HP ____ - _____ / AP ____ - _____

SECTION A – BUILDING AND PROPERTY DATA

The applicant may need to research landowner's personal records, permits on file in the Planning & Zoning Office, Land Records in the Town Clerk's Office, and/or the State of Vermont Historic Sites and Structures Survey (HSSS).

Date of Original Construction	c1850

Describe the architectural style and features.
Architecture examples: Greek Revival, Colonial, Raised Ranch, etc.
Feature examples: the roof shape and material, siding, window pattern, chimneys, cornices, trim work, shutters, steps, porches, or other unique features of the structure.

Its a 1 1/2 story Vernacular style with Gable front. It has slightly pitched lintel boards above 6/6 sash. A smaller gabled vestibule surrounds the front entrance.

Describe previous additions, alterations, accessory structures, and/or demolitions. Include dates.
For example: window, roof or siding replacements, sheds or carriage houses, summer kitchens, etc.

This home has seen a number of alterations over the years. It previously had wood shingle siding, a picket fence and a lower rear wing on the north side with a shed porch across the west facade. This has been replaced by a wood deck/porch. These former features can be seen in photos in the Historic Sites and Structures Survey.

Project Appropriateness
How does the project preserve the character of the structure and property? Will original features will be removed or altered? Provide justification for this change. How does your project preserve the character of the National Register District and/or the Additional Review Area of the Village Zoning District?

There will be no alterations to the existing dwelling on the property. The proposed project is to build a barn/garage in the larger part of the L-shaped lot.

Two small raised garden beds currently sit about where the barn would be located and will be relocated.

A small shed near the rear of the property will remain if it does not get in the way of construction.

SECTION B – NEW STRUCTURE OR ADDITION

☐ Check here if a new structure or addition is not proposed

Existing structure height (ft)	NA
Existing structure size (SF of footprint)	NA
Proposed structure or addition size (SF of footprint)	1872 sq ft
Height of proposed structure or addition (ft)	26'-10"

Describe the proposed building or addition.
Include information about the architectural style, relationship to existing structure(s) on the parcel, and relationship to architecture in the district.

The new proposed garage is in a classic new England style, that is part English barn and part gable end barn. It will be freestanding on the property facing Old Stage Road. It is intended to fit in with the local architecture.

One garage door on the lower level will face Old Stage Road. A driveway for access will curve down from the existing parking area. Old Stage facing facade will also have a person-door for entry and a picture window with grills to match other windows in house and barn.

Building Materials
Describe roof, siding, window, door, and foundation materials. If an addition is proposed, describe materials on existing structure.

Barn roof will be asphalt shingles.

Siding will be vertical pine shiplap from local mill like Clifford Lumber (sawmill in Hinesburg) painted barn red with white trim.

Windows will be Marvin single-hung 6 over 6 to match the house. One window facing west between garage door and person door will be a picture window that does not open.

Garage door will be an insulated 9ft wide by 8ft high steel garage door traditional in design and and appearance painted to match barn.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch =10 ft.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- BUILDING SETBACK
- WETLAND
- WETLAND BUFFER
- UTILITY POLE

N

DRAFT

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY BOUNDARY IS BASED ON PLAN BY KREBS & LANSING CONSULTING ENGINEERS, INC. TITLED "FINAL PLAT, 3 LOT SUBDIVISION TAMMY AND LORI BABCOCK, OLD STAGE ROAD WILLISTON, VERMONT" DATED MAY 1990, LAST REVISED 10/30/90.

2. WETLAND DELINEATION WAS COMPLETED BY M. MONTGOMERY OF VERMONT COMPLIANCE MONITORING IN AUGUST 2022.

GIBSON PROPERTY

16 OLD STAGE ROAD/WILLISTON, VERMONT

EXISTING PROPERTY PLAN

DRAWN BY:	SMS
CHECKED BY:	SMS
APPROVED BY:	SMS
DATE:	9-6-22
SCALE:	NOTED
SHEET:	1 OF 1

LAKESIDE ENVIRONMENTAL GROUP
802.489.5214 - WWW.LEGVT.COM
P.O. BOX 4081, BURLINGTON, VERMONT 05406

GIBSON.dwg

New Garage for Dar Gibson
Williston, Vermont

Drawing List

S-1	Site Plan
A-1	Plans
A-2	Elevations
A-3	Building Section
A-4	Framing Plans
A-5	Details & Schedules

PROJECT NOTES:

1. PROJECT IS DESIGNED FOR A BUILDER TO USE THIS INFORMATION AND USE OWN RESOURCES AND WORK WITH OWNER TO FINALIZE DESIGN INTENT AND STRUCTURE.
2. ARCHITECT HAS SIZED INDIVIDUAL PIECES NOMINALLY, BUT BUILDER IS RESPONSIBLE STRUCTURE AND MEANS AND METHODS OF CONSTRUCTION
3. OWNER WILL BE CHOOSING FINISHES AND WILL BE PERFORMING SOME OF THE FINISH WORK - COORDINATE SCOPE OF WORK.
4. WINDOWS AND DOORS ARE TO BE CHOSEN BY OWNER - WINDOW AND DOOR SCHEDULE SHOWS NOMINAL SIZES AND TYPES.
5. BUILDER IS TO ALERT OWNER & ARCHITECT OF ANY DISCREPENCIES IN PLAN OR IF ADDITIONAL DESIGN ELEMENTS ARE NEEDED.

