

Façade Renovations and New Construction in the Design Review District

PURPOSE

The Design Review District is an area of downtown Bennington composed of significant historic buildings that has been protected by town ordinance. The Permitting Department reviews construction permit applications for compliance with building codes and local ordinances, while the Historic Preservation Commission reviews applications within the Design Review District to ensure they are compatible with the historic building fabric of downtown Bennington.

RESOURCES

- Design Review District Map (attached)
- Construction Permits: <https://benningtonplanningandpermits.com/building-permits/permit-applications/>
- Information about the Historic Preservation Commission: <https://benningtonvt.org/boards-commissions/hpc>
- Time and Place in Bennington, guidelines for development within the Design Review District: Available in print at the Town Offices (205 South Steet) and at the Bennington Free Library, Vermont Room; <https://benningtonvt.org/wp-content/uploads/2012/11/Time-and-Place-in-Bennington.pdf>
- The Vermont Sites and Structures Survey provides information on the buildings in the District: Available in print at the Town Offices (205 South Steet) and at the Bennington Free Library, Vermont Room

SUBMISSION DEADLINE

Documentation should be submitted 10 days prior to the monthly Historic Preservation Commission meeting. Contact the Town Office for information about the schedule.

SUBMISSION GUIDELINES

1. Refer to the relevant section of *Time and Place in Bennington* to determine the most appropriate approach for your exterior project. Appropriate actions are listed from most desirable, to least desirable (A to Z). Typically, work is recommended in the following order:
 - a. The most desirable approach is the repair of an existing material or component.
 - b. The second approach is replacement with the same material or a new product with the same characteristics.
 - c. Finally, if that is not possible, the material or component may be replaced with a new material or product that is visually compatible with the original.
 - d. If a building has been significantly modified from its original appearance by previous projects, the renovations should strive to replicate the original appearance, not the current appearance. ‘
 - e. The Historic Preservation commission is here to help. Please contact the Town Office to be put in touch with a member of the Historic Preservation Commission who can help you decipher the guidelines.
2. Explore each approach recommended in *Time and Place in Bennington* to determine which approach is best for your project.
3. Complete the attached form. If the original material component or product cannot be repaired and you have chosen to replace it with the same or different materials, provide an explanation.
4. Attach any supporting documentation. Supporting documentation may include:
 - a. Current photographs of the exterior of the building

- b. Historic photographs of the exterior of the building (if available)
- c. Accurately scaled, dimensioned and noted elevations, plans, sections and details as necessary to describe the proposed work
- d. Statement from a design professional or contractor specializing in historic preservation
- e. Cost estimates
- f. Product literature, specifications, and drawings for replacement products
- g. Color palette or material samples
- h. Any other information deemed helpful for review of the proposed changes

CONTACT

For further information, please contact:

