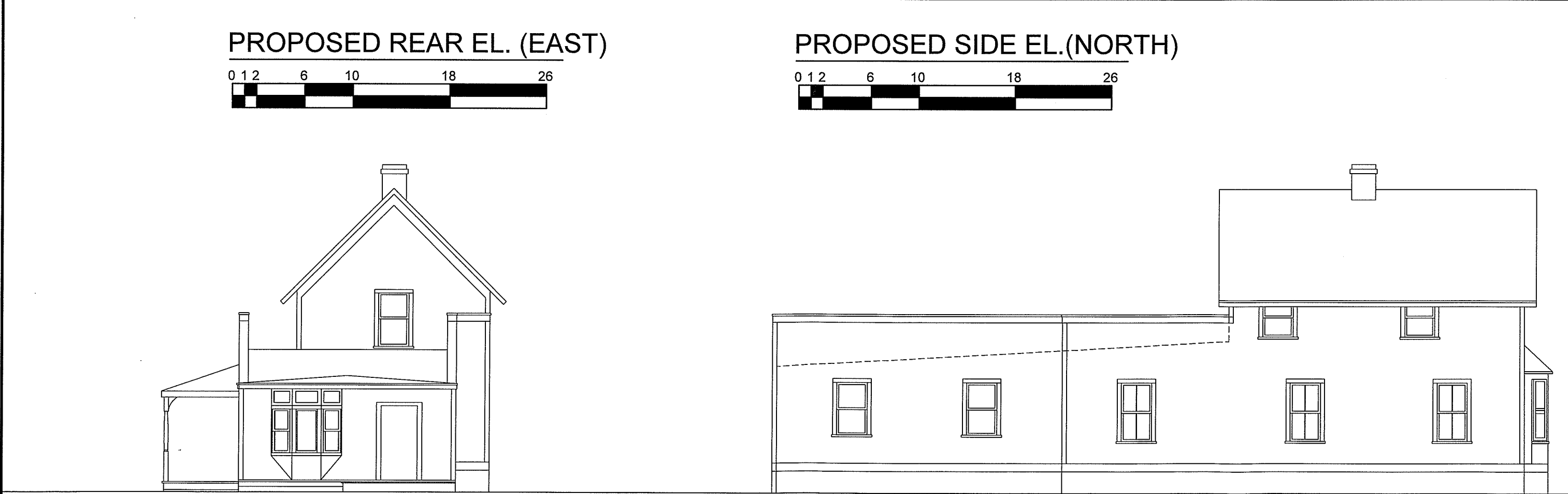
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PROPOSED REAR EL. (EAST)



PROPOSED SIDE EL.(NORTH)



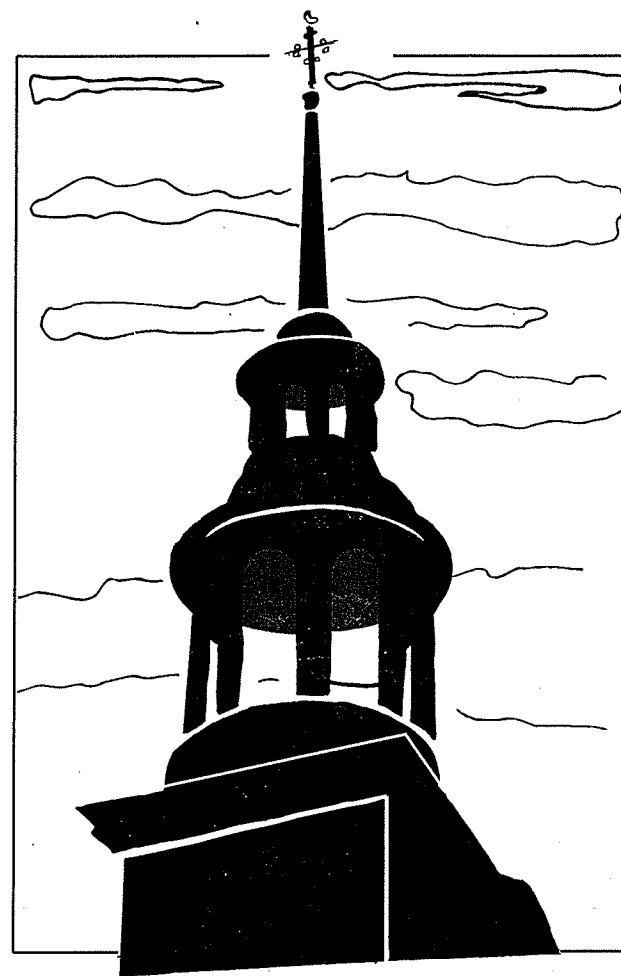
EXG REAR EL. (EAST)

EXG SIDE EL. (NORTH)

DRAFT

HISTORIC GUIDE
TO
BURLINGTON
NEIGHBORHOODS

VOL. III



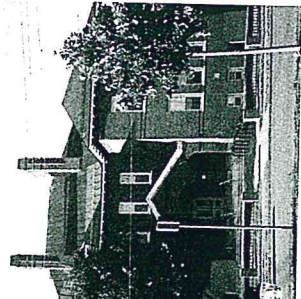
CHITTENDEN COUNTY
HISTORICAL SOCIETY



In the first half of the 19th century known as "North Bend Street" seasons. Residents asked for a in the fall of 1956 and the Board approved. In March of 1957 new went up proclaiming it to be "ive."

Archibald Street

D. WHEELER SCHOOL
Archibald Street
e very north end of Elmwood school honors Burlington's long — 1880-1902) Superintendent ary O. Wheeler.
Burlington architect W.R.B. school, similar to Adams on tree, occupies a unique site, ree sides by Spring, Archibald ets.



city purchased the old French (see Vol. I, pp. 197-98) to house elementary school population in nd. In 1904 the old chapel was d to be replaced with this sub- r classroom structure.

The addition contains eleven classrooms, a library and a community/facilities room. It was built in the winter of 1965-66.

South Willard Street

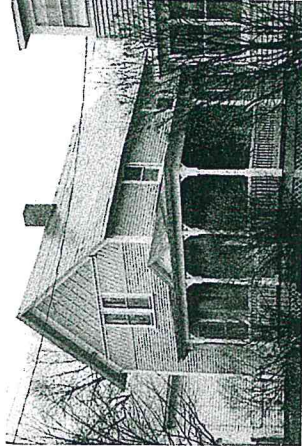
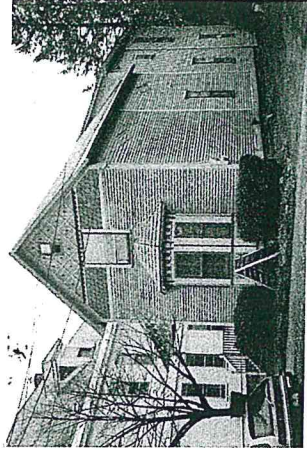
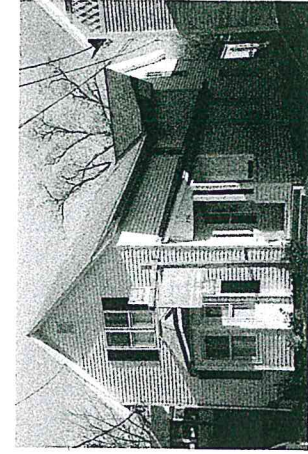
JOHN ROBERTS HOUSE
#227 South Willard Street
Burlington contractor and builder John Roberts erected this house in 1880 for his own residence. It is a distinctive square Italianate building, distinguished by its clean lines and ordered facade and was probably a decade out of style when it was built.



Roberts was a prolific builder of workers' housing in Burlington at the end of the 19th century.

Childs Gazetteer included only a paragraph about him in 1883 (p. 106)
John W. Roberts, carpenter and builder, located on South Winooski Avenue, commenced business here about four- teen years ago (ca. 1869) and now employs about twenty men.

The city directory first lists him as a con- tractor and builder in 1889/90. His interest and obvious delight was to build single family homes. These houses represent a type that came to the fore across the country in the



Roberts cottage style was only one of many types he constructed. Larger and more expensive dwellings, resembling small mansions, are

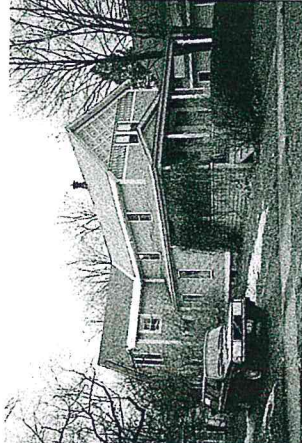
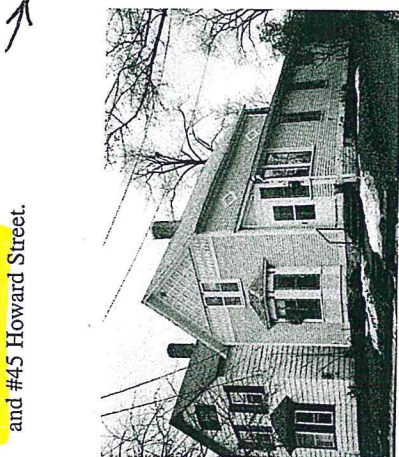
decades of the 1870s and 1880s. These cot- tages are scattered around Burlington, appar- ently wherever Roberts could purchase prop- erty, and were built on speculation.

All of these houses are functionally designed. They represent a standard house type: a one and a half story cottage in the pop- ular Queen Anne Style. The framed structure turns the gable end toward the street, with a side entrance and a distinctive bay window in the facade. Roberts dressed up the house by adding a small side porch and elaborate orna- mentation: fish scale shingles, crisscrossed stickwork in diamond motifs and window brackets. Sometimes there is also a diamond found on the side wall of many of them.

At least 50 of these residences still stand scattered about Burlington. Roberts built them for as little as \$900 each.

Well preserved examples of the houses can be found at:

- #239 Loomis Street
- #69 Mansfield Avenue
- #250 North Winooski Avenue
- #354 North Street
- #24 Front Street
- and #45 Howard Street.



WRITTEN BY TARA HARRISON
OCTOBER 2003



235 LOOMIS STREET

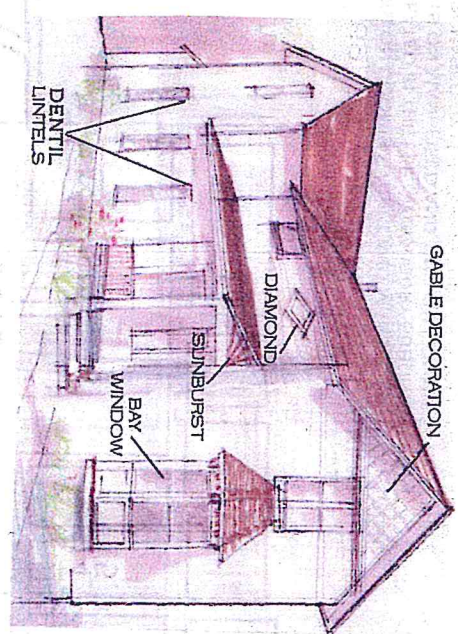
A WALKING TOUR BURLINGTON, VT

JOHN ROBERTS' HOUSES:

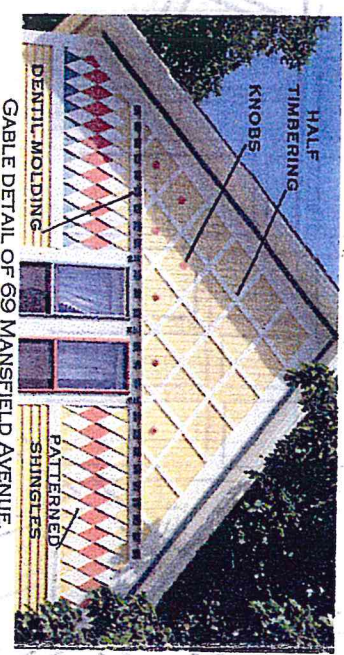


BUILDING CHARACTERISTICS - QUEEN ANNE DETAILS

MANY OF THE HOMES BUILT BY JOHN ROBERTS HAVE SIMILAR PLANS WITH VERY DISTINCTIVE DECORATIVE DETAILS, REFLECTIVE OF THE POPULAR QUEEN ANNE STYLE. THE BUILDINGS HAVE SIMPLIFIED RECTANGULAR OR L-SHAPE PLANS, WITH PATTERNED SHINGLES, HALF-TIMBERING AND KNOBS DECORATING THE GABLE FRONT END. THE FIRST FLOORS GENERALLY FEATURE BAY WINDOWS AND FULL OR SIDE ENTRY PORCHES, OFTEN WITH TURNED POSTS. DENTIL LINTELS TOP THE WINDOW AND DOOR OPENINGS, WHILE DIAMOND SHAPED STICK-WORK TRIMS THE SIDES. CHARACTERISTIC BUILDING MATERIALS INCLUDE BALLOON FRAME STRUCTURES CLAD IN WOODEN CLAPBOARDS AND COVERED BY A PATTERNED SLATE ROOF.



THE BUILDINGS THAT DIVERGE FROM THE STANDARD ROBERTS' PLAN STILL FEATURE POPULAR QUEEN ANNE DETAILS INCLUDING FRONT PORCHES WITH TURNED POSTS, PATTERNED WOODEN SHINGLES, AND DENTILS.



PRESERVATION BURLINGTON IS A NONPROFIT ORGANIZATION THAT SEEKS TO PRESERVE THE ARCHITECTURAL, HISTORIC, AESTHETIC, AND ECONOMIC VITALITY OF THE CITY AS WELL AS IMPROVE THE LIVABILITY OF OUR NEIGHBORHOODS. IT PROVIDES A FORUM FOR COMMUNITY CONCERNS AND A MEANS FOR ADDRESSING THEM. PRESERVATION BURLINGTON IS INVOLVED WITH BOTH EDUCATION AND ADVOCACY. ACTIVITIES INCLUDE A HOMES TOUR AND AN AWARDS PROGRAM.



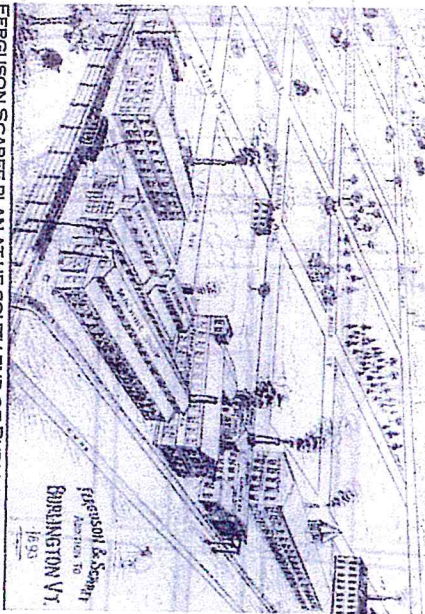
PRESERVATION BURLINGTON
PO BOX 481
BURLINGTON, VT 05402
802-238-2918
PRESERVE@PRESERVATIONBURLINGTON.ORG

PATTERN BOOKS

PATTERN BOOKS, DETAILING PLANS FOR HOMES IN THE LATEST ARCHITECTURAL STYLES, WERE WIDELY CIRCULATED BY THE TIME ROBERTS WAS BUILDING HOUSES IN BURLINGTON. THESE BOOKS ARE LIKELY PART OF THE REASON ROBERTS WAS ABLE TO INCORPORATE FASHIONABLE DETAILS ON HIS MODERATELY PRICED HOMES.

DEVELOPMENT PLANS

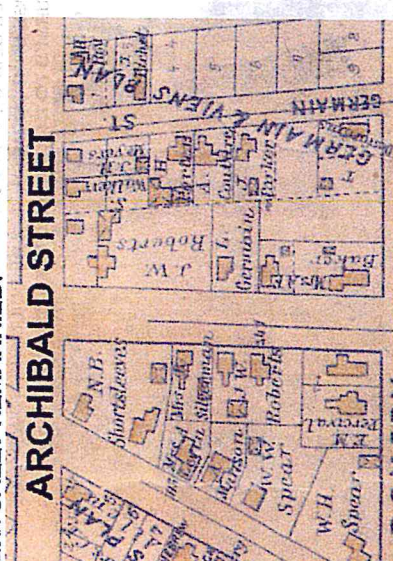
IN THE SECOND HALF OF THE 19TH CENTURY, BURLINGTON EXPERIENCED EXTENSIVE GROWTH. WITH THE EXPANSION OF THE RAILROAD INDUSTRY AND THE OPENING OF SEVERAL CANALS (PROVIDING A WATER ROUTE FROM CANADA SOUTH TO NEW YORK CITY) THE CITY POSSESSED TWO CONVENIENT METHODS OF SHIPPING. INDUSTRY FLOURISHED, ESPECIALLY LUMBER, AND THE POPULATION INCREASED, BOTH IN LABORERS AND SERVICE WORKERS. THE NEW MIDDLE AND WORKING CLASSES BEGAN TO SETTLE THE OLD NORTH END AND THE LAND EAST OF THE CITY CENTER. AT THIS TIME MANY LARGE ESTATE OWNERS, THROUGHOUT THE CITY, BEGAN SUBDIVIDING THEIR LANDS AND SELLING OFF LOTS.



FERGUSON SCARFF PLAN AT THE SOUTH END OF BURLINGTON, BOUND BY FLYNN AVENUE (N), HOME AVENUE (S), BRIGGS STREET (W), AND SHELBUERNE ROAD (E).

FINANCING

WHILE THE SUBDIVISION OF LARGE LAND PLOTS PROVIDED LOCATIONS FOR DEVELOPMENT, BUILDINGS WERE STILL NEEDED TO HOUSE THE

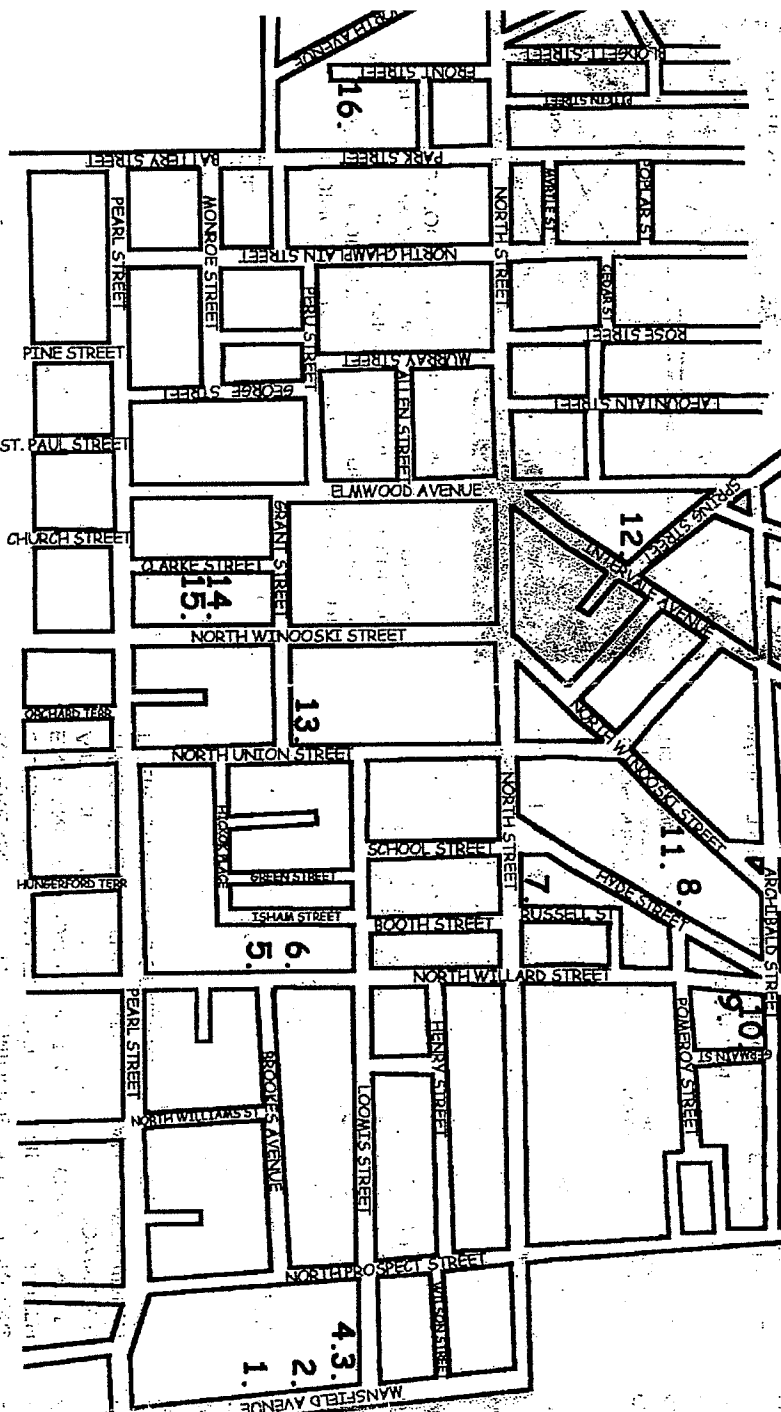


ARCHIBALD STREET

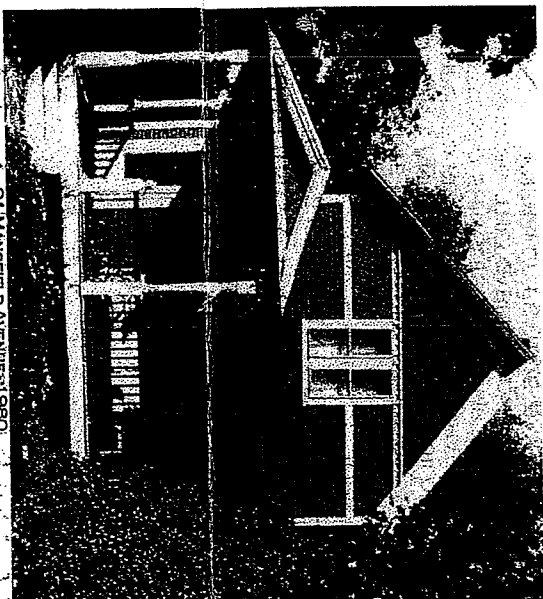
NEW WORKING POPULATION. ALTHOUGH, THE ECONOMY OF THE LATE 19TH CENTURY PROVIDED LIMITLESS OPPORTUNITY FOR THE GREAT "ROBER BARONS," INVESTMENT STOCK THE UPPER MIDDLE CLASS WAS LIMITED. STOCK INVESTMENT PROVED TO BE NOT ONLY RISKY BUT ALSO VULNERABLE TO FRAUD. AT THE SAME TIME, CAPITAL IN THE FORM OF LOANS WAS NOT AS READILY AVAILABLE FROM BANKS AS IT TODAY. MANY MORTGAGES WERE PRIVATELY ISSUED, SATISFYING THE NEED FOR BOTH CAPITAL AND SMALL-SCALE INVESTMENT. THE SYSTEM PROVIDED BOTH INCOME TO THE INVESTORS AND A MEANS FOR THE WORKING CLASS TO PURCHASE HOMES, THEIR OWN INVESTMENT. MOST LOANS WERE FOR RELATIVELY SMALL AMOUNTS AND SHORT DURATION. BUILDERS WERE OFTEN REQUIRED TO PROVIDE SUBSTANTIAL CAPITAL FOR THE CONSTRUCTION PROJECTS, THEREBY INCREASING THEIR OWN INTEREST IN THE SUCCESSFUL COMPLETION. THE ECONOMIC APPEARANCE OF THE NEIGHBORHOODS AND HOUSES, FINANCERS, BUILDERS AND FUTURE HOMEOWNERS ALL SOUGHT TO PROTECT THE VALUE OF THEIR RESPECTIVE INVESTMENTS REAL ESTATE. SINGLE-FAMILY HOME UNIFORMITY OF ARCHITECTURAL STYLES AND RESTRICTIONS SUCH AS LOT SETBACKS ALSO HELPED.

SPECULATIVE DEVELOPMENT

BY INVESTING LARGER AMOUNTS OF CAPITAL SOME DEVELOPERS ACHIEVED GREATER PROFITS THROUGH SPECULATIVE DEVELOPMENT. THEY COMMISSIONED HOMES ON THE LOTS, AND FINANCED THE CONSTRUCTION WITHOUT A BUYER. THE COMPLETE PACKAGE HOUSE AND LOT WAS THEN SOLD TO THE DEVELOPER OFTEN LENDING MONEY TO THE BUYER AND ACCEPTING A MORTGAGE AS SECURITY IN RETURN. ROBERTS BUILT SEVERAL CLUSTERS OF HOMES FOR DEVELOPERS IN VARIOUS AREAS OF THE CITY. MULTIPLE CONSTRUCTION HELPED THE INVESTOR RETAIN GREATER CONTROL OF THE DEVELOPMENT OF HIS LOTS, AND THEREBY ENSURED THE NEIGHBORHOOD'S STABILITY AND THE PROPERTY'S MARKETABILITY.



69, 73, & 77 MANSFIELD AVENUE - THE SITES ON LOOMIS STREET AND MANSFIELD AVENUE WERE REATED IN THE H.E. WOODBURY SUBDIVISION OF 1887. SIX SITES ON MANSFIELD AND TWO ON LOOMIS STREET WERE PURCHASED BY U.A. WOODBURY THE FOLLOWING YEAR. URBAN WOODBURY PAID ROBERTS \$2,700 TO BUILD THESE THREE HOUSES ON LOTS 2, 3 AND 4, RESPECTIVELY, FRONTING MANSFIELD AVENUE IN 1888. ALL THREE OF THESE HOMES RETAIN MANY OF THE DECORATIVE FEATURES THAT ROBERTS ORIGINALLY DESIGNED. WHILE NEW ASPHALT SHINGLES HAVE REPLACED THE SLATE ON NUMBERS 73 AND 77, 69 MANSFIELD STILL HAS THE ORIGINAL PATTERNED SLATE ROOF THAT ROBERTS CONSTRUCTED.



2. 91 MANSFIELD AVENUE - JOHN WILSON, A GARDENER, BOUGHT LOTS 5 AND 6 FROM U.A. WOODBURY IN 1888 AND HIRED JOHN ROBERTS TO BUILD A HOME THAT SAME YEAR FOR \$900. WILSON ALSO CONSTRUCTED A GREENHOUSE ON HIS LAND AND CONTINUED TO EXPAND HIS BUSINESS HERE FOR MANY YEARS. MOST OF ROBERTS' DESIGN DETAILS ARE INTACT, HOWEVER THE ORIGINAL GABLE DECORATION HAS BEEN REPLACED WITH DIFFERENT PATTERNED SHINGLES.

3. 241 & 239 LOOMIS STREET - 241, 239, AND 235 WERE THE THREE OF THE FIRST HOUSES CONSTRUCTED ON THIS SECTION OF LOOMIS STREET, c. 1890. U.A. WOODBURY FINANCED THEIR CONSTRUCTION AND LATER SOLD OR RENTED THE PROPERTIES. THE BAY WINDOW AND DENTIL LINTEL TRIM REMAIN ON 241, HOWEVER, MOST OF THE DECORATIVE DETAIL HAS BEEN COVERED BY ALUMINUM SIDING. ADDITIONALLY, ASPHALT SHINGLES REPLACE THE ORIGINAL SLATE ROOF. 239 LOOMIS STREET STILL RETAINS MANY OF THE DECORATIVE CHARACTERISTICS THAT IDENTIFY IT AS A JOHN ROBERTS' HOUSE. ARIO BEEFS, THE FIRST RESIDENT, LIVED IN THE HOUSE SINCE ITS CONSTRUCTION AND COMPLETED ITS PURCHASE FROM U.A. WOODBURY FOR \$1000 AND THE TAXES FOR THE ORIGINAL. THE ENTRY PORCH WAS LIKELY CLOSED AFTER THE ORIGINAL CONSTRUCTION.

4. 235 LOOMIS STREET – THIS HOUSE WAS BUILT C. 1890 ON THE WESTSIDE OF LOT 8 OF THE WOODBURY SUBDIVISION. IT IS THE ONLY SURVIVING JOHN ROBERTS' HOUSE WITH FUNCTIONAL SHUTTERS, WHICH WERE LIKELY ATTACHED AROUND THE 1920S, WHEN A SECOND FLOOR WAS ADDED TO THE KITCHEN AREA. THE BAY WINDOW, GABLE DECORATION, DENTIL, LINTELS, AND ORIGINAL SLATE ROOF STILL DISTINGUISH THIS HOME.

5. 55-57 NORTH WILLARD STREET -CHARLES VAN STEINBERG COMMISSIONED JOHN ROBERTS TO BUILD THIS HOUSE IN 1888 FOR \$1250. THE HIGHER PRICE AFFORDED ROBERTS THE OPPORTUNITY TO DIVERGE FROM HIS STANDARD CONSTRUCTION PLAN WHILE STILL INCORPORATING SIGNATURE CHARACTERISTICS. UNFORTUNATELY, CHANGES, INCLUDING ADDITIONS AND ALUMINUM SIDING, HAVE OBSCURED THE DECORATIVE DETAILS THAT IDENTIFY THIS HOUSE AS BUILT BY JOHN ROBERTS.

6. 61 & 65-67 NORTH WILLARD STREET - LARGER THAN THE STANDARD PLAN, THE HOUSES AT 61 AND 65-67 NORTH WILLARD STREET WERE BUILT IN A BASIC "L" SHAPED AND COST \$1100 EACH. THE FRONT FENESTRATION IS DIFFERENT THAN THE TYPICAL ROBERTS' HOUSE DESIGN. THE DECORATIVE FISH SCALE SHINGLES, THE BAY WINDOWS AND DENTIL WINDOW LINTELS ARE STILL PRESENT ON BOTH OF THESE HOUSES, AS IS THE PATTERNED SLATE ROOF. ADDITIONS HAVE BEEN ADDED TO THE REAR OF BOTH HOMES. NUMBER 65-67 HAS BEEN CONVERTED INTO A DUPLEX AND THE ORIGINAL TWO-OVERTWO, DOUBLE-HUNG SASH WINDOWS HAVE BEEN REPLACED.

7. 354, 358 & 360 NORTH STREET - THESE THREE HOUSES WERE BUILT ON LOTS 12 & 13 OF CHARLES R. PALMER'S PLAN IN THE EARLY 1890S, LIKELY ON SPECULATION BY GROCER, C.E. GERMAIN. ALTHOUGH SOME CHANGES ARE EVIDENT, THESE HOMES STILL RETAIN MANY OF THE DEFINING ROBERTS' CHARACTERISTICS INCLUDING BAY WINDOWS, GABLE DECORATION AND SLATE ROOFS.

8.79 HYDE STREET - 79 HYDE STREET WAS BUILT, c. 1895 AND HAS UNDERGONE SEVERAL CHANGES. THE BAY WINDOW AND DENTIL WINDOW LINTELS WERE REMOVED, AND THE SIDE ENTRY PORCH HAS BEEN CLOSED IN. THE SLATE ROOF AND DECORATIVE GABLE ROOF HAVE BEEN MAINTAINED.

9. 244 NORTH WILLARD STREET – JOHN W. AND AMELIA ROBERTS BOUGHT LAND ON THE EAST SIDE OF NORTH WILLARD STREET IN 1885, AND BUILT THIS HOUSE SHORTLY AFTER. ALTHOUGH THE DECORATIVE GABLE AND PATTERNED SLATE ROOF ARE PRESENT, THE BUILDING LACKS A BAY WINDOW AND OTHER ARCHITECTURAL DETAILS COMMON TO ROBERTS' HOUSES. WHETHER ROBERTS DESIGNED THE BUILDING THIS WAY, OR IF FEATURES WERE SUBSEQUENTLY REMOVED, IS NOT KNOWN. D.B.

10. 248 NORTH WILLARD STREET & 195 ARCHIBALD STREET - DESPITE THE DIFFERENCE IN PLAN AND LACK OF DECORATION, THESE TWO HOUSES WERE BUILT BY JOHN ROBERTS. THESE "IMPROVEMENTS" TO THE LAND SURROUNDING HIS HOMESTEAD AFFORDED ROBERTS GREATER MORTGAGE POTENTIAL AND LIKELY PROVIDED RENTAL INCOME. THE BUILDING MATERIALS, WOODEN FRAME, CLAPBOARDS, SLATE ROOFS AND REDSTONE FOUNDATION ARE CONSISTENT WITH OTHER ROBERTS-BUILT STRUCTURES.

11. 246, 248, & 250 NORTH WINOOSKI AVENUE — 246, 248, 250 NORTH WINOOSKI WERE BUILT ON SPECULATION BY GROCOR, C.E. GERMAIN IN 1888. JAMES A. DELANEY, THE FIRST OWNER OF 250 N WINOOSKI, WAS A CLERK IN GERMAIN'S STORE. NUMBERS 246 AND 248 STILL RETAIN THE DECORATIVE FEATURES THAT CHARACTERIZE HOMES BUILT BY ROBERTS. HOWEVER, ALUMINUM SIDING HAS OBSCURED SOME FEATURES OF NUMBER 250.

12. 3 SPRING STREET & 57 INTERVALE

AVENUE - THESE HOUSES WERE BUILT C1892 ON THE SITE OF A FORMER RESTAURANT. BOTH HOUSES WERE

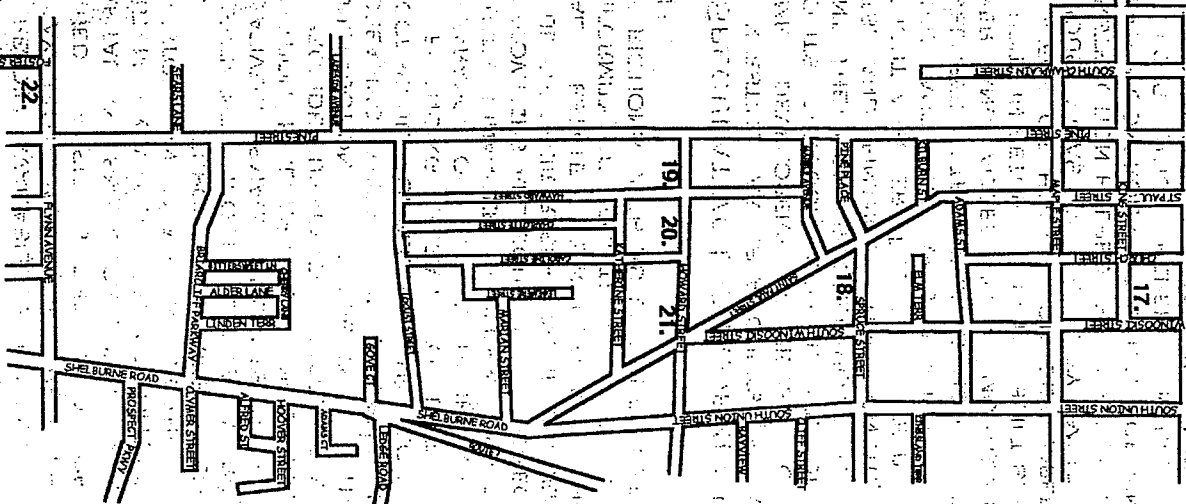
ORIGINALLY A SIMPLE GABLE FRONT PLANS WITH SMALL SIDE ENTRY PORCHES. THE FRONT PORCH ON 3 SPRING STREET WAS ADDED C1940. 57 INTERVALLE AVENUE WAS USED AS A DUPLEX BY THE TURN OF THE CENTURY AND AN ORIGINAL PORCH WAS ADDED ABOUT 15 YEARS LATER. THE CURRENT PORCH WAS CONSTRUCTED C1940, AS WELL AS OTHER ADDITIONS. BOTH HOMES RETAIN THE DECORATIVE ELEMENTS THAT ROBERTS INCORPORATED INTO THEIR ORIGINAL DESIGN.

13. 92 GRANT STREET -- THIS HOUSE IS LARGELY UNCHANGED, AND STILL RETAINS THE ORIGINAL MASSING THAT JOHN ROBERTS CONSTRUCTED. IT WAS BUILT C1890, BUT WAS NOT ORIGINALLY OWNER OCCUPIED. ALL OF THE DECORATIVE TRIM REMAINS, AND THE SLATE ROOF AND REDSTONE FOUNDATION ARE UNALTERED. ADDITIONALLY, MOST OF THE ORIGINAL TWO-OVER-TWO, DOUBLE-HUNG SASH WINDOWS HAVE NOT BEEN REPLACED.

14. 36 CLARKE STREET – THE CLARKE STREET HOUSES MARK A DEPARTURE FROM JOHN ROBERTS' TRADITIONAL DECORATIVE GABLE FRONT HOMES WITH DECORATIVE DETAILS DUE TO THEIR HIGHER ORIGINAL PRICE. F. J. BURDICK, A MANAGER AT BURLINGTON BEEF CO. COMMISSIONED THE HOUSE AT 36 CLARKE STREET IN 1888, PAYING \$2700 FOR BOTH HOUSE AND BARN, A FOUR-BAY STRUCTURE THAT STILL STANDS BEHIND THE HOUSE. ROBERTS' CHARACTERISTIC PATTERNED SHINGLES, SLATE ROOF AND DENTIL MOLDINGS ARE STILL EVIDENT.

15. 40-42 CLARKE STREET - SIMILAR TO 36 CLARKE STREET, THIS LARGER HOUSE EARNED A SUBSTANTIAL COMMISSION FOR ROBERTS, \$3000. THE BUILDING'S IRREGULAR PLAN, FRONT PORCH AND TURNED POSTS, AND DECORATIVE SHINGLES ARE CHARACTERISTIC OF THE QUEEN ANNE STYLE, COMMON IN MANY PARTS OF BURLINGTON. ALBERT RUTTER, A BOOKKEEPER WHO COMMISSIONED THE BUILDING, WORKED WITH ROBERTS ON OTHER PROJECTS AS WELL. IN 1885, FOR EXAMPLE, RUTTER PROVIDED A LOAN TO ROBERTS, ACCEPTING A MORTGAGE ON THE LATTER'S WILLARD STREET LOT AS SECURITY.

16. 24 FRONT STREET - S. AND M. WARDLOW
ORIGINALLY COMMISSIONED THE HOUSE AT 24 FRONT STREET
C1890 AS AN INVESTMENT, WHILE RESIDING ON PEARL
STREET. THE DECORATIVE TREATMENTS ARE INTACT, EXCEPT
FOR THE SIDE DIAMOND TRIM. THE ORIGINAL MASSING AND
SLATE ROOF ARE EVIDENT, DESPITE THE LATER, REAR
ADDITION.



17. 156 KING STREET — THIS IS THE ONLY REMAINING JOHN ROBERTS' HOUSE ON KING STREET. IN THE 1880S, C.P. SMITH SUBDIVIDED THE PLOT OF LAND SOUTH OF MAIN STREET BETWEEN CHURCH STREET AND JUST EAST OF SOUTH WINOOSKI AVENUE INTO 36 LOTS. IN 1889, SMITH HIRED ROBERTS TO BUILD TWO HOUSES ON KING STREET FOR \$21,000. THE 1890 HOPKINS MAP OF BURLINGTON SHOWS SEVEN HOUSES WITH SIMILAR PLANS ON THE NORTH AND SOUTH SIDES OF KING STREET, BETWEEN CHURCH STREET AND SOUTH WINOOSKI. NUMBER 156, THE ONLY SURVOR, STILL HAS THE DECORATIVE GABLE END AND DIAMOND TRIM, BUT ITS BAY WINDOW IS MISSING (ALTHOUGH THE ROOF STILL EXTENDS, CANTILEVERED FROM THE FRONT FACADE.)

18, 19 & 21-23 SPRUCE STREET – BOTH OF THESE HOUSES WERE BUILT IN THE 1890S IN ROBERTS' BASIC L-PLAN. THE MASSING IS EVIDENT AND THE SLATE ROOF REMAINS, BUT ALUMINUM SIDING COVERS THE DECORATIVE DETAIL OF 19 SPRUCE STREET AND A PICTURE WINDOW HAS BEEN ADDED BY THE DOOR. (THE LARGE ADDITION, CONVERTING 21-23 TO A DUPLEX WAS ADDED IN THE 1910S. THE PATTERNED WOODEN SHINGLES ARE DIFFERENT IN THE GABLE END, AND ONLY THE BAY WINDOW AND DIAMOND TRIM, ALBERT WITH A STAR, REFLECT ROBERTS' POPULAR DECORATIVE DESIGNS.

19. 45 HOWARD STREET — THE HOUSE AT 45 HOWARD STREET RETAINS A HIGH DEGREE OF INTEGRITY OF ORIGINAL DESIGN. THE DECORATIVE FEATURES ARE INTACT AS ROBERTS CONSTRUCTED THEM AND THE MASSING IS LARGELY UNCHANGED. A SMALL ADDITION EXISTS IN THE BACK: DECORATIVE DENTIL LENTILS TOP THE WINDOWS AND SLATE STILL COVERS THE ROOF.

