



**Town of Stowe- Historic Preservation Commission
Meeting Minutes – April 3, 2024**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday April 3, 2024, at approximately 5:15 pm.

Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

Members Present: McKee MacDonald, Sam Scofield, George Bambara, Barbara Baraw, Jen Guazonni-Robbins, Tyson Bry, and Chris Carey (alternate)

Staff Present: Sarah McShane

The meeting was called to order by McKee MacDonald (chair) at 5:15pm.

Project #: [Informal Review](#)

Owner: Town of Stowe

Tax Parcel #: 07-042.000

Location: 258 Weeks Hill Rd

Project: Replacement Storage Building

Zoning: WBCS

Chris Jolly of the Department of Public Works (DPW) presented the project. He explained that DPW is working with the insurance company to replace the building in-kind. C.Carey suggested some form of siding other than plywood, possibly ship lap siding or board and batten at each seam. C.Jolly explained the wall is approximately 12' 6". Members discussed the location of the horizontal joint. T. Bry suggested preference for a board and batten detail. C.Carey inquired about T-111 siding but members noted it also would have a horizontal joint. B.Hamor (in the audience) suggested LP smart siding in board and batten; he explained it comes in twelve and sixteen foot lengths; it is easy to paint and comes pre-finished. HPC members suggested for C.Jolly to further research possible siding options and return back to the HPC. G.Bambara added that there are possible metal siding products that could be used and asked C.Jolly to bring the door detail when returning to the HPC. C.Jolly inquired about possible roof color. He explained they plan to use a corrugated metal roof and asked what color was preferred. A bronze color is currently proposed. B.Baraw suggested that it not be blue; no other recommendations were provided. C.Jolly will return to a future meeting with additional information.

Project #: [7341](#)

Owner: John C Black Trustee & Mary S Black Trustee

Tax Parcel #: 03-034.000

Location: 1588 River Rd

Project: Replacement windows

Zoning: RR2

Property owners Mary & John Black presented the project. They described their project as replacement of seventeen windows within their home; one of which will be changed in size to meet egress standards. Photographs and manufacturing specifications were provided. B.Baraw motioned to approve the project as presented, T.Bry seconded. The motion carried. The project was approved as a minor.

Project #: [7335](#)

Owner: Barbara L Bright
Tax Parcel #: 7A-013.011
Location: 38 Palisades St
Project: Remove current deck and trellis and replace with a new one-story enclosed space, new roof, in historic district
Zoning: VC10/SHOD

Architect Brian Hamor was in attendance to present the application. Rick Morris was also in attendance. The proposal is to remove an existing deck and replace it with an addition to the home. At the last meeting the HPC recommended the use of double-hung windows on all facades of the addition. B.Hamor talked through photographs showing the 2/2 window pattern and explained the property owner would like to keep the hipped roof design. G.Bambara stated that he preferred the double hung on the street side. B.Hamor explained the room on that side of the building is small and the property owner prefers a smaller window to maintain privacy. S.Scofield motion to approve the application as presented, T.Bry seconded. The motion passed unanimously. The project was approved as a minor.

Project #: [7345](#)
Owner: Maple Corner Investments LLC
Tax Parcel #: 7A-135.020
Location: 59 Mountain Rd #b
Project: Continuation of building permit #7184 and request for SHPC approval for modification to side entry
Zoning: VC10/SHOD

Architect Kelley Osgood presented the project. He explained the project is under construction; they are now proposing to modify the location of the columns so they do not interfere with the window placement. J. Guazonni-Robbins motioned to approve as presented. C.Carey seconded. The motion carried unanimously. The project was approved as a minor.

Project #: [Informal Review](#)
Owner: Union Bank
Tax Parcel #: 7A-151.000
Location: 47 Park Street
Project: Informal review to demolish two buildings and construct new mixed-use building
Zoning: VR10/SHOD

Architect C.Carey excused himself to present the informal design plans. He explained that the underground/covered parking is no longer being considered due to economics. The taller flat roof building on Park Street is planned to be brick, the other two buildings would have siding. He described the proposed Union Bank to be of brick material and located on the corner of Park and Pond. He explained the ground floor of the buildings would be entirely retail, upper floors housing consisting of both long- and short-term rentals. One block is approximately 100 feet long, the other approximately 130 feet long. He reported the building height of the Union Bank is 35'; the gable portion buildings are designed to be less than 35'. Proposed parking is planned in the center of the lot and would serve primarily the housing units and Union Bank. He asked the HPC for feedback on the general massing of the building. He explained that the retail spaces, as currently designed, could be flexible in terms of floor area (three spaces on Pond Steet; two on Park Street). S.Scofield

suggested breaking up the first floor retail area windows; C.Carey responded the building façade will fluctuate near the entrance ways to break-up the entrances. Members discussed the location of a possible clock tower. C.Carey expressed the importance of breaking up the massing by materials and varied rooflines. Members discussed the placement of the building in relation to the sidewalk and whether landscaping or street trees could be added. Members discussed the School and Pond Street corner. C.Carey explained that the design will eventually include an element such as a water feature and noted that there is a lot of infrastructure/utilities to consider and design around. T.Bry mentioned that there is no backside of the buildings and both are exposed from all angles. C.Carey noted that the buildings would have a foundation for storage; he described possible locations for stairways and an elevator. He added that mechanical equipment is anticipated to be roof mounted and they would design a 3-4' parapet wall to screen the equipment. He described the potential floor heights for each story and the proportion and scale to be compatible with the village and maintain a residential feel rather than commercial. Members liked the idea of different roof styles and forms. Members discussed opportunities to differentiate the separate retail entrances. Members discussed the School Street and Pond Street intersection, design options, and utility/infrastructure to design around. Members were unsure about the palladium windows with mixed comments. T.Mumley reported that the project will require waivers for setback and building height. Members discussed vehicular and pedestrian circulation patterns; G.Mink noted that parking has driven the design of the site plan, as well as the drive-thru to serve the drive-thru. The project design will continue to evolve.

Other Business:

Review Meeting Minutes:

No changes or edits were made to the prior meeting minutes. The May 1st meeting will be cancelled, as there is a conflicting special Town Meeting.

The meeting adjourned.

Respectfully submitted,
Sarah McShane, Planning & Zoning Director