

Stowe Historic Preservation Commission

Town Of Stowe

January 14, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, January 15, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, McKee MacDonald and Gordon Dixon

Members Absent: Barbara Baraw, Cindy McKechnie and Sam Scofield

Staff Present: Rich Baker

William and Lesley Adams, 58 Cemetery Road Barn/shop addition

Billy Adams presented the request. The property owner would like to construct an addition to an existing workshop. Plans prepared by Stowe Design Service were reviewed. The building is not historic, has limited visibility from Cemetery Road and the parcel has no historic structures on it. The Commission found it met the design standards.

A motion was made by Mr. Dixon to recommend approval as amended. Motion passed unanimously.

Minutes

No edits were made to the December 17, 2014 draft minutes.

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

January 28, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, January 28, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, Sam Scofield, George Bambara and McKee MacDonald

Members Absent: Cindy McKechnie, Barbara Baraw

Staff Present: Rich Baker

151 Main LLC, 151 Main St, Façade renovations of old hardware store (Discussion Only)

Jay Caroli presented the application. Brian Leven was also present. The property owner would like to modify the building façade with changes in doors, windows, dormers, column sizes. Elevations from Jay Caroli were reviewed. Three alternative elevations were reviewed. The consensus of the Commission was to have the larger windows along the porch in elevation B and to have the separated windows on the west side of elevation C. In addition, the consensus was to remove the door from the dormer and have windows in all dormers. All new lighting will be recessed.

The following additional materials were requested for the final review:

- Details of railing, windows and posts
- As built drawings of existing elevations or calling out new features

The architect will return with revised elevations at a later date. No official action was taken regarding this item.

Minutes

No edits were made to the January 14, 2015 draft minutes. The meeting adjourned at approximately 6:00 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

February 11, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, February 11, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Barbara Baraw, Sam Scofield, George Bambara, and Cindy McKechnie

Members Absent: Gordon Dixon and McKee MacDonald

Staff Present: Rich Baker

151 Main LLC, 151 Main St, Façade renovations of old hardware store (Discussion Only)

Jay Caroli presented the application. Brian Leven was also present. The property owner would like to modify the building façade with changes in doors, windows, dormers, and column sizes. Elevations prepared by Jay Caroli dated 2/4/15 and a site plan prepared by Grenier Engineering were reviewed. The Commission previously reviewed various alternative elevations for this project on January 28, 2014 and made several recommendations. The revised elevations reflect the recommended changes. The Commission reviewed the site plan and the impact of moving the parking out more into the traveled way. This change is not under the jurisdiction of the SHPC and will be reviewed by the DRB.

A motion was made by Mr. Scofield, seconded by Ms. Baraw, to recommend approval of the elevations as proposed and to not classify the project as a minor alteration. Motion passed unanimously.

John & Nicole Steele, 226 Maple Street, Construct rear porch, expand left side porch, add door

Kim Brown presented the request. Elevations prepared by Kim Brown dated 2/11/15 were reviewed. The Commission previously reviewed elevations for this project on December 3, 2014 and made recommendations regarding details for the rear porch. The details for the rear porch were shown on the revised elevations. The Commission found that other elements of the elevations were inaccurate and inconsistent. They also recommended removing the hinges on the doors replacing the garage doors and dropping the door on the front elevation. Mr. Brown said he would address those recommendations and also may change the columns for the second floor balcony to braces. He will return at a later date with those changes.

A motion was made by Mr. Bambara, seconded by Mr. Scofield, to recommend approval of the rear porch only. No other changes were approved. Motion passed unanimously.

Minutes

No edits were made to the January 28, 2015 draft minutes. The meeting adjourned at approximately 6:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

February 25, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, February 11, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Gordon Dixon, McKee MacDonald and George Bambara

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

Staff Present: Rich Baker

John & Nicole Steele, 226 Maple Street, Expansion of rear porch; addition of door and two window; modification of garage door entrance

Kim Brown presented the request. Elevations prepared by Kim Brown dated 2/25/15 were reviewed. The Commission previously reviewed elevations for this project on February 11, 2015 and approved the rear porch expansion. Certain revisions were requested at the February 11th meeting. The Commission found the revisions were made and the elevations were found acceptable as presented.

A motion was made by Mr. MacDonald, seconded by Mr. Gordon, to recommend approval as submitted. Motion passed unanimously.

Minutes

No edits were made to the February 11, 2015 draft minutes. The meeting adjourned at approximately 5:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

March 25, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, March 25, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Cindy McKechnie, Gordon Dixon, George Bambara and Sam Scofield

Members Absent: McKee MacDonald and Barbara Baraw

Staff Present: Rich Baker

86 Main Street Partnership, 86 Main St, Install fence and door

Sam Scofield presented the application. The request is to add a small roof over a new door previously approved by the Commission late last year. The Commission found the roof was acceptable as presented.

A motion was made by Mr. Dixon to recommend approval of the application as submitted. Motion passed unanimously. Mr. Scofield recused himself due to his involvement in the project.

Minutes

No edits were made to the February 25, 2015 draft minutes. The meeting adjourned at approximately 5:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

April 8, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, April 8, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Gordon Dixon, McKee MacDonald, Sam Scofield and George Bambara

Members Absent: Sarah McLane, Barbara Baraw, and Cindy McKechnie

Staff Present: Rich Baker

John & Nicole Steele, 226 Maple Street, Add three skylights to rear porch; replace existing fence; add gate; extend fence around rear perimeter; add transom to mud room double door

Jay Graves presented the request. Elevations prepared by Kim Brown dated 2/13/15, a site plan showing the fencing location and a fencing cut sheet were reviewed. The skylights are in the rear of the house. The fencing in the front will be similar to the existing fencing. The same fence will be extended to the rear of the property. The wrought iron fence will be 54 inches high. The elevations and fence were found acceptable as presented.

A motion was made by Mr. Scofield, seconded by Mr. MacDonald, to recommend approval as submitted. Motion passed unanimously.

Stephen Fishman & Susan Bayer, 55 Mountain Road, Construct new building (Discussion Only)

Ari Fishman presented the request. Elevations, site plan and schematic prepared by Brian Hamor were reviewed. The Commission found that the side elevation was too short given the length of the front elevation and that the building may be out of scale compared to the adjacent buildings. Recommendations included:

- Turning the building to have the ridgeline parallel to the driveway and have the main entrance from the deck that also serves the Stowe Gallery.
- Making the roof steeper.
- Breaking up the front elevation.

It was recommended that a future presentation include a front elevation that includes sketches of the adjacent buildings in order to show their relationship in height and mass.

The applicant will return with modifications at a later date. No action was official taken was taken.

Discussion of internal lighting of Akeley Building and Library cupolas

The Town Manager requested the Commission provide any input on a proposal to light the Akeley Building and Library cupolas. The lighting fixtures will be internal and not visible off site. The Commission had no objections to lighting the canopies although some did question the importance and priorities of the town given the many other projects that we are working on. Some questioned whether they could be lighted by a small solar panel to save the costs.

Minutes

No edits were made to the March 25, 2015 draft minutes. The meeting adjourned at approximately 6:15 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

April 21, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, April 28, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Sam Scofield, Cindy McKechnie, George Bambara and McKee MacDonald

Members Absent: Gordon Dixon and Barbara Baraw

Staff Present: Rich Baker

School Street Holding LLC, 35 School Street, Create patio with retaining wall

Danielle Nichols presented the application. Mr. MacDonald recused himself because he was an agent involved in the sale of the parcel. A site plan and elevation, both dated 4/15/15 and prepared by Watershed Studio and cut sheets or photographs of the wall materials were reviewed. The applicant proposes to create a patio for outdoor seating at the former Blue Moon restaurant location. The patio will require a low retaining wall. The retaining wall blocks will extend 18 to 20 inches above the patio for fall protection. The applicant would like to use either gray granite block or environ-block. The consensus of the Commission was that the granite block would be more desirable. There was discussion of other materials to use and consideration for a finished surface on the top.

A motion was made by Mr. Scofield to recommend approval with the use of the granite block without a requirement for a finished top surface. Motion passed 3-1 with Ms. McKechnie voting no.

151 Main LLC, 151 Main St, Façade renovations of old hardware store (Discussion Only)

Jay Caroli presented the application. The Commission reviewed elevations, site plans and a floor plan all dated The Commission previously recommended approval of various façade changes for this building. The applicant proposed the following changes to the previously approved plans: change door (south elevation), remove door (west elevation), modify or remove dormers (west elevation), change steps (west elevation), and remove transom above two side doors (store #5). The Commission preferred the dormers on the west elevation be modified to the smaller dormers as opposed to be removed.

A motion was made by Ms. McKechnie to recommend approval with option for the smaller dormers and to classify the project as a minor modification. Motion passed unanimously.

3314 Mountain Road, Estate of Rita Buchanan, Construct 33-unit lodging facility

E.W. Bitter presented the application. The Commission reviewed site plans dated 4/9/15 prepared by Lamoureux and Dickson, elevations undated prepared by Wiemann Lamphere and photographs of adjacent buildings. Concerns were raised by the modern appearance of the building and the mass and scale compared to other buildings in the vicinity. Concerns were also raised about the lack of details on the elevations. The applicant will consider the comments and return with revisions at a later date.

Minutes

No edits were made to the April 8, 2015 draft minutes. The meeting adjourned at approximately 6:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

May 13, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, May 13, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

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

Members Absent: Cindy McKechnie, Sam Scofield and Barbara Baraw

Staff Present: Rich Baker

Margaret and Shapleigh Smith, 65 Pleasant Street, Add two dormers to street side of house

Shap Smith presented the application. Mr. MacDonald recused himself because he is related to the applicant. Elevations prepared by applicant were reviewed. The applicant proposes to construct two dormers. A similar project was approved in the past. The dormers were found acceptable as proposed.

