

**Stowe Historic Preservation Commission
Town Of Stowe
January 8, 2014
Minutes**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, January 8, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Sarah McLane, Gordon Dixon, and Cindy McKechnie

Members Absent: Chris Carey, Robert Lawlor and Sam Scofield

Staff Present: Rich Baker

Project # 4907: Ferro Properties LLC, 91 Main St, Amendments to façade

Nick Ferro and Mike Lajeunesse presented the application. The Commission previously approved elevations prepared by Sam Scofield dated 9/24/13. The applicant requested minor revisions. Elevations dated 1/2/14 were reviewed. Revisions included:

- North elevation: Replacing a window with a window and door on ground floor (two remaining windows will not be replaced and match the new windows)
- East elevation: No changes
- West elevation: Extend stone towards rear
- Front elevation: Remove awnings; add rain gutter; use wood panel above restaurant door

An email was received from Sam Scofield (who recessed himself as a Commission member) dated 1/6/14 with various questions. He recommended the lower existing windows in the rear be replaced, but photographs and testimony from the applicant was that these windows would match the new windows. He questioned the feasibility of a two-window configuration in the rear due to the internal configuration. The applicant testified that the internal configuration had been changed and that this was now possible. Last, the emailed asked about the space above the restaurant door which was clarified at the meeting.

No new outside lighting was proposed. Any new lighting will require zoning approval.

A motion was made by Mr. Dixon to recommend approval as submitted. Motion passed 4-0.

Minutes

No edits were recommended to the draft minutes.

The meeting adjourned at approximately 6:00 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

January 22, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, January 14, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Robert Lawlor, Sarah McLane, Gordon Dixon, Sam Scofield and Cindy McKechnie

Members Absent: Chris Carey

Staff Present: Rich Baker

Project # 4907: Ferro Properties LLC, 91 Main St, Amendments to façade

Jamie Perssky presented the application. Sam Scofield recessed himself from participation since he has worked on the project. The Commission previously approved revised elevations at the January 8, 2014 meeting. At that time, no additional lighting was proposed on the front elevation. The applicant is requesting approval to add three gooseneck lights over the restaurant portion. An email from Bryan Ferro was received asking if the same lights would be required for any future lighting on the street elevation. The lights were found to be appropriate for the building. Any future lighting would need to be compatible with the restaurant lights.

A motion was made by Mr. Dixon to recommend approval of the lights if they are centered over the mullions and door. Motion passed 5-0.

Project # 4909: Arthur J Shiners IV, 52 River St, Amendments to façade

AJ Shiners presented the application. Sam Scofield recessed himself from participation since he is working on the project. The applicant is requesting to demolish the office addition near the River Street bridge and to modify the façade with changes in doors and windows. The existing foundation wall for the office addition along the river, which also serves as a retaining wall, will be replaced with a similar concrete wall. The building has been altered through additions and fires since its construction around 1800. Photographs were submitted documenting the deteriorated condition on the office addition constructed around 1930. The addition foundation is failing and there is water damage. Based upon the photographs and testimony, the Commission found that the office addition has deteriorated to such a degree that rehabilitation is not feasible. In addition, the design style of the addition was not compatible with the main building and was found to not contribute to the overall historical complex.

The Commission also reviewed elevations that called out various façade modifications. Cut sheets for the windows were also submitted. Changes included:

- Adding three windows on the West elevation of the same style as existing windows and removing a garage door and replacing it with siding to match the existing siding.
- Adding five windows on the East elevation of the same style as existing windows and replacing existing windows in kind.
- Adding two windows and a door on the South elevation of the same style as existing windows and door.

The historic photographs showed windows evenly spaced on the river side which is what the applicant proposes. All new windows will match the existing window style.

A motion was made by Mr. Lawlor to recommend approval of the elevation changes as submitted and to approve the proposed demolition because the office addition has deteriorated to such a degree that rehabilitation is not feasible and the design style of the addition was not compatible with the main building and does not contribute to the overall historical complex. Motion passed 5-0.

Minutes

No edits were recommended to the draft minutes.

The meeting adjourned at approximately 6:00 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

April 9, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, April 9, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Robert Lawlor, Sarah McLane, Gordon Dixon,

Members Absent: Chris Carey, Sam Scofield and Cindy McKechnie

Staff Present: Rich Baker

Project # 4933: Ferro Properties LLC, 91 Main St, Amendments to north elevation

Mike Lajeunesse presented the application. The Commission previously approved revised elevations at the January 8, 2014 meeting. The applicant is requesting approval to modify the window configuration on the north elevation as show on the revised elevations.

A motion was made by Mr. Dixon to recommend approval as requested. Motion passed 4-0.

Project # 4942: Peak Properties LLC, 56 Old Farm Road, Construction of addition

John Lupien presented the application. The Commission reviewed plans prepared by Kim Brown dated 3/25/14. The applicant is requesting approval to construct an addition. The building was built around 1993. No historic structures are located on Old Farm Road. The addition matches the style of the existing building.

A motion was made by Mr. Dixon to recommend approval as requested. Motion passed 4-0.

Minutes

No edits were recommended to the draft minutes.

The meeting adjourned at approximately 6:00 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

April 23, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, April 9, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Robert Lawlor, Sarah McLane, Gordon Dixon, Sam Scofield and Cindy McKechnie

Members Absent: Chris Carey,

Staff Present: Rich Baker

Project # 4948: William and Lesley Adams, 58 Cemetery Rd, Construct deck

Billy Adams presented the application. The applicant is requesting approval to construct a deck on a non-historic house located within the SHOD. The house is not visible from Maple Street.

A motion was made by Mr. Dixon to recommend approval as requested. Motion passed 4-0.

