



Originally built in the 1860s as a private residence, and used as a fraternity house for many years, the Fletcher House Renovations converted a 24-bed, 8,700 sf, timber framed, dormitory-style house into five faculty/staff apartments; and transformed a well-worn and dingy interior into bright, attractive spaces.

The apartments are a combination of one and two bedrooms, with one of the apartments being fully ADA accessible while all others comply with Vermont accessibility codes. A new accessible ramp and main entrance were integrated into the former porch location.

Subject to review by the Vermont State Division for Historic Preservation, we maintained existing openings from the original historic fabric and eliminated previous renovations that detracted from the historic character of the building.

Prior to construction, we conducted a thorough analysis of the existing building envelope including blower door and fog testing. From this testing, we developed and specified an allowable air infiltration rate for the new envelope. Compliance testing during and at the end of construction confirmed that we reduced the envelope's air infiltration rate by 50% - this will lead to significant energy savings throughout the life of the building.

The MEPFP systems were completely upgraded; and the renovation included such sustainable features as FSC certified wood flooring, LED light fixtures, and dual flush toilets. Where possible, existing walls were left in place to mitigate demolition waste and the unnecessary purchase of new material.

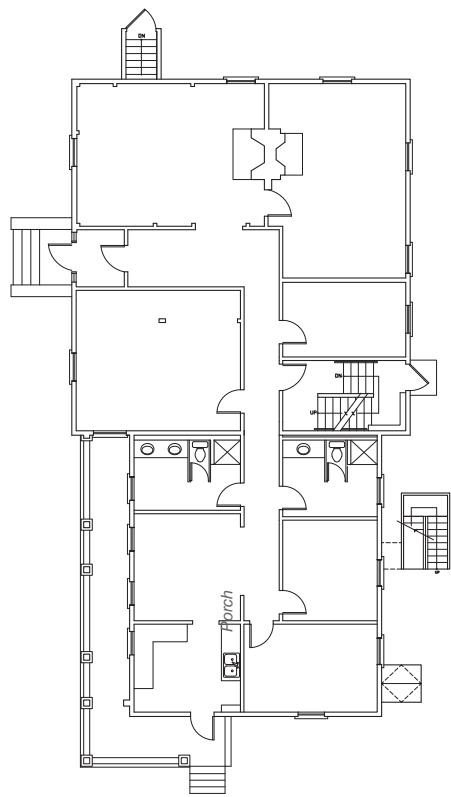
The entire perimeter of the foundation was excavated, a new one-sided concrete wall was poured over the existing laid up stone foundation, and then a new exterior drainage system was installed in order to reduce moisture in the basement.

FLETCHER HOUSE RENOVATIONS

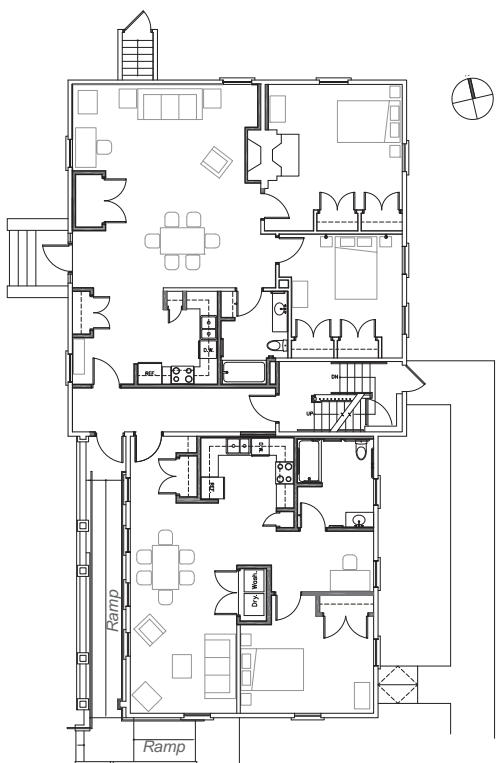
Middlebury College
Middlebury, VT

Size: 8,700 sf

Completed: July, 2011



Prior to Renovation



After Renovation



Prior to Renovation







Prior to Renovation

