

Department of Planning and Zoning

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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: February 16, 2016
RE: ZP16-0707CA/CU, 77-87 Pearl Street (building fronts Pine Street, fka 6 Pine St.)

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: 16-0707CA/CU

Location: Behind 77-87 Pearl Street, formerly known as 6 Pine Street.

Zone: D **Ward:** 3C

Date application accepted: January 11, 2016

Applicant/ Owner: Hinsdale Properties

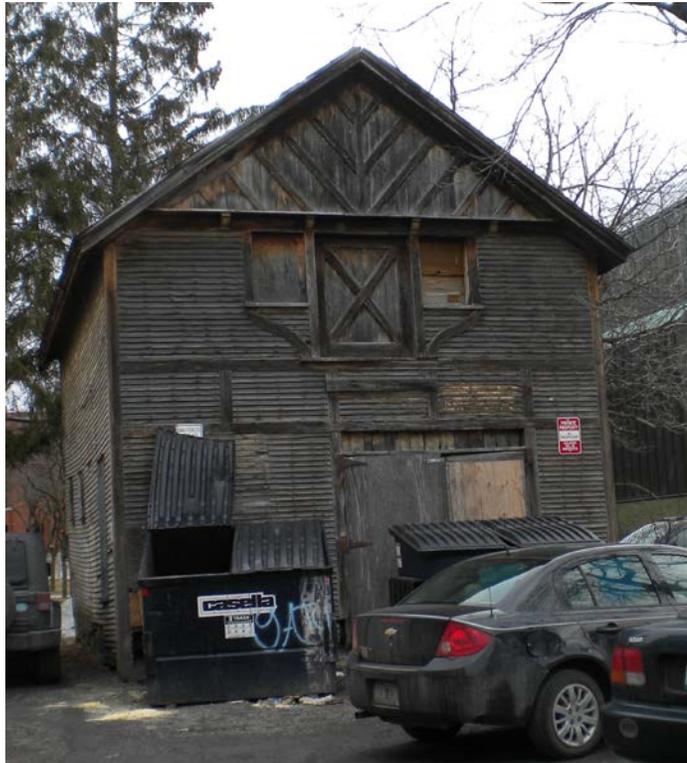
Request: Demolish carriage barn, replace with surface parking.

Land purchase by Hinsdales: January 1979

Background:

77-87 Pearl Street

- Non-applicability of Zoning Permit Requirements 15-0949NA; repair and replace fascia on east and south side of (Pearl St.) building. April 2015.
- Non-applicability of Zoning Permit Requirements 15-0792NA; replace and repair damaged and rotten trim and window sills on exterior store fronts. February 2015.
- Non-applicability of Zoning Permit Requirements 12-0880NA; painting of mural on west side of building. March 2012.
- Zoning Permit 09-955CA; remove 2 roof additions (Pearl St.), strip and re-sheath existing rooftop structure and enclosed stairway with cementitious clapboard; install rubber roofing system to flat roofs, asphalt shingle roof on penthouse. Remove and reconstruct existing



decorative cornice to match existing. Building 10' x 10' and 10' x 15' roof decks with railing. June 2009.

- Zoning Permit 09-541CA; remove existing mixed asphalt and slate roof shingles and replace with asphalt shingles on apartment house at 6 Pine Street. Carriage barn is NOT included within this permit approval. February 2009.
- Zoning Permit 01-294; two non-illuminated parallel signs of painted/enamelled metal, one on Pearl Street frontage and one on Pine Street. Includes gooseneck down lighting fixtures. January 2001.
- Zoning Permit 01-228, refurbish existing corner grocery store with a deli component exterior façade. Uncover blocked windows and paneling to restore original design and opening. No change in use or massing. November 2000.
- Zoning Permit application to change use to add deli and cook area. Application withdrawn March 1999.
- Zoning Permit 91-121; install awning with sign on front for Leonardo's Pizza (83 Pearl.) October 1990.
- Zoning Permit 91-013; change of use to restaurant (83 Pearl.) July 1990.
- Zoning Permit 87-741; change of use to allow for used furniture sales. Formerly a ceramic shop. March 1988.
- Zoning Permit 81-205; erect stockage fence 6' high. October 1980.
- Zoning Permit 81-142; construct peak roof on existing structure. Additional space will provide one additional dwelling unit. September 1980.
- Zoning Permit to convert a pet shop at 77 Pearl Street into a laundromat, install venting. April 1978.
- Zoning Permit for Giroux Sign Screen Print to sell and make signs at 87 Pearl Street, formerly the Pet Shop. November 1977.
- Zoning Permit to convert a storage use at 85 Pearl into an amusement arcade. September 1975.

6 Pine Street

- **Zoning Permit 79-36** (? illegible); move Plateau Club from present location to 6 Pine Street duplex. No exterior or structural changes. February 1979. [Owner Clark Hinsdale.]

Overview: Staff met with a representative of Hinsdale Properties January 14 2016 to discuss the requested demolition of a 19th century barn on the site of 77-87 Pearl Street (formerly 6-8 Pine Street.) Jacob Hinsdale had submitted an (incomplete) application prior to the meeting, and staff provided instruction on what was needed for the Conditional Use request to demolish an historic structure.

The building is individually listed on the Vermont State Register of Historic Resources; therefore Section 5.4.8 (b) and (d) apply.

Recommendation: Due to incomplete nature of submission materials and adverse findings under Section 5.4.8 and Article 6, **denial** is recommended.

I. Findings

Conditional use review required by Section 5.4.8 d) 2:

2. *Standards for Review of Demolition.*

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review

Article 3 Applications, Permits and Project Reviews

Section 3.5.6 Review Criteria

(a) Conditional Use Review Standards (as adopted by City Council 8.10.2015)

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. Existing or planned public utilities, facilities, or services are capable of supporting the proposed use in addition to the existing uses in the area.

The proposed building demolition will not materially affect the service of public utilities or planned facilities in the area. The applicant proposes an expanded parking area at the site of the barn, so additional traffic may be expected at the curb cut on Pine Street. This may not rise to nuisance level, but increase congestion at the intersection of Pearl and Pine.

Affirmative finding.

2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development Plan;

The parcel is within the Downtown Zoning District, the primary urban center of the City. The subject accessory structure remains a tangible reminder and unique survivor of this Burlington residential neighborhood pre-urban renewal. From the Municipal Development Plan:

- *Identify and protect its historic structures and resources. (MDP, Page IV-1.)*
- *Conserve the existing elements and design of its established neighborhoods. (Ibid.)*
- *Use historic preservation as an economic development tool by offering technical and financial incentives that promote the rehabilitation of historic buildings. (Ibid.)*
- *Provide technical assistance to property owners and developers on historic preservation techniques as well as identification of financing opportunities for eligible historic preservation projects. (MDP, Page IV-9.)*
- *Develop a range of incentives to support historic preservation efforts in the City including a Historic Preservation Trust Fund and a Historic Preservation Tax Stabilization Program. (MDP, Page IV-9.) See further elaboration in comments below.*

Adverse finding.

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The property owner proposes an expansion of parking. On-site parking is limited in this block, with the exception of the Cathedral parking lot. The desire for more on-site parking is understandable given its rarity, and the proposed parking spaces will not increase noise, odor, or vibrations more than the current norm at this busy intersection. **Affirmative finding.**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation, safety for all modes; and adequate transportation demand management strategies;*

The footprint of the building will likely only provide 1-2 parking spaces; not a tremendous increase in traffic on-site, but nonetheless mean more cars crossing the sidewalk utilizing the existing curb cut and entering onto Pine Street. As the surrounding yard is utilized as parking, the proposal will continue an existing condition.

Affirmative finding.

and

5. *The utilization of renewable energy resources;*
Not applicable.

and

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*
If demolition is approved, review for appropriate remediation and disposal of materials containing asbestos or lead will be necessary. All materials must be disposed of in a safe and legal manner. Further guidance may be sought from the building inspector and/or state representatives with appropriate jurisdiction.

Vermont Statutes T24 §4414(F) *Local historic districts and landmarks* offer this:

(i) *Bylaws may contain provisions for the establishment of historic districts and the designation of historic landmarks. Historic districts shall include structures and areas of historic or architectural significance and may include distinctive design or landscape characteristics, areas, and structures with a particular relationship to the historic and cultural values of the surrounding area, and structures whose exterior architectural features bear a significant relationship to the remainder of the structure or to the surrounding area. Bylaws may reference National and State Registers of Historic Places, properties, and districts.*

6 Pine Street (77-87 Pearl Street) is listed individually on the Vermont State Register of Historic Resources. The City of Burlington has adopted these historic structures within the Comprehensive Development Ordinance; the treatment of such properties subject to Section 5.4.8.

