

CITY OF BURLINGTON
Board of Finance
Request Summary

Department: Planning & Zoning
Request Date: January 6, 2014
Action Required By: February 1, 2014

Authorized By: _____

<u>Type of Request:</u> (check all that apply)	Budget Revision	Contract/Lease Purchase	Position Action	Other (Define Below)
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X

NOTE: Attach required form(s) and associated backup for each block checked.

Summary Explanation: *(Explain what you want first, then tell us why)*

The Dept. of Planning & Zoning is seeking authorization for Mayor Weinberger to execute a contract with the Vermont Division for Historic Preservation for the use of a Certified Local Government (CLG) Program grant to capture remainder 2013 CLG grant funds with a distinct community need.

The first project is intended to position the City of Burlington as a "pass-through" entity on behalf of the College Street Congregational Church in Burlington to assist **in architectural planning and engineering requirements** demanded by the recent fire and **loss of their iconic steeple**. The fire, which has been determined to be arson, occurred October 23, 2013. Although the Burlington Fire Department and neighboring mutual aid departments quickly knocked down the blaze, the steeple was extensively damaged and required to be removed for public safety. The congregation is now working on plans and process to reconstruct the 1863-66 component (clock added 1878.) The College Street Congregational Church is on the National Register of Historic Places, within the Main Street / College Street National Register District.

The NPS Historic Preservation Fund (HPF) Grants manual states the following re: aid to Religious Institutions. The HPF funds the CLG program:

Chapter 5, Section B.23: Religious Institutions

Direct financial assistance for construction work on a church-owned property is not allowable, nor are acquisition costs. For eligible grant-assisted activities such as National Register nominations or architectural advice to religious institutions, see Chapter 6, Section E.3.

Chapter 6, Section E.3: Unallowable Grant Assistance to Churches and Church-Owned Property

Because of the Justice Department's policy concerning the Constitutional issue of separation of Church and State, construction repair costs, or real property acquisition costs are not allowable costs or matching share for HPF grants. Predevelopment costs such as architectural plans and specifications or condition assessments are allowable." [Emphasis added]

Among expenses already incurred are engineering (to be billed on an hourly basis); architectural (GVV Architects Inc.) and Balzer Family Clock Works (conditions assessment for clock repair: \$3,000.) The invoice for architectural planning services, dated November 19, 2013 is for \$11,370. Additional monies will be billed at the next invoice date in January, 2014. Billing for engineering has not available for attachment at this writing, but by email was submitted as in excess of \$20,000 as of the date of grant request. The Vermont Advisory Council for Historic Preservation has agreed to fund **\$12,343** in CLG grant money to be used for these engineering and planning purposes only. It

is the specific intention to act as a third-party pass through to the Church who would ultimately be responsible for meeting the funding match. With such tremendous loss to such a revered and monumental building, Burlington's CLG participation and partnership in community wide efforts will return the historic icon to our skyline.

For the second project, Burlington seeks to capture remainder 2013 CLG grant funds for an associated **daylong seminar for cultural property managers on fire risk management and protection strategies**.

The recent loss of the College Street Congregational Church Steeple awakened a need to provide training, and tools for those responsible for the maintenance, care, and sustainability of our most sensitive and revered cultural resources. In partnership with two of the most respected fire engineers, Burlington's CLG hopes to provide training (and appropriate certification maintenance credits, including AIA, HSW, CM, and VHAB) on fire risk management and protection strategies. It is hoped that introducing multi-phase aspects of appropriate protection will not only educate, but demonstrate that small steps at low cost can begin a protection management strategy that will save resources, buildings, and lives.

The Vermont Advisory Council for Historic Preservation has agreed to fund **\$4,000** toward the seminar.

Proposed participants are as follows:

Mary O'Neil AICP, Senior Planner and CLG Coordinator for the City of Burlington

Grant authorship, coordinator of personnel, project management and oversight through Board of Finance

Review and City Council review/acceptance; grant management; seminar organizer, final reporting.

Judy Hayward, Historic Windsor

Assistance with event planning, securing of AIA credits as a platform provider, technical assistance in event.

