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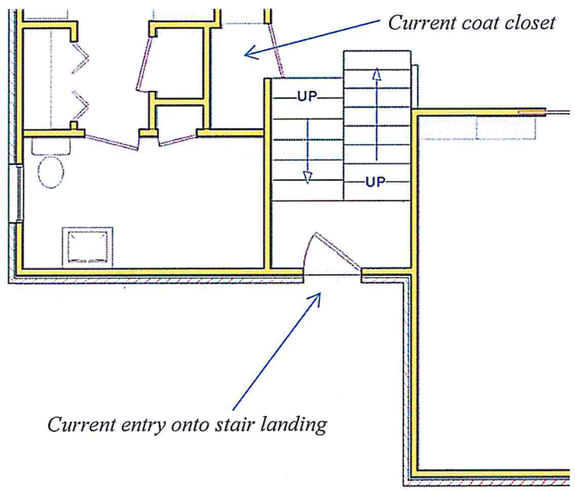
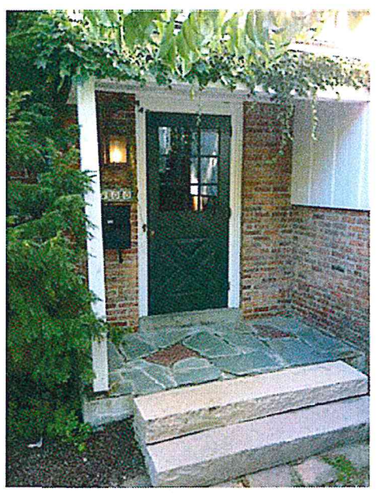
Zoning Application
100 Deforest Road
Erin Hanley and David Weinstein

Construct New Entry Foyer:

The house currently has no entry area – the front door opens directly onto a split-level stair landing. Not only is this odd, but there is no closet nor even an area to take off boots and shoes near the front door – the nearest closet is down a half flight of stairs. Moreover, the front door swings into the stair landing, which severely obstructs the landing and stairs.





Current front entry

Front door, obstructing the landing and use of the stairs

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We propose constructing a ~3.5 ft x 7.5 ft foyer by enclosing the area under the existing front porch roof. This would eliminate the conflict of the front door swinging into the stair landing, reduce cold air infiltration during the winter. We would also build a new coat closet from the foyer into an existing family room. ***See next page for Front Entry Elevation and Plan views.***

This small addition would not alter the roofline, and would be in keeping with current massing of the building. The original drawings called for lattice along the south side of the entry, giving it a semi-enclosed feel from the beginning. The entry would be built to make it as transparent as possible; with Marvin clad casement windows flanking a wood door with eight lites.

The original drawings show the porch is built on deep footings – perhaps in anticipation of possible future enclosure – so no excavation will be required. Moreover, since we will construct the foyer floor at the level of an existing cast-in-place concrete threshold, there is ample height to adequately insulate, install radiant floor heat, and replace with a new slate floor.

Current condition of porch floor slate

Install east-facing skylight:

The house is perched on a west facing slope. The only east facing windows are three tiny, 15" square windows in a small bedroom/office on the upper floor, which means the house has almost no morning natural light what-so-ever. We propose adding a skylight in the stairwell, to bring morning sun into the first and second floors (see attached spec sheet).