(ii) With respect to external appearances and other than normal maintenance, no structure within a designated historic district may be rehabilitated, substantially altered, restored, moved, demolished, or changed, and no new structure within an historic district may be erected without approval of the plans therefor by the appropriate municipal panel. The panel shall consider the following in its review of plans submitted:

- I. The historic or architectural significance of the structure, its distinctive characteristics, and its relationship to the historic significance of the surrounding area;*
- II. The relationship of the proposed changes in the exterior architectural features of the structure to the remainder of the structure and to the surrounding area.*
- III. The general compatibility of the proposed exterior design, arrangement, texture, and materials proposed to be used.*
- IV. Any other factors, including the environmental setting and aesthetic factors that the panel deems to be pertinent.*

This application is relative to the request to demolish an accessory building that has been recorded as having unique Tudor style stick work, on a block that offers rare remnants post Urban Renewal. The building has a contextual relationship with the residential building fronting Pine St.



(iii) When an appropriate municipal panel is reviewing an application relating to an historic district, the panel:

- I. Shall be strict in its judgment of plans for those structures deemed to be valuable under subdivision (1) (F) (i) of this section, but is not required to limit new construction,*

alteration, or repairs to the architectural style of any one period, but may encourage compatible new design.

An expanded parking lot is proposed. This is not compatible design.

II. If an application is submitted for the alteration of the exterior appearance of a structure or for the moving or demolition of a structure deemed to be significant under subdivision (a) (F) (i) of this section, shall meet with the owner of the structure to devise an economically feasible plan for the preservation of the structure.

In meeting with the property representative, staff suggested the building be re-purposed for an additional residential unit. Re-use of historic buildings offers the potential for 100% waiver of parking requirements per Article 8. (This reflects a goal of the Municipal Development Plan of 2006; offer incentives to increase the repair and retention of historic structures.) The applicant was not amenable to that proposal.

III. Shall approve an application only when the panel is satisfied that the proposed plan will not materially impair the historic or architectural significance of the structure or surrounding area.

Demolition of the carriage barn will materially impair the appearance and integrity of the site and remove an architecturally significant, if not modest building from its original location.

*IV. In the case of a structure deemed to be significance under subdivision (1) (F) (i) of this section, may approve the proposed alteration despite subdivision (a) (F) (ii) (iii) of this section if the panel finds either or both of the following:
(aa) the structure is a deterrent to a major improvement program that will be of clear and substantial benefit to the municipality.*

Providing 2 more parking spaces on a privately controlled parcel does not introduce a substantial benefit to the city.

(bb) Retention of the structure would cause undue financial hardship to the owner.

No analysis of the owner's ability to repair or repurpose the structure has been made. Hinsdales have owned the property since 1979. There are permits on file to repair the front (commercial) structure. Other than graffiti cover, there is no evidence of building repair on the barn.

(iv) This subdivision (a) (F) and bylaws issued pursuant to it shall apply to designation of individual landmarks as well as to designation of local historic districts. A landmark is any individual building, structure, or site that by itself has a special historic, architectural, or cultural value.

As noted, the building is individually listed on the Vermont State Register of Historic Places. The barn at 6 Pine St. / 77-87 Pearl Street therefore meets the definition of landmark as provided in statute.

Adverse Finding

(c) Conditions of Approval

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

- 1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area;*

If an expanded parking lot is approved, the applicant shall be required to provide screening or landscaping to prevent headlight trespass onto neighboring properties. **Affirmative finding if conditioned.**

- 2. Time limits for construction.*

If approved, the zoning permit will be valid for 2 years. **Affirmative finding if conditioned.**

- 3. Hours of operation and/or construction to reduce the impact on surrounding properties.*

Construction hours will be limited to M-F 7:30 am to 5:30 pm. No exterior work is to occur on Saturdays. **Affirmative finding if conditioned.**

- 4. That any future enlargement or alteration of the use returns for review to the DRB to permit the specifying of new conditions.*

Any future increase in the parking area (outside this permit review) will require appropriate permitting/review under the regulations in effect at the time of request. **Affirmative finding if conditioned.**

and

- 5. Such additional reasonable performance standards, conditions and safeguards as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

This is at the discretion of the Board.

Sec. 5.4.8 Historic Buildings and Sites

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- . To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- . Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- . To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

The applicant has submitted a contractor's estimate for repair versus demolition. There is no demonstration that Advantage Property Service has experience in rehabilitation of historic structures,

or ability to make an evaluation as to the suitability for rehabilitation. There is no support that the submittal was prepared by a licensed engineer or architect. **Adverse finding.**

B. A statement addressing compliance with each applicable review standard for demolition;

The application material is absent any information relative to compliance with review standards. **Adverse finding.**

C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:

Rather than economic hardship, the applicant has declared that they have no interest in investing any money in the structure. The submission lacks a feasibility report from an architect, developer or appraiser, or other person experienced in rehabilitation and adaptive reuse. **Adverse finding.**

(i) the estimated market value of the property on which the structure lies, both before and after demolition or removal;

No claim of economic hardship has been raised.

An estimate for market value have not been submitted. **Adverse finding.**

and,

(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

Although suggested by staff, the owner expressed no interest in the rehabilitation of the building for residential use. When “Tiny Homes” have become the rage across the country (note explosion of books on Tiny Home construction, and HGTV featured shows); when young and old are returning back to urban centers, the opportunity to create a new “hip” residential unit in the core of Downtown Burlington appears attractive. In addition to the potential for a full parking waiver, it is likely that federal tax credits would be available toward the rehabilitation of the building as an income generating investment property. It would be beneficial to have the structural soundness of the building assessed by one qualified to do so. Unfortunately the owner has been unwilling to explore alternatives to demolition. Further investigation of the building’s potential for reuse is strongly encouraged.

If the Board favors the removal of the building over rehabilitation, *it should at the very least* be advertised for sale and relocation; an option that would allow its survival.

Adverse finding for inadequate exploration of alternatives to demolition.

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;

Replacement of this notable structure with 2 additional parking spaces is not a satisfactory redevelopment plan that honors the architectural and historic qualities of this or surrounding structures. **Adverse finding.**

and,

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.

The submitted site plan shows an expanded parking lot. No coverage calculation has been submitted, but it is estimated to be close to 100% for the parcel.

Affirmative finding for submitting site plan.

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

Observation shows evidence of fire damage (south elevation, boarded over), a failing chimney and soffit with holes. This is consistent with the main dwelling, where squirrels were observed entering holes in the soffit/fascia on the south side. Despite that, the applicant has not demonstrated in the submitted narrative any evidence or documentation confirming that the building is unsound.



Adverse finding.

or,

B. The 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 practicably moved to another site within the district;

Submission materials are absent any evaluation of the building's suitability for rehabilitation. No exploration of relocation has been made. **Adverse finding.**

or,

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

An expanded parking area will have a minimal benefit to the tenants, but no marked benefit for the greater community. The building, with its unique detailing and association with the duplex immediately north of it, has greater architectural value. **Adverse finding.**

And all of the following:

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

There is no mitigation of the adverse effect of removing the building within the application.

Adverse finding.

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been 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;

If demolition is approved, photodocumentation of the structure should be completed to retain a record of this significant building, just as Urban Renewal photographs were compiled prior to that effort. **Affirmative finding if conditioned.**

and,

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

The applicant proposes an immediate demolition and expansion of the existing parking area. It is not clear if the intention is to pave the approx. 26' x 26' building footprint. There is no identification of the location for relocated dumpsters and what appear to be waste oil drums on the submitted site plan.

No replacement structure is proposed. A parking lot will not enhance the architectural character of the immediate area, neighborhood or district.

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

There has been no such deed restriction proffered. **Adverse finding for Section F.**

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

If approved by the DRB, the applicant is encouraged to offer the building for relocation; absent that, a requirement to deconstruct using the safest method possible, minimizing exposure to lead paint and any other potential public safety issue. What material may be salvaged is encouraged for sale or reuse.

Affirmative finding if conditioned.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no identified natural features on site. **Affirmative finding.**

(b) Topographical Alterations:

None proposed. **Affirmative finding.**

(c) Protection of Important Public Views:

There are no protected public views across the site. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

Not applicable.

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Although the site is currently covered by a building, its removal and replacement with pavement will likely have implications for stormwater runoff. As more than 400 sq. ft. will be disturbed, a small project erosion prevention and sediment control planned will be required. **Affirmative finding if conditioned.**

(h) Building Location and Orientation:

The building sits in its original location and orientation; set back from its associated primary structure (duplex fronting Pine Street). Its removal will alter the characteristics of the site that provide evidence of early site development and neighborhood character; information that expanded parking will not. **Adverse finding.**

(i) Vehicular Access:

Vehicular access is proposed to remain as existing. The 1981 site plan shows a limited curb cut (15'), while the current site plan has no such limitation. A narrower throat to the parking area is recommended. **Affirmative finding if conditioned.**

(j) Pedestrian Access:

No change is proposed to the existing pedestrian access to the overall parcel. The parking access should be limited to minimize conflicts with the public sidewalk. **Affirmative finding if conditioned.**

(k) Accessibility for the Handicapped:

Not applicable.

