

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/pz>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 13-1240CA; 80 Sherman Street
Date: July 9, 2013

move it

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 13-1241CA; 78 Sherman Street
Date: July 9, 2013



File: ZP 13-1240CA, 13-1241CA
Location: 78 and 80 Sherman Street
Zone: RM **Ward:** 3
Date application accepted: June 11, 2013
Parking District: Neighborhood
Applicant/ Owner: Crosby Hard
Request: Demolish existing single family home, reconstruct new single family residence.

Background:

80 Sherman Street

- Sketch Plan Review 05-504SP; remove existing buildings, create six single family cottages., May 2005.
- Zoning Permit 04-377; Remove existing vinyl siding to reveal existing clapboard siding and replace windows. Approved February 2004.

78 Sherman Street:

- Sketch Plan Review 05-504SP; remove existing buildings, create six single family cottages. May 2005.
- Zoning Permit 87-589; erect 4' chain link fence along south east and north property lines. Approved November 1987.

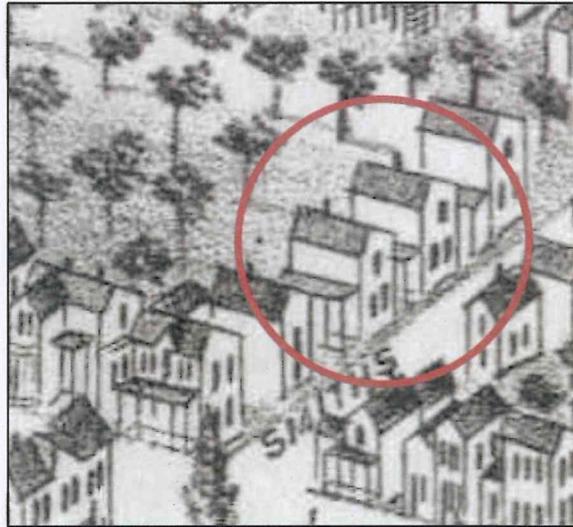
Overview: The applicant, owner of contiguous properties at 74, 78 and 80 Sherman Street, proposes demolition of 78 and 80 Sherman Street and construction of 2 new single family homes. Each is on a separate parcel of land.

Sec. 5.4.8 Historic Buildings and Sites

Historic background of 78 and 80 Sherman Street, from 05-504SP:

The two homes the applicant proposes to raze were part of an identical trio constructed by Frederick Smith, Director of the Champlain Glass Works (corporate name of *Loomis, Smith & Company*; later *Smith, Wilken & Landon*.) With the growth of the glass manufactory, Smith was recognized as developing Battery Street north of Pearl (1842), George Street and Charles Street, specifically for providing housing for workers at his glassworks. Smith's own house, on the corner of Park and Sherman, was constructed about 1840. After the closing of the glassworks in 1850, Smith became a founder of the Burlington Aqueduct Company (1852) and managing director in a stock company that raised money for the establishment of the Pioneer Mechanics Shop. Business reverses forced the sale in 1856 of numerous plots of land he held surrounding the former glassworks. Smith went into the lumber, feed and grain business with his son, retiring in 1867 to his home on North Battery (Park) Street.

Upon Smith's death in 1892, **the three homes on Sherman Street** (formerly known as Smith's Lane) were deeded to his son, Charles P. Smith. 78, 80 and 82 Sherman Street had been constructed on Smith's homestead lot, and he retained them until his death. The three identical homes (as well as 74 Sherman Street) appear on the 1877 Bird's Eye Map of Burlington, and were conveyed together through land records for decades. It is not known for whom the three houses were constructed, but their inclusion on Smith's primary lot ranks them of a particular significance that prevented their sale at public auction.



Detail, 1877 Birdseye Map of Burlington

The strength of the group lies not singularly in the identity of their owner, but in their relationship as a trio of identical, single family residences. Much of their interest can be attributed to the relationship each shares with its triplet. Sherman Street, in itself, is a very narrow, confined avenue which gives a certain intimacy to those houses nestled there. The proposed removal of two of these structures demands close examination of their impact on the streetscape and historic fabric, as well as their inter-relationship.

Neither of the structures (78 and 80 Sherman) is listed on the Vermont State Register of Historic Places, nor on the National Register of Historic Places. They have, however, been acknowledged as eligible for historic designation as they appear on the University of Vermont's Historic Burlington website (see attached material) and as represented on the historic 1877 *Birdseye View of Burlington* map (Stoner, 1877.)

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.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. The building is 50 years old or older;

Both buildings are over 50 years old constructed sometime before 1877.

2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:

A. Association with events that have made a significant contribution to the broad patterns of history;

Both buildings have been associated with Burlington's manufacturing past, as well as patterns of residential development.

or,

B. Association with the lives of persons significant in the past;

Both buildings are associated with Frederick Smith, Director of the Champlain Glass Works (corporate name of Loomis, Smith & Company; later Smith, Wilken & Landon.)

or,

C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction;

Both residential buildings reflect a type of residential architecture that was common place in Burlington, and is repeated within this streetscape.

or,

D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact;

The buildings clearly retain their similar identity, but have witnessed some modifications in porches, siding, and materials. In massing, association, details, and feeling, they still retain their visual and historic integrity.

or,

E. Yielding, or may be likely to yield, information important to prehistory;

There are no known archaeological resources on site. Should any be discerned through new development, they shall be isolated, identified, and appropriately archived.

and,

3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association

See above.

(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.*
- 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.*
- 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.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*
- 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.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- 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.*
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The application proposes demolition of the historic buildings. See Section 5.4.8 (d), below.

Demolition by neglect is not being entertained, as the subject properties have been rented up until recently. An engineer's report detailing the conditions of the structural integrity of the buildings is enclosed.

The owner / applicant wishes to redevelop the parcels with new residential structures meeting current codes.

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- . To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- . Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- . To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

See attached letter from Richard M. Doherty, Professional Engineer.

- B. A statement addressing compliance with each applicable review standard for demolition;*
- C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*

No economic hardship is asserted, although the engineer's report opines that "these two are not worth the cost and effort of renovation."

- (i) the estimated market value of the property on which the structure lies, both before and after demolition or removal;*

No such cost estimate has been provided; however estimated construction costs for each parcel (excluding the value of the land) exceed \$185,000. The present value of 78 Sherman Street, as given by the Assessor's office is \$148,900; for 80 Sherman Street \$107,400. Clearly a significant increase in real estate value is reflected in the redevelopment proposal.

- (ii) and,*

- (iii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*

A significant part of the redevelopment request is related to the substandard construction reflected in the existing buildings at 78 and 80 Sherman Street. Their greatest value may lie in the story and association with Frederick Smith; however as functional structures, they are deficient in many aspects.

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;

A redevelopment plan is the basis for this application.

and,

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.

See attached plans.

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

See attached letter from Richard M. Doherty, Professional Engineer. There are building and zoning permits on file, reflecting the owner's efforts to maintain the property.

or,

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;

No request has been made to re-use the existing buildings, or to move them. Given the structural deficiencies of both buildings, it is unlikely this would be a consideration.

or,

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

The applicant has submitted that the residences have ceased to be appropriate for rental housing, due to structural failure and code deficiencies. The opportunity to provide safe, attractive housing in the City of Burlington is always a priority. Given the present condition of the structures, and the opportunity to better the housing stock, the proposed redevelopment may be viewed as providing a substantial community benefit.

And all of the following:

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

If demolition is deemed to be acceptable, the significance of the existing buildings could be captured with thorough documentation, including photos, of existing conditions as a record.

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the

applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;

As the buildings proposed for demolition are not on the National Register, nor does information suggest national importance for the structures, documentation standards meeting HABS and HAER standards are not demanded.

and,

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

See attached plans. Project would be conditioned to meet the last standard.

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

The applicant has not agreed to deed restrict the property – nor would this be a requirement, as redevelopment within the proposed timeline is anticipated.

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The applicant is encouraged to offer the building materials for re-use or recycling.

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:

78 and 80 Sherman Street are not part of the protected Open Space area of the Burlington. The yard is very small; little landscaping exists of note.

(b) Topographical Alterations:

None proposed.

(c) Protection of Important Public Views:

There are no protected public views from either site.

(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 Article 5, Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application would prevent the use of wind, solar, water, or other alternative energy device.

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

The plan includes both a front porch and a rear canopy/overhang to protect residents from inclement weather. There are no driveways on either property (either existing or proposed.) Parking is provided on the rear lot, which is owned by the application. Snow storage remains as existing on that rear parcel.

(h) Building Location and Orientation:

The orientation of the new single family residences echos that of the existing buildings: facing south toward Sherman Street. Both are proposed to have front porches, oriented toward the public right-of-way. No accessory buildings are proposed.

(i) Vehicular Access:

Neither property currently has a driveway; the applicant has allowed access via his adjacent property at 74 Sherman Street. 78 Sherman Street currently has a parking space on the rear of the lot; 80 has no parking on site. If parking is to be provided on the rear lot of 74 Sherman Street, common access should be secured through an easement shared by 78 and 80 Sherman Street, as appropriate.

(j) Pedestrian Access:

Front walkways are proposed for both single family homes. Rear walkways (toward the rear of 74 Sherman Street lot) are illustrated on the site plans. This makes sense if parking is to be provided on that lot.

(k) Accessibility for the Handicapped:

None is required for single family homes; however encouraged.

(l) Parking and Circulation:

At present, only 78 Sherman Street has an off-street parking space (accessed from the rear of lot 74 Sherman.) 80 Sherman Street has no parking on-site. The proposal for new development does not illustrate any parking on either lot. For practical purposes, the application makes 78 Sherman Street MORE non-conforming by removing the existing single parking space. This parking space should be re-captured in redevelopment – or provided by legal instrument on the rear part of 74 Sherman Street.

80 Sherman Street has no off street parking. In redevelopment, it would be possible to reconstruct the single family residence without any parking, as this would continue an existing condition without exacerbating it. (not increase the level of non-conformity.) It may be wiser, however, to provide SOME parking to make the residence more appealing and to increase its value. Exploration of options, which may include an easement to park on the rear lot, or paired (single) parking spaces on either side of the property line should be made. The latter option would provide at least one parking space per parcel, and would meet **Sec. 4.4.5 (d) 1 A.**, *Encroachment for Residential Driveways*, and coverage limitations for the RM district.

No bicycle parking is proposed, but is encouraged.

(m) Landscaping and Fences:

The submitted proposed site plan show both existing trees (white birch, lilacs, maples) and proposed (Japanese Roses.) Shrubs around the porch and trash enclosure have not been identified, and should be well thought-out prior to advancing to the DRB.

(n) Public Plazas and Open Space:

There are no public plazas or open spaces on either site.

(o) Outdoor Lighting:

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

Lighting specifics have not been submitted. The applicant must demonstrate residential-appropriate fixtures to meet the standards of this section.

(p) Integrate infrastructure into the design:

On-site utilities shall be placed underground whenever practicable.

Gas meter and electric meter are illustrated on the building elevation plans. The applicant hopes to retain the overhead electrical service as undergrounding would involve going under Sherman Street (as the pole service is on the opposite side of the street, and located a distance down.) Given the expense of undergrounding (electric) utilities at this site, consideration should be afforded this request.

Mailboxes are illustrated on building fronts. No HVAC equipment is proposed.

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.

As submitted, trash cans are illustrated on a site plan adjacent to the rear property line. Assumably this is for proximity to the rear lot where other trash is located? Perhaps an agreement could be reached to share a dumpster/recycling location on the rear of 74 Sherman Street for all three parcels to enjoy. Conversely, a separate location on-site would be required that meets this standard – *enclosed on all four sides.*

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

The proposed replacement building(s) are similar in size and scale to the existing residences.

2. Roofs and Rooflines.

The proposed building rooflines are similar to the existing buildings – gable roof on the primary structure, with a modified hip on the porch roof.

3. Building Openings

The principle entrance is clearly discernible from the front. Window arrangement reflects a traditional pattern, and window styles are respectful of historic fenestration.

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

There are no public, protected views from these parcels; however the existing street view toward the lake will remain unobstructed.

(d) Provide an active and inviting street edge:

A very traditional front porch is proposed, much like presently exists at 74 Sherman Street. The open amenity will encourage social interaction and reinforce a building addition that typifies American residential architecture, particularly in the Old North End. In scale, dimension, massing, design and appearance, the proposed new structures will provide a welcome and familiar presence on Sherman Street.

(e) Quality of materials:

Shingle roof, cement clapboards, and Marvin Integrity windows are proposed. All are considered to be of acceptable durability for new construction.

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall 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.

All new construction will be required to meet requirements for energy efficient construction, as defined above and code overseen by Burlington Electric Department.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

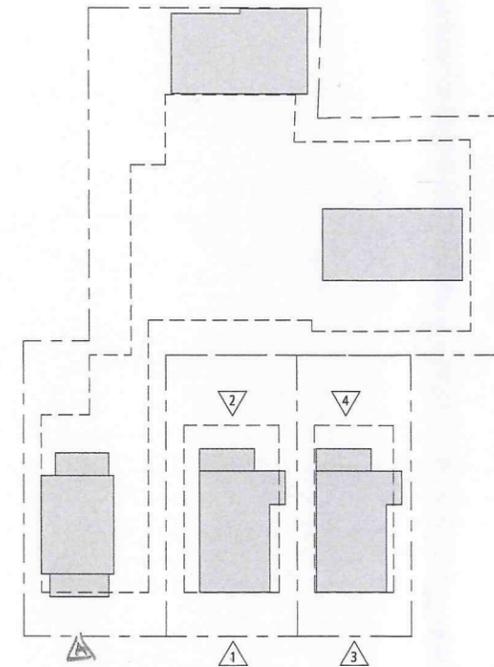
New development shall be required to meet all ingress and egress standards, as well as applicable building and life safety code as defined by the building inspector and the fire marshal.

Recommended Conditions of Approval, if appropriate:

1. The applicant is encouraged to provide at least one parking space for each parcel. This may be achieved with an agreement / easement that provides parking for both parcels on the rear of 74 Sherman Street (as informally practiced now.) Conversely, paired parking that spans the property line could provide one parking space per parcel.
2. An acceptable location for trash and recycling shall be provided; screened on all four sides to prevent blowing trash. This, also, may be provided off-site on the rear of 74 Sherman Street, if appropriate and secured via agreement or easement.
3. The applicant shall provide lighting specs prior to advancement to the DRB.
4. Standard Permit Conditions 1-15.



X.) 74 SHERMAN STREET (FRONT)



3) KEYPLAN - SITE - EXISTING
1/32" = 1'-0"

OWNER:
CROSBY HARD
74 SHERMAN STREET
BURLINGTON, VT 05401
P: 802.862.6883
E: CROSHARD@BURLINGTONTELECOM.NET

RECEIVED

JUN 11 2013

DEPARTMENT OF
PLANNING & ZONING

EXISTING BUILDINGS:

No.	Description	Date
-----	-------------	------



1) 78 SHERMAN ST. - FRONT



2) 78 SHERMAN ST. - BACK



3) 80 SHERMAN ST. - FRONT



4) 80 SHERMAN ST. - BACK

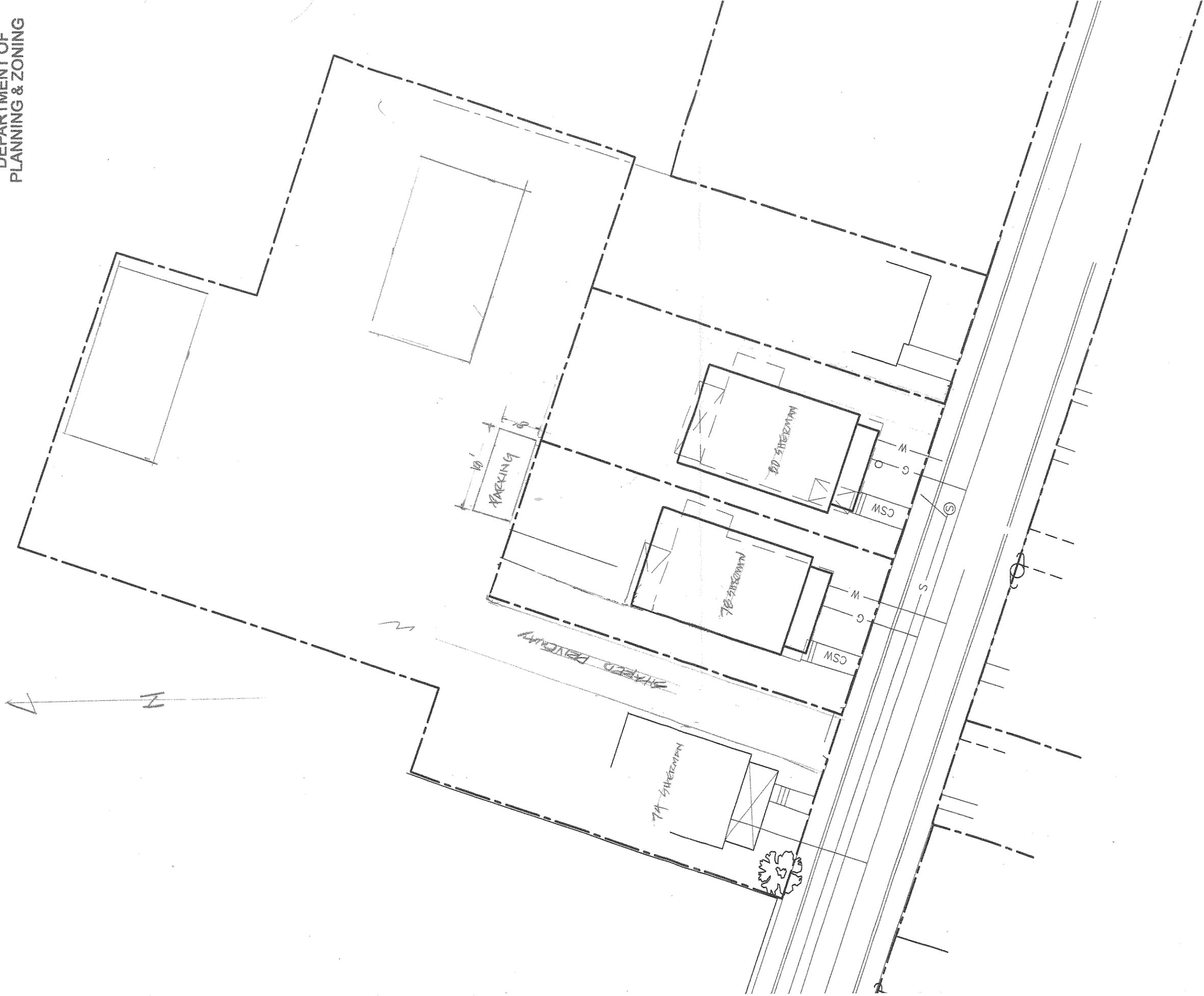
CROSBY HARD
78 & 80
SHERMAN ST.

