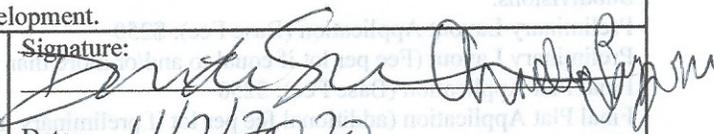


	<b>Development Application</b> <b>Town of Stowe Zoning Department</b> PO Box 730 Stowe VT 05672 Voice (802) 253-6141	<b>Project #</b> (To be assigned)
	<b>Date Received:</b>	
This form serves as an application for all requested zoning and subdivision reviews.		
<b>Owner Information</b>		
Property Owner	Charles + Deirdre Sanzone	
Mailing Street Address City, State and Zip	11 Moss Glen Falls Rd.	
Phone Number	Day:	Other phone or email: 802-999-1588
<b>Applicant/Contact Information (Relationship to Owner)</b> <input checked="" type="checkbox"/> Owner (If so, skip to site information) <input type="checkbox"/> Lessee <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Agent for Owner <input type="checkbox"/> Under purchase contract <b>All information and correspondence is sent to applicant/contact.</b>		
Contact Name		
Company (if any)		
Mailing Street Address City, State and Zip		
Phone Number	Other/Email:	
<b>Site Information</b>		
Physical Address		
Business (if any)		
Tax Map ID		
<b>Please briefly describe the project or request below:</b>		
Historic Blacksmith Shop falling down and is a hazard to family + community. The Town has built the road up so much w/ unpropped/NO drainage to save this building. Also, a detritus to the property. We will donate		
<b>For All Approvals:</b> The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.		
Indicate if: <input checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner	Signature: 	Backsmith Tools to A MUSEUM!
	Date: 4/2/2020	
<b>Additional application information is required on reverse side: →</b>		
<b>Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.</b>		

<b>Construction Information</b>			
A site plan showing the proposed development is required if construction is involved. <b>The applicant is responsible for determining property lines and setbacks.</b>			
<b>Please answer the questions below for all construction projects:</b>			
Will there be a new curb cut (driveway opening)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Will over 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Is any portion of the building rented out?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Maximum Bldg. Height: _____ * Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.			
<b>Please answer the questions below for all projects involving residential dwellings:</b>			
Existing Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
<b>Please complete the fee calculation below for all construction projects:</b>			
Indicate new/additional gross floor area	Cost/Sq. Ft.	Fee Required	
Heated Enclosed Space: _____ sq ft	\$.20/sq. ft.	\$	N/A
Unheated Enclosed Space: <del>700</del> _____ sq ft	\$.13/sq. ft.	\$	91
Unheated Unenclosed Space: _____ sq ft (such as decks and open porches)	\$.07/sq. ft.	\$	N/A
Structures other than buildings (such as ponds and tennis courts) (administrative approval)	\$50/structure	\$	N/A
Structures other than buildings (such as ponds and tennis courts) (Conditional use approval required)	\$100/structure	\$	N/A
Additional Recording Fee:	\$15 for permitted uses \$30 for conditional uses	\$	15 -
	Total Fee**:	\$	
** Minimum application fee for all construction (includes recording fee): Permitted Uses: \$60.00      Conditional Uses: \$250.00			
<b>Fee Schedule for Projects Not Involving Construction</b> (all fees below include recording fee)			
For permitted uses not involving construction: \$60			
For conditional uses not involving construction, appeals and variances: \$250			
Administrative amendment of conditional uses: \$70			
New signs: \$70			
Certificate of Occupancy: \$55 (additional inspections if need after first: \$40)			
Subdivisions:			
Preliminary Layout Application (Base Fee): \$250			
Preliminary Layout (Fee per lot if equal to and/or more than 5 lots): \$250/lot or unit			
Final Plat Application (Base Fee): \$250			
Final Plat Application (additional fee per lot if preliminary layout was not required): \$100/lot or unit			
Minor Subdivision - Lot Line Adjustment: \$105 (includes recording fee for one map page)			
Final Plat Recording Fee (per map page): \$25			
Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to <a href="http://www.townofstowevt.org/townclerk/">www.townofstowevt.org/townclerk/</a> and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.			

## Sarah McShane

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**From:** Deirdre Sanzone <deirdresanzone@gmail.com>  
**Sent:** Friday, April 24, 2020 3:23 PM  
**To:** Sarah McShane  
**Subject:** Re: Permit to take Blacksmith Shop Down  
**Attachments:** 2.jpg; 6.jpg; 1.jpg; 4.jpg; 3.jpg; 5.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Sarah,

We are requesting that the blacksmith shop at 11 Moss Glen Falls be taken down due to the following reasons:

*B. The condition of the structure has deteriorated to such a degree that rehabilitation and use of the building is not feasible due to structural or building code issues. The structural or building code issues shall be significant enough to make rehabilitation not possible. For example, a building foundation cannot be repaired because it is not possible to jack up the building or interior ceiling heights are too low to meet code requirements and cannot be modified. It is the responsibility of the property owner to demonstrate to the SHPC and DRB's satisfaction that rehabilitation is not feasible; or*

*C. The condition of the structure has deteriorated to such a degree that it poses a threat to the public safety as determined by town or state officials and cannot be restored or repaired without causing undue financial hardship to the owner. The burden of proving this hardship is on the owner*

AND

*E. The cost of rehabilitation is significant enough that it would be an undue financial hardship to the property owner. A determination of undue financial hardship may be granted only if the project complies with one of the following requirements:*

*(2) For non-income-producing properties- the building or site has no beneficial use as a residential dwelling or as a non-commercial use in its present condition or if rehabilitated, and denial of the application would deprive the owner of all reasonable use of the property. The applicant shall present evidence to demonstrate economic hardship.*

Unfortunately, the old blacksmith shop & attached garages have fallen further into disrepair and have now become both a public safety hazard and an insurance liability. The glass skylight fell onto Randolph road a couple years ago as the roof supports have rotted away. Luckily no one was hurt. I was able to cover it with plywood, which in itself was a dangerous operation. Since then, the plywood has begun to cave in, further exposing the building to the elements. The sill and front wall along Randolph road are completely rotted, a result of the road being built up over time (3-4 feet above the sill). Since the building is within 4 feet of the pavement, the snow buildup against the structure from passing plows is always substantial. All the way around the perimeter are rotten sills and crumbled foundation. The inside was sheet-rocked and insulated many years ago, and is now completely riddled with mold. The rubber roof (shed roof towards driveway) is falling in, the rafters are hanging down and it is ready to collapse. The floor of the building continues to sink and sag, and has developed numerous holes due to the rotten wood. I have fallen through the floor on a

couple of occasions, it's not pleasant. A couple of years ago we put our house on the market to sell - each time the prospective buyer balked due to the disrepair of the blacksmith shop. George Bambara of Pall Spera was the realtor and can corroborate that the old building made it very difficult to sell. We will soon be putting our house back on the market and would like to obtain the commission's approval to remove the structure as it continues to devalue our house and thereby is causing further hardship. This building has been in disrepair for many years, a well-known fact around town. This is not open for debate and time is of the essence.

Sincerely,

Chuck & Deirdre Sanzone, property owners

Attached are the photo's as evidence:

Photo#1: shows the close proximity to Randolph road and the compromised roof, which, should it let go again, could cause serious injury to anyone traveling on Randolph rd.

*Photo #2&3: more proximity shots, better illustrating the reverse grade from the road to the structure. In this picture, the substantial ditch is actually filled with winter snow/ice from plowing, and it rests against the structure, accelerating the degradation of the wood sill and front wall.*

*Photo #4&5: the rotten rafters under the rubber roof, falling in and riddled with mold. The floor is also rotted badly, and sagging considerably. Further evidence of coming collapse.*

*Photo #6: the former skylight, now covered with plywood, is caving in. Water & snow have rotted the entire front wall of the building underneath the skylight, visible in picture.*

On Tue, Apr 7, 2020 at 8:48 AM Sarah McShane <[smcshane@stowevt.gov](mailto:smcshane@stowevt.gov)> wrote:

Hi Deirdre,

Thanks for your message. Along with the application you'll need to provide photographs showing the existing condition and address one of the below provisions....

Past successful applications have included a narrative outlining the existing condition of the building, a cost analysis of why it isn't feasible to repair, and/or detailed photographs showing the interior/exterior and labeling the feature that is in disrepair. Take a look at the below provisions and select whichever one(s) best fit your situation. Your application will need to include supporting information documenting how it meets the selected criteria. Feel free to reach out if I can be of any assistance. Once I receive a completed application I will schedule it for review by the HPC.

Thanks!  
Sarah













Listed on State Register  
 VT ACHP 11-9-89  
 Date: \_\_\_\_\_

STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 District  Complex  Survey Form

COUNTY: Lamoille
TOWN: Stowe
LOCATION: Corner of Randolph Road (TH 2) and Moss Glen Falls Road (TH 16)
NAME OF DISTRICT:
TYPE OF DISTRICT:
PHYSICAL CONDITION OF STRUCTURES: Excellent      %      Good 100      % Fair            %      Poor            %
LEVEL OF SIGNIFICANCE: Local <input type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
THEMES:

SURVEY NUMBER: 0808-64
NEGATIVE FILE NUMBER(S): 85-A-487(5-14), 88-A-51(15)
UTM REFERENCES: Zone/Easting/Northing A B 18/688200/4928850 C D
U.S.G.S. QUAD. MAP: Stowe 7.5' Series
COMPLEX INFORMATION ONLY
COMMON NAME: Stan Marc Wright Art School
PRESENT FORMAL NAME: Stanley Marc and Carolyn S. Wright Property
ORIGINAL FORMAL NAME: unknown
TYPE OF COMPLEX: school (studio art)
TYPES OF STRUCTURES: school, black-smith shop, barn, chicken house, sheds, house
PRESENT USE: art school
ORIGINAL USE: school, blacksmith shop
ARCHITECT/ENGINEER: unknown
BUILDER/CONTRACTOR: unknown
ACCESSIBILITY TO PUBLIC: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Restricted <input type="checkbox"/>

