

Stowe Historic Preservation Commission

Town Of Stowe

April 12, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, April 12, 2017 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara (alternate), Barbara Baraw, Gordon Dixon, Sam Scofield and McKee MacDonald

Members Absent:, Cindy McKechnie (alternate)

Staff Present: Rich Baker

Bud McKeon, 4859 Mountain Road (Fiddlers Inn), Construct porch

Bud McKeon presented the application. The applicant is proposing to construct a front porch. The Commission reviewed elevations and details of the porch design. The Commission found that the porch construction meet the criteria for additions.

A motion was made to recommend approval with the submittal of the porch details to the Zoning Administrator before a permit is issued.

The motion passed 5-0.

Greg & Sharon Gelinas, 3351 Pucker St, Construct connector

Russell Laggner presented the application. Gordon Dixon recused himself from this review. The applicant is proposing to construct a connector between the house and a previously approved barn. The Commission reviewed elevations and details prepared by Russell Laggner. The Commission found that the connection meet the criteria for additions.

A motion was made to recommend approval as submitted.

The motion passed 5-0.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 6:15 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

May 10, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, May 10, 2017 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara (alternate), Barbara Baraw, Cindy McKechnie (alternate), Sam Scofield and McKee MacDonald

Members Absent: Gordon Dixon

Staff Present: Rich Baker

Lelia Evans, 255 Tamarack Road, Construct greenhouse

Lelia Evans presented the application. The applicant is proposing to construct a greenhouse within 200 feet of an historic house. The Commission reviewed sketch elevations and a site plan. The greenhouse will be polycarbonate with wood supports. The Commission found that the greenhouse met the criteria for accessory buildings.

A motion was made to recommend approval as submitted.

The motion passed 5-0.

Jacob Rosensky, 785 Stagecoach Road, Add windows to barn

Jacob Rosensky presented the application. The applicant is proposing to add windows to a historic barn. The Commission reviewed elevations showing the new window locations. The windows will only be visible from Tansy Hill Road. The Commission found that the windows met the criteria for window alterations.

A motion was made to recommend approval as submitted.

The motion passed 5-0.

Antonio Devito, John Devito, Patty Hammer, 4080 Mountain Road, Porch alterations

Sam Scofield presented the application. The applicant is proposing to renovate a porch of an historic building. The renovations will include building up the posts, adding railings and removing steps. The Commission reviewed sketch elevations and railing details. The Commission found that the project met the criteria for porch alterations.

A motion was made to recommend approval as submitted and classified as a minor alteration.

The motion passed 5-0 with Sam Scofield recusing himself.

Minutes

No edits were made to the draft minutes.

Upcoming Meetings

The regularly scheduled June 14th meeting was cancelled because staff was not available. An alternate meeting will be scheduled if there is a need to review applications.

The meeting adjourned at approximately 6:10 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

June 7, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, June 7, 2017 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara (alternate), Barbara Baraw, Gordon Dixon and McKee MacDonald

Members Absent: Cindy McKechnie (alternate), Sam Scofield

Staff Present: Rich Baker

Town of Stowe, 15 South Main Street, Replace Windows – Advisory Only

Chris Jolly presented the project. Under state statute the town is exempt from design review. However, the town policy is to seek input from the Commission on town projects involving historic buildings. The project involves replacing and repairing all windows at the Ski Museum. The replaced windows will match the existing window styles. The Commission supported the project as presented.

Greg and Sharon Gelinas, 3351 Pucker Street, Modification of Previously Approved Façade

Russ Laggner presented the application. Gordon Dixon recused himself from the review. The applicant is proposing to change the mud room entry wall finish from fieldstone to used brick veneer and to add a skylight. The Commission reviewed elevations dated 6/5/17 prepared by Mr. Laggner. The owners would like the skylight to be on the front side of the roof. The Commission found that this did not meet the design standard of Section 10.14(1)(D). The elevations were modified to have the skylight on the rear side of the roof. The Commission found that the project then met the criteria for façade changes and skylights.

A motion was made to recommend approval as submitted and to classify the project as a minor amendment.

The motion passed 4-0.

Virginia and Cleveland Patterson, 515 Moscow Road, Add dormer and windows

Cleve Patterson presented the application. The applicant is proposing to add a dormer and two windows. The Commission reviewed elevations prepared by APDA dated 6/1/2017. The dormer and windows will match existing dormers and windows.

A motion was made to recommend approval as submitted and to classify the project as a minor amendment.

The motion passed 4-0.

Philip Young, 460 Maple Street, Various façade Changes

Philip Young presented the application. The applicant is proposing to modify the garage door area with a smaller garage door and a man door, to replace a door with a window that will match an existing window, and to replace a window with a door on the west elevation. The applicant would also like to install a fence. The Commission reviewed photographs of the actual elevations and photographs modified to show the proposed changes.

A motion was made to recommended approval as submitted with the exception of the fence and to classify the project as a minor amendment. The applicant must return to the SHPC if garage door style changes, for the fence installation, or any other modifications.

The motion passed 5-0.

Elections

Ms. McLane was nominated for Chair and Mr. Dixon was nominated for Vice-Chair. A motion was made to recommend approval as nominated. The motion passed 5-0.

Minutes

No edits were made to the draft minutes.

Upcoming Meetings

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

June 28, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, June 28, 2017 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara (alternate), Sam Scofield, Barbara Baraw, and Gordon Dixon

Members Absent: Cindy McKechnie (alternate) and McKee MacDonald

Staff Present: Rich Baker

Luke Colombo, 222 South Main St, Modification of Porch

Luke Colombo presented the application. The applicant is proposing to modify the porch back to its original condition by removing the outside porch windows and restoring the porch posts. New windows will be replacing the existing house windows inside the porch area. The Commission reviewed photographs marked up to show the changes. The Commission found that the project met the criteria for modification of porches.

A motion was made to recommend approval as submitted and to classify the project as a minor amendment.

The motion passed 5-0.

Minutes

No edits were made to the draft minutes.

Upcoming Meetings

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

July 12, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, July 12, 2017 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara (alternate), McKee MacDonald, Barbara Baraw, and Gordon Dixon

Members Absent: Cindy McKechnie (alternate) and Sam Scofield

Staff Present: Rich Baker

Greg Dolbec, 112 South Main Street, Add deck

Greg Dolbec presented the application. The applicant is proposing to construct a deck over a shed roof. The railing and siding will match existing materials. The Commission reviewed photographs marked up to show the changes. The Commission found that the project generally met the criteria for new porches. However, they wanted elevations to better show the changes. The applicant will return at a later date with elevations.

Lelia Evans, 255 Tamarack Road, Construct Pavilion

Lelia Evans presented the application. The applicant is proposing to construct a pavilion within 200 feet of an historic house. The Commission reviewed a site plan and perspective of the pavilion. The Commission found that the project met the criteria for accessory structure

A motion was made to recommend approval as submitted and to classify the project as a minor amendment.

The motion passed 4-0. Mr. Dixon recused himself from voting.

Daniel and Karen Kene, 112 South Main Street, Modify facade

Dan Keene presented the application. The applicant is to proposing to change the roof design, remove a garage door. The house is included on the state historic inventory as an example of a post World War II ranch. The Commission reviewed elevations prepared by Kim Brown dated 7/7/17. The Commission found that the project met the criteria for façade medications..

A motion was made to recommend approval with the following elevation modifications to be made before a zoning permit is issued:

- Remove shed addition and change to Bilco doors
- Change rear small windows to 4 lights
- Change rear casement windows to 4 or 6 lights
- Make all double hund windows 6 over 1
- Add small entry roof over left elevation door
- Indicate that siding is 4" reveal
- Indicate that all windows are Anderson series 400

The motion passed 5-0.

Larry and Margaret Lacky, 56 Park Street, Add condenser unit

The applicant was not present. The applicant is proposing to add a condenser on the side of the building. The Commission reviewed spec sheets of the condenser, photographs marked up to show the visibility, and an ortho photograph indicating the location. The Commission found that the condenser was screened from view and met the criteria for exterior HVAC.

A motion was made to recommend approval as submitted and to classify the project as a minor amendment.

The motion passed 5-0.

Minutes

No edits were made to the draft minutes.

