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JUL 06 2015

DEPARTMENT OF PLANNING & ZONING

ZONING DISTRICT: RL

MAX. LOT COVERAGE = 35%
+10 COVERAGE FOR PATIOS, DECKS PORCHES, TERRACE

FRONT: AVE. OF 2 ADJACENT LOTS ON BOTH SIDE +/- 5'-0"
SIDE: 10% OF LOT WIDTH, BUT IN NO EVENT LESS THAN 5'-0"
REAR: 25% OF LOT DEPTH, BUT IN NO EVENT LESS THAN 10'-0"

EXISTING LOT COVERAGE

EXISTING LOT SIZE: 10,513 S.F.

EXISTING HOUSE 1: 443 S.F.
EXISTING HOUSE 2: 739.5 S.F.
EXISTING GARAGE: 479 S.F.
EXISTING PORCHES: 186 S.F.
EXISTING SHED: 218 S.F.

EXISTING DRIVEWAY: 306 S.F.
EXISTING CONCRETE: 7.5 S.F.

EXISTING LOT COVERAGE = 2,379.5 S.F. = 22.6%

PROPOSED LOT COVERAGE

EXISTING LOT SIZE: 10,513 S.F.

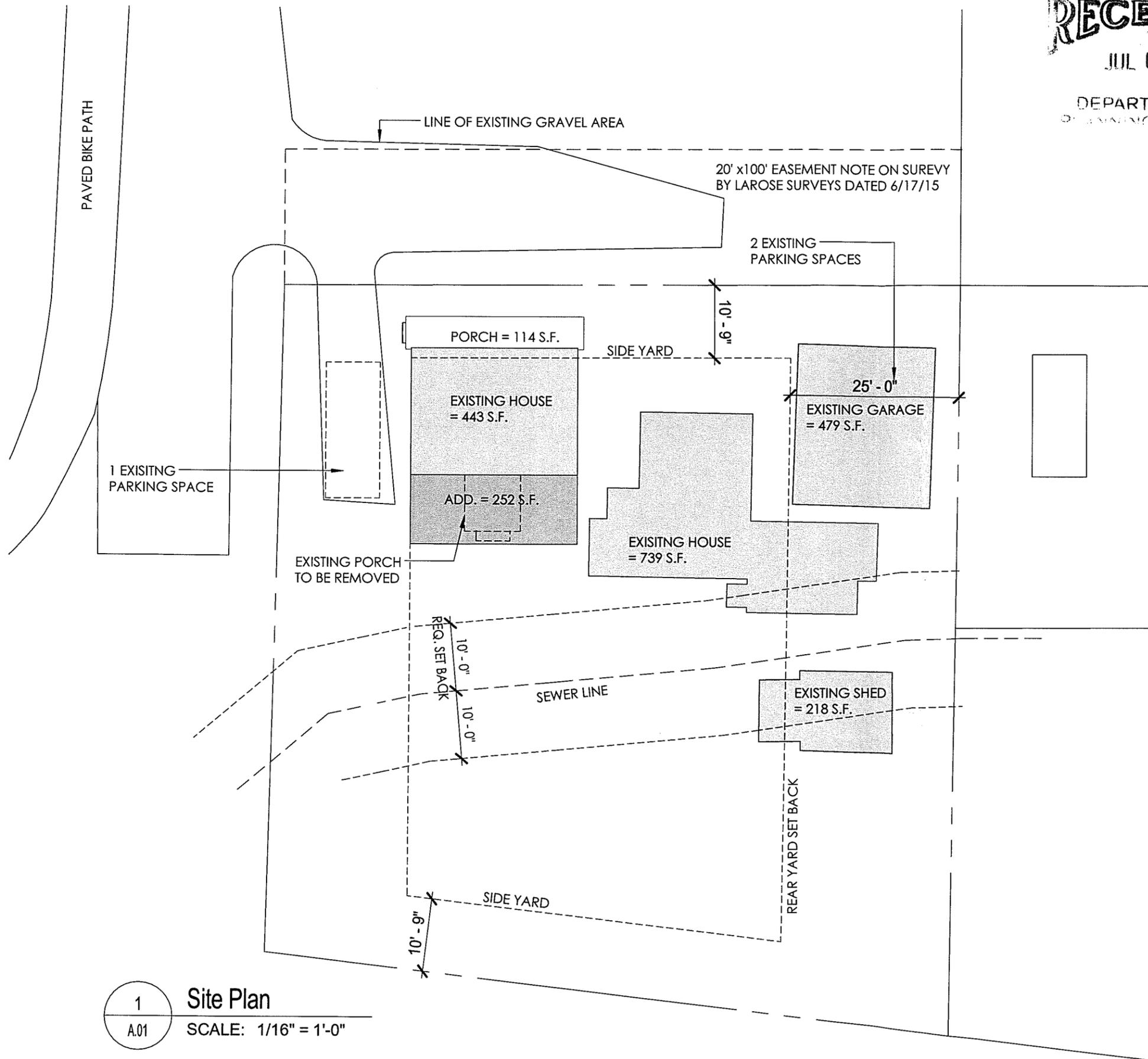
HOUSE 1: 695 S.F.
HOUSE 2: 739.5 S.F.
GARAGE: 479 S.F.
PORCHES: 114 S.F.
SHED: 218 S.F.

DRIVEWAY: 306 S.F.

PROPOSED LOT COVERAGE = 2,551.5 S.F. = 24.3%

DRAWING KEY

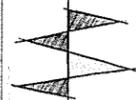
-  EXISTING STRUCTURE
-  ADDITION
-  PROPERTY LINE
-  SETBACK LINE



1 Site Plan
A.01 SCALE: 1/16" = 1'-0"

6 PROCTOR PLACE

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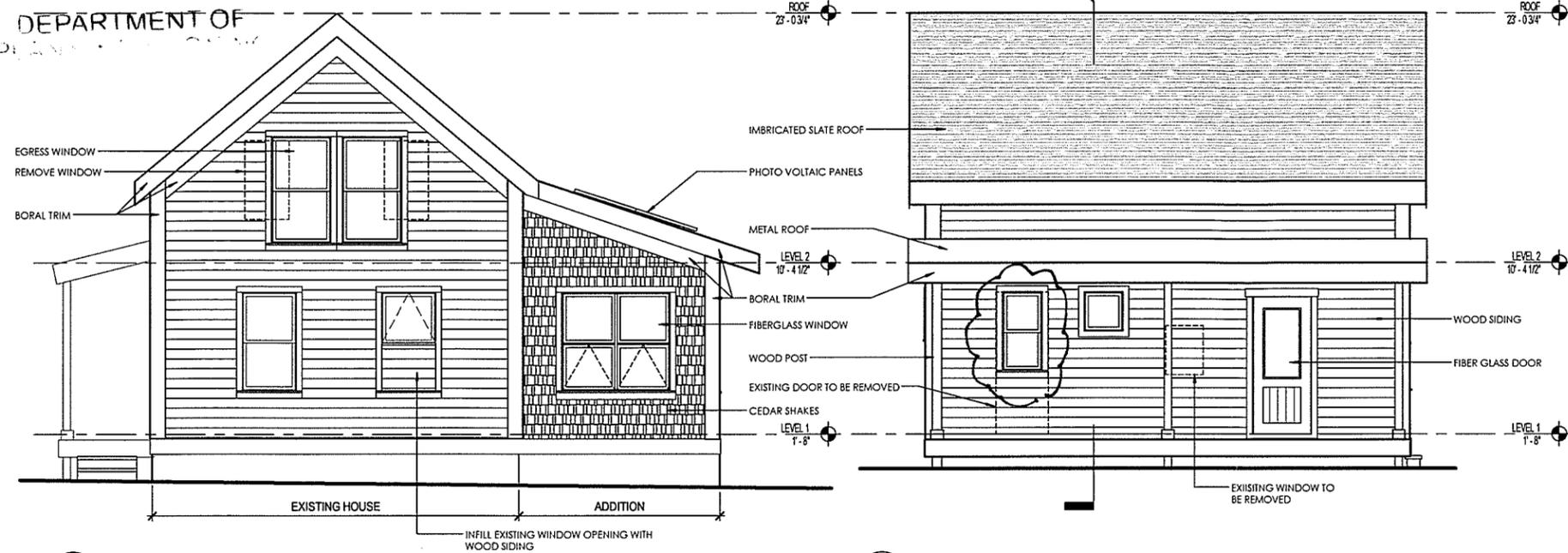


