

Town of Williston

P. O. Box 137

WILLISTON, VERMONT 05495

M E M O R A N D U M

TO: All Parties

FROM: Gail M. Desorda, Planning Administrator *J. Desorda*

DATE: June 12, 1989

RE: Notice of Adoption of Amendment

Pursuant to Title 24, Section 4410 (g) Interim Bylaws of the Vermont Statutes Annotated, you are hereby notified that on June 8, 1989, the Town of Williston Board of Selectmen amended the Interim Zoning Bylaws dated October 8, 1987, amended 3/3/88, 6/9/88, 11/3/88 and 12/22/88, by adopting amendments to the Historic Preservation Guidelines section of these Bylaws. Attached hereto is a Certificate of Service and copy of the amended Historic Preservation Guidelines.

RECEIVED MAY 25 1989



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

ELBERT G. MOULTON, SECRETARY

May 22, 1989

DEPARTMENTS OF:

Economic Development 828-3221
Housing & Community Affairs 828-3217

DIVISIONS OF:

Administration 828-3231
Historic Preservation 828-3226
Vermont Travel Division 828-3236
Film Bureau 828-3236
Vermont Life Magazine 828-3241

Williston Planning Commission
P.O. Box 137
Williston, VT 05495

Dear Planning Commission:

The Agency of Development and Community Affairs acknowledges receipt by certified mail, on May 19, 1989, of the proposed amendments to the interim zoning ordinance for the Town of Williston, Vermont.

We assume that the procedures required under 24 V.S.A. §§4403 and 4404 have been followed to make the bylaw a legal document. This document will be maintained in our agency files.

In order that we can maintain a record of bylaw adoptions, please advise us when official action is taken.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. William Mitchell".

H. William Mitchell
Chief of Technical Assistance
Housing and Community Affairs

HWM/rmd

cc: Chittenden County Regional Planning Commission

CERTIFICATE OF SERVICE

This is to certify that on June 12, 1989, the undersigned did serve upon the following parties by regular mail, postage prepaid, a copy of the amended Historic Preservation Guidelines which are a part of the Interim Zoning Bylaws dated October 8, 1987 (as from time to time amended). These amendments were adopted by the Williston Board of Selectmen [and are attached hereto] on June 8, 1989.

Chairman, Planning Commission
City of South Burlington
575 Dorset Street
So. Burlington, Vt. 05403

Chairman, Planning Commission
Town of Hinesburg
P. O. Box 133
Hinesburg, Vermont 05461

Chairman, Planning Commission
Town of St. George
R. D. #2, Box 455
Williston, Vermont 05495

Chairman, Planning Commission
Town of Shelburne
P. O. Box 88
Shelburne, Vermont 05482

Chairman, Planning Commission
Town of Jericho
P. O. Box 67
Jericho, Vermont 05465

Chairman, Planning Commission
Town of Richmond
P. O. Box 285
Richmond, Vermont 05477

Vermont Agency of Development
and Community Affairs
Montpelier, Vermont 05602
ATTN: Bill Mitchell

Chittenden County Regional Planning Commission
P. O. Box 108
58 Pearl Street
Essex Jct., Vermont 05452

Chairman, Planning Commission
Town of Essex
81 Main Street
Essex Jct., Vermont 05452

Vt. Division of Historic Preservation
State Office Building
58 East State Street
Montpelier, Vermont 05602
ATTN: Jane Lendway

Dated this 12th day of June, 1989, at Williston,
Vermont.



Gail M. Desorda
Planning Administrator
Town of Williston

Town of Williston

P. O. Box 137

WILLISTON, VERMONT 05495

June 12, 1989

Vt. Division of Historic Preservation
State Office Building
58 East State Street
Montpelier, Vermont 05602

Attn: Jane Lendway

Re: Town of Williston

Dear Jane:

Enclosed please find a copy of the Historic Preservation Guidelines recently amended and adopted by the Williston Board of Selectmen on June 8, 1989 together with a Notice of Adoption and Certificate of Service. Also enclosed is the original Certified Local Government Agreement between the State of Vermont for Historic Preservation and the Town of Williston which has been executed by Douglas Lawson, Chairman by resolution of the Selectboard on June 8, 1989.

