Williston Development Review Board (DRB) Staff Report	
Application Stage: Certificate of Appropriateness	**DRB Review Date:** April 13, 2021 (tentative)
Application No: HP 21-03	**Project Name:** Window Replacements & Fire Escape
Property Address: 38 Slate Barn Drive	**Zoning District:** Village Zoning District (VZD)
Tax Parcel #: 14:104:146.000	**Existing Lot Size:** 0.68 +/- acres

Project Description

This is a request for a Certificate of Appropriateness to construct a stairwell and new doorway on the northeastern side of the house and replace 19 windows, and add 3 windows where only a storm window currently exists. The property is located in the National Register Historic District of the Village Zoning District.

The new door and wooden stairwell are proposed to the rear addition of the building, which was constructed in 1960s. The stairs will be offset from the side of the building. The stairs and new door will be minimally visible, if not entirely hidden, from view along Williston Road.

The applicant is proposed to replace select windows. Of particular interest, the two 2nd-story windows facing Williston Road are from the 1960s and feature a 1 over 1 (1/1) pattern. Many of the other windows are 2/2. Staff recommends the front windows return to a more original appearance with a 2/2 pattern per Appendix H, "Do not try to modernize the architectural features of a building" and "Do not alter the shape of original openings such as windows and doors."

Photos: The only photo the town has is from 1977 and shows the 1/1 window pattern.

Bylaw Excerpts

Appendix H: ALTERATIONS AND RENOVATIONS ADDITIONS
Incorporate elements of the original building, structure, or landmark into the renovation scheme.

- Do not obscure original materials.
- Do not alter the shape of original openings such as windows and doors.
- Do not obscure the facade or facade details by covering them with materials such as metal or plastic panels, signs, by painting them out, etc.
- Respect the original character and period of the building, structure or landmark.
- Do not try to make the building, structure or landmark look "historically" older than it really is. This devalues what is truly historic.
- Do not try to modernize the architectural features of a building, structure or landmark.

42.8 Historic Design Review
42.8.1 ***Must all development in the VZD be consistent with the*** **Williston Village Historic District Design Review Guide*****?*** Yes. Development in the VZD must be consistent with the *Williston Village Historic Design Review Guide (Guide)*, which is attached to this bylaw as Appendix H.

42.8.2 If the **Guide** ***only says "should," do I really have to comply?*** Yes, to the extent feasible. The use of 'should' and similar formulations of standards in this chapter does not exempt anyone from compliance. This language is, instead, an acknowledgement of the difficulties that are sometimes encountered in maintaining the historic appearance of existing buildings as they age, as well as of the fact that not all existing buildings in the VZD have historic character. 'Should' provides some flexibility for the Administrator or DRB to accept practical solutions that are in the spirit of the *Guide*. The designers of new buildings should read the *Guide* as mandatory.

42.8.3 Does this bylaw add anything to the* Guide*? Yes.

42.8.3.1 Color. The *Guide* does not make it clear that color is among the legitimate considerations in design review in the VZD. It is. The HAAC and DRB may consider the compatibility of proposed colors with those on surrounding buildings and the overall character of the Village.

42.8.3.2 Fences. The color and material of front yard fences in the VZD are subject to approval by the Administrator with the advice of the HAAC.

42.8.3.3 Siding. Vinyl siding is not permitted on historic structures. Cementitious fiberboard may be acceptable instead of clapboard outside the Williston Village National Register Historic District. Replacement siding must comply with this standard to the extent of the change being made.

42.8.3.4 Signs. Signs must comply with both the *Guide* and the standards adopted in Chapter 25 of this bylaw.

42.8.3.5 Skylights. Skylights are permitted, but they must not be visible from a public way.

HAAC Recommendations:

At their meeting on March 2, 2021 the HAAC made the following recommendations:

- Replace 1/1 windows with 2/2 window pattern

Proposed DRB Motion

As authorized by WDB 6.6.3, I _____, move that the Williston Development Review Board, having reviewed the application submitted and all accompanying materials, including the recommendations of the town's staff and the advisory boards required to comment on this application by the *Williston Development Bylaw*, and having heard and duly considered the testimony presented at the public hearing of April 13, 2021 accept the recommendations and approve HP 21-03.

This approval authorizes the applicant to seek an administrative permit for the proposed development, which must proceed in strict conformance with the plans on which this approval is based.

Williston Village Historic District
Certificate of Appropriateness

In accordance with WDB Chapter 42,
the Historic and Architectural Advisory Committee
recommends approval of a

Certificate of Appropriateness

To: **Chapin Kaynor and Patricia Carr**

Application number: **HP 20-03**

For: **Roof replacement and Weathervane on Turret**

With the following recommendations:

- Consider a treatment to weather the copper prior to installation.
- The HAAC support the weathervane selection.

The property is located at:
77-79 Penny Lane

Dated: June 23, 2020

_____
Chair, Development Review Board