Approximate location of proposed skylight

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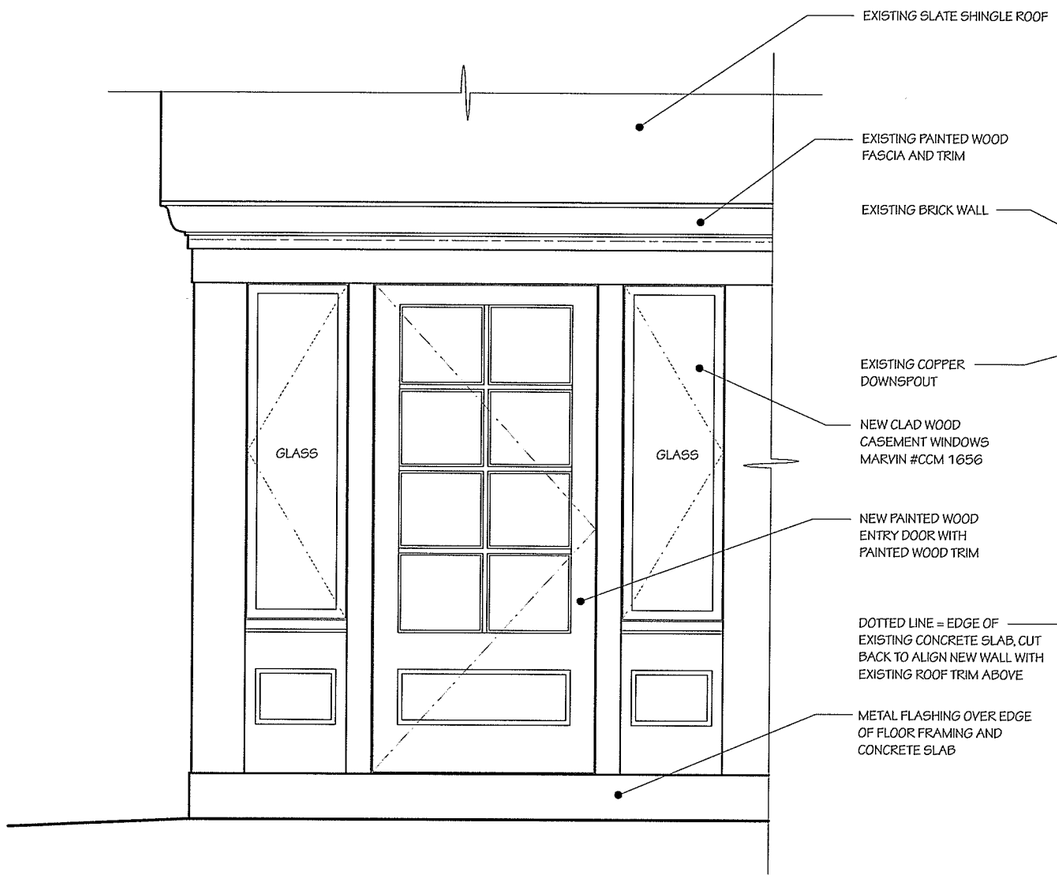
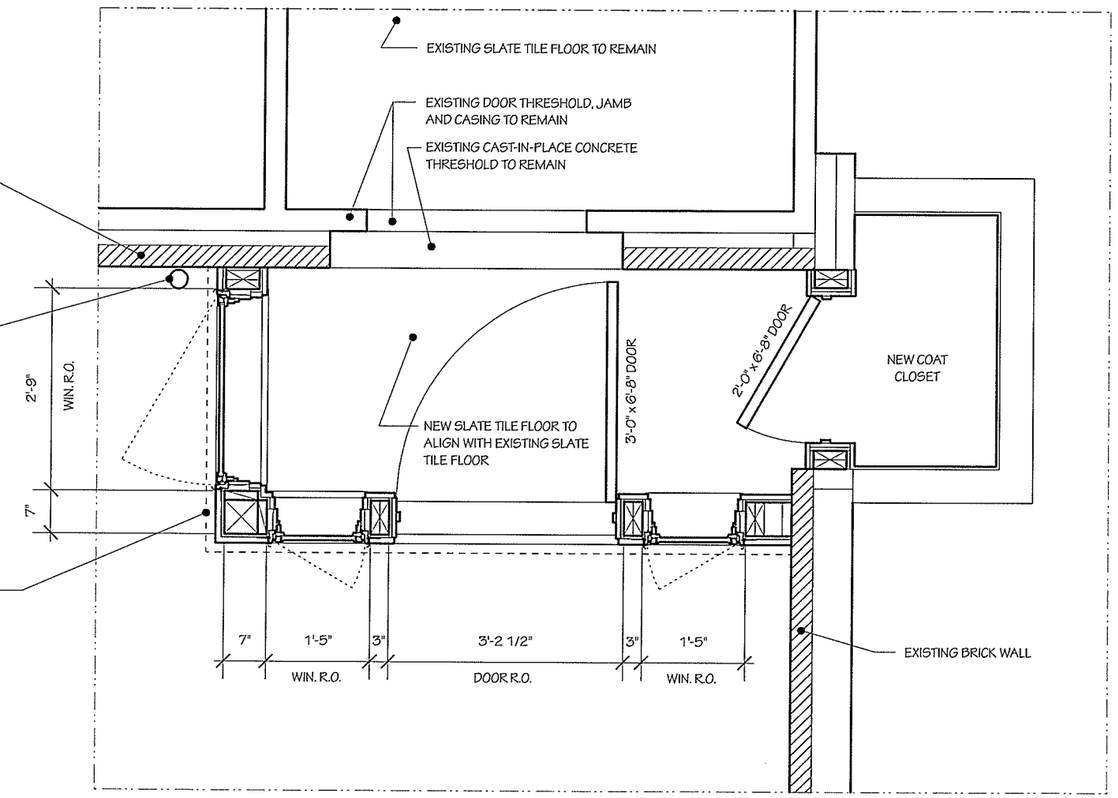


