



Town of Stowe- Historic Preservation Commission

Meeting Minutes – September 6, 2023

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday September 6, 2023, 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, Tyson Bry, and Barbara Baraw

Staff Present: Ryan Morrison, Sarah McShane

The meeting was called to order at 5:18pm by McKee Macdonald (chair).

Project #: 7243
Owner: James Edward Company
Tax Parcel #: 7A-023.000
Location: 78 South Main St
Project: Exterior alterations to historic structure, including new condenser units and vents, mechanical unit removals, window replacements, and handrailing.
Zoning: VC10/SHOD

Donna Church was in attendance and presented the application. After receiving approval recently through the HPC (Project 7179 – 6/21/23 HPC meeting), additional exterior changes are needed. These include replacement windows (including egress), attached condenser units, handrails on exterior steps, and the removal of a ground-mounted condenser unit. The handrails will be graspable wooden rails, and the windows will retain the same exterior appearance. Sam Scofield made the motion to recommend approval of the application as proposed. The motion was seconded by George Bambara and passed with a vote of 5-0. The application is considered a minor.

Project #: 7234
Owner: 57 Depot Street LLC
Tax Parcel #: 7A-144.000
Location: 57 Depot St
Project: Install fencing
Zoning: VC10/SHOD

John Steel was in attendance and presented the application. The proposal is to install a 36” tall picket fence to prevent people from cutting through his property. George Bambara made the motion to recommend approval of the application as proposed. The motion was seconded by Sam Scofield and passed with a vote of 5-0. The application is considered a minor.

Project #: 7230
Owner: Benjamin & Heidi Reilly
Tax Parcel #: 10-046.000
Location: 1011 Stagecoach Rd
Project: Demolish carriage barn and mudroom and construct a new mudroom and a two-story addition to the single-family dwelling.
Zoning: RR5/FHD

Misty Kaplan was in attendance and presented the application. The proposal is to demolish an attached historic barn and rear mudroom and replace it with a 2 ½ story addition and rear mudroom. The height

of the structure will not exceed 28 feet as measured to the midpoint of the roof rise. Marvin Elevate windows and doors will be used – simulated divided lights. The demolition aspect of the proposal was already reviewed by the HPC on January 25, 2023. The HPC at that time was comfortable with the demolition aspect of the project but requested a redevelopment plan before issuing their recommendation. The applicant agreed to return with redevelopment plans. Sam Scofield stated that the siding and color should differ from that of the house to keep the ‘barn look’. Barbara Baraw stated that the proposed metal chimney at the rear should be encased, that vertical boards should be used for the new addition’s siding, and that the exterior heat pump unit should be screened. Sam Scofield added that if vertical siding is to be used, it should be broken-up with a different style of siding in the gable. George Bambara stated that he felt that the addition is too narrow. Misty Kaplan responded that since the structure is within the front yard setback, they are limited in the amount of width that could be built. McKee Macdonald commented that he would like to get some streetscape images to show what the structure will look like as one travels down Stagecoach Road from both directions. He felt that the proposed addition will be too tall and tower over the home and look out of place.

The question was asked about the third floor, or attic. Ben Reilly stated that it will be a space for their kids to recreate in. Barbara Baraw suggested that the windows on the gable end side(s) be reduced in size to match those on the existing home. The HPC offered no recommendation on the application, expecting the applicant to return with revised plans.

Project #: 7229
Owner: Howard & Howard Inc
Tax Parcel #: 07-020.000
Location: 968 Mountain Rd
Project: Construct gas canopy over existing gas pumps
Zoning: HT/FHD

Jack Milbank was in attendance and presented the application. The application is to construct a gas canopy at the existing gas station. The same proposal was reviewed by the HPC in 2012, under Project # 4704, where a positive recommendation was made. That same project was approved by the Development Review Board (DRB) in 2012, and ultimately the zoning permit was issued. That permit has since expired. The property owner is now prepared to install the canopy and seeks a new permit. The canopy currently proposed is the same as was approved under Project #4704. The applicant added that there will be a fire suppression system in the canopy, and that lighting will be recessed in the underside of the canopy. Barbara Baraw made the motion to recommend approval of the application as proposed. The motion was seconded by George Bambara and passed with a vote of 5-0. The application is considered a major.

Project #: 7245
Owner: LC1 Owner Stowe Vt LLC / Michael Gallerstein
Tax Parcel #: 7A-101.000
Location: 89 Golden Eagle Dr
Project: Demolish Historic Residential Building
Zoning: HT

Tyler Mumley was in attendance and presented the application. The proposal is to demolish the existing, historic single-family structure. The application included a narrative and extensive photo of the structure. Mr. Mumley noted that the entire foundation is close to failure and would need to be reconstructed before the building could be occupied. Other failing aspects of the structure include: the

floor joists; the support system for the first floor; and mechanical, electrical and plumbing systems may need to be replaced entirely. Due to the failing brick walls and flooring support system, it is likely that significant damage, including possible failure, could occur if the structure were jacked up for replacement of the foundation or if reconstruction was otherwise attempted. The first and second floors are likely not structurally sound enough to handle reconstruction. Sam Scofield asked what the intentions are with the property after demolition. Mr. Mumley responded that the footprint will be left as green space, with the idea that at some point a new development will occur. Sam Scofield made the motion to recommend approval of the application as presented, with the condition that the applicant submit a narrative, photos, etc. that properly documents the historic structure. The motion was seconded by Tyson Bry and passed with a vote of 5-0. The application is considered a minor.

Other Business:

Discussion regarding demolition by neglect and abandoned historic buildings and potential requirements for property owners to maintain the property. Sarah McShane stated that the Town of Stowe does not have standards in place that address demolition by neglect and inquired if the HPC would like her to bring forward potential zoning amendments. Ms. McShane noted that she could pull from other zoning ordinances for potential language that could apply to Stowe. At that point the HPC could review and eventually provide recommendation to the Planning Commission for a future zoning amendment.

Regarding the ability to require property owners to maintain rundown properties/structures, the HPC asked how the Town can impose fines to those property owners with rundown properties/structures. This would first come with the issuance of a notice of violation which, if not corrected, could potentially result in daily fines of up to \$250/day for each day the violation continues to exist. However, to get to that point, the Town must first agree to move forward with such actions which would ultimately go in front of a judge to impose fines. This would be pursued through the Town's existing violation standards.

Review Meeting Minutes:

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

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator