

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

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*Matthew Bushey
Ron Wanamaker
Sean McKenzie
Steven Offenhardt
Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.*

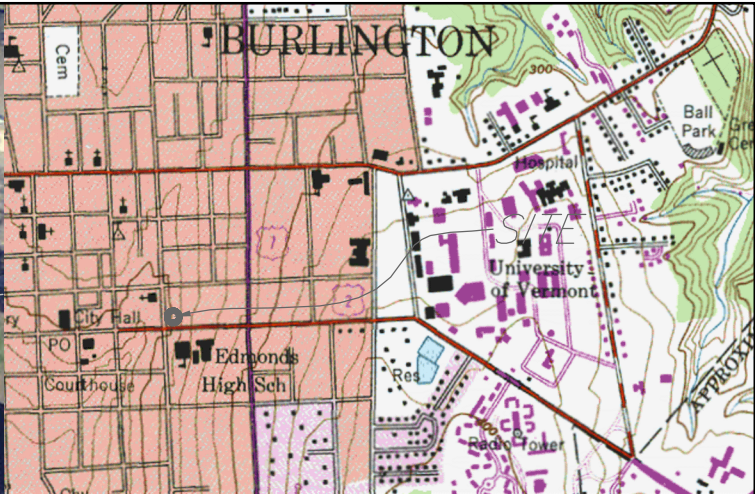


**DESIGN ADVISORY BOARD
Tuesday March 22, 2016 at 3:00 PM
Conference Room 12, City Hall, Burlington, VT
Agenda**

Session I – 3:00-3:30pm

**Historic Preservation Review Committee (HPRC) Review on behalf of the Certified
Local Government Program**

- 1. 266 Main Street (RH. Ward 8E); Fairpoint Communications building.** Verizon Wireless' proposed telecommunications installation. Request for review of installation options.



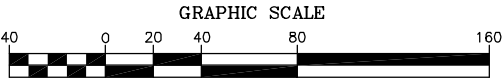
LOCATION MAP
NOT TO SCALE

- NOTES:**
1. PROPERTY OWNER: FAIRPOINT COMMUNICATIONS
117 MAIN STREET
WINTHROP, ME 04364
 2. SITE 911 ADDRESS: 266 MAIN STREET
BURLINGTON, VT 05401
 3. APPLICANT: NYNEX MOBILE LIMITED PARTNERSHIP 1 AND
CELLCO PARTNERSHIP
EACH D/B/A VERIZON WIRELESS
C/O BRIAN SULLIVAN, ESQ., MURPHY SULLIVAN KRONK
P.O. BOX 4485, 275 COLLEGE STREET
BURLINGTON, VT 05401
 4. ENGINEER: DUBOIS & KING, INC.
6 GREEN TREE DRIVE
SOUTH BURLINGTON, VT 05403 802-878-7661
 5. PARCEL ID #: 049-3-103-000
 6. ADD PROPOSED USE: VERIZON WIRELESS: UNATTENDED TELECOMMUNICATIONS
FACILITY. (1-2) VISITS PER MONTH BY TECHNICIAN. NO WATER OR SEWER
SERVICES REQUIRED.
 7. PROPERTY BOUNDARIES SHOWN ARE APPROXIMATE AS PROVIDED BY CITY OF
BURLINGTON TAX MAPS. DUBOIS & KING, INC. DID NOT PERFORM A BOUNDARY
SURVEY.
 8. TOPOGRAPHIC SURVEY PERFORMED BY DUBOIS & KING, INC. ON
DECEMBER 4, 2015.
 9. ELEVATIONS FROM GPS OBSERVATION

LEGEND

- | | |
|----------|---|
| --- | APPROXIMATE PROPERTY LINE |
| - - - | EXISTING 20' CONTOUR LINE |
| — OHET — | EXISTING OVERHEAD ELECTRICAL & TELEPHONE LINE |
| — T — | PROPOSED TELEPHONE SERVICE LINE |
| — E — | PROPOSED ELECTRICAL SERVICE LINE |
| — GAS — | PROPOSED NATURAL GAS SERVICE LINE |
| — F — | PROPOSED FIBER COMMUNICATIONS LINE |
| ⊙ | EXISTING OVERHEAD UTILITY POLE |
| △ | SURVEY CONTROL POINT |

- | | |
|------------------------------|--------|
| POSTED SPEED LIMIT: | 25 MPH |
| AREA OF CLEARING: | 0 S.F. |
| AREA OF DISTURBANCE: | 0 S.F. |
| AREA OF EXISTING IMPERVIOUS: | 0 S.F. |
| AREA OF PROPOSED IMPERVIOUS: | 0 S.F. |



(IN FEET)
1 inch = 40 ft. AT 22X34
SCALE SIZE AT 11X17

DUBOIS & KING

ENGINEERING • PLANNING
MANAGEMENT • DEVELOPMENT
6 GREEN TREE DRIVE
SOUTH BURLINGTON, VT 05401
TEL: (802) 878-7661
FAX: (802) 878-7662
www.dubois-king.com
BEDFORD, NH
LACONIA, NH
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**NOT FOR CONSTRUCTION
PRELIMINARY PLANS**

verizon

PROJECT ID: 2014-01
PROJECT TYPE: COMMERCIAL
LOCATION CODE: 05401

**BURLINGTON
CRANFORD**

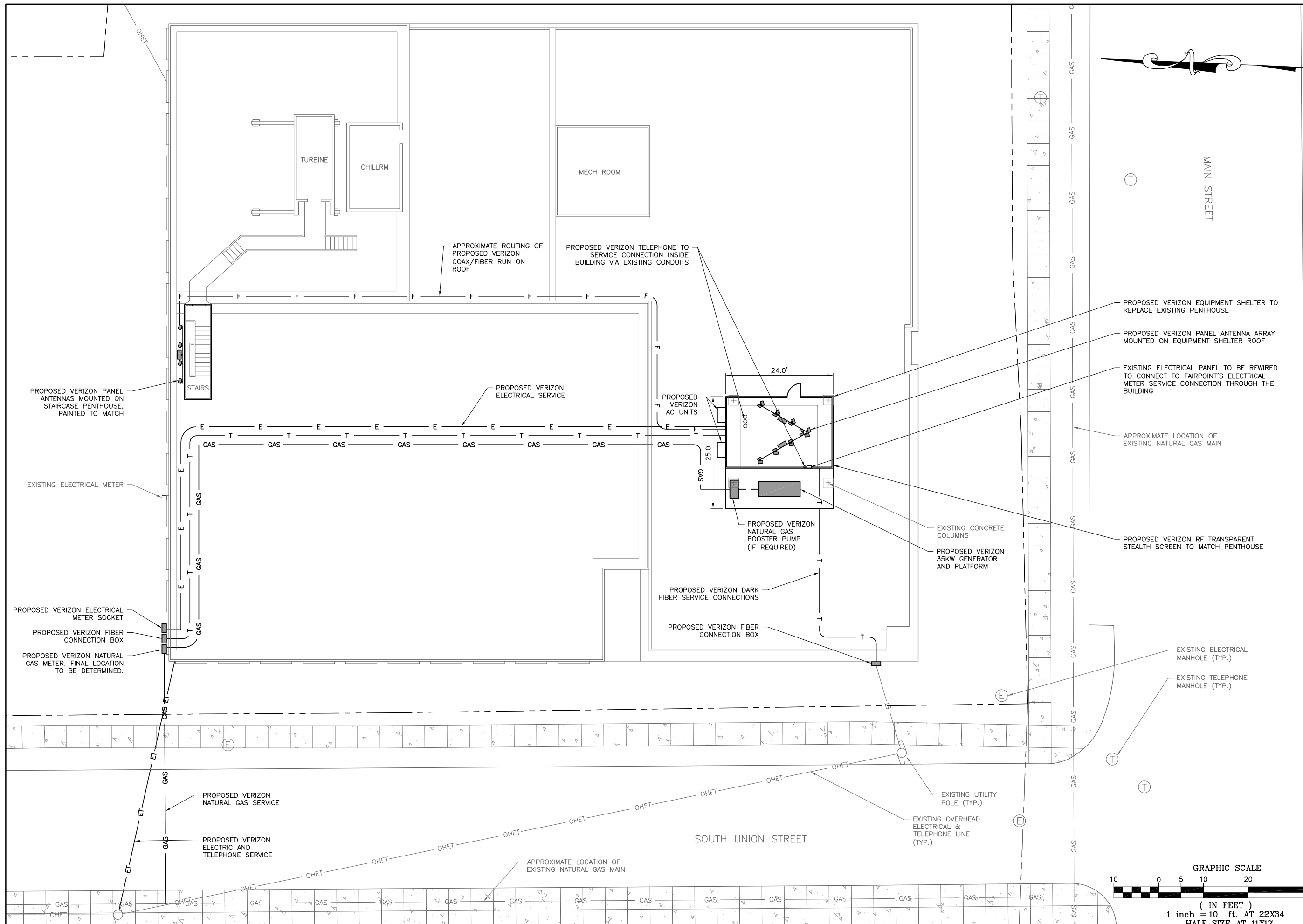
266 MAIN STREET
BURLINGTON, VT 05401
SHEET TIT