A motion was made by Mr. Dixon to recommend approval as presented. Motion passed unanimously.

Arthur J Shinnery IV, 652 River Rd (Tubbs Bldg), Construct 16' x 20' deck with railings

AJ Shinner presented the application. A site plan and a schematic elevation prepared by applicant along with a physical sample of the railing and corner post were reviewed. The applicant proposes to build an at-grade deck with 42" railings and 4" x 4" heavy steel meshing. The post along on the south side of the deck will be 8 feet high to allow the addition of hanging plants. The railing requires design review and was found acceptable as presented.

A motion was made by Mr. Dixon to recommend approval as presented. Motion passed unanimously.

Peak Properties, 294 Mountain Rd (former Vermont Ale House), Various façade changes

Douglas Walker presented the application. A site plan and elevations prepared by GK Architects dated 5/12/15 were reviewed. The applicant proposes to remove a door on the west elevation, add a door on the east elevation, reconfigure the front deck and handicapped ramp, add new a cable railing on the ramp and deck, extend the chimney 4 feet, and stucco the chimney (with the lath underneath). All changes were found acceptable.

A motion was made by Mr. MacDonald to recommend approval as presented and to classify the changes as minor. Motion passed unanimously.

Stephen Fishman & Susan Bayer 55 Mountain Road Construct Building

Ari Fishman presented the application. A site plan and elevations prepared by Brian Hamor dated 4/28/15 were reviewed. The applicant proposes to construct a new building with residential and retail spaces. The Commission had previously reviewed conceptual plans for a building at this location and had made various recommendations. The recommendations were incorporated into the new building design. The building was found to be in scale and compatible with the adjacent buildings. The building was found acceptable as proposed.

A motion was made by Mr. Dixon to recommend approval as presented. Motion passed unanimously.

Update on Wendy Behrend Project - 368 Maple Street

Mr. Baker updated the Commission on the Behrend project which has not been finished in accordance with the plans. Mr. Baker went to the site to examine one of the returns that was rebuilt by the contractor to see if it was in compliance with the approved elevations. Mr. Scofield and Mr. Gordon meet Mr. Baker at the site and offered their expert advice on the matter. Mr. Gordon stated that the reconstructed return was not exactly as per the plans but was probably acceptable. Several other elements of the building also are not in accordance with the approved elevations. The applicant is requesting that the as-built building be approved with the exception that all returns will be reconstructed to match the one new return. The Commission agreed to schedule a site walk at 4:45 pm on May 27th to review the as-built building and to then reconvene at 5:15 PM for the regular meeting at which time the Commission will consider the applicant's request.

Update on Bitter Hostel Building review - 3314 Mountain Rd

Mr. Baker informed the Commission that the DRB started to review the Bitter Hostel project on May 5, 2015 and that DRB approved a request from the applicant to recess the project to August 4, 2015. The applicant is proposing to revise the building design. This project is tentatively scheduled for SHPC review on May 27, 2015.

Zoning Updates – Changes in SHOD Regulations

Mr. Baker informed the SHPC that the Planning Commission will be considering revisions to the Zoning Regulations over the summer and into the fall. This will be an opportunity for the SHPC to make any recommendations regarding proposed changes in the design criteria. Typically zoning revisions are three or more years apart.

Minutes

No edits were made to the April 22, 2015 draft minutes. The meeting adjourned at approximately 6:30 p.m.
Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

May 27, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, May 27, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, Barbara Baraw, Sam Scofield and McKee MacDonald

Members Absent: None

Staff Present: Rich Baker

Wendy Behrend, 368 Maple Street, Review of actual construction versus approved elevations

Wendy Behrend presented the application. The Commission conducted a site walk at 4:45pm just before the meeting to review the actual construction versus what was previously approved. The applicant is requesting approval of the actual construction with a modification of the returns to match one return that was recently reconstructed. The Commission found that the actual construction did not meet the criteria of Section 10.12(2) for additions. The windows, as constructed, were not found to be compatible with the historic building. The applicant also prefers not to install railings on the porch. However, the column fluting is designed for railings to be installed.

The consensus of the Commission was to recommend that the applicant prepare new elevations for review. The new elevations will match the existing construction with the following exceptions:

- All returns except the ones on the back porch will be modified to match the reconstructed return
- The windows on the front and sides will have outside sills
- The windows on the front and side will have the crown wrap around to the side of the framing
- The column fluting, where railing was to be attached, will be extended down to match the other fluting
- The lighting fixtures will be added to the elevations and cut sheets will be provided

The applicant will return at a later date with new elevations for review.

Stephen Fishman & Susan Bayer, 55 Mountain Road, Construct Building

Ari Fishman presented the application. A site plan and elevations prepared by Brian Hamor dated 5/19/15 were reviewed. The applicant proposes to construct a new building with residential and retail spaces. The Commission had previously reviewed plans for a similar building at this location. The new elevations eliminate some shutters and remove a window. The changes were found acceptable as proposed.

