

Heritage Slate
Lowell VT
802-323-2456

November 12, 2015

Mr. Doug Young
Wright and Morrissey, Inc.
PO Box 421
Burlington, VT 05402

RECEIVED
NOV 17 2015

DEPARTMENT OF
PLANNING & ZONING

Re: 351 North Avenue, Burlington, Vermont

Dear Mr. Young,

After our conversation about the roof project at Burlington College, and an inspection on the premises Sept 25th, here are my findings.

First let me give you my recommendation on the roof as a whole. Unfortunately the roof requires such a high degree of maintenance that at this point in time it should be considered failed. All the flashings need to be replaced, including valleys, vent boots, step flashing and all cap and apron flashing. Because of the large number of valleys and dormers, this necessitates that all of the slate be removed. While it theoretically would be possible to repair the existing slate, such a repair is not recommended, because it would not result in the long-life integrity of a new roof and consequently, would expose the owner to massive amounts of maintenance in the future.

Therefore, I strongly recommend that you replace the entire roof to avoid long-term maintenance issues, where probable future leaks risk damage to the building structure. Also, due to the unknown age of the existing fasteners, failure of the fasteners could make the maintenance cost prohibitive. An added benefit to replacing the entire roof is that it will allow us to inspect and make any needed repairs to the roof deck. A total slate replacement would cost \$409,000, which I believe to be prohibitive given the alternatives.

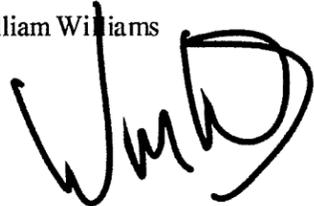
Due to the high cost of a new slate roof, I would recommend a standing-seam copper roof, which is a historically appropriate material to replace the existing roof, according to the National Park Service, which lists copper roofs as old as 1774.

A new copper roof has several advantages over slate for the following reasons:

1. Copper will last as long as a slate roof and remember, all your flashings on a slate roof are of the same copper material as a standing-seam roof.
2. A standing-seam roof is as nearly maintenance free any roof can be. A slate roof that is as high off the ground as yours makes access for repairs problematic and expensive. Also, with the northern winters contributing large amounts of ice and snow buildup, annual slate maintenance can easily cost \$4,000 - \$6,000 per year likely increasing over time.
3. The cost of a standing-seam copper roof is much more reasonable at \$258,000 with no annual maintenance cost.

Thank you for your consideration.

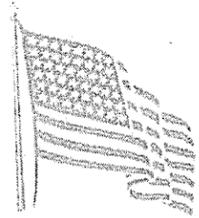
William Williams



EF Farrell, LLC

P.O. Box 1335, Burlington, VT 05402

802-861-3000 fax 802-861-3003



November 27, 2015

Mary O'Neil, AICP
Senior Planner
Coordinator, Certified Local Government Program
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401
(802) 865-7189

Re: 351 North Avenue

Hi Mary,

I have attached another letter from a slate roof contractor, which reinforces what the first contractor indicated, that is, that the existing slate roof is beyond its useful life and needs to be replaced. We expect to get a third letter next week with similar findings.

I have also attached an excerpt from Article 5 of the City's Comprehensive Development Ordinance, which states that historic standards "... are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility".

I have made every attempt to repurpose this iconic building in a historically sensitive manner, however, like many buildings in this category, the economic realities are very challenging.

By way of example, I recently completed a new 55,500 sf, 5-story, 54-unit, energy-efficient, apartment building in South Burlington that cost \$117 per sf. The Orphanage measures 55,000 sf, is 5-story and will contain 63 apartments, i.e. very similar metrics. However, the Orphanage will cost about \$152 per sf to place back in service. The \$35 per sf difference, represents a cost premium of \$1,925,000, which cannot be recovered in rents, nor will it be reflected in additional appraised value.

I want to take the Orphanage building as close as possible to the energy efficiency standards of a new building, while not sacrificing the quality of finishes and building amenities, just to offset those costs. This does involve making some difficult choices.

Replacing the existing (failed) slate roof with a standing-seam copper roof represents a cost savings without sacrificing quality or aesthetics. Of course, I could have asked to replace the slate with asphalt shingles or even painted-metal standing-seam. Both would have represented considerable additional savings, but not a choice I felt to be reasonable.

Standing-seam copper is universally recognized as an appropriate material to be used on historic buildings. Two very good examples of this exist in Burlington with H. O. Wheeler School and Edmunds Middle School. Both buildings have standing-seam copper roofs that replaced the original slate.

An added benefit of copper over slate is that slate, even in good condition, requires ongoing annual maintenance, the cost of which is exacerbated by the height of the building; plus slate can actually be dangerous on a building of this height, in that loose slates hit the ground at a very high speed.

Another benefit of copper is that it affords an opportunity to install solar panels (on the west elevation only), which is not possible due to the ongoing maintenance requirements of slate.

In summary, there are many costs that potentially represent tipping points in my effort to save this building. Given that the slate has failed and needs to be replaced, having to replace it with new slate will represent an unreasonable burden on my efforts.

I hope that you and the Planning Staff will acknowledge my efforts to restore this magnificent building for much-needed housing by supporting my request to replace the slate roof with copper.

Please pass my comments onto the DRB.

Many thanks,



Eric Farrell
Sole Member

David E. White
Scott Gustin
Owiso Makuku

Attachments



COLD HOLLOW.

November 25, 2015

To Whom It May Concern:

In September 2015, Wright & Morrissey reached out to Cold Hollow and other roofing companies to assess the condition of the slate roof on the Orphanage building at 375 North Avenue in Burlington VT.

I was told the owner intended to repair the existing slate roof, if possible, and to estimate how much slate could be salvaged for a re-installation.

After performing my inspection, it is my opinion that the roof is beyond repair and that there is not enough good slate to consider re-installing the existing slate.

I recommend replacement of this roof with a material of similar quality to achieve a lasting solution.

Regards,

Tim Heaghney - President

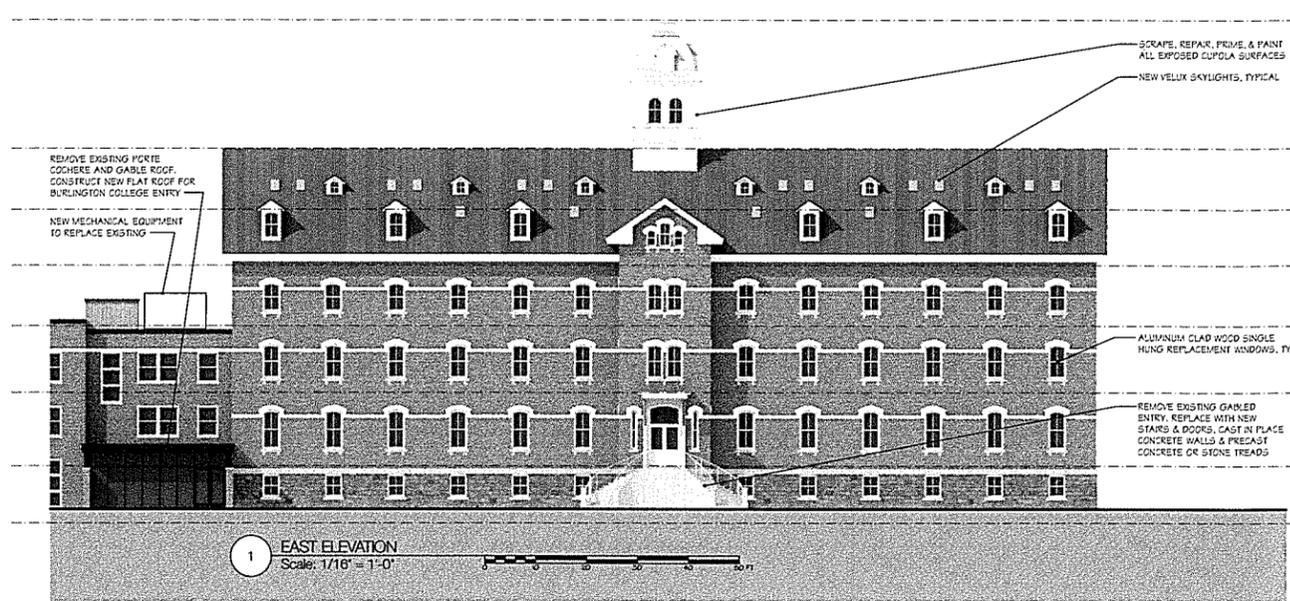
A handwritten signature in black ink, appearing to read 'Tim Heaghney', with a large, stylized flourish at the end.