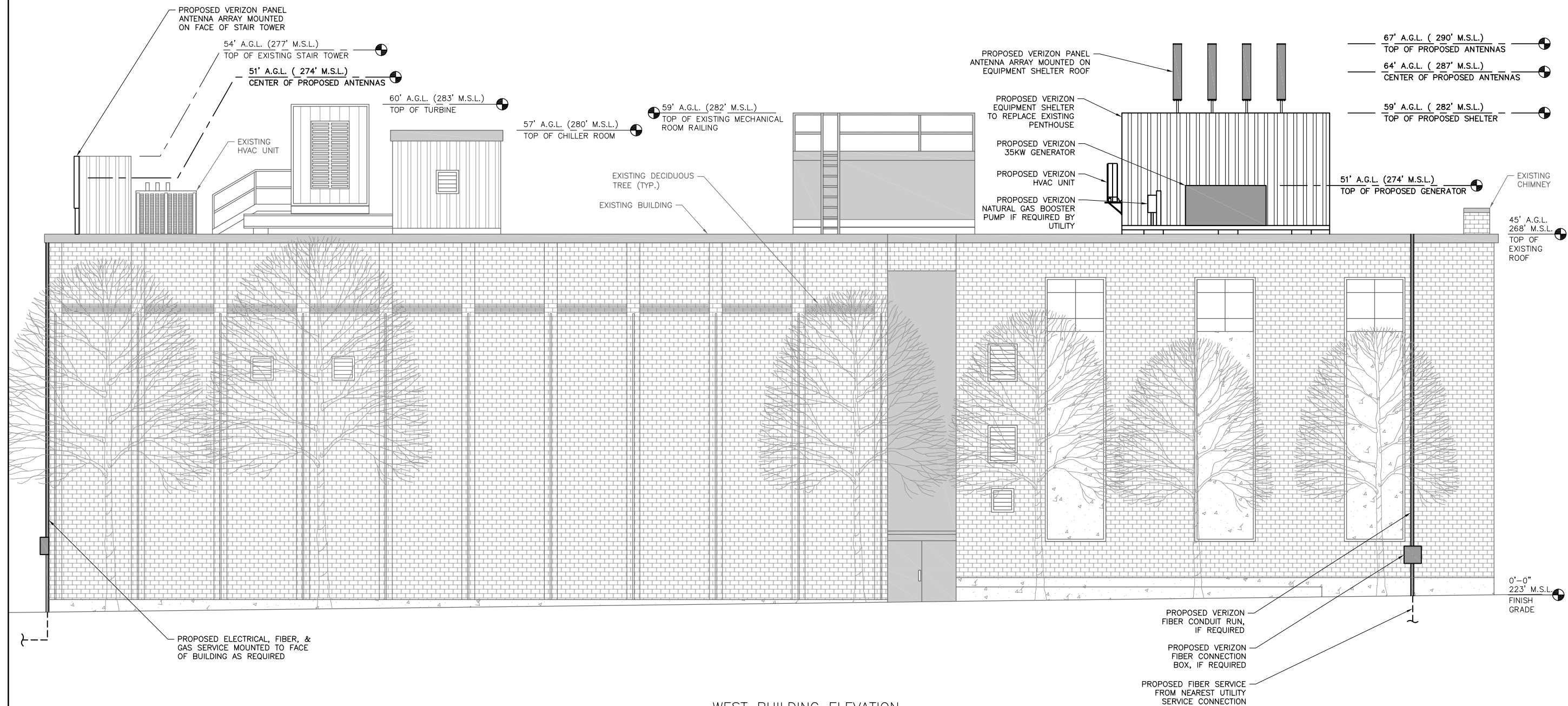
OVERALL
SITE PLAN

PERMIT PL

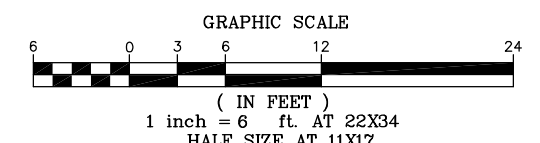
DRAWN BY	DATE
JWP	SE
CHECKED BY	D&K
LJH	4
PROJ. ENG.	D&K
LJH	
SHEET NUMBER	

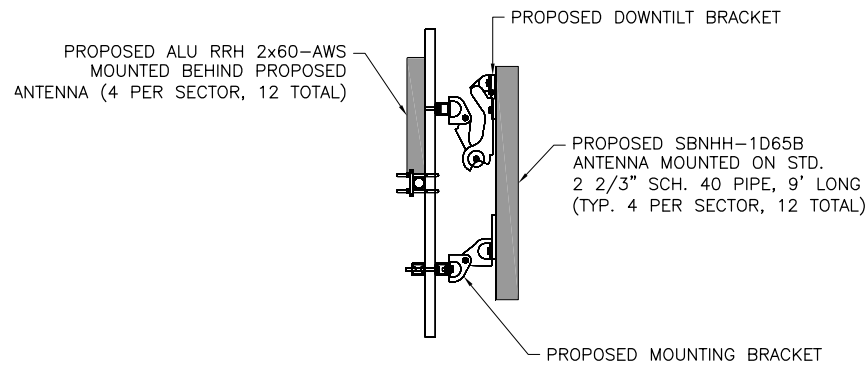
C-



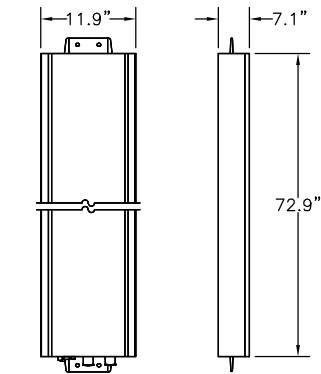


WEST BUILDING ELEVATION





PROPOSED ANTENNA DETAILS
NO TO SCALE



FRONT ELEVATION SIDE VIEW
SBNHH-1D65B

PANEL ANTENNA DETAILS
NOT TO SCALE

ANTENNA FACIAL SURFACE AREA

SBNHH-1D65B:
72.9" X 11.9" = 6.01 SQ. FT. X 12 ANTENNAS = 72.12 SQ. FT.

