#### 

Town Clerk

#### APPLICATION FOR ZONING PERMIT

#### **Village of Old Bennington**

Application #
Fee Paid
Date Received
Zone
Date Deemed
Complete

NAME OF APPLICANT Casey Sunderland									
Address: 3 Seminary Lane, Old Bennington, VT	Email casey@hendrickschurchill.cdphone_(508) 308-2983								
NAME OF PROPERTY OWNER (If different from above) Rafe Churchill									
Address 3 Seminary Lane, Old Bennington, VT									
LOCATION OF PROPERTY 3 Seminary Lane, Old Bennington, VT									
PARCEL ID. (Tax Bill): 48504300									
LOT SIZEacres Frontage on Public Roadft. ⊗ Public Water ⊗ Public Sewer									
TYPE OF USE: ⊗ Residential O Business O Agricul	tural O Institutional O Subdivision								
O Sign 0 Change of Use 0 New Construction	O Addition @ Alteration 0 Amendment								
IF APPLICATION IS FOR CHANGE OF USE: Existing Use Separate a	pplication with Zoning Board								
Proposed Use: Separate application with Zoning Board	(If business or institutional use, attach description)								
IF APPLICATION IS FOR NEW CONSTRUCTION, ADDITION, ALTERATION OR AMENDMENT: Describe									
See attached for alterations proposal.									
BUILDING Length 65 ft. Width 32 ft. Heigh	nt 33 ft. No. of Stories 2.5								
SETBACK FROM PROPERTY LINES: Front 50 ft (East) ft. Rear 292 ft (West) ft. Side 37 ft (North) ft. Side 55 ft (South) ft.									
COST OF PROJECT \$175,000 (Include land preparation and all sub-contractors' costs. Attach builder's estimate, if available). Appropriate fee (see fee schedule) must accompany application.									
I understand I must secure a certificate of use/occupancy before using or occupying this structure.  I hereby certify that all statements contained herein and in all accompanying documents are true and correct. to the best of my knowledge.									

(Office Use Only)

O Approved with conditions

Start Date\_\_\_\_\_ Completion Date \_\_\_

O Denied

Minor Permit \_\_\_\_\_

**ZONING ADMINISTRATOR'S REPORT** 

Date

Date \_\_\_\_

CONDITIONS/COMMENTS \_\_\_\_\_

**ACTION:** To *PC* \_\_\_\_\_

Date 03/19/2025

O Approved

To ZBA \_\_\_\_\_

Applicant's Signature 7. Cassy Sunderland

**ZONING ADMINISTRATOR** 

A site development plan is required for all applications except those for "minor" permits. If your project is a small one, contact the zoning officer.

Site development plans must be submitted in duplicate and should show, drawn to scale in map form, the information in the table below for each type of application. The Zoning Administrator and/or Planning Commission may request any additional details or information which are deemed necessary for consideration of this application.

"X" indicates that the information is required with the application.  All information to be submitted in duplicate.							
Х		χ	Χ	Χ	Χ	BOUNDARIES AND AREA OF LOT. SUBDIVISION APPLICATIONS MUST SHOW PROPOSED BOUNDARIES.	
X		Χ	Χ	Χ	Х	EXISTING AND PROPOSED BUILDINGS ON LOT.	
	#	Χ	Χ	Χ	Χ	EXISTING AND PROPOSED BUILDINGS WITHIN 200 FEET FROM THE SUBJECT LOT.	
Х	SE	χ	Χ	Χ	Χ	EXISTING AND PROPOSED STREETS AND DRIVEWAYS WITHIN A DISTANCE OF 200 FEET OF THE SUBJECT LOT.	
	ED -	Χ	Χ		Χ	STREAMS, BROOKS, PONDS, NATURAL DRAINAGE WAYS AND WATER COURSES, SEWAGE AND STORM DRAINS.	
	QUIRE	χ	Χ			LANDSCAPING	
	ERE	χ	Χ		Χ	EXISTING CONTOURS AND LAND CONDITIONS.	
Χ	NON	χ	Χ			SETBACKS FROM PROPERTY LINES AND RIGHTS-OF-WAY	
		Χ	Χ	Х	Χ	** PROPOSED VEHICULAR TRAFFIC AND PARKING.	
		Χ	Χ	Χ	Χ	**PROPOSED PEDESTRIAN CIRCULATION, OPEN SPACE, PARK AND PLAYGROUND FACILITIES.	