We would now request that you again consider the Town's application for status as a Certified Local Government. Thank you for your attention to this matter.

Sincerely yours,



Gail M. Desorda
Planning Administrator

Encl.
cc: Elaine Park
GMD/me

Section 4.17 HISTORIC PRESERVATION GUIDELINES

4.17.1 Purpose. Districts, buildings and sites in the Town having special historical associations or significance or of special architectural merit or significance, should be preserved as a part of the heritage of the citizens of the Town and for the education, enjoyment and pride of the citizens, as well as the beautification of the Town and the enhancement of the value of such property. While not all buildings are of equal historic significance, all buildings and lands support and contribute to any given district. To that end, Historic Preservation Guidelines are included herein, in conformance with 24 VSA Section 4407 (15).

4.17.2 Boundaries of Districts and Location of Landmarks and Sites. The boundaries of the Village Historic Preservation Overlay, henceforth called the "Village Overlay", are officially designated on the map entitled "Village Historic Preservation Overlay of Williston, Vermont" as adopted.

4.17.3 Designation of Historic Districts, Landmarks and Sites. As summarized in the Historic Preservation Ordinance Report, the Village Overlay has been designated through the comprehensive study and survey of the resources listed in the Appendix of the Report, which is available at the Town Clerk's and Planning and Zoning Offices. The future designation of districts, landmarks, and sites may be made through continued study.

4.17.4 Certificate of Appropriateness Required. A Certificate of Appropriateness is required before:

1. a building or demolition permit application for exterior work or new construction may be made;
2. an application for an alteration to a noncomplying building may be brought before the Zoning Board of Adjustment;
3. preliminary subdivision review by the Planning Commission for Planned Residential Developments, Condominium Developments and Planned Unit Developments;
4. a site plan application may be brought before the Planning Commission;

5. an addition or alteration may be made to the exterior of a building which increases or decreases the square footage of the building, whether enclosed or not;
6. an alteration may be made to the exterior wall of a building by tearing down or removing any portion thereof, or by changing or altering any portion of an existing window, door space, porch or breezeway thereon;
7. an addition or removal may be made of materials to or from the exterior walls or roof of a building where the materials so added or exposed are of a kind or type different from those existing.

A Certificate of Appropriateness may be issued by the Planning Commission, upon written recommendations from the Historic Preservation Committee, in accordance with Sections 4.17.4 - 4.17.11, and 4.17.12 - 4.17.13 (henceforth called the "Guidelines") when it is satisfied that the proposed plan will not visually and physically impair the historic or architectural significance of the structure or surrounding area.

4.17.5 Williston Historic Preservation Committee. There is hereby created a Williston Historic Preservation Committee, henceforth known as the "Committee".

(a) Membership. The Historic Preservation Committee shall consist of no more than seven members or less than five members, each entitled to one vote, selected at large. All members shall serve without compensation and shall be appointed by the Planning Commission who shall make every effort to appoint persons who have demonstrated an interest, competence or knowledge in historic preservation. To the extent available within the town, at least a majority of the members shall be professionals from the disciplines of history, archeology, architectural history, architecture and historical architecture. Members representing other historic preservation related disciplines, such as urban planning, American studies, American civilization, cultural geography, cultural anthropology, or the building trades, and lay members are encouraged. At least one member of the Committee shall be a resident from within the area designated as the Village Overlay. The Committee shall serve in an advisory capacity to the Planning Commission and work with the Administrator. Each member(s) shall serve a term of four years, commencing on the first Tuesday in

January, except the first appointments which shall be for the following terms: one member shall be appointed initially for a one-year term, one member for a two-year term, one member for a three-year term; and two members shall be appointed initially for four-year terms. Any vacancy occurring in a position for any reason other than the expiration of the term, shall be filled by appointment by the Planning Commission for the remainder of the term.

