

Staff Report

To: BOZAR
From: Jessie Earley, Town Planner III
Meeting Date: BOZAR, June 24, 2025
RE: 75 Pyramid Way, Follow-up Review

PROJECT TITLE: Guidone (75 Pyramid Avenue)

SUMMARY: Follow up review requested by the Board pertaining to the application of **Franklin D. Guidone and Elizabeth A. Guidone** for the proposed chimney on the west elevation of the new single-family residence and one cold accessory building and one heated building to be located at 75 Pyramid Avenue, Lot T3, Slate River Subdivision in the R1F zone.

- Architectural approval is required.

LEGAL DESCRIPTION: Lot T3, Slate River Subdivision

ADDRESS: 75 Pyramid Avenue

ZONE DISTRICT: R1F

OWNER: Franklin D. Guidone and Elizabeth A. Guidone

APPLICANT: Andrew Hadley and Chris Penfield

DRC MEMBERS: NA

STAFF MEMBER: Jessie Earley, Planner III

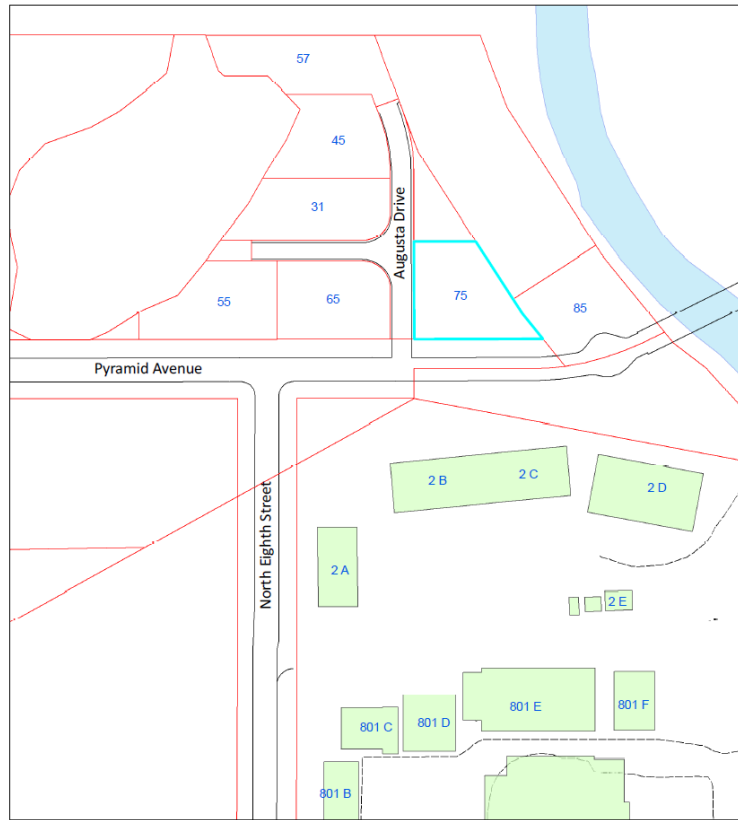
ATTACHMENTS:

1. Plans

These packet materials are available at this [link](#). Staff can provide paper copies of the packet upon request.

PROJECT DESCRIPTION

1. Construct a new single-family residence.
2. Construct a heated accessory building (shed).
3. Construct a cold accessory building (garage).



PUBLIC NOTICE

This item was properly noticed per Section 16-22-110 (c). The affidavit of posting is on file in the Preservation Department.

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- I. Background/Overview:** Andrew Hadley and Chris Penfield submitted an application on behalf of the Guidone's for plans to construct a new single-family residence and two cold accessory buildings located at 75 Pyramid Avenue.
- II. Status:** The Applicants met with members at the 5/27 BOZAR meeting and the project was approved overall. It was determined that the chimney needed further review by the full Board. The following revisions have been made since that time:
- The chimney is now projecting through the north roof element adjacent to the ridge.
 - Only stone wainscoting is visible along the base of the primary on the west elevation.
 - One window has been removed on the west elevation as a result of these changes.
 - Updated the arch site plan to match the landscape proposal as closely as possible.