<sup>\*</sup> Free standing signs only.

- For ANY construction project, "Building Plans" are required. These should include, in addition to the above information:
  - Building elevations showing door and window types, shutters and other exterior details.
  - A description of exterior building materials and colors.

The commission may approve minor changes to the exterior of a structure without submission of full building plans as long as the application is clear and complete.

- 2. If application is for a sign, two copies of a dimensioned drawing of the sign must accompany the application, colors should be specified or shown. If the sign is to be lighted, show the type, location(s), and wattage of the fixture(s) proposed.
- 3. Before a permit can be issued, the following must be submitted, if applicable:
  - a) Copies of State permits required.
  - b) Copies of hookup permits from the Town of Bennington for water and sewage lines.

<sup>\*\*</sup> Business applications and multifamily dwelling only.



April 2, 2025

Village of Old Bennington

Re: Building Alterations Rafe Churchill, H&R Holdings LLC 3 Seminary Lane Bennington, VT 05201

To Whom It May Concern:

Attached please find a complete list of proposed alterations to the exterior of the main structure and barn located at 3 Seminary Lane:

- **1.Bell Tower Addition**: Addition of the original bell tower in keeping with the original scale, proportions and character of the original structure as built in 1829. See page 4–8 for precedent images and drawings of the original bell tower and design of new bell tower.
  - a. Bell tower to be finished with wood clapboard to match existing siding of main structure.
  - b. Bell tower to utilize lead coated copper as roofing material.
- 2. Removal of South Facing Dormer: Removal of the dormer on the south side of the structure. See page 9 for images of current dormer and refer to page 4-8 for precedent images and drawings of original structure as built in 1829. This will not only return the structure to its original appearance as built in 1829, but will rectify the asymmetrical nature on the south side of the structure.
  - a. Roof will be repaired appropriately utilizing Timberline architectural roof shingles in 'Weathered Wood' color as roof material (see pag es 9-11 for spec).
- **3. Replacement of Existing Asphalt Roof:** Replacement of the old asphalt roof with Timberline architectural roof shingles in 'Weathered Wood' color. Color is understated and in keeping with the the Village (see pages 10-11 for spec).
- **4. Replacement of Shutters:** Replacement of shutters with with historically accurate ones in keeping with the character and style of the structure. There are currently shutters missing on many of the windows, so the replacement of all shutters, on all windows, will ensure consistency. Shutters shall be mounted on shutter hinges and sized to fit within the window frame when closed.
  - a. Shutters will be manufactured by Shuttercraft, Inc. and are made of Western Red Cedar and painted (see page 12 for spec).
  - b. Shutter hardware to match existing (see pages 13-15 for spec).
- 5. Replacement of Triple Track Storm Windows: Replacement of triple track storm windows to match existing and to be painted in same color as window trim.



- **6.** Change of Exterior Siding, Trim, Door & Shutter Color: All colors are historical colors, accurately reflect buildings of this type in the region and reflect the original color of the structures as built in 1829.
  - a. Exterior siding: Benjamin Moore Historical Collection Lancaster Whitewash HC-174 (see page 16 for color). Color is to match existing color of original structure.
  - b. Trim: Benjamin Moore Historical Collection Lancaster Whitewash HC-174 (see page 16 for color).
  - c. Doors: Benjamin Moore Historical Collection Black Forest Creen HC-187 (see page 17 for color). Color is to match existing color of original structure.
  - d. Shutters: Benjamin Moore Historical Collection Black Forest Creen HC-187 (see page 17-18 for color).
- 7. Plantings Along North & West Ends of Property: Addition of privacy plantings along the north and west ends of the property in keeping with the naturalistic nature of the property.
  - a. Plants: An evergreen mix of Douglas Firs, Leyland Cypress Trees and American Arborvitae (see page 19 for site plan).
- **8. PEA GRAVEL PARKING AREA & PEA GRAVEL TERRACE:** Replacement of original driveway with a pea gravel parking area to accommodate 6 cars. Addition of pea gravel terrace on the south side of house (see page 19 for site plan).
- **9. BARN STRUCTURE AESTHETIC UPGRADES & SMALL STORAGE ADDITION:** The fire-damaged barn at the rear of the property is in need of significant upgrades to restore it to its original appearance. Additionally, we are proposing a small storage addition to the structure in keeping with existing rooflines.
  - a. New wood clapboard siding to match existing.
  - b. New Brosco authentic, wood, divided lite windows.
  - c. New Timberline architectural roof shingles in 'Weathered Wood' color to match main house.
  - d. Siding, trim and doors to be painted in a historic barn red to match existing.
  - e. Small storage addition on south side of structure (see page 20 for sketch).