20. 93 HOWARD STREET -- 93 HOWARD STREET ALSO RETAINS MANY OF ITS ORIGINAL DECORATIVE FEATURES. THE GABLE END IS WELL MAINTAINED, HOWEVER THE ABSENCE OF DENTIL LINTELS IS EVIDENT. THE FULL FRONT PORCH AND SLATE ROOF ARE ORIGINAL FROM CONSTRUCTION, BUT THE TURNED BALUSTERS HAVE LIKELY BEEN REPLACED.

21. 121 HOWARD STREET - WHILE ALUMINUM SIDING DISGUISES THE DECORATIVE DETAILS, THE BRACKETED BAY WINDOW, SLATE ROOF AND DENTIL LINTELS STILL TOP THE WINDOWS OF 121 HOWARD STREET. THE FRONT PENESTRATION HAS BEEN ALTERED SLIGHTLY AND AN ADDITIONAL ONE HAS BEEN ADDED IN THE REAR.

22. 285 FLYNN AVENUE (FORMERLY PARK AVENUE) – THIS BUILDING WAS BUILT IN THE 1890S AND SHORTLY AFTER WAS CONVERTED TO A DELI AND GROCERY STORE. ROBERTS ACCEPTED THE ADJACENT LOT AND HOUSE (WHICH HE HAD ALSO BUILT) AS PAYMENT FOR ITS CONSTRUCTION. THE TWO-STORY FRONT ADDITION THAT COVERS THE DECORATIVE GABLE END WAS BUILT c.1926. LATER ADDITIONS, INCLUDING THE RAISED SIDE ROOF AND VINYL SIDING, HAVE HIDDEN THE ORIGINAL MASSING AND ANY OTHER DEFINING CHARACTERISTICS, THEREBY MAKING THE HOUSE UNRECOGNIZABLE. THE BUILDING, HOWEVER, HAS RETURNED TO ITS ORIGINAL RESIDENTIAL USE.



THIS 1930 PHOTO SHOWS FLYNN AVENUE WITH TWO ADJACENT ROBERTS' HOUSES. THE NEARER HOME WAS RAZED IN THE 1940S OR 50s. NOTE THE FRONT ADDITION ON THE FAR BUILDING. (PHOTO: MCALLISTER COLLECTION, UVM; BAILEY HOME LIBRARY, SPECIAL COLLECTIONS)

Department of Planning and Zoning

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Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP18- 0718CA; 176 North Winooski Avenue
Date: March 13, 2018

File: ZP18-0718CA
Location: 176 North Winooski Avenue
Zone: NMU **Ward:** 2C
Parking District: Shared Use
Date application accepted: February 27, 2018
Applicant/ Owner: Sarah Wittman & Arthur Chukhman
Request: Construct a third unit addition to the existing duplex, and demolish an existing barn.

Background:

- **Zoning Permit 08-812CA;** add structural support to second floor porch; replace windows with new, same material, size and location. Denied September 12, 2008.
- **Zoning Permit Not Applicable 09-377NA;** remove and replace 8 wooden, double hung windows with same. October 27, 2008.
- **Zoning Permit Not Applicable 09-481NA;** replace 6 double hung windows, partially replace two cottage style windows. December 19, 2008.
- **Zoning Permit Not Applicable 14-1237NA;** repair, maintenance in-kind. June 16, 2014.

Overview: The applicant proposes a three-story, 2,300 sf addition on the back of the existing building, and to demolish an existing barn. The existing structure currently contains two 800 sf apartments, each with 2 bedrooms and 1 bath. The proposal will create a new unit that will have 2 bedrooms, 2 bathrooms, and an office. The addition will also create an additional bedroom for each of the existing units – resulting in both of these units having 3 bedrooms and 1 bathroom, along with typical living space (i.e. kitchen, living room). The project also includes extending the existing driveway to create 3 parallel parking spaces along an access drive, thus changing the existing 4 space, tandem parking arrangement.

Phase 2 of the project will include external insulation and new windows and doors on the existing structure, and an extension of the new porch to the new storage shed which will in effect create a breezeway between the driveway and back yard.

ARTICLE 5: CITYWIDE GENERAL REGULATIONS

Part 4: Special Use Regulations

Sec. 5.4.8 Historic Buildings and Sites

Not applicable. While the structure is older than 50 years (built pre-1877) it is not included on either State or Federal Historic Registers. There are several buildings in the immediate vicinity that have historic significance, and others that do not, including the subject structure.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The subject property contains no important natural features as identified in the Open Space Protection Plan.

(b) Topographical Alterations:

The site is generally flat, with an elevation of 240'. There appear to be no major topographical alterations proposed. Aside from the building addition, the driveway will be extended, and there will be new walkway/patio space. There are no topographical changes proposed for the remainder of the property.

(c) Protection of Important Public Views:

The subject property is not affected by any identified public view corridor.

(d) Protection of Important Cultural Resources:

While the structure was built pre-1877, it is not listed on either State or Federal Historic Registries. Additionally, the barn in the rear of the property will be removed. It, too, is not listed on any historic registries..

The property contains no known archaeological resources.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application would preclude the use of wind, water, geothermal or other renewable energy resource. The elevation drawings indicate that solar panels will be placed on south side of the new roof.

(f) Brownfield Sites:

The property is not listed on the Department of Environmental Conservation's brownfield list.

(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.

A Stormwater Management Plan and an Erosion Prevention and Sediment Control Plan will need to be submitted to and approved by the City's Stormwater Program Manager. The existing front building entries serving the 2 units are sheltered by a large covered front porch. The proposal will see apartment 1 continue to utilize the existing front porch entrance. A new covered entrance/staircase along the building's driveway side will provide access to apartments 2 and 3. How snow will be stored on-site or removed is unclear at this time.

(h) Building Location and Orientation:

The lot fronts on North Winooski Avenue. Since the proposed addition will be in the rear, the location and orientation of the existing building along the streetscape will remain the same. The addition will increase the length of the existing building, but not necessarily the width. However, the applicant intends to add a 2nd story porch at the rear of the structure that will extend toward the south property line, and essentially create a breezeway between the driveway/parking area and the back yard.

(i) Vehicular Access:

Vehicular access will remain as existing, however the driveway layout will change. Currently the property utilizes two sets of tandem spaces (4 parking spaces). Article 8 CDO requires 1 parking space per unit in the Shared Use Parking District. The proposal will see the driveway extended, and 3 parallel parking spaces bordered by an access drive.

(j) Pedestrian Access:

The existing steps connecting the sidewalk to the front porch will be replaced and will continue to provide pedestrian access to apartment 1. The applicant is proposing to install a paver walkway in the drive aisle to provide pedestrian access to apartments 2 and 3. Due to the parallel parking location, this walkway within the drive aisle should be unobstructed.

(k) Accessibility for the Handicapped:

Compliance with ADA standards is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

As required by the Comprehensive Development Ordinance, 3 parking spaces are required for the overall use. The site plan indicates 3 parallel parking spaces along the south property line, with an adjacent drive aisle for vehicular maneuvering. The driveway gains access directly off North Winooski Avenue.

(m) Landscaping and Fences:

There is no new landscaping proposed. Existing landscaping include shrubberies and small plants around the front porch. One small tree also exists in the front yard. The proposal will see a gate separating the driveway/parking from the breezeway and back yard.

(n) Public Plazas and Open Space:

There are no identified public plazas on the site, nor on adjacent properties.

(o) Outdoor Lighting:

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

The application shows no proposed lighting. All exterior lighting will have to comply with lighting standards of Sec. 5.5.2 CDO.

(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.

The proposal identifies a trash containment structure, a shed and bicycle storage area behind the gate at the end of the driveway. Two future rainwater collecting cisterns are proposed. The smaller cistern will locate between the primary structure and the driveway, potentially screened from view from the street by an existing building bump out. The larger cistern will be located in the back yard, creating no visual impact. No other machinery/equipment, service/loading areas, utility meters, etc. are noted on the plans.

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

See above. The site plan shows 2 condensing units along the north side of the existing building, behind a fence. There is no indication of new utility meters or other mechanical equipment. Should they actually be part of the proposal, the applicant will need to revise the plans.

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.

See above. The site plan indicates 2 condensing units along the north side of the existing building, behind a fence. Any other machinery or equipment must be identified on site plans or building elevations to assess visibility and impact on neighboring properties.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The existing structure is very similar in massing, height and scale with neighboring buildings. However, there are a few buildings in the neighborhood that are 3 stories tall. The proposed addition is located on the rear of the existing building and will have an elevation of 35' to the midpoint of the gable roof. Because of the existing structure, the addition will be difficult to see from the public travel way.

2. Roofs and Rooflines.

Similar to various other homes along North Winooski Ave., and in keeping with the roof style of the existing structure onsite, the applicant proposes a gable roof on the addition. The roof will be metal, and the elevation drawings indicate that there will be solar panels attached to the roof on the south elevation.

3. Building Openings

Elevation drawings show various types of openings for the addition. The west elevation drawing (street facing) shows 2 windows and sliding glass door that will provide access to a rooftop terrace. The east elevation (rear) identifies 5 windows of varying size and style. Each story appears to have at least one window on this back wall. The north elevation identifies each story of the 3 story addition as having 2 windows – for a total of 6 windows on this side. The south elevation (driveway side) identifies 3 windows on the 3rd story, an entrance door and window on the 2nd story, and 2 doors and a window on the 1st story.

(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 6.2.2 (d), above.

(c) Protection of Important Public Views:

See Section 6.2.2. (c), above.

(d) Provide an active and inviting street edge:

Since the addition will be at the rear of the building, the street edge will remain as existing.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The addition will be sided and roofed with corrugated metal. On the addition's south side, wood siding will be used on the 1st floor, and a wood slat screen will provide an exterior wall for the staircase. The applicant proposes using UPVC windows. As part of the second phase, the applicant intends to retrofit the existing building with external insulation, and replace existing windows and doors. Current siding on the home is a mix of wood and vinyl.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient construction according 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:

There is no signage included with the proposal.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All development is required to meet applicable building and life safety codes as defined by the building inspector and fire marshal.

Items for the Board's consideration:

1. The applicant will need to define a snow storage area on the site plan **prior to release of the zoning permit.**
2. Spec sheets for the proposed windows, doors, siding, and roofing will need to be submitted and available for review by the Development Review Board.
3. The applicant will need to submit revised plans and spec sheets if new exterior lighting fixtures are proposed. This shall be submitted and available for review by the Development Review Board.
4. All parking spaces will need to meet the minimum dimensions required by Table 8.1.11-1. Parallel parking spaces for compact cars are required to be 8' x 20'.
5. Any work within a city ROW will require Public Works Dept. and City Council approval.
6. All new construction must 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.
7. Standard Permit Conditions 1-15 will apply.

176 N. Winooski Ave Retrofit and Addition

Zoning Outline

Arthur Boris Chukhman

02.27.18

Team:

Owners: Sarah Wittman & Arthur B. Chukhman

Architect/Project Manager- Arthur B. Chukhman RA CPHC, Duncan Wisniewski Architecture

Prime Sub (Envelope): Jacob Deva Racusin CPHC, New Frameworks

Passive House Consultant- Chris West CPHC, Eco House of Vermont LLC

Overview:

- The existing building is a pre-1877 two story duplex **with two 800 sf apartments**. Each apartment is two bedroom one bath.
- The proposed addition will be a three story **2,300 sf addition** on the back of the existing building. It will create a new unit that will be a **2Bed/2Bath+office that is 1,800sf**, and add an additional bedroom and bathroom to each of the two existing units making those three bedroom each (existing bathrooms in those units are to be demolished).
- Phase 2 of the project will be a deep energy retrofit of the existing building which includes external insulation and new windows and doors.
- Phase 2 will also include an extension of the new porch over to a new storage shed which will in effect create a breezeway between the driveway and backyard.
- The project will extend the existing driveway by 32' to create 3 parallel parking spots along a drive rather than the existing 4 tandem spots.
- Existing lot coverage: 63%, Proposed Lot Coverage 73%, Allowable Lot coverage: 80%
- Parking: Existing - 4 spots (two sets of tandem spots). Proposed- 3 Parallel parking spots
- Proposed Building Height: 35' to midpoint of gable roof.

Project Goals:

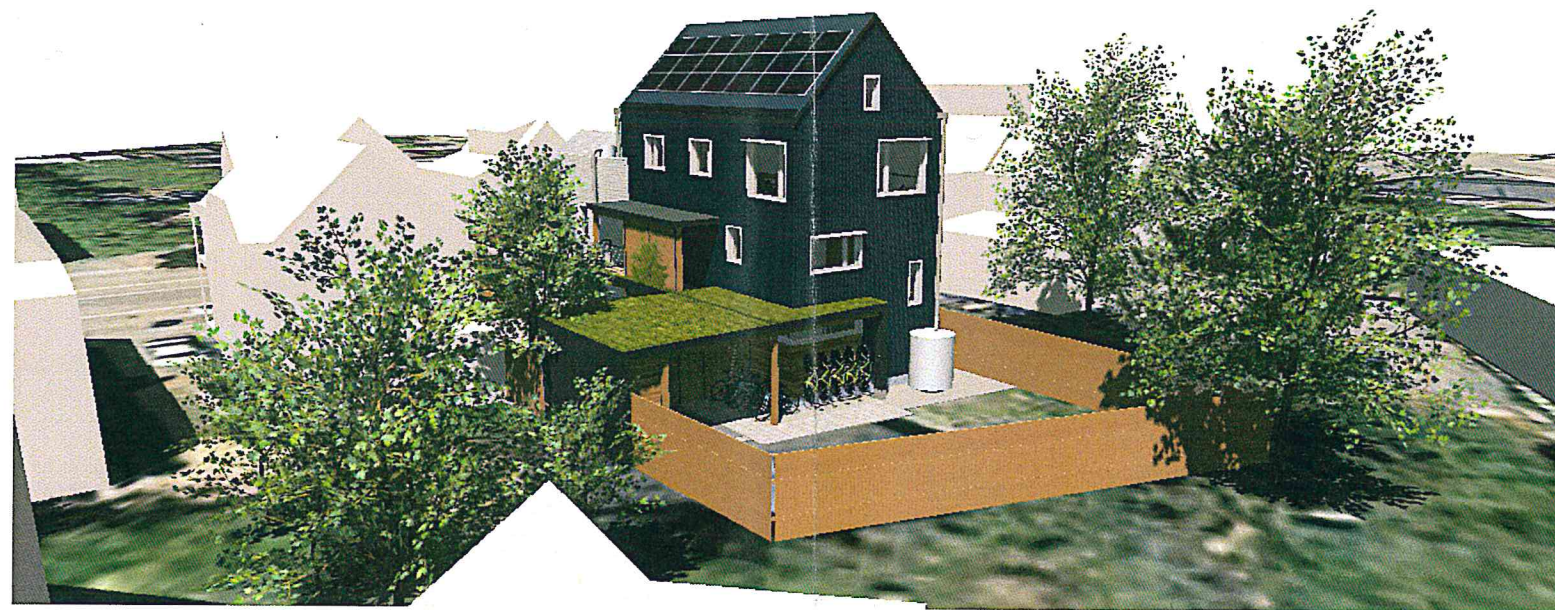
- Build to the highest energy standard (Passive House Standard).
- Build an addition with a low embodied energy (Net Zero construction carbon footprint)
- Build with non toxic materials
- Minimize Stormwater runoff
- Capture rainwater for gardening.
- To improve the thermal comfort, indoor air quality, energy efficiency, and resilience of the existing building (Phase 2 Retrofit)
- Remodel existing building including kitchens and bathrooms
- Improve access to 2nd floor unit (Unit 2), current stair is not to code.
- Create an outdoor communal space for gathering and gardening.
- Promote bike commuting by providing bike storage and maintenance areas.

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VIEW FROM WEST (STREET VIEW)



VIEW FROM EAST (BACK YARD)

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#

EXISTING BUILDING PHOTOS



VIEW FROM NORTH WINOOSKI AVE



VIEW OF SOUTH WEST ELEVATION FROM DRIVE WAY

VIEW FROM NORTH WEST



VIEW FROM NEIGHBORS TO THE NORTH



VIEW OF BUILDING FROM BACK YARD



VIEW FROM NORTH WEST

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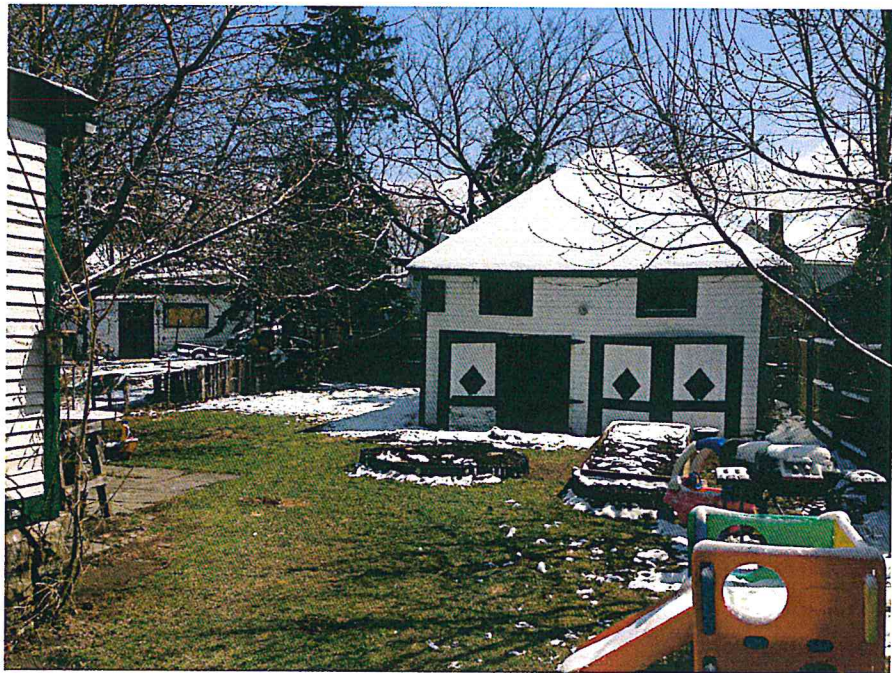
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X-P1

