

I wish to add my thoughts and concerns regarding the ADU proposal for 400 North Street to those of my neighbors. I own the abutting property at 156 North Willard Street. I appreciate this opportunity.

Firstly, I have observed a lack of evaluation of the garage for its historic contribution to our neighborhood and Burlington, which should be the first step in a process requesting demolition of any building. Based on historic maps, this garage was constructed sometime between 1926 and 1942, the period during which automobile ownership and travel blossomed in our city and nation. There is neither a good context nor understanding of these transportation-related resources in Burlington and how the automobile or garage have shaped our built environment. Your evaluation this garage is not historic is based on the architectural inventory of Burlington that was completed in 1993-1994. This inventory had a focus on primary resources (i.e.: houses, apts, stores) and was not a comprehensive survey. It was conducted from the public right-of-way resulting in the recordation of primarily those resources fronting our streets; outbuildings like garages were only sporadically noted. It was an inventory and not a reconnaissance survey, meaning some of the information is incorrect as in common for this type of inventory because there is little accompanying research. Most importantly, this inventory is significantly outdated. The designation of the resources from this 1993-94 inventory to the Vermont State Register in 2007 was broad, with no analysis of the inventory findings nor assessment of individual properties and their supporting resources like garages. Since the designations, no new evaluation has been made of most of the properties, which (again) should be the first step in a process requesting demolition. I wish to be clear that this is not a statement on my part that the garage at 400 North Street is significant or has integrity, as I have not undertaken the evaluation. Rather this is a plea that such an evaluation must be part of your process. I applaud the city's ongoing effort to address the challenge of updating survey and documentation materials. However, please do not assume the 27-year-old inventory and the 13-year-old State Register listing based on that outdated inventory are the final evaluation tools of Burlington's historic resources. I caution that if this is to be the process, then we shall regretfully lose much of what we cherish in our Queen City piece by piece.

Secondly, allowing access to the ADU via a privately owned court, without that owner's active and written participation, is irresponsible. The applicant has made compliance statements he may not be able to rightfully undertaken, which shall directly affect the catch basin and our abutting properties. As noted already by my North Willard Street neighbors, there is an issue of flooding at the rear of our lots especially with the melting of snow and during the rain seasons. This causes my backyard to freeze and flood for weeks at a time. As climate change evolves, this flooding has begun to adversely affect the foundation of my house. With the public record for this application is an undated, unsigned maintenance plan for the catch basin, which is unacceptable as it leaves no accountability, nor does it address the ownership of Dans Court where the basin is located. What assurance do we have that this maintenance plan will be enacted and by whom?

Finally, allowing a vehicle to drive regularly over a curb is not a thoughtful community design solution and shall set a precedent Burlington does not need or want. Curbs are prone to deteriorate quickly when driven over habitually, which will certainly be unsightly and cause further damage to the infrastructure that likely shall induce more/new water issues. Moreover, I have concerns about how a vehicle shall be able to successfully turn 90 degrees over a curb from a court that is already difficult to maneuver due to the number of parked cars and outdoor activities of the residents of Dans Court. If there is a loss of vehicle control, possibly from hitting ice or accelerating to get over the curb, a vehicle shall most certainly become a safety hazard for the property and precious lives at 158 North Willard. Relocation of the driveway will likely move this safety hazard to either my property at 156 North Willard or 164 North Willard.

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**BURLINGTON  
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There is a great need for housing in Vermont, but this difficult-reached sliver of land just may not be part of the solution. Thank you for your efforts balancing the preservation with the need to development/improve our great city.

Respectfully,

Laura V. Trieschmann

156 North Willard Street