Preliminary Discussion: Barbara & Michael Puddicombe, 6 Stowe Hollow Rd, Relocation of historic barn

Milford Cushman presented the application. The Commission reviewed sketch plans prepared by Milford Cushman. The applicant is requesting approval to construct relocate the barn closer to road and to construct a connector to the house. The house is not an historic structure, but the barn is historic. The current barn foundation is failing. The applicant is requesting a front yard setback waiver in order to locate the barn closer to the house and to use it as a garage. Other homes located on School Street are closer to the road and are located within zoning districts with front setbacks that are less than the RR2 District. The consensus of the Commission was that the relocation of the barn as proposed will result in the preservation of the historic pattern of land use in the area and will also result in the preservation and renovation of an historic building. The applicant will need to return to the Commission for a formal recommendation.

Preliminary Discussion: Beverly Newton and Pall Spera, 62 and 72 Main Street, Construction of dormer and subdivision requiring dimensional waivers

Bill Kelk, Sam Scofield, Pall Spera, Newton Wells and Jason Wells present the application. Currently the buildings at 62 and 72 Main Street are on a jointly owned lot. The applicants are proposing a two-lot subdivision in order to separate ownership of the individual buildings and to make it easier to invest in building improvements. The proposed Spera lot would be 6,926 square feet in size and 43.7 feet wide. VC10 requires a 10,000 square-foot lot and a 60-foot width. The applicant presented an inventory of VC 10 parcels indicating that a significant number of lots were non-conforming in size, width and setbacks. The consensus of the Commission was that the subdivision as proposed will result in the preservation of the historic pattern of land use in the area since the subdivision itself will not result in any building changes. The Commission then discussed the concept of a shed dormer being constructed on the east side of the Spera building. The roof would remain the same height except for a short section in the rear which would be made to match the front roof section. The consensus of the Commission was that the concept of the dormer was found to be acceptable. The applicants will need to return to the Commission for a formal recommendation.

Minutes

No edits were recommended to the draft minutes.

The meeting adjourned at approximately 6:30 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

May 14, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, May 14, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Sarah McLane, Gordon Dixon, Sam Scofield and Cindy McKechnie

Members Absent: Chris Carey, McKee Macdonald

Staff Present: Rich Baker

Project # 4958: Buddy and Sonny LLC, 91 Main St, Install railing for outdoor seating

Mark Perskey presented the application. The applicant is requesting approval to install a 35-inch-high black wrought iron railing around a slate patio to be used for outdoor seating. The railing is to match the railing being installed on the new handicapped ramp. The railing will be seasonal and removed in the winter.

A motion was made by Ms. McKechnie to recommend approval as requested. Motion passed 5-0.

Project # 4958: Joseph Allen, 571 S Main St, Install window

Alex Genung presented the application. The applicant is requesting to add a window as part of an interior renovation of office space to an apartment. The Commission reviewed plans prepared by Chris Carey last revised 5/5/14. The window is in the rear and will not be visible from South Main Street.

A motion was made by Mr. Gordon to recommend approval as requested. Motion passed 5-0.

Project 4961: Barbara & Michael Puddicombe, 6 Stowe Hollow Rd, Relocation of historic barn

Milford Cushman presented the application. The Commission reviewed plans prepared by Milford Cushman dated 5/14/14. The applicant is requesting approval to relocate the barn closer to road and to construct a connector to the house. The house is not an historic structure, but the barn is historic. The current barn foundation is failing. The applicant is requesting a front yard setback waiver in order to locate the barn closer to the house and to use it as a garage. The consensus of the Commission was that the relocation of the barn as proposed will result in the preservation and renovation of an historic building since, without a need foundation, the barn will likely collapse.

A motion was made by Ms. Baraw to recommend approval as requested. Motion passed 5-0.

Project # 4976: Raven Beach Holding LLC, 100 Mountain Rd, Remove door

Milford Cushman presented the application. The applicant is interested in removing a door. The Commission reviewed plans prepared by Milford Cushman dated 5-27-14. This is part of a larger, previously approved project, to replace the foundation on the southern end of the building.

A motion was made by Ms. McLane to recommend approval as requested. Motion passed 5-0.

Project # 4966: 86 Main Street Partnership, 86 Main St, Extend front porch along Park Street; Construct addition in rear

Sam Scofield presented the application. The applicant is interested in wrapping the front porch around the side and constructing an addition in the rear. The Commission reviewed elevations and a site plan prepared by Sam Scofield dated 5/14/14. The addition will primarily be visible from Park Street.

A motion was made by Ms. Baraw to recommend approval as requested. Motion passed 4-0. Mr. Dixon recessed himself from the review.

Election of Officers

Ms. McLane was re-elected as Chair and Mr. Scofield was elected as Vice-Chair.

Minutes

No edits were recommended to the draft minutes.

The meeting adjourned at approximately 6:45 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

May 28, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, May 28, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Sarah McLane, Sam Scofield and McKee Macdonald

Members Absent: Chris Carey, Cindy McKechnie and Gordon Dixon

Staff Present: Rich Baker

Project # 4969: Jason Thom, Von Bargins, 35 South Main St, Modifications of previously approved façade design

Jason Thom presented the application. The applicant requested approval:

- To delay canopy installation until a later date
- Remove the glass on back doors and match door styles
- Remove downspouts
- Use corner boards on the second floor
- Use stone veneer with copper cladding
- Modify front elevation including:
 - Modify Front Door/Window Height for Standardized Door/Opening
 - Removal of window mullion
 - Align Front windows to match
 - Align Height of side window to match

A motion was made by Mr. Scofield to recommend approval of all changes except the front elevation changes. Motion passed 4-0.

Preliminary Discussion: Wendy Behrend, 368 Main St, Modify front elevation

Wendy Behrend presented the application. The applicant is requesting to remove a front porch and construct a wall in its place. The consensus of the Commission was that the proposed modification was unacceptable because the porch reduces the mass of the front elevation as per Section 10.12(2) and the porch was part of the original structure (as per Section 10.14 (4)(B)). The applicant will consider the comments and return at a later date with a modified plan. No official action was taken regarding this request.

Minutes

No edits were recommended to the draft minutes.

The meeting adjourned at approximately 6:20 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

June 11, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, June 11, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Sarah McLane, McKee Macdonald, Cindy McKechnie and Sam Scofield

Members Absent: Chris Carey and Gordon Dixon

Staff Present: Rich Baker

Project # 4991: Brook Longstaff, 147 South Main St, Modifications of deck

Brook Longstaff presented the application. The applicant requested approval to replace an existing deck and modify the current railing. Elevations prepared by Silver Ridge Design dated June 4, 2014 were reviewed. The Commission recommended that the woods used be natural materials and the applicant modified the plans with a note to satisfy this recommendation.

A motion was made by Ms. McKechnie to recommend approval with a condition that the wood to be of natural materials and to also classify the change as a minor modification. Motion passed 4-0. Ms. Baraw was not present for this application.

Application 4981: South Main Street Development LLC, 288 S Main St, Construct seven multi-family units

David Scheuer and Elisa Mayes presented the application. Mr. Scheuer requested that Mr. Scofield recuse himself due to perceived prejudice against Mr. Scheuer. Mr. Scofield stated he had no prejudice and no reason to recuse himself. Mr. Baker briefly reviewed the grounds for a conflict of interest and explained there was a process to file a written complaint if Mr. Scheuer so desired. The applicant proposes to construct one six-unit multifamily building and another one-unit multifamily building with garages below. In addition, the applicant proposes to demolish the existing farm stand. The Commission based its final findings on review of elevations prepared by Stephen Moore undated, a site plan prepared by Grenier Engineering dated 4/8/14, landscaping plans prepared by Jordan Associates dated 8/13/13, an exterior finish schedule, and cuts sheets for doors, lighting and fencing. There was an extensive review of the plans. The Commission reviewed the criteria of Sections 10.13, 10.7 and 10.15. Street perspectives would have assisted in evaluating Section 10.13, but the applicant refused to provide perspectives when requested. The applicant did not want to make any further changes after hearing the comments of the Commission. Concerns were raised regarding:

- The use of gothic-style dormers and roof monitors on the same building
- Overall massing
- Window sizing

A motion was made by Ms. McKechnie to recommend denial. Motion passed 5-0. Mr. Baker was directed to prepare a draft recommendation for review and action at the June 25th meeting.

Other Business

Mr. Baker review the status and approval of the Plate steps and railings, exemptions of photographs when they are a “work of art” and new state statues requiring posting of agendas at least 48 hours in advance of public meetings.

Minutes

No edits were recommended to the draft minutes.

The meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

June 25, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, June 25, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Sarah McLane, McKee Macdonald, Cindy McKechnie and Sam Scofield

Members Absent: Chris Carey and Gordon Dixon

Staff Present: Rich Baker

Raven Beach Holdings, 100 Mountain Road, Removal of shutters

Milford Cushman presented the application. This building previously was approved for various façade modifications. The applicant requested approval to not replace the shutters. The Commission did not find shutters to be an important element of the building.

A motion was made by Ms. Baraw to recommend approval as requested and to also classify the change as a minor modification. Motion passed 5-0.

Barbara and Michael Puddicomb, 6 Stowe Hollow Road, Modification of previous approval (Discussion only)

Michael Puddicomb presented the application. This site was previously approved to relocated the barn and connect it to the house. The applicant presented some preliminary sketches to leave the barn at its current location, to construct another barn to the side and rear of the house and to restore the house to its original design. Concerns were raised regarding:

- The barn roof above the house roof
- The barn not looking like a barn
- The window shapes and sizing
- The barn overhang

This was for discussion purposes only and no official action was taken.

South Main Street Development LLC, 222 S Main St, Demolish barn, Renovate house and Add new building (Discussion only)

Mayes presented the application. The Commission reviewed a site plan by Grenier Engineering dated 6/23/14 and preliminary elevations. The front elevation was found in general to be acceptable as presented. The primary concerns dealt with the south elevation. Concerns were raised regarding:

- The second story windows and slider doors
- The garage overhang
- Massing
- Siding orientation (vertical versus horizontal)

The Commission found that the south elevation did not replicate the existing front elevation.

Barbara Allaire spoke about her concerns with the scale of the changes and the loss of the original building's historic and architectural integrity.

This was for discussion purposes only and no official action was taken.

J&KWL LLC, 254 Mountain Road, Remove deck, building new deck in rear, and swamp window and door

The applicant was not present. Photographs of the existing deck, window and door were submitted. Concerns were raised about needing elevations to portray the changes. No action was taken. Mr. Baker will discuss the need for an elevation with the applicant.

Paula and Randy Frank, 431 Maple Street, Modify porch design and replace windows

The applicant was not present. Photographs of the deck and windows were submitted. Concerns were raised that the photographs were inadequate to show the proposed changes. Mr. Baker said he had explained the need to provide adequate documentation to the applicant. No action was taken. Mr. Baker will discuss the need for better photographs with the applicant.

86 Main Street Partnership, 86 Main Street, Amendments to previously approved façade

Sam Scofield presented the application. This building previously was approved for various façade modifications. The Commission reviewed elevations prepared by Mr. Scofield dated 4/27/14. Changes included a new entry; addition of a chimney; changes in a dormer, and changes in window sizes. The Commission found all changes as acceptable.

A motion was made by Ms. McKechnie to recommend approval as requested and to also classify the change as a minor modification. Motion passed 4-0.

91 Main Units 3ABC LLC, 91 Main Street, Addition of windows

McKee Macdonald presented the application. This building previously was approved for various façade modifications. The Commission reviewed an elevation prepared by Lajeunesse Construction dated 6/24/14. Two new windows are proposed on the east elevation near the rear. The Commission found all changes as acceptable.