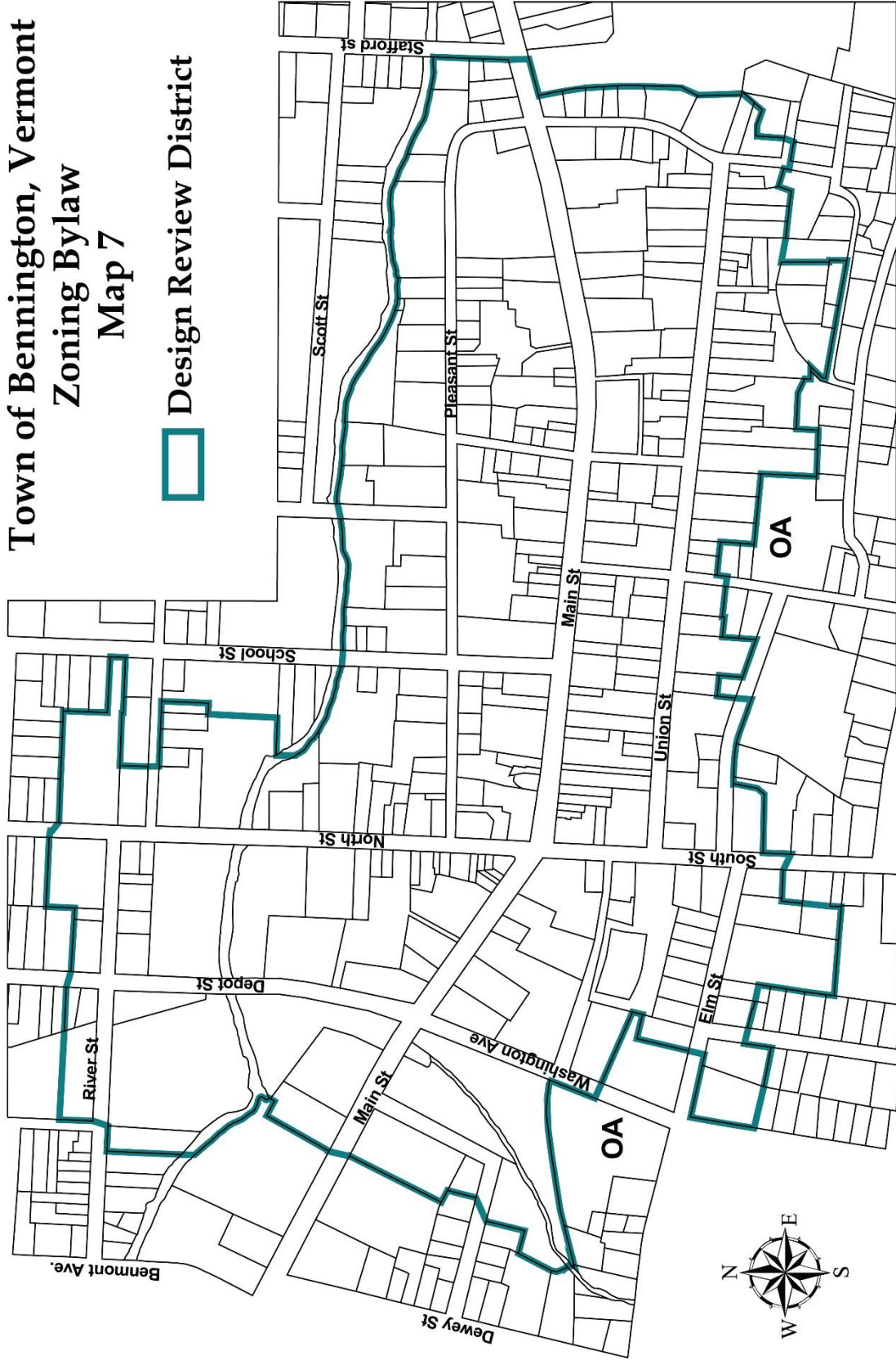
Town of Bennington Permitting, Planning, and Code Enforcement Department

205 South Street, Bennington, Vermont 05201

802-442-1037

Town of Bennington, Vermont Zoning Bylaw Map 7

 Design Review District



Town of Bennington
Historic Preservation Commission Review Form:
Façade Renovations and New Construction

Preferred contact information	
Name	Phone
Email	
Building name and property address	
Property use (ex. private residence, office, shop, restaurant, etc.)	
Proposed work	
Relevant sections in <i>Time and Place in Bennington</i>	
How is this work in alignment with guidelines in <i>Time and Place in Bennington</i> ?	
Why was this approach selected?	
Attachments	
<input type="checkbox"/> Current photographs <input type="checkbox"/> Historic photographs <input type="checkbox"/> Dimensioned drawings <input type="checkbox"/> Professional opinion statement	<input type="checkbox"/> Cost estimates <input type="checkbox"/> Product information sheets <input type="checkbox"/> Color palettes <input type="checkbox"/> Additional relevant information
Attach a sheet with additional explanations and comments as needed.	