JPF Architecture, pllc
802.318.3947 jpfarchitecture.com

1 SITE PLAN
3/32" = 1'-0"

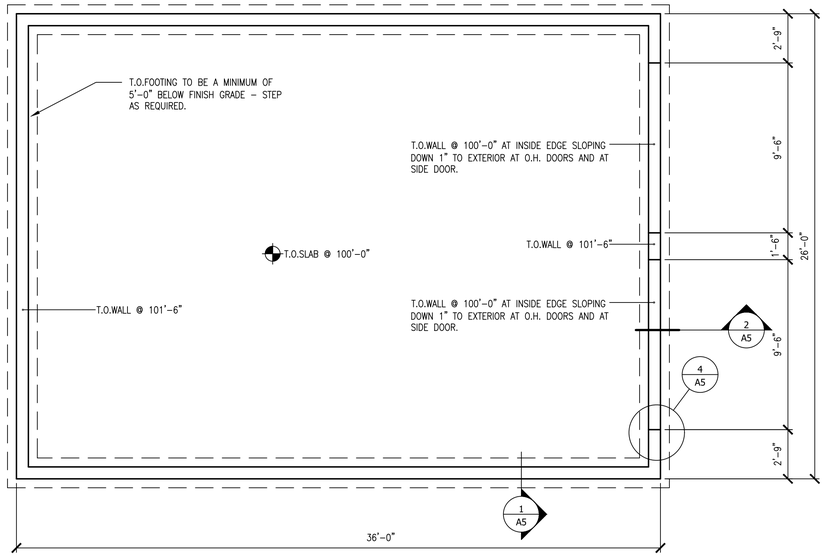
JPF Architecture, pllc
802.318.3947 jpfarchitecture.com

New Garage for Dar Gibson
Williston, Vermont

SITE PLAN

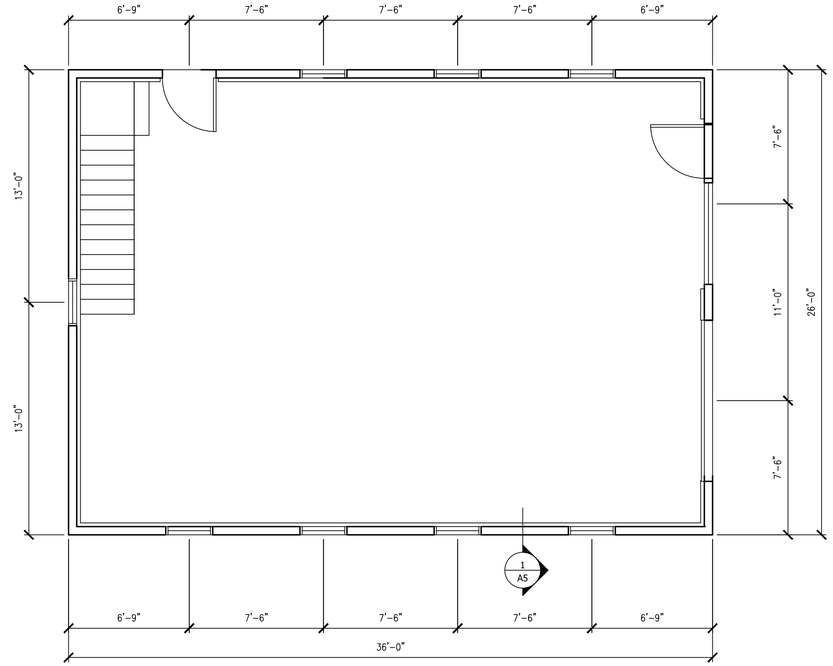
DATE
03/27/23

SHEET NUMBER
S-1



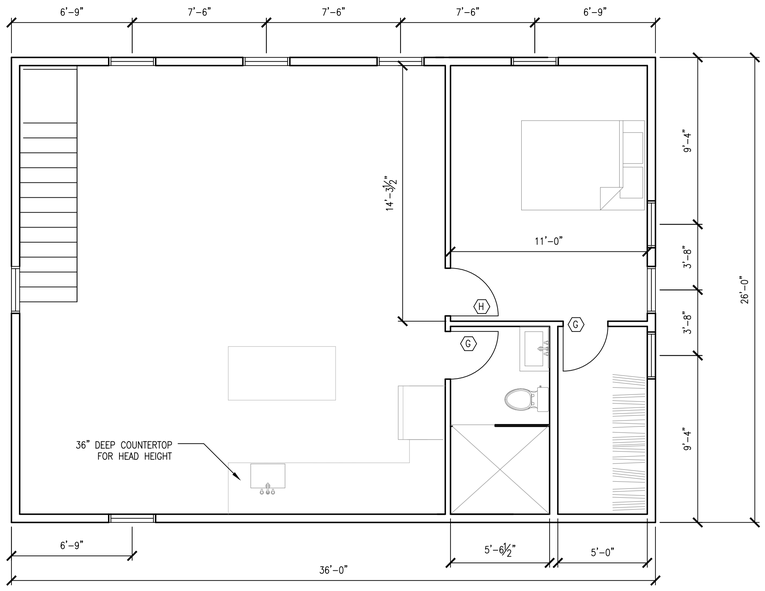
1 Foundtion Plan

1/4" = 1'-0"



2 Garage Level Plan

1/4" = 1'-0"



3 Upper Floor Plan

1/4" = 1'-0"

NOTES:
1. ALL INTERIOR WALLS ARE 2X4 UNLESS NOTED OTHERWISE.
2. EXTERIOR WALLS ARE 2X6 @ 16" O.C.
3. INTERIOR FINISHES AND TRIM ARE TO BE CHOSEN BY OWNER.

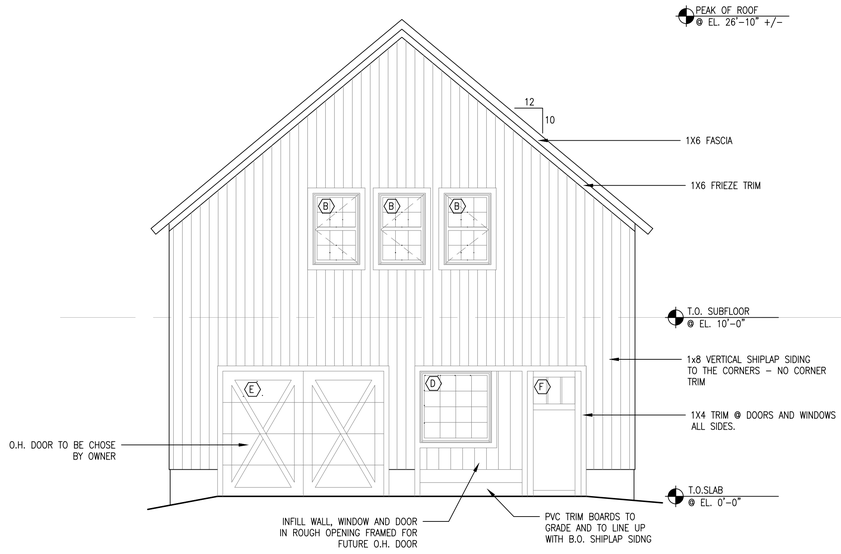
JPF Architecture, pllc
802.318.3947 jpfarchitecture.com

New Garage for Dar Gibson
Williston, Vermont

PLANS

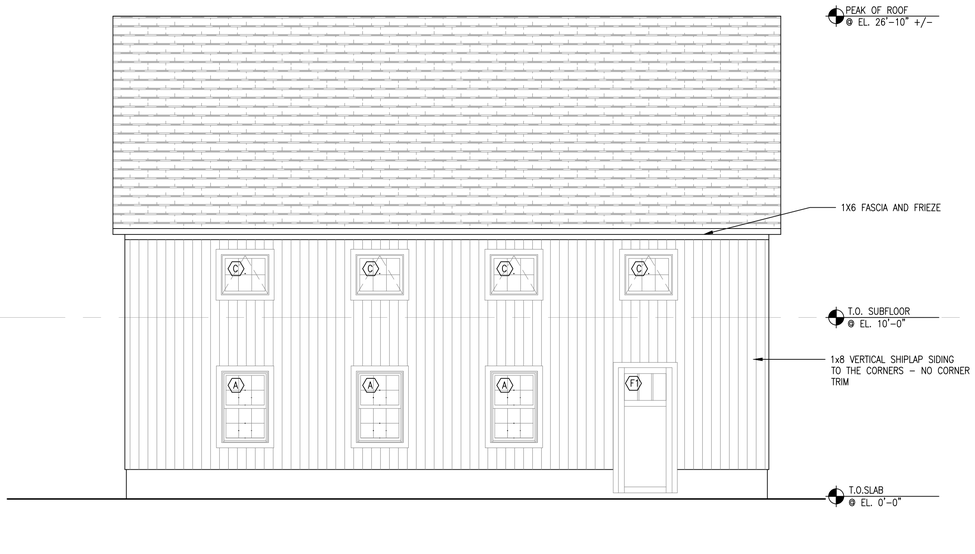
DATE
03/27/23

SHEET NUMBER
A-1



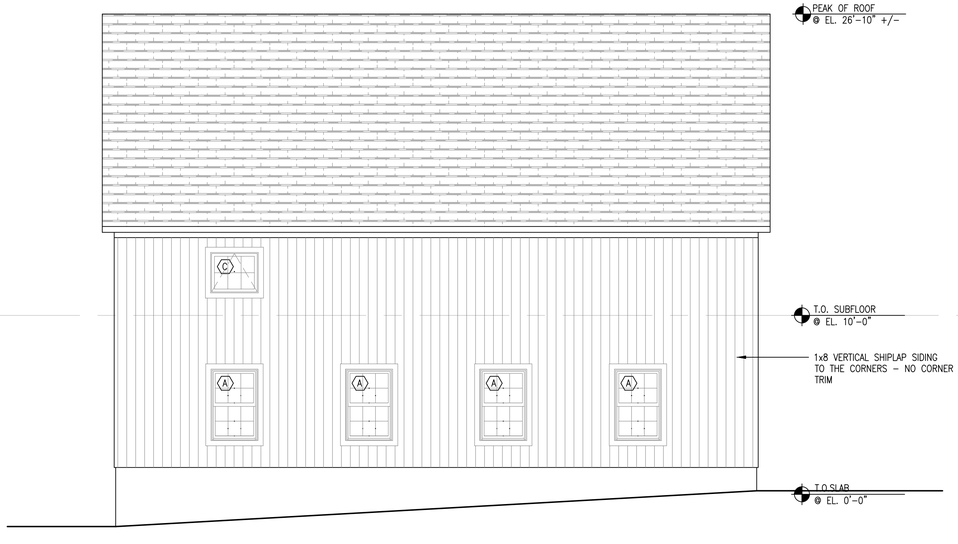
1 West Elevation

1/4" = 1'-0"



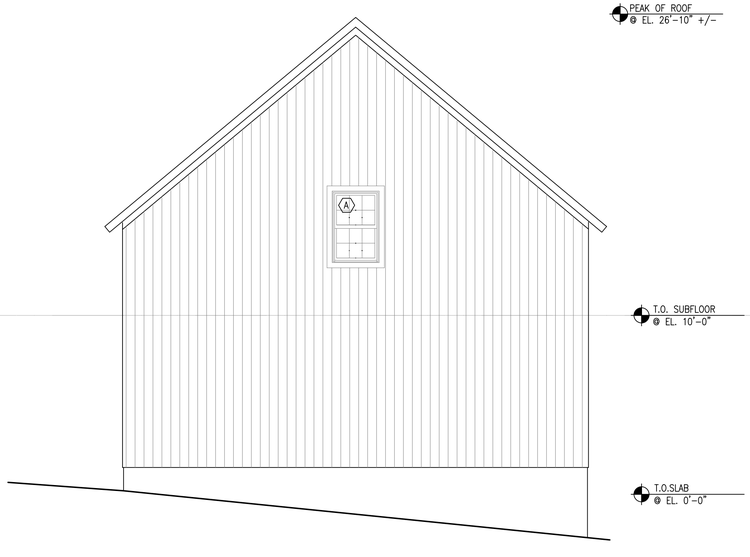
2 South Elevation

1/4" = 1'-0"



3 North Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"

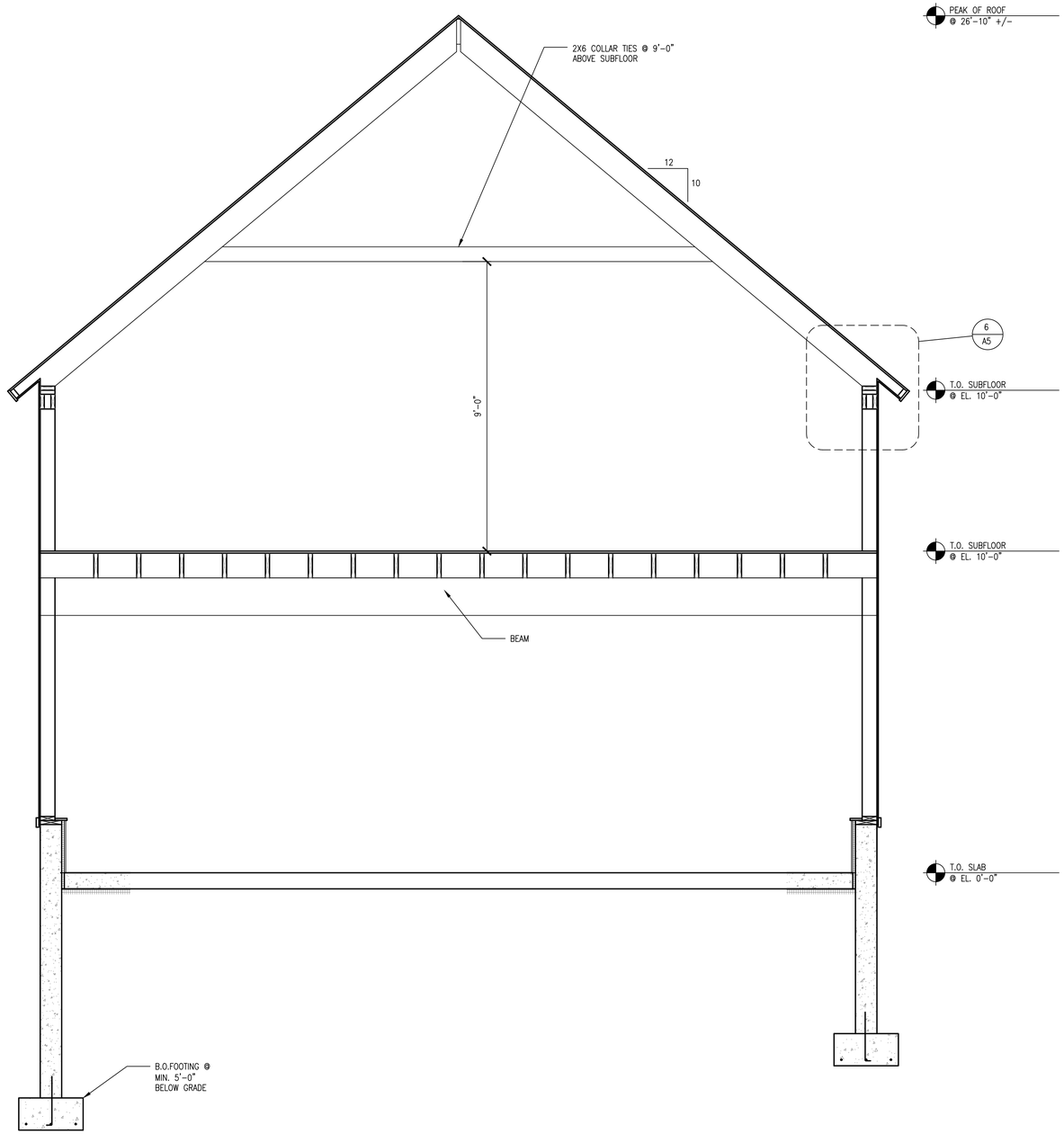
JPF Architecture, pllc
802.318.3947 jpfarchitecture.com

New Garage for Dar Gibson
Williston, Vermont

ELEVATIONS

DATE
03/27/23

SHEET NUMBER
A-2



1 Building Section
1/2" = 1'-0"

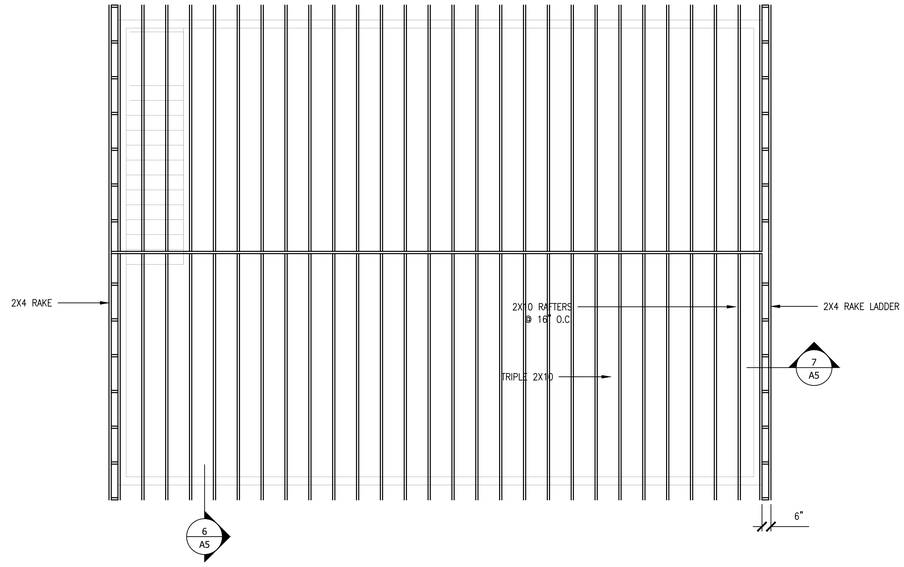
JPF Architecture, pllc
802.318.3947 jpfarchitecture.com

New Garage for
Willliston,
Vermont

BUILDING
SECTION

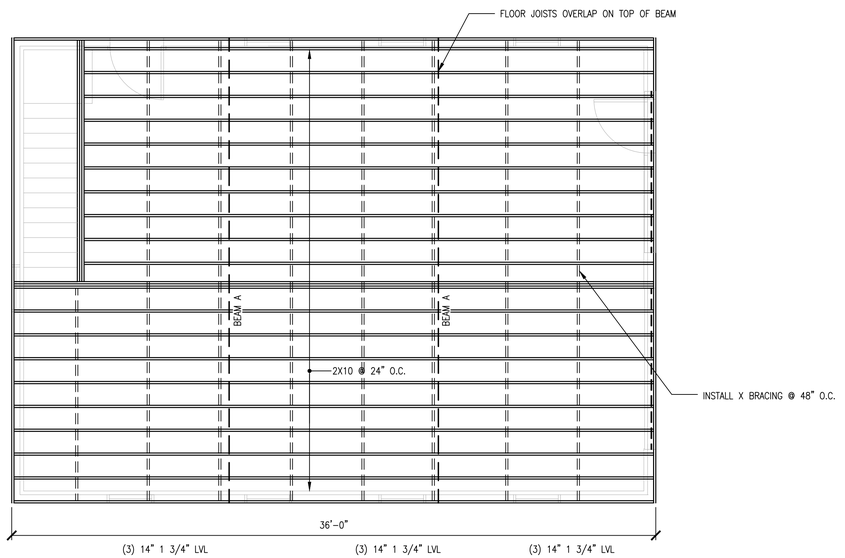
DATE
03/27/23

SHEET NUMBER
A-3



2 Roof Framing Plan - Main

1/4" = 1'-0"



FRAMING NOTES:

1. BEAM A = (4) 18" 1 ¾" 2.0E LVL'S OR BUILDER MAY SUBSTITUTE A PROPERLY SIZED STEEL BEAM
2. O.H. DOOR HEADER = (2) 2X10
3. SINGLE AND DOUBLE WINDOW HEADERS AT EAVES ARE (2) 2X6

1 Second Floor Framing Plan

1/4" = 1'-0"

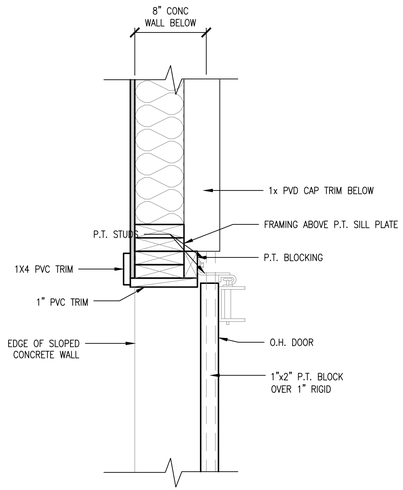
JPF Architecture, pllc
802.318.3947 jpfarchitecture.com