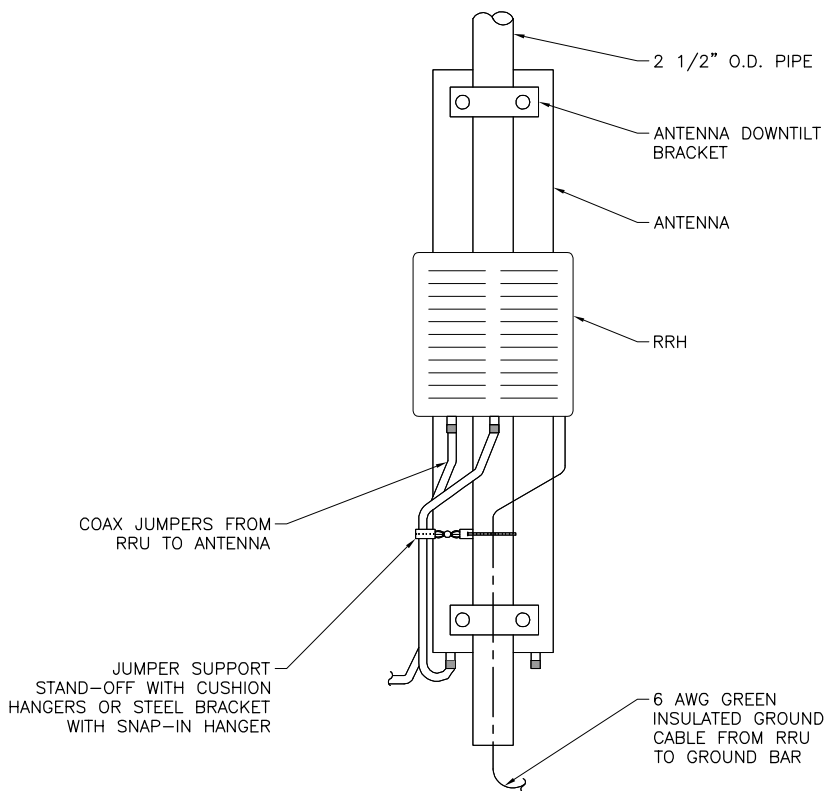
ALU RRH 2X60 AWS (BEHIND SBNHH-1D65B):
36.27" X 10.53" = 2.65 SQ. FT. X 8 RRH UNITS

ALU RRH 2X60 AWS (ON FACE OF STAIR TOWER):
36.27" X 10.53" = 2.65 SQ. FT. X 4 RRH UNITS = 10.60 SQ. FT.

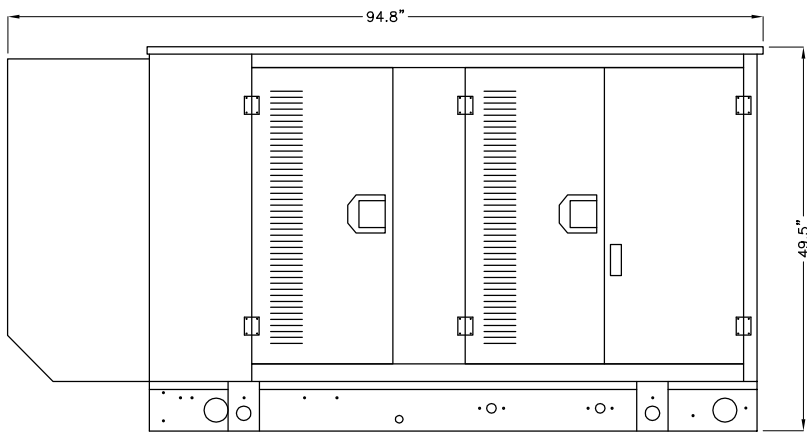
DB-T1-6Z-8AB-OZ (SECTOR DISTRIBUTION BOXES):
24" X 24" = 4 SQ. FT. X 3 SDB = 12 SQ. FT.

DB-E1-3B-8AB-OZ (MAIN DISTRIBUTION BOX):
24" X 24" = 4 SQ. FT. X 1 MDB = 4 SQ. FT.