Upcoming Meetings

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

July 26, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, July 26, 2017 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara (alternate), McKee MacDonald, and Barbara Baraw

Members Absent: Cindy McKechnie (alternate), Gordon Dixon and Sam Scofield

Staff Present: Rich Baker

Brian Harris, 38 Sunset Street, Install egress window in rear

Brian Harris presented the application. The applicant is proposing to install an egress window in the rear of the building. Some other windows will be replaced in-kind. The Commission reviewed a site plan, a photograph with the window location added, and a window cut sheet. The window will not be visible from the road. The Commission found that the project met the criteria for a new window. Any changes in the window style must be brought back to the Commission for review.

A motion was made to recommend approval as submitted and to classify the project as a minor amendment.

The motion passed 3-0. Ms. Baraw was not present for this application.

West Branch of Stowe LLC, 254 Mountain Road, Remove staircase and add windows

Heidi Scheuermann presented the application. The applicant is proposing to remove a staircase and add three windows. The Commission reviewed a site plan, photograph with the window locations added, and a window cut sheet. It was unclear from the window cut sheet whether the windows were simulated divided light. SDL windows are required for new windows. It was also noted that the roof under the dormer will be extended over the area where the porch is to be removed. The Commission found that the project met the criteria for new windows and that the removal of the staircase was desirable since it is not historic. .

A motion was made to recommend approval with a condition that the windows will be simulated divided light and to classify the project as a minor amendment.

The motion passed 4-0.

Newton Wells, 72 Main Street, Add fire escape and door in rear, Discussion Only

Newton Wells was present to discuss a proposed project to add a shed dormer with a door that would exit to a wood fire escape with a roof. The Commission reviewed photographs of the building. The fire escape will not be visible from the road. The consensus was that an elevation will not be required with the formal submission. Instead the dormer, fire escape and door could be drawn onto a photograph so long as there was also a plan that showed the details of the fire escape and cut sheets for any doors or windows.

Mr. Wells then went on to review the overall project. The only other external modification would be to re-install the original roof baluster over the front porch. The original baluster will not cover the complete roof because the porch was extended after the baluster was removed. The Commission recommended that the baluster be extended to cover the complete porch roof.

Mr. Wells will return with a formal application at a later date.

Minutes

No edits were made to the draft minutes.

Upcoming Meetings

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

August 23, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, August 23, 2017 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara (alternate), Sam Scofield, McKee MacDonald, and Barbara Baraw

Members Absent: Cindy McKechnie (alternate) and Gordon Dixon

Staff Present: Rich Baker

Stowe Electric Department, 435 Moscow Rd, Demolition of buildings and construction of an office building and garage

Chris Austin and representatives from Breadloaf Corporation presented the application. The proposed office location will be owned and operated by a municipal entity and is exempt from design review. However, Stowe Electric was seeking comments from the Commission regarding the proposed project. The Commission reviewed a site plan and some preliminary elevations. Stowe Electric proposes to demolish the manufacturing building on the parcel and the shed near the driveway entrance. The manufacturing building is not considered historic due to the more recent renovations. The small shed is considered historic. They propose to keep the mill building and the house, both which are considered historic. The Commission expressed no concerns about demolishing the shed building. Stowe Electric hopes to secure grants to help restore the mill building and to make it available for the public to visit.

The project includes construction of a new office building at the general location of the manufacturing building and a long garage building in the rear. The Commission reviewed preliminary elevations for both buildings. The proposed office building is to have the appearance of a residence with a vernacular architecture. The Commission noted that such a building would generally not be located within a mill site. They recommended a building be constructed that would be more appropriate for a mill site. Such a building would have with less trim and details. They suggested that the designers review buildings at other mill sites to understand what might best be suited for this site. No suggestions were made for modifications of the garage building. Ms. McLane asked about the bidding process. David Jaqua, an audience participant, suggested they publicize their plans in the Stowe Reporter. Mr. Baker noted that, although the project is exempt from design review, DRB approval is required for most aspects of the project.

Heather Hall, 1456 Nebraska Valley Rd, Remove portion of barn

The applicant was not present for the meeting. The applicant is proposing to remove an ell addition and sawdust shed in the rear of the barn. The addition is not structurally sound and is continually pulling the barn post and beam structure out of alignment. The remainder of the barn was previously stabilized. The Commission reviewed a narrative, photographs, elevations, and a floor plan. The Commission found that the project met the demolition criteria of Section 10.8(B).

