

# 179 PLEASANT STREET

HDC PUBLIC HEARING  
OCTOBER 2019



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## **1** COVER CAPTAIN THOMAS THOMPSON HOUSE

SCALE:  
09-24-2019



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1



3



2



4

## 2 EXISTING CONDITIONS PHOTOS CAPTAIN THOMAS THOMPSON HOUSE

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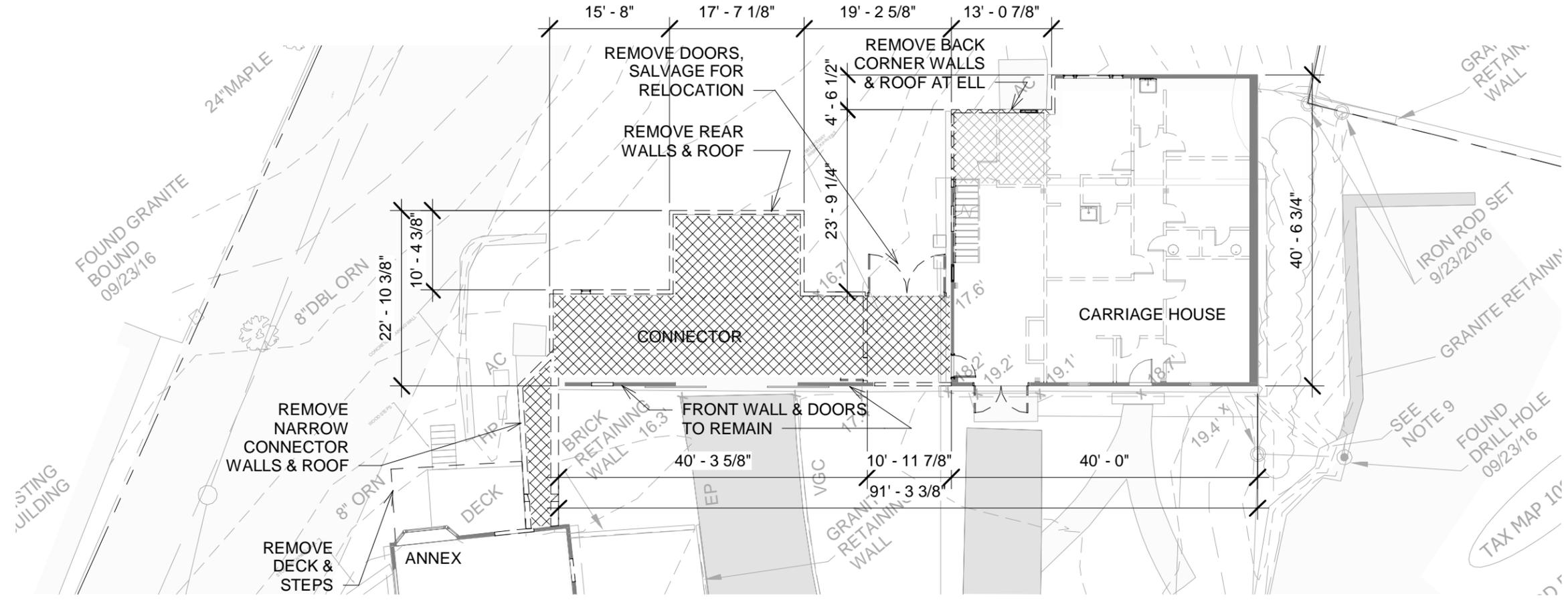


**4** PROPOSED BIRDSEYE PERSPECTIVE  
CAPTAIN THOMAS THOMPSON HOUSE

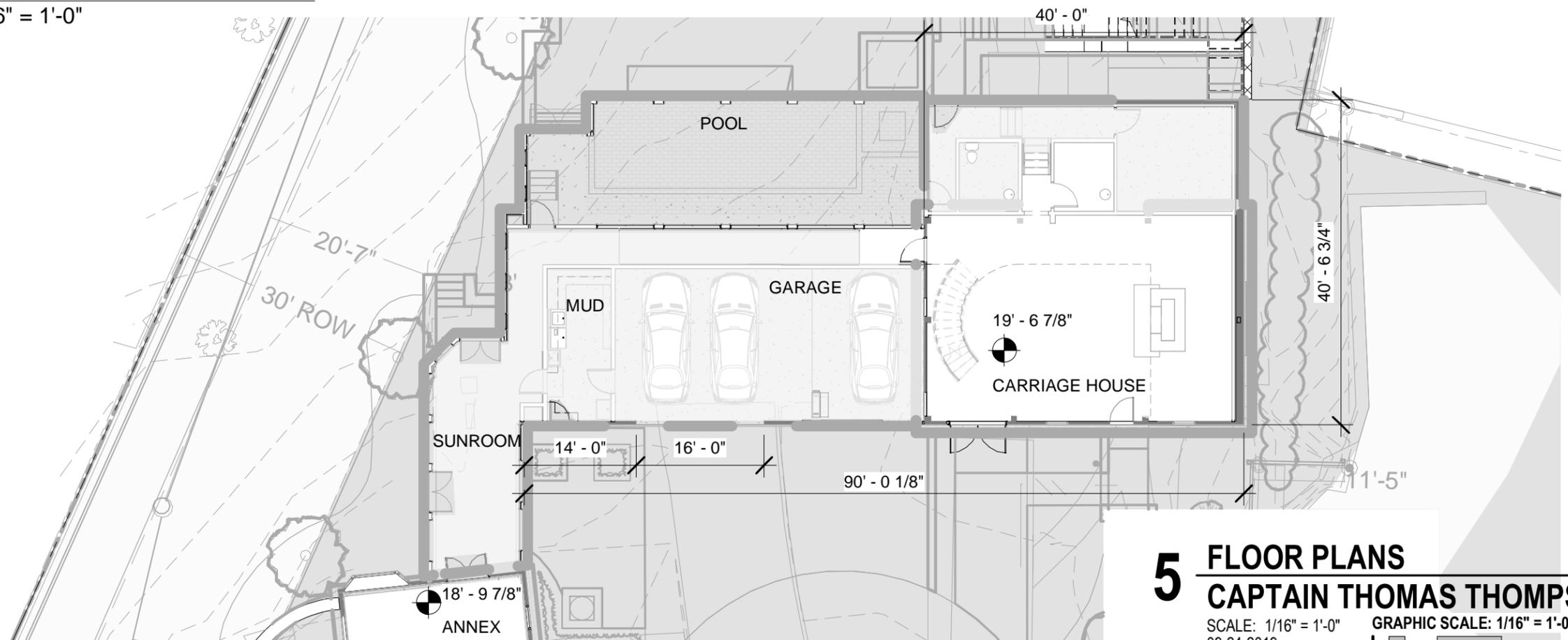
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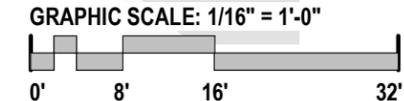
② FIRST FLOOR PLAN - EXISTING  
1/16" = 1'-0"



① FIRST FLOOR PLAN - PROPOSED  
1/16" = 1'-0"

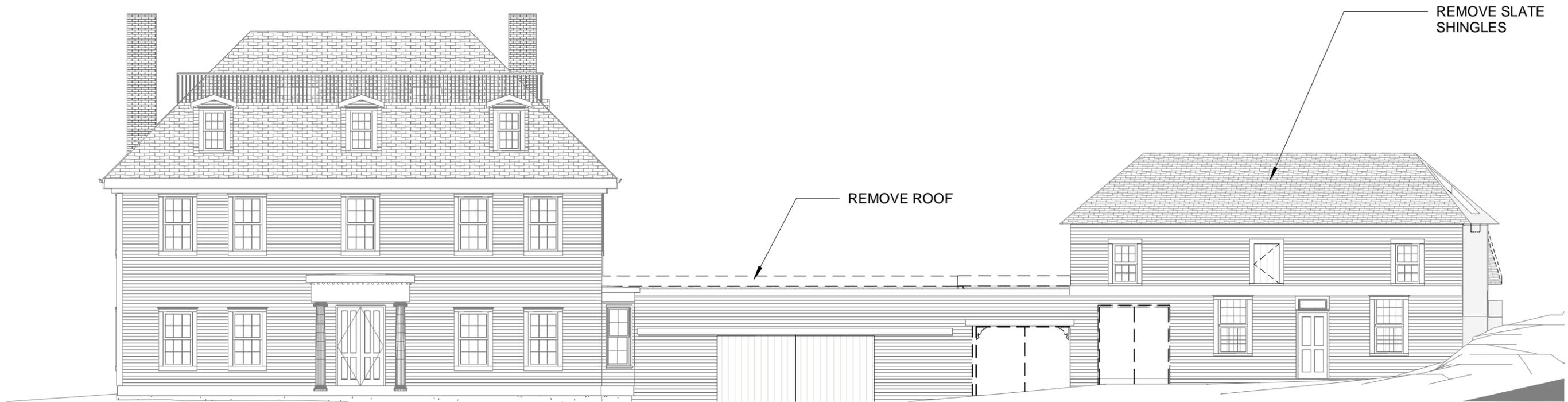
# 5 FLOOR PLANS CAPTAIN THOMAS THOMPSON HOUSE