FRONT ENTRY ELEVATION

SCALE: 1/2" = 1'-0"



FRONT ENTRY PLAN

SCALE: 1/2" = 1'-0"

100 DEFOREST ROAD

DATE: 10.12.15

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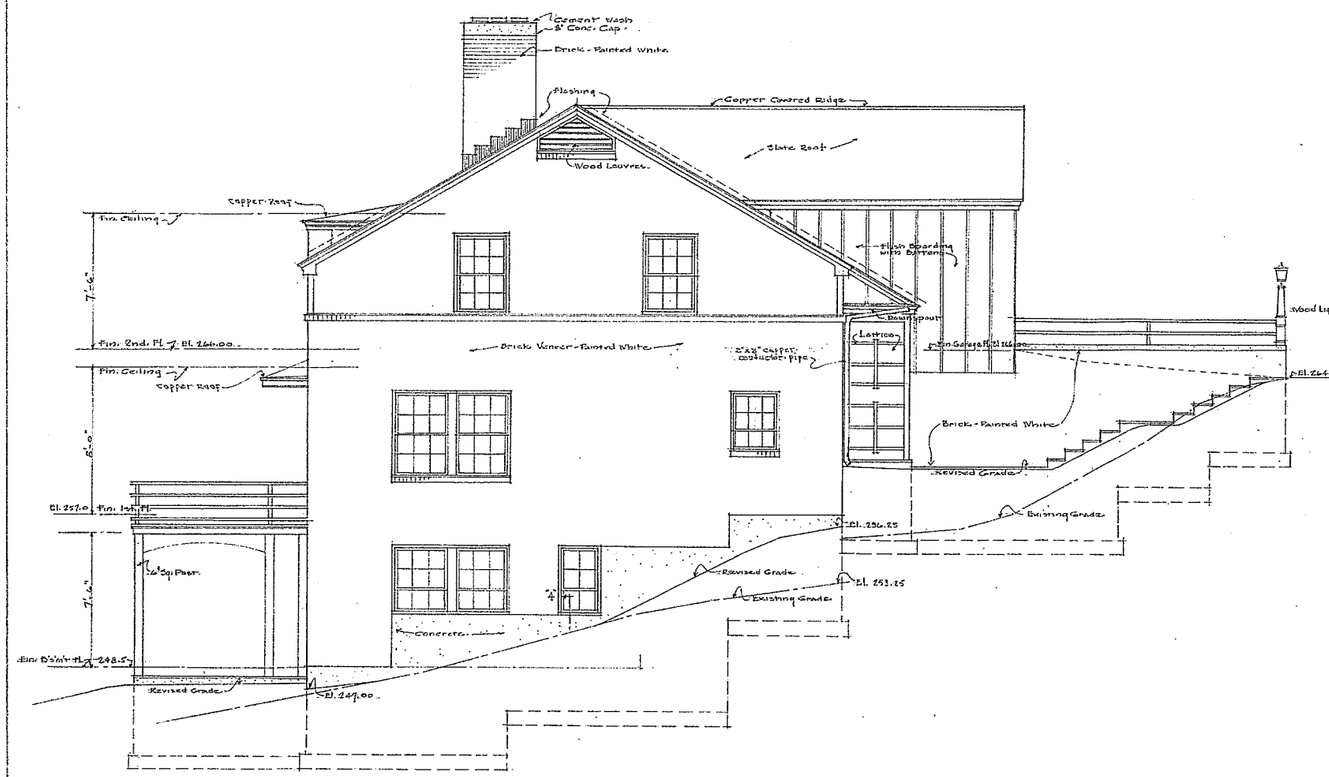
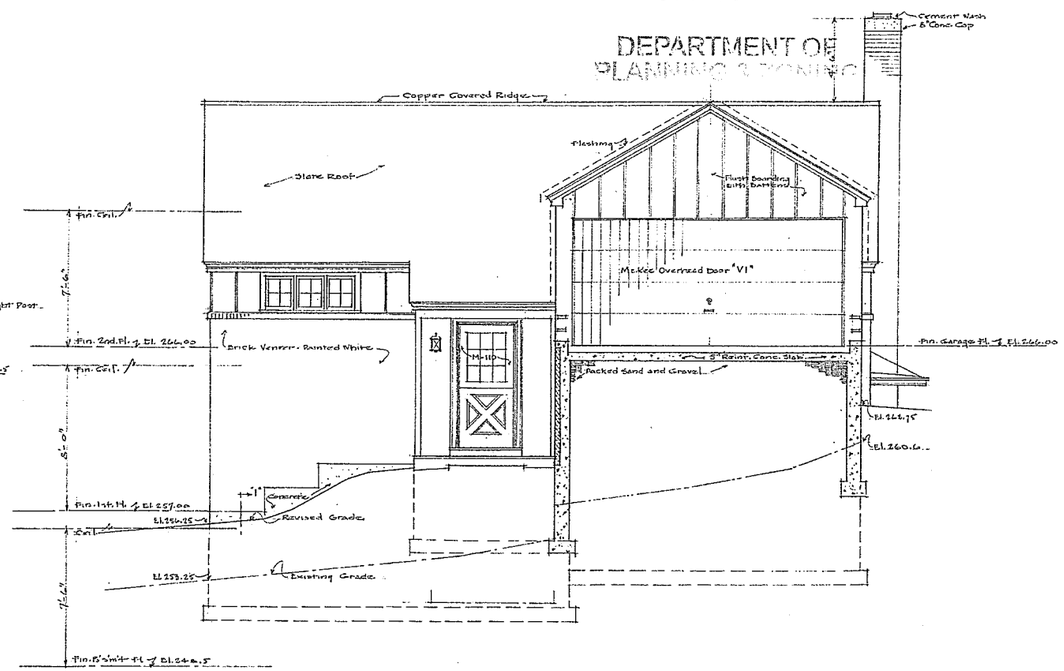
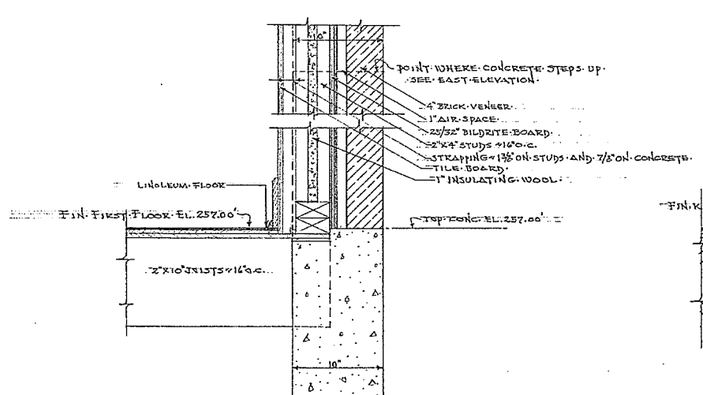


