

Kents Corner Historic District



Design Review Guide
Adopted by the Calais Selectboard July 28, 2008



Kents Corner Historic District Design Review Guide

Map of the Historic District.....	ii
------------------------------------------	-----------

Design Review and Permit Procedure

What are the Guidelines?	1
What is the Design Advisory Board?	1
How does the Development Review Board work?.....	1
When to go to the Design Advisory Board?.....	1
What is Kents Corner Historic District?.....	2
Why do we have design review?	2
Steps in the Approval Process	3
What kind of work needs to be reviewed?	4
What kind of work does not need to be reviewed?	4
Submissions.....	5

Review Criteria for Proposals in District

Alterations to Historic Structures	8
Additions to Historic Structures	9
Historic Structure Architectural Features	10
Non-Historic Structures and New Construction	11
Relocating Historic Structures	13
Agricultural Structures	13
Demolition	13
Landscape & Site Work	14
Exterior Colors and Lighting	15
Landscape Resources.....	16
Signage	16

Architecture of Representative Historic Buildings.....	17
---------------------------------------------------------------	-----------

Definitions	23
--------------------------	-----------

Further Information	25
----------------------------------	-----------

Appendix 1

Properties in the District	27
----------------------------------	----

Appendix 2

Secretary of Interior's Standards for Treatment of Historic Properties	30
------------------------------------------------------------------------------	----

Credits	34
----------------------	-----------

Kents Corner Historic District

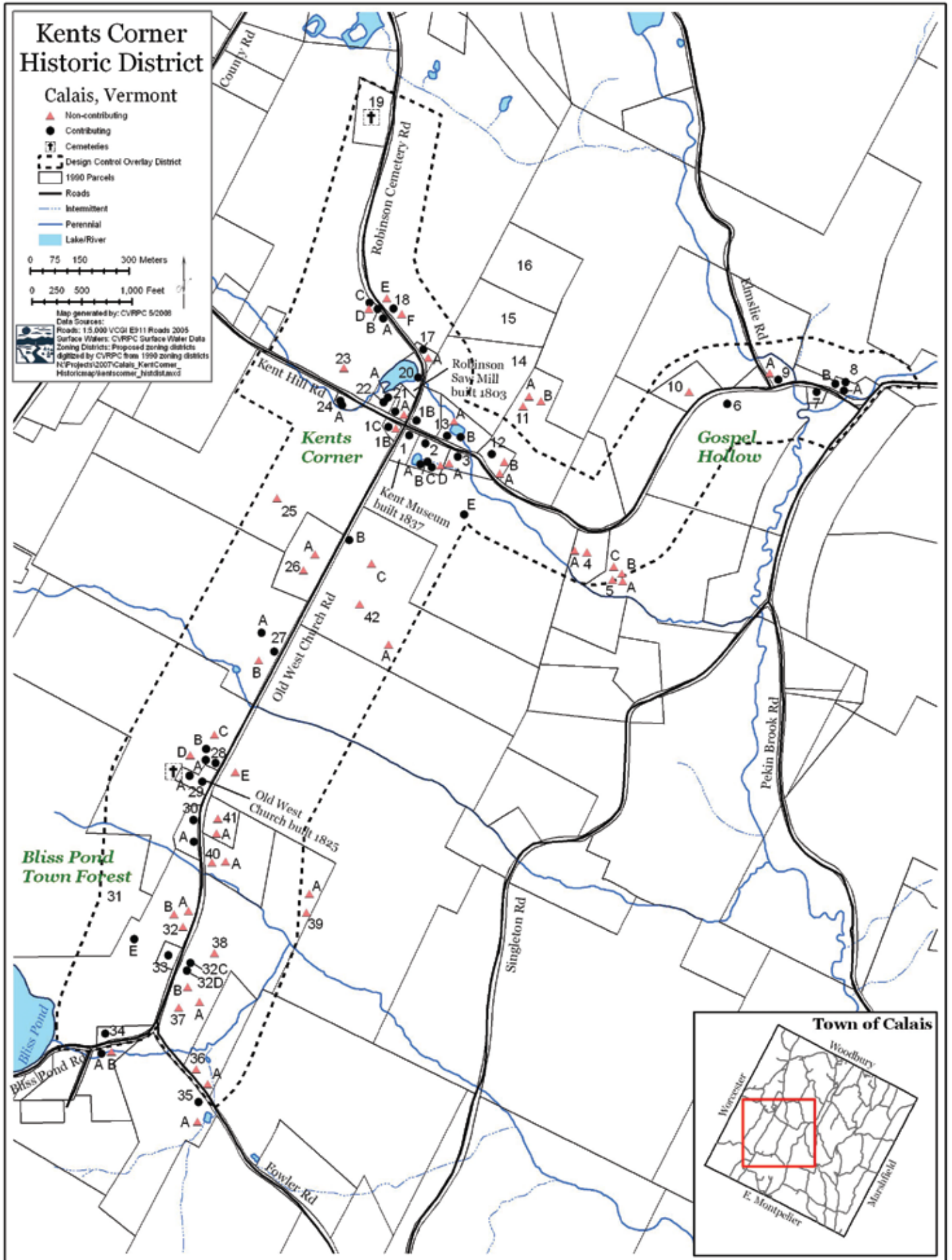
Calais, Vermont

- ▲ Non-contributing
- Contributing
- Ⓜ Cemeteries
- Ⓜ Design Control Overlay District
- ▭ 1990 Parcels
- Roads
- Intermittent
- Perennial
- Lake/River

0 75 150 300 Meters

0 250 500 1,000 Feet

Map generated by: CVRPC 5/2008
 Data Sources:
 Roads: 1:5,000 VCGI E911 Roads 2005
 Surface Waters: CVRPC Surface Water Data
 Zoning Districts: Proposed zoning districts
 digitized by CVRPC from 1990 zoning districts
 N:\Projects\2007\Calais_KentCorner_HistoricMap\kentscorner_histdist.mxd





What are the Guidelines?

The Calais Town Selectboard has adopted the Kents Corner Historic District Design Review Guidelines, which will inform and guide the Design Advisory and Development Review Boards in their review and decision-making regarding projects and project permitting within the District.

What is the Design Advisory Board?

The Design Advisory Board is a group of five Calais residents, most living in the district, who have been appointed by the selectboard to review projects within the district. Design Advisory Board members have a variety of expertise and a familiarity with the guidelines that makes them a resource that district residents can and should avail themselves of. Formally, upon review of your final design proposal, the Design Advisory Board will make a written recommendation to the Development Review Board, which is the legal body empowered to grant a building permit for any project within the district.

How does the Development Review Board work?

Once your application is submitted to the Development Review Board you will be invited to a warned meeting to review your project and determine its impact, if any, on the historic, architectural and landscape character of the district. You will have an opportunity to present your project and respond to the recommendations made by the Design Advisory Board, or questions raised by your neighbors or board members. Refer to Article 1. (Permit Procedures) and Article 5, Section 5.5 (Design Review) of the Land Use & Development Regulations for timelines.

When do property owners need to go to the Design Advisory Board?

Most succinctly expressed, if your project has a visual impact on the existing character of the district, it should be reviewed by the Design Advisory Board. These guidelines turn their attention to the kinds of projects most frequently encountered in the district. The zoning administrator or the Design Advisory Board can comment on the need for review for your project if you have any questions.

If your project requires review by the Design Advisory Board / Development Review Board you should schedule an informal preliminary meeting with the Design Advisory Board prior to expending significant time and resources in your planning. This is a recommendation prior to submitting a request for a permit. Early discussions with the Design Advisory Board can make the whole process smoother by identifying specific design concerns that may present themselves early in the planning process. Upon review of your final design proposal, the Design Advisory Board will make a formal recommendation to the Development Review Board at a publicly warned meeting. You may not proceed with your project until the Development Review Board acts on your application, and the zoning administrator issues a permit.



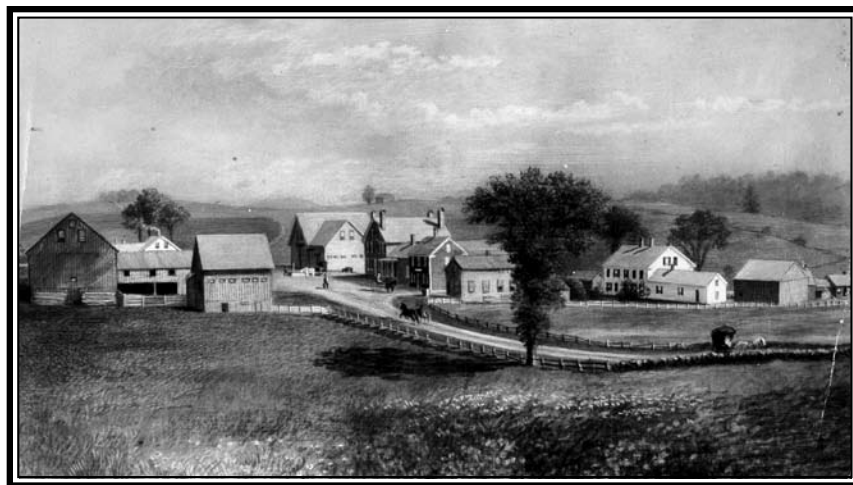
What is the Kents Corner Historic District?