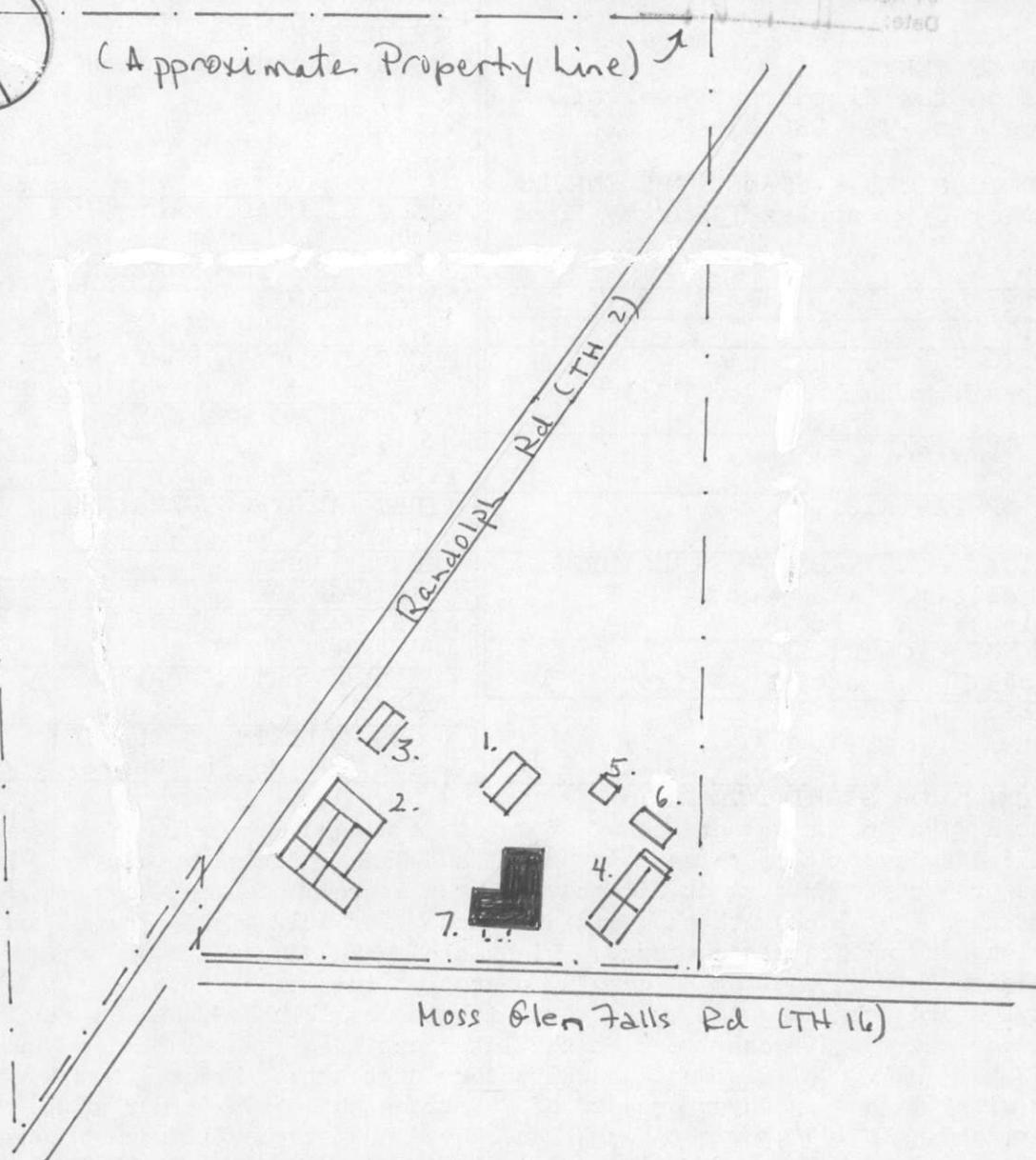
**STATEMENT OF SIGNIFICANCE:**  
 The Stan Marc Wright Summer School of Art is a unique complex in Stowe and is most significant due to the Brownsville School and Blacksmith shop which are located in the property. Mr. Wright came to the area approximately 40 years ago. Wright claims that the blacksmith shop and his house, formerly a hops drying house, date back into the nineteenth century. Wright claims Theodore Matowski was the last blacksmith to work the forge, ceasing operation in the 1940's. Beer's Map of 1858 lists the property as owned by F.J.B. which is possibly F.J. Benson who is also listed on the map directly west at the intersection of what is today Randolph Rd. and VT HWY 100N. Child's Business Directory states that Frank J. Benson owned a dairy with 20 cows, a sugar orchard of 800 trees and was a farmer with 200 acres of farmland. In 1954, Wright bought and moved the Brownsville schoolhouse approximately 1 mile northwest from its original site on Moss Glen Falls Road. The Brownsville School is listed on both Walling's 1859 and Beer's 1878 Maps. According to Stowe history, in 1954 the one-room schools in Stowe were closed and the elementary school students were transferred to a new wing of the village school (now the Helen Day Art Center). Wright states that the Brownsville School was skidded down by caterpillar tractor to its new site. The top of the chimney was removed to prevent damage to the building during transit and the structure was placed on a new foundation. Wright claims the schoolhouse has 3 walls, floors and ceilings which add to the stability of the structure. The owner has a wooden cover diary of school meetings of the Brownsville School, District #13 from Nov. 3, 1835 to March 31, 1868. The only other preserved one-room schoolhouse in Stowe is the Bloody Brook District No. 11 School which was moved in 1909 to its present location by the Village School, District #6 (now the Helen Day Art Center) to accommodate a growing enrollment of village students. The Bloody Brook School is now a one-room schoolhouse museum. The buildings on the Stan Marc Wright property have been used for the past 40 years for the Wright School of Art and as Art

<b>THREAT TO STRUCTURES:</b> No Threat <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Roads <input type="checkbox"/> Development <input checked="" type="checkbox"/> Deterioration <input type="checkbox"/> Alteration <input type="checkbox"/> Other:	<b>LOCAL ATTITUDES:</b> Positive <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
--	--

MAP: (1. Indicate NORTH in circle. 2. Represent each structure as an open box. 3. Number each structure inside of its box.)