Design Review Board
Slate roofing material policy
May 16, 1995

Slate roofs shall be maintained, not replaced by substitute roofing materials, unless there exist numerous compelling reasons otherwise.

If an application is brought forward to the Design Review Board, the following items should be included.

1. Submit photographs of the building including all elevations with visible portions of the roof.
2. Describe the reason why you feel the slate roof should be removed.
3. If applicable, include a statement by an experienced architect, contractor or engineer as to the condition of the roof structure.
4. Describe the roofing materials on adjacent buildings.



EST. TOP OF CUPOLA
86'-7 1/2"

MAIN ROOF PEAK
73'-5"

FF ATTIC LOFT
61'-5 3/4"

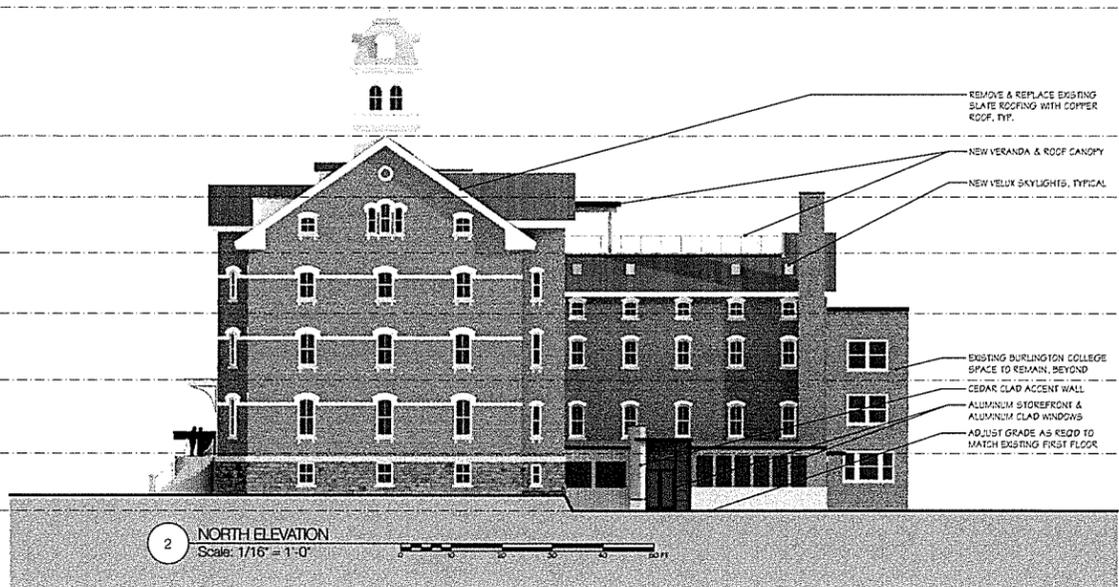
FF ATTIC FLOOR
50'-6"

FF FOURTH FLOOR
38'-7 1/4"

