



**Town of Stowe- Historic Preservation Commission**

**Meeting Minutes – August 7, 2024**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday August 7, 2024, 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, Barbara Baraw, George Bambara, and Jennifer Guazzoni

**Staff Present:** Ryan Morrison

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

Project #: 7435

Owner: Bullrock Pharma LLC

Tax Parcel #: 07-312010

Location: 45 Central Dr

Project: Minor amendment to Project #6562 to add exterior mechanical units, an additional door, and altered windows

Zoning: RR1/SHOD

No applicants or representatives were in attendance. The application was not heard.

Project #:7442

Owner: Lisa Hagerty

Tax Parcel #:11-202.010

Location:2850 Mountain Road

Project:Renovation of residential barn

Zoning: UMR

Alex Tolstoi presented the project. Lisa Hagerty was present. The project involves window and siding replacement, burying propane tanks and installing heat pumps. The goal of the window replacements is to achieve a more uniform appearance while incorporating egress windows where necessary. All siding will be matching clapboard. The corrugated roofing will remain. The large window on the barn's rear will be replaced in-kind. Mr. Tolstoi confirmed that the current project does not include the connector between the subject barn and the garage, as shown on the plans. He also confirmed that there are no changes proposed for the adjacent garage. The HPC requested that the applicant return with more specific plans showing what exactly is being replaced, what the replacements will look like, and removing aspects shown on the plan that are not proposed, such as the connector between the barn and the garage. The applicant anticipates returning to the HPC soon with revised plans.

Project #: 7441

Owner: Chalet Life Investments LLC

Tax Parcel #: 7A-026.000

Location: 51 South Main Street

Project: 498 sq ft pre-fabricated structure for office space

Zoning: VC10/SHOD

Graham Kramer and Cheryl Shields presented the project. The project involves the installation of a pre-fabricated office space structure. The structure will be sided entirely with stainless steel sheets. The office space would be for Ms. Shields, who runs Chalet Life on the property. Mr. Kramer acknowledged that parking will be an issue and is working to find a solution to accommodate the requirements of the Stowe Zoning Regulations. With regard to the building, he stated that since it will locate in the rear yard, it won't be visible from Main Street. Once it is assembled onsite it will be upgraded to meet required energy standards, particularly with insulation. M. MacDonald asked if just a simple addition to the primary building was considered to accommodate additional office space while maintaining a similar appearance to the existing historic structure. G. Kramer responded that they prefer a detached structure. G. Bambara stated that one would be able to see the structure in the rear yard from the street. S. Smith stated that the proposed structure's appearance, particularly the exterior finish, doesn't fit in to the overall historic appearance of the village. The HPC recommended that the applicant pursue a structure that more fits in with the historic architecture and appearance of the village. The applicant was encouraged to return at some point with a different plan.

Project #:7443

Owner: Red Carriage House LLC

Tax Parcel #:7A-048.000

Location:112 Main Street #4

Project:Amend Project #7394 to change railing system

Zoning: VC10/SHOD

Kristi Tatro presented the project, which is an after-the-fact railing installation on the front porch. Project #7394 approved a metal bar railing, which was not installed. Rather the hired builder installed a wooden railing with ornate 'sunshine' balusters. Multiple HPC members commented that the railing doesn't fit within the context of the historic building and recommended the applicant return with revised plans for a different railing style. B. Baraw recommended that a railing similar to the existing railing on the front, attached, home be considered. No action was taken on the application and the applicant will return to the HPC with revised plans.

**Other Business:** Stowehof Act 250 Land Use Permit Amendment: The HPC received a copy of the July 31, 2024 letter from Laura Trieschmann, Vermont Division for Historic Preservation. The letter concludes that the proposed demolition of the Stowehof Inn will have an adverse effect, not undue on historic sites provided a condition be included in LUP #5L0400-4.

**Review Meeting Minutes:**

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

The meeting adjourned.

Respectfully submitted,  
Ryan Morrison, Deputy Zoning Administrator