(b) Role of the Committee. The role of the Historic Preservation Committee shall include:

- (1) the provision of historic preservation guidance and recommendations to property owners who are considering making alterations or additions to existing structures or commencing new construction within the Town of Williston;
- (2) recommendations to the Planning Commission on the issuance of Certificates of Appropriateness or Notices of Denial;
- (3) review of subdivision proposals, including Planned Residential Developments, Condominium developments and Planned Unit Developments, after concept review by the Planning Commission and prior to preliminary subdivision review by the Planning Commission;
- (4) review of proposed site plan applications prior to application to and review by the Planning Commission;
- (5) the review of building permit applications for alterations to historic structures and construction upon historic sites, including building permit applications associated with subdivisions and site plans, when the subject property is within an historic district;
- (6) the review of demolition permit applications which would result in the destruction of historic structures;
- (7) the establishment of criteria for the ongoing evaluation and designation of significant historic resources and landmarks, and the review of requests by property owners to be included in a district, to be designated as a

landmark, or to establish a new district;

- (8) the development and presentation of educational and informational materials and public events regarding historic preservation, Williston architectural and history and its preservation, and the encouragement of public participation in committee activities;
- (9) the review of local nominations to the National Register of Historic Places;
- (10) other historic preservation functions as determined by the Planning Commission such as seeking funding for a historic preservation project.;
- (11) other duties associated with the Certified Local Government (CLG) Program (overseen by the Vermont Division for Historic Preservation), including, a.) the creation and maintenance of a system for the survey and inventory of historic properties within the town that is coordinated with the Vermont Historic Sites and Structures Survey and the Vermont Archeological Inventory, b.) the preparation, for submission to the Division by the legislative body, of a report prepared in cooperation with the Division and consistent with the requirements of the National Historic Preservation Act, about properties within the town which are under consideration for nomination to the National Register, c.) the preparation and submission for approval by the legislative body of grant applications to the Division for CLG funds, d.) providing advice and assistance to the planning commission, zoning board, legislative body, and other interested groups or persons on historic preservation matters, and e.) any additional responsibilities in accordance with a mutual written agreement between the Division and the Town of Williston.

4.17.6 Officers. The Historic Preservation Committee, at its first meeting of each calendar year, shall elect a chairperson and vice-chairperson who shall hold office during the remainder of said year. Members of the Committee shall also elect a secretary who shall be

responsible for keeping an accurate record of all proceedings of said Committee, including Committee recommendations to the Planning Commission.

4.17.7 Meeting - Quorum - Rules. A quorum, or majority, of the members must be present to conduct a meeting. The Committee, with a majority of its members concurring, ~~may make and alter~~ shall have written rules and regulations for its procedures, which at a minimum shall address meeting procedures, attendance and conflict of interest, consistent with the Town and State regulations. The Committee shall have one regularly scheduled meeting time per month during which time official reviews will be conducted and assistance given to those property owners requesting it. The Committee may also be called to meeting by the Administrator at such times as it is required to meet. All activities of the ^{Committee} commission shall be conducted in accord with the terms of the Vermont Open Meeting Law.

4.17.8 Meetings of Review.

(a) The Committee shall conduct a public meeting on a Certificate of Appropriateness application within twenty-one days of the filing of such a completed application. Every effort shall be made to expeditiously act upon these applications. Plan revisions requested at a review meeting shall be submitted to the Administrator within ten days of said meeting unless the Committee grants an extension.

(b) The Committee shall forward recommendations to the Planning Commission regarding the issuance of a Certificate of Appropriateness or Notice of Denial within sixty days of the receipt of the completed Certificate of Appropriateness application. The Planning Commission shall render a decision on this application within thirty days of receipt of the Historic Preservation Committee's recommendations. When necessary, due to the magnitude of the project, the review process may be extended an additional thirty days.

4.17.9 New Construction. The Administrator, upon receipt of all requests for new construction in the Village Overlay or any other designated district, shall schedule a meeting of the Committee, within twenty-one days of receiving said request, for review. Before the standard site plan or subdivision review process

commences, a Certificate of Appropriateness for the design must be issued by the Planning Commission upon the recommendations of the Historic Preservation Committee.

- 4.17.10 Demolition. The Administrator shall receive all requests for the demolition of a structure in the Village Overlay or other designated area, and shall schedule a meeting of the Committee, within twenty-one days of said request, for review and discussion of possible alternatives to demolition.

Unless waived by the Committee when deemed appropriate, such as in the case of fire or flood damage rendering a home uninhabitable, no building shall be demolished until a notice of the proposed demolition has been given by the owner of such property in one Sunday addition of a newspaper of general circulation in the area, and a notice given to the Williston Historical Society and the State Historic Preservation Office. A three month waiting period, commencing on the day of notice, shall provide the opportunity for a person or organization to acquire or to arrange for the preservation of the building. At the conclusion of the three month period, if no such action has been initiated by an outside party, the Administrator shall issue a demolition permit.

Exception: If the structure for which the demolition request has been filed has been damaged in excess of seventy percent of its assessed value due to flood, fire, wind, or other act of God, a demolition permit may be approved by the Administrator without processing the request through the Historic Preservation Committee.

- 4.17.11 Exterior Renovations or Additions. The Administrator shall forward to the Committee all building permit requests for exterior alteration to a building. The Committee shall, within twenty-one days, review the permit application for compliance with the requirements set out in the Guidelines of this Ordinance.

(a) If the Committee finds the proposed alterations to be in compliance with the Guidelines, they shall submit to the Planning Commission recommendations to issue a Certificate of Appropriateness which will indicate that the requirements of the Guidelines have been satisfied.

(b) If the Committee finds that the proposed

alterations do not comply with the Guidelines, they shall recommend to the Planning Commission:

- (1) approval of the application subject to compliance with conditions which will bring the application into conformance with the Guidelines; or,
- (2) issuance of a "Notice of Denial" accompanied by the findings for this recommendation.

4.17.12 Review Criteria. In making a determination on an application, the Historic Preservation Committee shall give consideration to the following:

(a) the historical, architectural, or cultural value of the building(s) or structure(s) and its relationship and contribution to the setting;

(b) the compatibility of the proposed exterior design, arrangement, orientation, texture, and materials with the existing buildings or structures and its setting; or if new construction, compatibility with the surrounding area;

(c) the scale and general size of the proposed building or structure in relation to existing surroundings, including consideration of such factors as the building's overall height, width, street frontage, number of stories, roof type, facade openings (windows, doors, etc.), and architectural details;

(d) factors including open space, yards, off-street parking, screening, fencing, entrance drives, sidewalks, signs, lights, and/or any landscaping that might affect the character of any building within the Village Overlay or any other district, shall be considered as well as those factors which relate to the placement of a structure or group of structures which might affect the overall streetscape;

(e) the impact the applicant's proposal will have on the surroundings, and the extent to which it will preserve and enhance the historic, architectural and cultural qualities of the Village Overlay or any other district, and the community. The Committee shall be guided by the following:

- (1) every reasonable effort shall be made to provide a compatible use which will require minimum alteration to the structure and its

environment;

- (2) rehabilitation or renovation work shall not destroy the distinguishing qualities or character of the structure and its environment. Historic material or architectural features should not be removed or altered;
- (3) deteriorated architectural features should be repaired rather than replaced where ever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;
- (4) changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;
- (5) all structures are recognized as products of their own time. Alterations to reproduce an earlier period are discouraged;
- (6) additions to existing structures are acceptable if such design, materials and construction are of quality and are compatible with the size, scale, material, and character of the neighborhood, structures, and its environment;
- (7) whenever possible, new additions or alterations to structures shall be done in such a manner that if they were removed in the future, the essential form and integrity of the original structure would be unimpaired;
- (8) every reasonable effort shall be made so that structures not be razed or demolished, in order to preserve the historic streetscape;
- (10) new construction shall be sympathetic to architectural features and materials which

are in keeping with the character of the historic buildings found within Williston Village or any other historic district. New structures should enhance, and maintain the integrity of the Village, or other district, and its structures.