SCALE: 1/16" = 1'-0"  
09-24-2019

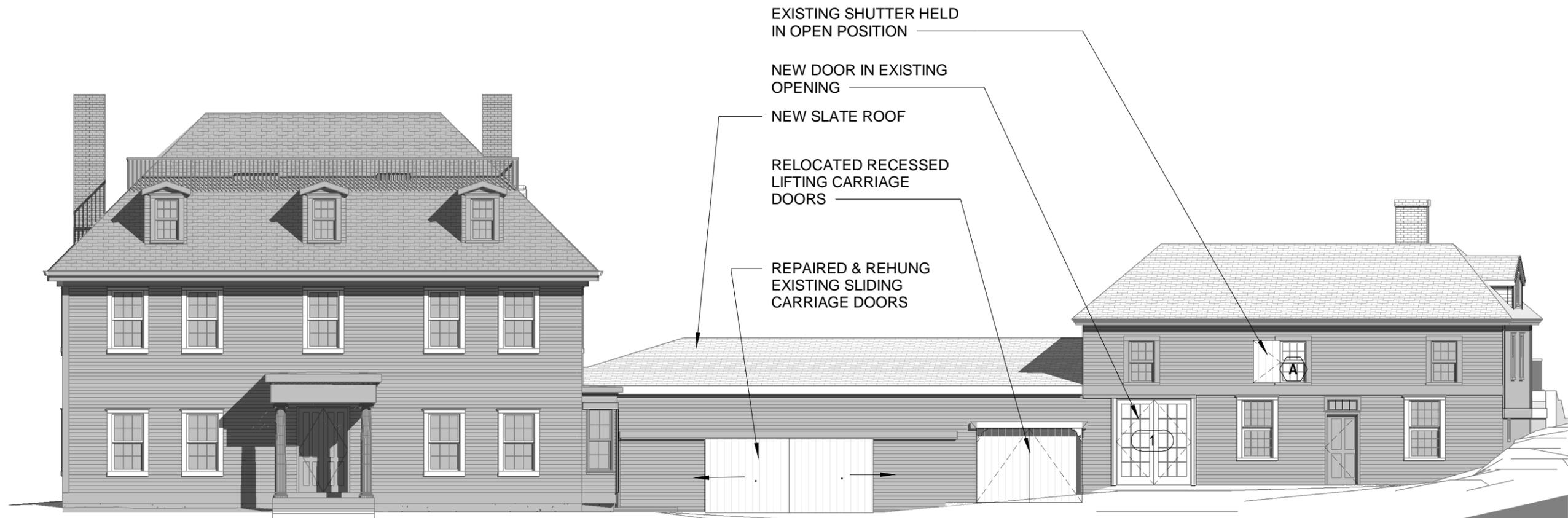


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1 WEST ELEVATION - EXISTING DEMO  
3/32" = 1'-0"



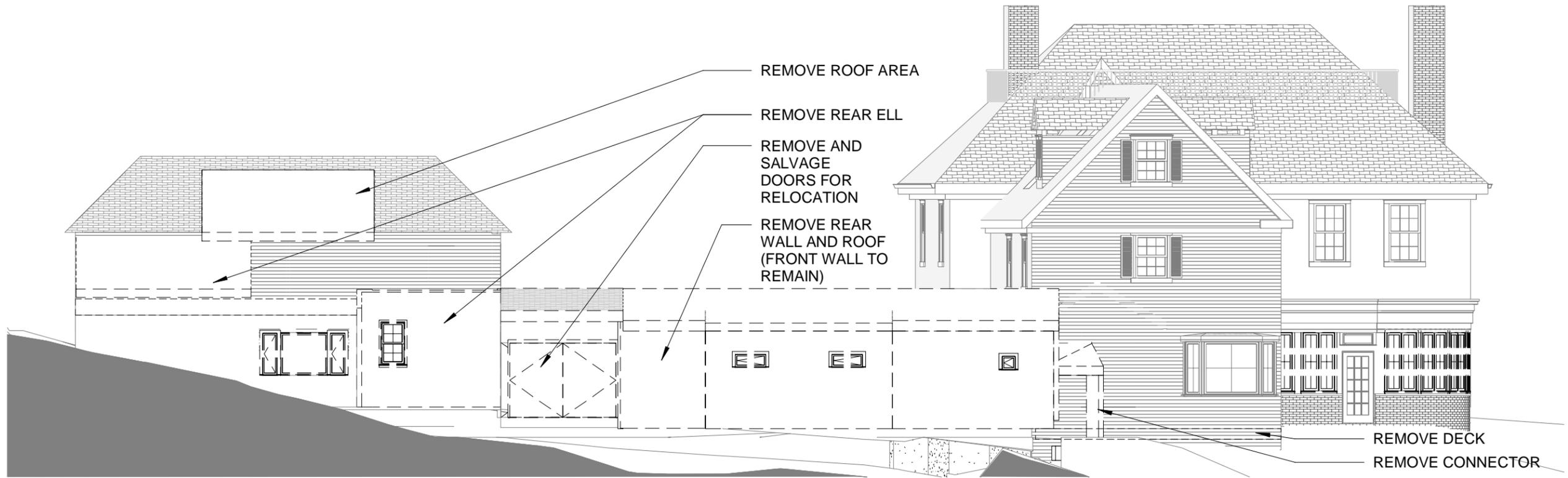
2 WEST ELEVATION - PROPOSED  
3/32" = 1'-0"

**7 ELEVATIONS - WEST/FRONT  
CAPTAIN THOMAS THOMPSON HOUSE**

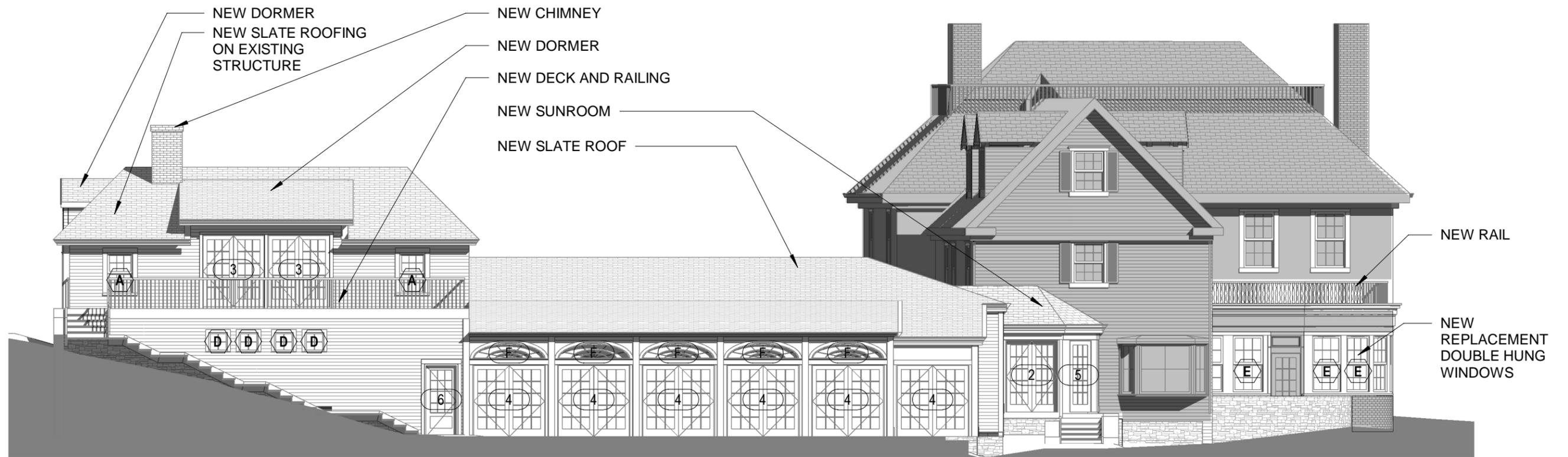
SCALE: 3/32" = 1'-0"  
09-24-2019



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① EAST ELEVATION - EXISTING DEMO  
3/32" = 1'-0"



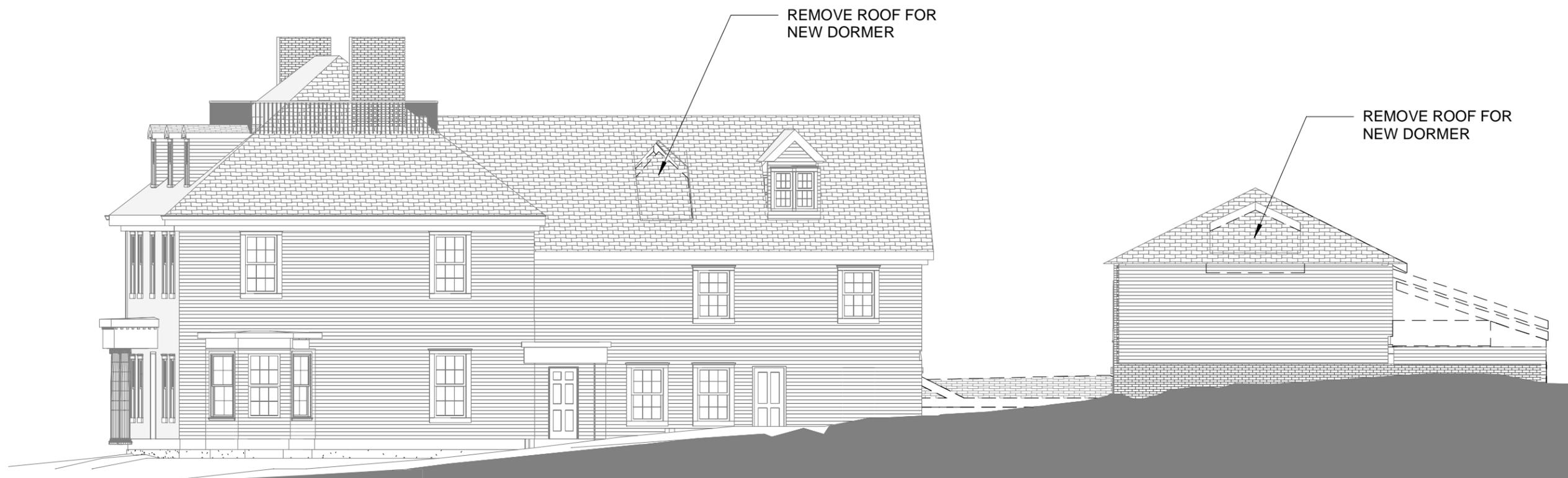
② EAST ELEVATION - PROPOSED  
3/32" = 1'-0"

**8 ELEVATIONS - EAST/REAR  
CAPTAIN THOMAS THOMPSON HOUSE**

SCALE: 3/32" = 1'-0"  
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① SOUTH ELEVATION - EXISTING DEMO  
3/32" = 1'-0"