Sincerely,

Rafe Churchill

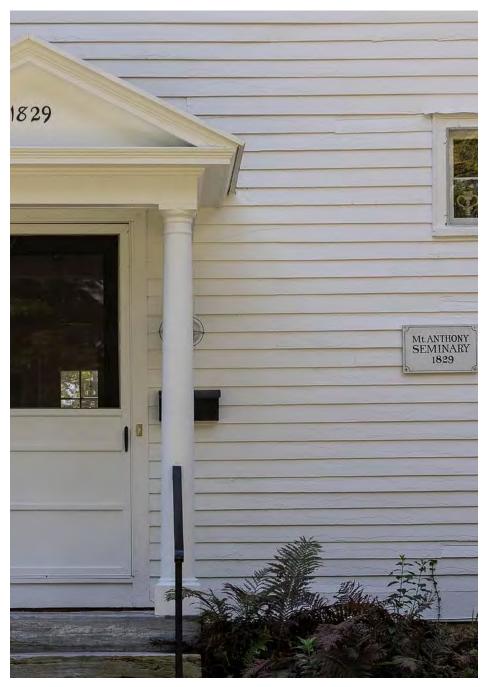
Principal & Creative Director, Hendricks Churchill

Casey Sunderland

Managing Director, Hendricks Churchill

#### CURRENT IMAGES







## TWENTY-FOURTH YEAR OF MOUNT ANTHONY SEMINARY,

A CLASSICAL AND ENGLISH

## BOARDING SCHOOL FOR BOYS

At Bennington Centre, Vt.

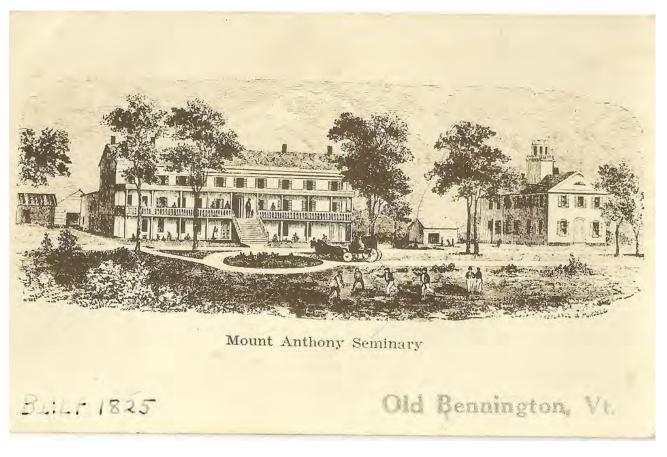
GEO. W. YATES, A. M., Principal and Proprietor. WM. H. SHAW, A. B., Associate Principal.

Bell Tower Precedent Images



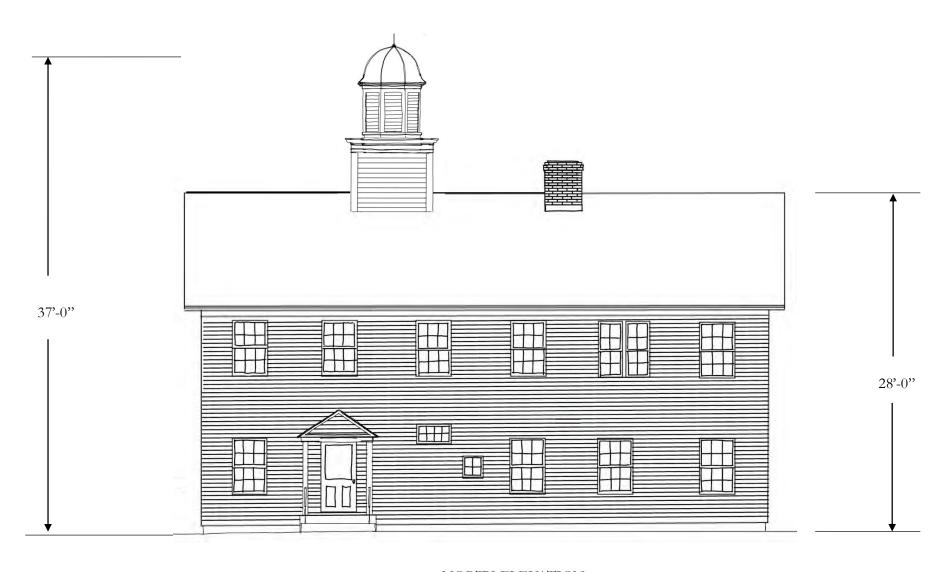
Bell Tower Precedent Images



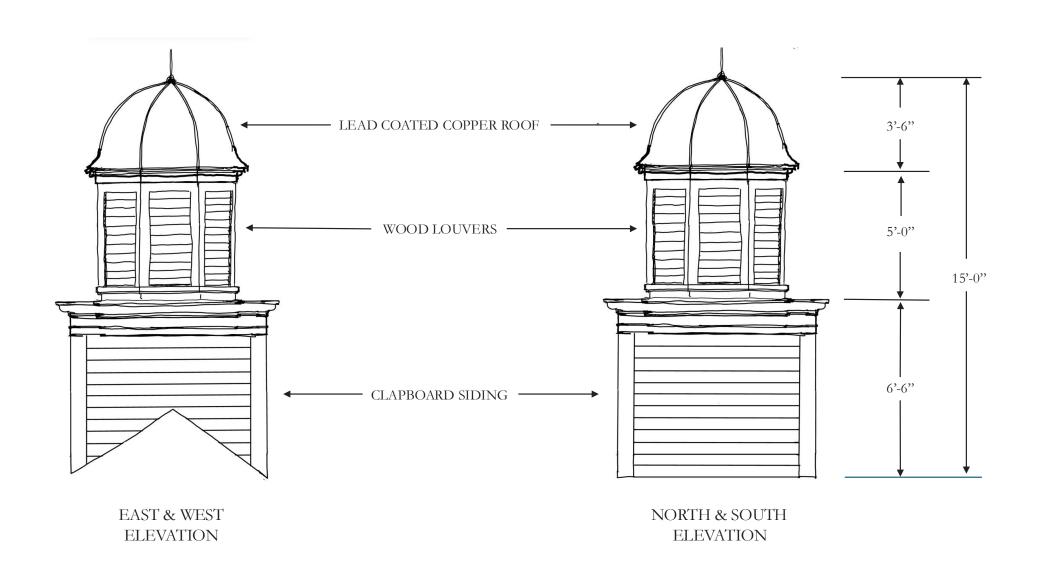








NORTH ELEVATION



SOUTH FACING DORMER



#### ROOFING SPECIFICATION



#### ROOFING SPECIFICATION



#### America's #1-selling shingle just got better - again

With GAF time-release algaefighting technology and LayerLock® technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.



#### Benefits:

Colors:

- LayerLock® technology mechanically fuses the common bond between overlapping shingle layers
- Up to 99.9% nailing accuracy the StrikeZone® nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test<sup>1</sup>
- WindProven™ Limited Wind Warranty — when installed with the required combination of GAF accessories, Timberline HDZ® shingles are eligible for a wind warranty with no maximum wind speed limitation<sup>2</sup>

premium ridge cap shingles or

Charcoal

Hickory

Patriot Red

- Dura Grip™ sealant pairs with the microgranule surface of the StrikeZone® nailing area, and an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind-uplift performance
- 25-year StainGuard Plus™ Algae **Protection Limited Warranty** against blue-green algae discoloration.3 Proprietary GAF time-release algaefighting technology helps protect your shingles from unsightly stains.
- For the best look use TimberTex® TimberCrest® premium SBS-modified ridge cap shingles

Copper Canyo

#### Product details:

#### Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ½" x 39 ½" (337 mm x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty<sup>3</sup>
- Hip/Ridge: TimberTex®; TimberCrest®;
- Seal-A-Ridge®; Z®Ridge; Ridglass®4

  Starter: Pro-Start®; QuickStart®; WeatherBlocker\*

#### Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1 ■ Meets ASTM D3462<sup>5</sup>
- Miami-Dade County Product
- Control Approved ■ ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance
- Rafed by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

Lifetime refers to the length of warranty coverage provided and means as long as The internal reters to the length of winding overlage probabilities at high standard the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shinale and at least 3 qualifying GAF accessories. See the GAF Roofina System Limited Warranty for complete coverage and restrictions. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty. Visit gaf.com/LRS for qualifying GAF products.

Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing nattern under controlled inhoratory conditions. Actual results may yary <sup>2</sup> 15-year WindProven® Limited Wind Warranty on GAF shingles with LayerLock® technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System range dup amagies, trar elektromer or incremination; see de ministration de l'Indiana Virunitation (La Limited Warrant) no complette ocverage and restrictions. Visit get.com/LBS for qualifying GAF products. For installations not eligible for the GAF Windrhoven" Limited Warrant, see the GAF Single & Accessory Limited Warrant;

3.5.-year StainGuard Plus" Algae Protection Limited Warranty against blue-green alage discoloration is available only on products sold in packages begring the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complet coverage and restrictions and qualifying products Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified

Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture



Harvest Blend Colo



color blends of these products. Before selecting your color, please ask to see several full-size shingle:



SHUTTER SPECIFICATION

# Beautiful and Durable Western Red Cedar TYPE FLHD - FIXED LOUVER HEAVY DUTY Mortise & Tenon Construction A really tough shutter - All you will ever need!

Side Stiles:Louvers:Cross Rails:1 3/8" Thick1 5/8" WideTop 3 3/4" Wide2" Wide3/8" ThickCenter 2 3/4" WideInner Stile BeadSpacing 1 3/8"Bottom 3 3/4" Wide

#### FLHD - FIXED LOUVER HEAVY DUTY (pair)

Width ▶ Height ▼	11"-14"	>14"-18"	>18"-22"	>22"-26"	>26"-30"
Up to 36"	\$429	\$538	\$672	\$807	\$939
>36"-42"	\$476	\$594	\$739	\$885	\$1,026
>42"- 48"	\$524	\$650	\$806	\$963	\$1,114
>48"- 54"	\$561	\$706	\$873	\$1,040	\$1,202
>54"- 60"	\$608	\$763	\$941	\$1,118	\$1,290
>60"- 66"	\$654	\$819	\$1,008	\$1,196	\$1,378
>66"- 72"	\$701	\$875	\$1,075	\$1,274	\$1,466
>72"- 78"	\$748	\$932	\$1,142	\$1,352	\$1,554
>78"- 84"	\$794	\$988	\$1,210	\$1,430	\$1,642

#### ORDER ANY SHUTTER SIZE TO THE 1/8" - PRICED PER PAIR

False Tilts \$44 Per Pair - Mouse Hole \$44 Per Pair - Louvers Up or Down Horns on Bottom of Shutter (extended stiles) - \$44 Per pair Cross rail location can be specified at <u>NO CHARGE</u> More Custom Options Available

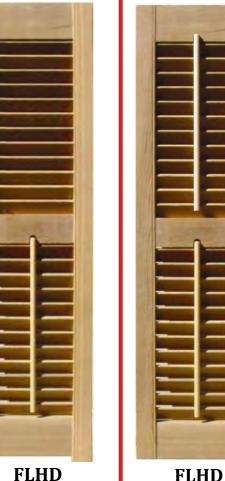
#### Call for pricing on larger sizes

Prices/specs subject to change without notice. Nominal shipping charges apply.

All components are cut for a precision fit, while allowing for expansion and contraction.



shown with false tilts, mouse hole & horns on bottom, louvers facing up



FLHD shown with false tilts & mouse holes, louvers facing up

www.shuttercraft.com (203) 245-2608

**Pg 4** 

#### Pg 22

### Exterior Shutter Hinges & Pintles (photos not to scale)



#### <u>Regular CT Flat Strap</u> <u>Hinge & Pintle</u>

4" Flat Strap
3" Lag Screw Pintle
Stainless Steel
Adjustable Offset
4 Hinges/Pintles
\$35 Per Set of 4



#### <u>Heavy Duty CT Flat Strap</u> <u>Hinge & Pintle</u>

6 7/8" Flat Strap
4 7/8" Lag Screw Pintle
Stainless Steel
Adjustable Offset
4 Hinges/Pintles
\$75 Per Set of 4



#### <u>Heavy Duty Offset Strap</u> Hinge & Pintle

6 7/8" Strap With Offset 4 7/8" Lag Screw Pintle Stainless Steel 1 1/4" or 2 1/4" Offset 4 Hinges/Pintles \$75 Per Set of 4