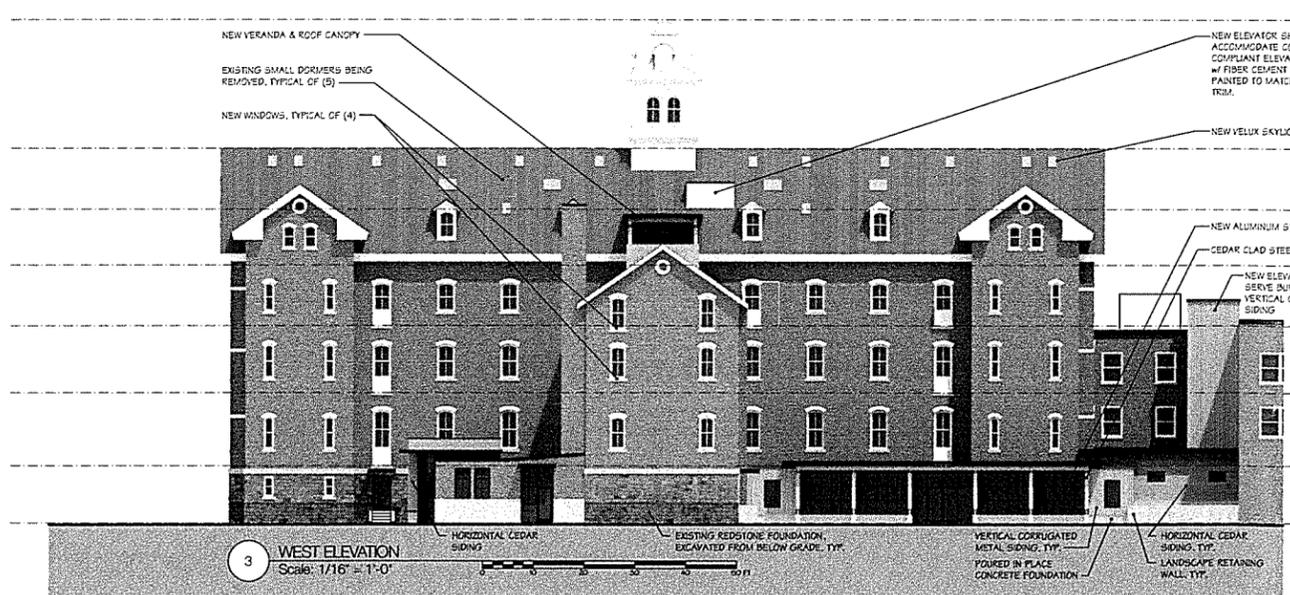
FF THIRD FLOOR
25'-6 1/4"

FF SECOND FLOOR
11'-2 1/2"

FF FIRST FLOOR
0"



2 NORTH ELEVATION
Scale: 1/16" = 1'-0"



EST. TOP OF CUPOLA
86'-7 1/2"

MAIN ROOF PEAK
73'-5"

FF ATTIC LOFT
61'-5 3/4"

FF ATTIC FLOOR
50'-6"

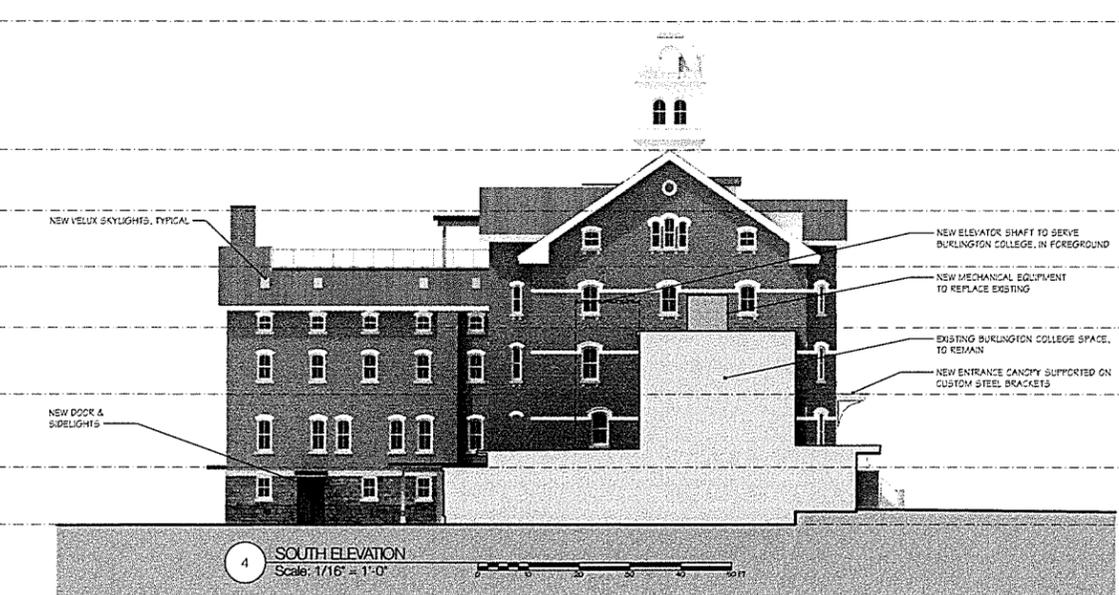
FF FOURTH FLOOR
38'-7 1/4"

FF THIRD FLOOR
25'-6 1/4"

FF SECOND FLOOR
11'-2 1/2"

FF FIRST FLOOR
0"

3 WEST ELEVATION
Scale: 1/16" = 1'-0"



4 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

RECEIVED
NOV 17 2015

351 NORTH AVE
BURLINGTON, VERMONT

DEPARTMENT OF
PLANNING & ZONING

PERMIT SET

Duncan
Wisniewski
ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T. 802.864.6693

DATE: 11.13.15

A2.1

COPYRIGHT © 2015 ALL RIGHTS RESERVED
DUNCAN - WISNIEWSKI ARCHITECTURE
A Professional Corporation



RECEIVED

NOV 17 2015

DEPARTMENT OF
PLANNING & ZONING

LINCOLN BR



RECEIVED
NOV 17 2015

DEPARTMENT OF
PLANNING & ZONING



RECEIVED
NOV 17 2015

DEPARTMENT OF
PLANNING & ZONING



RECEIVED
NOV 17 2015
DEPARTMENT OF
PLANNING



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 351 North Avenue
 COMMON NAME:
 FUNCTIONAL TYPE:
 OWNER:
 ADDRESS:
 ACCESSIBILITY TO PUBLIC:
 Yes No Restricted
 LEVEL OF SIGNIFICANCE:
 Local State National

SURVEY NUMBER:
 NEGATIVE FILE NUMBER:
 78-A-285
 UTM REFERENCES:
 Zone/Easting/Northing
 U.S.G.S. QUAD. MAP:
 PRESENT FORMAL NAME:
 St. Joseph's Orphanage
 ORIGINAL FORMAL NAME:
 St. Josephs Orphanage Asylum
 PRESENT USE: orphanage
 ORIGINAL USE: orphanage
 ARCHITECT/ENGINEER:
 BUILDER/CONTRACTOR:
 James Ross (of Rutland)
 PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor
 STYLE: Italianate
 DATE BUILT: 1884

GENERAL DESCRIPTION:
 Structural System
 1. Foundation: Stone Brick Concrete Concrete Block
 2. Wall Structure
 a. Wood Frame: Post & Beam Balloon
 b. Load Bearing Masonry: Brick Stone Concrete
 Concrete Block
 c. Iron d. Steel e. Other:
 3. Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: common Other:
 4. Roof Structure
 a. Truss: Wood Iron Steel Concrete
 b. Other:
 5. Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
 6. Engineering Structure:
 7. Other:
 Appendages: Porches Towers Cupolas Dormers Chimneys
 Sheds Ells Wings Bay Window Other:
 Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:
 Number of Stories: 4 1/2
 Number of Bays: 13 x 3 Entrance Location: center
 Approximate Dimensions:

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Gable sided orientation with large rear ell. Center pavilion on facade. 3 story modern wing on south elevation. Entry has addition. Brick banding at window lead height. Stone water table. Random course ashlar stone base.

Fenestration - Round headed windows. 2/2 & 1/1 sash. Stone sills with feet. Entrance - Altered.

Enrichments - Modillions on dormers and mansard roofed cupola. Decorative wood paneling on dormers. Tin plated roof on cupola.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

The "Sisters of Charity" ran an orphanage for many years in the old inn which stood on the present site of the DeGosbriand unit of the MCHV. By the 1870's the tremendous growth in Burlington's Catholic population necessitated larger facilities. Guy Willard layed the stone foundation in 1879, and Cummings and son did the masonry with bricks made by Francis LeClair in Winooski. James Ross of Rutland was the general contractor. The building was completed in 1884. Although still used as an orphanage, much of the building now houses the Bishop's residence and offices.

REFERENCES:

1890, Sanborn maps; BFP, 2/23/84.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
 Scattered Buildings
 Moderately Built Up
 Densely Built Up
 Residential Commercial
 Agricultural Industrial
 Roadside Strip Development
 Other:

RECORDED BY:
C. Richard Morsbach

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:
12/3/78