

Background:

- **ZP13-0737SN**; new parallel, metal signage for the YMCA. February 2013.
- **Zoning Permit 12-0684SN**; two new parallel signs for annual Giving campaign on College Street and South Union Street elevations. January 2012.
- **Zoning Permit 12-0129AW**; changing graphics on existing awning for the Y. August 2011.
- **Zoning Permit 11-0149SN**; install two parallel signs for Catamount Physical Therapy. One on College St. elevation and one on South Union Street elevation. August 2010.
- **NA12-0239NA**; Non-Applicability of Zoning Permit Requirements; temporary artwork. August 2011.
- **Zoning Permit 08-130CA**; installation of three wood windows at 2nd level into infilled brick openings. August 2007.
- **Zoning Permit 00-071**; Amend previously approved zp99-272 to allow relocation of the cogeneration system exhaust pipe to the west side of the existing YMCA as described in the application letter. Pipe will not project above roof line of structure. August 1999.
- **Zoning Permit 99-272**; installation of natural gas fired cogeneration roof top equipment for the existing YMCA. Proposal includes an underground tank, misc. piping and the installation of a door. December 1998.
- **Zoning Permit 98-075**; reopen existing window openings on the south and west elevations of the existing YMCA. New windows to match existing. August 1997.
- **Zoning Permit 91-352 / COA091-071**; installation of shed style awning over entry on College Street with repairs to stairs included. Handicapped access ramp constructed in existing doorway on South Union Street for YMCA. May 1991.
- **Zoning Permit 91-194**; wood sign. December 1990.
- **Zoning Permit 92-154**; construction of a storage shed in brick, to match the existing YWCA building for the storage of chemicals for the swimming pool. October 1991.
- **Zoning Permit 83-60**; construct a 100' x 40'? (Numbers obscured) addition to the existing building to accommodate a new swimming pool. July 1983.

Overview:

The YMCA on the corner of South Union Street and College Street was designed by Frank Lyman Austin and constructed in 1934 to replace the organization's first building on Church Street, which burned in 1928. It is listed on the National Register of Historic Places within the Main Street – College Street Historic District. See attached narrative from the Federal Register. The recent approval of a new YMCA a block east on College Street and the sale of this building has made it available for redevelopment. The new owners propose a hotel with a rooftop restaurant/bar.

Project review is subject to the Historic Building standards of Section 5.4.8, and the Plan BTW Downtown Code regulations of Article 14.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

266 College Street is listed on the National Register of Historic Places within the Main Street College Street Historic District.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The property was constructed as a building for the Young Men's Christian Association (YMCA.) Additions included those for a pool (northerly most addition, 1983) and storage (1991.) The north pool addition is non-contributing.

The YMCA began as a welfare movement in London, but has branches all over the world. It is typically associated with use as a *hostel* for young men, which may include recreational facilities.

Although the new use is not longer proposed to be centered on fitness/recreational activities, the short term residential occupancy associated with the original YMCA is similar to the residency of a hotel. In that manner, the use is not so dissimilar.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Most of the original massing of the building is proposed to be retained and rehabilitated for the new use. The *northerly* most pool addition is proposed to be demolished to accommodate new construction. The National Register nomination identifies the central addition on the north

opportunities for

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

This has not been provided.

and,

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

Rehabilitation of the central pool building is not proposed. Feasibility has not been addressed.

- 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;*

The subject of this Sketch Plan Review is redevelopment of the site, with a partial demolition of the former YMCA. The applicant team will need to fill in additional information to respond to these criteria.

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.*

These have been included as part of this Sketch Plan Review.

2. Standards for Review of Demolition. (All of these will be required upon final application for redevelopment.)

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; 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; 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.*

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

*permit above, may be granted by the Development Review Board **after review and recommendation by the Design Advisory Board** and a Public Hearing. Decisions by the DRB regarding any Alternative compliance granted shall be made in writing and upon affirmative findings that:*

A. The relief sought is necessary in order to accommodate unique site and/or Building circumstances or opportunities;

The project is requesting relief from the 65' maximum height; instead proposing 67.5' above the average grade. The difference (2.5') is less than the 20% maximum relief allowance, measuring- a 3.8% deviation. The applicant has offered that the significant changing grade of the site, situated well into Burlington's ravine, to present a unique challenge. Coupled with the topography, the existing building has 20 different vertical levels, which the plan seeks to remediate in the expansions.

B. The relief if granted is the minimum necessary to achieve the desired result;

In trying to reconcile floors that do not align, the ravine, and the opportunity of below grade parking, the applicant feels the request for relief would be well exercised in this plan.

C. The property will otherwise be developed consistent with the purpose of this ordinance, the intent of the Form District, the intent and purpose of the section that the relief is being sought, and all other applicable standards;

The application seeks compliance in all other matters of Plan BTW Downtown Code. Confirmation of compliance will be sought in the FBC Checklists, to be provided by the applicant.

D. The relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties;

There are no known adverse impacts introduced to neighboring properties or future development of adjacent properties.

and

E. The relief, if granted will yield a result equal to or better than strict compliance with the standard being relieved.

This site is among the most challenging in the city. The intent of Plan BTW Downtown Code is to utilize physical form as the organizing principle in shaping new development. Burlington's unique characteristics, including significantly changing grades, sometimes tests parameters of dimensional standards, like average building height. Consideration of relief in this area, as allowed by this section, will acknowledge the challenges of context while respecting the goals of the Plan.