#### <u>IW Flat Strap Hinge</u>

6 1/4" Flat Strap 4" Lag Screw Pintle Cast Iron & Coated \$72 Per Set of 4



#### Suffolk Jamb Leaf Pintle

Offsets: 1 1/4" or 2 1/4" Powder Coated Steel \$78 Per Set of 4

Suffolk Narrow Plate Pintle

Offsets: 3/4", 13/4", 21/4", 31/4"



#### Suffolk Center Hinge

Powder Coated Steel
Offsets: 0", 1/2", 3/4"
1 3/4" or 2 1/4"
Use as middle hinge
with Suffolk "L" Hinge
Set of 2 Hinges
\$32 Per Pair



#### Suffolk Style Hinges

Powder Coated Steel Offsets: 0", 1/2", 3/4" 1 3/4", 2 1/4" "L" Hinges - \$65 Per Set of 4 Strap Hinges - \$90 Per Set of 4 Suffolk Lag Pintles (4" or 6")

Powder Coated Steel \$78 Per Set of 4



#### **Suffolk Plate Pintles**

Powder Coated Steel
Square Pintle - 1" Offset
\$54 Per Set of 4
Round Pintle Offsets:
3/4", 1 3/4", 2 1/4"
\$48 Per Set of 4
Stainless Round Pintles:
\$64 Per Set of 4



Black Powder Coated Steel - 1" Offset 12" - \$90 Per Set of 4 18" - \$140 Per Set of 4



#### Suffolk Brick Face pintle

Black Powder Coated Steel 1 1/4" Offset \$70 Per Set of 4



#### **AC Curved Offset**

Rough Textured Iron 3" x 4" - \$55 per pair 3" x 5" - \$57 per pair 3" x 6" - \$60 per pair

www.shuttercraft.com (203) 245-2608

Prices/specs subject to change without notice. Nominal shipping charges apply.

SHUTTER HARDWARE SPECIFICATION



#### Regular NY Offsets

Imported Stamped Steel Smooth Black Finish 2" Throw (Frame) - \$40 4" Throw (Brick) - \$40 6 1/4" Throw (Stone) - \$60 4 Hinges/Pintles Stainless Option \$60/\$75



#### Lift Off Parliament Hinge

.14 Thick Steel Coated 2 1/2" x 3" Wide - \$28 Pair 2 1/2" x 3 1/2" Wide - \$30 pair 2 1/2" x 4" Wide - \$32 pair 3" x 5" Wide - \$35 Per Pair 3" x 6" Wide - \$38 per pair 3" x 7" Wide - \$40 per pair (Left & Right Handed)



#### **Heavy Duty NY Offsets L-Hinge & Pintle Sets**

Forged Steel w/Bevel Black Powder Coated 2 1/2" Throw (Frame) 4 1/2" Throw (Brick) 4 Hinges/Pintles - \$60



#### IW Lift Off Barrel Hinge

Heavy Cast Iron Vintage Iron Finish 3 1/2" x 3 1/2" \$28 Per Pair



## & Welded Pintle

12" Stainless Strap & Pintle Ideal for Corrosive Salt Air \$180 per set (4 Hinges & 4 Pintles)



#### HD NY "L" Hinges Only

0", 1 1/4" or 2 1/4" Offset 0", 1 1/4", 2 1/4"- \$20 Pair Set of 4 Hinges - \$45

#### **Plate Pintles Only**

1 1/4" or 2 1/4" - \$37 Set 5 1/4" - \$50 Set (Stone)



## Clarks Tip Hinges

Powder Coated with Black Zinc Screws 1 1/4" Throw - \$39 Set 3 1/4" Throw - \$52 Set



#### **HD NY Center Hinges (2)**

**Brick Face Pintles** 

1 1/4" Offset - \$48 Set of 4



#### Acme Lull & Porter Mortise Hinge & Fastener Mortise Hinge & Fastener

Cast Iron Powder Coated Six Offsets Available \$45 - \$85 Per Set of 4 Black Zinc Screws



#### IW Stainless Strap Hinge | IW Steel Strap & Iron Pintle Sets - Powder Coated

12" Long Strap - 1 1/2" Offset (3" Throw) \$60 Per Set (4 Hinges & 4 Pintles) 17" Long Strap - 1" Offset (0" Flat Hinge) \$70 Per Set (4 Hinges & 4 Pintles)

#### **Heavy Duty NY Offsets Strap Hinge & Pintle Sets**

Pg 23

0", 1 1/4", 2 1/4"