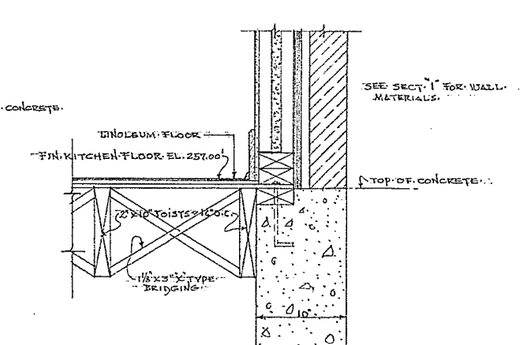
SOUTH ELEVATION



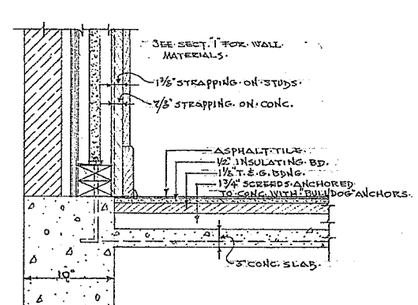
EAST ELEVATION
SCALE ~ 1/4" = 1'-0"



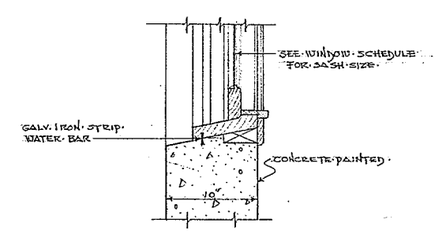
SECTION "1" SEE EAST ELEVATION
SCALE ~ 1 1/2" = 1'-0"



SECTION "2" SEE NORTH ELEVATION
SCALE ~ 1 1/2" = 1'-0"



SECTION "3" SEE WEST ELEVATION
SCALE ~ 1 1/2" = 1'-0"



SECTION "4" SEE SOUTH ELEVATION
SCALE ~ 1 1/2" = 1'-0"

RESIDENCE FOR
MR. AND MRS. PROCTOR H. PAGE
DEFOREST ROAD BURLINGTON, VERM

PROJECT NO.	FREEMAN FRENCH FREEMAN ARCHITECTS BURLINGTON, VERMONT	S
172	SEPT. 5, 1939 DRAWN BY R.R.F. CHECKED BY W.W.F.	