III. Subdivision: (Slate River Subdivision)

Developed in 2020, the Slate River

Subdivision/Annexation was developed for a mix of zone districts and uses, including:

TP1: Public Zone

TP2: Public Zone

TP3: R4 Zone (Mineral Point development)

TP4: Public/Open Space Zone (snow storage)

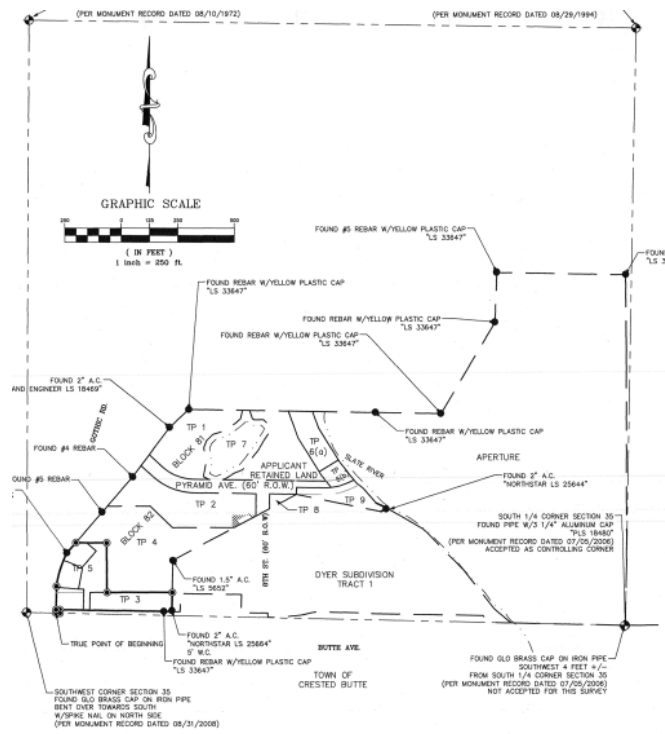
TP5: R4 Zone (partial Mineral Point development and future housing development site)

TP6: Public/Open Space Zone (boat put in)

TP7: Public/Open Space Zone (wetland/trail)

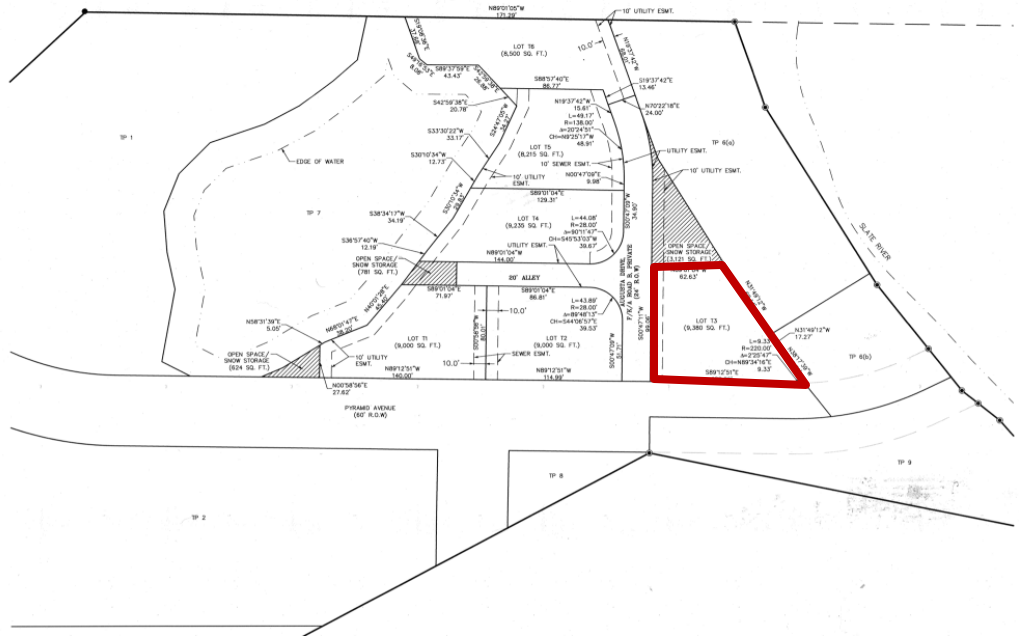
Augusta Park: R1F Zone (applicant of the original subdivision retained lots (6), which are now being sold)

Although Mineral Point construction is well underway and the boat put in is complete, this area is largely undeveloped at this time.





APPLICANT RETAINED LAND DETAIL



IV. Context: Refer to guidelines 4.25-4.26.

This will be the first home within the Augusta Park neighborhood, which is zoned R1F. This zone district is much like the R1E and R1D zones, which are considered new zone districts. In that vein, the Board can look to these neighborhoods for context, if needed.

The Board should comment on whether the diversity in forms is achieved in relation to the neighborhood in a manner that will not appear excessively similar or dissimilar.

GL	Staff Analysis	DRC Recommendation
4.25	The forms differentiate from newer residences located in the 800-900 blocks within town per context GL 4.25.	NA
4.26	Discussion is encouraged to determine if what is proposed is a contemporary interpretation and variety or if the proposal is excessively dissimilar.	NA

V. Design GL Analysis

R-1F Zone: The purpose for which this District is created is to provide areas for low-density residential development along with customary accessory uses. The lots in this District provide a transition between the Town and the still larger residential lots outside of Town. Accessory uses naturally and normally incidental to



and exclusively devoted to such primary residential uses are included as conditional uses. It is intended that no more than two (2) units, designed or used for dwelling by a family, shall be allowed on a site.

Design Goals: Accommodate the needs of our growing community, while at the same time maintaining the architectural integrity and traditional character of Town. New construction for this zone should appear compatible with the R1 zone massing, scale and styles related in the guidelines.

The Town's design goals for this district are:

- To encourage appropriate infill and changes to existing structures that complement the character of the historic residential core areas.
- To maintain the size and scale of the R1 neighborhoods so they complement, rather than overwhelm or detract from, historic structures.
- To maintain and encourage pedestrian size, scale, uses, and orientation.
To allow for greater flexibility in design compared with what is allowed in historic areas.

a. Windows: Refer to Guidelines 4.53-4.63.

GL	Staff Analysis	DRC Recommendation
4.53 Window to wall ratio	<p>The west elevation proposes one single windows, a two pack and door glazing on the first floor and a single window and two pack on the second floor with a small window on the gable. All windows except the window in the gable have a transom.</p> <p>Staff finds support of the revised fenestration for this elevation.</p>	NA



5/27 BOZAR: West elevation fenestration



6/24 BOZAR: West elevation revised fenestration

- b. **Materials:** Refer to GL 4.75-4.83.

Chimney is proposed through the roof and is a dry stacked stone in gray brown.

GL	Staff Analysis	DRC Recommendation
4.71 Chimney	The revised chimney meets the intents of the GL, as it is through the peak of the roof and not the oversized chimney, as proposed previously. Support.	NA



5/27 BOZAR: West elevation chimney



6/24 BOZAR: West elevation revised chimney

VI. Proposed findings and motions:

1. Finding (Architectural Approval)

The Board finds that the revised chimney on the west elevation of the single family residence relating to the application of **Franklin D. Guidone and Elizabeth A. Guidone** to site a single-family residence and two accessory buildings (one cold, one heated) to be located at 75 Pyramid Avenue, Lot T3, Slate River Subdivision in the R1F zone which was approved at the May 27, 2025 BOZAR meeting with conditions; review of the chimney was deferred to the full Board and **can be supported** or is opposed by GL 4.25-4.26 and 4.71.

If approved by the Board, the approval is valid for one year from the approval date with a request for extension of up to three years administratively through Staff.

Motion (Architectural appropriateness)

Motion to **approve** or deny the architectural appropriateness for the revised chimney proposed for the west elevation relating to the application of **Franklin D. Guidone and Elizabeth A. Guidone** to site a single-family residence and two accessory buildings (one cold, one heated) to be located at the aforementioned address in the R1F zone, which was approved with conditions at the May 27, 2025 BOZAR (with any changes specified _____) and based upon the findings, and per the plans and material list.