

WILLISTON, VERMONT
CERTIFICATE OF APPROPRIATENESS
HP 25-02

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:

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| Property Owner: | Williston Federated Church |
| Tax Parcel ID: | 15-104-174-000 |
| Address: | 8195 Williston Road |
| Review Area: | National Register Historic District |
| Associated Permit(s): | AP 25-0082 |

Findings of Fact:

1. Replace second floor windows with Sierra Pacific Premium Vinyl Windows in Double-Hung and Casement with Check rail with 6/6 exterior grille pattern
2. Construct a ground-level covered porch on rear façade
3. Relocate door and replace the second-level stairwell on rear façade with covered stairwell. Door relocation and stairwell cover to maintain frieze board and decorative bargeboard.
4. The existing windows are not original and are vinyl-replacements with grilles pattern between or interior to the glass.
5. The proposed windows

Conclusion of Law

1. Fiberglass or aluminum-clad windows are preferred by the HDAC. Vinyl is an acceptable replacement for an existing non-original window.

Conditions of Approval:

1. Complies as proposed
2. All windows on first and second floors may be replaced with the exact style and brand approved in this application

Chair, Development Review Board

Dated: November 26, 2024

Historic and Design Advisory Committee (HDAC) Staff Report

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| Application Stage: Certificate of Appropriateness | Submitted: November 12, 2024 |
| Application No: HP 25-02 | Project Name: Window, Porch, and Covered Stairwell |
| Property Address: 8195 Williston Road | Property Owner: Williston Federated Church |
| Tax Parcel #: 15-104-174-000 | Existing Lot Size: 0.88 acres |

Project Description: The applicant proposes to replace second floor windows, construct a ground-level covered porch on rear façade, and replace the second-level stairwell on rear façade with a covered stairwell.

Windows: Sierra Pacific 8500 Series – Premium Double Hung Vinyl Windows. They are vinyl on interior and exterior. The Casement windows include a faux check rail on exterior side to maintain visual appearance similar to double hung windows.

Property information: Known as the Mace House construction c. 1867. The House in the Historic Sites and Structures Survey identifies the house style as “possible pre-cut home. Gingerbread style cornice.” The building has two dwelling units, one on the first floor, the other on the second floor. Both units have primary entrances on the northside (not visible to street).

Staff Notes: Compliance anticipated, assuming the clarifications determine that the grilles are exterior and there’s faux-sash on the casement window. This window project will correct after-the-fact replacement permit from 2016 where the replacement (now existing) windows have grilles between glass, creating a flat appearance.

AP 16-0048 was submitted for after-the-fact window replacement. The HAAC review on August 21, 2015 and DRB decision was September 8, 2015 as follows, “move that the Federated Church be required to retain a professional to develop a report, by April 1, 2016, addressing options for remediating the use of the vinyl windows and discussing future maintenance activities to the structure and other properties in the district owned by the church.” AP 16-0448 was neither approved nor denied, and thus void, and the file indicates no follow up on the professional report.