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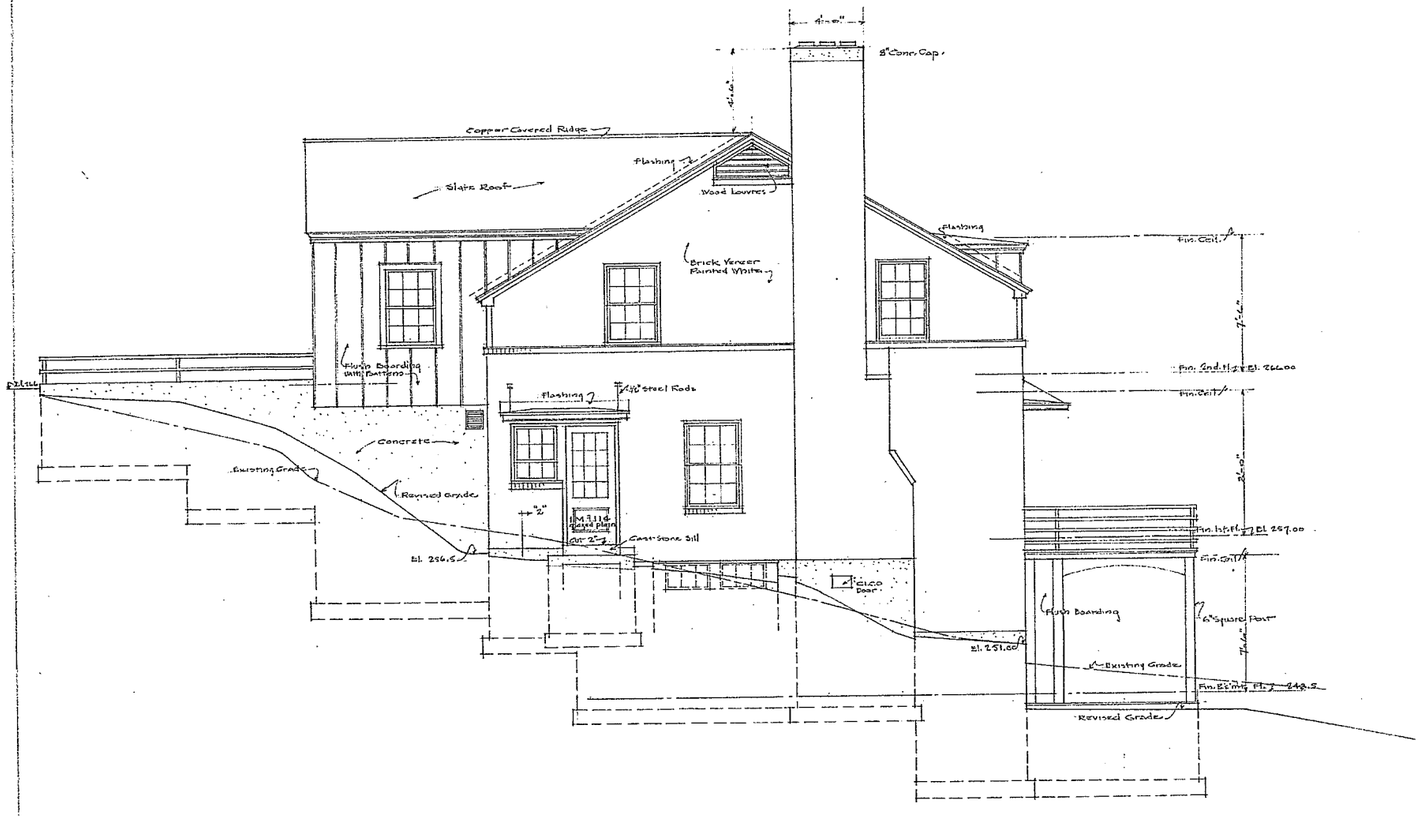