A motion was made by Mr. Dixon to recommend approval as presented. Motion passed unanimously.

A motion was made by Mr. MacDonald to recommend approval as presented and to classify the changes as minor. Motion passed unanimously.

Union Bank, 47 Park Street, Raise Drive Thru Canopy

Pau Grogan presented the application. Elevations prepared by applicant and undated and photographs were reviewed. The applicant proposes to raise the roof of the drive thru by two feet. The building is not historic. The changes were found acceptable as proposed.

A motion was made by Ms. Baraw to recommend approval as presented. Motion passed unanimously.

PARIQ, 3148 Mountain Road (Stowe Away), Demolish historic building

Judy Forger presented the application. The Commission reviewed a building inspection report by Richard Lalancette, P.E. dated 5/1/15 and a mold and asbestos report by Crothers Environmental Group LLC dated 5/20/15. The building inspection report found the building to be in below average condition and to need extensive rehabilitation including structural repairs, roof replacement, and various utility improvements. The environmental report found the mold to be extensive throughout the building and recommended removal of all interior materials not part of the building structure. In addition, asbestos was found in pipe insulation, in the basement dirt floor (due to improper removal of asbestos pipe), various flooring, and boilers. The building was found to be unsafe for occupancy and recommended that no one enter the building without protective equipment. The Commission found that the condition of the building meet the demolition criteria of Section 10.8(1)(B) since the condition of the structure has deteriorated to such a degree that rehabilitation and use of the building is not feasible. The Commission also found that the building had significant historic value and that a historic record should be established before it is demolished as per Section 10.8(2). In addition, given its historic significance, a new building should replicate the style and massing as per Section 10.8(6).

A motion was made by Mr. Scofield to recommend approval with conditions that:

- There is documentation of the existing building for a historic record. This includes as-built elevations of sides visible from Mountain Road, a survey with the building location, and photographs of the building.
- That a new building on this parcel should replicate the style and mass of the building demolished.

Motion passed unanimously

Richard Spreda, 55 Mountain Rd, Construct shed

Richard Spreda presented the application. A site plan prepared by the applicant was reviewed. The applicant proposes to build a shed using 12 feet of the old Mountain Road covered bridge that was salvaged with the recent bridge reconstruction. The changes were found acceptable as proposed.

A motion was made by Ms. Baraw to recommend approval as presented. Motion passed unanimously

48 South Main Street LLC, 48 South Main St, Construct retaining wall

Nick Donza presented the application. Photographs of a recently constructed wall were reviewed. The wall is constructed using precast retaining wall blocks. The property owner did not realize design review was required for the wall construction due to older regulations found on the town web site that exempted walls under 8 feet from review. The regulations were changed in 2011 to require design review of all walls within the SHOD. The wall has limited visibility from the road. The wall was found to be acceptable as constructed.

A motion was made by Mr. Dixon to recommend approval as presented. Motion passed unanimously

Minutes

No edits were made to the May 13, 2015 draft minutes. The meeting adjourned at approximately 6:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

June 10, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, June 10, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Cindy McKechnie, George Bambara and McKee MacDonald

Members Absent: Gordon Dixon, Barbara Baraw, and Sam Scofield

Staff Present: Rich Baker

John and Nicole Steele, 226 Maple St, Demolition of modular house

The applicant was not present. The applicant is requesting permission to demolish a non-historic modular house on a lot behind 226 Maple Street. The Commission found that the house had no historic value.

A motion was made by Mr. MacDonald to recommend approval as presented. Motion passed unanimously.

Diane Dalmasse, 1032 Nebraska Valley Rd, Demolish and rebuild shed portion of house

The applicant was not present. The Commission reviewed elevations prepared by Dominick Donza (the applicant's contractor), window and door cut sheets, and a building assessment report prepared by DeWolfe dated 3/2/15. The consensus of the Commission was that the shed was not feasible to rehabilitate and that the demolition was warranted. In general, the Commission agreed with the general style, size, and massing of the proposed addition. It was recommended that the front door not be removed as proposed. There were questions about the window configuration and replacement windows that could not be determined from the submitted materials. The Commission would like the applicant's contractor to be present to answer certain questions before issuing a recommendation.

This item will be placed on the next SHPC meeting agenda and Mr. Baker will contact the applicant's contractor to confirm he will be present.

Minutes

No edits were made to the May 27, 2015 draft minutes. The meeting adjourned at approximately 5:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

June 24, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, June 24, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Barbara Baraw, Sam Scofield, and George Bambara

Members Absent: Gordon Dixon, Cindy McKechnie, and McKee MacDonald

Staff Present: Rich Baker

Diane Dalmasse, 1032 Nebraska Valley Rd, Demolish and rebuild shed portion of house

Nick Donza presented the application. This was a continuation of a review from June 10, 2015. The Commission reviewed revised elevations prepared by Mr. Donza, window and door cut sheets, and a building assessment report prepared by DeWolfe dated 3/2/15. The Commission previously found that the shed was not feasible to rehabilitate and that the demolition was warranted. Previously it was recommended that the front door not be removed as proposed. The revised elevations leave the existing front door. Mr. Donza explained that most of the new windows are not changing the opening sizes.

A motion was made by Ms. Baraw to recommend approval as presented. Motion passed unanimously.

Julie Kern, 674 Moscow Rd, Demolish and rebuild garage

Sam Scofield presented the application. The Commission reviewed elevations prepared by Mr. Scofield dated 6/24/15 and photographs. It was determined that the existing garage was in a poor condition and was not feasible to restore. The Commission found that the proposed garage meet the requirements for additions.

A motion was made by Mr. Bambara to recommend approval as presented. Motion passed unanimously with Mr. Scofield recessing himself.

804 South Main LLC, 804 South Main St, Construct addition

Matthew Staab (owner) presented the application via telephone. The Commission reviewed elevations prepared by Andy Emerson and photographs. The applicant proposes a small addition in the rear. The Commission found that the proposed low angle roof was inappropriate and suggested to tie the roof into the existing roof. The applicant agreed to the change and will prepare revised elevations.

No action was taken. The Commission will review revised elevations at a future meeting.

Goldbrook Covered Bridge sign

Mr. Baker presented the proposed sign explaining the history and construction of the Goldbrook Bridge.

Minutes

No edits were made to the June 10, 2015 draft minutes.

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

July 8, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, July 8, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Gordon Dixon, Cindy McKechnie, McKee MacDonald, Barbara Baraw, and George Bambara

Members Absent: Sarah McLane and Sam Scofield

Staff Present: Rich Baker

School Street Holding LLC, 35 School Street, Install concrete foundation in rear and covered with siding

Danielle Nichols presented the application. This is an amendment to a previously approved project. The applicant proposes to add a foundation in the rear and to cover the foundation to the ground with the siding that matches the existing siding. A photograph of the present condition was provided.

A motion was made by Ms. McKechnie to recommend approval as submitted. Motion passed 5-0.

Gordon Hay, 282 Maple Street, Enclose carport and extend roof

Carl Wrighton presented the application. The Commission reviewed elevations prepared by Mr. Wrighton and a photograph. The building is not historic. The applicant proposes to enclose an existing carport and extend a roof over the existing deck above the carport. The roofline extension will be approximately two feet higher than the existing roof. The building is over 100 feet from Route 100. The visibility from Route 100 was discussed. The applicant will return with photographs of the project area as seen from Route 100 and a north side elevation.

No action was taken. The Commission will review revised elevations at a future meeting.

804 South Main LLC, 804 South Main St, Construct addition

Matthew Staab (owner) was available by phone but was not contacted. The Commission reviewed revised elevations prepared by Andy Emerson and photographs. The applicant proposes a small addition in the rear. The Commission found that the addition will not be visible from Route 100.

A motion was made by Ms. Baraw to recommend approval as submitted. Motion passed 5-0.

Definition of "feasible"

Mr. Baker discussed the DRB review of the demolition of the Stowe Away and explained the Board was split as to the meaning of the word "feasible" in connection with demolition approvals. Some DRB members have questioned whether economics of a project should be considered with demolition. The Commission had a lengthy discussion on the matter. They discussed past demolition approvals and how the economics of a project might be considered when reviewing request for demolition. The Town Attorney will be preparing a legal opinion of this matter for the DRB. Mr. Baker will research some possible language changes to clarify the demolition criteria and present it to the SHPC and Planning Commission at a later date.

Minutes

No edits were made to the June 24, 2015 draft minutes.

The meeting adjourned at approximately 6:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

July 22, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, July 8, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

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

Members Absent: Sam Scofield

Staff Present: Rich Baker

Gordon Hay, 282 Maple Street, Enclose carport and extend roof

Carl Wrighton presented the application. The Commission previously reviewed this application and had requested photographs of the project area as seen from Route 100. The applicant provided the requested photographs and the Commission found that the addition had limited or no visibility from Route 100.

A motion was made by Ms. McKechnie to recommend approval as submitted. Motion passed 6-0.

Frank and Gertrude Lackey, 109 Main St, Demolish shed, add shed dormer, add rear entry porch, side old door opening

Graham Mink and Greg Paus presented the application. The Commission reviewed elevations prepared by Silver Ridge Design. The shed requested for demolition was not listed as a contributing building in the historic village inventory. It was found to meet the demolition criteria 10.8 (1) (a) since it has no historic value. The rear entry addition was found to be acceptable and will not be visible from Main Street. The Commission found that the shed dormer roof pitch did not appear to be consistent between the elevations. Mr. Paus said that the north elevation was the correct pitch. The applicant also requested that an unused door on the second floor be removed and sided to match the existing siding. The Commission found this to be acceptable.

A motion was made by Mr. Gordon to recommend approval with a requirement that the all elevations showing the shed dormer be re-drawn to match the roof pitch as shown on the north elevation. Motion passed 5-0.