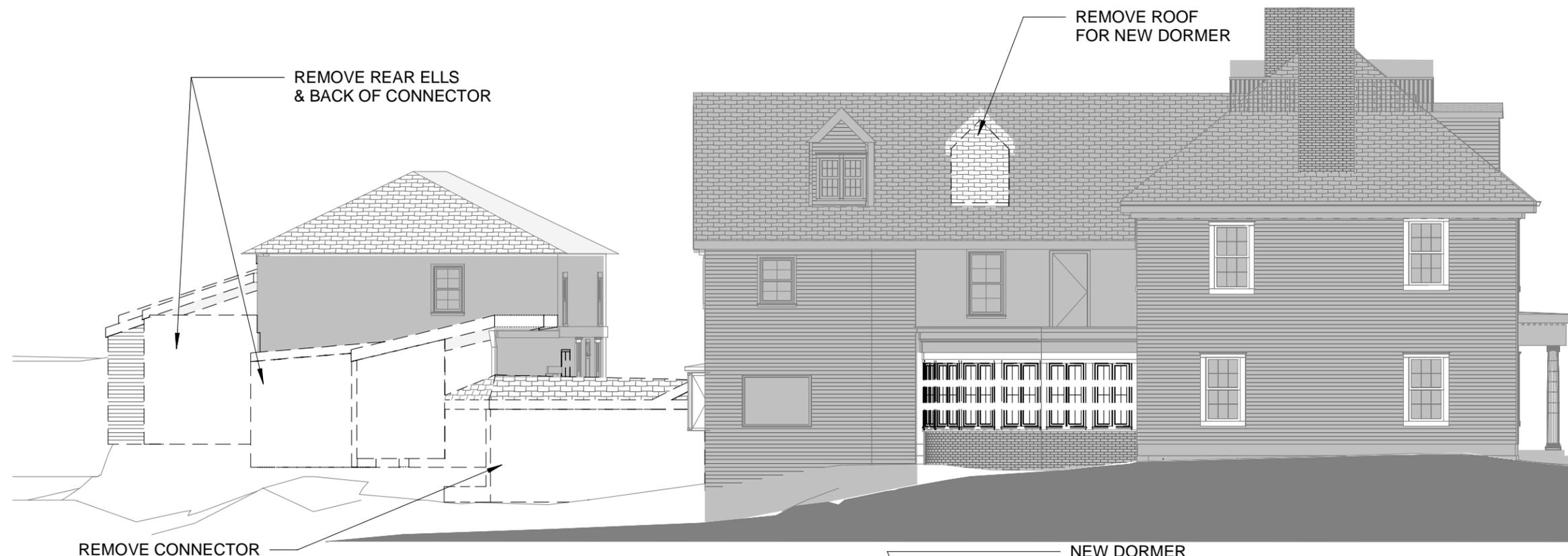
② SOUTH ELEVATION - PROPOSED  
3/32" = 1'-0"

**9 ELEVATIONS - SOUTH/SIDE  
CAPTAIN THOMAS THOMPSON HOUSE**

SCALE: 3/32" = 1'-0"  
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① NORTH ELEVATION - EXISTING DEMO  
 3/32" = 1'-0"

② NORTH ELEVATION - PROPOSED  
 3/32" = 1'-0"

**10 ELEVATIONS - NORTH/SIDE**  
**CAPTAIN THOMAS THOMPSON HOUSE**

SCALE: 3/32" = 1'-0"  
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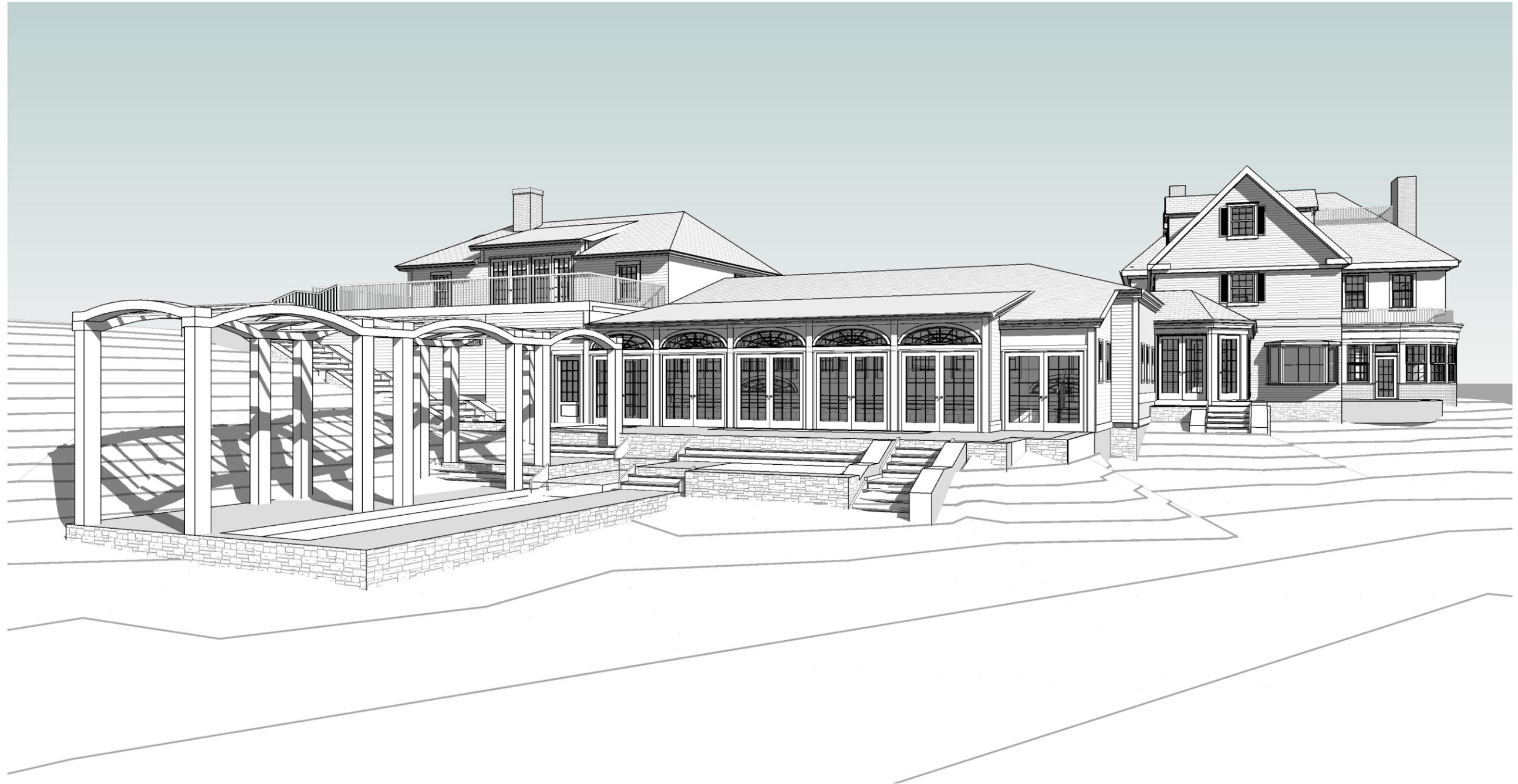
11

**PERSPECTIVE VIEW - FRONT**  
**CAPTAIN THOMAS THOMPSON HOUSE**

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**12** PERSPECTIVE VIEW - REAR  
CAPTAIN THOMAS THOMPSON HOUSE

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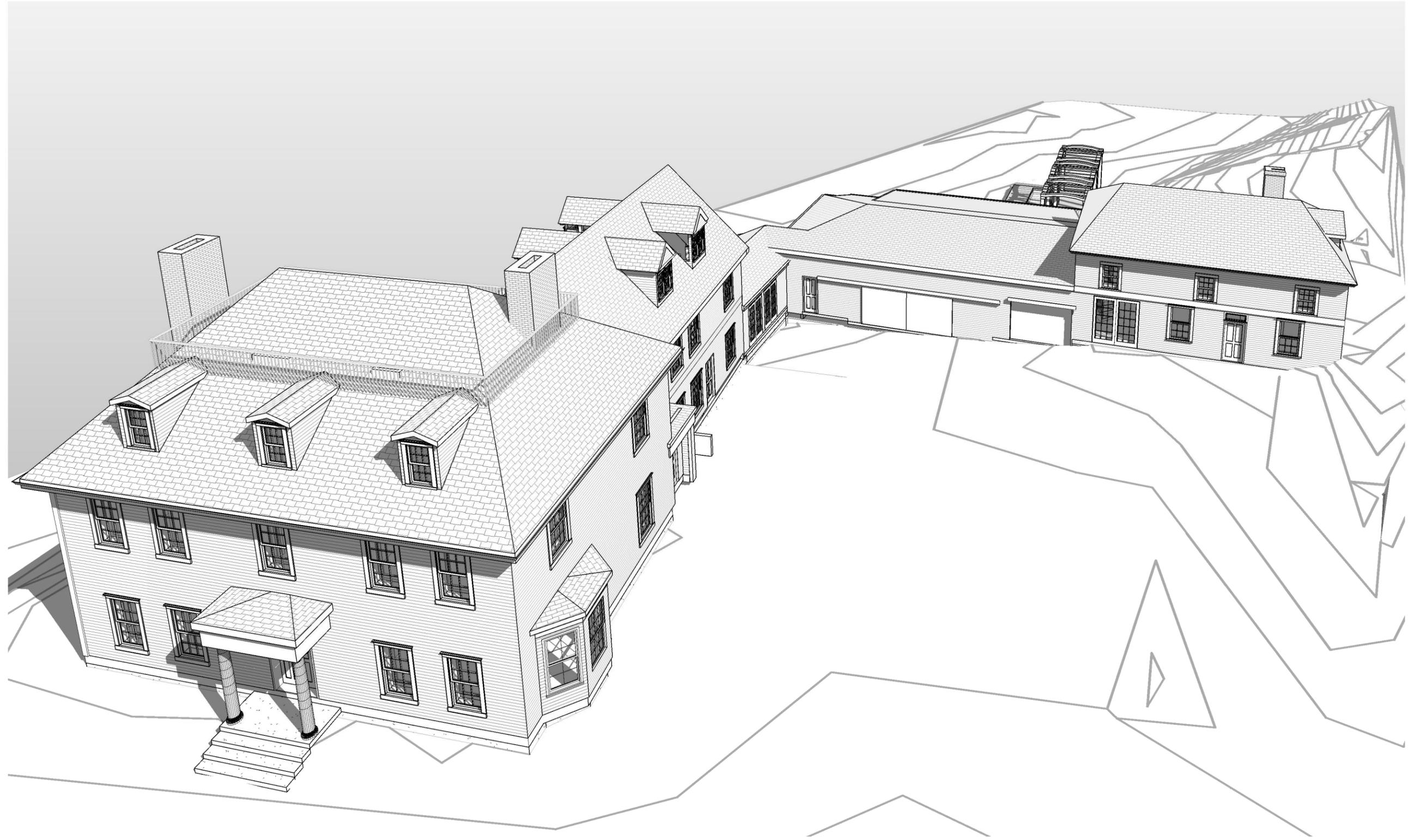


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**13** PERSPECTIVE VIEW - SIDE  
CAPTAIN THOMAS THOMPSON HOUSE  
SCALE:  
09-24-2019



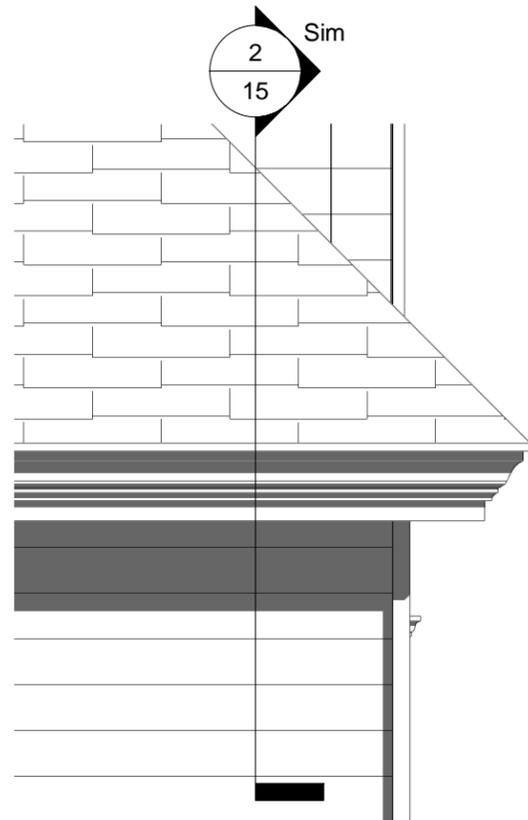


**14** PERSPECTIVE VIEW - FRONT, AERIAL  
CAPTAIN THOMAS THOMPSON HOUSE

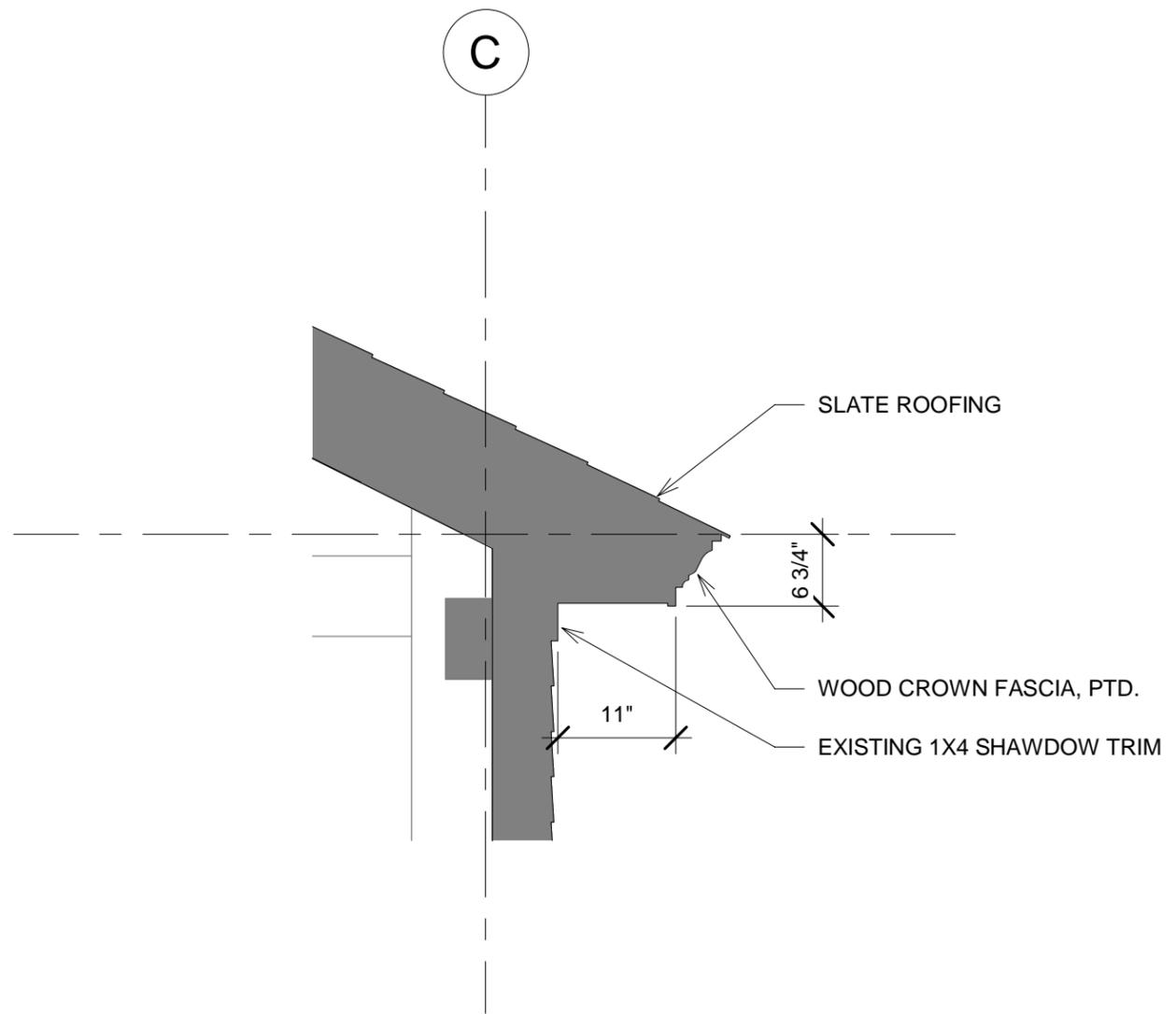
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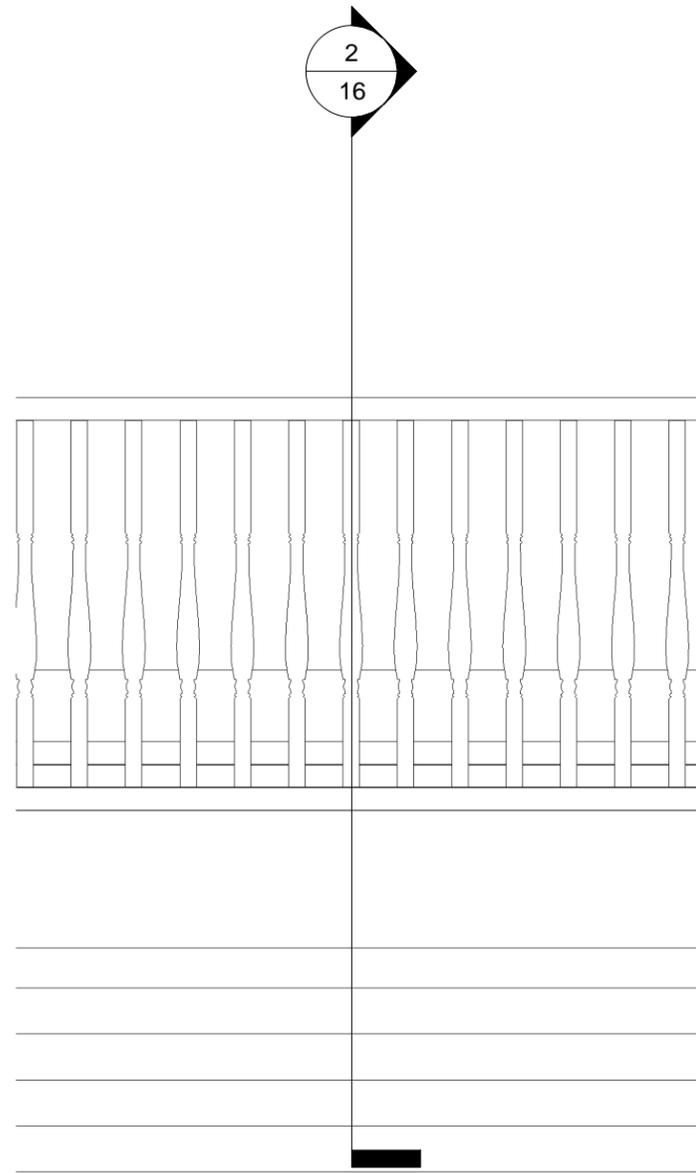
① CARRIAGE HOUSE EAVE ELEVATION  
3/4" = 1'-0"



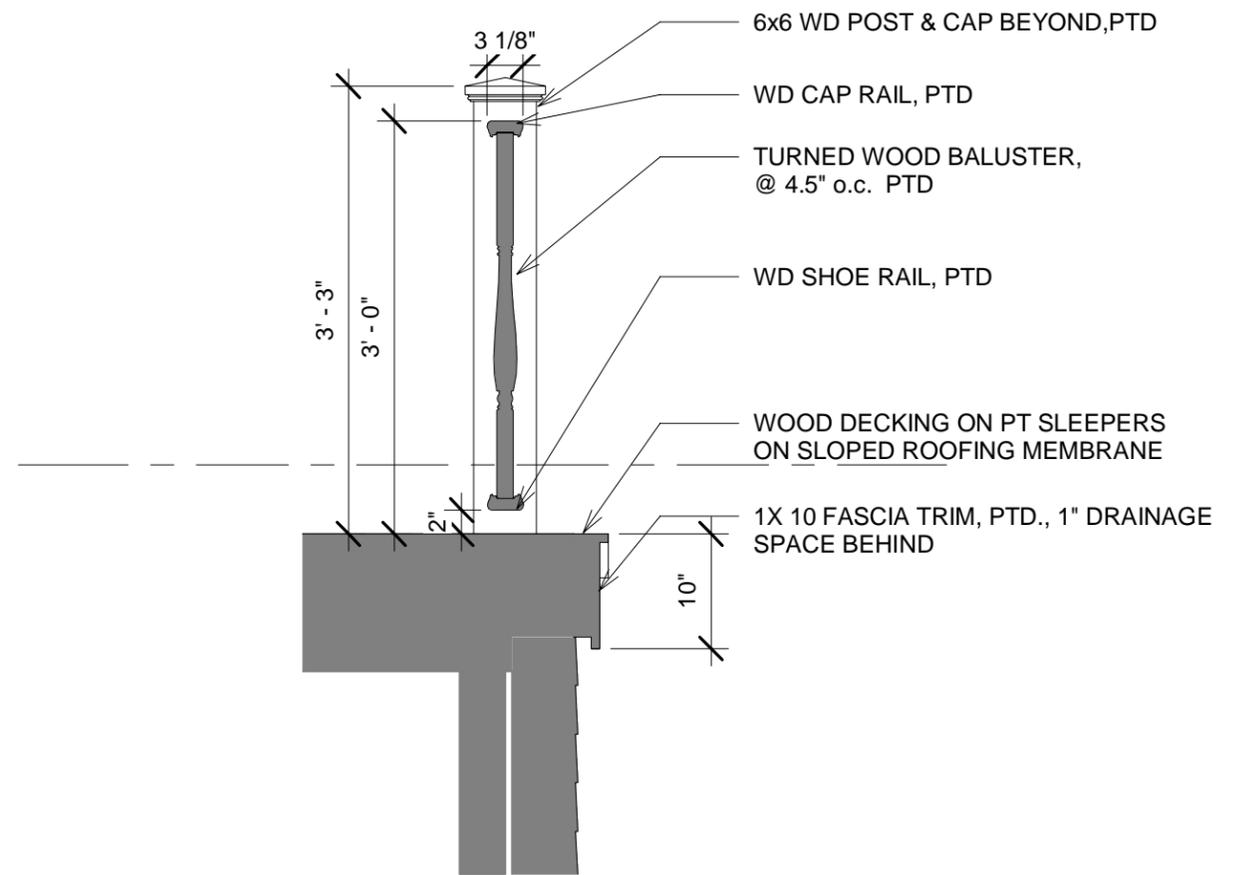
② CARRIAGE HOUSE - Roof Edge Profile  
3/4" = 1'-0"

**15** CARRIAGE HOUSE EAVE  
CAPTAIN THOMAS THOMPSON HOUSE  
SCALE: 3/4" = 1'-0"  
09-24-2019





① CARRIAGE HOUSE BALCONY RAIL  
ELEVATION  
3/4" = 1'-0"



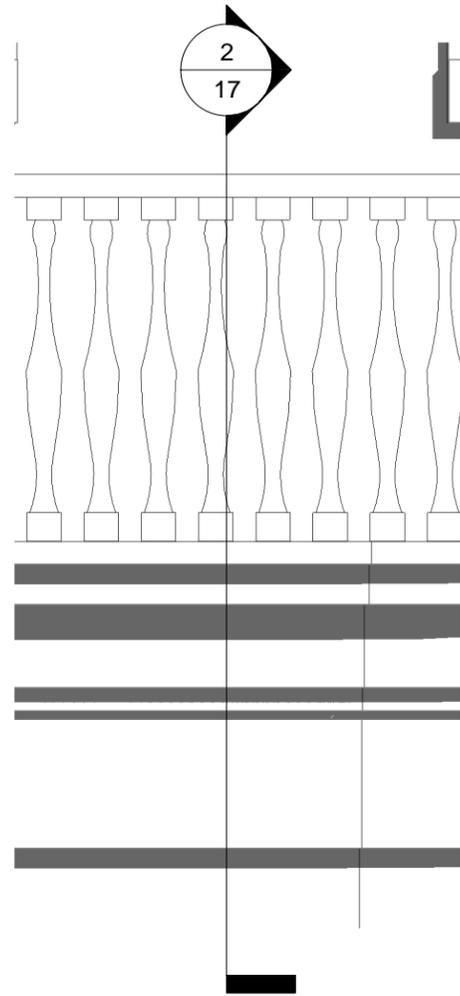
② CARRIAGE HOUSE BALCONY ROOF  
EDGE AND RAIL  
3/4" = 1'-0"

# 16 CARRIAGE HOUSE BALCONY RAIL CAPTAIN THOMAS THOMPSON HOUSE

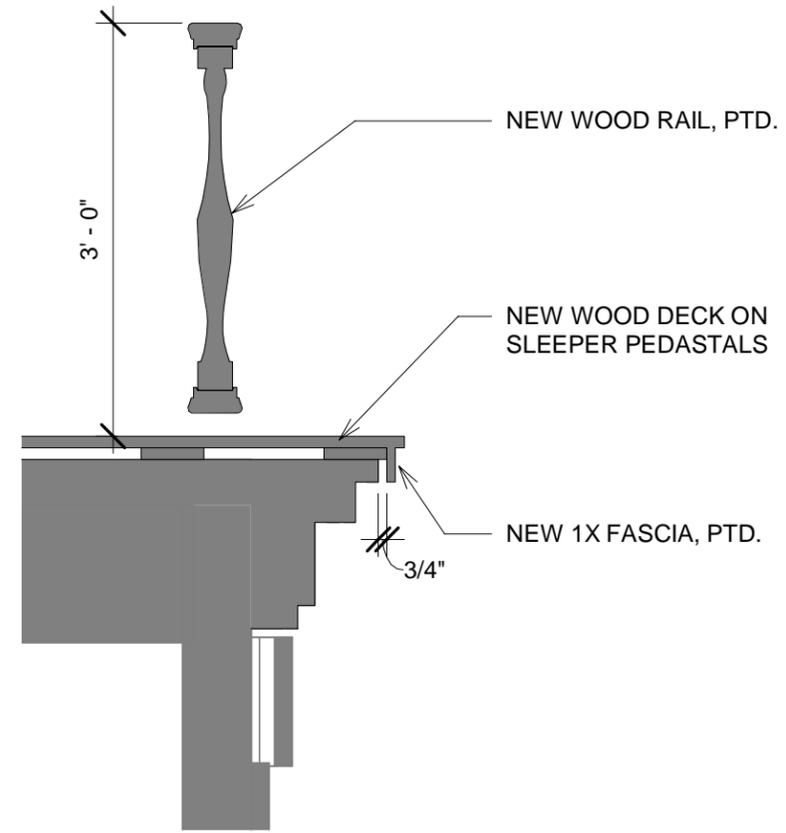
SCALE: 3/4" = 1'-0"  
09-24-2019



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① SUN ROOM BALCONY RAIL ELEVATION  
3/4" = 1'-0"



② SUN ROOM BALCONY RAIL PROFILE  
3/4" = 1'-0"

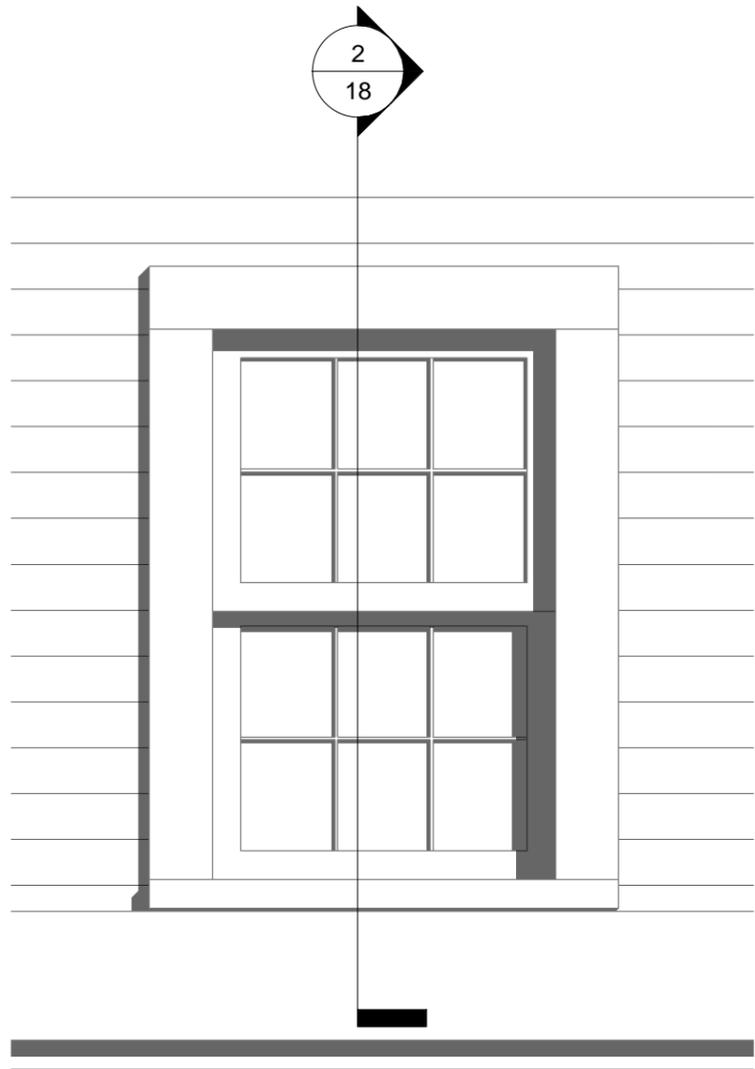
# 17 SUN ROOM BALCONY RAIL

## CAPTAIN THOMAS THOMPSON HOUSE

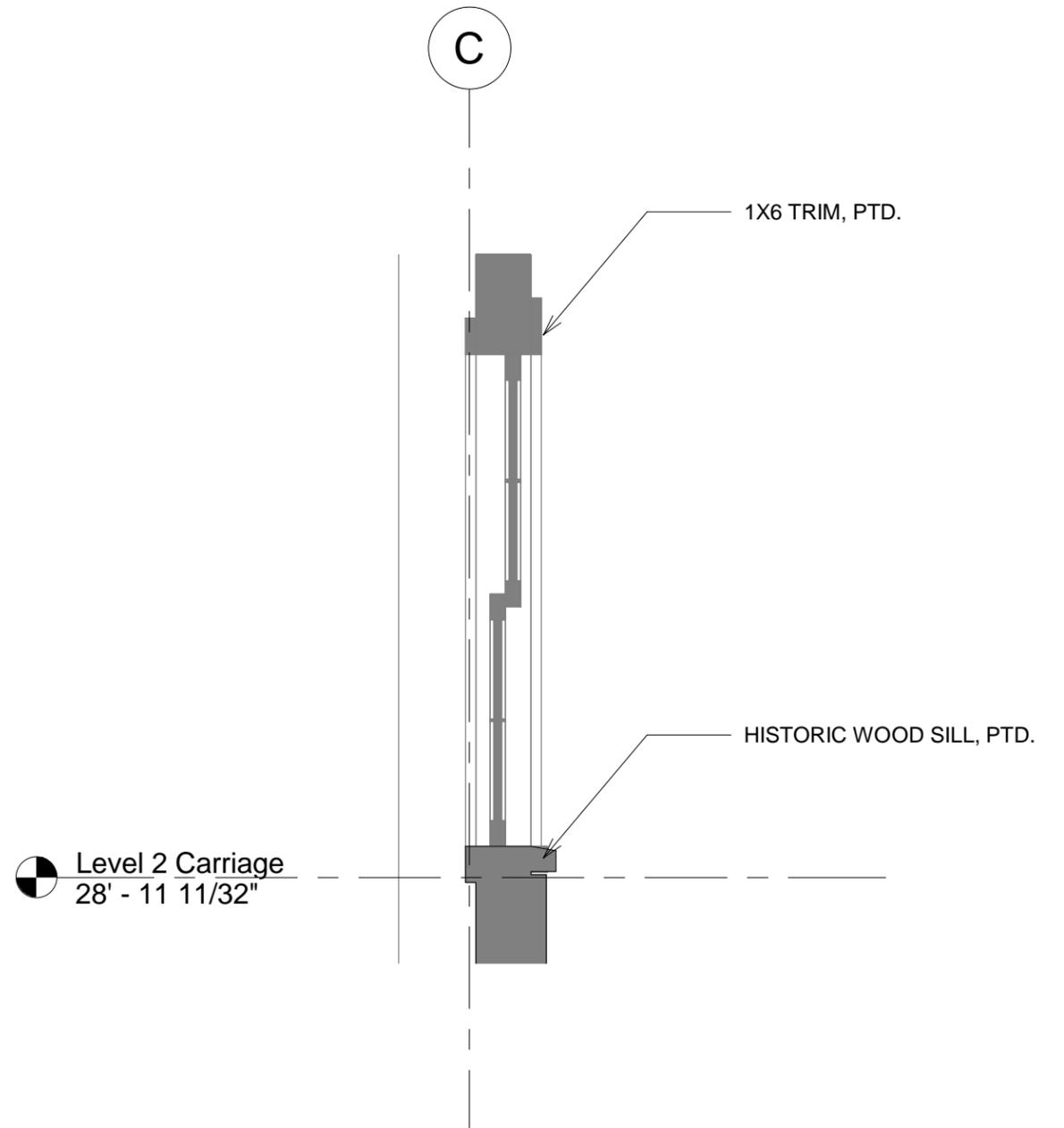
SCALE: 3/4" = 1'-0"  
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① TYPICAL WINDOW ELEVATION  
3/4" = 1'-0"

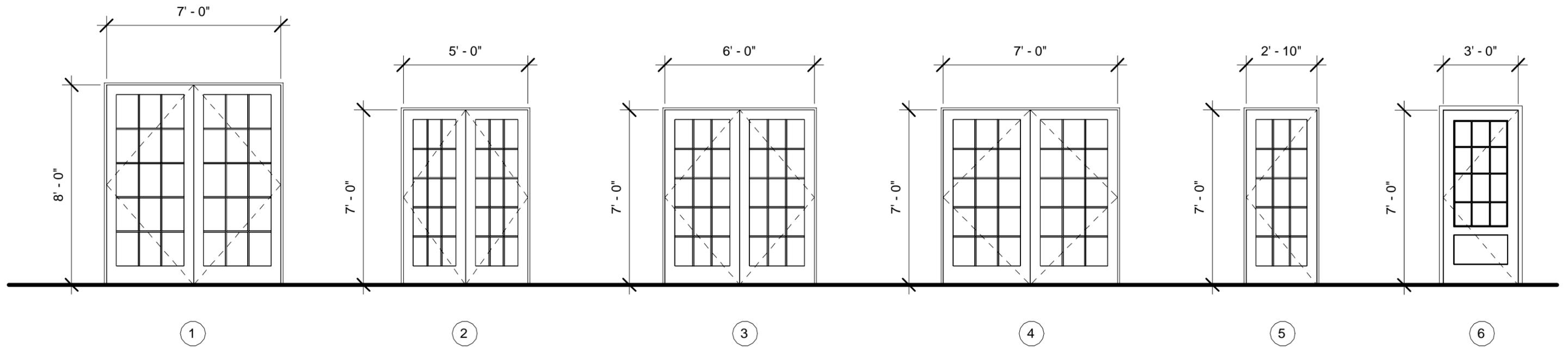
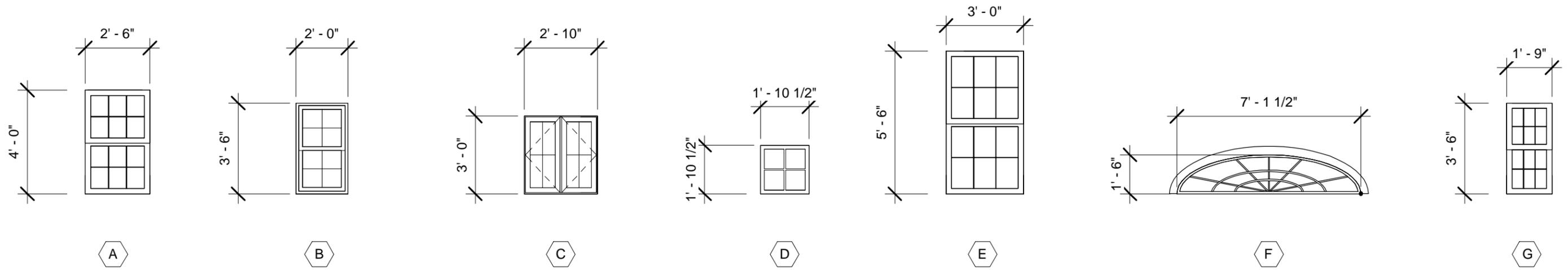


② TYPICAL WINDOW SECTION  
3/4" = 1'-0"

**18** WINDOW TRIM  
CAPTAIN THOMAS THOMPSON HOUSE  
SCALE: 3/4" = 1'-0"  
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# 19 WINDOW AND DOOR TYPES

## CAPTAIN THOMAS THOMPSON HOUSE

SCALE: 1/4" = 1'-0"  
09-24-2019



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Material	Manufacturer	Model/Make	Finish/Color
Slate roofing tiles	Vermont Slate Col	size to match existing	natural gray to match existing
wood siding	custom clapboards	clear cedar; exposure to match existing	painted
wood windows	Green Mountain Window & Door Co	wood, Milestone; double hung	painted
wood & glass doors	Green Mountain Window & Door Co	wood double french doors	painted; clear insulated glazing
wood trim	custom	wood, finish carpentry	painted
stone veneer foundation wall	custom	cut granite; thermal finish	gray
stone retaining walls	custom	granite field stone	multi/natural
pergola framing	custom	wood, finish carpentry	painted
guardrail system	custom	wood, finish carpentry	painted

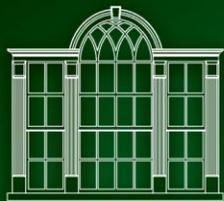
## 20 MATERIALS SCHEDULE

### CAPTAIN THOMAS THOMPSON HOUSE

SCALE: 1/16" = 1'-0"  
09-24-2019



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GREEN MOUNTAIN  
WINDOW & DOOR™  
COMPANY

News

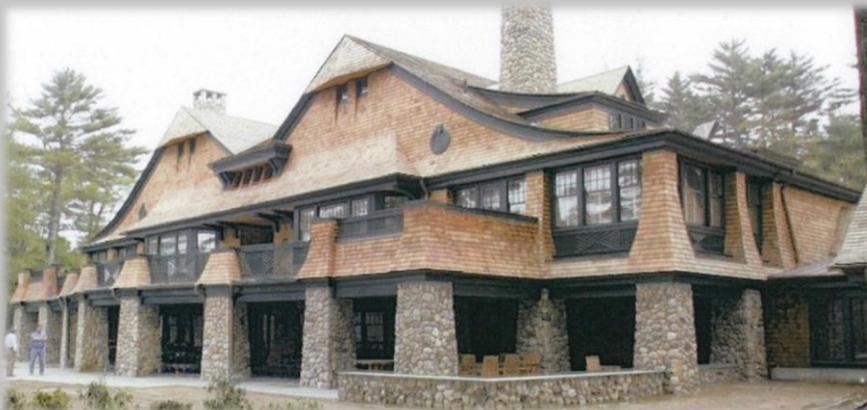
## NEW CONSTRUCTION



GREEN MOUNTAIN WINDOW SPECIALIZES IN NEW CONSTRUCTION WINDOW SOLUTIONS FOR BUILDINGS DESIGNED TO MATCH THE NORTHEAST'S UNIQUE ARCHITECTURAL STYLE. OUR WINDOWS ARE DESIGNED TO BLEND THE DETAILS AND PATTERNS ONCE USED BY LOCAL CRAFTSMAN IN NORTHEASTERN SASH MILLS WITH THE LATEST ENERGY PERFORMANCE TECHNOLOGY.

### TWO DIFFERENT NEW CONSTRUCTION SYSTEMS:

- MILESTONE SERIES FOR HISTORICAL ACCURACY AND SUPERIOR ENERGY PERFORMANCE
- CLASSIC SERIES FOR BUDGET DRIVEN PROJECTS THAT STILL DEMAND CORRECT WINDOW PROPORTIONS AND GREAT ENERGY EFFICIENCY



## *We offer two different product lines to fit any budget:*



**1. Milestone Series Double Hung:** This is the most traditional looking double hung window on the market. The sash and frame details are all proportioned to match the historic widows used around the northeast in the 19<sup>th</sup> and early 20<sup>th</sup> century. Modern materials such as vinyl and metal are concealed by our exclusive frame design. The sash can tilt in by releasing our hidden release latches. Our hardware options mimic period appropriate design. Options of 5/8", 7/8" or 1 1/4" wide muntins allow you to design to the architectural period of your choice. And our sash is engineered to hide the fact that it holds the most energy efficient glazing available in a narrow glazing pocket; often people don't even realize that it is insulated glass.

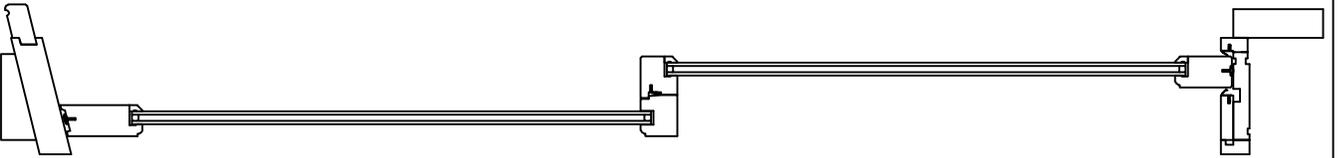
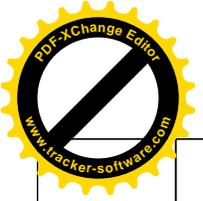
**2. Milestone Series Casement / Awning:** Do you hate the look and operation of modern crank out hardware? Then this window was designed with you in mind. This is a push out system with hardware to hold the sash in any open position. Wide stiles and rails create an old world charm. And a wood framed screen on the interior compliments the traditional design. We offer a concealed friction hinge version and a butt hinge with a sash stay bar version. The window to the right shows the butt hinge / stay bar option on a French Casement (two sash in one frame).



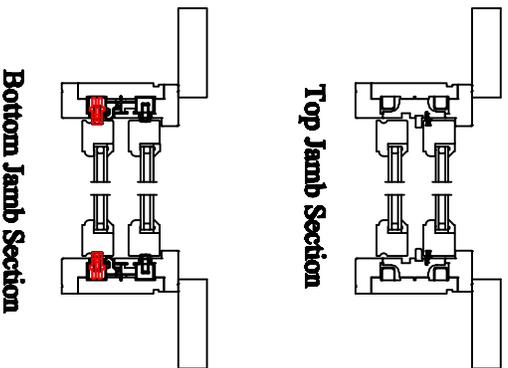
**3. Classic Series Double Hung:** With this window you won't be sacrificing much to satisfy a more limited budget. The main difference between the Classic and Milestone double hung is the use of exposed vinyl tracks on the sides of the frame to hold the sash in place. These vinyl tracks make the sash a little more difficult to tilt in, are slightly less air tight and are less historic looking than the Milestone system. However, if your windows are painted white the vinyl will blend right in and no one will know that you paid less since all other features and options are the same as the Milestone. Classic window with transom in photo to the left.

**4. Classic Series Casement / Awning:** This window line has the roto crank hardware, narrow stiles / rails, and aluminum framed interior screen that is commonly found in modern casement and awning windows. However, creative use of our trim packages and muntin options will still make these windows draw attention. To the right is a Classic Series casement with a wood shutter.





# MDH Cross Sections



**Top Jamb Section**

**Bottom Jamb Section**

# Green Mountain Window and Door Co.

92 Park Street, Rutland, Vermont 05701



5/8" wide  
SDL

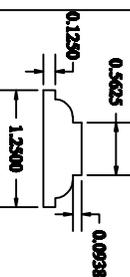
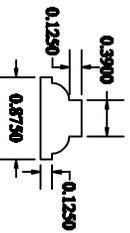
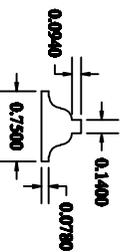
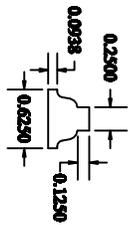
3/4" wide  
SDL

7/8" wide  
SDL

1 1/4" wide  
SDL

Flat Airspace

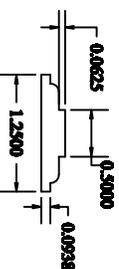
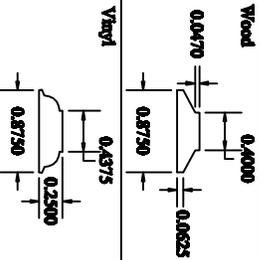
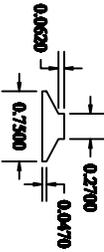
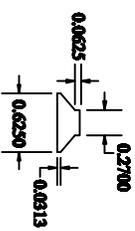
SDL Interior Profiles



Profile Airspace



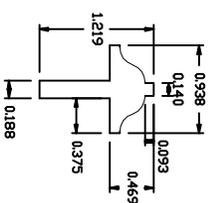
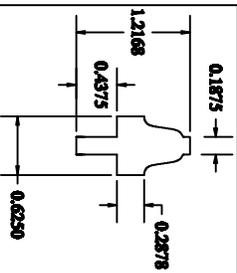
SDL Exterior Profiles



Pencil Bar

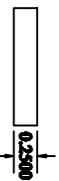


TDL Options

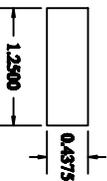


Simulated Check Rail For Casements:

Interior



Exterior

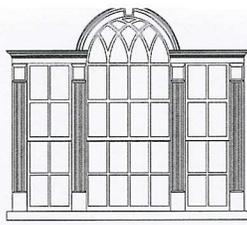


SDL & TDL Divided Light Options

Green Mountain Window

92 Park Street, Rutland, Vermont





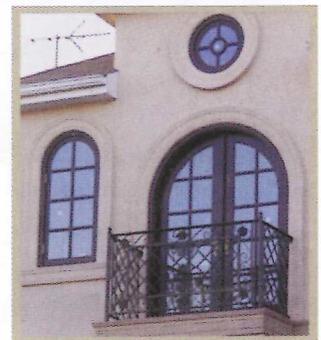
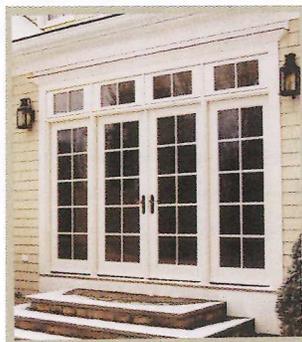
# GREEN MOUNTAIN WINDOW CO.



Beauty, talent and flexibility have opened up a lot of doors for us.

Entrances make important statements about you and your home. Our ability to create beautiful, custom-designed, solid wood door entrance systems lets you say "welcome" with a true sense of individuality and style. And, our enhanced weather proofing and security features let you say "not welcome" to harsh weather and intruders with authority. You can choose from a wide variety of designs or you can design your own custom

entry. Like our windows, our entrances and sidelites offer an extensive array of possibilities including: species of wood; door shapes and dimensions (curve tops, etc.); proportions of stiles and rails; sill types (bronze aluminum or solid hardwood; panel types (raised, flat, v-groove, cross-buck); raised mouldings; decorative grilles & glazing; hardware types and finishes; sliding or swinging screens; jamb depths.





You can choose your door panel, swing way, sill type and finish.



Door panels are available as raised, flat, v-groove or cross buck. Raised mouldings are also available as shown on left.

A Bronze Anodized sill with Oak crown is standard. Brushed Aluminum or Coppertone sills are optional.



Solid Oak or Mahogany sills are also available, but only as inswing.



Low-profile sills are available in Bronze Anodized or Brushed Aluminum finish.

Our door hardware is available in a variety of attractive finishes

French Door Capri



French Door Allegro



Patio Door



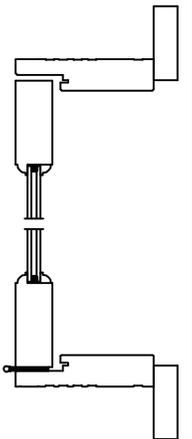
92 Park Street Rutland, VT 05701 802-747-6915 800-797-8502  
[www.greenmountainwindow.com](http://www.greenmountainwindow.com)

# Cross Sectional View of Inswing Doors

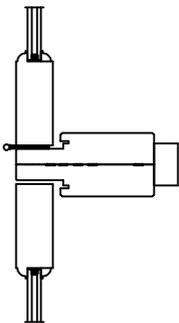
Vertical Cross Section



Horizontal Cross Section



Mullion Detail



**Green Mountain Window**  
92 Park Street, Rutland, Vermont



# Swing Doors

Rough Opening	1' 4 3/4"	2' 8 1/2"	2' 10 1/2"	3' 2 1/2"	5' 3 1/4"	6' 3 1/4"	5' 3 1/4"	6' 3 1/4"
Frame	1' 3 3/4"	2' 7 1/2"	2' 9 1/2"	3' 1 1/2"	5' 2 1/4"	6' 2 1/4"	5' 2 1/4"	6' 2 1/4"
	GMDFLSL 1268 D	GMDFLSS 2668 D, XL, or XR	GMDFLSS 2868 D, XL or XR	GMDFLSS 3068 D, XL or XR	GMDFLSS 5068 DD, DXL or XDR	GMDFLSS 6068 DD, DXL or XDR	GMDFLDS 5068 DD, XXL or XXR	GMDFLDS 6068 DD, XXL or XXR
	GMDIPSL 1268 D	GMDIPSS 2868 D, XL or XR	GMDIPSS 3068 D, XL or XR					
	GMDPSSL 1268 D	GMDPSSS 2668 D, XL, or XR	GMDPSSS 2868 D, XL or XR	GMDPSSS 3068 D, XL or XR				
		GMDPSSS 2868 D, XL or XR	GMDPSSS 3068 D, XL or XR					

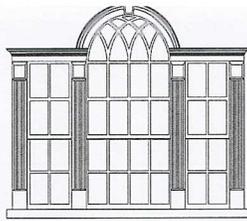
**Interior**

**Exterior**

# French Sliding Doors

Rough Opening	2' 7 1/4"	3' 1 1/4"	4' 11 3/4"	4' 11 3/4"	5' 11 5/8"	5' 11 5/8"
Frame	2' 6 1/4"	3' 1/4"	4' 10 3/4"	4' 10 3/4"	5' 10 5/8"	5' 10 5/8"
	GMDSL 2666 D	GMDSL 3066 D	GMDSL 5066 DX	GMDSL 5066 XD	GMDSL 6066 DX	GMDSL 6066 XD

All elevations shown are from the exterior view.  
 Note: Standard divided light patterns shown, others available upon request.



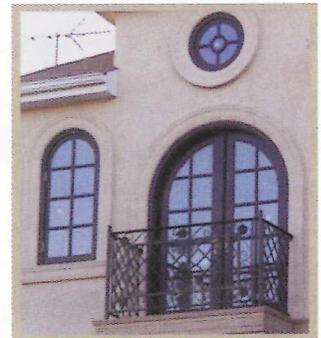
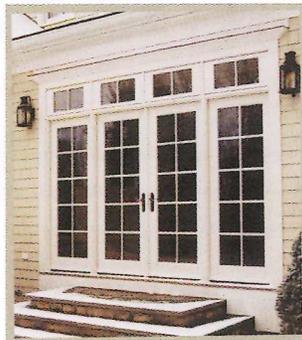
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entry. Like our windows, our entrances and sidelites offer an extensive array of possibilities including: species of wood; door shapes and dimensions (curve tops, etc.); proportions of stiles and rails; sill types (bronze aluminum or solid hardwood; panel types (raised, flat, v-groove, cross-buck); raised mouldings; decorative grilles & glazing; hardware types and finishes; sliding or swinging screens; jamb depths.

