



Town of Stowe- Historic Preservation Commission

Meeting Minutes – April 2, 2025

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday April 2, 2025, 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, Shap Smith, George Bambara, Tyson Bry, Chris Carey, and Cindy McKechnie

Staff Present: Ryan Morrison

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

Project #: 7564

Owner: 354 South Main Street, LLC

Tax Parcel #: 7A-002.010

Location: 354 South Main St

Project: Demolish the existing commercial building and construct a new 39-unit multifamily residential building with associated site improvements

Zoning: VC10/SHOD

Applicants Nick & Tiffany Donza were in attendance and presented revised elevation plans. M. Macdonald went over the items needed for a formal review, including specific information on the plans such as blown-up measurement details for siding, trim, window surround, etc. N. Donza handed out paper copies of revised plans. Revisions included color changes and ‘flipping the building’ so that the mill side is on the left side. S. Scofield commented that the revised plans appear to address what the HPC has recommended at previous meetings, and they’ve done a nice job of breaking the building up – but would like to see the details that M. Macdonald discussed added to the plans. T. Bry commented that the clapboard siding looks better than the brick siding and asked about the mansard roof materials. N. Donza commented that they tried to introduce the stone siding underneath the windows to give the building a little something extra and it will act as a drip guard. M. Macdonald asked if metal panels are proposed for the upper third floor above the left-hand side of the building? N. Donza confirmed that that is the case, and that it’s a metal siding that’s designed to look like a board and batten siding. T. Donza commented that the stair tower is board and batten and the third floor of the mill side is metal siding.

G. Bambara commented that the 6/6 window patterns on the left side looks good, as do the 6/1 windows on the right side of the building, but would recommend that something else be done with the first and second floor windows on the left side of the building to maintain a more consistent window pattern – perhaps a 6/6 on the second floor and a 6/1 on the first floor. G. Bambara suggested to at least add some muntins to these windows. T. Donza commented that some of the window patterns look too busy. S. Scofield asked if there is any exterior lighting? N. Donza stated that there is some exterior lighting that has remained consistent since their original application submittal.

M. Macdonald asked if they were stuck with the telephone pole at the front? N. Donza responded that they are but it’s not something they want to keep. Currently there is a guide wire that goes over to the public safety building, but they are looking to eliminate that pole. Stowe Electric needs a guard wire to hold the pole. The pole doesn’t have room on it to accommodate the proposed development, so they are introducing the other pole with a guard wire.

C. McKechnie asked about the stone drip guard on the west side that stops halfway. Is this something that you might want to continue all the way across the building? The Applicants confirmed that that could be a possibility. C. McKechnie added that she liked the 2/2 window patterns on the mill side of the building.

N. Donza displayed the lighting plan, which includes six lamp posts with a downward light to illuminate just their area. C. McKechnie would like to see the fixtures themselves replicate more of a village appearance – similar to what is seen along Main Street.

G. Bambara asked if there is a zoning requirement that lights be on timers so they're not on all night? R. Morrison responded that for commercial uses there are timing requirements, as far as when they are supposed to turn off. But that is not the case for residential development. C. Carey commented that he thinks it's more of an energy code issue, and that if it's lighting for an egress, then they have to remain on. R. Morrison asked if there were recessed lights proposed in the entries? N. Donza responded that they may add recessed lighting in the entryways.

M. Macdonald commented that there are some windows with the heating louvers underneath and some without. The Applicant commented that each unit will have air conditioning, which in turn requires this venting. They looked into rooftop units, but they would be very visible from northbound traffic on South Main Street, and fire code for the roof units would require that all of the freon lines have enclosed fire-sealing to each unit, which would be cost prohibitive. They've explored and opted out of other methods of heating/air conditioning (rinnais, window 'units'). The size of the vents have been reduced and they're not ptac units. We went with a separate unit with vents that are two 8" holes (one is an 'air-in', one is an 'air-out') and covered with a 20"x9" louvered panel. When asked, the Applicant commented that there are 4" exhaust fans for the bathrooms on the sides of the building. The Applicant also added that one heating/AC unit should adequately handle an entire apartment. S. Scofield asked if there is a possibility to move the vents in the stone below the windows to a vertical position next to the windows? T. Donza responded that the vents cannot be vertical. N. Donza added that per the landscape plan, a lot of new landscaping will aid in the screening of these vents. There are 39 vents on the building and we've tried our best to keep them to the sides.

M. Macdonald asked about the lack of porches or balconies. The Applicant responded that on the landscape plan there is a door on the east elevation that would lead to an outside space that could be used by the tenants. We've looked at a few balcony options and given the project location and potential for noise, we felt that this is not something that would be valued by the tenants. So we've opted for an outside space that could have some grills and picnic tables.

S. Scofield asked about adding doors in the bedrooms with a Juliet balcony facing the river. Mr. Donza stated that in the summer there are gravel trucks going to and from the town gravel pit all day, which creates noise and dust.

T. Bry commented that the corner boards on the mill side look a little small in comparison to the scale of the building – they should be larger to fit in with the clapboard siding.

S. Smith asked about the height. The Applicant responded that they are below 30 ft, with the exception of the stairwell, which is above 30'.

The Applicant's intend to return with revised plans to a future HPC meeting.

Project #: 7563

Owner: Caleb Hudak & Kelly Sarsen Hudak

Tax Parcel #: 11-098.000

Location: 4612 Mountain Road

Project: Addition of dormer on rear elevation

Zoning: UMR

Doug Viehmann was in attendance and presented the application. The project is to add a dormer to the building's rear to accommodate a new bathroom. The new dormer, at the western end of the home, will be made to match the existing building's siding. The proposal will also change the roof material to standing seam metal roofing for the entire home. Mr. Viehmann explained that the new dormer is located on the original home, and that the lower sections of the home were additions to the home over the years. Mr. Viehmann also added that the new dormer will not be visible from the Rt 108. Chris Carey motioned to recommend approval of the project as presented. The motion was seconded by George Bambara and unanimously approved. The project is a minor.

Project #: 7510

Owner: AGS VT Inc, DBA Stowe Village Market

Tax Parcel #: 7A-021.000

Location: 88 South Main St

Project: Build privacy fence around refrigeration unit on top of store

Zoning: VC-10/SHOD

Ed Lowell attended the meeting via Zoom and presented the application. The project is to add a fence screen to the rooftop mechanical units installed on the market building. This application was first heard at the December 4, 2024 HPC meeting. The fencing will be a solid vinyl fence, colored to match the market building, but with a white trim. It will be welded to the steel base of the mechanical unit, which stands approximately 2-3 feet above the roof. The panels will be 5 ½' or 6' in height, on all sides with the top open. The HPC requested that the applicant return with revised plans that detail the specific height(s) of the fence sections and note the overall length. The application is continued to the April 16th HPC meeting.

Project #: 7575

Owner: Bernadette M Doyle Trustee Kyla Michaud Trustee

Tax Parcel #: 7A-152.000

Location: 94 Park St

Project: Replacing windows and siding on carriage house and siding on main house

Zoning: VC-10/SHOD

Kyla Michaud was in attendance and presented the application. The project is to replace windows on the existing carriage house and siding on both the carriage house and main house. The window replacements consist of energy efficient windows to look the same as the existing windows, with the exception of the witch's window on the side elevation and the front window. The witch's window on the right elevation will be replaced with a slider window, and the front window will be replaced with a taller window set with a fixed center window, flanked on both sides with double hung windows. The existing double hung windows in the gable ends of the front and rear facades will be replaced with casement windows of the same size, but which can be used as egress. Both buildings will be re-sided with matching Hardie board siding. C. McKechnie asked what the uses are in both buildings. Ms. Michaud responded that the main building contains four apartments and

the carriage house has been used as a single-dwelling and will likely continue that way, but the future is still up in the air based on family use. Tyson Bry asked about the need to replace the witch's window, noting his preference for it to stay a witch's window. Ms. Michaud responded that it faces the neighbor's rear yard, is not visible from the street, and doesn't open. The proposed slider window will function better. George Bambara motioned to recommend approval of the project as presented. The motion was seconded by Sam Scofield and unanimously approved. The project is a minor.

M. Macdonald, S. Smith and C. McKechnie all left the meeting.

Project #: 7578

Owner: Joseph & Allison Mueller

Tax Parcel #: 07-347.000

Location: 1357 Stowe Hollow Rd

Project: Garage renovation and renovation of historic house including window replacement and new shingles

Zoning: RR3

Michael Perpall was in attendance and presented the application. The project consists of renovating two attic spaces (east and west) and replacing four double-hung windows on the historic home: two in the east attic and two in the west attic. The existing windows extend below the attic floor level inside. The applicant proposes replacing the windows with shorter double-hung windows and to in-fill the bottom gap with flat trim in an effort to retain the existing window trim. Additionally, the roofing is proposed to be replaced with asphalt shingles. For the existing garage, the project involves converting it to living space with one bedroom, office space and storage on the ground floor and a family room in the upper floor. Mr. Perpall stated that the garage is set on a slab. Exterior renovations include replacement and new windows/doors and the construction of dormers on both sides of the gable roof. S. Scofield commented that he is not fond of the infill trim for the replacement windows on the historic home. The other Commissioners in attendance agreed. The Commissioners commented that they had no issues with the proposed barn renovations. Mr. Perpall agreed to discuss the window issue with the property owners and return to the HPC soon.

Other Business:

None.

Review Meeting Minutes:

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

The meeting adjourned at approximately 6:40 PM.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator