

**Town of Williston, VT
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS (CoA)**

Date Received



This form is applicable to properties located in either the National Register Historic District or the Additional Review Area of the Village Zoning District (VZD). CoA applications are assigned a 'Historic Preservation (HP)' number.

Before completing this form and checklist, please contact Planning & Zoning staff to review the permit thresholds pursuant to WDB Chapter 4 and bylaw requirements pursuant to WDB Chapter 42 and Appendix H.

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SITE INFORMATION			
STREET ADDRESS	SUITE/ UNIT #	LOT #	SIZE (ACRES)
7921 Williston Road			
TAX PARCEL ID # (NOT SPAN)	ZONING DISTRICT: VZD		
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PROPERTY OWNER INFORMATION	
OWNER NAME	OWNER REPRESENTATIVE (if owner is not an individual person)
BL Properties	Jeff Blasius, Zach Librizzi, Ted Librizzi
MAILING ADDRESS	
885 Greenbush Road, Charlotte, VT 05445	
EMAIL ADDRESS	PHONE
zlibrizzi@gmail.com	8029993733

PROPERTY OWNER ACKNOWLEDGEMENT: *I attest that the information and representations contained in this application are true and accurate to the best of my knowledge. I acknowledge and understand that pursuant to WDB 1.3: 1) State and federal regulations may apply and may be more restrictive than the WDB; 2) Private agreements, easements, deed restrictions, or covenants may apply and may be more restrictive than the WDB; 3) Burden of proof rests with the owner/applicant; and 4) Representations made in this application and all accompanying materials are binding. I understand that failure to build in accord with the approvals is a violation of this bylaw, subject to enforcement as provided by WDB 7.4-7.6. My signature on this application constitutes permission for on-site inspection of the property described on this application form as provided by WDB 5.2.2.3*

NAME PRINTED	OWNER SIGNATURE	DATE
Zach Librizzi		11/21/24

APPLICANT INFORMATION	
NAME	BUSINESS/FIRM (if applicable)
Zach Librizzi	BL Properties
MAILING ADDRESS	
155 Brigham Hill Road, Essex Jct, VT 05452	
EMAIL ADDRESS	PHONE
zlibrizzi@gmail.com	8029993733

PROJECT CLASSIFICATION	PROJECT NAME: (optional)
BRIEF DESCRIPTION	
Replacing slate roof on attached barn with slate	
LIST ASSOCIATED PERMITS NUMBERS: (DP, AP, HP/COA, SP, SUB)	

SECTION A – BUILDING AND PROPERTY DATA

The applicant may need to research landowner’s personal records, permits on file in the Planning & Zoning Office, Land Records in the Town Clerk’s Office, and/or the State of Vermont [Historic Sites and Structures Survey \(HSSS\)](#).

Date of Original Construction

1840

Describe the architectural style and features.

Architecture examples: Greek Revival, Colonial, Raised Ranch, etc.

Feature examples: the roof shape and material, siding, window pattern, chimneys, cornices, trim work, shutters, steps, porches, or other unique features of the structure.

1840s Greek Revival Home with attached barn

Describe previous additions, alterations, accessory structures, and/or demolitions. Include dates.

For example: window, roof or siding replacements, sheds or carriage houses, summer kitchens, etc.

Renovated in 2022-2023

Project Appropriateness

How does the project preserve the character of the structure and property? Will original features will be removed or altered? Provide justification for this change. How does your project preserve the character of the National Register District and/or the Additional Review Area of the Village Zoning District?

We are replacing slate roof on attached barn with slate. We are keeping the same color and just changing the pattern that is better long term method of placement.

SECTION C – ALTERATIONS

Check here if section is not applicable

Describe the proposed alterations.

Include information about the architectural style, relationship to existing structure(s) on the parcel and relationship to architecture in the district.

Alteration is to: Roof Siding Windows Doors Other (explain below)

The barn attached to the brick building has lost slate recently. We would like to replace diagonal tile pattern slate with a 12/18 standard rectangular pattern that the rest of the building has. The old diagonal pattern is the more "economical" method of slate placement but does not last as long and has been shown to have more problems over the years. The 12/18 standard rectangular pattern is a better long term method of installation to preserve the integrity of the roof. We will be keeping the color the same. This was highly recommended by our slate contractor, Stewardship Slate LLC.

Existing Building Materials

Describe the existing building materials and color. Are these materials original to the structure? What materials will be replaced entirely? What materials will be refurbished?

The slate is original Sea Green Slate. We will be replacing the entire barn diamond pattern with traditional horizontal laid slate with proper headlap.

Proposed Building Materials

Describe the proposed building materials and color.

We will be keeping the same VT sea green slate color.

11/21/2024

RE: Slate roof replacement of attached barn at 7921 Williston Road

To whom it may concern,

It is recommended to replace the slate roof on the attached barn of 7921 Williston Road building from its diamond pattern to the traditional horizontal rectangular pattern with proper headlap. The existing diamond pattern was an economical method of slate placement only used on outbuildings to save expenses, but the traditional rectangular pattern is a better long-term solution for slate replacement. The traditional installation method is superior in terms of long-term leak free protection. This roof is above a heated office space and is currently leaking. In addition, esthetically it would also look better to match the existing sea green slate and pattern on the adjacent areas.

Micah Sanguedolce LLC

A handwritten signature in blue ink, appearing to read "Micah Sanguedolce", is written over the printed name.