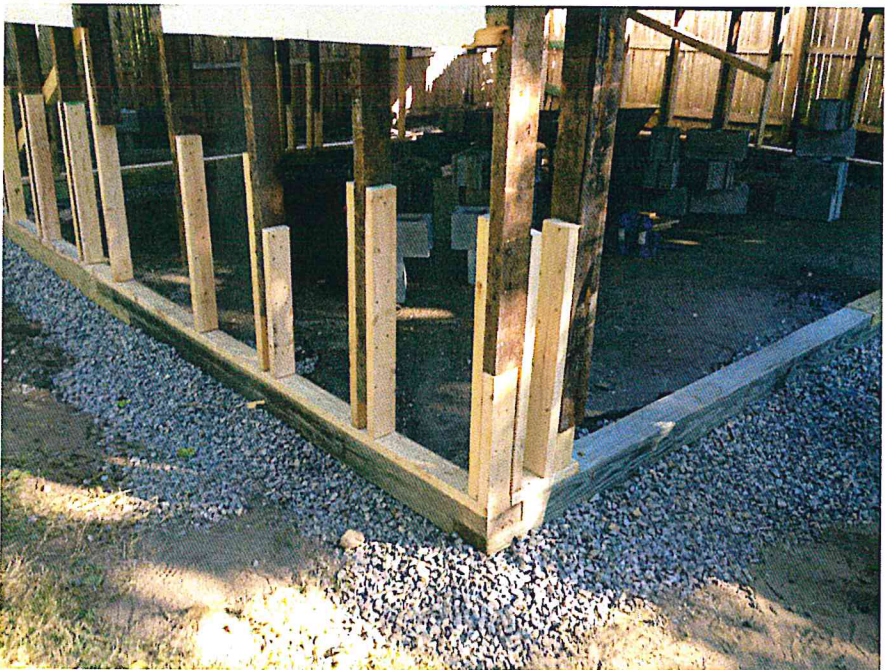
CARRIAGE HOUSE PHOTOS



CARRIAGE HOUSE BEFORE RENOVATION



CARRIAGE HOUSE DEMO WORK



CARRIAGE HOUSE- SISTER EXG STUDS AND ADDING NEW SILL



CARRIAGE HOUSE NEW DOORS, TRIM AND SIDING



CARRIAGE HOUSE AFTER RENOVATION FROM NORTH



CARRIAGE HOUSE AFTER RENOVATION FROM SOUTH WEST

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NEIGHBORHOOD PHOTOS



MODERN ADDITION TO OLD BUILDINGS. CORRUGATED METAL PRECEDENT



LARGE SCALE AND SMALL SCALE MULTI-FAMILY



MIX OF FLAT AND GABLE ROOFS



VARIETY OF HEIGHT AND SCALE

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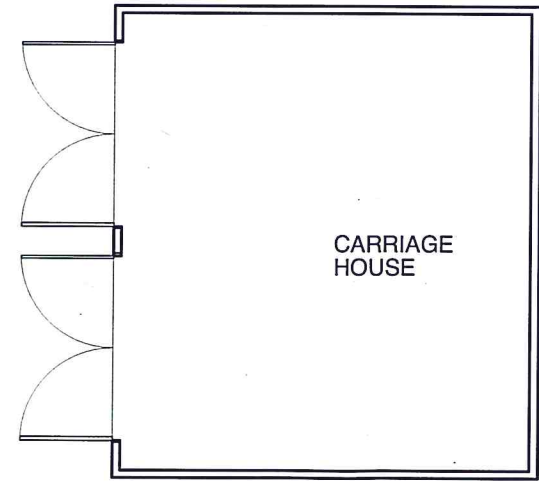
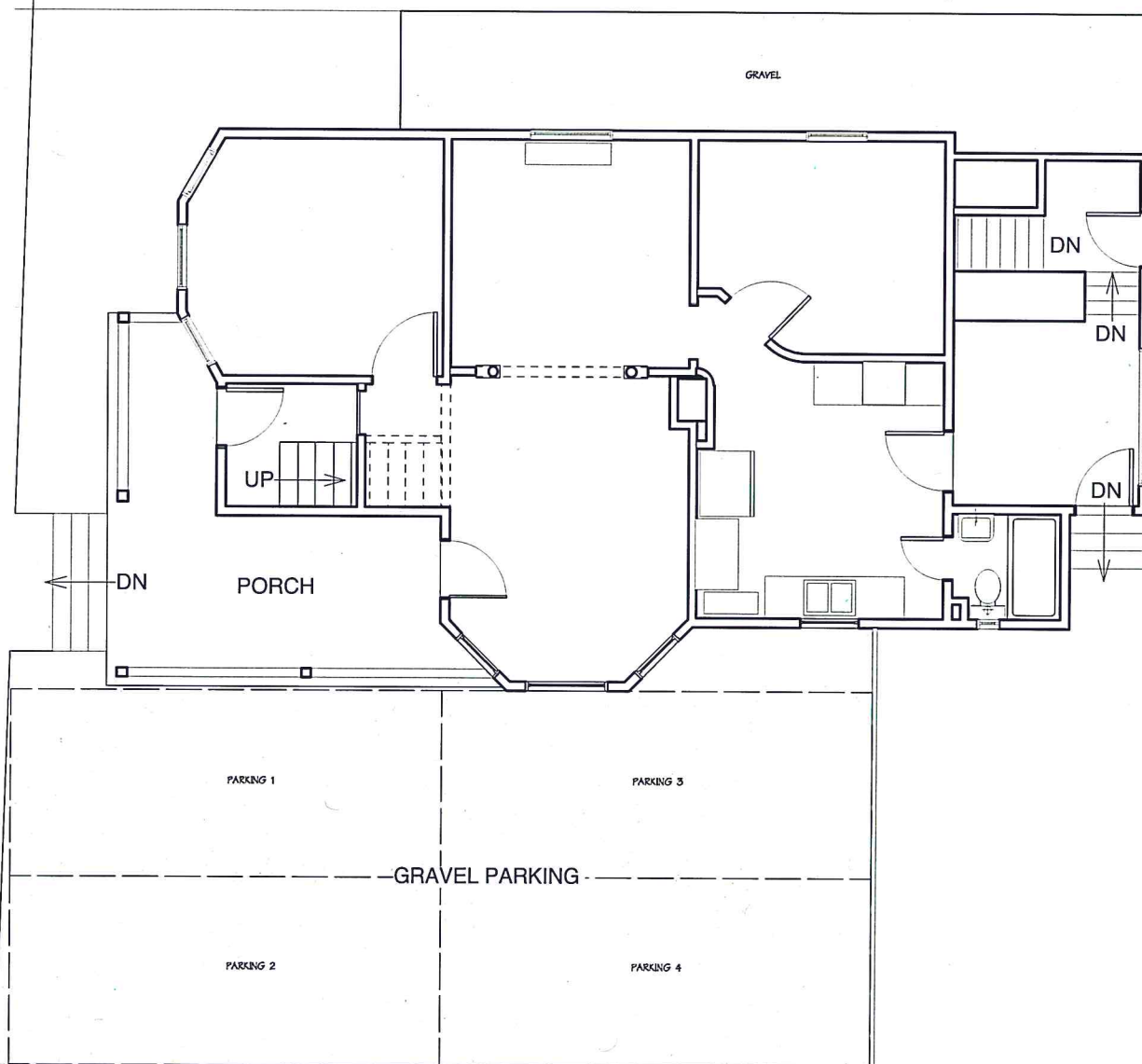
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EXISTING SITE PLAN

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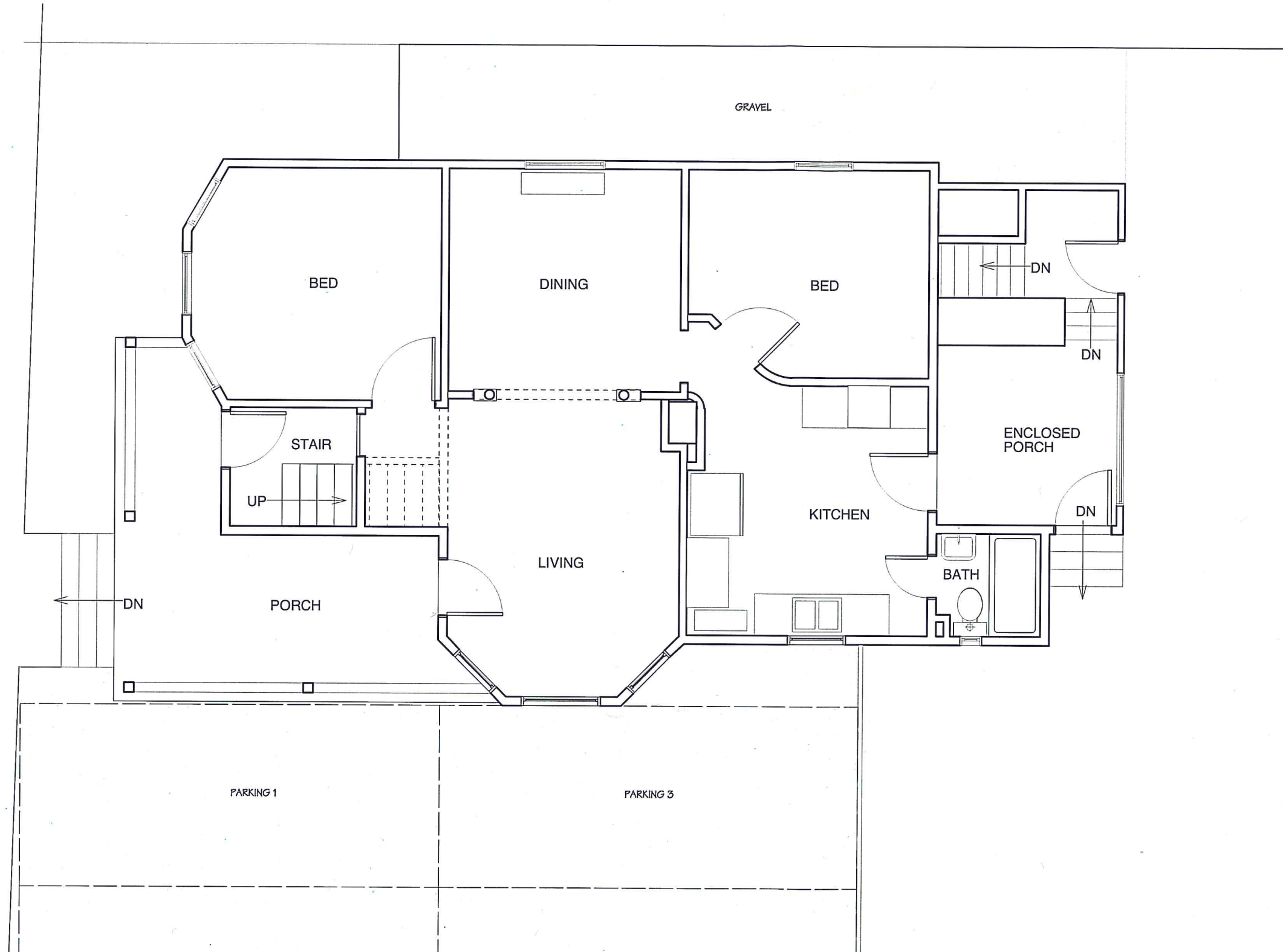
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EXISTING FIRST FLOOR PLAN
3/16"=1'-0"

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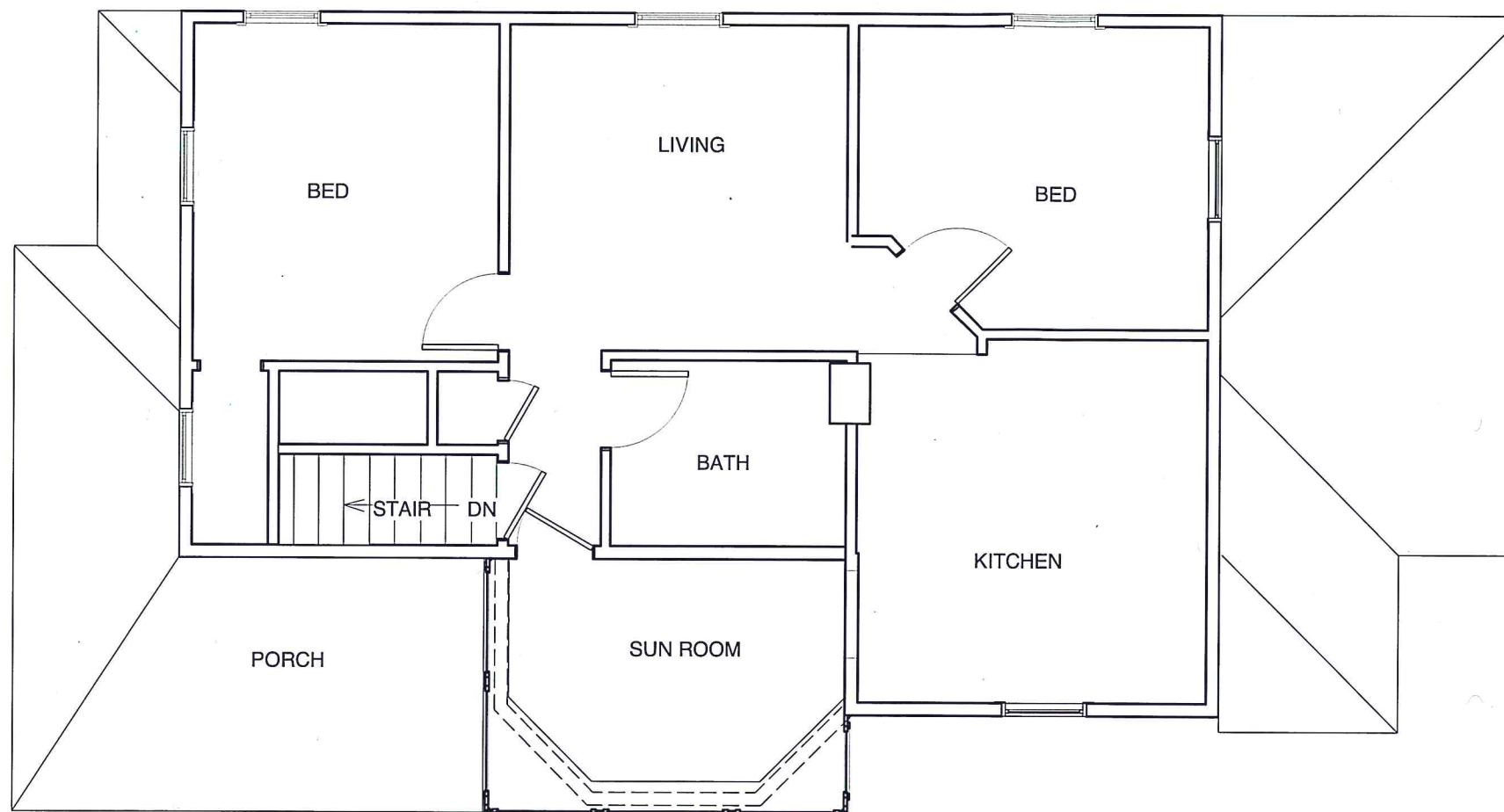
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EXISTING SECOND FLOOR PLAN
3/16"-1'-0"

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VIEW FROM WEST (STREET VIEW)

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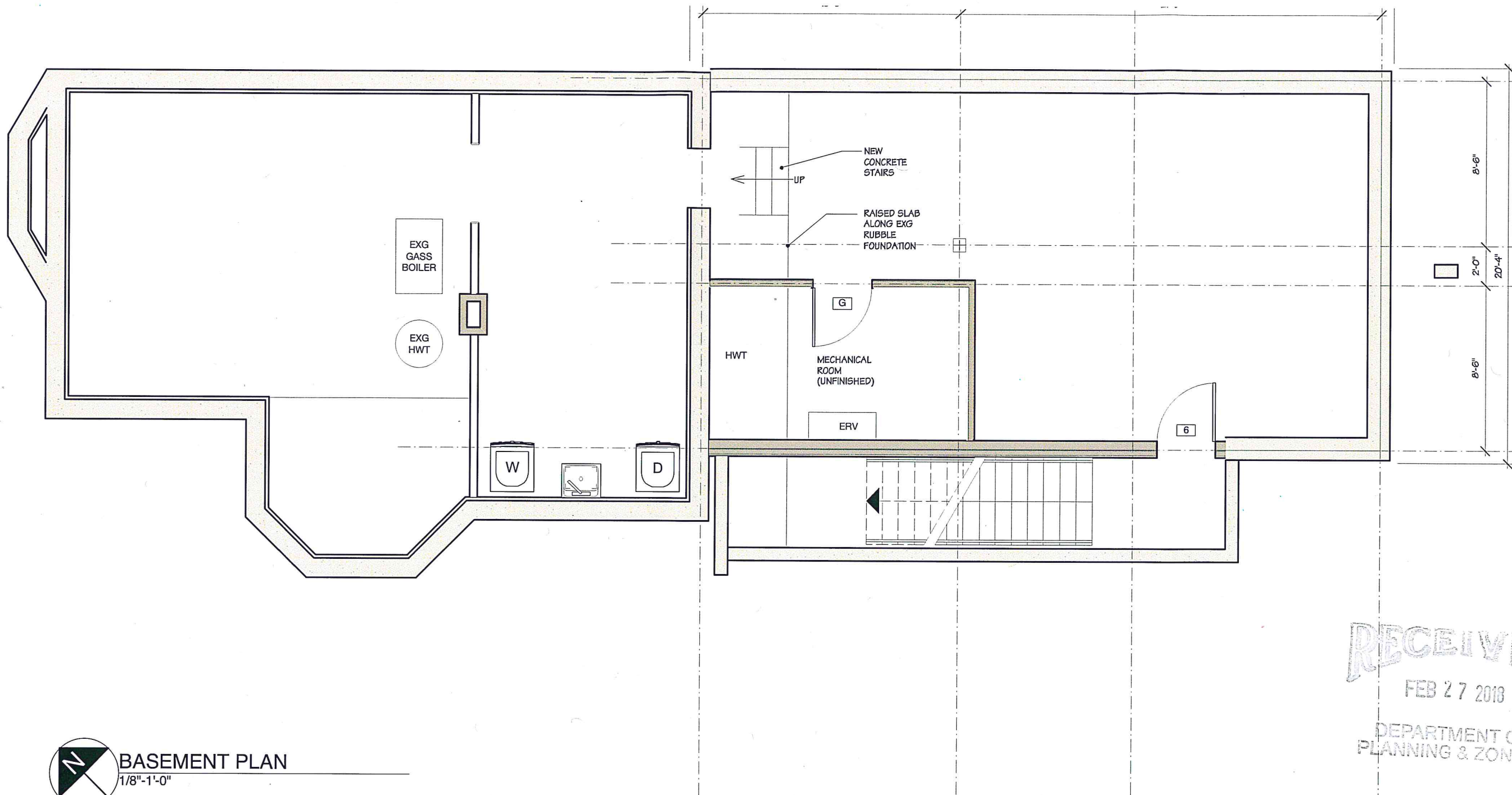
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 **BASEMENT PLAN**
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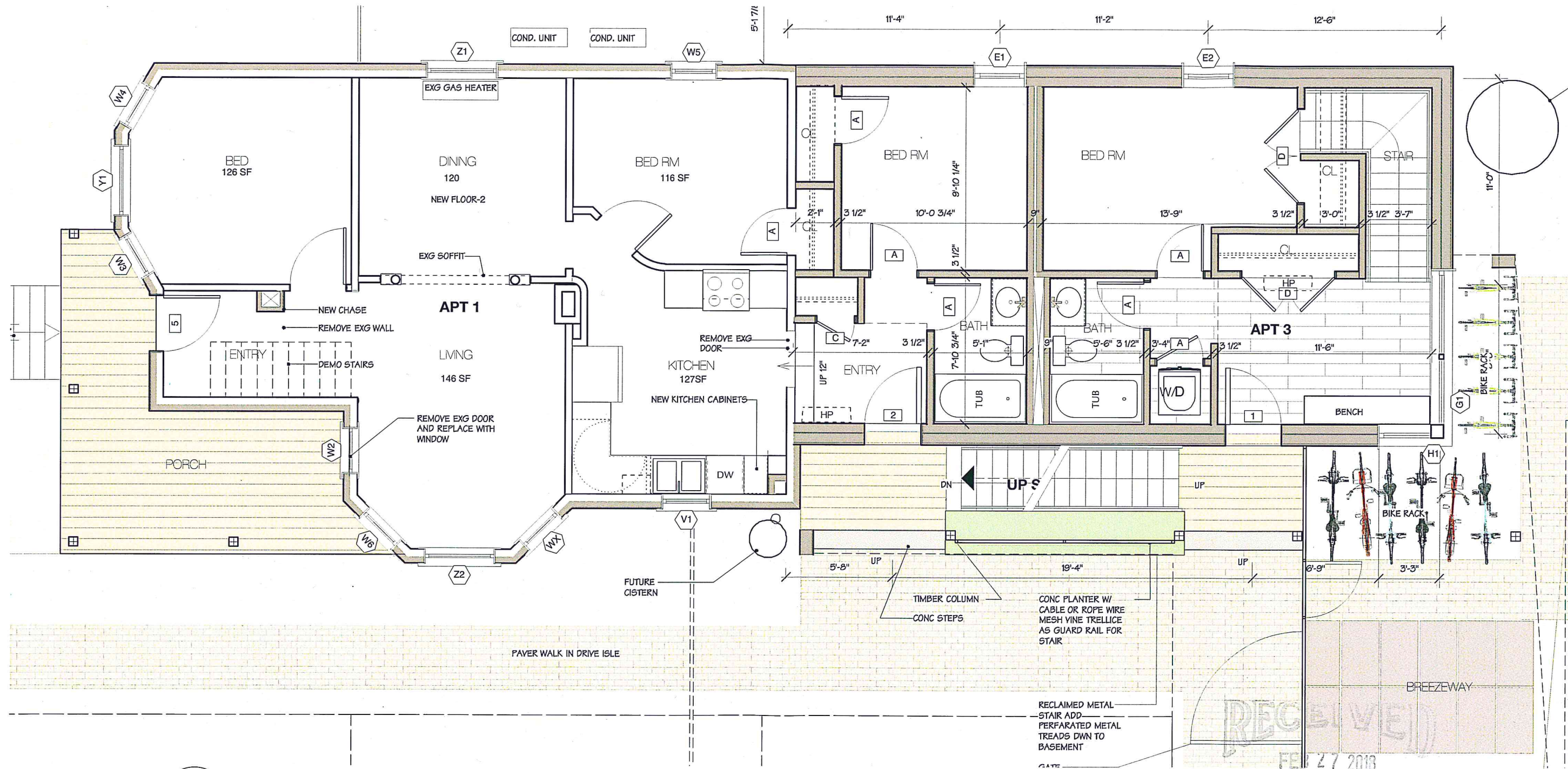
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FIRST FLOOR PLAN
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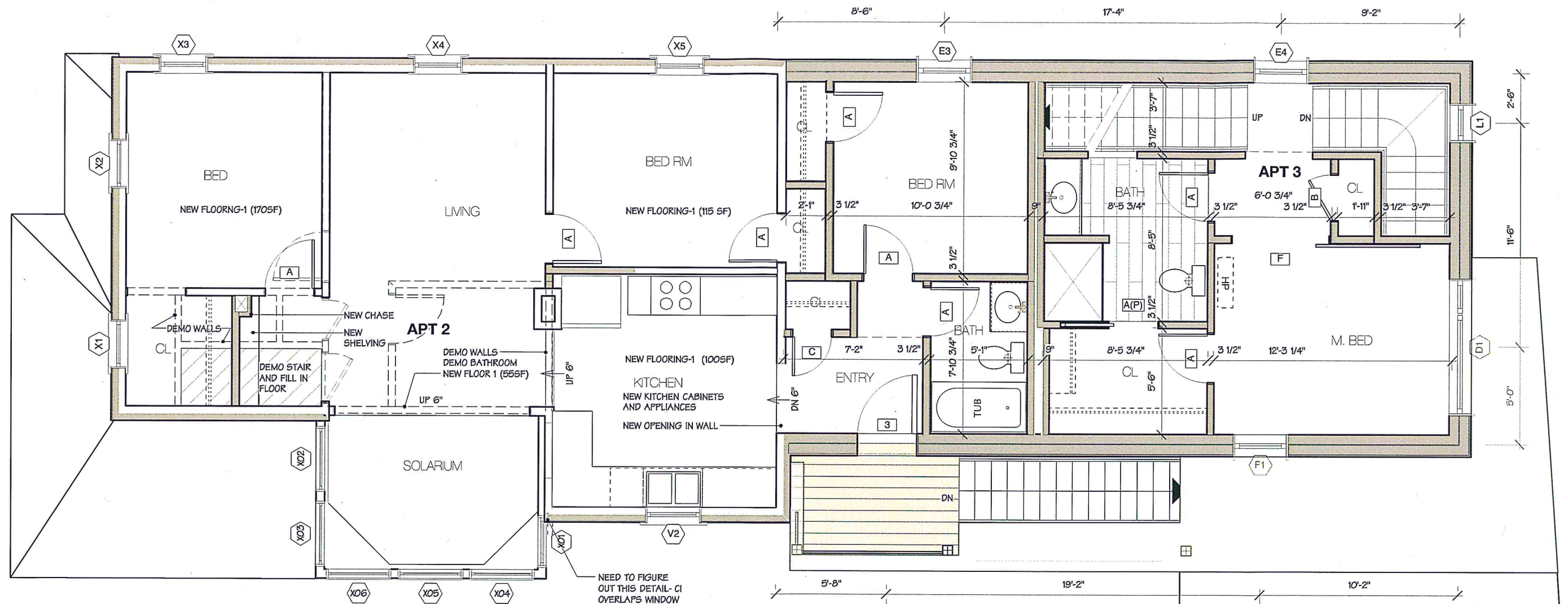
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 **SECOND FLOOR PLAN**
1/8"=1'-0"

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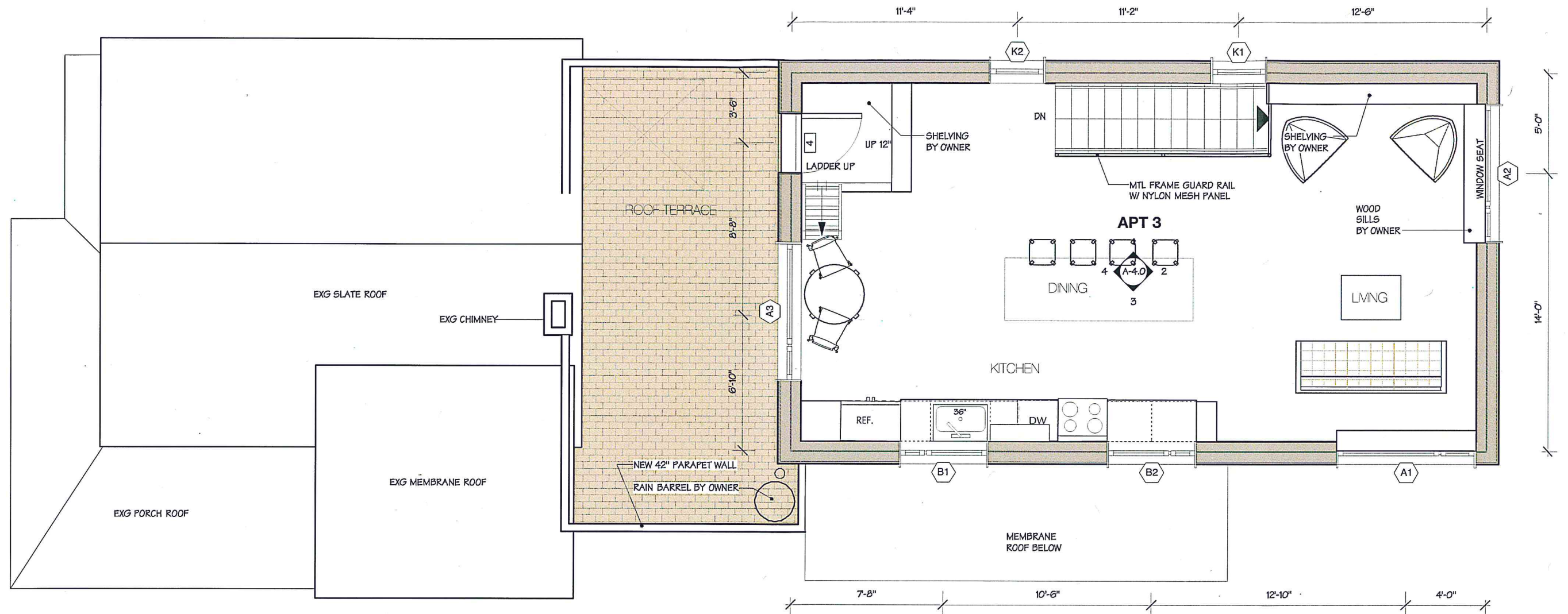
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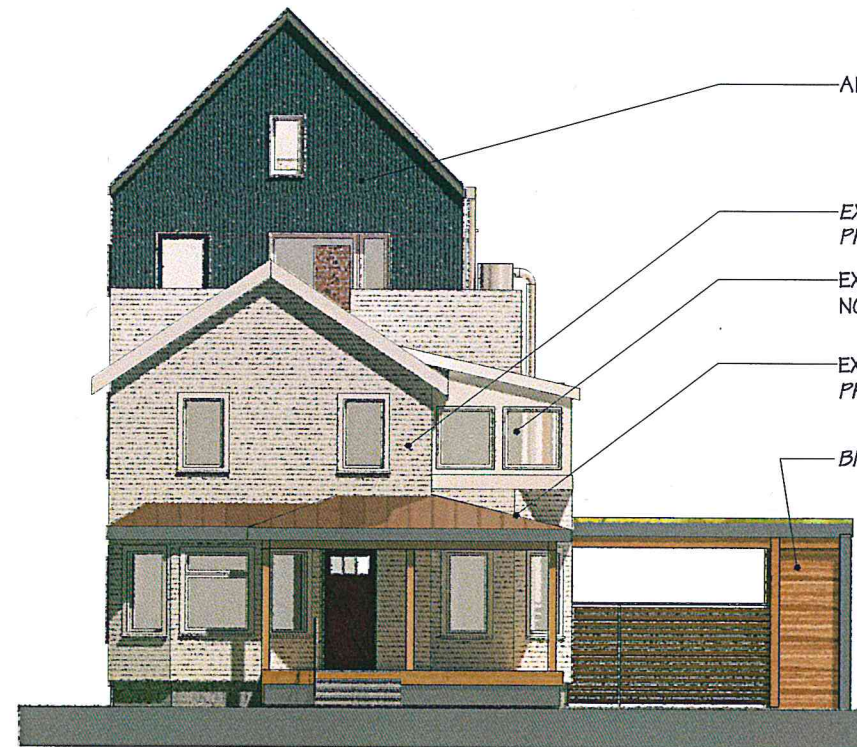
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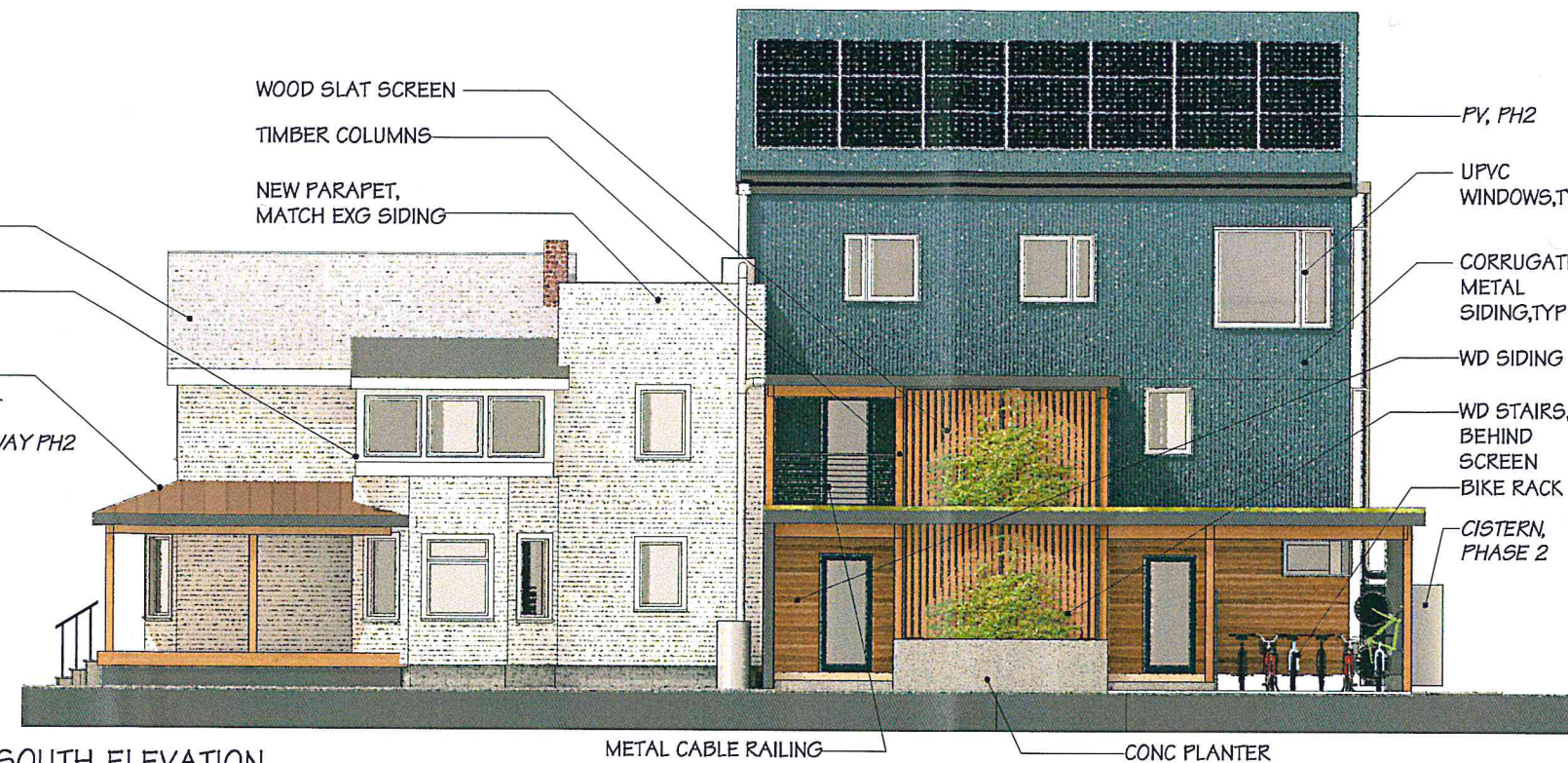
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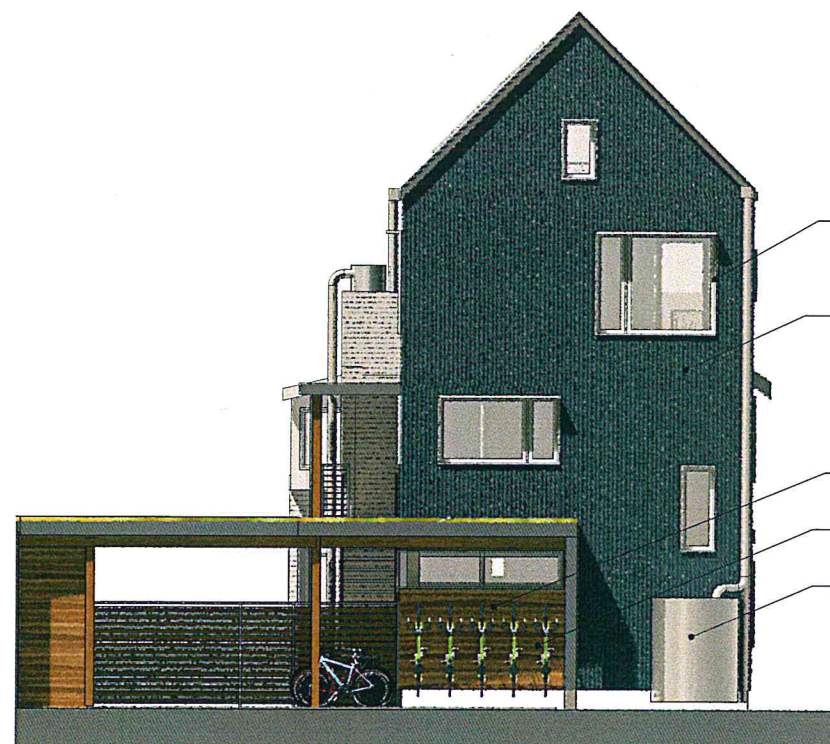
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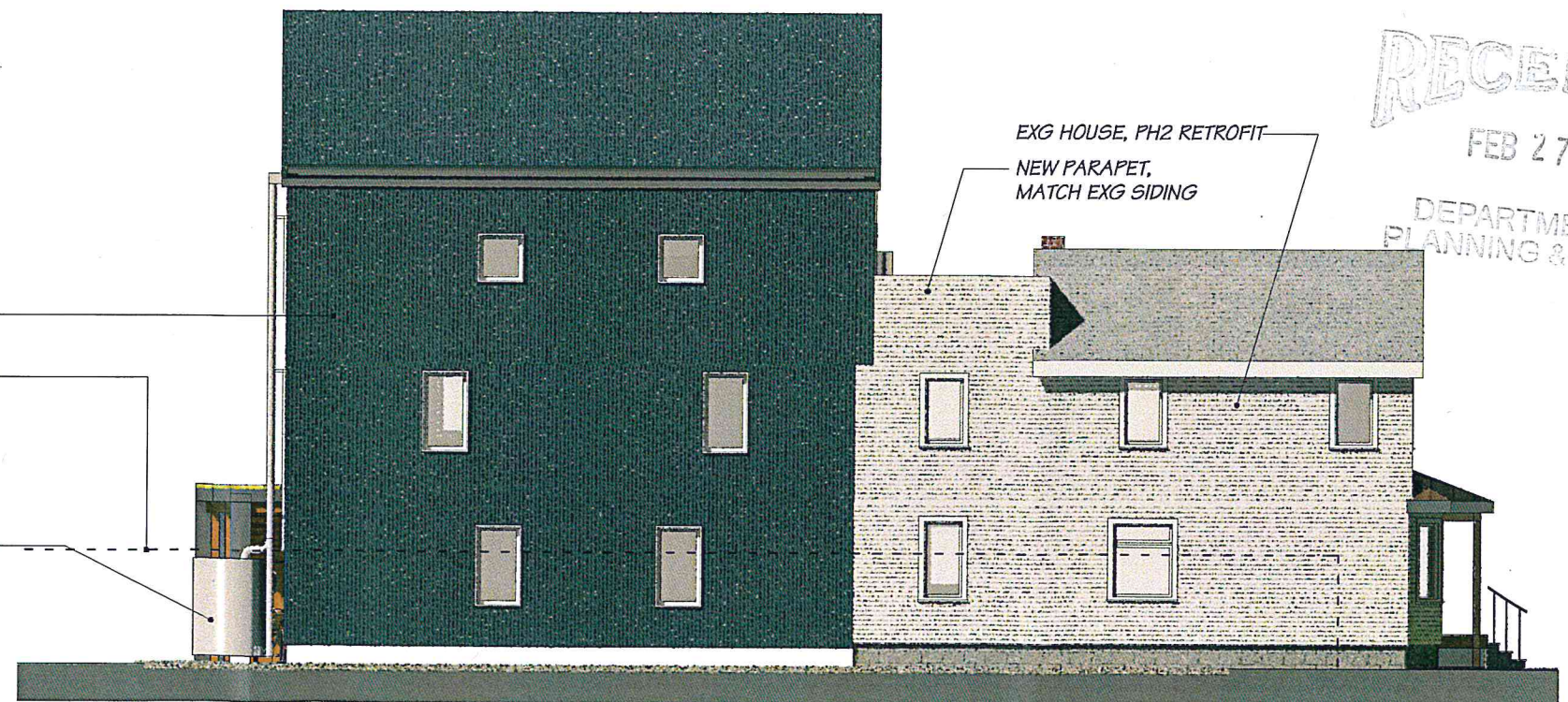
1 WEST ELEVATION
Scale: 3/32" = 1'-0"



4 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



4 EAST ELEVATION
Scale: 3/32" = 1'-0"



4 NORTH ELEVATION
Scale: 3/32" = 1'-0"

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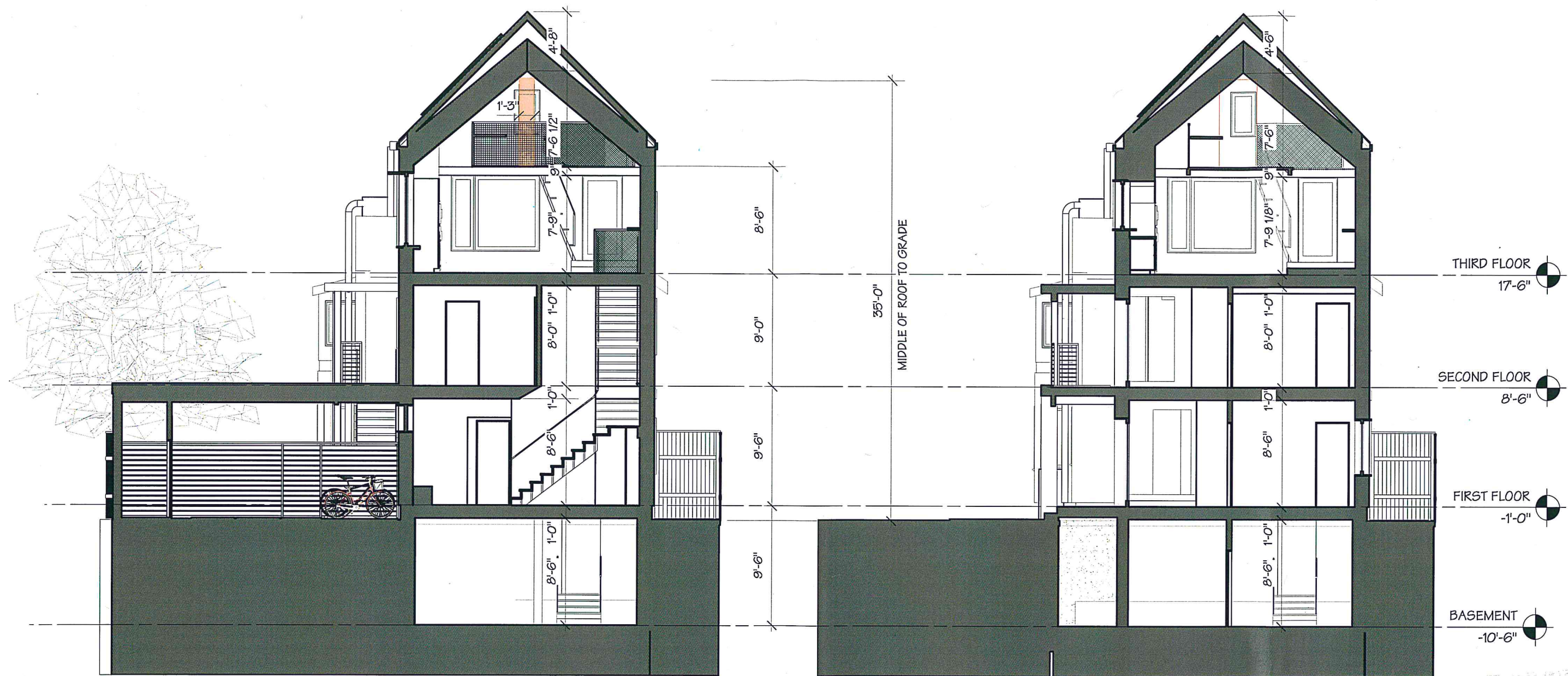
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3 SECTION
Scale: 1/8" = 1'-0"

3 SECTION
Scale: 1/8" = 1'-0"

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Project: 176 NWA
Date: January 17, 2018
Location: Burlington, VT
Client: Arthur Chukhman
Prepared by: Athena Papadopoulou (athena@eas-usa.com)

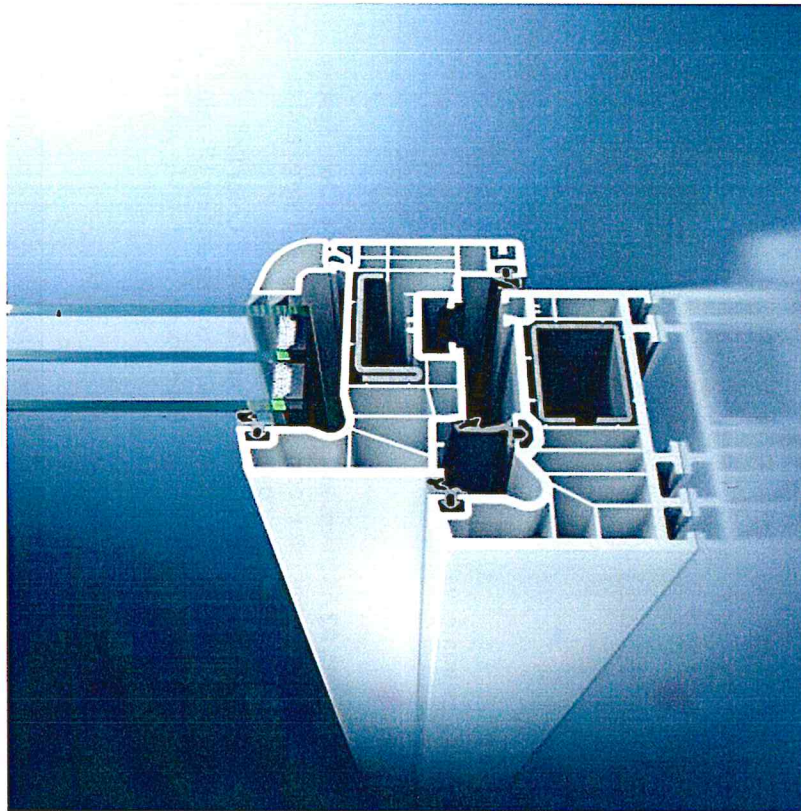
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Based on the information received the following estimate was prepared:

- Profile system: **SCHUCO Living 82 MD, 82 AS (previously SI82) uPVC Window/Door System**
- Hardware: **SCHUCO VarioTec, fully perimeter locking with 2 security closures and safety lock**
- Color Finish: **SCHUCO Handle, style -standard, color-white, hinges-white**
- Frame: **Interior/Exterior: White DOORS: Interior White/Exterior: Color Foil**
- Glazing: **SI 82 (Windows), 6-Chamber Profile System with corresponding Uf-value of 0.190 Btu/(h-ft²·°F)**
- Accessories: **Triple Glazed Low E Insulated with Warm-Edge Spacer System Ψ g-value of 0.018 Btu/(h-ft²·°F)**
Insect Screens in White, Grey Mesh

Glazing Type	U-value	SHGC	VT
CLIMATOP ULTRA N TRIPLE PANE	0.105	0.50	0.71



SCHUCO SI82 uPVC Window

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Unit ID	Description	Frame Profile	Glass Name	Glass Type	Safety Glass	Screen	Unit Width	Unit Height	Unit Cost	Qty	Total Cost
A1	DOUBLE TILT/TURN LEFT+FIXED WINDOW	SI82	Ultra N	triple	-	YES	7'0"	5'6"	\$ 1,158	1	\$ 1,158
A2	DOUBLE TILT/TURN LEFT+FIXED WINDOW	SI82	Ultra N	triple	-	YES	7'0"	5'6"	\$ 1,158	1	\$ 1,158
A3	DOUBLE FIXED+TILT/TURN RIGHT WINDOW	SI82	Ultra N	triple	-	YES	7'0"	5'6"	\$ 1,158	1	\$ 1,158
D2	DOUBLE TILT/TURN LEFT+FIXED WINDOW	SI82	Ultra N	triple	-	YES	7'0"	4'6"	\$ 998	1	\$ 998
E1-6	SINGLE TILT/TURN RIGHT WINDOW	SI82	Ultra N	triple	-	YES	2'10"	4'6"	\$ 474	5	\$ 2,370
E7	SINGLE TILT/TURN RIGHT WINDOW	SI82	Ultra N	triple	-	YES	2'6"	4'6"	\$ 445	1	\$ 445
G1	DOUBLE FIXED+FIXED WINDOW	SI82	Ultra N	triple	-	-	8'0"	2'0"	\$ 522	1	\$ 522
G2	DOUBLE FIXED+FIXED WINDOW	SI82	Ultra N	triple	-	-	8'0"	2'0"	\$ 522	1	\$ 522
K1	DOUBLE FIXED+TILT/TURN RIGHT WINDOW	SI82	Ultra N	triple	-	YES	4'6"	3'6"	\$ 646	1	\$ 646
K2	DOUBLE TILT/TURN LEFT+FIXED WINDOW	SI82	Ultra N	triple	-	YES	4'6"	3'6"	\$ 646	1	\$ 646
K3/4/5	SINGLE TILT ONLY WINDOW	SI82	Ultra N	triple	-	YES	2'10"	3'0"	\$ 356	3	\$ 1,068
L	SINGLE FIXED WINDOW	SI82	Ultra N	triple	-	-	2'6"	6'0"	\$ 366	1	\$ 366
M	SINGLE TILT ONLY WINDOW	SI82	Ultra N	triple	-	YES	4'6"	2'0"	\$ 387	1	\$ 387
H1/8	SINGLE TILT/TURN LEFT WINDOW	SI82	Ultra N	triple	-	YES	2'9"	4'0"	\$ 432	2	\$ 864
H2-6	SINGLE TILT/TURN RIGHT WINDOW	SI82	Ultra N	triple	-	YES	2'6"	4'8"	\$ 454	4	\$ 1,816
H4	SINGLE TILT/TURN RIGHT WINDOW	SI82	Ultra N	triple	-	YES	2'4"	4'6"	\$ 431	1	\$ 431
H9-12	SINGLE TILT/TURN RIGHT WINDOW	SI82	Ultra N	triple	-	YES	2'6"	4'0"	\$ 412	4	\$ 1,648
H13/14	SINGLE TILT/TURN RIGHT WINDOW	SI82	Ultra N	triple	-	YES	2'10"	4'0"	\$ 439	2	\$ 878
J1	SINGLE FIXED WINDOW	SI82	Ultra N	triple	-	-	3'0"	4'8"	\$ 486	1	\$ 486
J2	SINGLE FIXED WINDOW	SI82	Ultra N	triple	-	-	3'9"	4'8"	\$ 544	1	\$ 544
J3	SINGLE FIXED WINDOW	SI82	Ultra N	triple	-	-	3'10"	5'0"	\$ 572	1	\$ 572
1	TURN RIGHT ENTRY DOOR (NO WARRANTY)	SI82	Ultra N	triple	YES	-	3'0"	8'0"	\$ 2,795	1	\$ 2,795
2	TURN LEFT ENTRY DOOR (NO WARRANTY)	SI82	Ultra N	triple	YES	-	3'0"	8'0"	\$ 2,795	1	\$ 2,795
3	TURN LEFT ENTRY DOOR (NO WARRANTY)	SI82	Ultra N	triple	YES	-	3'0"	8'0"	\$ 2,795	1	\$ 2,795
4	TILT/TURN RIGHT PATIO DOOR	SI82	Ultra N	triple	YES	-	3'0"	7'0"	\$ 1,435	1	\$ 1,435
Friends and Family Discount										\$	4,753
TOTAL 39 WINDOWS AND DOORS (not incl. screens)										\$	23,750

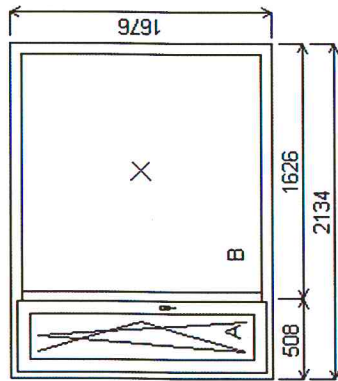
ADDITIONAL COSTS, OPTIONS AND UPGRADES											
ALTERNATIVES											
E1-6	SINGLE TILT/TURN RIGHT WINDOW	Alulns	Ultra N	triple	-	-	2'10"	4'6"	\$ 777	0	\$ -
1alt	TURN RIGHT ENTRY DOOR	SI82	Ultra N	triple	YES	-	3'0"	7'4 3/16"	\$ 2,705	0	\$ -
1alt1	TURN RIGHT ENTRY DOOR (TRANSOM)	SI82	Ultra N	triple	YES	-	3'0"	8'0"	\$ 2,943	0	\$ -
SALES TAX (MA & NY CUSTOMERS)											
SHIPPING AND DELIVERY										\$	3,840
INSECT SCREENS AS PER SCHEDULE ABOVE										\$	1,427
INSTALLATION BY EAS STAFF AVAILABLE										TBD	
INSTALLATION BY CUSTOMER - FREE INSTALLATION TRAINING ON DAY OF DELIVERY										INCLUDED	
SAFETY GLASS (ALL 3 PANES TEMPERED) AS PER SCHEDULE ABOVE										INCLUDED	

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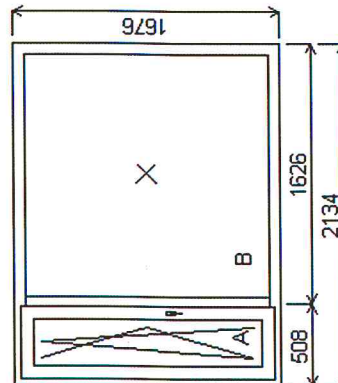
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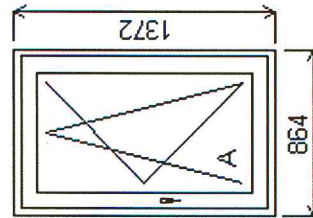
unit A2
(7'-0" x 5'-6")



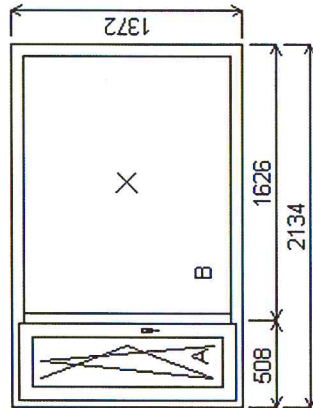
unit A1
(7'-0" x 5'-6")



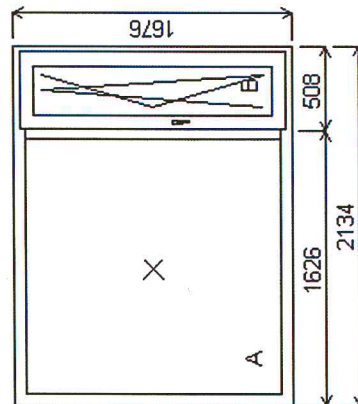
unit E1-6
(2'-10" x 4'-6")



unit D2
(7'-0" x 4'-6")



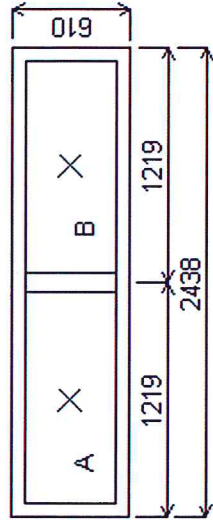
unit A3
(7'-0" x 5'-6")



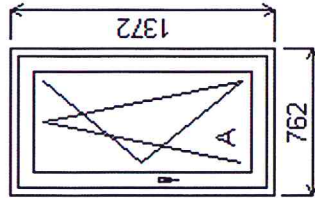
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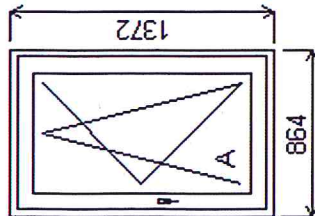
unit G1
(8'-0" x 2'-0")



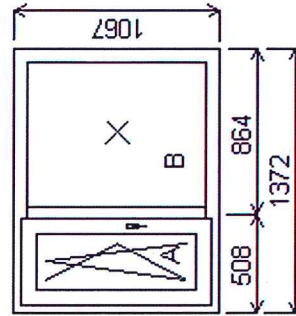
unit E7
(2'-6" x 4'-6")



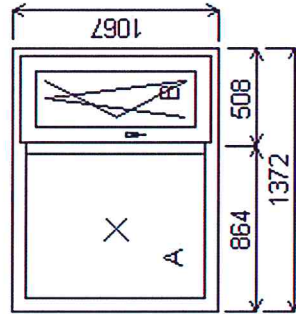
unit E1-6al
(2'-10" x 4'-6")



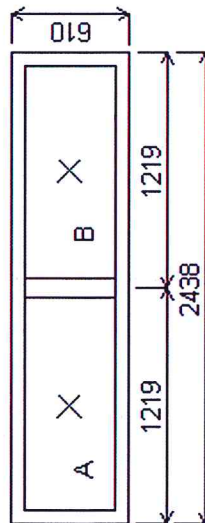
unit K2
(4'-6" x 3'-6")



unit K1
(4'-6" x 3'-6")



unit G2
(8'-0" x 2'-0")

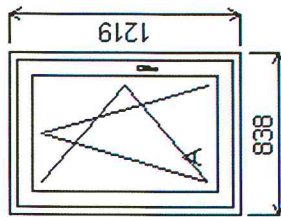


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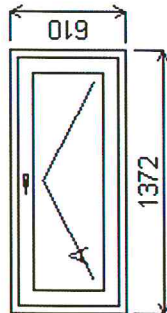
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PLANNING & ZONING

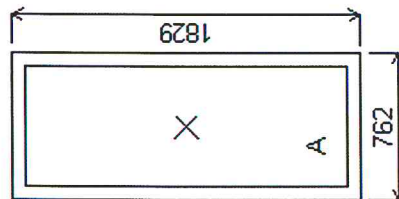
unit H1/8
(2'-9" x 4'-0")



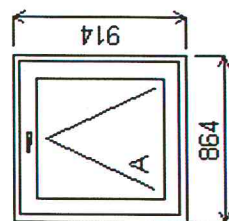
unit M
(4'-6" x 2'-0")



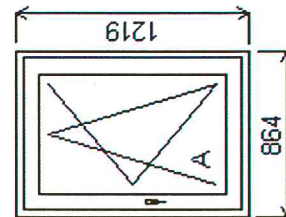
unit L
(2'-6" x 6'-0")



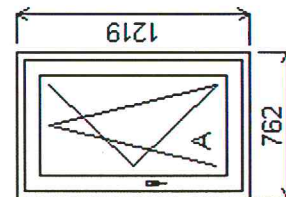
unit K3/4/5
(2'-10" x 3'-0")



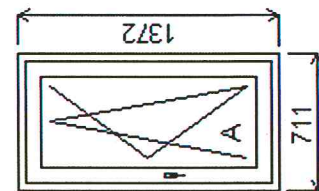
unit H13/14
(2'-10" x 4'-0")



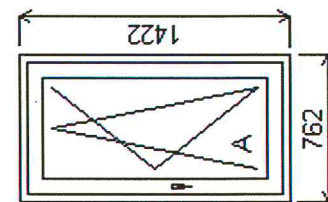
unit H9-12
(2'-6" x 4'-0")



unit H4
(2'-4" x 4'-6")



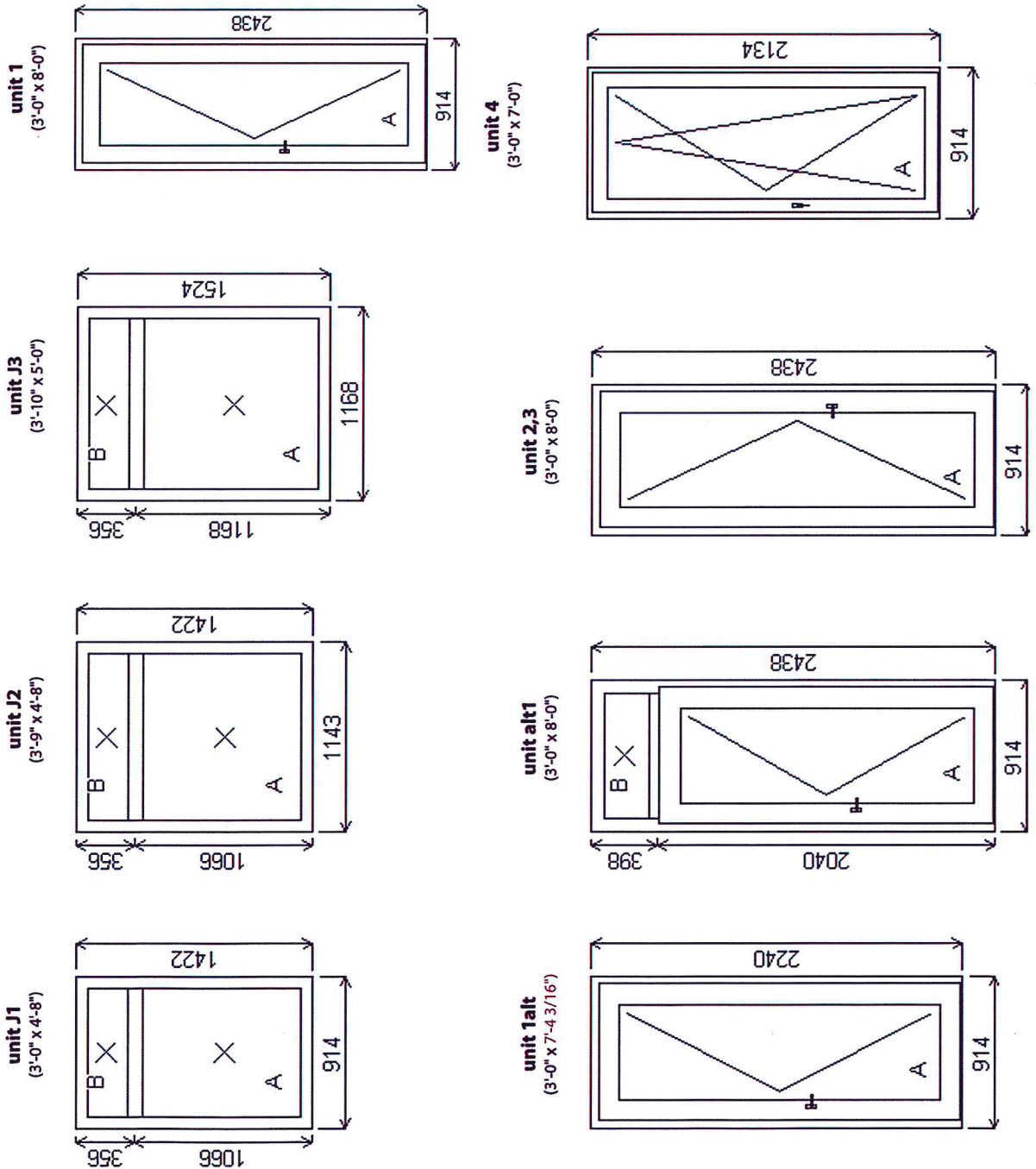
unit H2-6
(2'-6" x 4'-8")



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ALL ELEVATION VIEWS FROM THE INTERIOR

CONDITIONS OF SALE

We are pleased to quote the following custom windows and doors from European Architectural Supply.

1. The items quoted include the following:

- 1.1 Residential PVC (vinyl) windows/doors manufactured using the German-made SCHUCO technology.
- 1.2 All glass surfaces are quoted as supper-insulated triple pane argon glass with the Ug value = 0.10, unless noted otherwise.
- 1.3 Units requiring "safety glass" are quoted using a combination of tempered glass with argon fill, unless noted otherwise.
- 1.4 All muntins are quoted as a simulated-divided lites, except for structural mullions which are true-divided.
- 1.5 The windows can be installed with a variety of sills including stone, brick, cast stone, extruded aluminum, EIFS Stucco. Custom sills are available. This quotation assumes a customer-provided sill.
- 1.6 All window units include a concealed double gasket against water and air infiltration.
- 1.7 All tilt-turn units include multiple-point perimeter locking hardware manufactured of corrosion-resistant steel.
- 1.8 All windows and patio doors include handles, available in 5 designer finishes. Custom handles are available through Rocky Mountain Hardware. Entry doors are shipped with mortised locks. Handles and trim are available from a wide variety of US and European manufacturers.
- 1.9 The quotation includes US customs duties and customs processing fees.

2. Transportation and Delivery

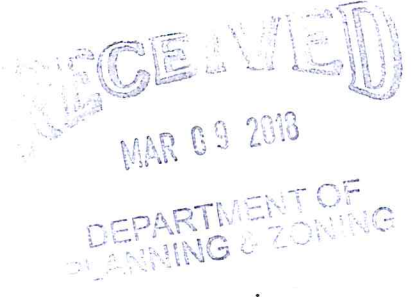
- 2.1 All windows and doors are packed at the manufacturing plant and generally remain undisturbed until the unloading.
- 2.2 Our shipments are insured to the location of unloading. In case of in-transit damage, EAS will provide (a) on-site repair if possible/acceptable or (b) accelerated manufacturing of a replacement unit shipped by Air-cargo (size permitting). We are currently operating at a 0% damage track record.

3. Installation

- 3.1 The quotation does not include installation unless specifically quoted.

4. The quotation does not include:

- 4.1 Sales Tax.
- 4.2 Sills, interior or exterior trim unless specifically quoted.
- 4.3 Installation, cleaning, caulking, flashing or other type of waterproofing unless specifically quoted.
- 4.4 Insurance or protection during and after unloading.
- 4.5 Machinery or scaffolding necessary to unload and place the units.
- 4.6 Jamb extensions unless specifically quoted.



5. Warranty

- 5.1 Warranty Type and Period: Five years limited warranty from date of installation.
- 5.2 EAS agrees to repair or replace windows and doors that fail due to material or workmanship within the specified warranty period. The failures include :
- a.) Mechanical or structural failures.
 - b.) Insulation glass failures.
 - c.) Water leakage, air infiltration or condensation on triple-pane units. Under coastal applications or gutterless designs, conditions exist regarding minimal overhang requirements and water-runoff.
 - d.) Defective hardware or failure to properly operate sash hardware. Limited warranty available for sash units over 8 feet tall.
 - e.) Deterioration of metal components beyond normal wear.
- 5.3 Detailed warranty certificate will be provided with details of the Limited Five Year Warranty including conditions, limitations, claim procedures and repair/replacement conditions.

6. Lead Time

- 6.1 12 weeks following a 50% deposit and approval of specification.
- 6.2 Please note that lead-times change due to production volumes. The estimated lead-time estimate is valid for 30 days.

7. Quotation

- 7.1 All prices are in US Dollars. Due to currency fluctuations the quotation is valid for a period of 30 days.

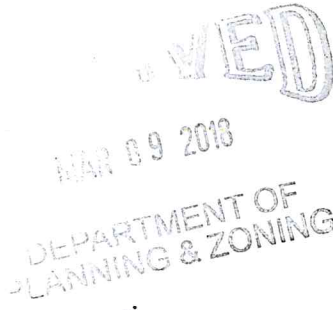
ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to manufacture the goods following a 50% deposit and the approval of shop drawings. The balance is due one day prior to day of delivery.

Approved by _____

Signature _____

Date _____

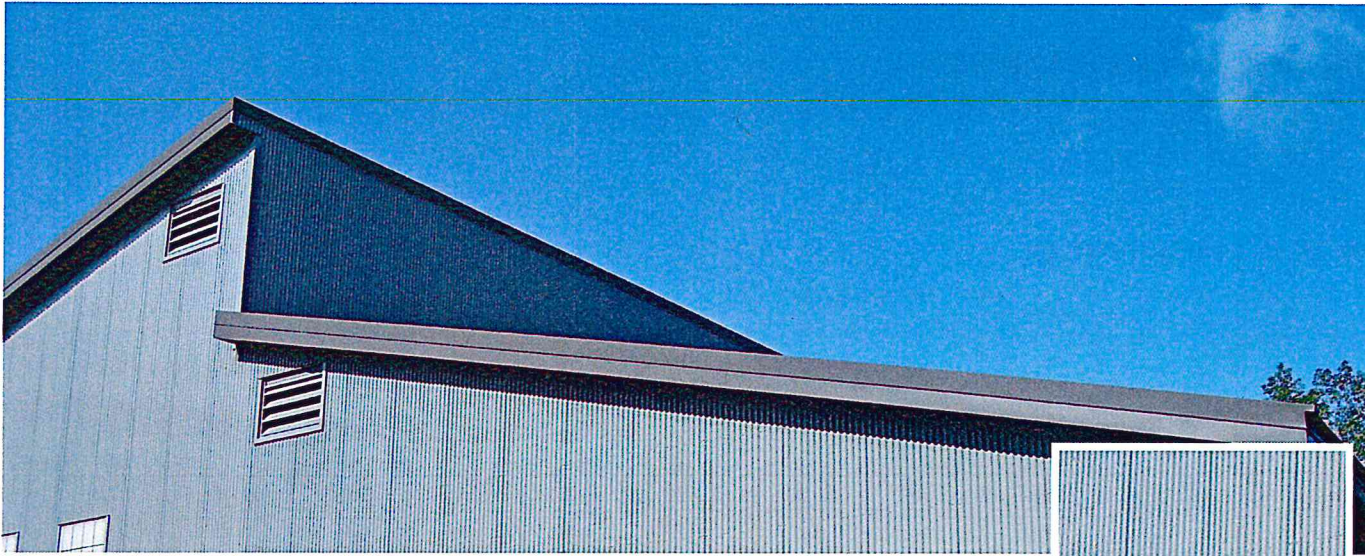


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FABRAL® 7/8" CORRUGATED

BRIEF PRODUCT SPECIFICATION

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PLANNING & ZONING

Allegan Water Treatment Facility, Allegan, MI, USA

"For the Allegan Water Treatment Plant, we conceived a barn-like feel to fit the context of the surrounding pastoral landscape. Metal was the first material that came to mind with its durability, low maintenance and color availability."

Jane M. Graham, A.I.A., Hubbell, Roth & Clark, Inc.

FABRAL
CORE

**You challenge us.
And we like it.**

Your vision for a building and what you want to achieve makes us think harder. It'd be easy to say - That won't work. Instead we go with - Let's see what we can do.

Fabral.com
800.884.4484

EXPOSED FASTENER ROOFING & SIDING PANEL
7/8" CORRUGATED

Fabral® Corrugated panels are classically designed exposed fastener panels with multiple coverage and spacing options to choose from. With exceptional durability and unlimited color options, any one of Fabral's corrugated panels would be the perfect choice for function and creativity. The construction of corrugated panels allows them to follow every curve of your design where needed when installed vertically. And it's suitable for use on both wall and roof applications. With corrugated panels your vision is limitless.



(Product details on

FABRAL®

FABRAL® 7/8" CORRUGATED

BRIEF PRODUCT SPECIFICATION

MANUFACTURER DESCRIPTION

- Fabral®, 308 Alabama Blvd, Jackson, GA 30233
- Telephone: 800.884.4484
- Email: sales@fabral.com
- Website: Fabral.com

PRODUCT DESCRIPTION

Acceptable Product: Fabral® 7/8" Corrugated
 Class 4 impact: UL2218
 Class A fire: UL790
 Wind Uplift & Fastener Spacing calculations are available upon request

GRAVITY LOAD TABLE (PSF)

Substrate	Span	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"
24 ga. Steel	3	163	120	92	72	59	49	41	35	30
22 ga. Steel	3	200	147	112	89	72	59	50	43	37
20 ga. Steel	3	235	173	132	104	85	70	59	50	43
18 ga. Steel	3	289	212	163	128	104	86	72	62	53
.032" alum.	3	134	98	75	59	48	40	33	29	25
.040" alum.	3	168	124	95	75	61	50	42	36	31
.050" alum.	3	211	155	118	94	76	63	53	45	39

Note: Allowable loads based on AISI and Aluminum Association Specifications. Allowable loads are based on stress only.

DESIGN INFORMATION

- Perforation available upon request
- Roof Slope: Minimum required - 2 1/2:12
- Factory Curving: Minimum radius 10'
- Panel Length: Maximum - 45' Minimum - 6'
- Panel Width: Maximum - 48" Minimum - 26"

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PRODUCT INSTALLATION

Install panels plumb, level and straight so it is watertight and without waves or other distortions, allowing for thermal movement considerations. Apply sealant tape or caulking as necessary at flashing and panel joints to prevent water penetration.

PRODUCT MAINTENANCE AND WARRANTY

Fabral® provides a 30 year paint-finish warranty for cracking, chipping, peeling, fading and chalking – providing confidence in a long lasting application.

To ensure the durability of your Corrugated panels, use proper care. Remove filings, grease, stains, marks or excess sealants from roof panels system to prevent staining. Store panels and flashings in a safe, dry environment.

RECENT PROJECTS

Segment	Project Name	Location	Quantity	Distributor
Healthcare	Lakeland Regional Medical Center	Lakeland, FL		Cladding Systems
Education	Marshall High School	Bend, OR	293 Sq	Central Oregon Roofing
Education	Constantine High School	Constantine, MI	223 sq	Architectural Glass & Metals, Inc
Mixed Use	Givens Estates	Asheville, NC	262 sq	N.B. Handy Co

FABRAL®

STANDARD STOCKED
ARCHITECTURAL COLO

DIVISIO

Core Colors



Colonial Red^Δ
SR: .34 IE: .86 SRI: 35



Banner Red
SR: .42 IE: .84 SRI: 45



Brandywine
SR: .26 IE: .85 SRI: 24



Patina Green^Δ
SR: .29 IE: .87 SRI: 29



Classic Green
SR: .26 IE: .84 SRI: 24



Hartford Green^{*}
SR: .10 IE: .82 SRI: 2



Regal Blue
SR: .28 IE: .86 SRI: 27



Slate Blue
SR: .26 IE: .85 SRI: 24



Stone Gray^Δ
SR: .36 IE: .84 SRI: 37



Slate Gray^Δ
SR: .37 IE: .86 SRI: 39



Charcoal^Δ
SR: .37 IE: .85 SRI: 32



Matte Black
SR: .27 IE: .86 SRI: 26



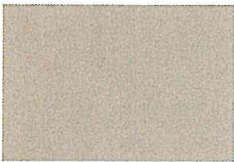
Dark Bronze
SR: .26 IE: .84 SRI: 24



Mansard Brown^Δ
SR: .29 IE: .86 SRI: 29



Medium Bronze^Δ
SR: .30 IE: .87 SRI: 31



Sierra Tan^Δ
SR: .35 IE: .86 SRI: 37



Surrey Beige^Δ
SR: .40 IE: .86 SRI: 43



Sandstone^Δ
SR: .54 IE: .86 SRI: 63



Almond^Δ
SR: .63 IE: .86 SRI: 75



Bone White^Δ
SR: .72 IE: .84 SRI: 87

[†] Featuring a pearlescent mica finish; subject to premium pricing.

Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available.

Colors may appear different when viewed at different angles and under different lighting conditions.

Due to product improvements, changes and other factors, we reserve the right to change or delete information herein without prior notice.



*All Standard Stocked colors are ENERGY STAR[®] approved except Hartford Green.

□ LEED[®] compliant for low slope and steep slope.

Δ LEED[®] compliant for steep slope only.

Regal White^Δ
SR: .68 IE: .86 SRI: 82

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Mica Colors[†]



Pewter^Δ
SR: .36 IE: .85 SRI: 38



Bright Silver^Δ
SR: .60 IE: .77 SRI: 68



Silversmith^Δ
SR: .53 IE: .78 SRI: 59



Champagne^Δ
SR: .37 IE: .83 SRI: 38



Bright Copper^Δ
SR: .49 IE: .85 SRI: 55

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Custom Colors



Can't find your color? Fabral can tackle the most challenging custom color orders, expertly matching your samples for limitless possibilities.

To learn more, contact FabralCore[™] at 800.884.4484 or Fabral.com.

SR = Solar Reflectivity

IE = Initial Emissivity

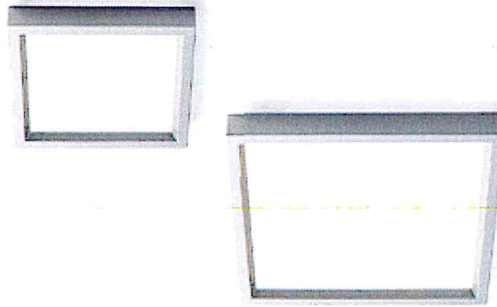
SRI = Solar Reflective Index

PHILIPS LIGHTOLIER

Downlighting

SlimSurface LED

4" and 6" square aperture
surface mount downlight



Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

SlimSurface LED is a 5/8" thick surface mounted luminaire with the appearance of a recessed downlight. Easy to install into most standard j-boxes, the SlimSurface LED square apertures are available as a 4" 650lm & 6" 1000lm fixture.

Ordering guide

example: S4S830K7AL

Family	CRI	CCT	Lumens	Finish	Dimming
					
S4S SlimSurface 4" Square	8 80 9 90 ¹	27K 2700K 30K 3000K 35K 3500K 40K 4000K	7 650lm	blank White AL Aluminum BK Black W White AL Aluminum BK Black	blank ELV / Triac (120V) Z10U 0-10V (120V-277V)
S6S SlimSurface 6" Square	8 80 9 90 ¹	27K 2700K 30K 3000K 35K 3500K 40K 4000K	10 1000lm	blank White AL Aluminum BK Black W White AL Aluminum BK Black	blank ELV / Triac (120V) Z10U 0-10V (120V-277V)

1. Configurations using 90 CRI are only available with 2700K and 3000K CCT.

White



Black



Aluminum

Features

- Flange:** One piece plastic flange. Injection molded white, applied aluminum or black.
- Lens:** High transmittance lens allowing for smooth, comfortable light pattern.
- Power supply:** Integral class 2 driver. Factory wired electronic LED driver (see Electrical section for specifications)
- LED Strip:** Utilizes Philips LEDs.
- Lifetime:** Expected lifetime 50,000 hours and backed by a 5-year warranty (see Philips.com/warranties for details).
- Compliance:** Non-conductive fixture for shower light application.

Electrical

Electronic power supply: RoHS compliant. Class 2 power unit. Unit tolerates sustained open circuit and short circuit output conditions without damage.

Dimming: Intended for ELV/Triac (120V) or 0-10V dimming (120V-277V) based on the configuration. Min 90°C supply conductors.

Labels

cULus listed.
 Wall-mounted: damp location only.
 Ceiling-mounted: wet location.
 Title 24 (JA8-2016) on 90CRI S6S models.
 ENERGY STAR® certified.

Electrical specifications	Dimming	Input volts	Input frequency	Input current	Input Power	THD Factor	Power Factor	Minimum Operating Temp.
Slim 4" 650lm	Triac	120V	50/60Hz	0.08A	9.5W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.08A	10.0W	<20%	>0.9	-20°C
		277V	50/60Hz	0.04A	10.2W	<20%	>0.9	-20°C
Slim 6" 1000lm	Triac	120V	50/60Hz	0.13A	14.2W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.12A	14.5W	<20%	>0.9	-20°C
		277V	50/60Hz	0.06A	14.7W	<20%	>0.9	-20°C

For more details, please see LED-DIM spec sheet.



S4S & S6S SlimSurface LED

4" and 6" square aperture surface mount downlight

Compatibility

Installs into standard J-box applications:



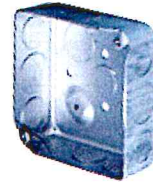
3 1/2" round (plastic)



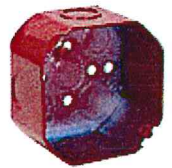
4" square (plastic)
Not compatible with S5R



4" octagonal (metal)



4" square (metal)
Not compatible with S5R

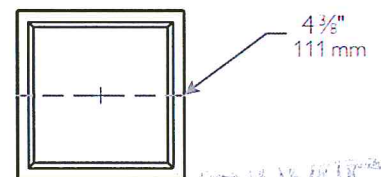
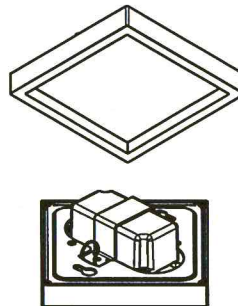
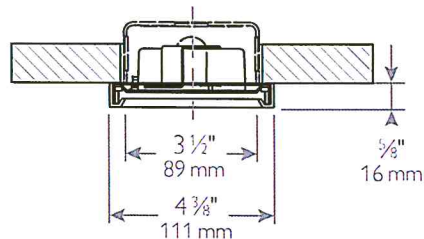


Fire rated J-box
Fire rated classification is per the ceiling and junction box ratings.

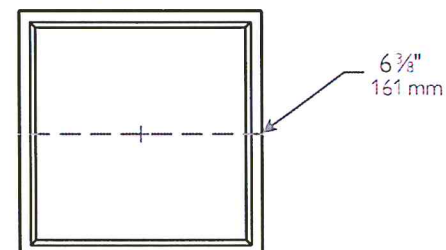
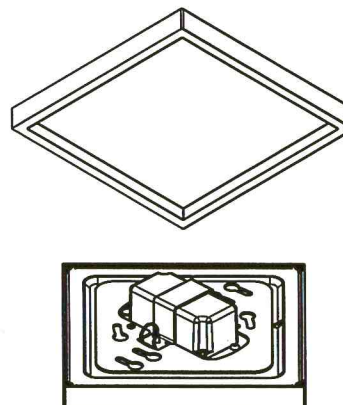
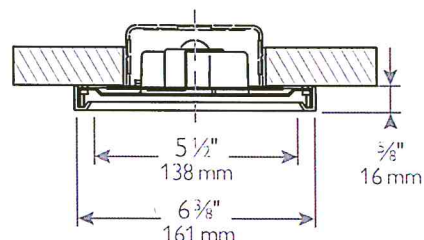
Note: A 2 1/8" deep octagon junction box is recommended for through circuit wiring applications.

Dimensions

SlimSurface LED 4" downlight



SlimSurface LED 6" downlight

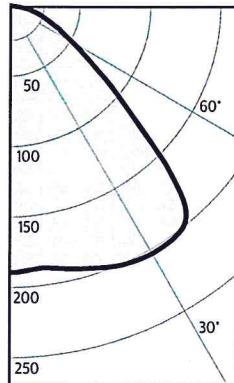


S4S & S6S SlimSurface LED

4" and 6" square aperture surface mount downlight

S4S927K7 • 10W LED, 90 CRI, 2700 K

Candela Curves



Report#: 943GFR

Output lumens: 539 lms
Spacing Criterion: 1.5
Beam Angle: 86°
Input Watts: 9.1W

Angle	Mean CP	Lumens
0	189	
5	188	18
10	189	
15	193	55
20	198	
25	201	93
30	203	
35	202	126
40	196	
45	153	116
50	103	
55	71	66
60	51	
65	39	38
70	28	
75	21	21
80	13	
85	4	5
90	0	

Efficacy: 59.3lm/w
CCT: 2700 K
CRI: 90 min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	8	7.5'
6'	5	9.0'
7'	4	10.5'
8'	3	12.0'
9'	2	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	22.5	0.40
6'	14.7	0.26
7'	10.5	0.19
8'	8.8	0.16
9'	7.0	0.13

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	91	87
1	110	106	102	99	104	97	100	94	96	91	87	87	87	87	87	87	87
2	101	94	88	83	92	82	89	80	85	78	74	74	74	74	74	74	74
3	93	84	76	70	82	70	79	68	76	67	64	64	64	64	64	64	64
4	86	75	67	61	73	60	71	59	69	59	56	56	56	56	56	56	56
5	79	67	59	53	66	52	64	52	62	51	49	49	49	49	49	49	49
6	73	61	52	46	60	46	58	46	56	45	43	43	43	43	43	43	43
7	68	55	47	41	54	41	53	41	52	40	38	38	38	38	38	38	38
8	63	50	42	37	50	37	48	36	47	36	34	34	34	34	34	34	34
9	59	46	38	33	46	33	45	33	44	33	31	31	31	31	31	31	31
10	55	43	35	30	42	30	41	30	40	30	28	28	28	28	28	28	28

Zonal lumens & percentages

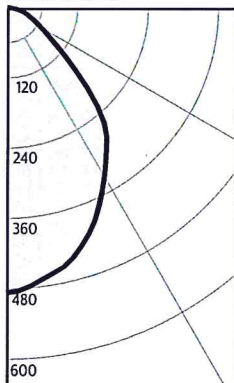
Zone	Lumens	%Luminaire
0-30	166	30.7%
0-40	292	54.2%
0-60	474	88.0%
0-90	539	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S6S927K10 • 14W LED, 90 CRI, 2700 K

Candela Curves



Report#: 957GFR

Output lumens: 841 lms
Spacing Criterion: 1.1
Beam Angle: 82°
Input Watts: 13.3W

Angle	Mean CP	Lumens
0	486	
5	476	45
10	460	
15	441	123
20	410	
25	373	170
30	333	
35	296	184
40	258	
45	193	147
50	131	
55	90	83
60	65	
65	51	50
70	39	
75	30	30
80	20	
85	9	9
90	0	

Efficacy: 63.2lm/w
CCT: 2700 K
CRI: 90 min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	19	5.5'
6'	14	6.6'
7'	10	7.7'
8'	8	8.8'
9'	6	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	21.8	2.80
6'	14.2	1.84
7'	10.2	1.31
8'	8.5	1.09
9'	6.8	0.88

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	91	88
1	111	107	103	100	105	98	100	95	97	93	88	88	88	88	88	88	88
2	103	96	90	85	94	84	90	82	87	80	77	77	77	77	77	77	77
3	95	86	79	74	85	73	82	72	79	71	68	68	68	68	68	68	68
4	88	78	70	65	77	64	74	63	72	63	60	60	60	60	60	60	60
5	82	71	63	57	70	57	68	56	66	56	53	53	53	53	53	53	53
6	76	65	57	51	64	51	62	51	61	50	48	48	48	48	48	48	48
7	71	59	52	46	59	46	57	46	56	45	43	43	43	43	43	43	43
8	67	55	47	42	54	42	53	42	52	41	39	39	39	39	39	39	39
9	63	51	43	38	50	38	49	38	48	38	36	36	36	36	36	36	36
10	59	47	40	35	47	35	46	35	45	35	33	33	33	33	33	33	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	338	40.2%
0-40	522	62.1%
0-60	753	89.5%
0-90	841	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

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1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

S4S & S6S SlimSurface LED

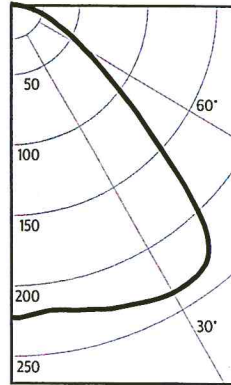
4" and 6" square aperture surface mount downlight

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S4S827K7 • 10W LED, 80 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	223	
5	221	21
10	221	
15	225	64
20	229	
25	233	108
30	237	
35	236	146
40	224	
45	175	133
50	121	
55	83	76
60	60	
65	44	44
70	33	
75	24	25
80	15	
85	5	6
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	9	7.5'
6'	6	9.0'
7'	5	10.5'
8'	3	12.0'
9'	3	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	25.9	0.41
6'	17.0	0.27
7'	12.1	0.19
8'	10.1	0.16
9'	8.1	0.13

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	96	91	87	87	87
1	110	106	102	99	104	97	100	94	89	80	85	78	74	74	74	74	74
2	101	94	88	83	92	82	89	80	79	69	77	67	64	64	64	64	64
3	93	84	76	70	82	70	79	69	71	59	69	59	56	56	56	56	56
4	86	75	67	61	74	60	71	59	64	52	62	51	49	49	49	49	49
5	79	67	59	53	66	53	64	52	62	41	52	41	38	38	38	38	38
6	73	61	52	46	60	46	58	46	57	35	47	35	33	33	33	33	33
7	68	55	47	41	55	41	53	41	52	31	43	31	30	30	30	30	30
8	63	51	42	37	50	37	49	37	47	27	39	27	26	26	26	26	26
9	59	46	38	33	46	33	45	33	44	23	35	23	22	22	22	22	22
10	55	43	35	30	42	30	41	30	40	20	32	20	19	19	19	19	19

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	192	30.9%
0-40	338	54.4%
0-60	547	88.0%
0-90	622	100.0%

CRI and CCT adjustment factors

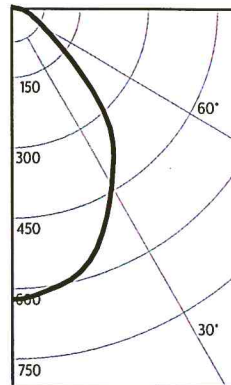
90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report: 944GFR

Output lumens:	622 lms	Efficacy:	67.6 lm/w
Spacing Criterion:	1.5	CCT:	2700 K
Beam Angle:	101°	CRI:	80 min
Input Watts:	9.2 W		

S6S827K10 • 14W LED, 80 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	625	
5	618	59
10	604	
15	584	164
20	546	
25	494	227
30	440	
35	390	244
40	337	
45	250	193
50	170	
55	117	108
60	85	
65	65	65
70	51	
75	39	41
80	27	
85	12	13
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	25	5.5'
6'	17	6.6'
7'	13	7.7'
8'	10	8.8'
9'	8	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	24.2	3.68
6'	15.8	2.42
7'	11.3	1.73
8'	9.5	1.44
9'	7.5	1.15

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	96	93	88	88	88
1	111	107	103	100	105	98	100	95	97	87	80	77	74	74	74	74	74
2	103	96	90	85	94	84	90	82	87	74	67	64	64	64	64	64	64
3	95	86	79	74	85	73	82	72	79	63	56	53	53	53	53	53	53
4	88	78	70	65	77	64	74	63	72	56	48	45	45	45	45	45	45
5	82	71	63	57	70	57	68	56	66	48	40	37	37	37	37	37	37
6	76	65	57	51	64	51	62	51	61	43	35	32	32	32	32	32	32
7	71	59	52	46	59	46	57	46	56	40	32	29	29	29	29	29	29
8	67	55	47	42	54	42	53	42	52	37	29	26	26	26	26	26	26
9	63	51	43	38	50	38	49	38	48	34	26	23	23	23	23	23	23
10	59	47	40	35	47	35	46	35	45	31	23	20	20	20	20	20	20

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	449	40.4%
0-40	693	62.3%
0-60	994	89.3%
0-90	1113	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report: 964GFR

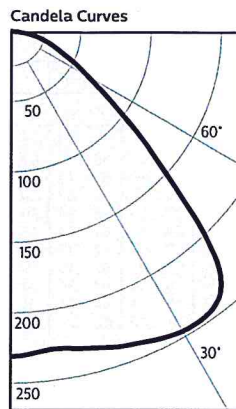
Output lumens:	1113 lms	Efficacy:	83.1 lm/w
Spacing Criterion:	1.1	CCT:	2700 K
Beam Angle:	83°	CRI:	80 min
Input Watts:	13.4 W		

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

S4S & S6S SlimSurface LED

4" and 6" square aperture surface mount downlight

S4S830K7 • 10W LED, 80 CRI, 3000 K



Angle	Mean CP	Lumens
0	231	
5	229	22
10	230	
15	236	67
20	241	
25	246	113
30	248	
35	247	153
40	237	
45	185	139
50	125	
55	87	80
60	63	
65	47	47
70	34	
75	25	26
80	15	
85	5	6
90	0	

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	9	7.5'
6'	6	9.0'
7'	5	10.5'
8'	4	12.0'
9'	3	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	27.2	0.40
6'	17.9	0.26
7'	12.8	0.19
8'	10.6	0.16
9'	8.5	0.13

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization	80%	70%	50%	30%	0%
Ceiling	70	50	30	10	0
Wall	70	50	30	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%				
Room Cavity Ratio	0	119	119	119	119
1	110	106	102	99	104
2	101	94	88	83	92
3	93	84	76	70	82
4	86	75	67	61	74
5	79	67	59	53	66
6	73	61	52	46	60
7	68	55	47	41	55
8	63	51	42	37	50
9	59	46	38	33	46
10	55	43	35	30	42

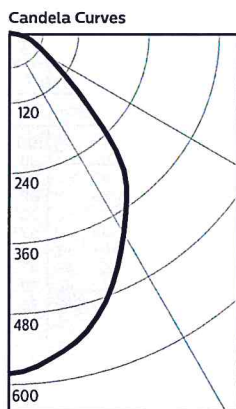
Zonal lumens & percentages	Zone	Lumens	%Luminaire
0-30	202	30.9%	
0-40	355	54.3%	
0-60	574	87.9%	
0-90	653	100.0%	

CRI and CCT adjustment factors	90 CRI 2700K = 84%	80 CRI 2700K = 100%	80 CRI 3000K = 100%	80 CRI 3500K = 105%	80 CRI 4000K = 109%
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Report#: 945GFR

Output lumens:	653 lms	Efficacy:	71.8 lm/w
Spacing Criterion:	1.5	CCT ³ :	3000 K
Beam Angle:	86°	CRI:	80 min
Input Watts ² :	9.1 W		

S6S830K10 • 14W LED, 80 CRI, 3000 K



Angle	Mean CP	Lumens
0	582	
5	572	54
10	551	
15	526	148
20	489	
25	442	203
30	394	
35	351	220
40	307	
45	227	176
50	153	
55	106	99
60	77	
65	59	60
70	45	
75	34	36
80	22	
85	10	10
90	0	

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	23	5.5'
6'	16	6.6'
7'	12	7.7'
8'	9	8.8'
9'	7	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	26.2	3.33
6'	17.1	2.18
7'	12.2	1.56
8'	10.2	1.30
9'	8.1	1.04

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization	80%	70%	50%	30%	0%
Ceiling	70	50	30	10	0
Wall	70	50	30	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%				
Room Cavity Ratio	0	119	119	119	119
1	111	107	103	100	105
2	103	96	90	85	94
3	95	86	79	74	85
4	88	78	70	65	77
5	82	71	63	57	70
6	76	65	57	51	64
7	71	59	52	46	59
8	67	55	47	42	54
9	63	51	43	38	50
10	59	47	40	35	47

Zonal lumens & percentages	Zone	Lumens	%Luminaire
0-30	405	40.2%	
0-40	625	62.1%	
0-60	900	89.5%	
0-90	1006	100.0%	

CRI and CCT adjustment factors	90 CRI 2700K = 84%	80 CRI 2700K = 100%	80 CRI 3000K = 100%	80 CRI 3500K = 105%	80 CRI 4000K = 109%
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Report#: 958GFR

Output lumens:	1006 lms	Efficacy:	75.1 lm/w
Spacing Criterion:	1.1	CCT ³ :	3000 K
Beam Angle:	82°	CRI:	80 min
Input Watts ² :	13.4 W		

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

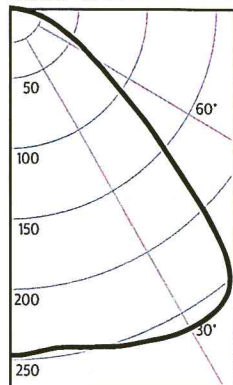
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S4S & S6S SlimSurface LED

4" and 6" square aperture surface mount downlight

S4S835K7 • 10W LED, 80CRI, 3500K

Candela Curves



Report#: 946GFR

Output lumens: 698 lms
Spacing Criterion: 1.5
Beam Angle: 99°
Input Watts: 9.1W

Angle	Mean CP	Lumens
0	247	
5	245	23
10	245	
15	249	71
20	255	
25	259	121
30	263	
35	262	163
40	249	
45	194	149
50	135	
55	93	86
60	67	
65	50	50
70	37	
75	27	28
80	17	
85	6	7
90	0	

Efficacy: 76.7 lm/w
CCT: 3500K
CRI: 80 min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	10	7.5'
6'	7	9.0'
7'	5	10.5'
8'	4	12.0'
9'	3	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	29.1	0.40
6'	19.1	0.26
7'	13.6	0.19
8'	11.4	0.16
9'	9.1	0.13

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	96	87
1	110	106	102	99	104	97	100	94	89	80	85	78	74	74	74	64	64
2	101	94	88	83	92	82	89	80	71	59	69	59	56	56	56	49	49
3	93	84	76	70	82	70	79	69	64	52	62	51	49	49	49	43	43
4	86	75	67	61	74	60	71	59	60	46	58	46	43	43	43	38	38
5	79	67	59	53	66	53	64	52	62	41	52	40	38	38	38	34	34
6	73	61	52	46	60	46	58	46	57	36	47	36	34	34	34	31	31
7	68	55	47	41	55	41	53	41	52	34	44	33	31	31	31	28	28
8	63	51	42	37	50	37	49	36	47	33	43	33	31	31	31	28	28
9	59	46	38	33	46	33	45	33	44	30	40	30	28	28	28	25	25
10	56	43	35	30	42	30	41	30	40	28	38	28	25	25	25	22	22

Zonal lumens & percentages

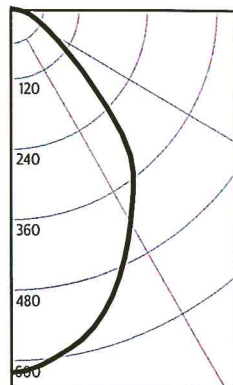
Zone	Lumens	%Luminaire
0-30	216	30.9%
0-40	379	54.3%
0-60	614	87.9%
0-90	698	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S6S835K10 • 14W LED, 80CRI, 3500K

Candela Curves



Report#: 959GFR

Output lumens: 1074 lms
Spacing Criterion: 1.1
Beam Angle: 82°
Input Watts: 13.3W

Angle	Mean CP	Lumens
0	620	
5	610	58
10	589	
15	561	157
20	521	
25	471	217
30	420	
35	375	235
40	327	
45	242	188
50	163	
55	113	106
60	82	
65	63	64
70	48	
75	37	38
80	24	
85	11	11
90	0	

Efficacy: 80.8 lm/w
CCT: 3500K
CRI: 80 min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	25	5.5'
6'	17	6.6'
7'	13	7.7'
8'	10	8.8'
9'	8	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	28.6	3.58
6'	18.7	2.35
7'	13.3	1.68
8'	11.2	1.40
9'	8.9	1.12

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	96	88
1	111	107	103	100	105	98	100	95	97	83	88	77	77	77	77	70	70
2	103	96	90	85	94	84	90	82	87	68	74	63	60	60	60	53	53
3	95	86	79	74	85	73	82	72	79	71	68	53	53	53	53	48	48
4	88	78	70	65	77	64	74	63	72	63	60	48	48	48	48	43	43
5	82	71	63	57	70	57	68	56	66	56	53	43	43	43	43	39	39
6	76	65	57	51	64	51	62	51	61	50	48	39	39	39	39	36	36
7	71	59	52	46	59	46	57	46	56	45	43	36	36	36	36	33	33
8	67	55	47	42	54	42	53	42	52	41	39	33	33	33	33	30	30
9	63	51	43	38	50	38	49	38	48	38	36	30	30	30	30	27	27
10	59	47	40	35	47	35	46	35	45	35	33	27	27	27	27	24	24

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	432	40.2%
0-40	667	62.1%
0-60	961	89.5%
0-90	1074	100.0%

CRI and CCT adjustment factors

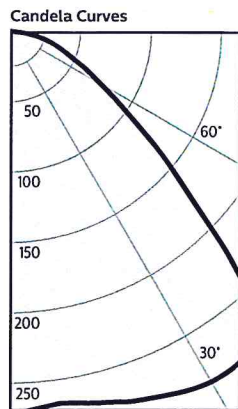
90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

S4S & S6S SlimSurface LED

4" and 6" square aperture surface mount downlight

S4S840K7 • 10W LED, 80 CRI, 4000K



Report#: 947GFR

Output lumens: 766 lms
Spacing Criterion: 1.5
Beam Angle: 99°
Input Watts²: 9.1W

Angle	Mean CP	Lumens
0	271	26
5	269	
10	269	
15	273	78
20	279	
25	284	133
30	288	
35	287	179
40	272	
45	212	163
50	148	
55	103	94
60	74	
65	55	55
70	41	
75	30	30
80	19	
85	6	8
90	0	

Efficacy: 84.2lm/w
CCT³: 4000K
CRI: 80min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	11	7.5'
6'	8	9.0'
7'	6	10.5'
8'	4	12.0'
9'	3	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	31.9	0.40
6'	20.9	0.26
7'	15.0	0.19
8'	12.5	0.16
9'	10.0	0.13

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	100	100
1	110	106	102	99	104	97	100	94	96	91	87	87	87	87	87	87	87
2	101	94	88	83	92	82	89	80	85	78	74	74	74	74	74	74	74
3	93	84	76	70	82	70	79	68	76	67	64	64	64	64	64	64	64
4	86	75	67	60	73	60	71	59	69	58	56	56	56	56	56	56	56
5	79	67	59	53	66	52	64	52	62	51	49	49	49	49	49	49	49
6	73	61	52	46	60	46	58	46	56	45	43	43	43	43	43	43	43
7	68	55	47	41	54	41	53	41	51	40	38	38	38	38	38	38	38
8	63	50	42	37	50	37	48	36	47	36	34	34	34	34	34	34	34
9	59	46	38	33	46	33	45	33	43	33	31	31	31	31	31	31	31
10	55	43	35	30	42	30	41	30	40	30	28	28	28	28	28	28	28

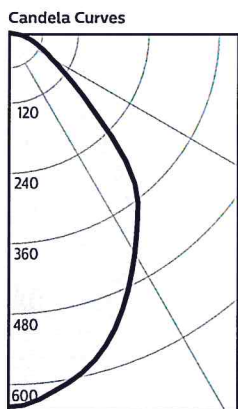
Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	237	30.9%
0-40	416	54.3%
0-60	674	87.9%
0-90	766	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S6S840K10 • 14W LED, 80 CRI, 4000K



Report#: 960GFR

Output lumens: 1103 lms
Spacing Criterion: 1.1
Beam Angle: 82°
Input Watts²: 13.3W

Angle	Mean CP	Lumens
0	637	59
5	626	
10	604	
15	577	162
20	535	
25	484	223
30	432	
35	385	241
40	336	
45	249	193
50	168	
55	116	109
60	84	
65	65	66
70	49	
75	38	39
80	25	
85	11	12
90	0	

Efficacy: 82.9lm/w
CCT³: 4000K
CRI: 80min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	25	5.5'
6'	18	6.6'
7'	13	7.7'
8'	10	8.8'
9'	8	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	30.3	3.68
6'	19.8	2.41
7'	14.1	1.72
8'	11.8	1.44
9'	9.4	1.15

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	100	100
1	111	107	103	100	105	98	100	95	97	93	88	88	88	88	88	88	88
2	103	96	90	85	94	84	90	82	87	80	77	77	77	77	77	77	77
3	95	86	79	74	85	73	82	72	79	71	68	68	68	68	68	68	68
4	88	78	70	65	77	64	74	63	72	63	60	60	60	60	60	60	60
5	82	71	63	57	70	57	68	56	66	56	53	53	53	53	53	53	53
6	76	65	57	51	64	51	62	51	61	50	48	48	48	48	48	48	48
7	71	59	52	46	59	46	57	46	56	45	43	43	43	43	43	43	43
8	67	55	47	42	54	42	53	42	52	41	39	39	39	39	39	39	39
9	63	51	43	38	50	38	49	38	48	38	36	36	36	36	36	36	36
10	59	47	40	35	47	35	46	35	45	35	33	33	33	33	33	33	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	443	40.2%
0-40	685	62.1%
0-60	987	89.5%
0-90	1103	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

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Ron Wanamaker, Vice Chair
Tom Cullins
Steve Offenhartz
Leo Sprinzen
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate*



Minutes

Burlington Design Advisory Board

Tuesday, March 13, 2018 3:00 p.m.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Steve Offenhartz, Ron Wanamaker, Leo Sprinzen, Tom Cullins, Philip Wagner

Absent: Phil Hammerslough

Public: Arthur Chukhman, Sarah Wittman (176 North Winooski Avenue), Liam Flynn and Sarah Woodward.

Staff present: Ryan Morrison, Mary O'Neil

Session I – 3:00 PM – 3:40 PM

18-0718CA; 176 North Winooski Avenue (NMU, Ward 2C) Arthur Chukhman & Sarah Wittman

Construct a third unit addition to the existing duplex, and demolish an existing barn.

Motion by Steve Offenhartz: I move we forward the application to the Development Review Board as designed, with the recommendation that if the front porch needs to be replaced, that it be replaced as existing with the exception of the roof, which is encouraged to be standing seam.

2nd: Matt Bushey

Vote: 4-1-1, Motion carries. (PW)

Session II – 3:40 PM – 4:30 PM

**ZP18-0294CA; 24 Front Street ((RM, Ward 3C) Liam Flynn and Sarah Woodward
Second story addition to single family house.**

Motion by Matthew Bushey: I move recommend approval, contingent on revisions on the north elevation to meet setback requirements. Proposed materials shall be submitted to staff. I also recommend that the articulation of the south side, 2nd floor be mirrored on the north, and slate is woven into the new roof at the transition.

2nd: Ron Wanamaker

Vote 4-1 (SO) PW not participating.

Motion carries.