New Garage for Dar Gibson
Williston, Vermont

FRAMING PLANS

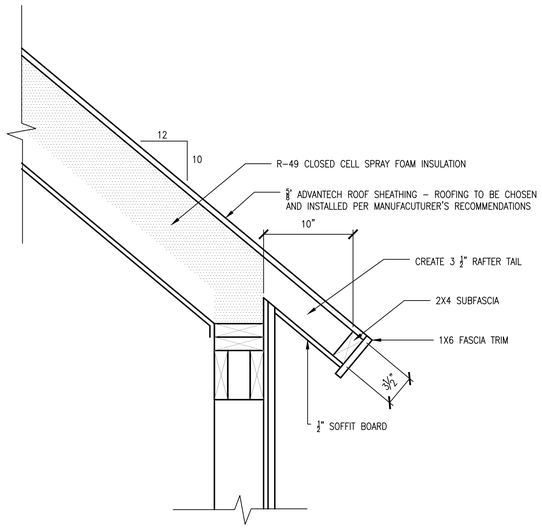
DATE
03/27/23

SHEET NUMBER
A-4

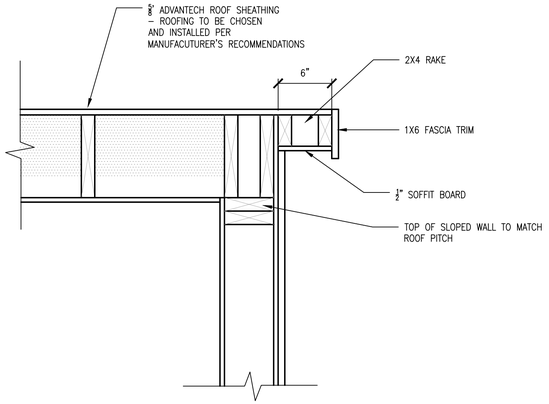


4 O.H. Door Jamb Detail
1 1/2" = 1'-0"

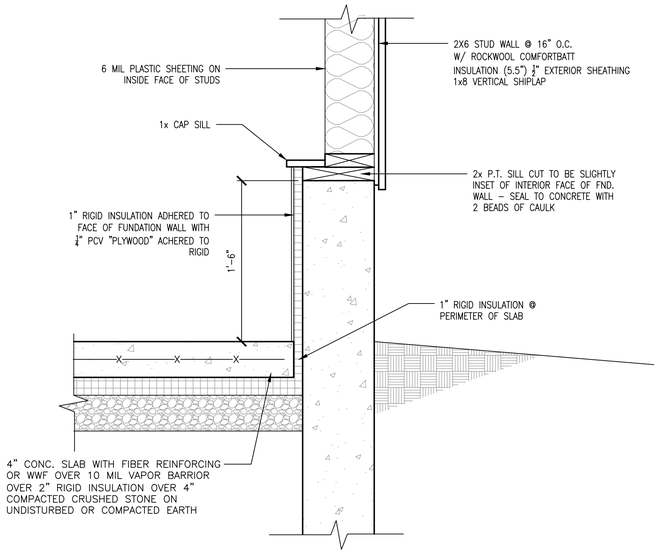
5 Not Used
1 1/2" = 1'-0"



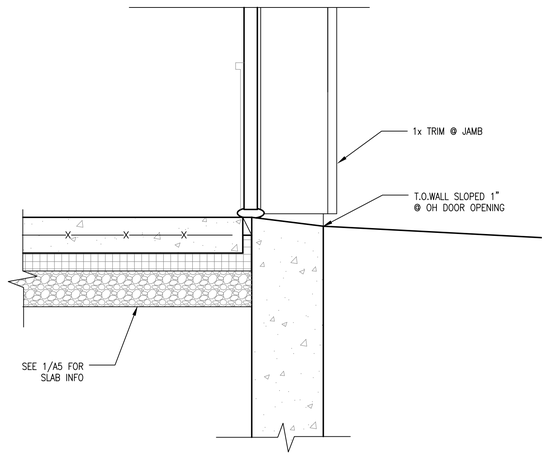
6 Eave Detail @ Rafters
1 1/2" = 1'-0"



