



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

September 14 , 2021

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

RE: Demolition of existing barn located at 77-87 Pearl Street (6 Pine)

Dear Mary,

I am writing to you in regards to the requested removal of a barn located at 77-87 Pearl Street (6 Pine). 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 examine historical features, and to evaluate the condition of the barn while corroborating Roland Van Dyke's assessment of the structural systems.

The barn in its original location within downtown Burlington has obvious historical characteristics that reference the early residential character of the neighborhood and its surrounding buildings. The presence of the barn in downtown Burlington is the most unique feature of the building. Unfortunately, as outlined in Van Dyke's letter, and observed on site, the barn is in a state of progressive decay and failure, and in agreement with Van Dyke's assessment, the barn is "unsuitable and unsafe for any viable purpose (including storage) and that further deterioration of roof framing elements and/or additional wood decay at the base of the stud walls will likely result in building instability in the near future (if left "as-is") possibly within the next 5-years".

Van Dyke's assessment then summarizes his observations with a list of the structural systems in need of repair or replacement, all of which were observed on site as described. The list of items includes all components of the buildings structural systems. The extent of the rehabilitation required to bring the building up to current code standards, that would allow the building to be put into service for any use, is so extensive it is the equivalent of rebuilding/replacing the entire

building. (Refer to the Van Dyke's list of observations and list of structural upgrades included in his building inspection and structural evaluation letter dated August 6, 2021.)

Based on the building's current condition, an estimate provided to the owner five years ago, along with the current market conditions we can reasonably approximate the cost of repairs required for the structural systems alone would comfortably eclipse one hundred thousand dollars. This does not include the repair, replacement or upgrade to other areas of the building or site. The high cost of repair makes it cost prohibitive for the owner to bring the building back into service for any use, including a use as simple as storage.

Although removing the building is a historical loss, its removal, in lieu of decomposing in place, will benefit the surrounding community by eliminating it as public safety hazard, and a crime magnet. As it stands the site is highly sought out as a place for both drug use and defecation. The open space created by removing the barn will be used by the neighboring business tenant as a dog training area. This use will both activate the space, and prevent its use as a parking lot or for illegal activities. Improving the current condition and use of the site is a clear benefit to the surrounding community.

Should the request for demolition be granted the building will be 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. The building materials will be offered at no cost to ReSCOURCE for reclamation, and a site plan will be provided to the city as outlined in Mary O'Neil's letter to the Advisory Board.

  
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Marc Dowling                      9/14/2021  
Date

