



Town of Stowe- Historic Preservation Commission

Meeting Minutes – August 2, 2023

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday August 2, 2023, at approximately 5:15 pm.

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

Members Present: George Bambara, Tyson Bry, Jennifer Guazzoni, Shap Smith, Barbara Baraw, Chris Carey (alternate), Cindy McKechnie (alternate)

Staff Present: Ryan Morrison

The meeting was called to order at 5:15pm by George Bambara (stand-in meeting chair).

Project #: 7211

Owner: Mill Pond Condominiums Association

Tax Parcel #: 7A-034.D00

Location: 44 Park Place

Project: Remove balcony from the front of the condominium building.

Zoning: VIL PUD/SHOD

David Thomas was in attendance and presented the application. The existing balcony was included as part of the original construction of the condominium building, which occurred 2003-2004. As part of a re-siding project for the front façade, damage and rot was discovered in and around the balcony. Large icicles accumulate on the eaves above in the winter and fall on the balcony, which has, over time, attributed to the damage. Mr. Thomas stated that he has talked with the Fire Chief and he had no egress concerns if the balcony were to be removed. Chris Carey noted that the balcony is not functioning as a balcony, but rather as a building adornment. Mr. Thomas added that the vegetation in front makes the balcony difficult to see in the spring and summer months. Barbara Baraw recommended that banding be installed to offer relief to the plain façade. The applicant noted that banding is already being installed. Shap Smith made the motion to recommend approval of the application as proposed. The motion was seconded by Chris Carey and passed 6-1 (C. McKechnie). The application is considered a major.

Other Business:

Discussion regarding documentation of historic structures slated for demolition.

Ryan Morrison introduced the discussion, noting a recent project that went through HPC review for complete demolition and reconstruction was asked to provide additional documentation in the form of photos and a narrative to the Town for record keeping, and a written summary from an engineer outlining the reasons to demolish the structure. The applicant for that particular application submitted example documentation and sought input from the HPC as to whether or not it complied with the request. The HPC agreed that the HABS sample project provided would fulfill the request. The HABS Guidelines are provided by the National Park Service – Heritage Documentation Program. Included in the sample project documentation was a narrative describing the historic structure, with photos and architectural plans. The HPC suggested that this example would be acceptable in future instances where historic structures are proposed for removal.

Review Meeting Minutes:

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

Respectfully submitted,
Ryan Morrison, Deputy