EXISTING SITE
PHOTOS

Project number :	A2012016-00
Date :	12.06.12
Drawn by :	Author
Checked by :	Checker

23

Scale : As indicated



PROPOSED PARKING
TO SHERMAN ST.

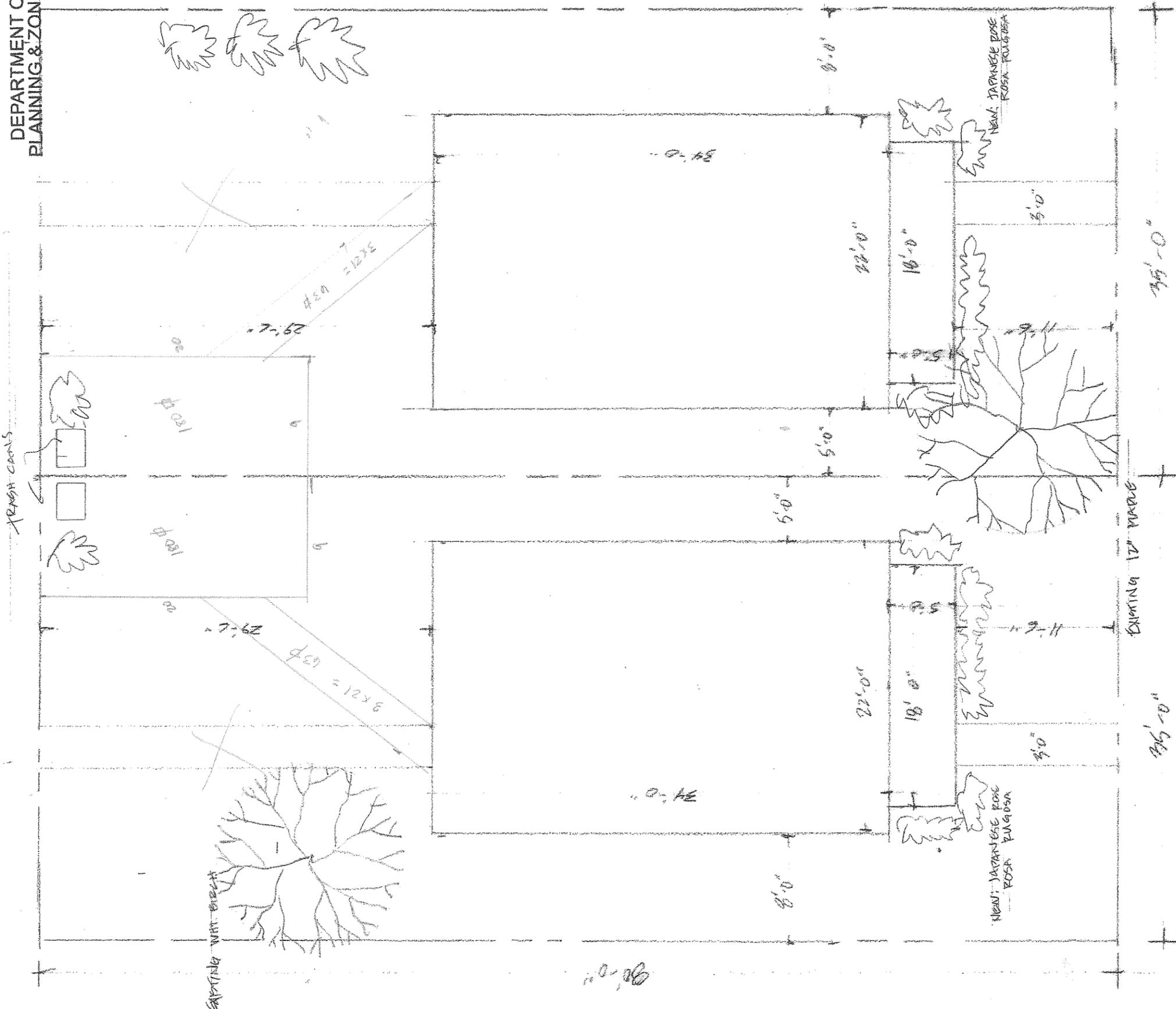
CROSBY HARD
SCALE 1/10" = 1'-0"

LOT SIZE 35' x 80' = 2800 S.F.
 BUILDING SIZE 21' x 34' = 714 S.F.
 PORCH SIZE 5' x 10' = 50 S.F.
 REAR WALK 3' x 20' = 60 S.F.
 FRONT WALK 3' x 12' = 36 S.F.
 PAVING 9' x 20' = 180 S.F.
 TOTAL COVERAGE 901 S.F. 117/2800 = 41.82%

LOT COVERAGE (901/2800) = 32.18%

RECEIVED
 JUN 19 2013

DEPARTMENT OF
 PLANNING & ZONING



PROPOSED
 78 SHERMAN ST.

PROPOSED
 80 SHERMAN ST.

SITE

PLAN

A staff proposal - for parking

CROSBY HARD

SCALE 1/4" = 1'-0"

RICHARD M. DOHERTY, P.E.
595 DORSET STREET, #6 • SO. BURLINGTON, VT 05403
802-660-9212 • FAX 802-660-8403

RECEIVED

JUN 11 2013

May 31, 2013

Mr. Crosby Hard
74 Sherman Street
Burlington, VT 05401

DEPARTMENT OF
PLANNING & ZONING

78 & 80 Sherman Street
Burlington, VT

Dear Crosby:

This letter follows on my visit to the referenced buildings on May 28, 2013. The purpose of my visit was to observe the structural condition of the buildings, and to render an opinion as to the feasibility of their renovation.

The two buildings are residential structures; the date of original construction is not known. They are two story, wood-framed structures with stone masonry foundations. Observation of the wood framing shows that they were not originally well constructed. Floor joists, roof rafters and headers are all undersized. Exterior wall studs are undersized, and in many areas were installed with pieces that were scabbed together.

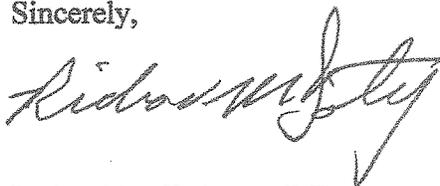
At some point in the past the crawl space at 80 Sherman Street was excavated to create a full basement. This was not done correctly, causing the stone masonry foundation wall to be undermined. The banks are eroding, and portions of the foundation will collapse. This collapse may not be imminent, but it will happen, and the time frame is difficult to predict.

There are residential code issues that I am not qualified to comment on, being architectural issues. However, it is clear that the stairs and the headroom do not meet today's code.

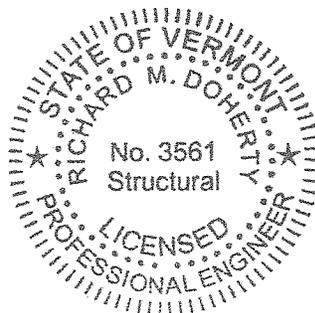
All in all, my opinion is that these buildings would have to be completely reconstructed, meaning new foundations, new studs, new joists and new rafters. Having worked on many old buildings, I believe that these two are not worth the cost and effort of renovation.

Please call if you would like to discuss this further.

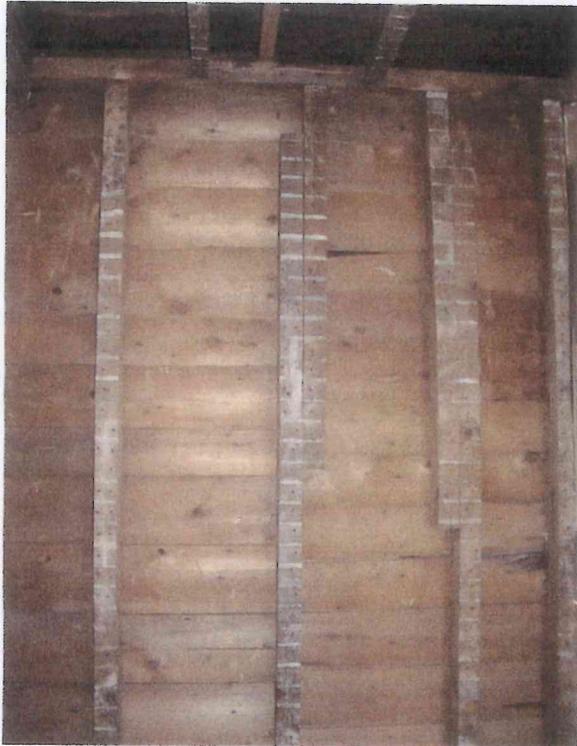
Sincerely,



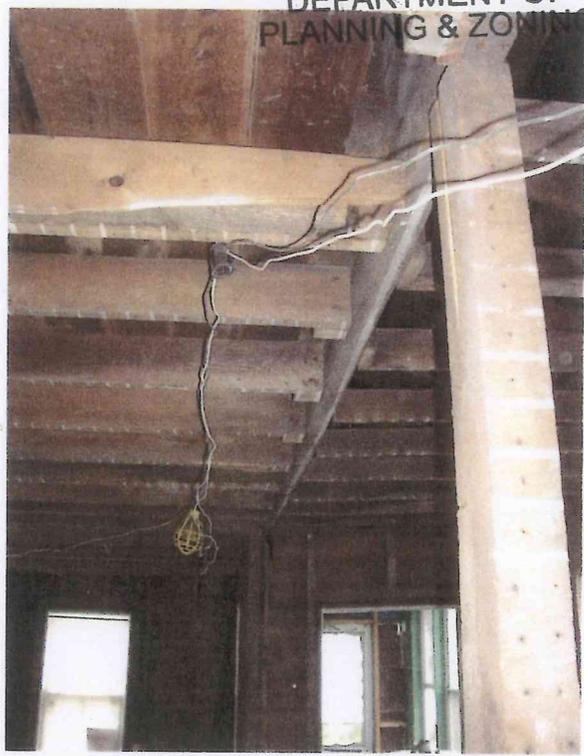
Richard M. Doherty, P.E.
Structural Engineer



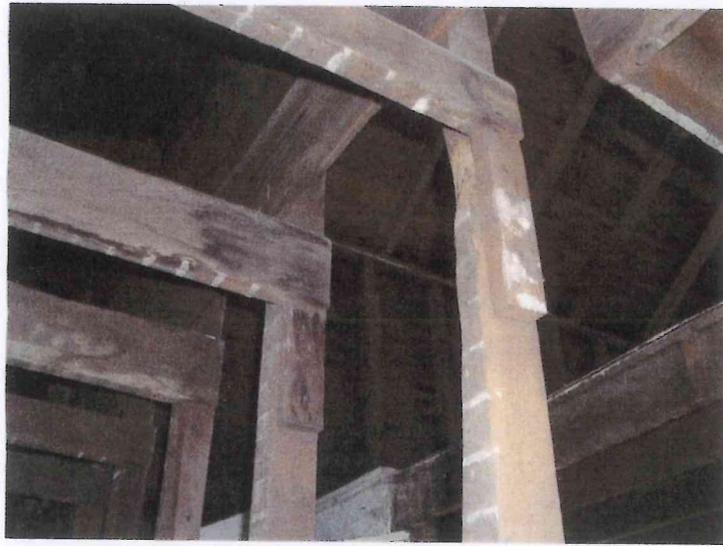
78 + 80 Sherman Street structural defects, page 1



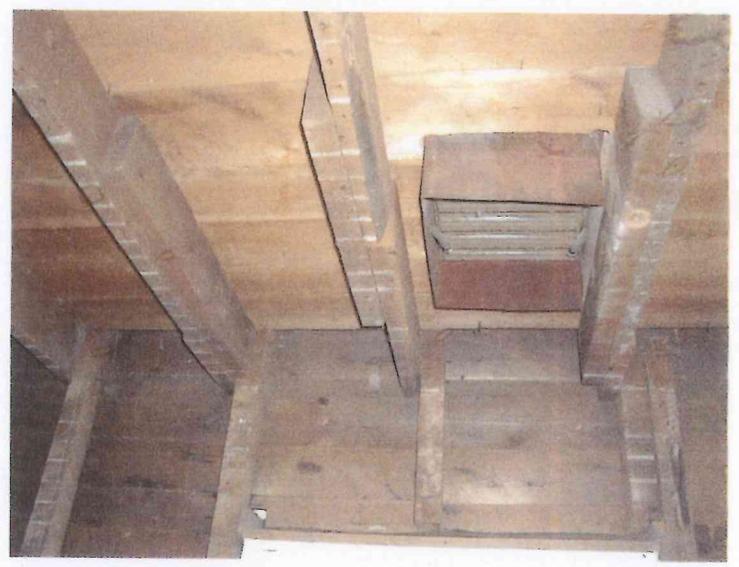
Sistered studs do not go from floor to ceiling.



Second floor frame and roof load bear on non-existent header.



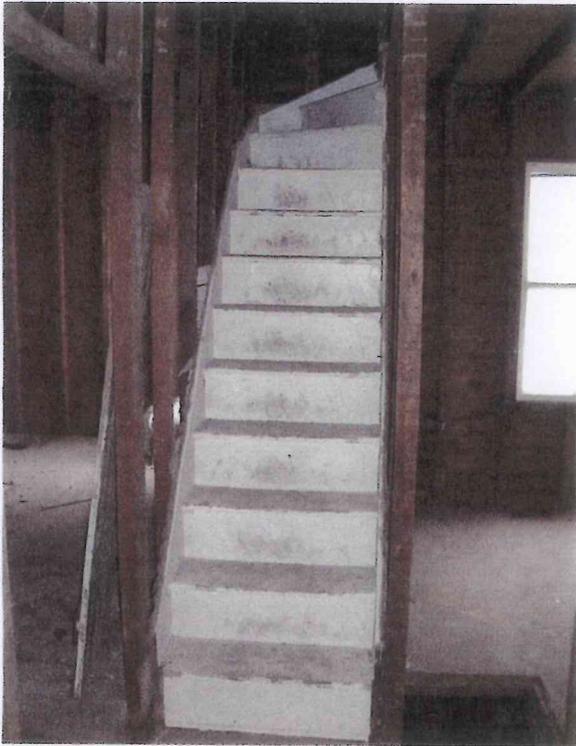
Frame bears on studs with no ledger or header.



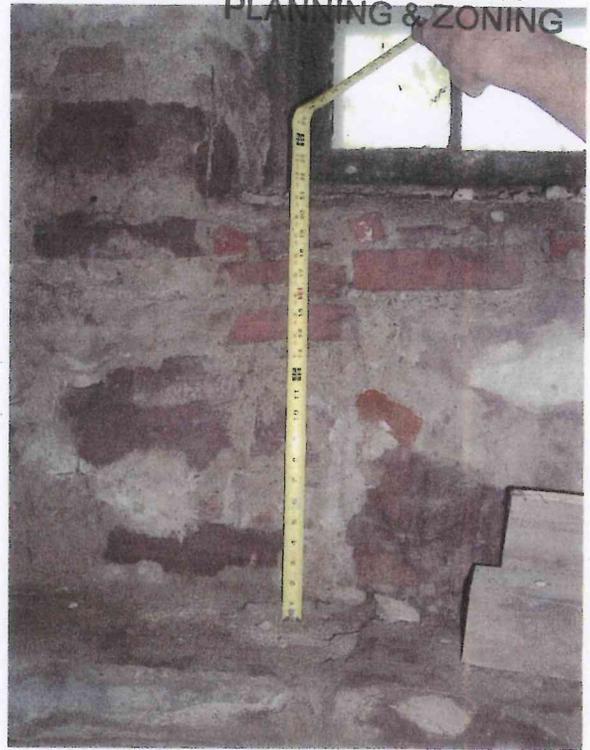
Floor joists do not span room, rather they have scabbed-on splices.

80 Sherman Street structural defects, page 2

DEPARTMENT OF PLANNING & ZONING



Stairway— very steep, very thin, headroom issues.



Foundation goes approximately 18 inches below grade. Frost heaved.



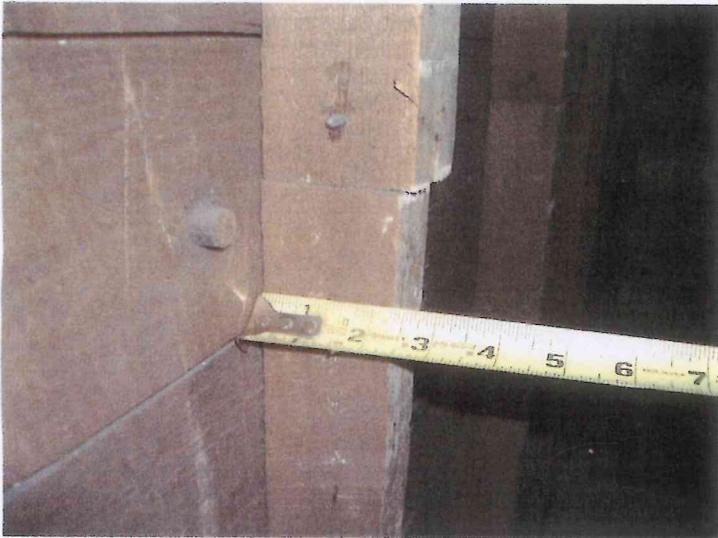
Toe-nailed, undersized ceiling frame bears on studs with no ledger or header.



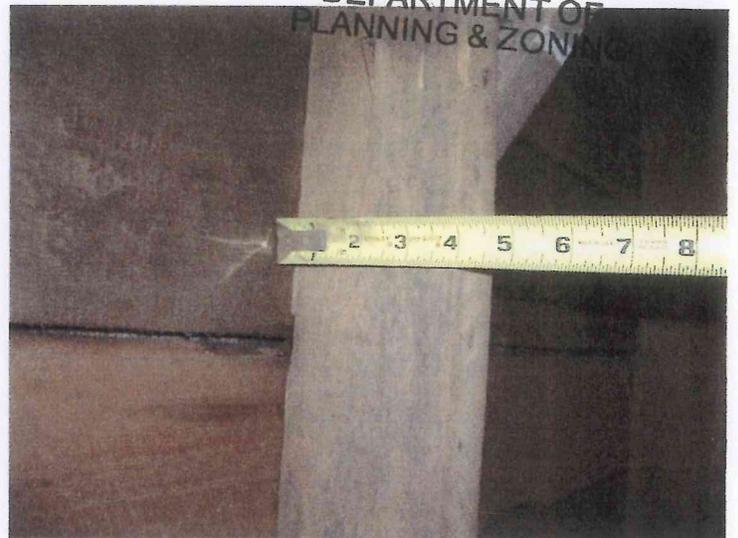
80 Sherman Street structural defects ^{page 3}

RECEIVED
JUN 19 2013

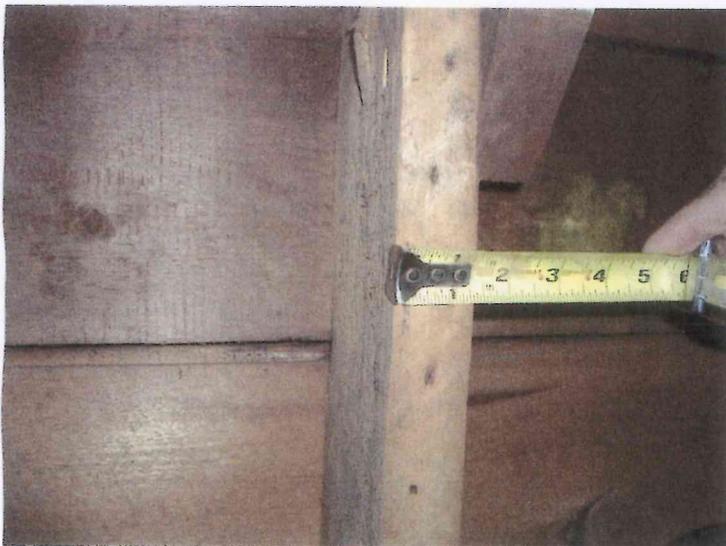
DEPARTMENT OF
PLANNING & ZONING



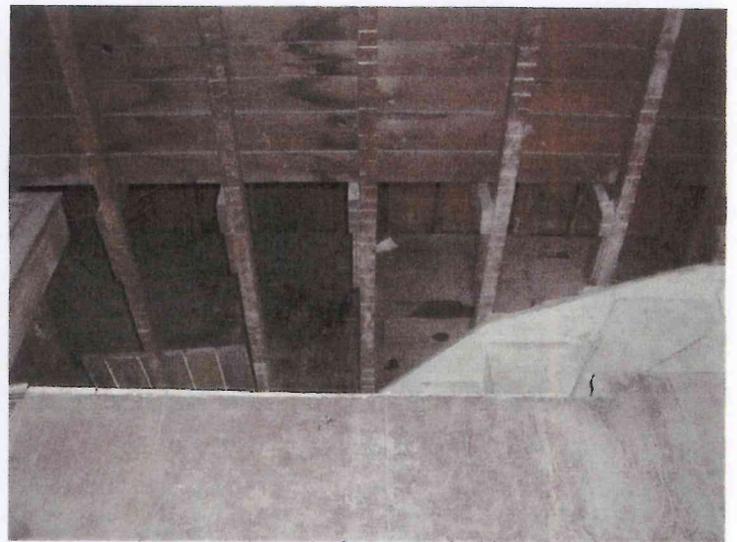
1 1/4" x 2 1/2" studs do not go from floor to ceiling.



Second floor frame and roof load bear on non-existent header.



Tiny rafters spaced irregularly and far apart.



Joists hang on studs with no ledger or header.

RECEIVED

JUN 11 2013

DEPARTMENT OF
PLANNING & ZONING



78 SHERMAN STREET



80 SHERMAN STREET

CROSBY HARD
SCALE 1/4" = 1'-0"

RECEIVED

JUN 11 2013

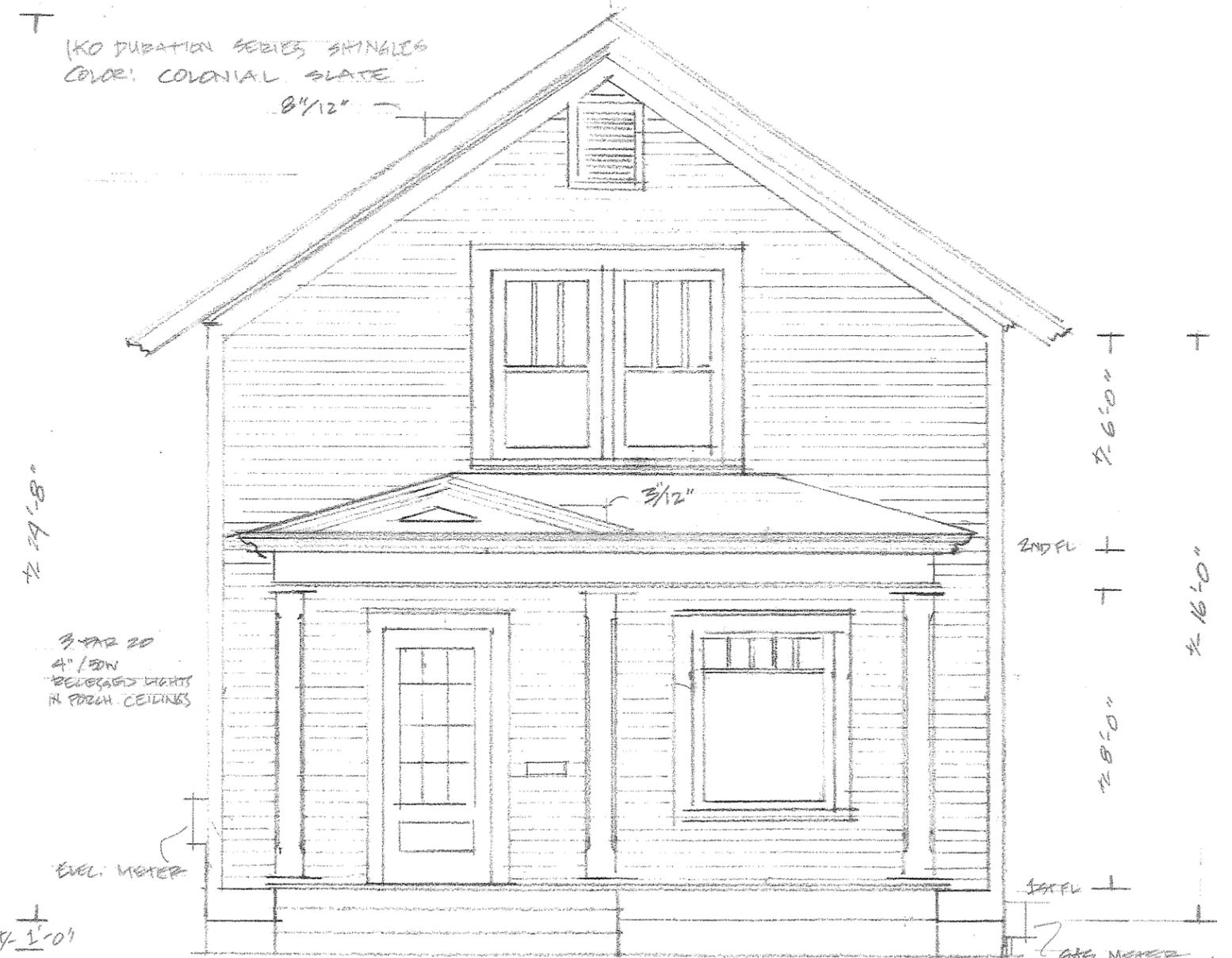
DEPARTMENT OF
PLANNING & ZONING



CEMENT BO.
CLIPBOARDS
4" EXPOSURE

22'-0"
PINE LOUPE WOODS / EXTERIOR COVER

REAR ELEVATION (N)



IKO DURATION SERIES SHINGLES
COLOR: COLONIAL SLATE
8 1/2"

1/2 19'8"

3" x 2" 20
4" / 5" W
RELEASED LIGHTS
IN FRONT CEILING

EVEL. METER

4' 1'-0"

7'-6'-0"
2ND FL
3'-1/2"
18'-0"
22'-0"
1'-8'-0"
1ST FL
GAS METER

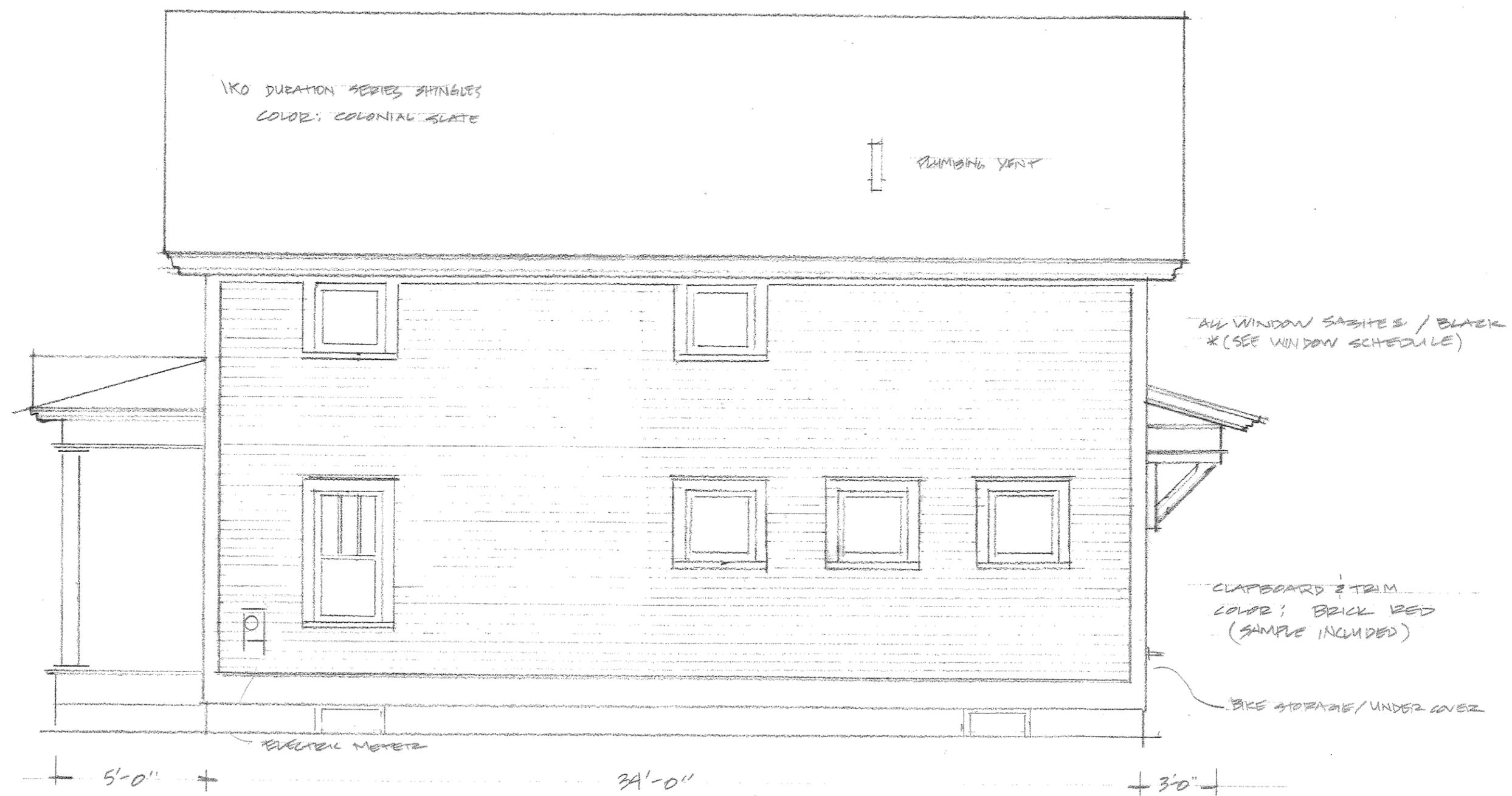
FRONT ELEVATION (S)

CROSBY HARD
78 SHERMAN ST
SCALE 1/4" = 1'-0"

RECEIVED

JUN 11 2013

DEPARTMENT OF
PLANNING & ZONING



IKO DURATION SERIES SHINGLES
COLOR: COLONIAL SLATE

PLUMBING VENT

ALL WINDOW SITES / BLACK
* (SEE WINDOW SCHEDULE)

CLAPBOARD & TRIM
COLOR: BRICK RED
(SAMPLE INCLUDED)

BIKE STORAGE / UNDER COVER

ELECTRIC METER

5'-0" 34'-0" 3'-0"

SIDE ELEVATION (EAST)

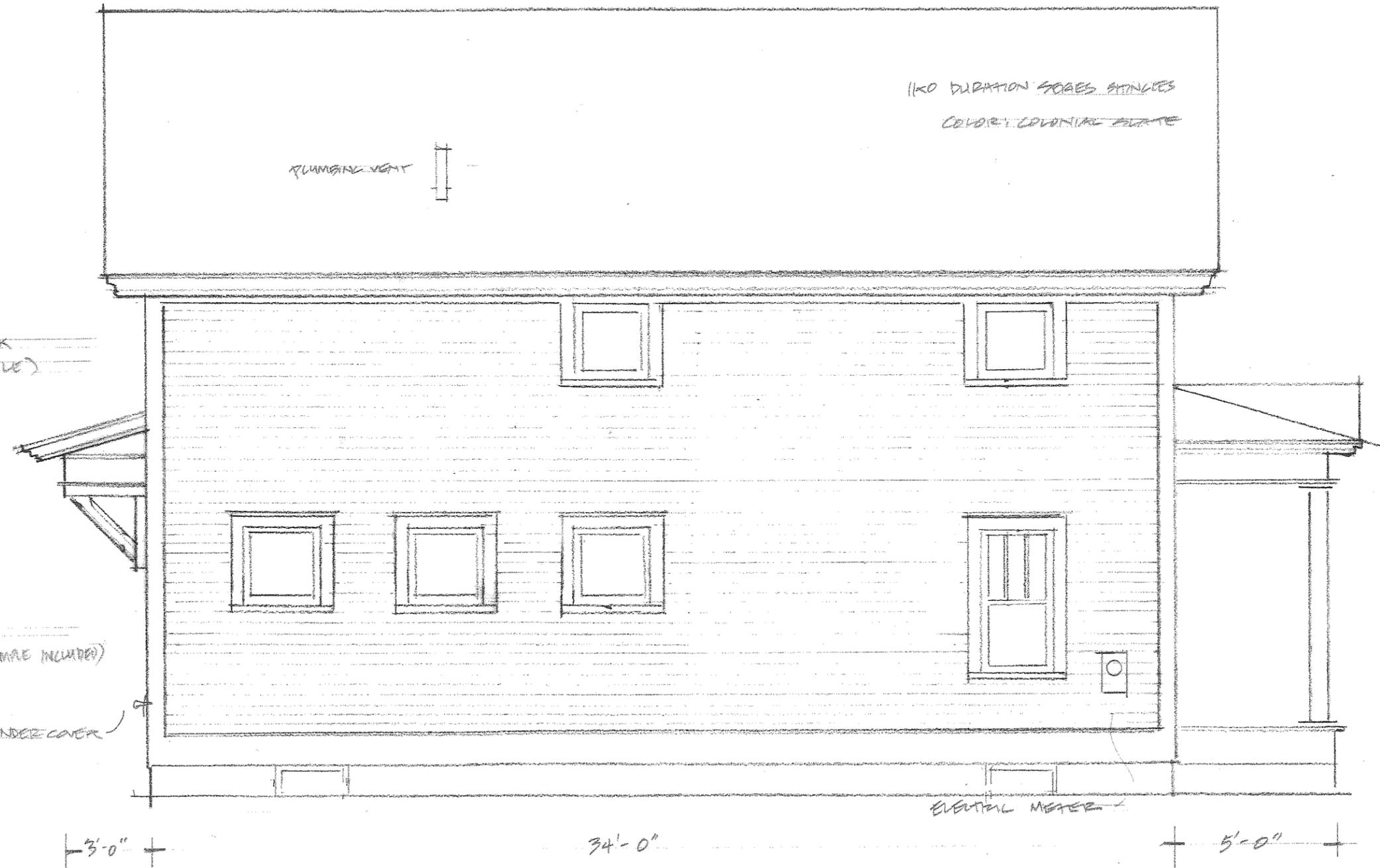
CROSBY HARD
80 SHERMAN ST

SCALE 1/4" = 1'-0"

RECEIVED

JUN 11 2013

DEPARTMENT OF
PLANNING & ZONING



ALL WINDOW SASHES / BLACK
* (SEE WINDOW SCHEDULE)

CLAPBOARD TRIM
COLOR: BRICK RED (GRADE INCLUDED)

BIKE STORAGE / UNDER COVER

11KO DURATION SORES STAINLESS
COVER: DOWNING PLATE

LUMBER VENT

ELECTRIC METER

3'-0"

34'-0"

5'-0"

SIDE ELEVATION (WEST)

CROSBY HARD
78 SHERMAN ST
SCALE 1/4" = 1'-0"

78+80 Sherman St.
Shared information

Crosby
Crosby Hard

Quote #: SB3BBAW

A Proposal for Window and Door Products prepared for:

Shipping Address:
WINDOWS & DOORS BY BROWNELL
800 MARSHALL AVE
WILLISTON, VT 05495

Project Description:

Featuring products from:



MARVIN
DESIGN GALLERY

By Windows & Doors By Brownell
RANDY KAISER
WINDOWS & DOORS BY BROWNELL
800 MARSHALL AVE
WILLISTON, VT 05495
Phone: (802) 862-4800

