

Section 4.2 Adaptive Reuse of Historic Barns

(A) **Purpose.** To encourage the viability, reuse, restoration and rehabilitation of historic barns which are no longer associated with an agricultural use, by allowing for specified uses not otherwise allowed in the district in which they are located, within the current dimensions of such barns. Any changes associated with the adaptive reuse shall not significantly alter the facade of the building, and shall be in keeping with the essential character of the neighborhood.

(B) **Applicability.** All adaptive reuse, and associated restoration and/or rehabilitation, of historic barns shall be considered a conditional use subject to review by the Development Review Board under Section 5.3 and the provisions of this Section. Historic barns, for the purposes of these regulations, shall include all barns which are 50 years old, and are listed or eligible for listing on the state register of historic sites and structures [see definition under Article VII].

(C) **Allowed Uses.** The following uses may be allowed, subject to conditional use review:

- (1) Permitted and conditional uses allowed in the district in which the barn is located.
- (2) The following additional uses, if not otherwise allowed in the district:
 - (a) Artist Studio or Gallery (with no more than 5 artisans or employees on site at any time)
 - (b) Community Center
 - (c) Cottage Industry
 - (d) Cultural Facility
 - (e) Day Care Facility
 - (f) School
 - (g) Warehouse
- (3) A combination of the above listed uses.

(D) **Special Requirements.** All adaptive reuse, restoration and rehabilitation of historic barns shall also meet the following requirements:

- (1) If the barn is a nonconforming structure, the adaptive reuse shall in no way increase the degree of noncompliance, except in accordance with the requirements of Section 3.8.
- (2) The proposed adaptive reuse shall not significantly alter the footprint, essential character or immediate context (e.g., barnyard) of the historic barn. In reviewing proposals for adaptive reuse of historic barns, the Development Review Board shall determine that the adaptive reuse is in accordance with the Waitsfield Town Plan, and that the historic character of the barn will be retained to the extent practical. In making such a determination, the Board shall consider the guidelines set forth in Table 4.1.

(E) A zoning permit issued for an adaptive reuse shall clearly state that the use is allowed only as a permitted use of the existing structure, and shall not be re-established if the structure is substantially modified, except in accordance with the requirements of these regulations. All

applicable municipal permits and approvals shall be obtained prior to the re-establishment of such use in a substantially modified structure.

(F) In the event that the historic barn is destroyed or demolished, the barn may be reconstructed and the adaptive re-use re-established with the approval of the Development Review Board in accordance with conditional use review under Section 5.3. In allowing such reconstruction and re-establishment, the Board shall determine that, in addition to meeting conditional use standards, the replacement structure closely replicates the historic structure in architectural style, form, massing, scale, building materials and fenestration.

Table 4.1
Preservation Guidelines for Historic Barns

- The historic setting of the barn should be preserved to the extent feasible.
- Barn siding should be repaired and repainted, rather than be covered with artificial siding.
- Historic windows should be repaired, rather than replaced where feasible. Blocking or covering up historic windows, and inserting numerous new window openings should be avoided. New windows should be compatible with the size and scale of existing window openings.
- Changing the size of door openings should be avoided where feasible; where doors must be enlarged the visual change should be minimized. Track-hung doors are preferred over rolled steel doors. Doors no longer needed should be fixed shut rather than removed. New doors should be compatible with the size and scale of existing openings, and siding materials.
- An exterior addition should be considered only if it is essential to the continued use of the barn. If an addition is required, it should be built in a way that minimizes damage to external walls, and the internal plan. It should also be compatible with the historic barn, but sufficiently differentiated from it so that the new work is not confused with genuinely historic elements or features.
- Historic features or elements that must be altered should be documented (e.g., through photographs or architectural drawings) prior to alteration.