Wendy Behrend, 368 Maple Street, Review of actual construction versus approved elevations

Wendy Behrend was present to request that the Commission modify a previous recommendation. On May 27, 2015 the Commission requested updated elevations for review. The new elevations were to match the existing construction with the following exceptions:

- All returns except the ones on the back porch will be modified to match the reconstructed return
- The windows on the front and sides will have outside sills
- The windows on the front and side will have the crown wrap around to the side of the framing

- The column fluting, where railing was to be attached, will be extended down to match the other fluting
- The lighting fixtures will be added to the elevations and cut sheets will be provided

The applicant reported that the returns and the columns have been modified as recommended. The applicant is requesting that the recommendation for outside sills on the windows be eliminated. The consensus of the Commission was to not modify the previous recommendations. The applicant also requested to add brick along the full length of the front elevation foundation. The Commission found this to be acceptable.

No official action was taken regarding this application.

Definition of "feasible"

The Commission reviewed the previous discussion of feasibility in terms of demolition.

Request for Staff to Examine Approved Projects

Staff was asked to review the following to see if they conform with previous approvals:

- Installations of handrails on the handicapped ramps at 294 Mountain Rd (Doc's Pond)
- Porch post at 232 Mountain Rod (Jeff Wolcott)

Minutes

No edits were made to the July 8, 2015 draft minutes.

The meeting adjourned at approximately 6:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

August 26, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, August 26, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

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

Members Absent: Sarah McLane

Staff Present: Rich Baker

Stowe Land Trust (SLT), 557 Notchbrook Road, Request to demolish blacksmith shop

Kirsten Sharpless and Harry Hunt presented the application. The SLT is requesting to demolish the blacksmith shop on Mill Trail. The Commission reviewed photographs of the building, a building assessment prepared by Harry Hunt dated 4/13/15, a cost estimated by Little Tree Builders, and a Vermont Fire Inspection report by Matthew Lindhiem dated 8/14/15. The estimated costs to stabilize the building are \$67,800. The fire marshal found the building to be in disrepair but did not require the building to be removed. The applicant stated that the cost for stabilization was beyond what they could afford. Mr. Scofield reviewed the history of previous request for demolition on the property and noted that the SLT had wanted to demolish the cabin which later was restored. The Commission reviewed the demolition criteria in Section 10.8. The building was found to have historical significance due to its previous use and important role in Stowe history. The building report did not indicate that there were structural issues that would not allow the building to be stabilized. The building was not found by state or town officials to be a threat to public safety.

A motion was made by Ms. Baraw to recommend denial of the request to demolish. Motion passed unanimously.

Todd Renz, 243 Mountain Road, Construct barn and new entry

Malcolm Appleton presented the application. The Commission reviewed a package prepared by Mr. Appleton dated 8/26/15 that included photographs, a site plan, elevations, floor plans, and lighting cut sheets. The applicant proposes to construct a new barn and entry. The Commission found that the barn design and new entry were in compliance with the building and renovation guidelines. They also found that the rear of the barn was in alignment with the house on the parcel and other buildings on that side of Route 108. The rear setback waiver requires DRB approval.

A motion was made by Ms. McKechnie to recommend approval with SDL windows and to recommend approval of the rear setback waiver. Motion passed unanimously.

Wendy Behrend, 368 Maple Street, Review of actual construction versus approved elevations

The Commission had previously reviewed this application, but did not take an official action. However, the consensus at a previous meeting was to deny the application. The Commission reviewed a draft denial recommendation prepared by Mr. Baker and made several amendments. The Commission confirmed their recommendation to deny the request to accept the windows as installed. The Commission determined that the other design elements that are different than the approved

elevations could not be evaluated without as-built elevations which were requested by the Commission, but not provided by the applicant.

A motion was made by Mr. McKee to recommend denial of the request to approve the windows as installed. In addition, the Commission recommends that as-built elevations be submitted to the Commission in order to evaluate the design elements that are different than the approved elevations.

The motion passed unanimously.

Cancellation of September 9th Meeting

No staff was available for the September 9th meeting. The Commission agreed to cancel the meeting.

Discussion of Possible Amendments to Demolition Requirements

The Commission asked staff to research demolition requirements in other towns.

Minutes

No edits were made to the July 22, 2015 draft minutes.

The meeting adjourned at approximately 7:15 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

September 23, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, August 26, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, Sam Scofield, McKee MacDonald, and Barbara Baraw

Members Absent: Cindy McKechnie and George Bambara

Staff Present: Rich Baker

Clayton Enterprises, 234 Maple St, Request to replace windows with egress windows

Richard Clayton participated by telephone. The Commission reviewed the front elevation submitted by the applicant. The proposed new windows will not match the existing windows. Section 10.12 recognizes the importance of bringing buildings into compliance with current building codes. The Commission found that a reconfiguration of the shutters would provide for a better design. The applicant agreed to this modification.