The Kents Corner Historic District is a collection of historical and archaeological resources set in a rural landscape that collectively provides residents with a sense of place. Our low-density district is a quintessential rural Vermont crossroads neighborhood which contains historic examples of regional architecture, family farms, local commerce, small industry and religious expression built on a 19th-century working landscape. The traditional settlement pattern is still evident in this agrarian landscape of dirt roads, stone walls, open fields, mature trees, a mill pond and several brooks. Historically the district is the site of town meetings, the town poor farm, a town forest and town cemeteries. Residents of this neighborhood inherited the traditions of conserving natural resources and preserving cultural resources; here local landmarks are preserved as museums and community gathering places. The Kents Corner Historic District was listed on the National Register of Historic Places in 2006.

Why do we have design review?

Our community identity is promoted through the preservation of natural and historic resources in this rural landscape. Small-scale places that are aesthetically enriching encourage a sense of well-being in the people who live and work in them. This historic district was created as a way to protect the past and plan for future patterns of growth. The process of design review protects visual treasures and historic architectural details, as well as encouraging design coordination and compatibility among existing and future structures. The historic and visual character of this district is preserved through the use of these design review guidelines.

» **Note:** These guidelines supplement requirements defined by the Town of Calais Land-Use and Development Regulations.



Kents Corner 1882, J.F. Gilman, charcoal drawing. From James Franklin Gilman, Nineteenth Century Painter, Adele Godchaux Dawson, Phoenix, 1975



Steps in the Approval Process

1. Property owner in the historic district

Persons considering construction or landscaping in the district should be familiar with these guidelines. Copies are available at the Calais town clerk's office and the Calais town website: <http://www.calaisvermont.gov/>.

2. Schedule an informal project review (recommended)

It is recommended that you schedule an informal review of the proposed construction or landscaping with the Design Advisory Board. The purpose of the review is to gain a clear understanding of the review criteria for work in the district before your project enters an advanced planning stage.

3. Permit application from zoning administrator

Your design proposal, whether you have met with the Design Advisory Board or not, is submitted to the Calais zoning administrator when you apply for a permit. The zoning administrator will notify you of the date for your Development Review Board hearing. Between the time you apply for a permit and the date of review by the Development Review Board, the Design Advisory Board will contact you and set up a formal project review.

4. Meeting and site visit with the Design Advisory Board

This is an opportunity to modify or clarify and otherwise verify the completeness of the submission documents. Often annotations to the proposal or simple sketches that complete the project description are added before the final documents are passed by the Design Advisory Board to the Development Review Board.

5. Permit application reviewed by the Development Review Board

You and interested parties have an opportunity to discuss the project at a warned public meeting with the Development Review Board, which approves the permit. The board will make its determination based on the information provided at this meeting.

6. Zoning permit issued by zoning administrator

The Development Review Board determination is passed to the zoning administrator, who issues the permit by certified mail. Note that there is a 30-day challenge period during which a resident may appeal the Development Review Board determination to the Environmental Court.



What kind of work needs to be reviewed?

- » All exterior alterations or additions require a permit
- » All relocations of historic buildings and new construction
- » Any exterior color change (such as: roof, trim or siding)
- » Any exterior change (such as: roof, trim or siding)
- » Any demolition
- » Major landscape and site work
- » Signage

What kind of work does not need to be reviewed?

- » Interior alterations that do not affect the exterior of the structure
- » Customary maintenance and repair that does not affect the size, color, materials or design of the structure
- » Routine landscaping that does not significantly alter scenic views
- » Structures associated with 'active agricultural operations' as defined by the Vermont Secretary of Agriculture

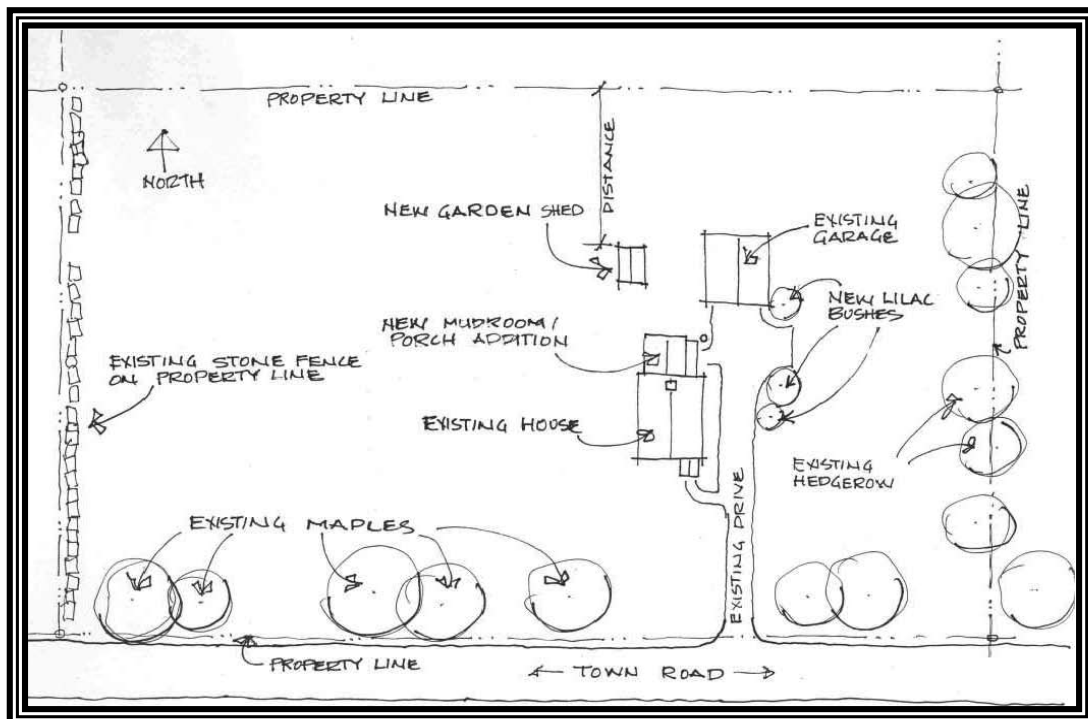


Submissions

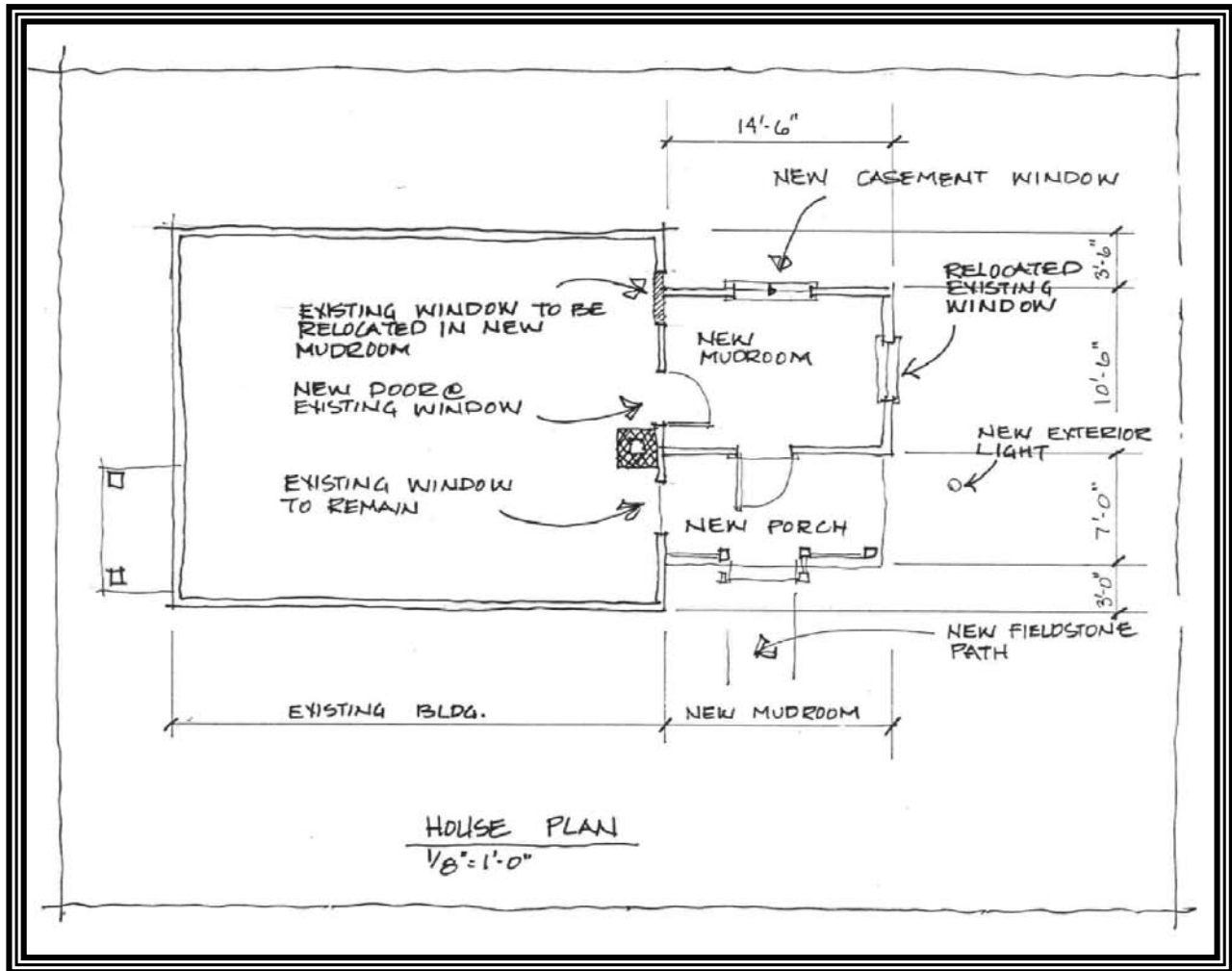
Submission requirements can vary from proposal to proposal, but all have in common the need to convey sufficient information for a complete understanding. Early discussions with the Design Advisory Board can help the applicant determine the scope of required submissions. The more complex a proposal is, the more documentation will be required to clearly describe it. In general, the types of documents and supporting materials required by Design Advisory Board/Development Review Board are:

1. Changes to Existing Structures or New Outbuildings

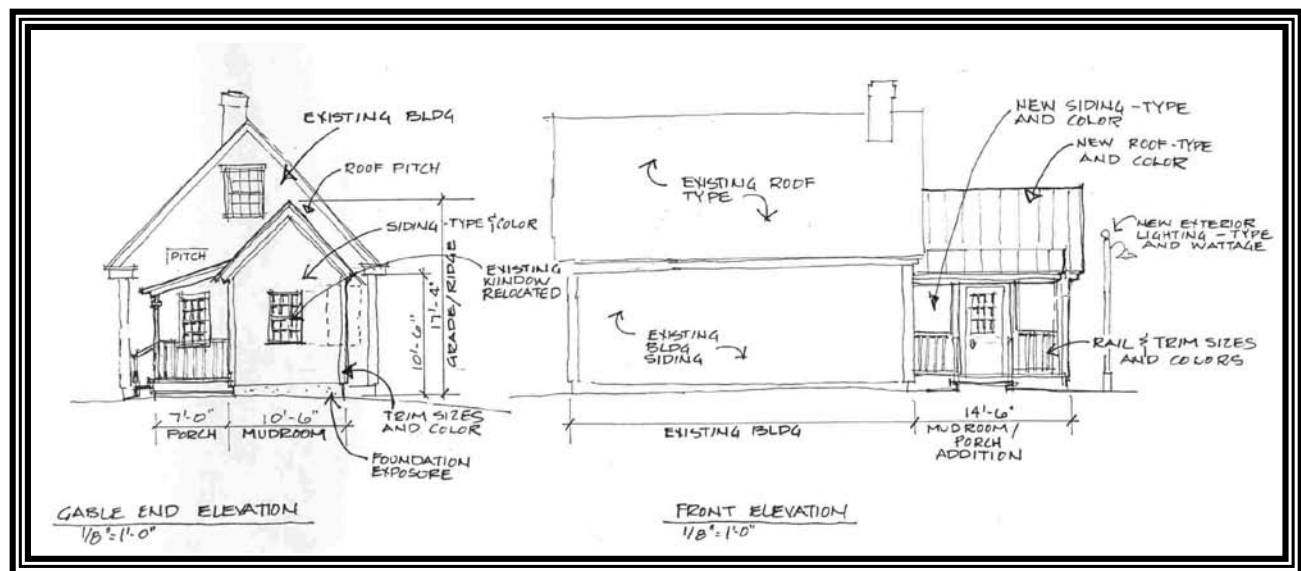
- A.** Sketch plan, which clearly shows the proposed changes or additions to the existing structures, preferably drawn to scale
- B.** Sketch elevation of existing structure with additions or changes, preferably drawn to scale; and photograph(s)
- C.** Sketch of plan and elevation of new outbuilding and its relationship to existing structure(s)
- D.** Description of siding materials(s)
- E.** Description of existing and proposed landscaping



Example of site plan submission



Example of building plan (scale drawing dimensioned & annotated)



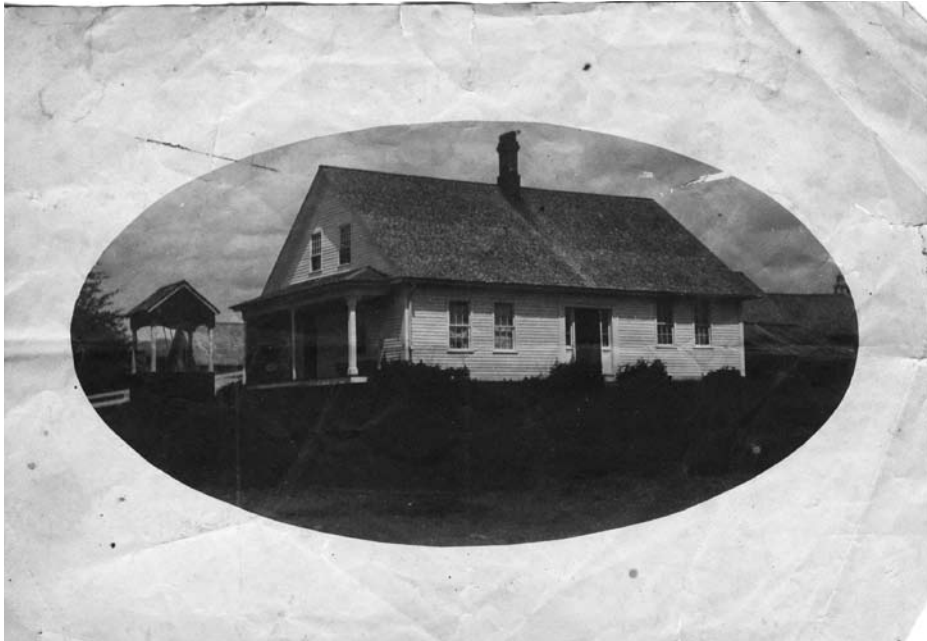
Example of building elevations (scale drawing w/materials noted)



2. New Residences, Commercial, or Industrial Building

- A.** Exterior elevations drawn to scale from all perspectives, including details of exposed foundation from the ground up and exterior photographs
- B.** Description of existing and proposed siding and roofing material(s)
- C.** Site plans, drawn to a scale, showing
 - dimensions and orientation of site, including setback
 - roads, access, and parking
 - existing and proposed landscaping
 - location, height, and material of walls and fences
 - exterior lighting
 - location, size and design of exterior signs
- D.** Significant natural and other features

3. The Development Review Board may waive any submissions deemed unnecessary and may require the submission of additional information.



Remember Kent House, 1810



Review Criteria for Proposals in the District

The Kents Corner Historic District is largely defined by the collection of 19th-century buildings within it. Calais recognized a need to protect and preserve these buildings and the landscape on which they are sited by forming Vermont's first rural historic district in 1976. The review criteria for historic structures emphasize those efforts that preserve their architectural character. Review criteria for non-historic structures emphasize compatibility with the historic structures of the district. Designs and materials, used in a manner compatible with the sense of 19th-century Calais that is being preserved, are not only permitted but also encouraged. The basic intent of controls with respect to new structures is again to ensure that they are harmonious with typical 19th-century Calais architecture and appropriate to the surroundings.

Alterations to Historic Structures

Alterations to historic structures receive a rigorous review by the Design Advisory Board and Development Review Board. Applicants are encouraged to read through the 1995 *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Copies are available for public use at the town clerk's office. Key points considered in a review include uses that:

- » Are compatible with the historic character of the building
- » Require minimal change to the existing structures
- » Respect the historic design character of the building
- » Minimize alteration to historic elements
- » Preserve and maintain significant stylistic elements
- » Avoid removing or altering any historic material or significant features
- » Employ the gentlest possible procedures for cleaning, refinishing and repairing historic materials
- » Repair historically significant features
- » Minimize the visual impact of fire escapes or handicap access
- » Preserve older alterations that have achieved historic significance in their own right



- » Generally inappropriate designs or elements for replacement parts that imitate historic designs or elements and cannot be substantiated by written, physical or pictorial evidence. Replacement of missing architectural elements shall be based on accurate information about the originals
- » Recent alterations that are not historically significant may be removed
- » New brick should be of similar size as old brick and mortar should be of matching color

Additions to Historic Structures

A design proposal that adds new construction to an existing historic structure should be done sensitively and in a manner that neither overwhelms or detracts from what the original building offers to the district. A successful proposal does not copy all the details of the original structure, making it indistinguishable from the original, but carries over the feeling of the original. For example, subtle variations of trim and window size can reference the architectural style of the historic structure without being exact duplicates. For additions to historic buildings, the Design Advisory Board and Development Review Board will consider the following:

- » Are new additions to historic buildings designed so that they will not destroy any significant historic architectural or cultural material?
- » Are they compatible in size and scale with the main building?
- » Are they recognized as products of their own time?
- » Do new additions or alterations hinder the ability to interpret the design character of historic significance?
- » Do they respect historic entrance patterns?