Email: randy@wdbrownell.com

This report was generated on 5/23/2013 5:08:13 PM using the Marvin Order Management System, version 0001.12.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

RECEIVED

JUN 11 2013

DEPARTMENT OF
PLANNING & ZONING



Quote Number: SB3BBAW
 JUN 11 2013

UNIT SUMMARY

DEPARTMENT OF
 PLANNING & ZONING

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

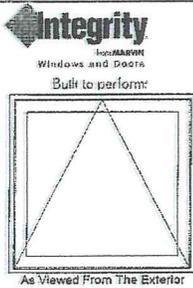
NUMBER OF LINES: 6	TOTAL UNIT QTY: 20	EXT NET PRICE: USD 7,790.40
--------------------	--------------------	-----------------------------

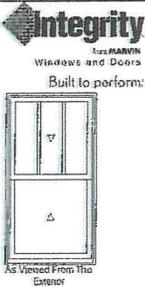
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	A IAWN 3331	Integrity	Wood-Ultrex Awning CN 2927 RO 29" X 27 5/8"	323.28	9	2,909.52
2	B ITDH 3056	Integrity	Wood-Ultrex Traditional Double Hung CN 3056 RO 30 3/4" X 56 3/8"	408.24	4	1,632.96
3	C ITDH 3044	Integrity	Wood-Ultrex Traditional Double Hung CN 3044 RO 30 3/4" X 44 3/8"	383.04	2	766.08
4	D ITDH 2656	Integrity	Wood-Ultrex Traditional Double Hung CN 2656 RO 26 3/4" X 56 3/8"	390.24	1	390.24
5	E ICA 3356	Integrity	Wood-Ultrex Casement CN 3355 RO 33" X 55 5/8"	527.76	3	1,583.28
6	F ITDH	Integrity	Wood-Ultrex Casement Picture CN 4955 RO 49" X 55 5/8"	508.32	1	508.32

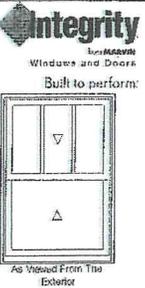
LINE ITEM QUOTES

DEPARTMENT OF
 PLANNING & ZONING

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 9	Mark Unit: A IAWN 3331	Net Price: Ext. Net Price:	USD	323.28 2,909.52
 <p>Integrity <small>by MARVIN</small> Windows and Doors Built to perform:</p> <p>As Viewed From The Exterior</p> <p>Entered As: CN CN 2927 RO 29" X 27 5/8"</p>		Stone White Exterior White Pine Interior Integrity Awning - Roto Operating Wood-Ultrex CN 2927 Rough Opening 29" X 27 5/8" 255.60 IG - 1 Lite LoE 272 w/Argon White Folding Handle Interior Aluminum Screen Charcoal Fiberglass Mesh White Surround 6 9/16" Jamb Nailing Fin 18.72		

Line #2 Qty: 4	Mark Unit: B ITDH 3056	Net Price: Ext. Net Price:	USD	408.24 1,632.96
 <p>Integrity <small>by MARVIN</small> Windows and Doors Built to perform:</p> <p>As Viewed From The Exterior</p> <p>Entered As: CN CN 3056 RO 30 3/4" X 56 3/8"</p>		Stone White Exterior White Pine Interior Integrity Traditional Double Hung Wood-Ultrex CN 3056 Rough Opening 30 3/4" X 56 3/8" 280.80 Top Sash IG - 1 Lite LoE 272 w/Argon 7/8" SDL - With Spacer Bar Rectangular - Special Cut 3W1H Stone White Ext - White Int 45.36 Bottom Sash IG - 1 Lite LoE 272 w/Argon White Sash Lock Exterior Aluminum Screen Stone White Surround Charcoal Fiberglass Mesh 6 9/16" Jamb Nailing Fin 30.24		

Line #3 Qty: 2	Mark Unit: C ITDH 3044	Net Price: Ext. Net Price:	USD	383.04 766.08
 <p>Integrity <small>by MARVIN</small> Windows and Doors Built to perform:</p> <p>As Viewed From The Exterior</p>		Stone White Exterior White Pine Interior Integrity Traditional Double Hung Wood-Ultrex CN 3044 Rough Opening 30 3/4" X 44 3/8" 257.04 Top Sash IG - 1 Lite LoE 272 w/Argon 7/8" SDL - With Spacer Bar Rectangular - Special Cut 3W1H Stone White Ext - White Int 45.36		

RECEIVED
 JUN 11 2013

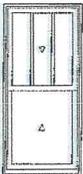
Entered As: CN
 CN 3044
 RO 30 3/4" X 44 3/8"

Bottom Sash	
IG - 1 Lite	
LoE 272 w/Argon	
White Sash Lock	
Exterior Aluminum Screen	
Stone White Surround	13.68
Charcoal Fiberglass Mesh	
6 9/16" Jamb	
Nailing Fin	30.24

DEPARTMENT OF
 PLANNING & ZONING

Line #4	Mark Unit: D ITDH 2656	Net Price:	USD	390.24
Qty: 1		Ext. Net Price:	USD	390.24

Integrity
by MARVIN
 Windows and Doors
 Built to perform!



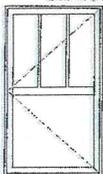
As Viewed From
 The Exterior

Entered As: CN
 CN 2656
 RO 26 3/4" X 56 3/8"

Stone White Exterior	
White Pine Interior	36.72
Integrity Traditional Double Hung	
Wood-Ultrex	
CN 2656	
Rough Opening 26 3/4" X 56 3/8"	264.24
Top Sash	
IG - 1 Lite	
LoE 272 w/Argon	
7/8" SDL - With Spacer Bar	
Rectangular - Special Cut 3W1H	
Stone White Ext - White Int	45.36
Bottom Sash	
IG - 1 Lite	
LoE 272 w/Argon	
White Sash Lock	
Exterior Aluminum Screen	
Stone White Surround	13.68
Charcoal Fiberglass Mesh	
6 9/16" Jamb	30.24
Nailing Fin	

Line #5	Mark Unit: E ICA 3356	Net Price:	USD	527.76
Qty: 3		Ext. Net Price:	USD	1,583.28

Integrity
by MARVIN
 Windows and Doors
 Built to perform!



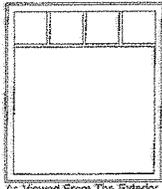
As Viewed From The
 Exterior

Entered As: CN
 CN 3355
 RO 33" X 55 5/8"

Stone White Exterior	
White Pine Interior	36.72
Integrity Casement - Left Hand	
Wood-Ultrex	
CN 3355	
Rough Opening 33" X 55 5/8"	363.60
IG - 1 Lite	
LoE 272 w/Argon	
2 11/32" Simulated Rail Rectangular	
Standard 1.0:2.0	
7/8" SDL - With Spacer Bar	
Top Cut 3W1H - Bottom Cut 1W1H	
4 Rect Lites	
Stone White Ext - White Int	92.88
White Folding Handle	
Interior Aluminum Screen	15.84
Charcoal Fiberglass Mesh	
White Surround	
6 9/16" Jamb	18.72
Nailing Fin	

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #6	Mark Unit: F ITDH	Net Price:	USD	508.32
Qty: 1		Ext. Net Price:	USD	508.32



Entered As: CN
CN 4955
RO 49" X 55 5/8"

Stone White Exterior
White Pine Interior
Integrity Casement Picture
Wood-Ultrex
CN 4955
Rough Opening 49" X 55 5/8"
IG - 1 Lite
LoE 272 w/Argon
7/8" SDL - With Spacer Bar
Cottage 4W1H
5 Rect Lites
10" DLO Height
Stone White Ext - White Int

6 9/16" Jamb
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

RECEIVED
JUN 11 2013

DEPARTMENT OF
PLANNING & ZONING

Project Subtotal Net Price: USD	7,790.40
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	7,790.40

Basement Windows
78 + 80 Sherman

matt@acmeglassvt.com
The Acme Glass Company

JUN 11 2013 10:51 AM

Acme Glass

RECEIVED

JUN 11 2013

DEPARTMENT OF
PLANNING & ZONING

Crosby,

Here are the specs that you requested, let me know if there is anything else that I can do for you.

Best,

Matthew McIntyre/Acme Glass
26 Pearl Street, Burlington, VT
05401
802-658-1400



Customer Quote

Acme Glass Company
26 Pearl Street
Burlington, VT 05401
Phone: 802-658-1400
Fax: 802-658-9107

BILL TO:

SHIP TO:

QUOTE #	ORDER DATE	BID BY	ORDER PLACED BY	ORDER TAKEN BY
JBD	Quote Not Ordered			clapant
JOB NAME		CUSTOMER PO#	TERMS	CARRIER

LINE #	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED PRICE
106-1	* UNIT * 2800 Operating / Hopper (1 LK) * MANUFACTURED SIZE * 32 X 18 * OVERALL ROUGH OPENING * 32 1/2 X 18 1/2 * FRAME COLOR * White * ALUMINUM REINFORCING * Horizontal Only * SCREEN * Screen, Fiberglass Screen ** ROW 1 ** * GLASS * Clear (U: 0.45 / SHG: 0.56)	8	\$133.37	\$1,066.94



Tag: None Assigned

VIEWED FROM EXTERIOR

PROJECT	QUOTE
Unassigned	Unassigned
Comments:	
Disclaimer:	

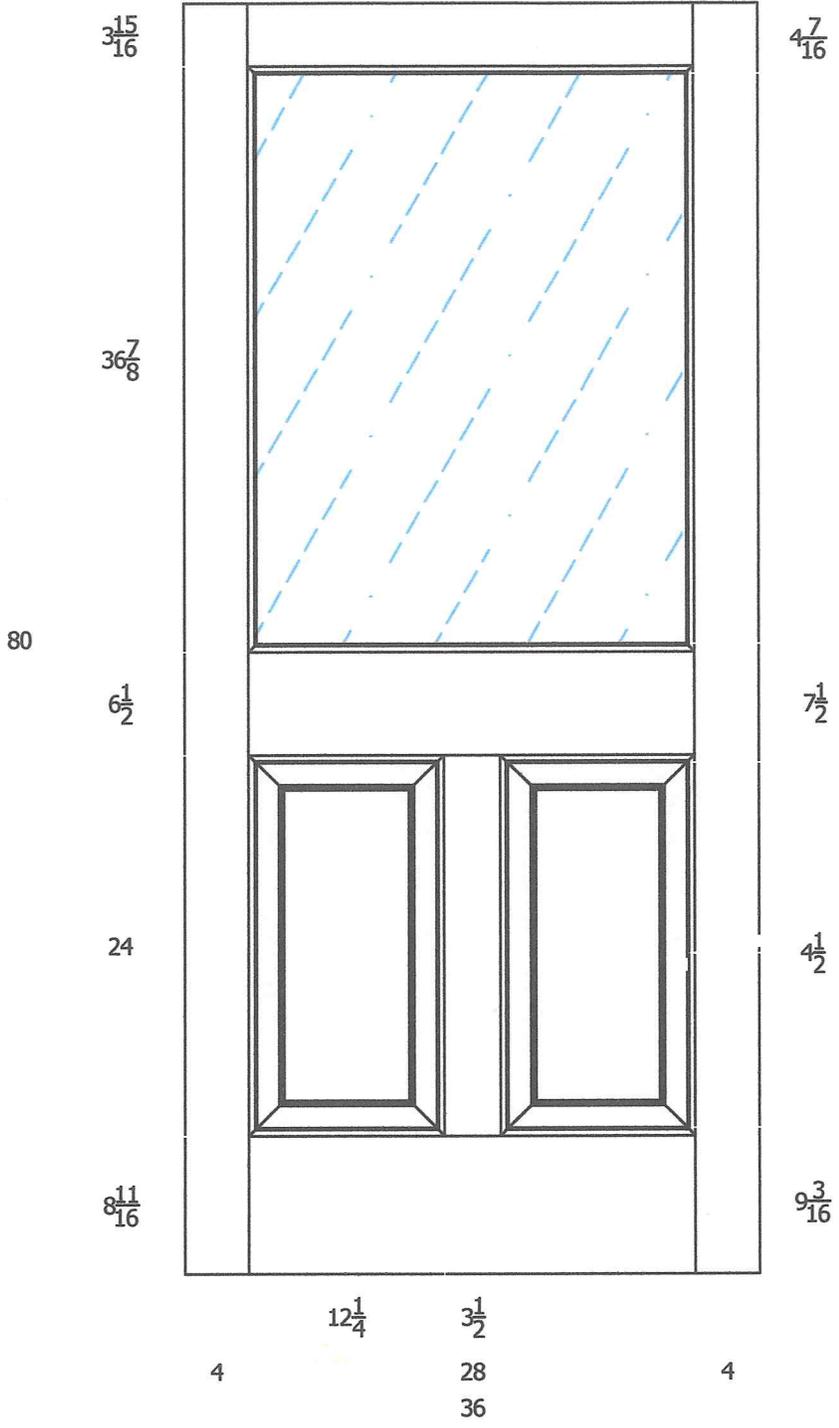
SUB-TOTAL:	\$1,066.94
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$0.00
TOTAL:	\$1,066.94

CUSTOMER QUOTE TERMS

- Price is Verified For 60 Days From Date Quoted
- Price is Subject to Review and Final Acceptance by Dealer
- Any Changes or Additions MUST Be Agreed Upon by Dealer
- The Quoted Price is Contingent Upon the Information Provided by Customer
- The Purchaser is Responsible for Purchased Product Meeting Local Laws and Building Codes
- The Purchaser is Responsible to Verify the Accuracy of Items Quoted Herein.

CUSTOMER SIGNATURE _____

DATE _____



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

TITLE Crosby Hard
78 T 80 Sherman
DRAWING NO.

Revisions

Rev. #	Description	Date	by Whom
	7044 Exterior		
	Painted Wood		

LAYOUT SCALE PATTERN #
DRAWN BY: DATE



RECEIVED
JUN 11 2013



Combination Storm and Screen Door



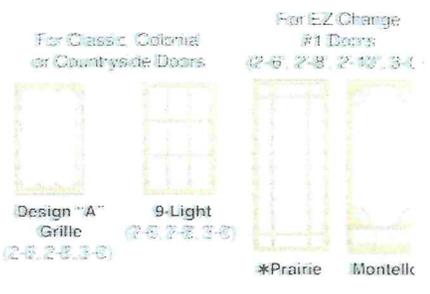
DEPARTMENT OF PLANNING & ZONING
Combination Storm and Screen Door

Customize your door
(Available for 6'-9"

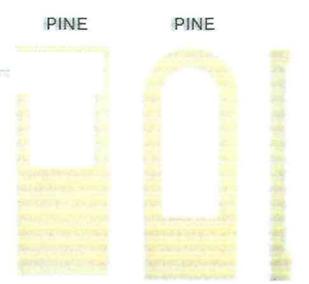
- Engineered Construction - 1 1/4" Thick
- Water Repellent/Preservative Treated - primed or clear
- Door Sweep Included
- Top Rail, Cross Rail and Stiles are 4 1/4"
- Glazing - 1/2" Tempered Safety Glass
- Aluminum Wire Screen: 18 x 16 (Bright Bronze on Mahogany Door)
- Patented "Easy Change" Locking Device with Sure Grip Protecto-Plate



Bottom Rail (6'-9")	9-1/2"	9-1/2"	9-5/8"	9-5/8"	9-5/8"	9-5/8"	
Bottom Rail (7'-1")	13-1/2"	13-1/2"					
Size							
2'-8" x 6'-9"	✓	✓	✓	✓	✓	✓	3'-0" x 7'-1"
3'-0" x 6'-9"	✓	✓	✓	✓	✓	✓	Can be field out to 6'-9"
3'-0" x 7'-1"							



Carton Packed Combination Door with Screen



Size	Countryside #55-B w/Screen & Sash	Traditional 1-Light Circle Top w/Screen & Sash
2'-6" x 6'-9"	✓	-
2'-8"	✓	-
2'-10"	✓	-
3'-0"	✓	-
2'-6" x 7'-1"	✓	-
2'-8"	✓	✓
2'-10"	✓	✓
3'-0"	✓	✓



No. 11 * (12 Light)

No. 50 * (1 Light)



#1 Combination Door Sizes
13-1/2" Bottom Rail (No Bottom Panel)
2'-6" x 6'-1"
2'-8" x 6'-1"
7-3/4" Bottom Rail
2'-6" x 6'-7"
2'-8" x 6'-7"
9-5/8" Bottom Rail
2'-6" x 6'-9"
2'-8" x 6'-9"
2'-10" x 6'-9"
3'-0" x 6'-9"
11-5/8" Bottom Rail
2'-10" x 6'-11"
13-5/8" Bottom Rail
2'-6" x 7'-1"
2'-8" x 7'-1"
2'-10" x 7'-1"
3'-0" x 7'-1"

- * Bottom panel not available on 6'-1" height.
- ♦ Mahogany doors feature a bright bronze screen

Combination Door Stile and Rail Dimensions				
	Countryside Classic Colonial Door	Ultra-Vu Door	#11 Door	#50 Door
Stiles	4-1/4"	4-1/4"	4-1/4"	4-1/4"
Top Rail	4-1/4"	4-1/4"	4-1/4"	4-1/4"
Middle Rail	4-1/4"	-	-	-
Bottom Rail	6-1	-	13-1/2"	13-1/2"
	6-7	-	7-3/4"	7-3/4"
	6-9	9-5/8"	9-5/8"	9-5/8"
	6-11	-	11-5/8"	11-5/8"
	7-1	13-5/8"	13-5/8"	13-5/8"

Combination Doors can be trimmed -
5/8" off Top Rail
1/4" off Each Stile
2-1/2" off Bottom Rail



- * Prairie EZ Change available 2'-8" and 3'-0" only
- ♦ Prairie Ultra-Vu available 2'-8", 2'-10" and 3'-0" only
- ⊙ All Circle top Doors are 1/2" oversize in width.

Combination Doors (1 1/4" thick) cannot be us

Custom sizes available. Ask your BROSCO Dealer.

Crosby Havel
78 + 80 Sherman