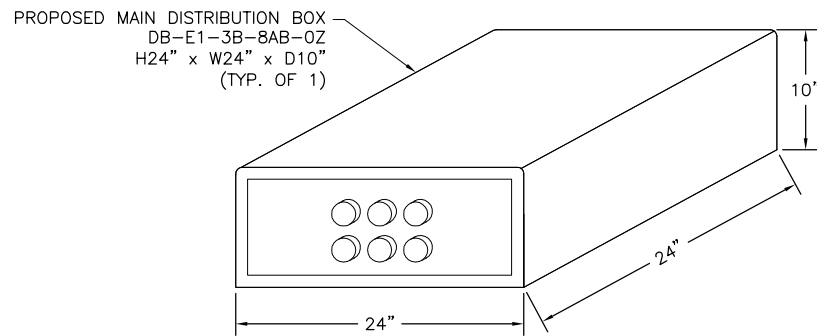
TOTAL SURFACE AREA: (72.12 + 10.60 + 12 + 4) = 98.72 SQ. FT



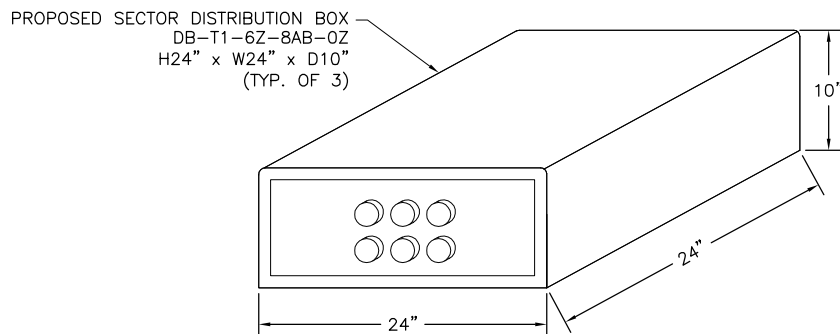
RRH PANEL DETAIL
NOT TO SCALE



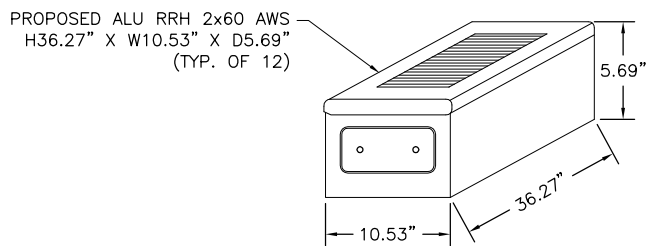
35KW STANDARD ENCLOSURE GENERATOR DETAIL
NOT TO SCALE



