

WILLISTON, VERMONT

CERTIFICATE OF APPROPRIATENESS

HP 24-04

In accordance with WDB Chapter 42, the Development Review Board, with recommendation of the Historic and Design Advisory Committee, approves a Certificate of Appropriateness with conditions:

Property Owner:	<u>Matthew Parisi & Blair Knowles</u>
Tax Parcel ID:	<u>14-104-150-000</u>
Address:	<u>7997 Williston Road</u>
Review Area:	<u>National Register Historic District</u>
Associated Permit(s):	<u>N/A, No AP required per WDB 4.5.2</u>

Description, as detailed in the application materials and summarized here:

- 1) Replace slate roof on main block with asphalt shingles.
- 2) Replacing existing asphalt shingles on porch roofs and rear addition in-kind

Finding of Fact:

1. The structure was constructed c. 1849 and has a c. 1950s rear addition.
2. The slate roof is identified in the Historic Sites and Structures Survey (Lantman House, No. 0417-082) conducted in 1976 and 1999.
3. The existing roofs on front porches and rear addition are asphalt shingles.
4. The slate roof on main block is an original material.
5. The proposed replacement material on main block is asphalt shingles.

Conclusions of law:

1. Bylaw Requirement per WDB Appendix H Alterations and Renovations, *“Do not obscure original materials,” “Respect the original character and period of the building, structure or landmark... Do not try to modernize the architectural features of a building, structure or landmark.”*
2. The proposed material [does or does not] respect the original character of the c. 1849 structure.

Conditions of Approval:

- 1.

Chair, Development Review Board

Dated: July 9, 2024

Historic and Design Advisory Committee (HDAC) Staff Report

Application Stage: Certificate of Appropriateness	Submitted: June 18, 2024
Application No: HP 24-04	Project Name: Roof Replacement
Property Address: 7997 Williston Road	Property Owner: Blair Knowles & Matt Parisi
Tax Parcel #: 14-104-150-000	Existing Lot Size: 0.5 acres

Project Description: The applicant proposes to replace the existing slate roof on the main block with asphalt shingles. The two front porches and rear addition are currently shingles and can be replaced in-kind at any time without HP/COA review.

Property information: Known as the Lantman House in the Williston Village National Register Historic District application. Today the building is a mixed-use property with commercial use (real estate office) and a residential dwelling unit. The HSSS describes an Italianate style, 2 story house constructed date of c. 1849. Excerpt from the 1978 survey states, *"The gable-front main block was the original section of the house and both side ells were added later. All include paired drop pendant brackets supporting the cornice and molded window heads. The original rear ell was small and housed the kitchen and woodshed. In the mid-1950's the woodshed was remodelled and an extension added."*

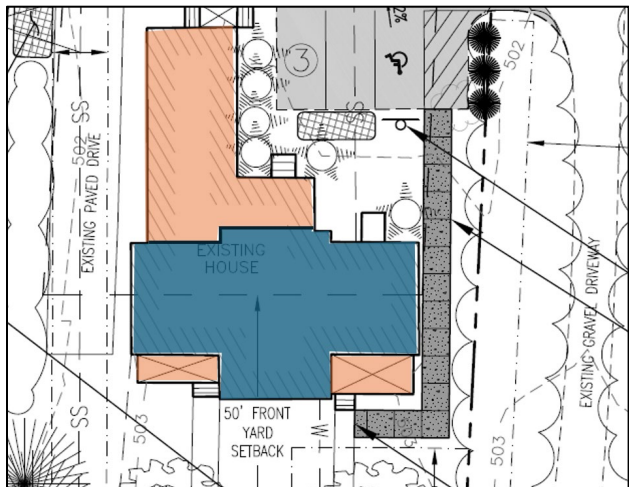


Figure 1. Blue = existing slate. Orange = existing shingles.

Figure 2. 1977 Historic survey photo.

HDAC Recommendation to DRB:

- Material consistency between main block roof and porch/addition roofs is preferred if a non-slate material is required for main block.
- Materials preferred: Asphalt shingles, artificial or real slate

Staff Recommendation to HDAC: First, the HDAC should decide if enough information is provided. At the time of agenda posting on 6/26, the applicant had not submitted information about the proposed material brand/specifications or photos of the existing roof. This information may be available before or at the 7/2 meeting. If more information (or more time to review) is needed, the HDAC may continue to July 16th. Second, the HDAC should consider the guidance of Appendix H and issue a recommendation for the DRB to consider. **July 2nd update:** See pages 8-18, which were provided this morning. The applicant has provided options for metal roofing and an article with several asphalt shingles options that look like slate.

Bylaw Requirements:

WDB Appendix H Historic Village Design Guide Alternations and Renovations:

“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.”*

Slate Roof Precedent:

1. **HP 22-03, 8099 Williston Road, 15-104-170-000.** The applicant requested to replace the slate on main roof with asphalt shingles (lower porches/additions already had shingles). The HDAC recommended shingles as proposed on June 7, 2022. The DRB on approved HP 22-03 on June 28, 2022 with the condition, *“Existing slate shall be replaced with slate.”*
2. **HP 22-05, 7921 Williston Road, 14-104-144-000.** Associates in Orthodontics. The applicant, among other changes, requested to replace the slate roof on the main block with synthetic slate. The HDAC recommended ‘real or synthetic slate’ on July 5, 2022. The DRB approved HP 22-05 with a condition of approval requiring ‘*real slate*’ on July 26, 2022.
3. **HP 22-06, 8031 Williston Road, 14-104-154-000.** On June 29, 2022, the Zoning Administrator issued a Notice of Zoning Violation for replacing the slate roof with asphalt shingles without a permit. To resolve the violation, the applicant submitted HP 22-06. As resolution, the DRB approved HP 22-06 on August 9, 2022 with the following condition, *“The applicant shall restore the slate roof on the street-facing roof and the porch within 1 year.”* The work was completed in May 2023.