

**WILLISTON, VERMONT**  
**CERTIFICATE OF APPROPRIATENESS**  
**HP 25-04**

**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:**

<b>Property Owner:</b>	<u>BL Properties LLC</u>
<b>Tax Parcel ID:</b>	<u>14-104-144-000</u>
<b>Address:</b>	<u>7921 Williston Road</u>
<b>Review Area:</b>	<u>National Register Historic District</u>
<b>Associated Permit(s):</b>	<u>N/A</u>

**Findings of Fact:**

1. Replace slate with slate
2. Replace the diamond/diagonal pattern with the standard rectangular pattern

**Conclusion of Law**

1. Does not modernize nor try to make the building look more historic than it really is, per the Alteration Standards of WDB Appendix H.

**Conditions of Approval:**

1. Complies as proposed.

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Chair, Development Review Board

Dated: November 26, 2024

## Historic and Design Advisory Committee (HDAC) Staff Report

<b>Application Stage:</b> Certificate of Appropriateness	<b>Submitted:</b> November 21, 2024
<b>Application No:</b> HP 25-04	<b>Project Name:</b> Barn Addition Slate Roof
<b>Property Address:</b> 7921 Williston Road	<b>Property Owner:</b> BL Properties LLC
<b>Tax Parcel #:</b> 14-104-144-000	<b>Existing Lot Size:</b> 0.5 acres

**Project Description:** This is a request to change the slate roof pattern on the barn addition at 7921 Williston Road from the diagonal/diamond pattern to a standard pattern.

**Property Information:** Known as the Forgione House, c. 1840, in the National Register Historic District survey. The main block is Greek Revival with an attached barn and shed. The Survey Description states:

*“Connected to the rear ell of the Forgione House is a one-story, two bay, 18 foot x 24 foot rectangular, gable-roofed shed so that the 24 foot eaves front faces east. Originally constructed, probably at the same time as the house, on a dry rubble foundation, the timber sills of the structure now rest on a concrete foundation which was poured in 1967 when the shed was converted to a garage. The building had been used to house horses. The floor is dirt. Hand-hewn post and beam framing, connected with treenail fasteners is original to the structure along with the pine log rafters, fastened to form the gable roof without the aid of a ridge pole. The vertically sawn 12" to 18" horizontal board, roof sheathing appears to be original. The vertical board-and-batten siding may have replaced the original exterior sheathing in the late 1800 's. These boards show a circular saw mark, were fastened with cut nails and appear newer than the framing. **The gable roof of the shed is covered with one-foot square gray slate tiles which are laid diagonally, forming horizontal diamond shaped bands across the roof. This same tile pattern is found on the roof of the Lyon House Barn adjacent to the east of the Forgione House.** On the northern bay of the west facade of the shed, the base of the board-and-batten siding flares out approximately 6" at the foundation. This curious minor alteration was made at the time that the shed was converted to a garage in order to make room for an automobile. A modern overhead garage door replaced the barn doors on the northern bay of the east facade in the late 1960's.”*

**Staff Notes:** Complies as proposed. Of key importance here is that the slate material is not changing, just the pattern. Though not stated in the letter, Micah explained to Emily Heymann in-person that he saw evidence and/or remnants of cedar shake roofing – a material that may have been more original than slate. Cedar is not feasible to obtain or use in this context anymore. WDB Appendix H standards for alterations states “do not try to make the building look historically older than it really is” as well as “do not try to modernize the architectural features.”



1977 photo:



**Top: Existing Roof. Bottom: Proposed tiles.**

