



77 College Street, Ste. 2A Burlington, VT 05401

May 24, 2021

Planning & Zoning office  
645 Pine Sreet  
Burlington, VT 05401  
Attn: Mary O'Neil

RE: Demolition of existing garage located at 38 Latham Court

Dear Mary,

I am writing to you in regards to the requested removal of a single story garage located at 38 Latham Court. It has been brought to our attention that this existing structure is listed on the VT Historic Register which requires special consideration to be demolished. A site inspection was conducted to review any unique/significant architectural features and to examine the structural integrity of the existing garage. The structure was deemed by a structural engineer to be in stable condition. The only significant architectural features that were noticed are the double swinging barn style doors and the 6 over 6 double-hung windows, no other unique features are existing. This plain construction type was a common design throughout the state and the nation and examples can be found regularly.

The redevelopment of this property intends to benefit the surrounding community in ways that are not currently possible with the existing garage structure. The proposed structure which will replace the current garage will house a multitude of uses including a private home office, lawn and garden storage, a personal wood shop, and a personal bicycle repair space. The owner intends over time to not only use this latter space to repair and maintain their family bicycles but to also allow members of the surrounding community to come and use this space as a learning environment. The owner and their family intend to teach

people how to properly repair and maintain their own bicycles and to spread knowledge about the positive environmental impacts riding bikes can have on our community.

While not only providing a community benefit the proposed structure has been designed to mirror the existing historic house and garage. Many architectural features have been carefully mimicked in the new design such as double swinging barn front doors and side doors to the shop space, 6 over 1 black colored windows, blue shake siding, beige horizontal clapboard siding, and wooden brackets. These items give a sense of continuity between the new structure and the existing historic house, while also acting as a remembrance to the simple features of the garage proposed to be removed.

Preservation of the existing garage was explored through many routes, all of which were unsuccessful. The State Historic Preservation Office, the UVM Historic Preservation Program, and many historic preservation specialists were all contacted which led to dead ends and unanswered calls. Building moving companies were also contacted with fees greatly exceeding economic practicality.

The intention of this project is to simultaneously preserve this beloved home's historic character with an eye to ensuring that it maintains functional and architectural value for the next hundred years. We believe this redevelopment will provide a clear community wide benefit that far outweighs any historic or architectural significance of the existing structure proposed for removal.

  
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Marc Dowling

5/24/2021  
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Date