7 Rake Detail
1 1/2" = 1'-0"



1 Typical Wall Section
1 1/2" = 1'-0"



2 Wall Section @ O.H. Door
1 1/2" = 1'-0"

WINDOW & DOOR SCHEDULE

TYPE	MANUFACTURER/TYPE	MODEL #	OPERATION	R.O.	HEAD HEIGHT	NOTES
A	MARVIN ELEVATE	ELDH3248	D.H.	2'-8 ½" X 4'-0 ¼"	7'-0"	
A1	MARVIN ELEVATE	ELDH3248	D.H.	2'-8 ½" X 4'-0 ¼"	6'-11 3/8"	HEADER HT. IS UNDERSIDE OF HEADER
B	MARVIN ELEVATE	ELCA3347E	CASEMENT	2'-9" x 3'-11 5/8"	7'-0"	ADD CHECKRAIL AND MUNTINS TO MATCH DH'S
C	MARVIN ELEVATE	ELAWN3327	AWNING	2'-9" X 2'-3 ⅝"	4'-5"	HEADER HT. IS UNDERSIDE OF HEADER
D	MARVIN ELEVATE	ELDHP4848	PICTURE	4'-0 ½" X 4'-0 ¼"	7'-0"	INSULATED DOOR AS CHOSEN BY OWNER
E	TBD	TBD	OVER HEAD	9' X 7'		INSULATED OVERHEAD DOOR AS CHOSEN BY OWNER
F	TBD	TBD	ENTRY	3'-0" x 7'-0"	7'-0"	EXTERIOR DOOR CHOSEN BY OWNER SWING AS PER PLANS
F1	TBD	TBD	ENTRY	3'-0" x 7'-0"	PER MANUF.	EXTERIOR DOOR CHOSEN BY OWNER SWING AS PER PLANS
G	TBD	TBD	SWING	2'-6" x 6'-8"	PER MANUF.	INTERIOR DOOR AS CHOSEN BY OWNER SWING AS PER PLANS
H	TBD	TBD	SWING	2'-8" X 6'-8"	PER MANUF.	INTERIOR DOOR AS CHOSEN BY OWNER SWING AS PER PLANS

NOTES:
1. DOOR HARDWARE IS AS APPROPRIATE FOR TYPE OF DOOR AND AS CHOSEN BY OWNER.
2. WINDOW HARDWARE IS AS PROVIDED BY MANUFACTURER AND CHOSEN BY OWNER.

JPF Architecture, pllc
802.318.3947 jpfarchitecture.com

New Garage for Dar Gibson
Williston, Vermont

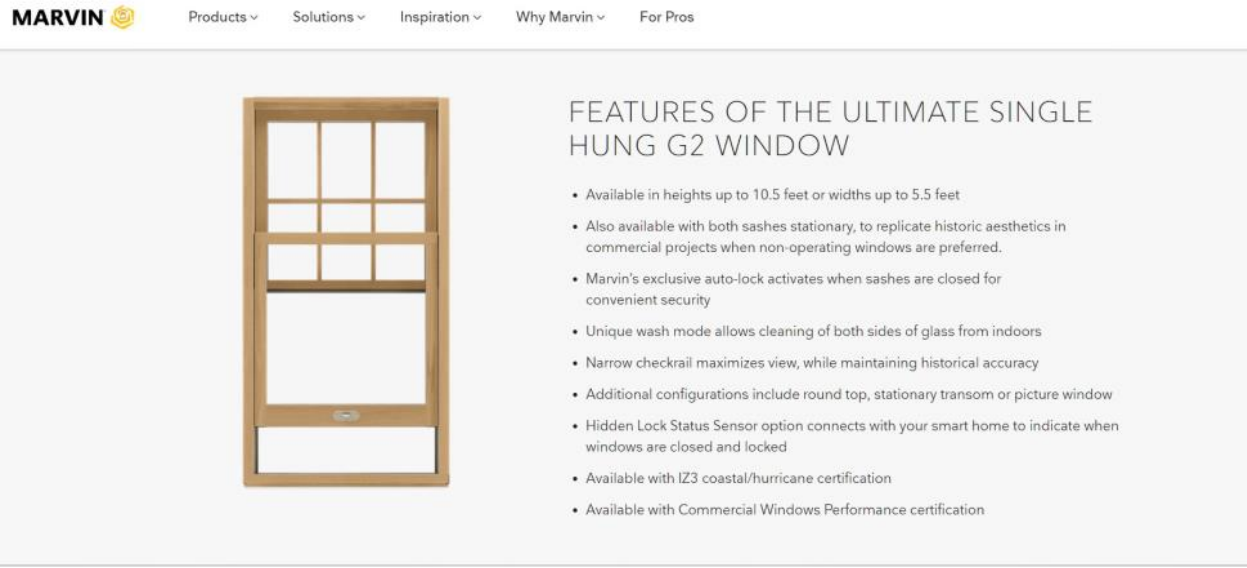
DETAILS & SCHEDULES

DATE
03/27/23

SHEET NUMBER
A-5

Gibson Barn
16 Old Stage Road
Williston, VT
March, 2023
Certificate of Appropriateness Application to Town
Images and examples of materials and design

Marvin Elevate Single Hung Windows from Windows and Doors by Brownell Williston, VT



Classic Barn with Vertical Siding

Garage Door Example from Limoge and Sons Garage Doors Inc Williston, VT

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER: 0417-91

NEGATIVE FILE NUMBER: 83-A-260

UTM REFERENCES: Zone/Easting/Northing

U.S.G.S. QUAD. MAP: Essex Junction

PRESENT FORMAL NAME: Fursey House

ORIGINAL FORMAL NAME:

COUNTY: Chittenden

TOWN: Williston

LOCATION: Williston Village, the north-east corner of Route 2 and Stage Rd. (T.H. 12)

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Alice Fursey
ADDRESS: Williston, VT 05495

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER: Unknown

BUILDER/CONTRACTOR: Unknown

PHYSICAL CONDITION OF STRUCTURE:
Excellent ☐ Good ■
Fair ☐ Poor ☐

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ■ Restricted ☐

STYLE: Vernacular

LEVEL OF SIGNIFICANCE:
Local ☐ State ■ National ☐

DATE BUILT: c.1830

GENERAL DESCRIPTION:

Structural System

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 ☐
   c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ■ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ 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:

Appendages: Porches ■ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ■ Sheds ☐ Ells ☐ Wings ■ Bay Window ☐ Other:

Roof Style: Gable ■ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 1½
Number of Bays: 5 x 2
Approximate Dimensions: ~~17 x 28~~

Entrance Location: Right side, gable front

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:
Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gable front, right side hall house with rear wing. Low pitched gable roof has a slight molded Federal style cornice, wide frieze board on eaves side. Slightly pitched lintel boards above 6/6 sash. Added gabled vestibule surrounds front entrance. Slightly lower rear wing has a shed porch across the west facade.

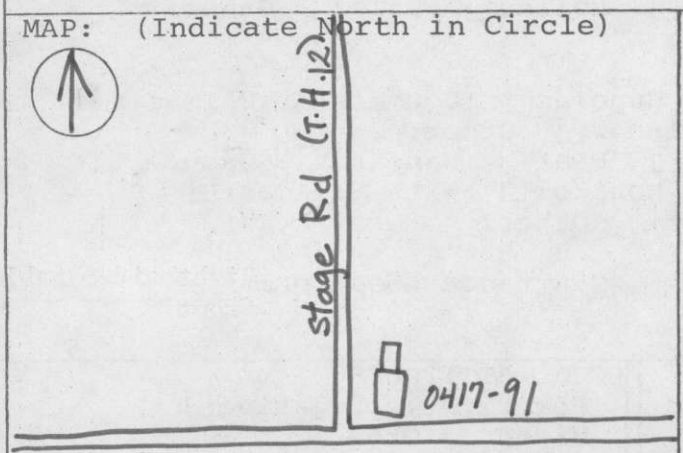
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This house, with its Federal massing and cornice detail, and later nineteenth century alterations, contributes to the historic character of the long, linear Williston villagescape despite some, more-recent changes, i.e. wood shingle siding. Its mass mimics that of nearby contemporanious brick structures.

REFERENCES:

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:
Open Land ☐ Woodland ☐
Scattered Buildings ■
Moderately Built Up ■
Densely Built Up ☐
Residential ■ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:
Gina Campoli

ORGANIZATION:
Division for Historic Preservation

DATE RECORDED:
July 26, 1983

Fursey House		**SURVEY NUMBER**	0417-091
DATE RECORDED	8/26/99	**SURVEYOR**	S. MacCallum
SPONSOR	Williston CLG	**PARCEL ID**	0475914-104--104000
ADDRESS	0653 Williston Road	**CURRENT LANDSCAPE**	High density residential w/ linear dev.
PRESENT USE	Residence		
DATE BUILT	1830	**TYPE**	House
STYLE	Vernacular	**CONDITION**	Good
BEERS MAP	G. Cole	**WALLINGS MAP**	P. Galligan
ARCHITECTURAL DESCRIPTION	Gable front, 1 1/2 story, 5 x 2 bay, wood shingled house with wing. Molded cornice. Pitched lintel boards.		
CURRENT ROOF	Asphalt Shingle	**CURRENT SIDING**	Clapboard
CURRENT WINDOWS/DOORS	6/6		
RELATED BUILDINGS	None		
ADDITION/ ALTERATION	Ell removed and replaced with deck.		
DEMOLITION	Partial		
THREATS			
ARCHEOLOGICAL RESOURCES	Potential deposits relating to historic occupation.		
ADDITIONS TO THE STATEMENT OF SIGNIFICANCE			
NOTES	Federal massing/details and later addtions contribute to linear village, as massing is similar to neighboring homes.		

83-A-260

Vt. Div. for Historic Preservation
Chittenden County Williston 7/83
Fursey House, 0417-91 NE
83-A-260 Gina Campoli

0417-091

16 Old Stage Rd. Williston - 9/1/2022 site visit with VT DEC Wetlands

From: Matt Montgomery (mmontgomery@compliancevt.com)

To: dargibson@yahoo.com

Cc: Julie.Follensbee@vermont.gov

Date: Friday, September 2, 2022 at 10:48 AM EDT

Dar-

I met VT DEC Wetlands representative Julie Follensbee at your 16 Old Stage Rd property in Williston yesterday. She confirmed the flagged wetland boundaries and accepted the delineation on behalf of the state wetland program. The delineation is valid for 5 years from yesterday's date. Refer to VT DEC wetland project #2021-580 in any future correspondence with them on it.

She asked that any building footprint be kept at least 10' westerly from the edge of the 50' wetland buffer limit to allow for construction disturbances, and to clearly mark the buffer with some sort of barrier fence to keep any earth-work contractors out of the regulated area. No permitting would be required from the VT wetland program if your project can satisfy those requests. I said that shouldn't be a problem.

Julie-please add anything I missed.

Best,

m-

Matt Montgomery, CPESC
PERMIT SPECIALIST / WETLAND SCIENTIST
mmontgomery@compliancevt.com
802.363.6288 (cell)
802.434.6753 (off)

VT Compliance Monitoring, LLC
PO Box 213 Huntington, VT 05462
VERMONT
COMPLIANCE MONITORING