

# DESIGN REVIEW BOARD

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OFFICES OF PLANNING COMMISSION  
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## **DORSET DESIGN REVIEW BOARD** **January 4, 2016**

Members present: K. Wallace, (Chairman), P. Palmer, J. Clubb and L. Bowden.

Also present: Ramsay Gourd, architect for the applicant, Tyler Yandow, Zoning Administrator

Minutes: R. Nawrath

Meeting started at 5:00 PM

### **Renovation: Mark and Natalie Daniels**

#### **86 Church Street**

R. Gourd, architect, gave an overview of the project.

- Renovations to the Daniels home at 86 Church Street were approved on February 18, 2015 by the Design Review Board and affirmed by the Planning Commission on March 4.
- Once into the construction, the architect found substantial deficiencies in the building's structure.
- The appended additions to the primary residence are grossly under-structured and the building's frame has been compromised through a series of alterations.
- The foundation under the newer portion of the building is insufficient to meet the requirements of the International Building Code – it is built of rubble and extends only 12-24" below grade.
- The zoning administrator and members of the DRB made site visits to evaluate the applicant's description of the building's deficiencies. They also requested an opinion by the applicant's structural engineer (Greg Sellers) and reached out to Mike Connors, an expert in moving and lifting houses.
- All agreed the current foundation could not support the proposed renovation and that the construction materials and style were not sufficient to be renovated as planned.
- The applicant proposes to dismantle the rear portion of the building and to reconstruct it as per the approved plans of February 2015. They plan to save any material that they can and repurpose materials such as siding, slate, marble, and beams.

The conclusion of the DRB is as follows:

- The applicant is requesting an amendment to the permit to allow additional removal of part of the old building. Those same parts will be re-built as approved in February.
- The building is being dismantled and rebuilt to current construction standards and the energy code.

J. Clubb moved to amend the existing permit to allow the applicant to remove portions of the building that are structurally deficient and to reconstruct them per the original approved plan, which meets design criteria.

P. Palmer 2<sup>nd</sup> the motion. Carried unanimously.

The meeting adjourned at 5:20 PM

Respectfully Submitted,

Kit Wallace, Chairman

cc: T. Yandow, and the Design Review Board Members, R. Gourd