(Approximate Property Line) ↗



**BOUNDARY DESCRIPTION:**

The boundary for the Stan Marc Wright Art School is coextensive with the property owned by Stanley Marc and Carolyn S. Wright, comprising seven acres more or less.

**REFERENCES:** Interview: Stan Wright, owner, Stowe, VT, July 1988

Maps: Walling's (1859), Beer's (1878)

Child's Gazetteer and Business Directory (1883-84)

**RECORDED BY:**  
Elizabeth Pritchett

**ORGANIZATION:**  
VDHP

**DATE RECORDED:**  
Sept. 1, 1988

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input checked="" type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 1	DATE BUILT: c.1835	SURVEY NUMBER: 0808-64
FUNCTIONAL TYPE: school	NEGATIVE FILE NUMBER: 85-A-487(8,9)	
COMMON NAME: Brownsville School	OWNER: Stanley Marc and Carolyn S. Wright	
HISTORIC CONTEXTS:		
DESCRIPTION: A vernacular, gable front, 1-story, 1x2 bay, approximately 18'x22' one-room schoolhouse with clapboard sheathing, concrete block foundation, asphalt shingle roof. Corner board trim, raking eaves, kneewall. 9/6 windows are old, plain wood surround trim. Interior gable end brick chimney has been rebuilt. Square cut nails in exterior sheathing visible. Gable front shed roofed door hood has new shutter side enclosures. Belfrey near front of roof ridge features a gable roof, clapboard sheathed base; bell according to owner came from an old school in Morrisville. Entrance door consists of wide vertical boards with horizontal boards of inside. Interior is intact, featuring a wood stove with Gothic castings. Owner claims this is from the school-		
MAP NUMBER: 2	DATE BUILT: c.1870	SURVEY NUMBER: 0808-64
FUNCTIONAL TYPE: Forge/museum	NEGATIVE FILE NUMBER: 85-A-487(5,14)	
COMMON NAME: Blacksmith shop	OWNER: Stanley Marc and Carolyn S. Wright	
HISTORIC CONTEXTS:		
DESCRIPTION: A 1-story, gable roofed, approximately 20'x30' structure with 1-story additions on 3 sides which were built in the twentieth century prior to 1940 according to the owner. West gable end has a gable roofed garage extension. Shed appendages are on the south and east sides with entrance through a south side pass door. Some clapboard sheathing remains; board and batten siding added c.40 years ago according to owner. Concrete foundation, sheet metal roof, corner board trim. Assorted multi-light windows with plain wood surrounds. Main block has an old interior end brick chimney, south side ell has a massive cobblestone interior chimney. Main block interior reveals an intact forge with large leather bellows. Large approximately 10'x10' sky-		
MAP NUMBER: 3	DATE BUILT: c.1890	SURVEY NUMBER: 0808-64
FUNCTIONAL TYPE: shed	NEGATIVE FILE NUMBER: 85-A-487(6,7)	
COMMON NAME: wood shed	OWNER: Stanley Marc and Carolyn S. Wright	
HISTORIC CONTEXTS:		
DESCRIPTION: A vernacular, 1-story, gable roofed, approximately 18'x22', 2x3 bay structure with dimensional lumber frame, vertical board siding, sheet metal roof built over former roof. Structure is built into a bank in the northeast corner. Two-west gable front vertical board hinged doors. Pegged, post and beam door frame under left entrance possibly indicates an earlier nineteenth century construction date for the north side of the shed with the south side having been added later. Three open bays on south eave-side is supported by posts to preserve the aging structure.		
MAP NUMBER: 4	DATE BUILT: c.1870	SURVEY NUMBER: 0808-64
FUNCTIONAL TYPE: Bank Barns	NEGATIVE FILE NUMBER: 85-A-487(10)	
COMMON NAME:	OWNER: Stanley Marc and Carolyn S. Wright	
HISTORIC CONTEXTS:		
DESCRIPTION: Two 1½-story, gable roofed- vernacular, balloon framed, approximately 25'x28' barns attached end to end. Right barn may be slightly older. Clapboard sheathing, sheet metal roof, stone foundation. Corner board trim, raking eaves. Both barns have a north eavesfront central bay entrance-left barn has a hinged vertical board double leaf door, right barn has an exterior track sliding vertical board door. Shed roofed east gable end 1-story later addition with hay door. Rear projection with open slat sides raised above basement level appears to be a former corn crib. West gable end basement level pass door. Left barn has a large skylight window on the north side. Used as		

88 A-51

OUTSTANDING COMPONENTS OF DISTRICT  COMPLEX   
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 5    DATE BUILT: c.1920    SURVEY NUMBER: 0808-64  
FUNCTIONAL TYPE: hen house    NEGATIVE FILE NUMBER: 85-A-487(11)  
COMMON NAME: Bunk house    OWNER: Stan Marc and Carolyn S Wright

HISTORIC CONTEXTS:  
DESCRIPTION: A 1-story, vernacular, shed roofed, 2x1 bay, approximately 8'x7' structure with clapboard sheathing, rolled roofing, corner board trim. Hinged vertical board entrance door, west eavesfront left. Fixed single and paired 12-light sash, plain wood surrounds converted into a bunkhouse.

MAP NUMBER: 6    DATE BUILT: c.1920    SURVEY NUMBER: 0808-64  
FUNCTIONAL TYPE: hen house    NEGATIVE FILE NUMBER: 85-A-487(11)  
COMMON NAME: Bunk house    OWNER: Stanley Marc and Carolyn S. Wright

HISTORIC CONTEXTS:  
DESCRIPTION: A 1-story, vernacular, shed roofed, 5x1 bay, approximately 25'x8' structure with clapboard sheathing, rolled roofing, corner board trim. Similar fenestration, pass door to Map #5 henhouse, directly left. Converted into a bunkhouse.

MAP NUMBER: 7    DATE BUILT: c.1880    SURVEY NUMBER: 0808-64  
FUNCTIONAL TYPE: house    NEGATIVE FILE NUMBER: 85-A-487(12, 13)  
COMMON NAME: Wright house    OWNER: Stanley Marc Wright and Carolyn S. Wright

HISTORIC CONTEXTS:  
DESCRIPTION: A vernacular, 1½-story, gable roofed, irregular bay, approximately 20'x32' structure with 1-story, shed roofed east gable end ell and rear 2-story, gable roofed ell. Owner claims structure was originally a 1-story, flat roofed hop-drying house and was made into a 1½-story, gable roofed dwelling when a French blacksmith came down from Canada to the Brownsville area of Stowe. It appears by the architectural details that the hops house was converted into a dwelling c.1880. Due to alterations, it is difficult to date the house back farther than c.1880. The gable end shed appendage, rear ell, full eavesfront shed dormer, and 1-story eavesfront

MAP NUMBER:    DATE BUILT:    SURVEY NUMBER:  
FUNCTIONAL TYPE:    NEGATIVE FILE NUMBER:  
COMMON NAME:    OWNER:

HISTORIC CONTEXT:  
DESCRIPTION:

Survey #: 0808-64

STATEMENT OF SIGNIFICANCE cont.:

Studios for Mr. Wright. The Blacksmith shop and Brownsville Schoolhouse hold much interest to Vermonters and out-of-town visitors. The buildings' interiors display many relics of the past.

MAP NO. 1, DESCRIPTION cont.:

house. Vertical match-board wainscoting with horizontal matchboard panelling above chairrail, narrow hardwood flooring, board ceiling with trapdoor, 1 old blackboard, built in board storage cabinets/cupboard flanking entry appear old, and several small tables.

MAP NO. 2, DESCRIPTION cont.:

light on the north side lights up main block interior used now for owner's studio and as a museum for the old forge. Although the exterior has been altered by the shed additions, the historical significance of the structure and the intact interior forge designate this structure as contributing.

MAP NO. 4, DESCRIPTION cont.:

an art studio for the summer school today.

MAP NO. 7, DESCRIPTION cont.:

entry porch are all Twentieth century additions. Clapboard, board and batten siding, field stone foundation, asphalt shingle roof. Corner board, raking eaves, clipped fascia trim. Interior reveals a tin ceiling in living room, matchstick ceiling in kitchen. Due to alterations, structure has been designated as non-contributing.



0808-64 RS#2



0808-64 RS#4