

RECEIVED
21
MAR 21 2017 JB

DEPARTMENT OF
PLANNING & ZONING

Paul Schnabel
269 N Winooski Ave
Burlington, VT

Dear DRB,

Thank you for considering this project!

I purchased 269 N Winooski Ave in 2001 and have slowly renovated and restored both the interior and exterior doing most of the work myself (I have worked in the trades all my life). The house has been completely de-leaded inside and out. This place was in really rough shape when I bought it and I'm really proud of how it turned out. It looks nice on the street.

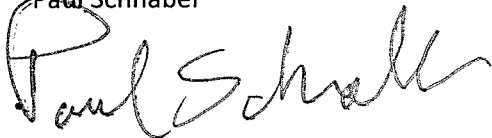
I appreciate the history of this house and have worked hard to use or replicate whatever I can that is part of the original structure. Last year, as I finished re-siding, the removal of the old aluminum siding revealed long hidden trim details that now are part of the upper facade. I was pleased to uncover and restore this and it now looks great...like it was originally intended to. As part of the de-leading, all the windows have been replaced with true light divided wood windows that matched the original. When I was renovating the upstairs, I found the signatures of the carpenters and original owner Alphonse Rousseau...so cool. All this to say I respect and want to maintain and restore the historic aspects of my house.

Now, as the bulk of the primary building is done I need to address the garage. This structure was already severely compromised when I bought the property. I have kept it standing and dry but I believe it has reached the limit of its life and has become a liability. The removal of this structure will also allow the parking to be rearranged, adding a third space. This will bring the parking closer into compliance.

I am sensitive to the fact that the garage is on the registry but given the condition, I believe it's a poor candidate for restoration. I hope you agree with the evidence presented in this application and allow me to move forward with the proposed improvements!

Sincerely,

Paul Schnabel



RECEIVED

MAR 17 2017

Application for Demolition of shed/garage at 269 N Winooski Ave Burlington VT

DEPARTMENT OF
PLANNING & ZONING

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;

See report from engineer at end of application

- B. A statement addressing compliance with each applicable review standard for demolition;

See #3

- C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:

I am not claiming economic hardship for this application.

- (i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,

Estimated value of the garage on last appraisal was \$1000.

- (ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

From engineer's conclusion:

"It is our professional opinion that repairing this structure will be considerably more expensive than demolishing the existing structure and building a new building. In addition, the overall quality and strength of the repaired structure would be significantly less than that of a new structure. We strongly recommend replacing the structure rather than repairing it."

See full report at end of application.

- D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites; and,

Removing the garage would make me feel safer and improve the neighborhood aesthetics instantly. This unsound liability needs to be dealt with. At present this is my primary goal. In addition, removing it will enable a third parking space, bringing the building closer to parking requirements.

RECEIVED
MAR 17 2017

DEPARTMENT OF
PLANNING & ZONING

2. E. Elevations, drawings, plans, statements, and other materials which satisfy requirements specified in Art. 3, for any replacement structure or structures to be constructed pursuant to a development plan.

Any rearrangement or addition of parking spaces would be done using an appropriate pervious surface. Please see site plan.

3. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

- A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

Since acquiring the property in 2001 I have slowly rehabbed the house maintaining and adding to its historical integrity. The garage however has from the day I purchased the lot been unstable, an eyesore and, I believe, a liability. The roof has been structurally unsound and leaky from day one. I have made effort over the years to stall its decay, keeping the roof covered and the weather and squirrels out. Now as the bulk of the main house exterior is done, I would like to remove this unsound, unusable building to create an additional parking spot and explore other appropriate usages of the lot.

- B. or, the structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,

- C. The proposed redevelopment of the site will provide a substantial communitywide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

And all of the following:

- D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of;

There should be no impact to the historical importance of other structures located on this and adjacent properties by the removal. It's hard for me to argue what degree of historical significance this small structure holds relative to the list of historical stock in Burlington, but I believe it would be relatively low.

RECEIVED

MAR 17 2017

DEPARTMENT OF
PLANNING & ZONING

Rob Purvee of Grant Builders will do the demolition and removal. It will take no more than two days and all demolition and removal equipment will be on site with no impact to street or pedestrian traffic.

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history; and,

See photos at end of doc and in engineer's letter

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

The current plan is to remove the liability for myself and the neighborhood and to create an extra parking space.

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

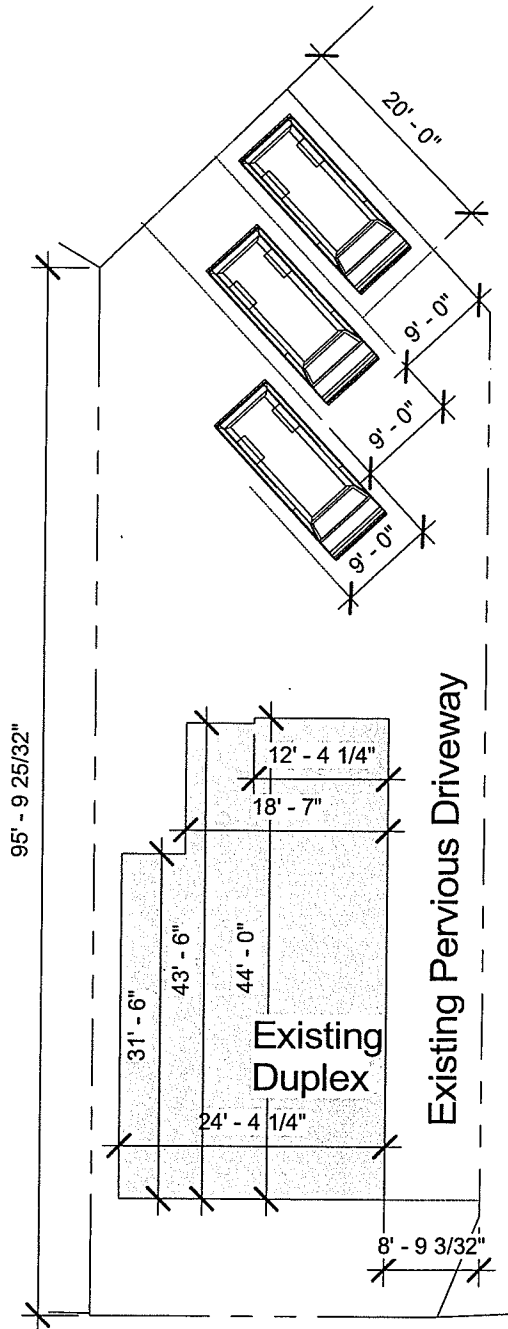
(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

This will be a doable timeline for me.

RECEIVED

MAR 17 2017

DEPARTMENT OF
PLANNING & ZONING



Proposed Redevelopment
will decrease degree on of
non compliance on parking

Total Impervious Surface
~1000 SF or
23.7% of Site

Note: Total grade change on site
will be less than 2 feet.

	Paul Schnabel Garage Demolition	Proposed Redevelopment	
		Date 3/10/17	D1.1
		Drawn by Chris Gignoux	
		Scale 1/16" = 1'-0"	