#### IW New York - \$65 Set

Cast Iron & Coated 3" Throw (Frame) 4 1/4" Throw (Brick) 13/4" Pintle & 0" Hinge Mid Hinge/Pintle - \$32 Pair



#### IW 9" Circle or Spade Straps

1" Offset Pintles 1" Offset or 0" Flat Hinge \$60 Per Set (4 Hinges & 4 Pintles)

SHUTTER HARDWARE SPECIFICATION

Exterior Shutter Holdbacks & Shutter Dogs - Lag Screw Mount (photos not to scale)





**Traditional** "S" Hold Aluminum 7" Tall \$35 Per Pair



LC Hammered "S" Hold Aluminum 6" or 7" Tall \$40 Per Pair



"S" Hold Stainless Steel 7" Tall \$45 Per Pair



**Propeller** Hold Stamped Steel 7 1/2" Tall \$30 Per Pair



LC Traditional Rat Tail Stainless Black 5 3/8" Tall \$45 Per Pair



**IW Flower** Cast Iron Powder Coat 4 1/2" Tall \$35 Per Pair



**IW Grapes** Hand Forged Powder Coat 5 1/2" Tall \$35 Per Pair



**IW Shell** Hand Forged Powder Coat 3 3/8" Tall \$35 Per Pair



**IW Star** Hand Forged Powder Coat 5" Tall \$35 Per Pair



**LC Dolphin** Hold Aluminum Powder Coat 7" Tall w/Lag \$40 Per Pair



**IW Rat Tail Hold** Cast Iron Powder Coat 6" Tall w/Lag \$40 Per Pair



IW Georgetown IW Charleston Hold (Sm or La) Forged Steel Powder Coat 5 1/2" or 6 1/4" \$40 Per Pair



**Hold** Forged Steel Powder Coat 7" Tall \$40 Per Pair



**IW English** Rat Tail Forged Steel Powder Coat 6" Tall \$40 Per Pair



**IW Alligator Whimsey** Cast Iron Powder Coat 7" Tall \$35 Per Pair



Square Plate Cast Iron Powder Coat 1850's Match \$65 Per Pair



CH Shell Hold Del Bullet Catch Hidden Hold Solid Brass Black Bullet & Cast Bronze Clip \$24 Per Pair



**Bullet Catch** Hidden Hold Solid Brass Frame or Brick \$24 Per Pair **Stainless** \$32 Pair

*Prices/specs subject to change without notice. Nominal shipping charges apply.* 

www.shuttercraft.com (203) 245-2608

EXTERIOR SIDING & TRIM COLOR

Lancaster Whitewash HC-174

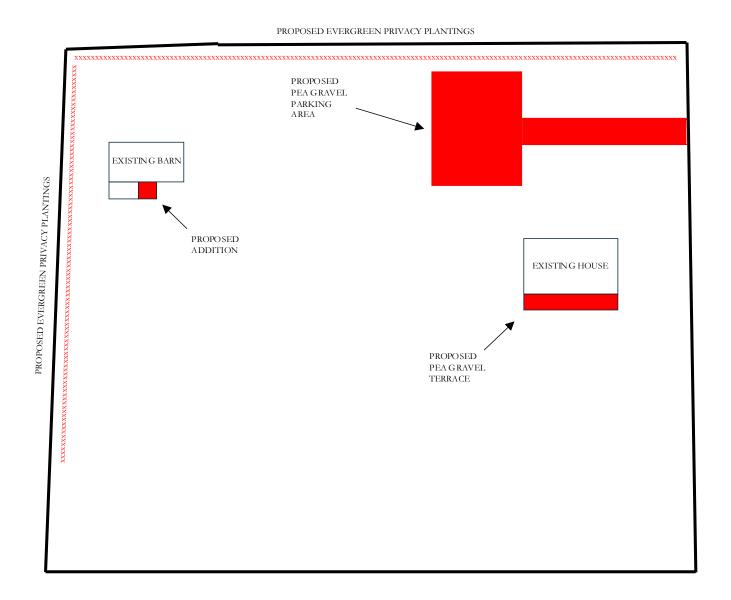


Exterior Siding & Trim Color	Exterior Door & Shutter Color
Lancaster Whitewash HC-174	Black Forest Green HC-187

Exterior Door & Shutter Color (Previous Hendricks Churchill Project)







BARN ADDITION

