

## Alfred Larson House, Garage 1920

Location: 87 Hungerford Terrace, Burlington, Vermont 05401

Building site located on the West side of Hungerford Terrace between Bradley Street and College Street. Garage located on the Southwest corner of the property.

The garage is listed on the VDHP State Register of Historic Places, State Report 1 as a related structure to the Alfred Larson residence. The garage is also listed on the National Register of Historic Places Buell St./Bradley St. Historic District Burlington, Chittenden Co., Vermont as its own historic structure labeled 97A.

### Demolition of Historic Building

#### 1. Application for Demolition.

- A. The structure has continued to deteriorate over the decades due to the lack of structural foundation and the building's direct contact with the grade. Areas of gravel have washed away and exposed the sill plates of the walls. The corners of the building, specifically the Northwest and Northeast corners have no support and float above grade. There is visible water and moisture damage at all sills, all walls and on the roof as can be seen from interior images. Additional areas of concern are documented in the photos following.
- B. Compliance with Standards for Review of Demolition as outlined in the following section.
- C. No economic hardship claimed.
- D. Redevelopment plan attached.
- E. Plans and elevation drawings attached.

#### 2. Standards for Review of Demolition.

- A. The property was purchased by James & Madeleine Posig in September of 1980. In the past 40 years, the Owners have attempted to repair the structure and the garage door a number of times. They have been unable to find the needed parts to fix the garage door in recent years. Documentation can be provided upon request.
- B. The structure does not currently sit on a foundation and has direct contact with the ground. It shows signs of water and moisture damage at grade as well as on all walls and the roof. The Owners would like to replace it with a structure that is structurally sound and creates less of a hazard on the property.
- C. Owner proposes to replace the one story garage with a two story garage with second floor deck. The second story will be used as an office. We believe that a future property owner could convert the space into rental housing for the neighborhood. Plumbing is not proposed at this time.
- D. The new structure will occupy the same corner of the lot as the original garage. The garage sits about 84' from the sidewalk and is only seen when looking directly down the driveway. The design of the new garage will be visually subordinate in size and materials to the historic residence. The height of the new structure will be below the 35' height limit for this zoning district. Landscaping and tall plantings surround the site and minimize the garage's visibility from neighbors to the North. The garage sits next to the neighbors' garage to the South. To the West, the property abuts the parking lot of the YMCA.
- E. The historic garage is documented in the VDHP State Register of Historic Places, State Report 1 and the National Register of Historic Places Buell St./Bradley St. Historic District Burlington, Chittenden Co., Vermont. There are a number of discrepancies in the historic description that are not accurate as to how the building stands today. See attachment "BuellBradleyStHD\_excerpt\_INCONSISTENCIES"
- F. Plans and elevations for a new two story garage attached. Construction of new structure to begin immediately following demolition.

The following images highlight the current conditions of the structure as of September 2022:



Garage door with wooden rod to keep closed.



Deteriorated trim at roof eaves.



Deteriorating seam that separates the historic structure and the later addition.



Back side of the siding bows outward.



Two windows at rear (historic) section of structure & seam connecting historic to later addition.



Deteriorating rafters & roof sheathing at South eaves.



Northwest corner of structure floats above grade.



Northwest corner not setting on structural foundation. Gravel has washed out.





Southwest wall – previous concrete pour has pushed out the siding board at grade.



Gap between concrete slab and structure = structure sitting on grade with no structural support. Water damage at siding and framing.



Northeast corner of structure sits above grade = no structural support.



Deteriorated interior slab. Concrete appears to be a topping slab on gravel with no structural slab.



Moisture damage at siding- South wall.



Moisture damage at roof and siding. Broken OHD track.



Moisture damage at roof and framing.



Moisture damage at window.