A motion was made by Mr. Gordon to recommend approval with matching shutters on both sides of the egress windows and with removal of the shutters on the smaller first floor windows. Motion passed unanimously.

86 Main Street Partnership, 86 Main St, Install fence and door

Sam Scofield presented the application. The request was to approve the as-built construction. The as-built construction did not match the approved elevations. Panels were put in place instead of siding along the north side of the building and one dormer had different siding.

A motion was made by Mr. Dixon to recommend approval of the application as submitted. Motion passed unanimously. Mr. Scofield recused himself due to his involvement in the project.

Discussion of Possible Amendments to Demolition Requirements

The Commission reviewed the City of Montpelier economic criteria for demolition of historic buildings. A lengthy discussion took place regarding demolition and criteria for design review outside the SHOD where an historic building has previously been demolished. It was recommended that staff draft amendment language to make the following changes. The changes will then be considered by the Planning Commission.

- Modify Section 10.13(1)(A) by adding the word "historic" before structures and adding language that new buildings outside the SHOD can be of style similar to buildings within the SHOD.
- Modify Section 10.8(B) by defining the word "feasible" to mean that rehabilitation is not feasible due to structural or code issues
- Modify Section 10.8 by adding language to allow consideration of economic hardship
- Modify Section 10.8 so that items D and the new economic hardship criteria do not require SHPC review and recommendations since there is no design review involved.

Discussion of Additional Design Review Requirement

The Commission expressed concerns that there is no design review required when replacing windows and doors within the same opening size. d. It was recommended that staff draft amendment language to require review of all new windows and door replacements. The changes will then be considered by the Planning Commission.

Minutes

No edits were made to the August 23, 2015 draft minutes.

The meeting adjourned at approximately 6:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

October 14, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, October 14, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sam Scofield, McKee MacDonald, and Barbara Baraw

Members Absent: Cindy McKechnie, George Bambara Sarah McLane, and Gordon Dixon

Staff Present: Rich Baker

Chunchao Lin, 712 Maple St, Request to construct porch and add siding and windows to replace garage door

Richard Hullfish presented the application. The Commission reviewed the sketch plans prepared by Mr. Hullfish and a photograph. The building was built in 1962 and has no historic value. The Commission found that a new porch and replacement of the garage door was acceptable.

A motion was made by Mr. MacDonald to recommend approval of the application as submitted. Motion passed unanimously.

Review of Planning Commission meeting to discuss amendments to design standards

Rich Baker and Sam Scofield reported that the Planning Commission accepted the recommended draft changes with some minor modifications.

Minutes

No edits were made to the September 23, 2015 draft minutes.

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

October 14, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, October 14, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sam Scofield, Sarah McLane, Gordon Dixon and Barbara Baraw

Members Absent: Cindy McKechnie, George Bambara, and McKee MacDonald

Staff Present: Rich Baker

Estate Of Rita E Buchanan, 3314 Mountain Rd, Request to Construct 33 Lodging Facility

E.W. Bitter presented the application. The Commission reviewed the elevations prepared by Wilson Architects dated 10/21/15 and site plans prepared by Lamoureux and Dickinson dated 4/9/15. The Commission reviewed Section 10.13, New Buildings. The building was found:

- To have a principal façade that was compatible in scale and massing to the nearby structures
- Use architectural types appropriate to the scale and building use.

All exterior lighting is proposed to be recessed and directed downward. Ed Stahl asked several questions about the site plan that did not relate to the design review criteria.

A motion was made by Mr. Scofield to recommend approval of the application as submitted. Motion passed unanimously.

Collins Associates, 745 South Main, Request to Add Garage Door

Mr. Baker presented the application. The Commission reviewed the sketches of the existing and proposed front elevation. The applicant is requesting to add a third garage door that will match the existing garage doors. The building is not historic. It was noted that the building use to have three garage doors.

A motion was made by Mr. Dixon to recommend approval of the application as submitted. Motion passed unanimously.

Minutes

No edits were made to the October 14, 2015 draft minutes.

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

November 4, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, November 4, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

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

Members Absent: Cindy McKechnie

Staff Present: Rich Baker

Jed Lipsky, 499 Taber Hill Road, Request to construct barn and remove existing sheds

Jed Lipsky presented the application. The Commission reviewed the elevations prepared by Jed Lipsky. The Commission found that the barn was compatible with the historic house on the parcel.

At the hearing Mr. Lipsky amended the elevations to show an asphalt roof, vertical siding, and straight returns. The sheds to be removed are not historic.

A motion was made by Mr. Dixon to recommend approval of the application as amended at the meeting. Motion passed unanimously.

Ampersand Properties LLC, 37 Depot St/18 Main Street, Request to change windows on bridge between buildings, add a cupola; and construct entry door

Mr. Scofield and Mr. Biedermann presented the application. The Commission reviewed the photographs modified to show the proposed changes. The changes were found to be acceptable overall. Some concerns were raised about the proposed cupola. It was found that the cupola could not be considered a minor amendment. The applicant then withdrew the cupola portion of the application.