(l) Parking and Circulation:

The parking area has been identified on a site plan since 1981. At that time, it served multiple apartments in 77-83 Pearl Street, one apartment in 6 Pine Street, and commercial use on the first floor of 6 Pine and the entire commercial space at 85-87. This application proposes the demolition of the accessory structure, which most likely served as a repository for a cutter (horse drawn sleight) and horse, with equipment and hay storage above. There is no approved parking plan that illustrates striping or the number of spaces defined; but the removal of this building is intended to provide additional on-site surface parking. A site visit February 2, 2016 illustrated parking for 7 car; six in angled spaces in front of the barn, and one next to it. Removal of the barn is likely to only provide one new parking space, as back-up requirements will simply relocate the parking space immediately next to the barn.

No change to access is proposed.

Affirmative finding.

(m) Landscaping and Fences:

None proposed.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Not applicable.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

This is an existing accessory structure that could provide substantial benefit to the associated residential units with bicycle and equipment storage, trash and recycling location, residential storage, or material storage for the commercial uses. The application fails to credit the opportunity of having such a storage building, and proposes removal.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.



Both current and early photographs demonstrate dumpsters located in close proximity to this building. There is no site plan on file that has approved dumpsters, which are not screened and are visually unattractive as well as a potential for fire calamity for the wood frame barn. A plan will be required for the location and screening of all dumpsters and oil drums.

Affirmative finding if conditioned.

**Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards**

(a) Relate development to its environment:

1. Massing, Height and Scale:

The massing, height and scale of the existing building is consistent with its original function. Its removal will eliminate that characteristic site feature. **Adverse**

finding.

2. Roofs and Rooflines.

Not applicable.

3. Building Openings

Not applicable.

(b) Protection of Important Architectural Resources: *Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.*

See Section 5.4.8.

(c) Protection of Important Public Views:

See Section 6.2.2. c.

(d) Provide an active and inviting street edge:

This quirky yet ornate building has enormous interest from the street front. Its removal and replacement with surface parking will be a significant loss to the site and neighborhood. **Adverse finding.**

(e) Quality of materials:

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Submission materials do not reflect consultation with an architectural historian relative to appropriate repair, restoration or replacement activities. **Adverse finding.**

(f) Reduce energy utilization:

There is no analysis of comparative energy expenditure, particularly energy utilized by heavy equipment to tear down the small structure when added to the value of the "embodied energy" of the existing building: the amount of energy invested in its materials and construction. Various studies, including one by the Department of Defense, have examined Btu's of energy lost from demolition, adding the cost of energy to demolish, remove and dispose of debris. The addition of new materials (macadam, paint striping, cost of equipment, delivery and manpower) further elevates that energy expenditure. From "The Benefits of Cultural Resource Conservation", published by the U.S. Department of Defense:

The process of rehabilitating a historic facility consumes less energy than new construction. And, the energy costs of operating a rehabilitated structure vs. a new structure are effectively equal.¹

And noted economist Donovan Rypkema writes;

It is a fiscally irresponsible and economically irrational act to demolish for parking, independent of the architectural or historic importance of the building.²

Adverse finding.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

At present, the building is vacant but filled with refuse and discarded building materials. Two dumpsters are located under the building eaves and gable end. Sawdust is scattered in front. There is a significant threat to the building due to vandalism, fire, or ongoing neglect. The applicant is strongly encouraged to move the dumpsters, clean out the debris, and plan for repair and/or rehabilitation. If demolition is approved, a site plan illustrating the location and method of screening for the dumpsters will be required.

Affirmative finding if conditioned.

Article 8: Parking

Table 8.1.8-1 requires 1 parking space for every residential unit in the Downtown Parking District. Although the barn has not likely accommodated a conveyance vehicle for some time, it has counted toward satisfaction of their parking requirement. The submitted site plan defines an existing parking lot of approximately 74' deep x 37' wide. (The curb cut in the 1981 site plan was 15' wide.) The proposal to demolish the structure and provide 2 additional parking spaces will effectively replace the spaces contributing toward that requirement by the use of the barn. It can be noted that conversion of the structure to another residential unit will have no requirement for additional parking, as re-use of an historic building can benefit from a 100% parking waiver. The applicant has not requested such re-use.

Affirmative finding for accommodating lost parking.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

¹ As reprinted in *The Economics of Historic Preservation* Washington DC; National Trust for Historic Preservation), 1998. P 51-52.

² Ibid, p. 49.