4.17.13 Guidelines for Reviewing Applications.

A. ALTERATIONS AND RENOVATIONS

1. GUIDELINE: 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.

2. GUIDELINE: 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 as this debases what is truly historic.

Do not try to modernize the architectural features of a building, structure or landmark.

3. GUIDELINE: PRESERVE THE ORIGINAL FINISH OF MASONRY FACADES.

Always use the gentlest cleaning methods possible. Some chemical cleansers may be acceptable, but their effects should be researched before they are used (consult the State Historic Preservation Officer for further suggestions).

Never sandblast masonry. Sandblasting removes water and accelerates erosion. Generally, let painted masonry remain painted, unpainted masonry remain unpainted.

B. ADDITIONS

1. GUIDELINE: THE MATERIALS USED FOR ADDITIONS SHOULD BE COMPATIBLE WITH MATERIALS USED ON THE ORIGINAL BUILDING, STRUCTURE OR LANDMARK AND 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.

2. GUIDELINE: ADDITIONS THAT ARE SYMPATHETIC TO THE ORIGINAL BUILDING, STRUCTURE OR LANDMARK YET IN THE SPIRIT OF THIS DAY, ARE ENCOURAGED.
3. GUIDELINE: ADDITIONS REQUIRED FOR SAFETY, SUCH AS FIRE ESCAPES OR HANDICAP ACCESS, MUST BE SYMPATHETIC AND COMPATIBLE TO THE BUILDING INVOLVED.
4. GUIDELINE: 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.

5. GUIDELINE: PRESERVE ORIGINAL BUILDING ENTRANCE.

Do not remove fanlights, sidelights, door ornamentation, columns, or pilasters.

6. GUIDELINE: 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.)

C. NEW CONSTRUCTION

Williston Village contains many fine examples of 19th century architectural styles including: Greek Revival, Federal, Queen Anne, Gothic Revival, Italianate, Stick, and Vernacular. The architectural themes provided by these structures should be considered and paralleled in the design of any new structures. Sensitivity to surrounding buildings and existing land use patterns is

essential to historically conscious development. New structures should be compatible with Williston Village's significant historical styles and their placement in the Village streetscape in terms of the following guideline criteria.

1. GUIDELINE: NEW CONSTRUCTION SHOULD ENHANCE AND MAINTAIN SCENIC HISTORIC VISTAS AS SEEN FROM MAJOR THOROUGHFARES.
2. GUIDELINE: THE HEIGHTS OF NEW BUILDINGS OR STRUCTURES SHOULD BE SIMILAR TO THE HEIGHTS OF EXISTING BUILDINGS OR STRUCTURES IN ORDER TO KEEP THE RELATIONSHIP BETWEEN BUILDING HEIGHTS COMPATIBLE.
3. GUIDELINE: SETBACKS SHOULD BE COMPATIBLE WITH NEIGHBORING STRUCTURES' SETBACKS.

The front yard setback of structures built in the Village, or any other district, shall be determined by the setback requirements of the underlying zoning regulations, and the relationship between the new structure and adjacent structures.

Side yard spacing shall conform with the underlying zoning regulations.

4. GUIDELINE: GARAGES AND OUTBUILDINGS SHOULD BE SECONDARY TO THE PRINCIPAL STRUCTURE ON THE LOT.

These structures shall be positioned so that the principal building is dominant. This may be accomplished by siting the garage so that its front yard setback is significantly greater than that of the principal structure. The side yard

relationship between new garages/outbuildings and neighboring buildings shall respect open space patterns commonly found in the Village Overlay or other designated district. Architectural design and building materials should be similar to those of the principal structure.

5. GUIDELINE: BUILDING COMPONENTS SHOULD BE SIMILAR, IN SIZE, SHAPE, AND MATERIAL, TO SIGNIFICANT HISTORIC STRUCTURES ALONG THE STREET.

Distinctive architectural features and materials, such as double hung windows, gabled roofs, cornices, eave returns, shutters, pediments, windowlights, brick and wood clapboard, frequently recur along the streetscape. These details should suggest the extent, nature and scale of details on new buildings.

The following components should be carefully considered:

WINDOWS: The scale and proportions of the windows should relate to existing surrounding buildings and the building itself. Maintain the pattern created by upper-story windows as well as their horizontal arrangement.

ROOF FORM: Roof pitch should be moderate to steep. Similarity and compatibility with roof shapes in the surrounding area shall be considered in the construction.

WALLS: Materials should be brick or narrow clapboard (3 inch reveal or less).

6. GUIDELINE: MAINTAIN THE PATTERN OF FRONT ENTRANCES.

Historically, the formal entrance for each building is oriented toward the street. This entrance is usually emphasized by a walk leading to it, with steps if above grade.

Avoid facades with no strong sense of entry. Avoid introducing incompatible facade patterns that upset the rhythm of openings established by the surrounding structures.

7. GUIDELINE: BUILDING ELEMENTS (SHUTTERS, BRACKETS, PORCHES, ETC.) SHOULD LOOK FUNCTIONAL.

Use shutters with caution and only where the size of the shutters fits the size of the window. Brackets should actually support something. Porches should actually shelter entrances.

8. GUIDELINE: BUILDING WIDTHS AND MASS SHOULD BE COMPATIBLE WITH STRUCTURES ALREADY PRESENT IN THE STREETScape.

9. GUIDELINE: IN ORDER TO REINFORCE THE EXISTING STREETScape, BUILDING PLACEMENT AND SITING OF NEW CONSTRUCTION SHOULD BE COMPATIBLE WITH SURROUNDING STRUCTURES.

Building lines should be oriented parallel to or perpendicular to the street. Avoid a building orientation which puts the building at an angle to the street.

10. GUIDELINE: OPEN SPACE BETWEEN BUILDINGS SHOULD BE SIMILAR TO THOSE SPACES COMMONLY FOUND IN THE VILLAGE OR OTHER DESIGNATED DISTRICT.

Side yard setbacks shall be regulated by the underlying zoning for the district in question.

11. GUIDELINE: MINIMIZE MODIFICATION TO EXISTING LAND CONTOURS.

Grade changes should be incorporated so as to enhance the existing scale and character of the site. Any site grade modification should relate to grades on adjacent properties. The filling or cutting of existing contours and natural areas is discouraged.

D. GREENBELT

The historic nature of the Village results not only from the structures found there and their arrangement, but also from the greenbelt that lines Route 2. The greenbelt's composition is an integral part of the Village streetscape. It provides space for pedestrians, softens the impact of traffic noise and pollution, and serves to frame and give a setting to the historic structures and other buildings found in the Village. The greenbelt includes the land between Route 2 and any structure. It is comprised of street trees, landscaping, sidewalks and grassy areas, and is free from built objects which would obstruct its visual continuity.

1. GUIDELINE: PRESERVE AND MAINTAIN THE GREENBELT THAT LINES THE VILLAGE STREETScape.

Maintain size and scale of existing landscaping. Replace lost vegetation, such as trees, with similar, healthy varieties. Plant new street trees of traditional varieties. Discourage the widening of Route 2.

2. GUIDELINE: MAINTAIN A SENSE OF OPEN SPACE SURROUNDING THE VILLAGE STREETScape.

New structures built on open land surrounding the Village streetscape should be placed so as to maintain a sense of open space behind the historic streetscape.

E. DEMOLITION

1. GUIDELINE: CONSIDER ALL MEANS OF PRESERVING HISTORIC BUILDINGS, STRUCTURES AND LANDMARKS.

Consider such preservation means as:

- (a) adding an addition to the present structure
- (b) finding a new use for the structure
- (c) sale of the property
- (d) partial demolition - ie. outbuildings, additions
- (e) moving the structure
- (f) any other feasible means as developed by the Committee or owner.

F. SIGNS

1. GUIDELINE: KEEP SIGNS SUBORDINATE TO BUILDINGS AND STREETScape.

Sign colors, materials, sizes, shapes, and type of illumination should reinforce the composition and preservation of the facade.

The size of free standing signs should be limited so that they do not obscure the building's main facade, break patterns of the streetscape's facades and yards, or cause alteration to the greenbelt.

Low monument signs are recommended.

Signs placed on buildings should be limited to small identification panels at the entrance instead of projecting off the building.

Signs should be illuminated with indirect light rather than internally. The source of illumination should not be visible from adjoining properties or the road.

Wood is the preferable material for signs, whether they are located in neighborhoods where older buildings of brick or wood prevail, or associated with new construction.

Revised: 10/17/88

Adopted: 11/3/88

CERTIFIED LOCAL GOVERNMENT AGREEMENT

BETWEEN

STATE OF VERMONT DIVISION FOR HISTORIC PRESERVATION

and

PART I - PURPOSE

It is the purpose of this agreement to designate

(hereinafter the Local Government) as a Certified Local Government pursuant to 16 U.S.C. Section 470a, 36 C.F.R. Section 61.5 and the Regulations for the Vermont Certified Local Government Program and to set out the rights and responsibilities of the Local Government and the Vermont Division for Historic Preservation (hereinafter Division) in connection with that designation.

PART II - TERM

The term of this agreement shall be from until it is voluntarily terminated by the Local Government or the Local Government is decertified in accord with the Regulations for the Vermont Certified Local Government Program.

PART III - REGULATIONS

The duly promulgated Regulations for the Vermont Certified Local Government Program and any amendments thereto duly promulgated subsequent to the date of this agreement are agreed by the Local Government and the Division to be incorporated by reference and made a part of this agreement. A current copy of said Regulations is appended hereto and made a part hereof.

PART IV - MUTUAL COVENANTS

The parties hereto agree that the federal-state Historic Preservation partnership created by the National Historic Preservation Act of 1966 should, in accord with the 1980 amendments to that act, be extended to the local level through cooperative agreements between state and local governments. The parties further agree that the Certified Local Government Program established by the National Historic Preservation Act of 1966, as amended, is the appropriate vehicle for this state-local partnership.

PART V - DESIGNATION

Pursuant to its authority under the National Historic Preservation Act of 1966, as amended, (16 U.S.C. 470 et seq.) and the Vermont Historic Preservation Act, (22 V.S.A Section 14) the Division hereby designates

as a Certified Local Government (CLG) and

hereby accepts designation as a CLG.

PART VI - DIVISION'S OBLIGATIONS

The Division agrees to perform as follows:

1. To make available to the Local Government public information, education, training and technical assistance relating to the National and State Historic Preservation Program.
2. To provide the Local Government with the same opportunity as other CLGs to compete for available funds and other benefits related to CLG designation.

PART VII - THE LOCAL GOVERNMENT'S OBLIGATIONS

The Local Government agrees to perform as follows:

1. To create and maintain a system for the survey and inventory of historic properties within its jurisdiction that is coordinated with the Vermont Historic Sites and Structures Survey and the Vermont Archeological Inventory.
2. To prepare in coordination with and submit to the Division a report concerning properties within the Local Government which are under consideration for nomination for inclusion on the National Register of Historic Places. The report shall be prepared in a manner consistent with relevant provisions of the National Historic Preservation Act.
3. To cooperate with the Division with respect to the Division's monitoring and evaluation of the CLG Program.
4. To adopt conflict of interest rules in connection with its Historic Preservation Program which incorporate the detailed requirements set out in the National Register Programs Guidelines, Chapter 3.

5. To submit an annual report on or before

APPROVED AS TO FORM

WILLISTON SELECTBOARD

, Chairman
For the Local Government

Date: June 8, 1989

Attorney General's Office

STATE OF VERMONT
Division for Historic Preservation

For the Local Government

Date: June 8, 1989

Eric Gilbertson, Director

Date: _____

For the Local Government

Date: June 8, 1989

For the Local Government

Date: June 8, 1989