MAIN DISTRIBUTION BOX DETAIL
NOT TO SCALE



SECTOR DISTRIBUTION BOX DETAIL
NOT TO SCALE



RRH 2X60 700 U DETAIL
NOT TO SCALE



Photograph Information

Viewer Location: Main Street, Burlington, VT

Orientation: facing West-Northwest

Distance to Site: 0.15 miles

Date & Time: 1/13/16, 9:55am

Focal Length (35mm equivalent): 52mm

Burlington Main St

Existing VP-1





Photograph Information

Viewer Location: Main Street, Burlington, VT

Orientation: facing West-Northwest

Distance to Site: 0.15 miles

Date & Time: 1/13/16, 9:55am

Focal Length (35mm equivalent): 52mm

Burlington Main St

Proposed VP-1

Equipment Shelter with Bare Antennas





Photograph Information

Viewer Location: Main Street, Burlington, VT

Orientation: facing West-Northwest

Distance to Site: 0.15 miles

Date & Time: 1/13/16, 9:55am

Focal Length (35mm equivalent): 52mm

Burlington Main St

Proposed VP-1

Equipment Shelter with 6' White Stealth Screen





Photograph Information

Viewer Location: Main Street, Burlington, VT

Orientation: facing West-Northwest

Distance to Site: 0.08 miles

Date & Time: 1/13/16, 10:00am

Focal Length (35mm equivalent): 52mm

Burlington Main St

Existing VP-2





Photograph Information

Viewer Location: Main Street, Burlington, VT

Orientation: facing West-Northwest

Distance to Site: 0.08 miles

Date & Time: 1/13/16, 10:00am

Focal Length (35mm equivalent): 52mm

Burlington Main St

Proposed VP-2

Equipment Shelter with Bare Antennas





Photograph Information

Viewer Location: Main Street, Burlington, VT

Orientation: facing West-Northwest

Distance to Site: 0.08 miles

Date & Time: 1/13/16, 10:00am

Focal Length (35mm equivalent): 52mm

Burlington Main St

Proposed VP-2

Equipment Shelter with 6' White Stealth Screen





Photograph Information

Viewer Location: South Union St, Burlington, VT

Orientation: facing North-Northeast

Distance to Site: 0.08 miles

Date & Time: 1/13/16, 10:02am

Focal Length (35mm equivalent): 52mm

Burlington Main St

Existing VP-3





Photograph Information

Viewer Location: South Union St, Burlington, VT

Orientation: facing North-Northeast

Distance to Site: 0.08 miles

Date & Time: 1/13/16, 10:02am

Focal Length (35mm equivalent): 52mm

Burlington Main St

Proposed VP-3

Equipment Shelter with Bare Antennas





Photograph Information

Viewer Location: South Union St, Burlington, VT

Orientation: facing North-Northeast

Distance to Site: 0.08 miles

Date & Time: 1/13/16, 10:02am

Focal Length (35mm equivalent): 52mm

Burlington Main St

Proposed VP-3

Equipment Shelter with 6' White Stealth Screen





Photograph Information

Viewer Location: Main St, Burlington, VT

Orientation: facing East-Northeast

Distance to Site: 0.07 miles

Date & Time: 1/11/16, 4:00pm

Focal Length (35mm equivalent): 52mm

Burlington Main St

Existing VP-4





Photograph Information

Viewer Location: Main St, Burlington, VT

Orientation: facing East-Northeast

Distance to Site: 0.07 miles

Date & Time: 1/11/16, 4:00pm

Focal Length (35mm equivalent): 52mm

Burlington Main St

Proposed VP-4

Equipment Shelter with Bare Antennas





Photograph Information

Viewer Location: Main St, Burlington, VT

Orientation: facing East-Northeast

Distance to Site: 0.07 miles

Date & Time: 1/11/16, 4:00pm

Focal Length (35mm equivalent): 52mm

Burlington Main St

Proposed VP-4

Equipment Shelter with 6' White Stealth Screen





Photograph Information

Viewer Location: S Union St & College St, Burlington, VT

Orientation: facing South-Southeast

Distance to Site: 0.08 miles

Date & Time: 1/11/16, 4:05pm

Focal Length (35mm equivalent): 52mm

Burlington Main St

Existing VP-5





Photograph Information

Viewer Location: S Union St & College St, Burlington, VT

Orientation: facing South-Southeast

Distance to Site: 0.08 miles

Date & Time: 1/11/16, 4:05pm

Focal Length (35mm equivalent): 52mm

Burlington Main St

Proposed VP-5

Bare Antennas



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

David White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Historic Preservation Review Committee
From: Mary O'Neil, AICP, Principal Planner and CLG Coordinator
RE: 266 Main Street, Fairpoint Communications building
Date: March 22, 2016

Verizon Wireless is soliciting comment for proposed telecommunications equipment installation at 266 Main Street. The structure was considered "non-contributing due to age" when the Main Street College Street National Register district was listed; however since that time the building has passed the 50 year threshold and been included with the *Survey of Modern Architecture in Burlington Vermont*.

See attached survey documentation from 2010.

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: Part of: ☐ District _____ ☐ Complex _____ Contributing ☐ Non-Contributing ☐	
COUNTY: Chittenden		Listed on: State Register of Historic Places National Register of Historic Places	
TOWN: Burlington VILLAGE:		CRITERIA: A ☐ B ☐ C ☒ D ☐	
LOCATION: 266 Main Street		NEGATIVE FILE NUMBER:	
PROPERTY TYPE: Office		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 443611.14962 N 219829.55 E911 E N	
OWNER: Telephone Operating Company of Vermont ADDRESS: PO Box 1509 Bangor		PRESENT FORMAL NAME: Fairpoint Communica	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐		COMMON NAME: Fairpoint Communications	
HISTORIC CONTEXT: Commercial Development (urban); Other Industries;		ORIGINAL FORMAL NAME: New England A,T &T	
SIGNIFICANCE: Architectural ☒ Historic ☐ Archeological ☐ Engineering ☐		PRESENT USE: Office	
LEVEL OF SIGNIFICANCE: Local ☒ State ☒ National ☐		ORIGINAL USE: Office	
PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☒ Fair ☐ Poor ☐		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		STYLE: Not Assessed/Dont Know;	
		PLAN:	
		DATE BUILT: ca.1950	
GENERAL DESCRIPTION:			
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 ☐ Bonding Pattern: c. Iron ☐ Steel ☐ e. Other:			
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphal Siding ☐ Brick Veneer ☒ Stone Veneer ☐ Bonding Pattern: 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:			
8. Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☐ Shed ☐ Ells ☐ Wings ☐ Bay Window ☐ Other:			
9. Roof Styles: Gable ☐ Hip ☐ Shed ☐ Flat ☒ Mansard ☐ Gambrel ☐ Jerkinhea Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:			
Number of Stories: 2		Entrance Location: center	
Number of Bays: Irregular		Approximate Dimensions:	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

Additional Description:

The Fairpoint Communications building is a rectangular square block with brick veneer. There are rectangle windows accentuated by vertical concrete panels that run the entire height of the building. There is a large expanse of windows on the southeast facade.

RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

The Fairpoint Communications building is a good example of an International Style commercial building in Vermont. It is a representative example of a modern commercial building designed by the noted Vermont architecture firm Freeman French & Freeman.

REFERENCES:

City of Burlington Assessor's Records. City Hall, Burlington, Vermont; City of Burlington Land Records. City Hall, Burlington, Vermont; City of Burlington Planning and Zoning Records. City Hall, Burlington, Vermont.

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:

Open ☐

Woodland ☐

Scattered Buildings ☐

Moderately Built ☐

Densely Built Up ☐

Residential ☒

Commercial ☒

Agricultural ☐

Industrial ☐

Roadside Strip Development ☐

Designed Landscape Features ☐

Other:

RECORDED BY:

Brian Knight

ORGANIZATION:

BKR

DATE RECORDED:

08/05/2010

LAST UPDATED:

06/24/2011



VERMONT DIV. FOR HISTORIC PRESERVATION

Photograph

Property Name: 266_Main_Fairpoint Survey #: Direction of View: NE

Filename: 266_Main_Fairpoint.jpg Photographer: Brian Knight

Burlington Historic Preservation Review Committee
Certified Local Government Program
Department of Planning and Zoning
149 Church Street
Burlington, Vermont 05401

Matt Bushey
Ronald Wanamaker
Steven Offenhartz
Sean McKenzie, alternate



Minutes
Historic Preservation Review Committee
Tuesday, March 22, 2016
Conference Room 12, 3:00 PM

1. Courtesy review of 266 Main Street, Fairpoint Communications building

Verizon Wireless is soliciting comment for proposed telecommunications equipment installation at 266 Main Street. The structure was considered “non-contributing due to age” when the Main Street College Street National Register district was listed; however since that time the building has passed the 50 year threshold and been included with the *Survey of Modern Architecture in Burlington Vermont*.

Board members present: Sean McKenzie (alternate), Jeremy Gate (alternate) and Ron Wanamaker.
Board members absent: Matt Bushey and Steven Offenhartz
Staff present: Mary O’Neil

Present on behalf of Verizon wireless:
Brian Sullivan Esq.
Britta Tonn
Andrew Davis, engineer
Another representative from Verizon.

After discussion, the HPRC representatives expressed a preference to antennae without stealth to other plans. It was confirmed that this building is unique in that its original use was for communication equipment (Bell Telephone hub); now to be repurposed for telecommunications equipment. Significant rooftop equipment was present in the past. Large microwaves removed c. 1990. The antennas are clearly consistent with the original purpose of the building.

No action taken, as this is a courtesy review at the request of Verizon representatives.