DATE: 07/06/15
SCALE: As Indicated
DRAWN BY: ma

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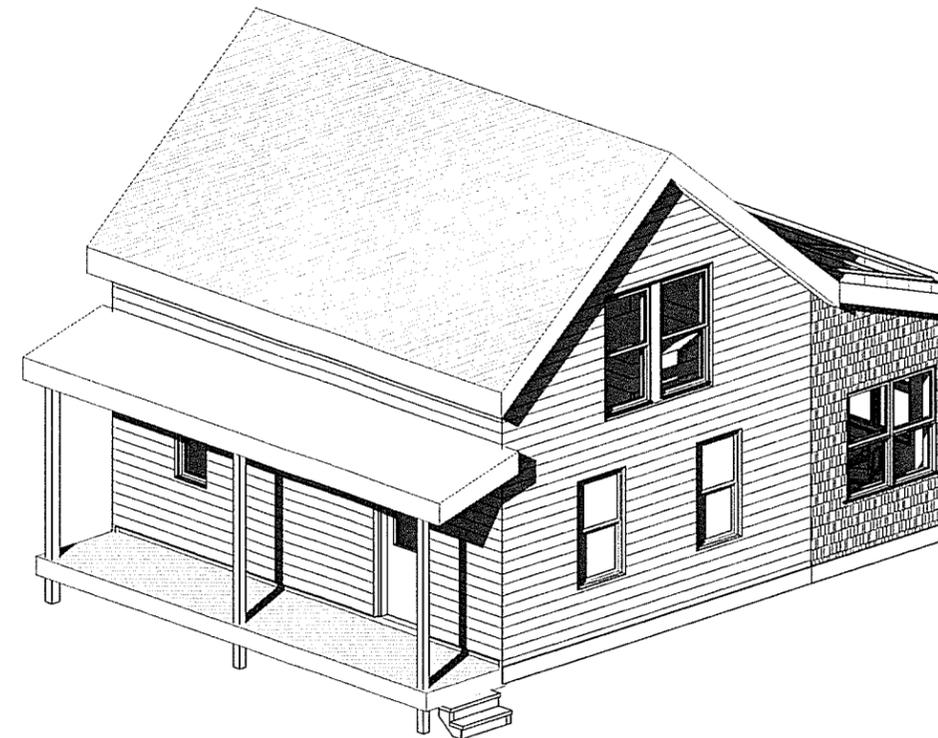
JUL 14 2015