A motion was made by Ms. Baraw to recommend approval as requested and to also classify the change as a minor modification. Motion passed 4-0.

Review of Project 4981 (288 S Main Street – 7 units) Letter of Recommendation

The draft letter of recommendation for the 288 South Main Street project was reviewed. The draft was accepted with minor edits.

Minutes

No edits were recommended to the draft minutes.

The meeting adjourned at approximately 830 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

July 9, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, July 9, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Sarah McLane, McKee Macdonald, Cindy McKechnie and Sam Scofield

Members Absent: Chris Carey and Gordon Dixon

Staff Present: Rich Baker

Baraw Enterprises, 1976 Mountain Road (Rocky River Lodge), Removal of shutters

Stu Baraw presented the application. This is a request to demolish a 1950's garage next to the Rocky River Lodge. The Commission reviewed photographs of the building and the historic survey. The Commission found that the garage was not historically significant.

A motion was made by Ms. McKechnie to recommend approval as requested and to also classify the change as a minor modification. Motion passed 4-0 (Ms. McLane was not present for the review of this application)

Jason Thom, 35 S Main St (Von Bargens building), Construction of retaining wall and fence

This is a request to construct an eight-foot high retaining wall just above the stream bank with a spilt rail fence at the top. The Commission reviewed photographs of similar walls, a site plan and a cross section. The wall blocks will be cement waste blocks and will be not be mortared to allow vegetation to grow in the crevices. The top of the wall will be even with the ground level at the rear of the building. Any fences constructed parallel to Main Street will be picket-style fences. The wall will have limited visibility from Main Street. The Commission found that the wall and fence were acceptable as presented.

A motion was made by Ms. Baraw to recommend approval as requested and to also classify the change as a minor modification. Motion passed 5-0.

J&KWL LLC, 254 Mountain Road, Remove deck, building new deck in rear, and swamp window and door

This item was recessed from the last meeting. The applicant was not present. Updated plan are to be submitted at a later date. No action was taken.

Paula and Randy Frank, 431 Maple Street, Modify porch design and replace windows

The applicant was not present, but was contacted by phone. Photographs of the deck and windows were submitted. The applicant proposes to keep the windows the same height and had stated to Mr. Baker that the windows would only be slightly wider. The Commission determined the windows would need to be approximately 8-9 inches wider to meet the Fire Code requirements, or about 24" x 29". This was found to be unacceptable since they would appear to be too wide for their height. The applicant stated they would modify the design to be egress casement windows that would fit within the existing opening. No review is required for replacing windows within an existing opening. The applicant also wants to create a 36" opening on the side of the porch similar in style to the front opening. Photographs and sketches were submitted. The Commission questioned if more than two steps would be required given the grade difference. More than two steps would require a railing. The applicant stated they did not want a railing. The Commission asked the applicant to submit the grade difference and the rise of the steps to document that only two steps would be required. The applicant will submit the information to the SHPC for further review.

South Main Street Development LLC, 222 S Main St, Demolish barn, Renovate house and Add new building

Elisa Mayes presented the application. The Commission reviewed a site plan by Grenier Engineering dated 6/23/14 and revised preliminary elevations. The front elevation was found in general to be acceptable as presented with the exception of the barn-style window on the second floor. Various possible revisions were discussed including just having windows without sliding barn-style covering and having fixed, unusable barn doors. The applicant will return with some possible modifications of the window. Concerns were also raised about the door and railing on the south elevation. Various revisions were discussed including shortening the railing and changing the door into windows. It

was noted that the site plan did not match the revised elevations and floor plans. No west elevation was submitted. The applicant stated a fence may be installed along the southern boundary, but no cut sheet was submitted.

The Commission decided a site walk would be useful. The applicant will pin the building corners. The site walk be held at 4:30 pm on July 23rd. The regular meeting will then be held starting at 5:15 pm. The applicant will have the following for the next meeting:

- Street elevation revisions of the windows on the barn addition
- South elevation revisions of the door and railing above the garages
- Submittal of a west elevation
- Submittal of fence details
- Submittal of an accurate site plan

Minutes

Minor typo edits were recommended to the draft minutes.

The meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

July 23, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, July 23, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Sarah McLane, and Gordon Dixon ,

Members Absent: Chris Carey and McKee MacDonald, Cindy McKechnie and Sam Scofield

Staff Present: Rich Baker

Ferro Properties LLC, 91 Main Street, Addition of windows

Mike Lajeunesse presented the application. This building previously was approved for various façade modifications. The Commission reviewed an elevation prepared by Lajeunesse Construction dated 7/21/14. Two new windows were previously installed in the rear on the east elevation without a permit. One new window is proposed near the front as a side window to Ferro Jewelers. A site walk was conducted. The Commission found that the two windows installed without a permit were acceptable because they had limited visibility due to the steps and their location. The front side window was found unacceptable as proposed. Mr. Lajeunesse revised the request to make the side window match the window size and framing of the side window next to the entrance to Ferro Jewelers and to extend the cornice return to go over the new window. This was found to be acceptable.

A motion was made by Mr. Dixon to recommend approval as revised and to also classify the change as a minor modification. Motion passed 3-0.

Paula and Randy Frank, 431 Maple Street, Modify porch design and replace windows

Stanley Wescom, contractor, presented the application. The applicant proposes to construct steps of the side of the porch. The contractor had submitted plans for three steps with a railing made of 2 x 4's. The applicant contacted Mr. Baker and said he did not want a 2 x 4 railing. The applicant said that the contractor would bring a new design and spec sheet for railing to the meeting. No new plans were submitted. At the meeting, Mr. Wescom said he thought he could modify the grade so only two steps would be required so that there would be no railing. The consensus was that this would be acceptable if they matched the design of the front steps. Mr. Wescom said he would return with a design for railing if railings became necessary.

A motion was made by Mr. Dixon to approve the steps without railing so long as they match the design of the front steps. Motion passed 3-0.

Discussion Items

Barbara & Michael Puddicombe, 6 Stowe Hollow Rd, Relocation of historic barn

Milford Cushman presented preliminary plans to modify a previously approved project. On the street side various window changes are proposed and a window with boards allowing 2-inch slots of light to project was proposed. In the rear, the project is proposed to be a modern style with large windows on the connector and sliding glass doors on the barn. A railing is proposed on the existing flat roof section. Concerns were raised on the appearance of the light to project out through the window with boards. In the rear, concerns were raised regarding the visibility of the modern appearance from the Memorial Park. Mr. Cushman will return with more information on the nighttime appearance of the window with boards and with a visual analysis form Memorial Park.

No formal action was taken by the Commission.

Minutes

No edits were made to the July 9th draft minutes.

The meeting adjourned at approximately 7:15 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

August 13, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, August 13, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm. A site walk at 222 S Main Street was conducted at 4:30 pm.

Members Present: Barbara Baraw, Sarah McLane, Gordon Dixon, McKee MacDonald and Sam Scofield

Members Absent: Chris Carey and Cindy McKechnie

Staff Present: Rich Baker

Ferro Properties LLC, 91 Main Street, Stair Railing

The applicant was not present. The Commission reviewed the cut sheets for railing on the east elevation stairway. The railing with the indent at the bottom was found to be acceptable.

A motion was made by Mr. Dixon to recommend approval of the selected railing and to also classify the change as a minor modification. Motion passed 5-0.

Barbara & Michael Puddicombe, 6 Stowe Hollow Rd, Relocation of historic barn

Milford Cushman presented the application. This is a request to modify a previous plan approved 5/14/14. The Commission reviewed plans prepared by Milford Cushman dated 8/13/14. The house is not an historic structure, but the barn is historic. Mr. Cushman reviewed the changes and reviewed the visibility from Memorial Park. The rear of the barn will be modernized with a fair amount of glass. The Commission found this acceptable given that it had no public vantage points. The Commission requested the plans be amended to indicate the roof railing will be painted wood; to indicate the foundation treatment as discussed in the meeting; to correct the dormer sizes as discussed in the meeting; and to center the light over the door.

A motion was made by Ms. Baraw to recommend approval with the noted revisions. Motion passed 5-0.

South Main Street Development LLC, 222 S Main St, Demolish barn, Renovate house and Add new building

Elisa Mayes and Stephen Moore presented the application. The Commission reviewed a site plan by Grenier Engineering dated 8/6/14 and elevations dated 8/8/14 prepared by Stephen Moore. The Commission reviewed an email from Donna Adams dated 8/7/14 regarding the need to demolish the barn. The Commission reviewed the historic inventory and found that the barn was built later than the house but was considered a contributing addition given its age and original appearance. The Commission reviewed the demolition criteria and found that only Section 10.8(B) might apply. Mr. Moore testified that the barn was in disrepair and unusable. The Commission requested submission of documentation by a qualified expert that the barn had structural defects and was unusable. The applicant stated the documentation will be provided at a future meeting.

The Commission continued their review of the elevations assuming that the barn is beyond repair as testified by the applicant. Both the south and front elevations were found to be primary elevations. The Commission's main concerns dealt with south elevation. Concerns were raised about the length of the addition and the overall appearance. The Commission recommended that the elevation be revised in such a way that the addition replacing the barn is similar in massing and style of the existing barn. Various suggestions were recommended including modifications to the balconies, reducing the massing, and creating more barn-like eaves.

Questions were raised about the grading and how it affected the visibility of the elevations. At the site walk the applicant stated that the ledge behind Unit 1 would mostly remain. However, the site plan indicates the ledge will be removed and there will be approximately 10 feet graded out behind the Unit 1. Mr. Scheuer stated that this may change. The Commission requested that an accurate site plan be submitted as part of their review.

The applicant will review the comments and return at a later date with revisions.

South Main Street Development LLC, 288 S Main St, Construct Seven Multi-Family Units

Elisa Mayes and Stephen Moore presented the application. The Commission reviewed elevations dated 8/8/14 prepared by Stephen Moore. The Commission had concerns with the use of the steep pitched roofs on the front elevation that projected above the roof ridgeline. Concerns were also raised regarding the south elevation box-like appearance. Last, the Commission suggested that additional details be used to help break the overall massing of the building.

The applicant will review the comments and return at a later date with revisions.

Discussion Items

Mr. Baker requested comments on proposed plans for 226 Maple Street. The Commission provided feedback on some additional submittal items. No formal action was taken.

There was discussion regarding construction at 368 Maple Street and if the construction is in accordance with the approved plans. Mr. Baker stated that a Certificate of Occupancy has not been issued because the applicant has stated they are not occupying the building and that construction was still underway. Mr. Dixon offered to do a site visit with Mr. Baker to review the status of the construction. Mr. Baker will then send a letter to the applicant noting any inconsistencies between the plans and actual construction to date.

Minutes

No edits were made to the July 27th draft minutes except to correct a typo error.

The meeting adjourned at approximately 8:15 p.m.

Respectfully submitted,

Rich Baker

Stowe Historic Preservation Commission

Town Of Stowe

August 27, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, August 27, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm..

Members Present: Barbara Baraw, Sarah McLane, McKee MacDonald and Sam Scofield

Members Absent: Chris Carey, Gordon Dixon and Cindy McKechnie

Staff Present: Rich Baker

John & Nicole Steele, 226 Maple Street, Replace siding and add brick veneer to chimney

David Ciccotelli presented the application. This is a request to replace the siding with 4-inch weather clapboards and to add a brick veneer to the chimney. The brick will be red and the mortar will be grey. The applicant provided photographs of the building and samples of the materials to be used.