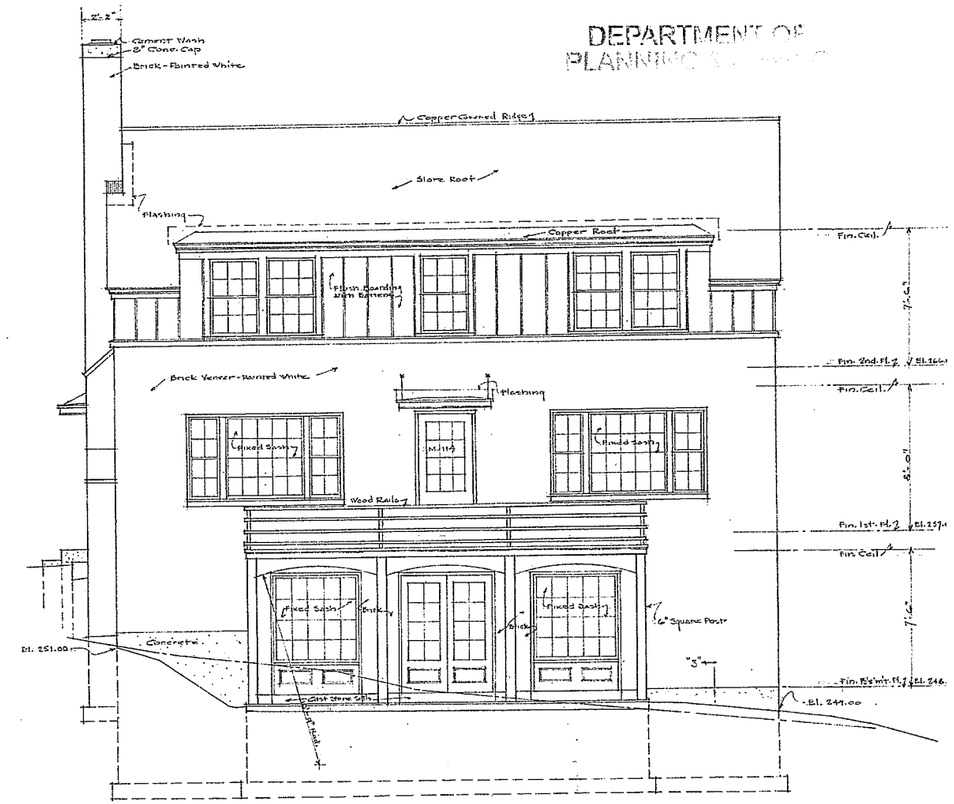
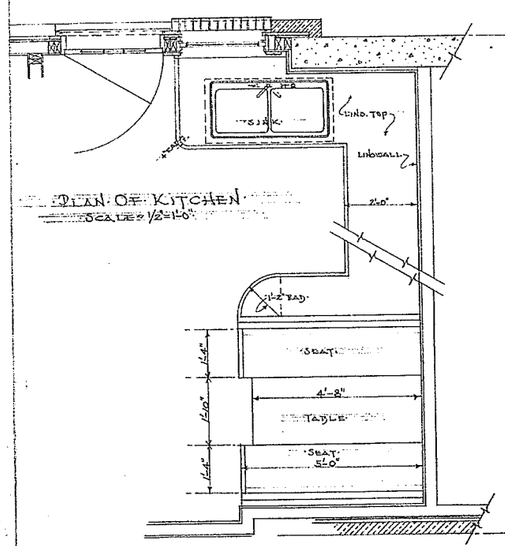


