



**Town of Stowe- Historic Preservation Commission
Meeting Minutes – July 22, 2020**

A virtual meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday July 22, 2020 at approximately 5:15 pm.

All participation was online or telephone via Zoom.

Members Present: McKee MacDonald, Barbara Baraw, Sam Scofield, George Bambara, Chris Carey,

Staff Present: Sarah McShane

The meeting was called to order at 5:15 PM.

Project #: 6312

Owner: Town of Stowe

Tax Parcel #: 7A-162.000

Location: 350 Park St

Project: Construction of a New Ceramics Classroom, Kiln Room and Storage Room- Install New HVAC

Zoning: VC10

Architect Michael Perpall was present and provided an overview of the project. Chair Scofield noted that the Commission previously reviewed the project but asked for additional information and details. Mr. Perpall presented the revised drawings and reported that the proposal includes adding a new HVAC system on the eastern side of the building along with a series of external vents for ventilation of the classroom. Members discussed the interior floorplan. Mr. Bambara inquired about the trim on the existing vents and whether the proposed vents would have similar trim. Mr. Perpall noted that the 1994 building addition does contain trimmed vents, but they have intentionally omitted the trim detail on the proposed vents since they are not intended to be a decorative item. DPW Director Harry Shepard was also in attendance to listen to the review. He noted that the revised drawings are now showing all of the vents for the kiln discharge and exhaust. Mr. Bambara made a motion, seconded by Ms. Baraw, to approve the application as presented. The motion passed unanimously. Members agreed to recommend approval as a minor.

Project #: 6313

Owner: Silver Maple Holdings LLC

Tax Parcel #: 07-081.000

Location: 1100 Pucker St

Project: Install Fence, Add Front Porch, Add Dormer, Etc.

Zoning: RR2

Dave Lacthrupp was present to provide an overview of the proposal. He reported he is requesting approval to install a fence in the front yard, add a front porch, and construct a dormer on the dwelling at 1100 Pucker Street. He noted the porch is proposed to be a simple design with a standing seam roof. Ms. Baraw reported that the porch design is not appropriate for the period of the house. She noted the door itself is the focus and the porch should have more detail. Mr. Scofield noted that a solid stockade fence running a length of 150' would not be acceptable. Mr. Carey asked about the carrying beam on the proposed porch. Members inquired about the pitch of the porch roof. Mr. Lacthrupp stated that it's intended to attach below the soffit to maintain a straight line below the eave. Members agreed a hedge

might be more appropriate than a stockade fence. Members reviewed the rear dormer and noted the proportions did not appear appropriate given the size and design of the rear façade. Members suggested the book "Get Your House Right" which provides design guidance for dormers. Mr. Lacthrupp agreed to attend the next meeting with revised drawings.

Project #: 6311
Owner: Stowe Area Association
Tax Parcel #: 7A-038.000
Location: 51 Main St
Project: Remove Vinyl Lattice & Replace with Cedar Lattice
Zoning: VC10

George Lewis was in attendance and provided an overview of the project. Commission member McKee MacDonald recused himself and reported he is on the Stowe Area Association Board of Directors. Mr. Lewis stated they are proposing to remove the vinyl lattice and replace with a cedar lattice, as well as repairs to the stairs and ramp at the visitor's center. Members reviewed drawings and photographs of the proposed project. Ms. Baraw made a motion, seconded by Mr. Carey, to approve the application with the recommended condition that the lattice contain a picture frame along the outer edge. The motion passed unanimously, with MacDonald recused.

Project #: 6314
Owner: TJVT LLC
Tax Parcel #: 07-107.000
Location: 512 Mountain Rd
Project: Install Exterior Door with Ramp to Grade on Rear Façade
Zoning: HT

Sarah Tousignant of Mountain Village School was present and reported they are proposing to add an exterior door to the rear building at 512 Mountain Road. Members reviewed the drawings and supporting materials. Mr. MacDonald made a motion, seconded by Mr. Bambara, to approve the application as presented. The motion passed unanimously.

Project #: 6304
Owner: Scott Mann & Gwen P Mann
Tax Parcel #: 7A-071.000
Location: 327 Maple St
Project: Approval of Light Fixtures
Zoning: VR20/SHOD/FHD

Staff member McShane presented the application and noted that the Applicant is requesting approval for the installed outdoor light fixtures on the barn building. During the original review, the drawings showed a similar fixture, but no cut-sheet was provided. She also pointed out several minor design changes from the original approved drawings including the omitted small roof overhang over the garage door and side door and installation of heat pump on the side of the building. Mr. MacDonald made a motion, seconded by Ms. Baraw, to approve the application as presented. The motion passed unanimously.

Project #: 6301

Owner: Harold B Stevens & Carol D Stevens 2010 Family Trust
Tax Parcel #: 7A-132.010
Location: Mountain Rd [e911 To Be Assigned]
Project: Construct Duplex and Related Improvements
Zoning: VC10

Chair Scofield recused himself given his professional involvement with the project. Mr. MacDonald served as Acting Chair. Hal Stevens was also in attendance. Mr. Scofield reported the project is an in-fill building designed to be an extension of the existing house. Members discussed possibly adding additional windows or enlarging the windows. Mr. Scofield reported the design intent was to preserve wall space. Mr. Bambara inquired about the foundation. Mr. Scofield responded that the building is designed to have a concrete foundation. Mr. Carey stated that he felt the windows on the street facing façade were too vertical and close to the corner. Members discussed the required separation distance between buildings- it was noted to be 20 ft. Mr. Stevens reported that this parcel is part of a development agreement that contains special provisions which treat the involved parcels as a PUD or single parcel. Mr. Scofield reported that he will modify the drawings and come back at a later date.

Project #: 6305
Owner: Shauna Larson
Tax Parcel #: 03-017.000
Location: 674 Moscow Rd
Project: Demolish Existing Garage/shed; Replace with New Studio/Garage
Zoning: RR2

Chair Scofield recused himself given his professional involvement with the project. Mr. MacDonald served as Acting Chair. Mr. Scofield reported that this parcel is the last house along Moscow Road in the Moscow Village. The Applicant is proposing to demolish the existing garage/outbuilding and construct a new studio with a garage. Mr. Scofield provided a series of photographs documenting the existing condition and reported that the frost walls are cracking, and rafters are improperly cut. Members viewed elevation drawings and a site plan of the replacement building. He noted the irregular shape of the replacement building and stated that the design needed to include a separation distance from the septic system. The building is intended to be used as a studio with loft storage. The replacement building was noted as being 2'2" higher than the existing garage. Members reviewed the comparative heights of the dwelling and existing garage. The replacement building will be lower than the peak of the roof on the main dwelling. The tree on the corner of the shed was noted to be replaced. Members noted the dormer is appropriately designed and the overall building design maintains an outbuilding feel. Ms. Baraw made a motion, seconded by Mr. Carey, to approve the application as presented. The motion passed unanimously, with Scofield recused.

Other Business

No changes or edits were made to the prior meeting minutes.

Respectfully submitted,
Sarah McShane, Zoning Director