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PLANNING AND ZONING

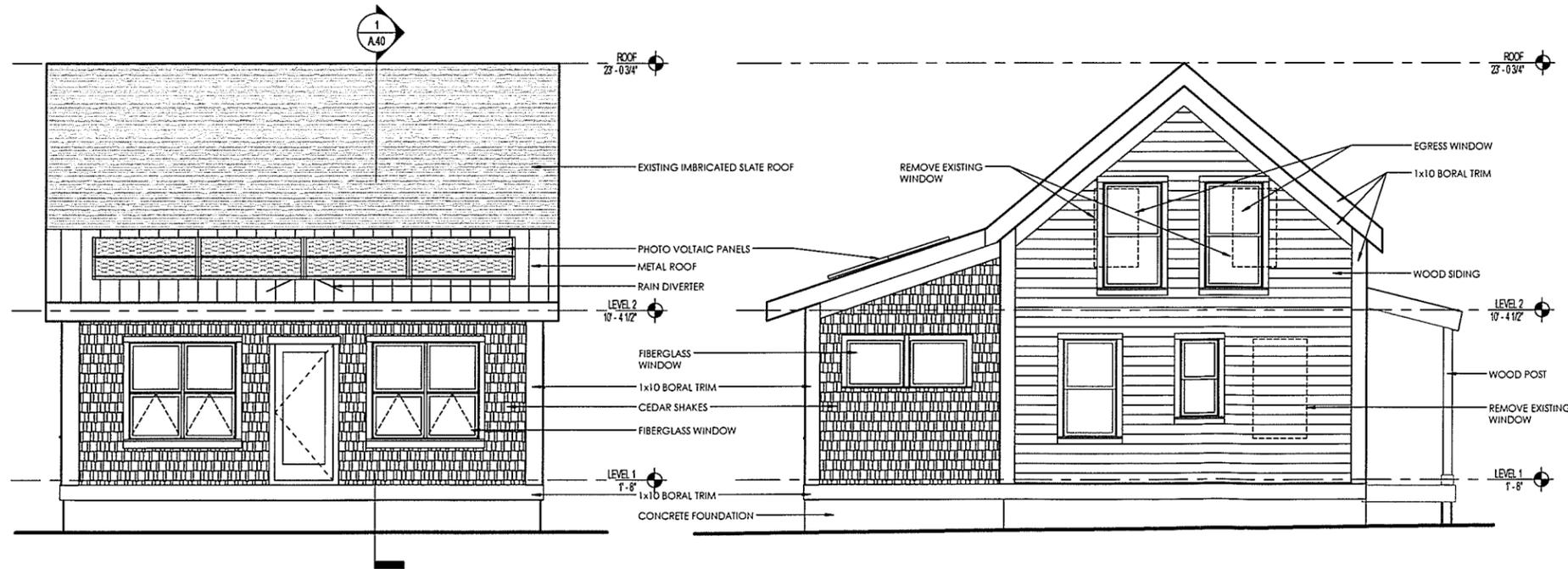


4 WEST ELEVATION
SCALE: 1/4" = 1'-0"
Glazing percentage: (57.2/449.8) x100 = 12.7%

3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
Glazing percentage: (20.28/302.85) x100 = 6.69%

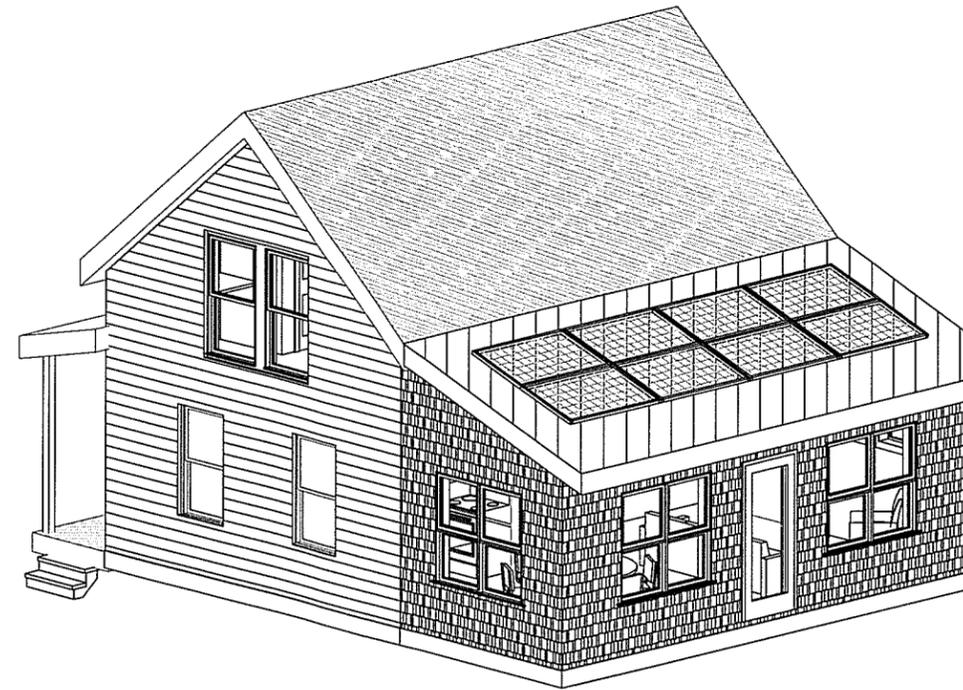


5 VIEW FROM NORTH WEST
SCALE:
REPRESENTS MASSING ONLY AND DOESNT SHOW EXTENT OF TRIM AND OTHER DETAILS. PLEASE REFER TO THE ELEVATIONS FOR MORE DETAIL.



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
Glazing percentage: (57.2/245) x100 = 23.4%

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"
Glazing percentage: (54.7/445.45) x100 = 12.27%



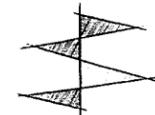
6 VIEW FROM SOUTH WEST
SCALE:
REPRESENTS MASSING ONLY AND DOESNT SHOW EXTENT OF TRIM AND OTHER DETAILS. PLEASE REFER TO THE ELEVATIONS FOR MORE DETAIL.

grand total glazing percentage: (173.38/1443.1) x 100 = 13.12% (should not exceed 20%)

NOTE: EXISTING ALUMINUM SIDING TO BE REMOVED. EXTERIOR TO HAVE 4" OF RIGID AND 1x3 STRAPPING UNDER NEW SIDING.

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6 PROCTOR PLACE



DATE: 07/06/15
SCALE: 1/4" = 1'-0"
DRAWN BY: MA
CHECKED BY: MA

EI
SHEET #10

July 13, 2015

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JUL 13 2015

DEPARTMENT OF
PLANNING & ZONING
Dear Planning and Zoning, Design Advisory Board, and Historic Preservation Review Committee,

In Re: Zoning permit request for 6 & 8 Proctor Place.

I am writing you today to encourage you to grant my request to use fiberglass windows to replace existing window in the project I have submitted for your review. I understand that you have a very complicated job to do in regards to the thankless task of historic preservation in our community. I appreciate your efforts that are so clearly evidenced in how beautiful the City of Burlington is.

I believe that there are many good reasons to consider high quality fiberglass windows as a replacement option.

I understand and commend the desire to preserve the historic character of a building and that the windows are an important part of the façade of the building. I have found that fiberglass windows have wonderful aesthetic options that are in line with the historic sizes and dimensions of older windows. I also observe that a great part of the beauty of a window is often determined by the trim details around the window. In fact I find the trim around a window to be the most compelling feature on the exterior of a house.

If historic aesthetics are the goal that drives our decision-making, the allowance of materials other than wood and wood/aluminum should be allowed. There are other materials that are not detrimental to the environment should be allowed to be specified in historic renovations. You currently allow for that with the replacement of wood claddings with fiber cement siding. It is allowed because it is visually in keeping with the historic design and leads to a more durable building over time that doesn't need to be painted as often (this also conserves resources). Fiberglass is a great option for windows for this same reason. Wood and wood clad windows are not as durable without regular maintenance. When a window is neglected it leads to more frequent replacement and use of resources.

I also argue that wood and wood clad windows do not perform in modern high performance homes. The wood and wood clad window options available are not what is required to build a robust energy efficient high performance home. It is true that windows are usually only 10% of a building envelope and could be considered to not be a location of major heat loss. However, as the building becomes more and more insulated and air tight the windows become the weakest link in the home and contribute to a greater part of the heat loss. A lower performing wood window (u factor .30 to .28) will be the coldest surface in the house and thus a common and constant surface for condensation in the winter. This will lead to early window failure and a need for replacement much sooner. This was not the case in older

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