A motion was made by Mr. MacDonald to recommend approval as requested. Motion passed 4-0.

South Main Street Development LLC, 288 S Main St, Construct Seven Multi-Family Units

Elisa Mayes and Stephen Moore presented the application. The Commission reviewed elevations dated 8/27/14 prepared by Stephen Moore. The Commission had previously made recommendations for elevation modifications. At the meeting, the applicant agreed to further additional revisions suggested by the Commission members to help reduce the massing including installing 7-inch siding at the base of the most visible elevations, providing wider trim at the top of the most visible windows and adding louvers to all round decorative vents. The Commission found that with these revisions the project meet the requirements of Section 10.13.

A motion was made by Mr. Macdonald to recommend approval of the project with inclusion of the revisions made at the August 27, 2014 meeting. Motion passed 4-0.

Discussion Items

Anne Paumgarten, 2827 Stowe Hollow Rd, Demolish barn

Sherry Wilson discussed the request. Photographs of the historic barn were presented to show the barn's condition and visibility from the road. The property is for sale and potential buyers have expressed interest in either demolishing the barn or modifying its design. The consensus was that the barn, given its condition and location, would likely be approved for demolition if it was replaced with a similar style barn.

No official action was taken regarding this project.

Todd Renz, 243 Mountain Rd, Construct garage, rear setback waiver request

Malcom Appleton discussed the request. The applicant would like to build a detached garage aligned with the rear of the existing house. The house has a nonconforming rear setback. Orthophotography of the area was presented along with a sketch plan. Under the provisions for expansion of a nonconforming building, an attached garage could be built so long as it did not exceed 50% of the length of the rear elevation of the house. The applicant is interested in seeking a rear setback waiver based upon following the historic pattern of development on this side of Mountain Road. The garage would be in line with the rear of the existing house and the neighboring houses. The consensus of the Commission was that they would likely recommend such a waiver. The applicant will return at a later date with an application, plan, and further documentation of the pattern of land development in the area.

No official action was taken regarding this project.

Minutes

No edits were made to the August 13th draft minutes. The meeting adjourned at approximately 6:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

September 30, 2014

Minutes

A special meeting of the Stowe Historic Preservation Commission (SHPC) was held on Tuesday, September 30, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Cindy McKechnie, Sarah McLane, Gordon Dixon and Sam Scofield

Members Absent: Chris Carey, Barbara Baraw, and McKee MacDonald

Staff Present: Rich Baker

William and Karen Noyes, 48 Cliff St, Construction of wall

Karen Noyes presented the application. This is a request for approval of a stone wall that is already partially constructed. The applicant was unaware that a permit was required. Photographs of the wall were reviewed. The wall was found to respect the traditional materials, design and scale found in the neighborhood.

A motion was made by Mr. Dixon to recommend approval as requested. Motion passed 4-0.

Buddy and Sonny LLC, 91 Main St, Erection of awning/vestibule over entrance

Jamie Persky presented the application. This is a request to erect an awning/vestibule over the Plate restaurant entrance for use during the winter. There will be no signage on the awning. The structure will not extend past the existing stairway. Photographs of similar awnings were reviewed. The temporary awning was found to be compatible with the building.

A motion was made by Mr. Scofield to recommend approval as requested. Motion passed 4-0.

South Main Street Development LLC, 222 S Main St, Demolish barn, Renovate house and Add new building

Elisa Mayes and Stephen Moore presented the application. This is a review continued from the August 13, 2014 meeting. A site plan prepared by Grenier Engineering dated 9/16/14, elevations prepared by Stephen Moore dated 9/30/14, a section dated 9/30/14, and a structural analysis report by Knight Consulting Engineers dated 9/2/14 were reviewed. The Knight analysis concluded that “the cost to perform a quality renovation of the barn would be more than the cost of demolishing the structure and re-building. Additionally, it would be very difficult to renovate the barn structure in a manner that will achieve the same quality and energy efficiency of new construction”. The Commission agreed with this finding and found that demolition was warranted under Section 10.8(B).

The Commission then reviewed the revised elevations. They found that the revised elevations addressed the concerns previously discussed in past review meetings. Concerns were raised about the lack of details and inconsistencies on the elevations. It was suggested to remove the returns on the barn. The Commission requested the following information be submitted:

- Railing details
- Porch details
- Porch sections
- Return details
- Barn overhang section

Barbara Allaire and Donna Adams discussed their concerns with the barn demolition and the overall mass of the buildings. They stated they preferred that the house would be renovated and the barn remain and be used as storage or similar use. The Commission explained that the SHOD regulations were design review guidelines and did not require historic structures to remain as constructed, but, instead, allowed for renovations that were compatible with the existing structure.

The applicant will review the comments and return at a later date with revisions.

Alice Spencer, 2295 Weeks Hill Rd, Demolish shed extension and renovations to historic cottage

Sam Scofield presented the application. This is a request to demolish a shed extension and make renovations to an historic cottage. Photographs of the cottage and shed and elevations prepared by Sam Scofield dated 9/29/14 were reviewed. Based upon the oral testimony and photographs the shed was found to be deteriorated to such a degree that rehabilitation was not feasible. The renovations were found to be compatible with the existing cottage.

A motion was made by Ms. McKechnie to recommend approval as requested. Motion passed 3-0 Mr. Scofield recessed himself with he was the architect for the project.

Brendan Bradley, 181 Maple St, Demolish shed; construct garage with accessory apartment; construct mudroom and porch addition

Sam Scofield presented the application. This is a request to demolish a shed, construct a garage with an accessory apartment and add a mudroom and porch to an historic house. A photo simulation of proposed changes, elevations prepared by Sam Scofield dated 8/31/14, and a site plan prepared by Sam Scofield dated 9/17/14 were reviewed. Based upon the oral testimony the shed was found not to be historically significant. The barn-style garage and the house additions were found to be compatible with the existing house.