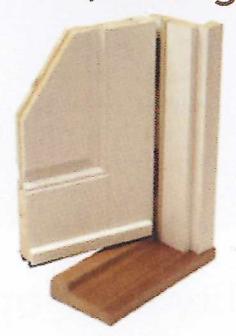




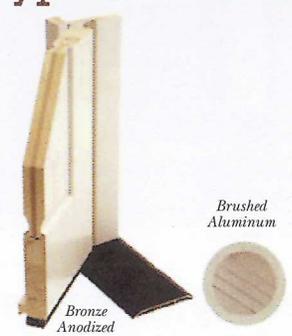
## You can choose your door panel, swing way, sill type and finish.



Door panels are available as raised, flat, v-groove or cross buck. Raised mouldings are also available as shown on left.



Solid Oak or Mahogany sills are also available, but only as inswing.



Low-profile sills are available in Bronze Anodized or Brushed Aluminum finish.

A Bronze Anodized sill with Oak crown is standard. Brushed Aluminum or Coppertone sills are optional.

## Our door hardware is available in a variety of attractive finishes

### French Door Capri



### French Door Allegro



### Patio Door





**DO IT  
ONCE.  
DO IT  
WITH  
STONE.**



Product  
Brochure



**pictured here:** Woodbury Gray granite pattern pavers and pool coping

# POOLSIDE AFTERNOONS

Create a space that invites you to fire up the grill, pull out your favorite summer read, take a dip and relax with friends. With granite, you can also relax about the maintenance—because there won't be any.

### Granite pavers

+ available in a variety of colors

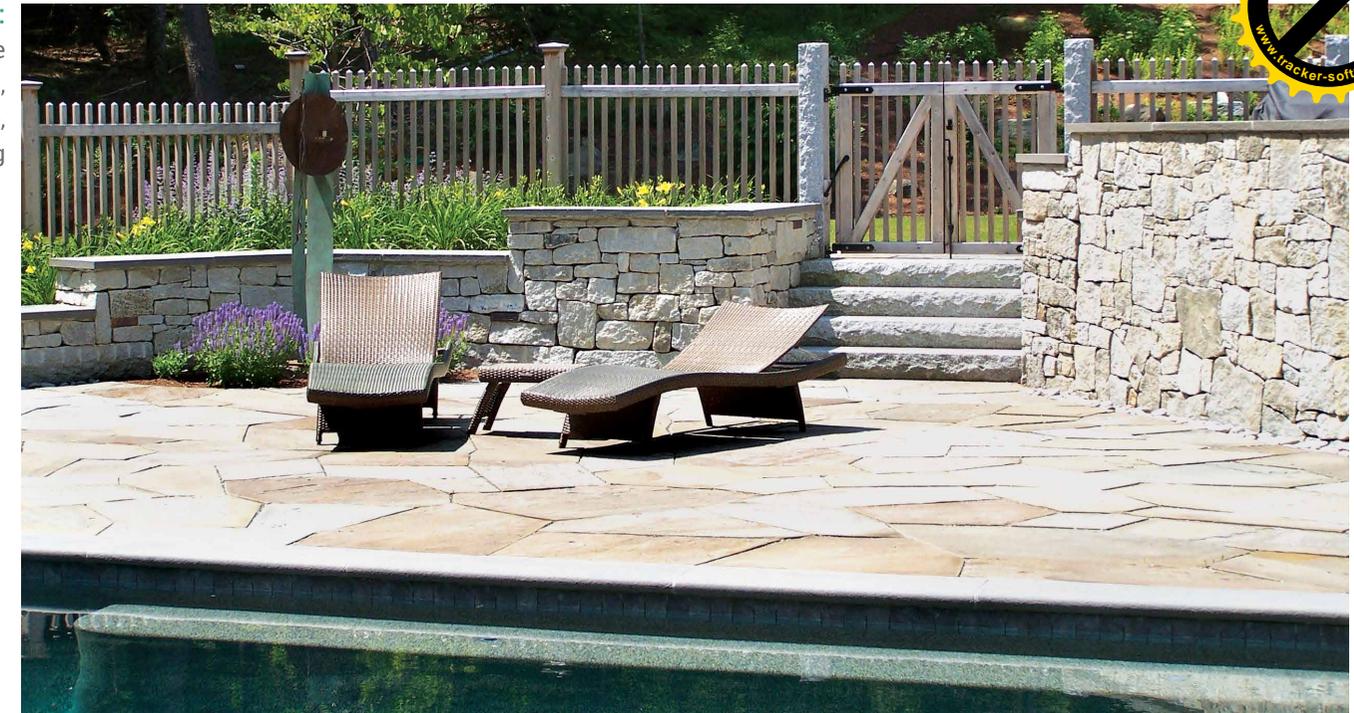
### Veneer

+ full bed and thin veneer in a variety of natural materials, colors, shapes and sizes

### Coping and caps

+ variety of materials and colors  
+ maintenance free

**pictured here:**  
Woodbury Gray granite steps, Bluestone wall cap, weathered quarry wallstone, irregular Bluestone flagging



**pictured here:** natural cleft Bluestone pattern pavers, Bluestone counter tops, Portsmouth granite ledge thin veneer



**pictured here:** Woodbury Gray granite spa and pool coping, treads, pattern pavers





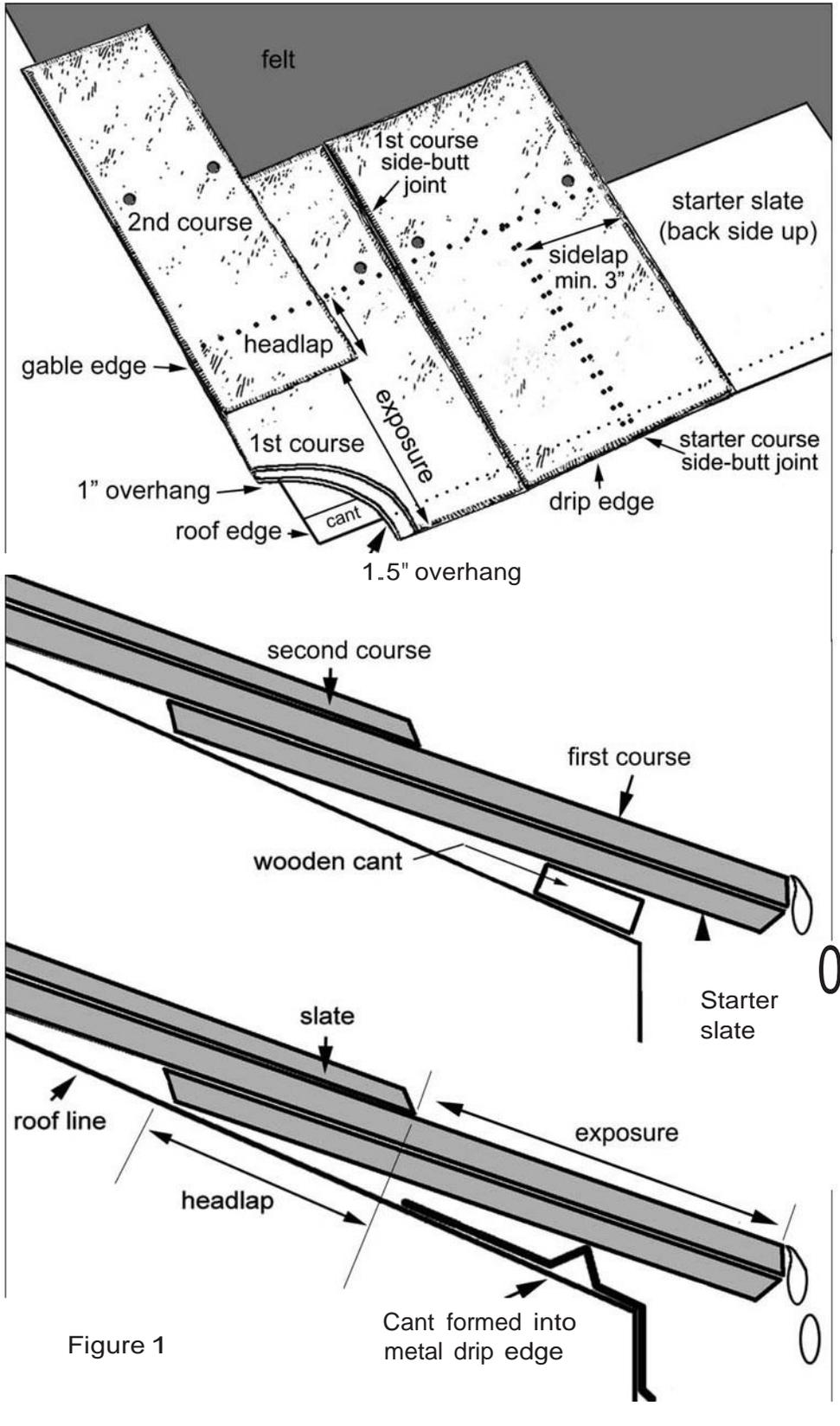


Figure 1



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Phone: (866) 895-9940  
 Fax: (802) 884-4600



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 Phone: (912) 964-9609  
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 www.VermontSlateCo.com

## Vermont Unfading Gray

A medium-texture slate, usually with black markings.  
 This light gray slate will not show buff nor brown weathering.

Comparable Slates: The color resembles historic Virginia Buckingham and Pennsylvania Black slates produced over the last century with a more uniform texture, slight variations of color and less sheen.



Property	Value	ASTM Test Method	ASTM Grade
Modulus of Rupture	684 lbs. at 0.274 in	C-120 - 06	S1
Absorption	.200 %	C-121-06	S1
Weather Resistance	.0006 in	C-217 - 94	S1
All Vermont Slate Company® roofing products meet or exceed ASTM C-406 S1 Standards			

*Timeless Natural Beauty & Unparalleled Durability to last a Lifetime*