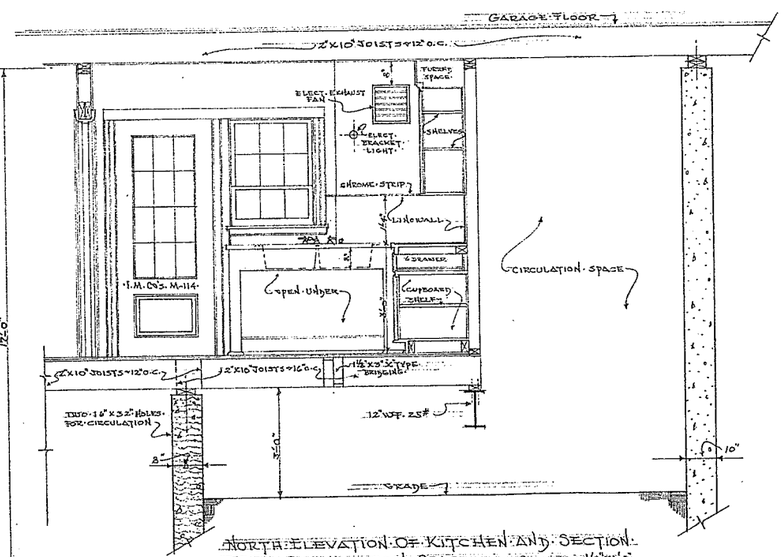
NORTH ELEVATION



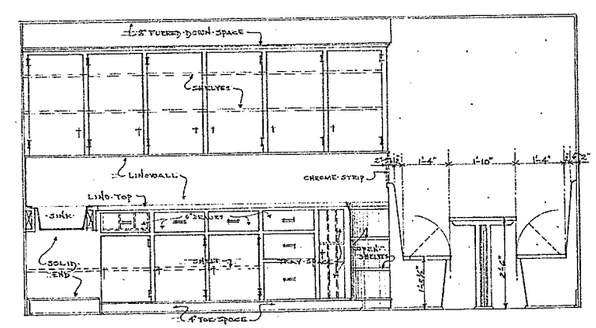
WEST ELEVATION
SCALE = 1/4" = 1'-0"



PLAN OF KITCHEN
SCALE = 1/2" = 1'-0"



NORTH ELEVATION OF KITCHEN AND SECTION THRU CIRCULATION SPACE
SCALE = 1/2" = 1'-0"



EAST ELEVATION OF KITCHEN
SCALE = 1/2" = 1'-0"

RESIDENCE FOR
MR. AND MRS. PROCTOR H. PAGE
DEFOREST ROAD BURLINGTON, VERMONT

PROJECT NO.	FREEMAN FRENCH FREEMAN ARCHITECTS BURLINGTON, VERMONT	SHEET
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