A motion was made to recommend approval as submitted.

The motion passed 5-0.

David and Patricia Jaqua, 368 Covered Bridge Rd, Façade changes

Sam Scofield presented the application. The applicant is proposing to expand a kitchen into an existing porch and to expand a mudroom entry into another porch area. The kitchen expansion is in the rear of the building. The Commission reviewed floor plans and elevations both dated 8/16/17 and prepared by Sam Scofield. The Commission found that the project met the criteria for an addition.

A motion was made to recommend approval as submitted.

The motion passed 4-0. Sam Scofield recused himself.

Edson Hill Holdings, 1500 Edson Hill Rd, construct an addition to the Annex building

Drew Gelinis presented the application. The applicant is proposing to construct a 15' x 40' addition in front of the Annex building which includes lodging units and an apartment space. The Commission reviewed preliminary elevations, a site plan and photographs. The Commission recommended that the bay windows above the addition be replaced with windows similar to the windows in the other ancillary lodging buildings. The applicant also needs to provide more detailed information regarding the building windows and siding. The applicant was reminded that they will need to have plans approved by the Vermont Division of Fire Safety. The applicant will at a later date with revised plans.

Email Discussions

The Commission members were reminded that under the open meeting laws, there can be no discussion via a group email regarding current or future projects. Group email communication is acceptable for scheduling and similar administrative functions.

Dumpsters in the village

The Commission had a general discussion regarding dumpster enclosures. Mr. Baker noted that enclosures were required for new dumpster locations and that existing dumpsters may be grandfathered. The Zoning Regulations can only require fencing for new dumpster locations. The Commission asked Mr. Baker to review whether dumpster fencing was required for some of the more recent projects approved by the DRB.

Spera Steps

The Commission had a general discussion about the Spera Realty steps renovations. Mr. Baker explained that there was a zoning violation when Mr. Spera tiled his steps without zoning approval. He had the option to correct the violation by either returning the steps to the way they previously looked or to obtain zoning approval for a different appearance. Mr. Spera chose to return the steps to their original appearance. He applied an epoxy-based paint with a grit material over the tiles. Mr. Baker found that the steps had the appearance of concrete when done and, therefore, the violation was corrected. Several members said they did not find the new appearance to be desirable. However, several members did agree with Mr. Baker that the steps had a concrete-like appearance.

Minutes

No edits were made to the draft minutes.

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

September 13, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, September 13, 2017 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara (alternate), Gordon Dixon, McKee MacDonald and

Members Absent: Cindy McKechnie (alternate), Barbara Baraw and Sam Scofield

Staff Present: Rich Baker

TJVT LLC, 502 Mountain Road, Renovation façade of former Stowe Seafood building

David Wolfgang presented the application. The applicant is proposing to renovate the façade of old Stowe Seafood building. The Commission reviewed proposed elevations prepared by Kim Brown dated 2/9/17. The building is not historic itself, but is within 200 feet of an historic building. The Commission found that the project met the alteration criteria of Section 10.12.

A motion was made to recommend approval as submitted and to classify the project as a minor modification.

The motion passed 4-0.

Edson Hill Holdings, 1500 Edson Hill Rd, construct an addition to the Annex building

Drew Gelinis presented the application. This was a continuation of a previous review from the last meeting. The applicant is proposing to construct a 15' x 40' addition in front of the Annex building in order to enlarge an apartment space. The Commission reviewed elevations prepared by Gauthier Stacy dated 9/13/17, lighting cut sheets, and window cut sheets. The building is not historic itself, but is within 200 feet of an historic building. The Commission found that the project met the alteration criteria of Section 10.12 except for the proposed lighting.

A motion was made to recommend approval as submitted except for the lighting and to classify the project as a minor modification. The applicant will need to return with revised lighting details.

The motion passed 4-0.

Matthew Karlin, 1186 Pucker Street, In-kind replacement of windows and siding

Matthew Karlin presented the application. The applicant is proposing to replace the windows and siding to match the existing windows and siding. The siding currently has a 5 inch reveal. The Commission found that the project met the alteration criteria of Section 10.12.

A motion was made to recommend approval as submitted.

The motion passed 4-0.