Proposed presenters:

Barry Simays, Burlington Fire Marshal

Nick Artim – President at Heritage Protection Group

John M. (Jack) Watts, Ph.D – Director of the Fire Safety Institute; Editor-In-Chief, *Fire Technology*.

Below are 5 modules proposed for the seminar. Each includes learning objectives and are designed for 1 hour presentations, although it is likely that #4 may be expanded into 2 or 3 hours.

1. **Fire Prevention** - Avoiding the occurrence of fire is the most desirable approach to fire safety. This module will include conventional approaches as well as specific features for historic buildings. There will be emphasis on awareness and management.
2. **Working with Code Requirements** – An evolving new generation of fire safety codes and standards allows more flexibility and specifically address historic buildings. This module will elaborate on alternatives to prescriptive requirements including equivalency, indexing, and performance-based fire safety.
3. **Fire Safe Construction** - Building code objectives for means-of-egress and containment of fire can be met without significant intrusion on the fabric or architecture of a historic building. Fire resistance of archaic materials and evaluating inherent and necessary fire safety will be part of this module.
4. **Fire Detection and Suppression** – Modern fire safety technology can address many issues in both code compliance and protecting historic buildings from damage or destruction by fire. New types of fire detection and suppression systems will be reviewed with emphasis on their capability to protect from fire while avoiding physical and aesthetic impact on significant and sensitive historic materials and features.
5. **Fire Safe Renovation** – A high proportion of fires in historic buildings occur during a renovation or preservation activity. This module will cover fire precautions needed during the construction phase of a rehabilitation or restoration project.

The target participant may include architects, building inspectors, firefighters, first responders, building inspectors, caretakers of historic or cultural properties, planners, institutions, historic house museum managers/owners, home

builders, contractors, housing conservation boards and maintenance technicians. It is anticipated that this seminar will have New England regional interest and participation.

Both CLG grant projects hope to raise awareness of Burlington's existing cultural and historic resources and foster an appreciation of the heritage of the City.

Status of City-Wide Survey

Of the city's approximately 10,600 buildings, about 4,029 have been surveyed or resources identified as having national, state, or local significance. (Burlington's CLG 2009 project, the Pine Street Historic District nomination added 40 contributing resources, including canal boats within the Barge Canal; that draft nomination is currently under revision to append seven residential properties on the north end of Pine Street to an expanded Battery/King Street Historic District. CLG 2010 grant 10-01 *Modern Architecture in Burlington Vermont* advanced another 141.) It should be noted that 927 individual resources or almost 23 % have been added since 2005.

Much of the original survey work was completed in the 1970s with the assistance of the Vermont Division for Historic Preservation as part of a statewide initiative. Subsequent surveying has been completed by the City's Department of Planning and Zoning using Certified Local Government Grant funding. For the City of Burlington to complete a comprehensive historic sites and structures survey, a targeted, multi-year effort has been underway. CLG grant activities of FY 2007 was the fifth of such an effort (The Five Sisters Neighborhood), with previous urban format Historic Sites and Structures Survey completed under CLG 00-2a, CLG 01-2, CLG 04-02, and CLG 05-02. Other CLG grant funds have targeted specific National Register projects (A Multiple Property Documentation Form for Multi-Unit Worker Housing; Church Street Historic District) and preservation education initiatives (the Design Review Guides, as example.) The City had been following a 2000 Priority Plan for survey (completed by Daly and Associates, another CLG grant project) until 2009, when attention was directed toward confirmation of eligibility and completion of the Pine Street Historic District nomination (associated with Section 106 review of the Champlain Parkway / Southern Connector project.) Associated to that review was a draft boundary line adjustment for the Lakeside Historic District, to correct the egregious exclusion of the Queen City Cotton Mill buildings from the original nomination.

Publication of *The Burlington Coloring book*, a 2012 CLG grant project, is expected imminently.

CLG grant years 2011 and 2012 have been intentionally directed toward public outreach, education, advocacy, and celebration of Burlington's cultural, historic, and architectural resources.