A motion was made by Mr. Dixon to recommend approval as requested. Motion passed 3-0 Mr. Scofield recessed himself with he was the architect for the project.

Minutes

No edits were made to the August 27th draft minutes. The meeting adjourned at approximately 7:15 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

October 8, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, October 8, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Cindy McKechnie, Barbara Baraw, Sarah McLane, Gordon Dixon and McKee MacDonald

Members Absent: Chris Carey and Sam Scofield

Staff Present: Rich Baker

Edward and Anne Whitney Germon, 723 Sylvan Park Rd, Construction of steps

The applicant was not present. This is a request for approval to build steps. Elevations prepared by the applicant were reviewed. The steps will not be visible from the street and are next to a non-historic lumber yard. The steps were found to acceptable as prepared.

A motion was made by Mr. MacDonald to recommend approval as requested. Motion passed 5-0.

South Main Street Development LLC, 222 S Main St, Demolish barn, Renovate house and Add new building

Elisa Mayes and Stephen Moore presented the application. This is a review continued from the September 30, 2014 meeting. Elevations prepared by Stephen Moore dated 10/08/14 and related details were reviewed. The applicant had previously been requested to submit:

- Railing details
- Porch details
- Porch sections
- Return details
- Barn overhang section

The details submitted were found to be inadequate because they were inconsistent with the submitted elevations and were of poor quality. The existing bird box return details did not match the elevations. Examples of the type of detail sections expected were provided to the applicant. The applicant requested whether he was expected to measure the existing details in order to provide detail section drawings. The Commission stated they expected the details of existing features to remain or to be re-built to be accurately shown on the drawings. It was also noted that the clapboards on the east elevation appeared to change size above the entry way. The applicant stated the elevation was not accurately drawn and that the siding was to be 4-inches on the complete elevation. The Commission requested submittal of information for following:

- Railing details for all proposed railings
- Porch details for all porches
- Pediment details
- Correction of inaccurate siding sizes on elevations
- Return details for all proposed returns

Barbara Allaire thanked the Commission for their attention to details and stating that this was an important historic building in the gateway to the village. Donna Adams submitted an emailed dated October 7, 2014. The Commission members will discuss the email at the next meeting that includes the review of this project.

The applicant will review the comments and return at a later date with revisions.

Minutes

No edits were made to the September 30, 2014 draft minutes. The meeting adjourned at approximately 6:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

October 22, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, October 22, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present:, Barbara Baraw, Sarah McLane, and McKee MacDonald

Members Absent: Chris Carey, Cindy McKechnie, Gordon Dixon and Sam Scofield

Staff Present: Rich Baker

Jason Thom, 35 S Main St, Waiver of Sign Width (Discussion Only)

Steve Sisler presented the request. The property owner would like to have a sign that is 27 feet wide while only 10 feet is permitted. The sign would be within the allowed overall size. The owner is requesting a dimensional waiver as per Section 10.10. Photographs of the Shaws and Spera signs were shown as examples of signs wider than 10 feet. The Commission had concerns with the size of the sign proposed and recommended that it be reduce further. The Commission indicated that a minor variation in size might be considered for a waiver.

No official action was taken regarding this item.

151 Main LLC, 151 Main St, Façade renovations of old hardware store (Discussion Only)

The property owner would like to modify the building façade by removing the porch on the street elevation, changing window sizes and styles, changing the ramp design and changing the door locations and design.

Preliminary elevations were submitted. The following concerns were raised:

- The porch removal would be inappropriate and require two-story tall columns
- The relocated modern windows on the street elevation were inappropriate
- New windows and doors need to be compatible with the historic character of the building
- Details of railing and the modified ramp design are needed to further evaluate the south side elevation

The architect will return with revised elevations at a later date. No official action was taken regarding this item.

South Main Street Development LLC, 222 S Main St, Demolish barn, Renovate house and Add new building

Stephen Moore presented the application. This is a review continued from the October 8, 2014 meeting. Elevations prepared by Stephen Moore dated 10/21/14 and related details were reviewed. The applicant had previously been requested to submit more accurate details. The updated details were found to be acceptable.

The Commission discussed an email dated October 7, 2014 from Donna Adams.

A motion was made by Mr. MacDonald to recommend approval with a minor correction on east elevation, rear building, to show that there is siding to the left of the door. Motion passed unanimously.

86 Main Street Partnership, 86 Main St, Install fence

No one was present for the application. The applicant is proposing a 48-inch iron fence on the perimeter of the property. The Commission reviewed landscape plans prepared by Wagner Hodson Landscape Architects dated 10/9/14 and a fence cut sheet. Concerns were raised about the fence height and how it related to the sidewalk height. There were also questions as to how the fence would appear on the slope next to Park Street. This item was recessed to the next meeting in order for the applicant's representative to address the concerns.

Upcoming Schedule

Due to upcoming holidays, the SHPC modified the November and December meeting schedule. The SHPC will meet in November on the 12th only. In December the SHPC will meet on 3rd and 17th (one week early than the normal schedule).

Minutes

No edits were made to the September 30, 2014 draft minutes. The meeting adjourned at approximately 6:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

November 12, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, November 12, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, McKee MacDonald, Gordon Dixon and Sam Scofield

Members Absent: Chris Carey, Cindy McKechnie, and Barbara Baraw

Staff Present: Rich Baker

Jason Thom, 35 S Main St, Waiver of Sign Width

Steve Sisler presented the request. The property owner would like to have a sign that is 18 feet wide while only 10 feet is permitted by right. The sign would be within the allowed overall size. The owner is requesting a dimensional waiver as per Section 10.10. Photographs of the Shaw's sign were shown as an example of a sign wider than 10 feet. The Shaw's sign is 50% of the length of the building. The proposed VonBargen's sign will have the same ratio.

A motion was made by Mr. Dixon to recommend approval of the waiver. Motion passed unanimously.

Ferro Properties, 91 Main Street, Façade medications

Michael Lajeunesse presented the application. Revised elevations of the north, east, and front elevations along with photographs were reviewed. The applicant is proposing to have no shutters on the front elevation, change a double window to a single window in the rear and modify the approved side window design on the east elevation. The requested modifications have already been constructed. All modifications were found to be acceptable.

A motion was made by Mr. Dixon to recommend approval of the elevations as constructed and to classify the changes as minor. Motion passed unanimously.

Rita Buchanan (EW Bitter applicant), 3314 Mountain Rd, Demolish house and barn

EW Bitter presented the application. The applicant is requesting approval to demolish the historic house and historic barn at this location. The Commission reviewed the historic inventory, photographs, and a structural assessment of the house and barn by Hardy Structural Engineers dated 10/21/14. The report identified significant structural issues with both the house and barn. It was noted that future construction on most of this property will require design review as per Section 10.5(13).

A motion was made by Mr. Scofield to recommend approval of the demolition as requested. Motion passed unanimously.

Peter Riley, 271 Adams Mill Rd, Construct addition and barn

Peter Riley presented the application. The applicant is requesting approval to construct an addition and garage barn. The Commission reviewed photographs, a site plan, and elevations, undated, prepared by the applicant. Concerns were raised about the lack of details on the elevations. However, the applicant explained that trim details will match the existing house. A photograph of those details was provided.

A motion was made by Mr. Scofield to recommend approval of the construction with all trim details to match the existing house. Motion passed unanimously.

86 Main Street Partnership, 86 Main St, Install fence and door

Sam Scofield presented the application. This is a continuation of a review from October 22, 2014. The applicant is replacing a fence and adding a door on the west elevation. The Commission reviewed landscape plans prepared by Wagner Hodson Landscape Architects dated 11/11/14, a fence cut sheet and a west elevation prepared by Sam Scofield dated 11/11/14. The location and style of the 48” fence has been modified since the last meeting. The changes were found to be acceptable.

A motion was made by Mr. Dixon to recommend approval of the application as submitted. Motion passed unanimously. Mr. Scofield recused himself due to his involvement in the project.

December 3rd agenda item- Façade changes at 368 Maple Street

Mr. Baker conducted a Certificate of Occupancy inspection at 368 Maple Street and found that the roof returns were not in accordance with the approved elevations. The owner plans to come in to discuss the modifications as constructed and to discuss other possible changes. Mr. Baker asked whether the Commission wanted to do a site walk to see the actual construction. The members did not want to do a site walk at this time and requested that full size drawings of the approved plans and photographs of the actual construction be brought to the meeting.

Minutes

No edits were made to the October 22, 2014 draft minutes. The meeting adjourned at approximately 6:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

December 3, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, December 3, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, McKee MacDonald, Barbara Baraw, and Cindy McKechnie

Members Absent: Chris Carey, Gordon Dixon and Sam Scofield

Staff Present: Rich Baker

John & Nicole Steele, 226 Maple Street, Construct second floor addition

Kim Brown presented the request. The property owner would like to construct a second floor over the existing footprint of the first floor in the rear. At the meeting, Mr. Brown amended the rear elevation by making the right return to match the left return. In addition, the proposed porch roof and HVAC access option were withdrawn as part of this application. The applicant will return at a later date for approval these elements if the owner decides to proceed with them. The details for the right elevation new windows were provided as 5 ¼ " ram head design on top and 4 ½ " on the side.

A motion was made by Ms. McKechnie to recommend approval as amended. Motion passed unanimously.

Minutes

No edits were made to the November 12, 2014 draft minutes.

The meeting adjourned at approximately 6:00 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

December 17, 2014

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, December 17, 2014 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, McKee MacDonald, Gordon Dixon and Sam Scofield

Members Absent: Barbara Baraw and Cindy McKechnie

Staff Present: Rich Baker

Stowe Land Trust, 557 Notchbrook Road, Demolish blacksmith shop- Discussion Only

Kristen Sharpless presented the request to demolish the blacksmith shop and presented photographs of the existing condition. The Commission requested that documentation of the structural integrity and costs for rehabilitation be presented. The Commission expressed concern that the building has become deteriorated due to lack of maintenance. The applicant will return at a later date with a formal application.

Wendy Behrend, 368 Maple Street, Modification of previous approved renovations- Discussion Only

Wendy Behrend presented the request to modify her previous approval by changing the return details, changing the door style, enclosing the front porch, adding railing and modifying the column details. Rich Baker explained that a temporary Certificate of Occupancy was issued since some of the work has not been finished and that the returns and doors do not match the approved elevations. The Commission did not favor allowing the "pork chop" returns that were constructed and suggested that the applicant reconstruct the returns to match the approved plans. The applicant discussed enclosing the porch of the original building. The Commission found that the proposed wall enclosing was not compatible with the building and suggested to just use larger windows above the railing to enclose the porch, allowing the original building to be visible. An example of such an enclosure was shown to the applicant. The applicant stated she did not like that approach and would probably not make any changes to the porch. She also requested to add wrought iron railing to the side of the porch. The Commission suggested it should match the proposed porch wood railing. The applicant stated she did not like that style and would probably not add railing. The applicant will return at a later date with a formal application to modify the door style to a solid door and to modify the column details.

Other

Rich Baker reviewed the DRB approval of the 222 South Main Street project and the requirements for an architect to certify that construction matched the approved elevations and details.

Minutes

No edits were made to the December 3, 2014 draft minutes.

The meeting adjourned at approximately 6:30 p.m.

Respectfully submitted, Richard Baker