Historic Structure Architectural Features

Many of the following recommendations are taken from the 1995 *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

As a proposal may relate to specific architectural features of historic buildings, the applicant should consider these points:

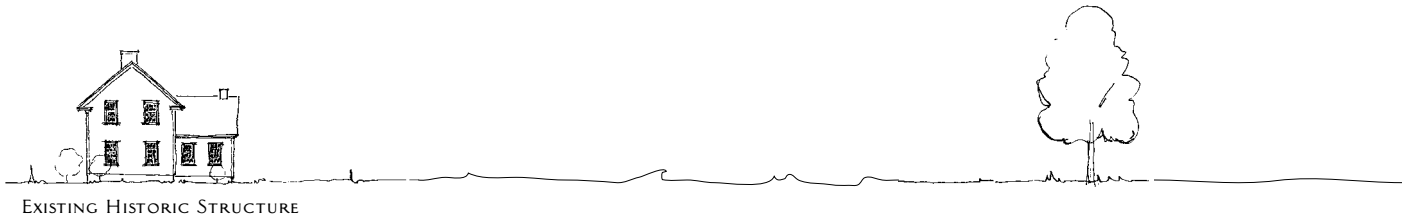
- » Protect historic wood with paint, varnish or other finish
- » Preserve the functional and decorative features of historically significant windows and doors
- » Avoid changing the position of historic windows and doors
- » When replacing doors and windows, use designs similar to those found historically
- » If a porch replacement is necessary, reconstruct it to match the original in form and detail
- » Avoid enclosing historic porches in a permanent manner
- » Preserve original roof forms
- » Preserve historic masonry chimneys
- » Original building materials shall not be replaced or covered with synthetic sidings not commonly available in the historic period that the building represents
- » If wood siding must be replaced, match the lap dimensions of the original
- » Generally, decorative shingles are appropriate only in gables and on dormers
- » Preserve the functional and decorative features of historic windows
- » Maintain original window proportions and subdivisions
- » Install storm windows on the interior where feasible
- » Colors shall be simple and similar to those historically used in the district



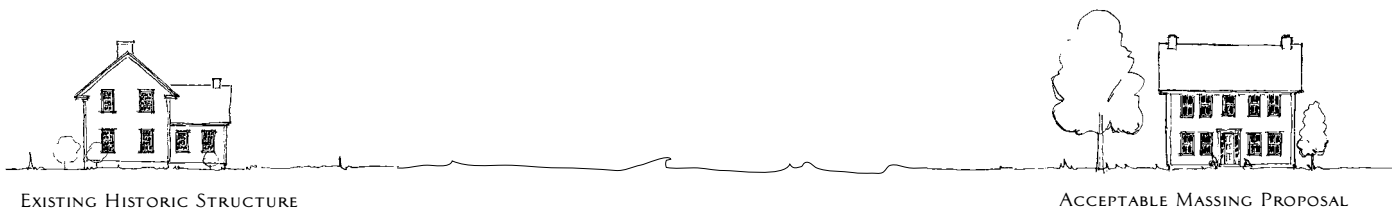
Non-Historic Structures and New Construction

Alterations and additions to non-historic structures and new construction within the district should be designed to coexist harmoniously with the historic structures. Similar to the evaluation criteria used for additions to historic structures, new construction in the district should reference the district's historical heritage in a sensitive manner that neither detracts from the district's original character nor presents itself as an historical artifact. To this goal, these guidelines recommend the following:

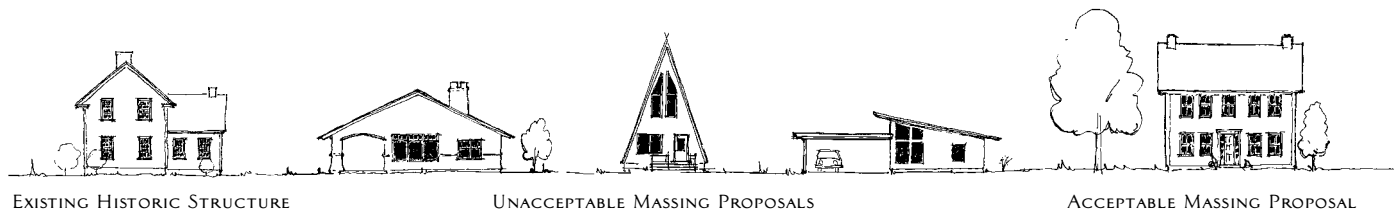
- » Building scale, height, width and form shall be similar to those seen historically
- » Orient the main entry of the building similar to the historic pattern
- » The texture of exterior building materials shall be similar to those historically used
- » All siding materials must be compatible with the pattern and texture commonly used in the district
- » The ratio of window to wall shall be similar to historic residences on the elevations visible from the road
- » Roofs shall be similar in scale and form to those of historic buildings
- » Doors and windows shall be similar in scale and proportion to those found on historic residences
- » Ornamentation shall be applied in a manner similar to that found historically on residences
- » Colors shall be simple and similar to those found historically
- » Secondary structures shall be designed and positioned so that the principal building is dominant
- » Harmonize eco-friendly design



In general, the established patterns of massing of the buildings in the district is similar, characterized by pitched roofs on one, one-and-a-half and two-story blocks. Typical residential construction techniques and materials of the 19th century limited maximum spans for framing members, and most roof systems were pitched between 8:12 and 12:12, the rafters most commonly supported by a central ridge beam longer than the building was wide.



New design and construction in the district should respect the established pattern of building massing.



Many attractive architectural and historical styles are characterized by their own massing patterns, but most of these represent an aesthetic grounded in another time and place. In as much as these can be departures from the established pattern of building massing that characterizes the district, they may not be acceptable. If there is any doubt about the acceptability of a design with regard to building massing, contact the Design Advisory Board before committing energy and resources.



Relocating Historic Structures

If a proposal considers relocating a structure to a new location, the applicant should consider:

- » Structures shall be retained on their original site, unless there are special circumstances
- » Structures permitted for relocation shall be photographed on the original site before relocation

Agricultural Structures

Agricultural structures such as barns and silos used by a resident of the district who holds tax-filing status as an operating farm would generally be exempt from the standard criteria for existing or new structures listed above. (Source: Zoning Reg. Sect. 5.5 (A) 2) a.)

Demolition

The owner should submit evidence why it is not economically feasible to maintain the structure. The Development Review Board, at its own expense, may seek the advice of a licensed engineer or architect with experience in rehabilitation regarding the structural soundness of the structure(s) and suitability for rehabilitation. Applicants should consider all ways of preserving historic structures, buildings and landmarks. The Development Review Board may withhold approval for the demolition of historic structures for a period not to exceed six months. A record (photographic or measured drawings) of the structure to be demolished will be required. Recorded information will also include location and orientation of the structure on site. The Design Advisory Board and the Development Review Board will determine the completeness of the recordings. (Source: Zoning Reg. Sect. 5.5 (E))



Landscape & Site Work

The old stone fences, hedgerows, open fields and dirt roads are cultural artifacts that, along with the historic architecture of the district, make our Kents Corner Historic District unique among other, usually urban, historic districts. Proposals that would modify the landscape of the district should consider the following points:

- » Respect historic settlement patterns
- » Orient buildings in a manner similar to that found historically
- » Building setbacks shall be similar to historic patterns
- » Stabilize historic stone walls
- » Design fences that are similar in character with those seen historically
- » Replacement fences shall use materials similar to the original
- » Established tree stands and significant trees are to be respected
- » Protect views to significant historic and natural features
- » Period plantings are encouraged in historic areas
- » Lighting shall be simple in character, low in intensity, and directional
- » Walkways and driveways to buildings and entrances shall be in keeping with the character of the district
- » Minimize the visual impact of antennas
- » Locate satellite dishes so they will not be visible from the road
- » Preserve historically significant fences and stone walls
- » Minimize the visual impact of mechanical and electrical equipment



Exterior Colors

Given the nature of a guidelines and review process, there is strong precedence for advocating for the appropriate selection of exterior surface and trim colors for both historic and new buildings.

The basis for these recommendations is that most historic building styles are accompanied by specific color choices or color schemes. Based upon that practice, the exterior color guidelines are:

Federal style buildings should be painted:

- » With subdued yellow, red, brown, gray, green, blue or white paint pigments
- » Monochromatic base (siding/surface) color
- » Dark color for doors and shutters (dark green preferred)

Greek Revival buildings should be painted:

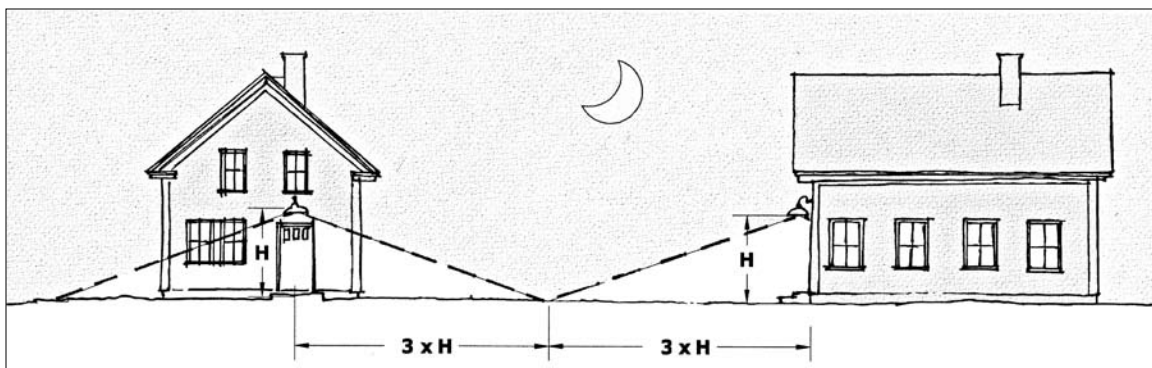
- » White, light gray, sandstone, or pale yellow for base color
- » Trim should match base color or be white, green or sandstone
- » Dark color for doors and shutters (dark green preferred)

Colonial Revival and Neo Classical buildings should be painted:

- » White, pale yellow or pale gray base colors
- » Dark color for doors and shutters

Exterior Lighting

Exterior light fixtures should cast their light down and out, not up. A rule of thumb for determining acceptable exterior lighting strategies is that the horizontal throw of light should not exceed three times (**3 x H**) the vertical distance (**H**) between the light source and the ground below it.





Landscape Resources

In reviewing an application for site alterations the Development Review Board will also consider the impact on the following natural features and historic landscape resources:

- » forest, woodlot, orchards, maple groves, trees, brush, garden
- » fencerows, stonewalls, trails, logging roads
- » floodplains, wetlands, brooks, ponds, dams
- » farmland, pastures, fields
- » spatial organization
- » scenic areas, scenic views
- » archaeological sites

Signage

The Land Use & Development Regulation for the Town of Calais provides specific guidelines for sign proposals. In reviewing an application for a sign in the historic district, the Development Review Board will also consider the following:

- » Signs shall be subordinate to buildings and landscape
- » Sign colors, materials, sizes and shapes shall reinforce the composition and preservation of the building or landscape
- » Signs shall not obscure the main elevation or break patterns in the landscape
- » Low signs are recommended
- » Signs placed on buildings shall be limited to small identification panels at the entrance
- » Wood, or a visually compatible material, is the preferable material for signs
- » Signs shall be unobtrusive and compatible with historic building materials



Architecture of Representative Historic Buildings

The Kents Corner-Old West Church Historic District is a relatively unspoiled 19th-century Vermont crossroad hamlet. With its combination of crossroads, tavern, sawmill, churches, houses, and surrounding farms, the district not only provides a rare and remarkable glimpse into the life of a small, 19th-century village, it also demonstrates the importance of transportation, small-scale industry and agriculture to this particular hamlet, and numerous others like it. Traditional hamlets such as this are becoming extremely rare in Vermont. Since new development and suburban sprawl are gradually changing the character of rural areas, Calais has chosen to preserve the architectural and agricultural heritage that make the Kents Corner Historic District unique.

During the mid-19th century, Kents Corner was a bustling little village, serving both the surrounding farms and travelers passing through on the old Canada to Montpelier Stage Road. It was during these years, when the railroad had not yet superseded stage-coach travel and Kents Corner prospered as a lively stagecoach stop, that the majority of the buildings in the Kents Corner-Old West Church Historic District were constructed.

Most of the buildings in the district reflect Greek Revival architectural style. This style flourished in the United States from about 1820-1860, and was inspired by the temples of ancient Greece and the democratic ideals that Greek architecture represented. Its strong classical vocabulary expressed a sense of stability and optimism in the future, and as such was considered an appropriate style as interpreted by 19th-century builders. Extremely versatile, it was employed for virtually all types of buildings whether vernacular or urbane, commercial or residential, secular or sacred. The Kents Corner-Old West Church Historic District illustrates both the versatility of this once popular style, and the ways in which local builders interpreted the style and incorporated Greek Revival details into an otherwise traditional building vocabulary.

Typical characteristics of the district include: 1 1/2 stories in height, Classic Cottage floor-plan (five bays wide across the eaves side, with a central doorway, characterized by a kneewall and originally built with a stove chimney, usually symmetrically placed on the ridgeline); gable roofs with deep eaves; molded boxed cornices and cornice returns; corner pilasters (suggestive of columns); paneled door flanked by 2/3 or full length side-lights and framed by pilasters and an entablature; molded peaked or cornice lintel board on wood-frame buildings; rectangular stone lintels on masonry buildings; double-hung windows with twelve-over-twelve panes or, more typically, six-over-six panes; exterior walls of brick with granite sills and lintels, or of beveled clapboards with granite foundations; brick interior chimneys; and white cedar shingle roofing.



In addition to the architectural significance of the district, the barns and sawmill, their associated landscape features, and their physical relationship to other buildings in the district, provide important historical evidence of the once central role of agriculture and small-scale industry here. Most 19th-century sawmills are archeological sites today; the Robinson sawmill, with its mill-pond and operating machinery intact, is one of the few survivors. The barns in the district together illustrate 19th-century agricultural developments in the area. The Fitch and Balentine barns, together with associated outbuildings, illustrate the late 19th-century trend towards commercial dairy farming, and the accompanying developments in feed (silos) and care of livestock (the installation of ventilation devices marked by cupolas, and more windows than in earlier barns), efficiency on the farm (the three-level, gravity flow barn design with hayloft entered by a high drive, a middle level stable, and manure basement), and early 20th-century sanitary requirements (milk house). During the early years of the district, locally available materials were used in the construction of homes, farm buildings, churches, and businesses. Granite from the Adamant stone quarries, bricks from the brickyard in Gospel Hollow, timbers and clapboards milled at Joel Robinson's sawmill, and hardware and nails forged at the local blacksmith's shop were used to construct many of the buildings that grace the area today. The drawings that follow illustrate some of the features that enhance the buildings in the district and recall the heritage of 19th-century Calais.

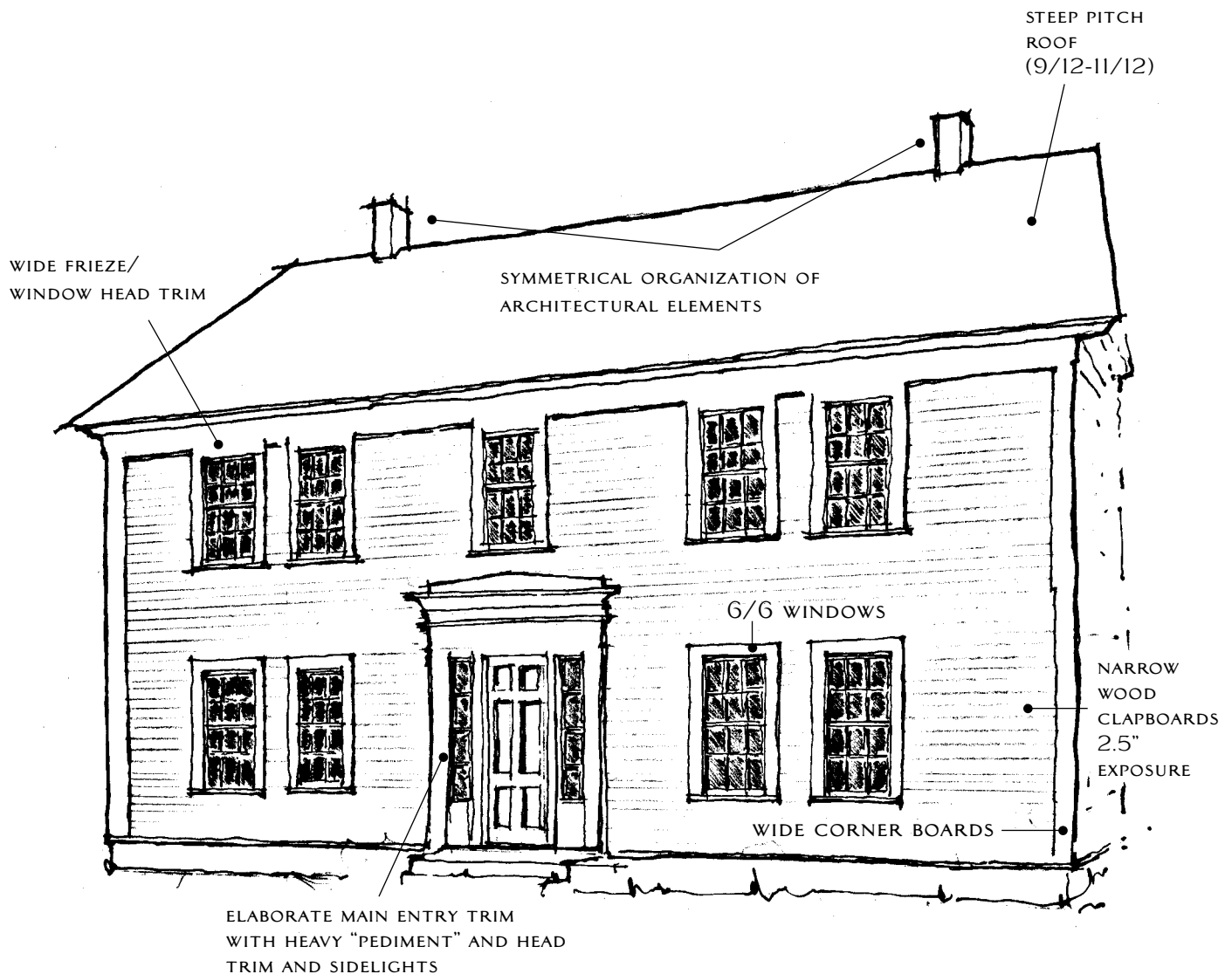


Kents Corner, 1934 postcard



District Examples

Most of the historic buildings in the district were constructed during a transition period between two similar architectural styles: the Federal Style (1800-1840) and the Greek Revival Style (1820-1850). The similarities reflect the 18th and early 19th century interest in classical antiquity. First based on Roman models, the Federal Style is characterized by: 1) symmetrical facade, 2) classic decorative elements, 3) elegantly elaborate main doorway surrounds, and 4) sheathing of either brick with narrow mortar joints or thin horizontal wood lap siding.

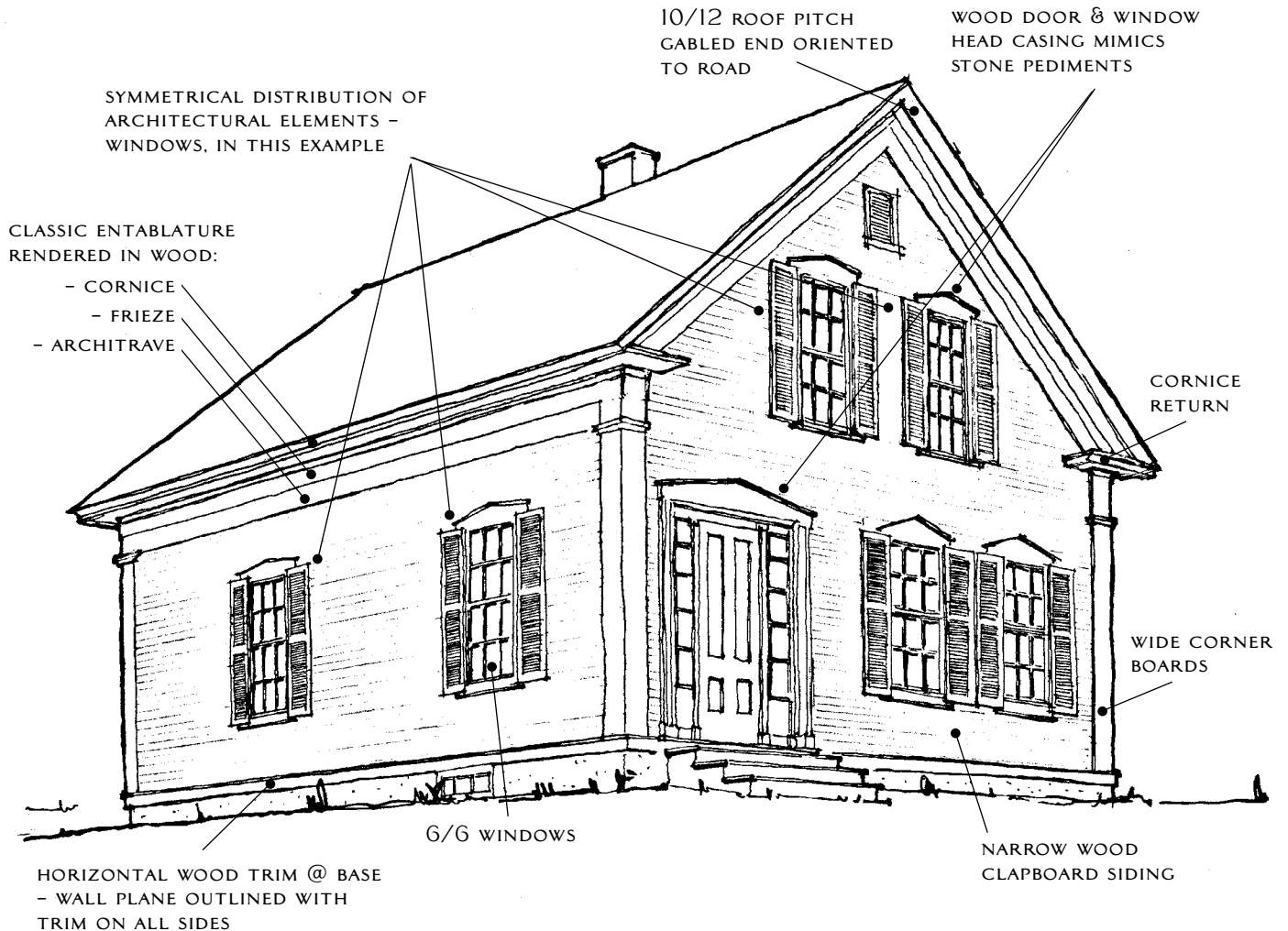


Medad Wright House, circa 1810/1850



District Examples, continued

The Greek Revival Style continues to borrow inspiration from classical architecture, but now gone are Federal Style detailing such as fan lights and Palladian windows. In their place, heavier trim in the form of wide frieze boards and architraves, wide corner boards fashioned to recall columns, and pediment head trims over doors and windows. Among the innovations of the Greek Revival was orienting the structure so that its temple-like gable end is the primary façade.

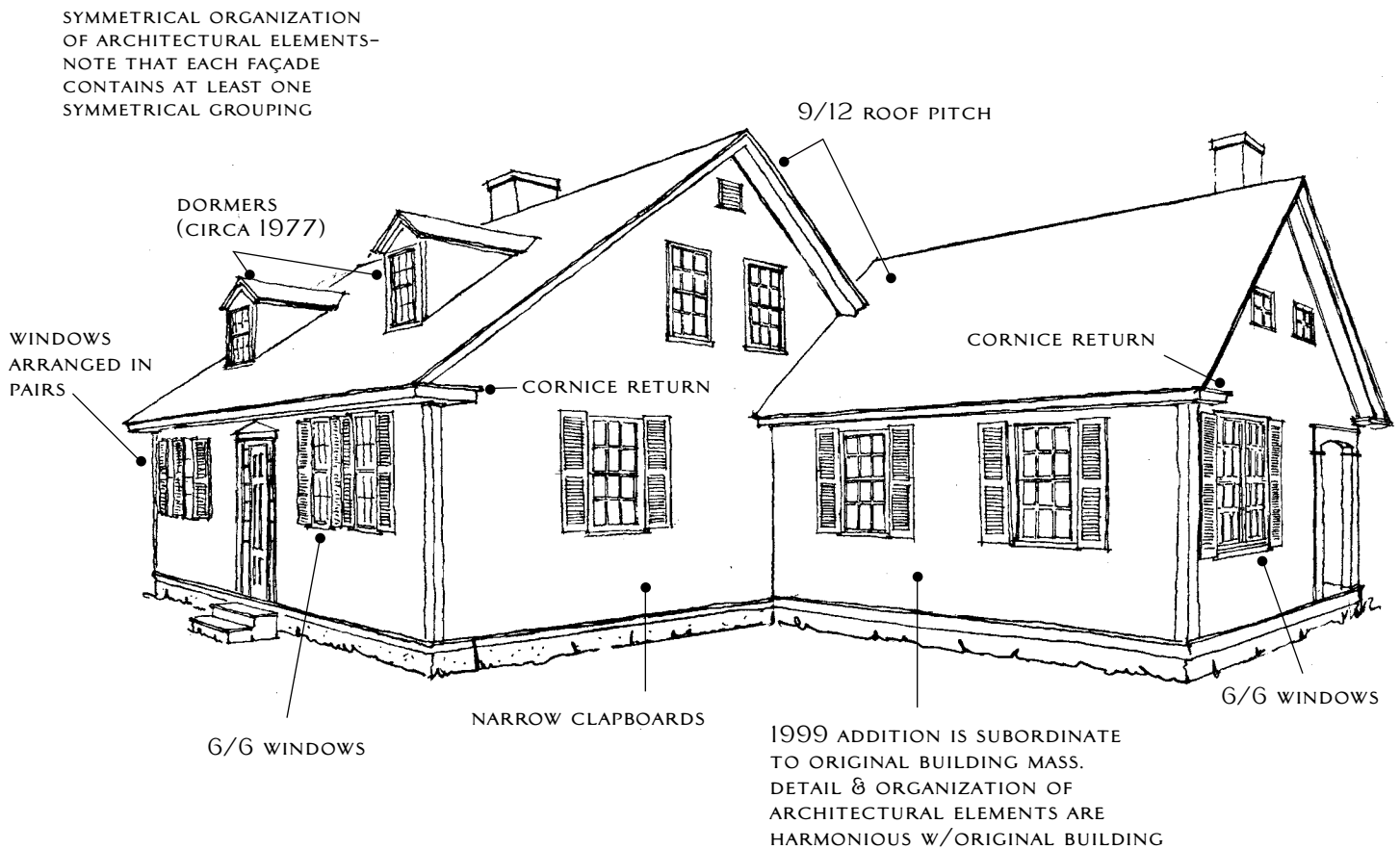


Salem Goodenough House, circa 1850



District Examples, continued

This 1 1/2 story Federal Style house has been modified several times, but the work overall has respected the patterns of the past in its massing and detailing. Many existing features betray Colonial Revival modifications from the early 20th century when capturing a romantic sense of the past was more important than the rigorous adherence to earlier styles.