Newton Wells, 72 Main Street, Construct fire escape

Newton Wells presented the application. The applicant is proposing to construct a fire escape in the rear. The escape is required to meet building code requirements. The Commission reviewed proposed elevations prepared by Brian Hamor dated 9/13/17. The Commission found that the project met the alteration criteria of Section 10.12.

A motion was made to recommend approval as submitted.

The motion passed 4-0.

Minutes

No edits were made to the draft minutes.

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

September 27, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, September 27, 2017 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara (alternate), Gordon Dixon, McKee MacDonald, and Barbara Baraw (for black smith shop demolition discussion only)

Members Absent: Cindy McKechnie (alternate) and Sam Scofield

Staff Present: Rich Baker

Gordon Hay, 282 Maple Street, construct free-standing deck

Gordon Hay presented the application. The applicant is proposing to construct a free-standing deck in the rear of his parcel. The Commission reviewed a hand drawn sketch of the proposed deck. The deck will not be visible from Maple Street. The Commission found that the project met the new construction criteria of Section 10.12.

A motion was made to recommend approval as submitted.

The motion passed 4-0.

Town of Stowe, Main Street, Review of for replacement for old hearse shack

Rich Baker presented the application. The Town is proposing to replace the asphalt-shingle roof of the hearse shack with a standing seam roof and is seeking any recommendation of the Commission. The project is exempt from a formal design review since it is a municipal project. The Commission reviewed photographs of the building. The consensus of the Commission was to recommend replacement with a stand seam roof.

Discussion of demolition of the Stowe Land Trust black smith shop

The Commission had a discussion regarding the proposed demolition of the black smith shop off of Notchbrook Road. The Stowe Land Trust is seeking DRB approval on October 17th for the demolition under Section 10.8(E). Section 10.8(E) allows demolition when the cost of rehabilitation is significant enough that it would be an undue financial hardship to the property owner. Section 10.8(E) does not require review by the SHPC since it does not involve any design criteria. The Commission members present objected to the demolition and felt that the Stowe Land Trust should secure the needed funds to preserve the building. Some members said they planned to attend the DRB hearing to express their views.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 6:15 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

October 11, 2017, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, October 11, 2017 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: George Bambara (alternate), Gordon Dixon, and McKee MacDonald

Members Absent: Cindy McKechnie (alternate), Barbara Baraw, Sarah McLane and Sam Scofield

Staff Present: Rich Baker

Mary Ann Skelton, 5 Pleasant Street, Façade changes to Permit 5307

Mary Ann Skelton presented the application. The applicant is proposing to modify a previously approved project. The modifications include a change in the entry steps, change in the garage door design, addition of a heat pump compressor, modification of windows, and the addition of a slider door. The Commission reviewed plans prepared by Silver Ridge Design last revised 9/19/17 and a garage door cut sheet. The Commission found that the project met the renovation criteria of Section 10.12.

A motion was made to recommend approval as submitted.

The motion passed 3-0.

Ray Marckres, 142 School Street, Replace door

Ray Marckres presented the application. The applicant is proposing to replace an existing door. There will be no changes to the opening size. The Commission reviewed a photograph of the existing door and a cut sheet of the proposed door. The Commission found that the project met the renovation criteria of Section 10.12.

The motion passed 3-0.

Discussion of installation of historic village signs

Leah Hodari was present to request the Commission's support for installation of signs designating the location of the Stowe Historic Village. The Commission reviewed the proposed sign design. All members present supported the signs as proposed.

Minutes

No edits were made to the draft minutes.

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

October 25, 2017, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, October 25, 2017 in the Akeley Memorial Building Zoning Office starting at approximately 4:00 pm.

Members Present Electronically: Barbara Baraw, Sarah McLane, Sam Scofield, McKee MacDonald, Gordon Dixon, George Bambara (alternate) and Cindy McKechnie (alternate)

Members Absent: None

Staff Present: Rich Baker

Philip Young, 460 Maple St, Add window (modification of Project 5627)

Philip Young submitted an email dated 10/24/17 requesting approval for a window next to a proposed garage door. The email included the window specification. On June 7, 2017 the Commission approved an overall façade reconfiguration for the dwelling. The minutes included a statement that said "The applicant is proposing to modify the garage door area with a smaller garage door and a man door, to replace a door with a window that will match an existing window, and to replace a window with a door on the west elevation." This was an error. The applicant thought his approval was to modify the garage door area with a smaller garage door and a **window**, to replace a door with a window that will match an existing window, and to replace a window with a door on the west elevation. The applicant had been directed to return to the Commission with any modifications. The applicant is requesting approval for the window next to the garage.

The email with the window specifications was forwarded to the Commission for their review. All members electronically recommended approval as requested. No one except Rich Baker was physically present at the meeting so there was no public discussion.

The request was recommended for approval 5-0. The applicant will return at a later date with final garage door specifications.

The meeting adjourned at approximately 4:05 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

November 8, 2017, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, November 8, 2017 in the Akeley Memorial Building Zoning Office starting at approximately 5:15 pm.

Members Present: Barbara Baraw, Sam Scofield (for 72 Main Street project only), McKee MacDonald, , and George Bambara (alternate)

Members Absent: Cindy McKechnie (alternate), Sarah McLane and Gordon Dixon

Staff Present: Rich Baker

Philip Young, 460 Maple St, Approval of garage door (modification of Project 5627)

Philip Young was present to present the application. On June 7, 2017 the Commission approved an overall façade reconfiguration for the dwelling. The applicant had been directed to return to the Commission with the final garage door design. The Commission reviewed a drawing of the proposed garage door. The Commission found that the project met the alteration criteria of Section 10.12.

The garage door design was recommended for approval 3-0.

RL Valle Inc, 14 South Main (Maplefields), replace front door

The applicant needs to replace the front door facing Route 100 because of its condition. The Commission reviewed a door specification sheet and photographs. The Commission found that the project met the alteration criteria of Section 10.12. with a modification of the trim above the door.

A motion was made to approve the proposed door with a condition that the trim above the door match the cap above the existing windows.

Newton Wells, 72 Main Street, Construct fire escape

Newton Wells presented the application. On September 13, 2017 the Commission approved installing of a fire escape in the rear of the building. The applicant is proposing further modifications to the rear façade. The Commission reviewed proposed elevations prepared by Hamor Architects dated 10/7/17. The Commission found that the project met the alteration criteria of Section 10.12.

A motion was made to recommend approval as submitted.

The motion passed 3-0. Mr. Bambara recused himself for this project.

Minutes

No edits were made to the draft minutes.

Upcoming November and December meeting schedule

Due to the upcoming holidays the Commission decided to modify the regular meeting schedule. Meetings will be held on November 29th and December 13th if needed.

The meeting adjourned at approximately 5:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

November 29, 2017, 2017

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, November 29, 2017 in the Akeley Memorial Building Zoning Office starting at approximately 5:15 pm.

Members Present: McKee MacDonald, Gordon Dixon, Cindy McKechnie (alternate), and George Bambara (alternate)

Members Absent: Sarah McLane, Sam Scofield, and Barbara Baraw

Staff Present: Rich Baker

RL Valle Inc, 14 South Main (Maplefields), replace front door

The applicant needs to replace the front door facing Route 100 because of its condition. The Commission previously recommended a replacement door with a condition that required trim over the door to match the existing window trim. The applicant returned to the Commission for a different door replacement because the previous condition required removal of existing brick work. The Commission reviewed a new door specification sheet and photographs. The Commission found that the project met the alteration criteria of Section 10.12.

A motion was made to approve the proposed door as a minor amendment with a condition that the side windows be SDL windows with mullions on the inside and outside surfaces.

The motion passed 4-0.

Larry Decker, 39 Main Street (TD Bank), Remove drive-up window

The applicant was not present. Rich Baker explained the request. The applicant proposes to remove the drive-up window and replace it with shiplap vertical siding which will match existing siding. A pneumatic tube and monitor will be added in the alcove for automotive customers wishing to conduct bank business. The Commission found that the project met the alteration criteria of Section 10.12.

A motion was made to approve the proposed change as a minor amendment with a condition that the shiplap vertical siding be used within the alcove.

The motion passed 4-0.

Minutes

No edits were made to the draft minutes.

Upcoming December meeting schedule

The only meeting in December will be December 13th if needed.

The meeting adjourned at approximately 5:45 p.m.

Respectfully submitted, Richard Baker