To: Burlington Planning and Zoning  
From: John Rooney  
JRMA design studio  
Date: November 15, 2021  

RE: 86 North Winooski Avenue - Demolition of Rear Structure  

1. Summary of Property  

The site located at 86 North Winooski Avenue in Burlington, Vermont is currently in the process of being purchased by the applicant. The site has 2 structures which are over 50 years of age. The primary structure will remain and improvements to the interior will be underway within the next 12 months.

The secondary structure to the rear of the property is in disrepair and the new owner and applicant, primarily for safety concerns, requests to remove the existing structure and clean up the site. The City of Burlington outlines in Article 5.4.8 the guidelines to follow should an applicant request to remove a structure. This report addresses Article 5.4.8 (d) 1.A – (A report from a licensed Engineer or Architect)

2. Report of Rear Structure:  

Attached – Exhibits A. Photography  
Exhibits B. Architectural Site Plan

A. A Site visit on Wednesday, November, 10th, 2021 was performed and the following findings observed with photographic evidence are enclosed in this report.

B. A wood structure of approximate size 22’ x 40’ sits on the northwest portion of 86 North Winooski Avenue. The structure is visibly in severe disrepair. From a distance the structure appears to lean and looks generally unstable and deformed. Clear indications of damage from fire or collapse on the south-east portion.

C. Walking towards the south portion of the structure, observations confirm partial collapse of existing structure. Debris and rubble from structure, although scarce, remain as evidence of prior collapse structure.
D. Entering into the structure, clear indications of fire-damage on roof, roof beams, walls and floor.
E. Collapse of second level towards the rear of the property show existing roof structural members are undersized and insufficient. Rehabilitation of the existing structural members will not adequately provide safe and sufficient support.
F. Structurally, no indication of a proper foundation appears. Loose rubble, mixed masonry and stone appear to have placed under the structure and possibly repaired intermittently as needed.
G. The sills of the walls are deteriorated or non-existent.
H. The longer north wall and remaining portions of the south walls have clear bowing and deformation due to poor connection to proper foundation and inadequate structure.
I. The materials on the structure appear to be in complete disrepair. Siding on the east portion of the building has been replaced by tin corrugated siding. The north elevation appears to have been substituted with another non-original material.
J. There are only insignificant vestiges of the eaves, trim and windows that remain. The front doors on the west façade have limited potential for salvage
K. Overall structure has limited salvage value.
L. No archeological resources appeared during site visit.
M. Site has limited appearances of vandalism.

3. Demolition Standards Applicability

A. The rear structure located at 86 North Winooski Avenue appears wholly unstable and structurally unsound.
B. The rear 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 practically moved to another site within the district.
C. Although no proposed development is being submitted, the demolition of the rear structure provides a substantial benefit that outweighs any historic or architecturally significance.
D. The demolition of the rear structure will not impact the historical importance of other structures located on the property and adjacent properties
E. Documentation of the rear structure will be in the form of this report and photographic evidence.

Submitted by:

John Rooney
License Number 003.0001364
Expiration Date - Jan 31, 2023
Exhibit A: Photography from Site Visit, November 10th, 2021

Photo 1. West Elevation from Driveway

Photo 2. West Elevation (Closer)

Photo 3. South West Perspective

Photo 4. Partial South Elevation
Photo 5. South East Perspective (Collapsed Structure)

Photo 6. Detail & Close-up of Collapsed Portion of Building
Photo 7. North Elevation (From adjacent property)

Photo 8. North West Perspective (From adjacent property)