

# WILLISTON, VERMONT CERTIFICATE OF APPROPRIATENESS

## HP 25-03

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

**Property Owner:** Chapin Kaynor & Patricia Carr  
**Tax Parcel ID:** 14-104-165-000  
**Address:** 77 Penny Lane  
**Review Area:** National Register Historic District  
**Associated Permit(s):** AP 25-0087

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

- Replace existing deck with screened in-porch
- Standing seam roof to match existing structure
- Kickwall with wood siding reveal and color to match existing

### Conditions of Approval:

- Complies as proposed

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Chair, Development Review Board  
Dated: November 26, 2024

<b>Historic and Architectural Advisory Committee (HAAC) Staff Report</b>	
<b>Application Stage:</b> Certificate of Appropriateness	<b>Submitted:</b> January 23, 2024
<b>Application No:</b> HP 24-01	<b>Project Name:</b> Replace Deck with Screened Porch
<b>Property Address:</b> 77 Penny Lane	<b>Property Owner:</b> C. Kaynor and P. Carr
<b>Tax Parcel #:</b> 14-104-165-000	<b>Existing Lot Size:</b> 0.97 acres

**Project Description:** The applicant proposes replacing the existing deck with a screened porch on the southwest corner of the existing structure. This addition is invisible from Williston Road.

**Proposed Materials:**

- Roofing:** To be confirmed at meeting
- Siding:** To match existing, confirm at meeting
- Window/doors:** To be confirmed at meeting

**Property information:** Listed as the Lyon Apartment House in the Williston Village National Register Historic District application. The structure is a 2-story, clapboard and shingled, gable-roofed, frame structure with an octagonal, 2-story turret at the northwest corner of the main block. One-story gable-roofed addition at east end and porch running the length of the front. Built circa 1815, the house is two-story plank-on-post-and-beam construction. The turret was added in 1894. Moved from original location along Route 2 between 8016 Williston Road and 7986 Williston Road during the 1950's to its present site when a 45 foot section was removed from the east end of the main block. The present west end of the structure fronted along Route 2 in its original location.

**HDAC Recommendation:** Complies as proposed. Though Appendix H refers to Streetscape Guidelines for porches, this is a rear-addition porch that does not relate to the street. The HDAC should confirm the proposed materials with the applicant.

**HDAC Review: November 19, 2024**

**DRB Review: November 26, 2024**

## **WDB Appendix H, Additions:**

*The materials used for additions should be compatible with materials used on the original building, structure or landmark. They should be in keeping with the intent of the building.*

- *Design window additions to be similar to existing or original windows.*
- *Design the roof on additions to have the same pitch as the original or existing roof.*

*Additions that are sympathetic to the original building, structure or landmark yet in the spirit of this day are encouraged.*

*Additions required for safety, such as fire escapes or handicap access, must be sympathetic and compatible to the building involved.*

*The materials used for renovations should be finished in ways that are consistent with the original building, structure or landmark.*

- *New siding should have the same dimensions and orientation as original clapboard siding, diagonal or vertical siding not being compatible in most cases.*
- *New brick should be of similar size as old brick and mortar should be of matching color, to the extent possible.*
- *Wood clapboard siding is preferred.*
- *Do not remove fanlights, sidelights, door ornamentation, columns, or pilasters.*

*Porches should be compatible with the original structure in size, scale and use.*

- *A porch addition should match the style of the original or existing front of the structure. (See Streetscape Guidelines under New Construction for further Additions Guidelines.)*