A motion was made by Mr. Dixon to recommend approval of the application without the cupola and to classify the project as a minor amendment. Motion passed unanimously with Mr. Scofield recessing himself.

Minutes

No edits were made to the October 28, 2015 draft minutes.

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

November 18, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, November 18, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Gordon Dixon, George Bambara, Sarah McLane, Barbara Baraw

Members Absent: Cindy McKechnie, Sam Scofield and McKee MacDonald

Staff Present: Rich Baker

Town of Stowe, Mayo Field, Construct soccer barn

Gordon Dixon and Andrew Volansky presented the application. The Commission reviewed the elevations prepared by Andrew Volansky. The Commission found that the barn was an agricultural style suitable for the Mayo Farm.

A motion was made by Ms. Baraw to recommend approval of the application as presented. Motion passed unanimously with Mr. Dixon recessing himself.

Sponsorship of the 2016 Downtown and Historic Preservation Conference

A memo from Tom Jackman dated 11/16/15 was reviewed regarding securing a CLG grant for the 2016 Downtown and Historic Preservation Conference to be held in Waterbury. There is no direct cost to the Town of Stowe for this grant.

A motion was made by Ms. Baraw to recommend approval. Motion passed unanimously.

Doctors Park Realty, 1252 Waterbury Road, Construct office building

Darrow Mansfield presented the application. Mr. Dixon was absent for this review. The Commission reviewed plans and elevations prepared by Mansfield Custom Homes dated 11/2/15. The applicant is proposing to build a 6500-square-foot office building. Design review is required because the brick building in front of the proposed office building is a historic structure and is within the same PUD. The building was found to have some visibility from Route 100. The applicant was proposing to mimic a barn-style building. Some concerns were raised about the building height which is lower than a typical barn of a similar size. Various alternative designs were discussed to address this concern. With some modifications to the design, the Commission found that the building would be compatible to the brick building and used architectural types appropriate to the scale and intended appearance to be a barn.

A motion was made by Ms. Baraw to recommend approval of the application with the following revisions:

- Mullions would be added to the cupola windows
- The rock treatment in the entry area would be converted to vertical siding
- The small windows would be changed to 4-divided-light windows
- The stone on the bottom of the side would be replaced with siding

- The frieze board would be moved up on the barn side
- The frieze board on the shed will be removed

Motion passed unanimously.

The applicant will submit revised drawings to the Zoning Administrator. The Commission will review the drawings at the December 9, 2015 meeting to ensure that the revisions are in accordance with the approval.

Minutes

No edits were made to the November 4, 2015 draft minutes.

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

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

December 9, 2015

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, December 9, 2015 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Gordon Dixon, George Bambara, McKee MacDonald and Sam Scofield

Members Absent: Cindy McKechnie, Sarah McLane and Barbara Baraw

Staff Present: Rich Baker

Gerard & Suzanne Reda, 170A Depot St, Change Window Size to Meet Egress Requirements

Ernie Rusky presented the application. The applicant proposes to enlarge a window for egress on the backside of a non-historic building. An elevation prepared by Tektonika Studio Architects dated 12/7/15 was reviewed.

A motion was made by Mr. MacDonald to recommend approval as submitted.

Motion passed unanimously.

Tim Bryan, 1854 Pucker St, Construct deck in rear

Tim Bryan presented the application. The applicant proposes to build a deck in the rear of a historic building. A site plan, undated, prepared by the applicant and building photographs were reviewed. The deck will have very limited visibility from Pucker Street.

A motion was made by Mr. Scofield to recommend approval as submitted.

Motion passed unanimously.

Mary Ann Skelton, 5 Pleasant Street, Façade Changes (discussion only)

Mary Ann Skelton presented conceptual plans to modify a window and door, add a dormer, and add a deck. The changes are for an apartment to be created above the garage. The deck was determined to have limited visibility from any streets. Commission comments included that the dormer should be stepped back from the end, that the new windows should be proportional to the other windows and wall space, and that the roof may need to be made less steep in order to install the deck at the second floor level.

No official action was taken. The applicant will return at a later date with a formal application.

Wendy Behrend, 368 Maple St, Approve As-Built Construction of Dwelling

Wendy Behrend presented the application. Mr. Bambara recused himself for this application. The Commission reviewed as-built elevations dated 11/16/15 prepared by Silver Ridge Design and lighting plans. At the meeting, the applicant modified the application. Under the modification outside window sills will be added on west elevation, north elevation and gable end of east elevation and the upper window trim will be extended and wrapped on all windows.

A motion was made by Mr. MacDonald to recommend approval as submitted.

Motion passed unanimously.

Doctors Park Realty, 1252 Waterbury Road, Construct office building (review elevation changes for compliance with approval at last meeting)

The Commission reviewed the modified elevations and found them to be in compliance with the recommendations from the November 18, 2015 meeting.

Minutes

No edits were made to the November 18, 2015 draft minutes.

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

Respectfully submitted, Richard Baker