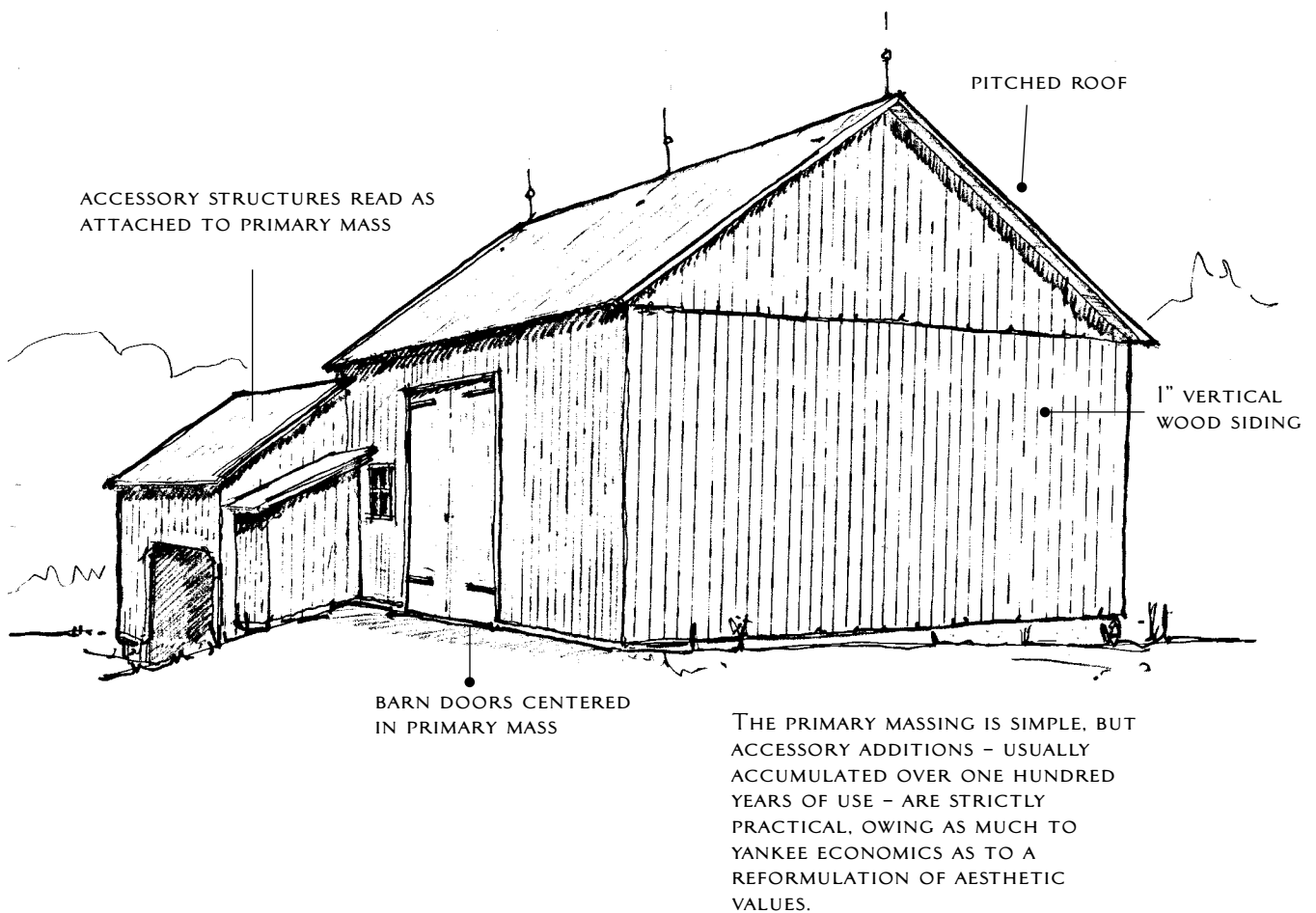
Remember Kent House, circa 1810/1999



District Examples, continued

Utility structures, typically, did not get the lavish surface treatment of the primary residence, but the same practical and structurally expedient massing pattern that defines the historic building styles of the district is evident.

Barns and outbuildings were built to be practical and affordable, their primary massing informed by the structural materials and construction techniques as the more polished Greek Revival architecture in the district.



Lewis Wood Barn, circa 1850



Definitions

Character-Defining Feature

A prominent or distinctive aspect, quality or characteristic of a historic property that contributes significantly to its physical character.

Design Review

A planning tool used to monitor growth and changes to buildings, landscapes and view sheds in the historic district. Also, design review is the process of evaluating alterations to historic structures and new construction using a set of design guidelines approved collectively by the community.

Historic Context

The information about historic trends and properties grouped by an important theme in the history of a community during a particular period of time.

Historic District

A definable geographic area that contains a number of related historic sites, buildings, structures, features or objects united by past events or united aesthetically by plan or development.

Historic Integrity

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

Historic Preservation

A broad range of activities related to preserving and conserving the built environment and landscape resources.

Historic Significance

The importance of a property to the history, architecture, archaeology, engineering or culture of a community.

Landscaping-Routine

Routine landscaping shall be exempt from the design review process. Routine landscaping shall be taken to mean planting flowers and trees, or the removal of excess or scrub bushes and trees that does not significantly alter the general scenic vistas of the district.

Landscaping-Major

Major landscape changes, however, such as removing a row of trees, reshaping the contour of the land by use of earthmoving equipment, or installing large retaining walls, shall require a permit. (Source: Zoning Reg 5.5 (A) 1) e.)

**Preservation**

The act or process of applying measures to sustain the existing form, integrity, and material of a building, structure and surrounding landscape.

Rural Historic Landscape

An area that historically possesses a significant concentration of areas of land use, vegetation, structures, roads, waterways and natural features.

Rehabilitation

The act or process of returning a property to a state of utility through repair or alteration, which makes possible a contemporary use while preserving features of the property.

Restoration

The process of returning, as nearly as possible, an existing historic resource to its condition at a particular time in its history.

Reconstruction

The process of duplicating the original materials, form and appearance of a vanished building or structure at a particular historical moment.



Elon Robinson barn, date unknown



For Further Information about...

The history of your property

The Calais Historic Preservation Commission maintains a survey of sites and structures that contains historic and architectural information about many older buildings in Calais. Also, the nomination for the Kents Corner Historic District to the National Register of Historic Places has detailed architectural descriptions and a statement of significance for the district. Copies of the surveys and the nomination are available for public use at the town clerk's office.

Choosing an appropriate treatment for your historic building

Property owners will find helpful the 1995 *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Property owners are encouraged to review this document when considering one of the treatment options. Copies are available for public use at the town clerk's office.

nps.gov/history/hps/tps/standguide/overview/choose_treat.htm

How to preserve historic structures

Property owners will find helpful advice for resolving common preservation and repair problems prior to work in *Historic Buildings Preservation Briefs*. Copies are available for public use at the town clerk's office.

nps.gov/history/hps/tps/briefs/presbhom.htm

Historic preservation and rehabilitation tax credits

Income-producing historic buildings on the National Register of Historic Places may qualify for federal or state tax credits when they undergo a substantial rehabilitation. Contact the Vermont Division for Historic Preservation, National Life Building, Drawer 20, Montpelier, Vermont 05620-0501 or call 802-828-3211.

Vermont Division for Historic Preservation

This website has information on the state's historic sites, preservation issues, barn grants, preservation law, archeological info, plenty of FAQs, and more links for anyone interested in up-to-date preservation news.

<http://www.historicvermont.org/>

Calais local government

Building permit applications, zoning administrator office hours, meeting dates, Design Advisory Board contact information and more can be found on the official Calais website.

<http://www.calaisvermont.gov/>



The Kent Museum

The historic Kent Tavern Museum is owned by the Vermont Division for Historic Preservation, National Life Building, Drawer 20, Montpelier, Vermont 05620-0501 or call 802-828-3211, The local citizen support group is Historic Kents Corner, Inc., P.O. Box 95, Calais, Vermont 05648.

Old West Church

758 Old West Church Road, Calais, is owned and operated as a 501(c)3 Historic Preservation Site by the Old West Church Association, Inc., P.O. Box 200, Calais, Vermont 05648-0200.

Robinson Sawmill

The Robinson Sawmill at Kents Corner is owned and operated as a 501(c)3 Historic Preservation Site by the Aldrich Memorial Association, Inc., P.O. Box 94, Calais, Vermont 05648-0094.

Other resources available at the Calais town clerk's office: 802-456-8720.



Kents Corner, from the north, date unknown



Appendix 1

In 2006, the historical significance of the entire district was recognized by its entry onto the National Register of Historic Places. The following is a tabulated inventory of structures in the Kents Corner Historic District National Register District.

Map #	Historic Name of Property	Address	Date Built	Style	Historic/Non-Historic
1	Kent Museum Abdiel Kent House Kent Hotel I & A Kent Store A. I. Kent Barn B. VT Historic Marker C. A. Kent Barns Foundation	7 Old West Church Road	c. 1830 1837 1854 c. 1870 1997 c. 1835	Cape Cod Greek Revival Greek Revival Bank Barn n/a n/a	historic historic historic historic non-historic historic
2	L. A. Kent House A. Corn Barn/Cabin B. Barn C. Barn/Garage D. Garden Shed E. Wheelock Monument	748 Kent Hill Road	c. 1845 c. 1870 c. 1845 c. 1845 c. 1960 1930	Greek Revival Vernacular New England Vernacular Vernacular n/a	historic historic historic historic non-historic historic
3	J. V. R. Kent House A. Garage	760 Kent Hill Road	c. 1810 2002	Greek Revival Vernacular	historic non-historic
4	O. Chesaux House, # 1 A. Woodshed	1082 Kent Hill Road	c. 1969 1970	Log Cabin Vernacular	non-historic non-historic
5	O. Chesaux House, # 2 A. Garage B. Horse Barn C. Sugarhouse	1164 Kent Hill Road	1977 1970 1970 1970	Log Cabin Log Cabin Vernacular Vernacular	non-historic non-historic non-historic non-historic
6	Kent Brick Kiln	Kent Hill Road	n/a	n/a	historic
7	Christian Church	1662 Kent Hill Road	1866	Greek Revival	historic
8	T. C. Holt House A. Barn B. Tractor Barn	1653 Kent Hill Road	c. 1870 c. 1870 c. 1930	Greek Revival Vernacular Vernacular	historic historic historic
9	Rev. O. Davis House A. Barn	1567 Kent Hill Road	c. 1850 c. 1980	Greek Revival Vernacular	historic non-historic
10	J. Marshall House	1417 Kent Hill Road	1965	Colonial Revival	non-historic
11	N. & C. Emlen House A. Workshop B. Sauna	835 Kent Hill Road	1997 2000 2003	Greek Revival Vernacular Vernacular	non-historic non-historic non-historic

Appendix 1 continued

Map #	Historic Name of Property	Address	Date Built	Style	Historic/Non-Historic
12	J. M. Jacobs House	833 Kent Hill Road	c. 1840	Greek Revival	historic
A.	Garage		c. 1962	Vernacular	non-historic
B.	Garden Shed		c. 1968	Vernacular	non-historic
13	R. Kent Pioneer Cottage	757 Kent Hill Road	c. 1797	Cape Cod	historic
A.	Covered Bridge		1964	Kingpost Truss	non-historic
B.	Concrete Dam		1946	Poured concrete	historic
14	E. R. Kent Property	Robinson Cemetery Road	n/a	n/a	historic
15	M. K. Wilkinson Property	Robinson Cemetery Road	n/a	n/a	historic
16	P. K. Champion Property	Robinson Cemetery Road	n/a	n/a	historic
17	I. & A. Kent House	140 Robinson Cemetery Rd.	c. 1810	Greek Revival	historic
A.	Camp		c. 1960	Log Cabin	non-historic
18	E. Robinson House	230 Robinson Cemetery Rd.	c. 1855	Greek Revival	historic
A.	Barn		c. 1855	Bank	historic
B.	Machinery Shed		c. 1860	Vernacular	historic
C.	Cabin		c. 1920	Vernacular	historic
D.	Sugarhouse		c. 1970	Vernacular	non-historic
E.	Camp		c. 1965	Vernacular	non-historic
F.	Summerhouse		c. 1970	Vernacular	non-historic
19	Robinson Graveyard	Robinson Cemetery Road	1814	n/a	historic
20	Robinson Sawmill	Robinson Cemetery Road	1803	Vernacular	historic
21	R. Kent House	647 Kent Hill Road	c. 1810	Greek Revival	historic
A.	Garage		c. 1960	Vernacular	non-historic
22	J. M. Kent House	605 Kent Hill Road	c. 1880	Greek Revival	historic
A.	Barn		c. 1880	Bank	historic
23	Fitch & Montore House	469 Kent Hill Road	1996	Colonial Revival	non-historic
24	M. A. Kent House	532 Kent Hill Road	c. 1850	Greek Revival	historic
A.	Barn		c. 1900	English	historic
25	Ancel & Reynes House	270 Old West Church Road	2002	Neo-traditional	non-historic
26	P. Ohman House	336 Old West Church Road	1968	Colonial Revival	non-historic
A.	Garage		1985	Vernacular	non-historic
27	L. Wood House	504 Old West Church Road	c. 1850	Greek Revival	historic
A.	Barn		c. 1850	English	historic
B.	Garage		1990	Vernacular	non-historic
28	A. Bliss House	732 Old West Church Road	c. 1810	Greek Revival	historic
A.	Barn		c. 1840	English	historic
B.	Barn		c. 1860	Bank	historic
C.	Dairy Barn		1994	Dairy	non-historic
D.	Mink Shed		1986	Vernacular	non-historic
E.	Sugarhouse		c. 1980	Vernacular	non-historic
29	Old West Church	758 Old West Church Road	1825	Greek Revival	historic
A.	Cemetery		1826	n/a	historic
30	M. Wright House	842 Old West Church Road	c. 1810	Greek Revival	historic
A.	Wagon Shed		c. 1850	Vernacular	historic
31	Bliss Pond Town Forest	Old West Church Road	1871	n/a	historic

Appendix 1 continued

Map #	Historic Name of Property	Address	Date Built	Style	Historic/ Non-Historic
32	W. Balentine House # 1	1082 Old West Church Road	1963	Ranch	non-historic
A.	Workshop		1995	Vernacular	non-historic
B.	Garden Shed		1990	Vernacular	non-historic
C.	Barn		1888	Bank	historic
D.	Milk House		c. 1920	Vernacular	historic
E.	Barn		c. 1850	English	historic
33	J. W. E. Bliss House	1116 Old West Church Road	c. 1840	Federal	historic
34	S. Goodenough House	761 Bliss Pond Road	c. 1850	Greek Revival	historic
A.	Bliss Sawmill Foundation		c. 1824	Vernacular	historic
B.	Summer House		c. 1970	Vernacular	non-historic
35	J. White House	184 Fowler Road	c. 1840	Greek Revival	historic
A.	Garage		1962	Vernacular	non-historic
36	W. Balentine House # 2	167 Fowler Road	1980	Colonial Revival	non-historic
A.	Garage		c. 1980	Vernacular	non-historic
37	Harvey/Wollaeger House	1155 Old West Church Road	1996	Colonial Revival	non-historic
A.	Garage		1995	Vernacular	non-historic
B.	Woodworking Shop		1994	Vernacular	non-historic
38	W. Balentine House # 5	1093 Old West Church Road	1990	Colonial Revival	non-historic
39	D. & S. Martin House	981 Old West Church Road	2004	Colonial Revival	non-historic
A.	Vehicle storage shed		2004	Vernacular	non-historic
40	W. Balentine House # 4	921 Old West Church Road	1988	Colonial Revival	non-historic
A.	Pool and Garden Shed		c. 2000	Vernacular	non-historic
41	W. Balentine House # 3	825 Old West Church Road	1985	Colonial Revival	non-historic
A.	Garden Shed		1988	Vernacular	non-historic
42	C. Line House	287 Old West Church Road	1998	Colonial Revival	non-historic
A.	Sugarhouse		2005	Vernacular	non-historic
B.	G. W. House Foundation		c. 1855	n/a	historic
C.	House in Ruin		c. 1850	Greek Revival	non-historic
				# historic	53
				# non-historic	50
				Total structures	103



Appendix 2

The Secretary of the Interior's Standards for the Treatment of Historic Properties

s68.1 Intent

The intent of this part is to set forth standards for the treatment of historic properties, preservation, containing standards for preservation, rehabilitation, restoration, and reconstruction. These standards apply to all proposed grant-in-aid development projects assisted through the National Historic Preservation Fund.

s68.2 Definitions

The standards for the treatment of historic properties will be used by the National Park Service and State historic preservation officers and their staff members in planning, undertaking, and supervising grant-assisted projects for preservation, rehabilitation, restoration, and reconstruction. For the purposes of this part:

A. Preservation means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

B. Rehabilitation means the act or process of making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

C. Restoration means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

D. Reconstruction means the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

s68.3 Standards.

One set of standards—preservation, rehabilitation, restoration, or reconstruction—will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project.

A. Preservation.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

B. Rehabilitation.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

C. Restoration.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

D. Reconstruction.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.



Credits

This ***Kents Corner Historic District Design Review Guide*** was prepared for the Kents Corner Old West Church Design Control Overlay District, also known in this publication as the historic district, by the Calais Historic Preservation Commission for the Calais Planning Commission. Calais Historic Preservation Commission members: Margaret Bowen, Peter Harvey, Curtis Johnson, John McCullough, Kim Raine, David Schutz, Susan Weber, and Wayne Whitelock. Copyright © 2008 by the Town of Calais, Vermont

Historic district map by the Central Vermont Regional Planning Council
Historic photographs courtesy of Donna Fitch
Illustrations by John McCullough
Historic Preservation Consultant: John Johnson
Edited by Susan Bartlett Weber

This booklet has been financed in part with federal funds from the National Park Service, Department of the Interior, through the Vermont Division for Historic Preservation. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior. This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of federal assistance should write to:

Director, Equal Opportunity Programs
U. S. Department of the Interior, National Park Service
P. O. Box 37127
Washington, D. C. 20013-7127

