



Town of Stowe- Historic Preservation Commission

Meeting Minutes – June 3, 2026

A meeting of the Stowe Historic Preservation Commission (HPC) was held on Wednesday June 3, 2026, at approximately 5:15 pm. Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

Members Present: McKee Macdonald (Chair), Sam Scofield, Tyson Bry, Barbara Baraw, George Bambara, Cindy McKechnie, Chris Carey, Shapleigh Smith, and Jennifer Guazzoni (virtual)

Staff Present: Kyle Hansen – Deputy Zoning Administrator

The meeting was called to order by McKee Macdonald (chair) at 5:17 pm.

Adjustments to the Agenda:

Kyle Hansen, staff, requested that the printed agenda be adjusted to reflect the following order:

1. Project#: 7818 (50 Highland Ave ADU / Tiny Home)
2. Project#: 7836 (Parker Barn Renovation)
3. Project#: 7852 (Library Lighting)
4. Project#: 7841 (Porch to Mudroom Conversion)
5. Project#: 7775 (127 Mountain Road Duplex)

The HPC unanimously agreed to approve the adjustments to the agenda as presented.

Project #: 7818

Owner: Hunter Grosvenor and Kyle Weatherhogg

Tax Parcel #: 7A-136.000

Location: 50 Highland Ave

Project: 12'x33' Tiny Home / ADU on Wheels

Zoning: VR20/SHOD

Dave Lachtrupp presented this application to the HPC. He is proposing to place a manufactured Tiny Home Accessory Dwelling Unit (ADU), on wheels, on the property located at 50 Highland Avenue. The existing single-family dwelling is 980 square feet, and the proposed ADU is 396 square feet, which meets the ADU dimensional standards. The ADU will also have one (1) new designated parking space, as shown on the provided site plan, and has a proposed height of 13' 2 1/8" as shown on the elevation drawings.

The building will use architectural shingles and will have a black roof with white walls. D. Lachtrupp read through the submitted narrative and material sheet which is included in the application materials, detailing the size and style of clapboards, roofing, overhangs, and other exterior materials. There will be one (1) door, located at the rear of the ADU, three (3) 2 over 2 windows on either side of the building, and one low, wide window at the front facing the road. The cut sheets are included in the application materials and were presented at the meeting.

Cindy McKechnie asked where the ADU will be located on the lot and more broadly, where it will be

visible from. D. Lachtrupp responded that the ADU will only be visible from Highland Ave, and that there is sufficient screening on the site to block the view of the ADU from South Main Street. C. McKechnie asked about utilities on site, to which D. Lachtrupp responded that the parcel has an allocation for Town water and sewer connection, and that power, water, sewer, and internet connection will enter the ADU from underground. AC condensers will be located at the rear of the structure.

Tyson Bry asked if the ADU will be constructed on a slab. D. Lachtrupp responded that it will be on wheels with skirting to cover the gap. The water and sewer pipes will be insulated to prevent them freezing in winter.

After further discussion from the members of the HPC, it was determined that the following documents and plans would be required before the HPC may offer a positive recommendation.

1. The Applicant must provide scaled elevation plans showing skirt boards, corner boards, the apron, location and design of the condenser, and the location and design of any vents larger than four (4") inches, such as vents for bathroom fans, other ventilation, or other utilities.
2. The elevation drawings must also show the trailer hitch, since it was confirmed it will be facing Highland Ave, and how it will be screened by landscaping. The HPC determined that low bushes or other landscaping would be more aesthetically pleasing than installing a fence. Shapleigh Smith suggested the Applicant consider planting Dwarf Alberta Spruces to provide a natural screen.
3. The site plan must address the location of the AC condenser and screening in relation to the ADU. The site plan must also include the roofline.

McKee Macdonald expressed the importance of insulating the pipes between the ground and floor of the trailer to the highest degree because these pipes have been known failure points in the past if they freeze and burst. D. Lachtrupp stated that these pipes will be heated, and that he will look into measures to ensure that the pipes will not freeze in winter – especially since the ADU will be occupied year-round and even include heated floors.

The Applicant will return to the HPC at a later date once these new and revised plans are provided to Planning & Zoning.

Project #: 7836

Owner: Town of Stowe

Tax Parcel: 07-042.000

Location: 258 Weeks Hill Road

Project: Parker Barn Repairs

Zoning: RR2

Chris Jolly, Public Works Staff, presented this application on behalf of the Town of Stowe. The subject building proposed to be repaired is the “Parker Barn” on the Mayo Farm property. The Applicant was asked to return to the HPC after originally presenting plans during the May 20, 2026, meeting.

C. Jolly presented the new scaled drawings and renderings as requested. The roof color and materials are proposed to be galvanized, pre-formed metal with a rusted / coffee color.

Sam Scofield asked why the Applicant would paint the roofing instead of leaving it a galvalume color. This would allow the roof to age more naturally and return to a rusty color similar to what it appears now, without requiring painting the entire roof.

Chris Carey asked if the roof would be standing seam, to which C. Jolly replied in the affirmative. The HPC agreed that this design would be preferable.

S. Smith asked if the existing shingles underneath the current metal roof would remain. C. Jolly replied that no, the entire roof will be replaced, and the shingles will be removed and replaced with a more waterproof base including 30 lb. tar paper underneath the new metal roof. Since the barn is not insulated, there is no need to insulate the roof any further.

Barbara Baraw motioned to approve the plans as presented, with a recommendation that the roof remain a galvalume color rather than be painted. Sam Scofield seconded this motion, which passed unanimously. This project is classified as a minor.

Project #: 7852

Owner: Town Of Stowe

Tax Parcel #: 7A-162.000

Location: 90 Pond St

Project: Replace Outdoor Lighting

Zoning: VC10 / SHOD

C. Jolly presented this application on behalf of the Town of Stowe. This application was submitted after the Applicant presented an informal request to the HPC during the May 20, 2026 meeting. There are currently five (5) brass lantern fixtures hanging from the ceiling of the covered porch walkway at the Stowe Free Library. The hanging lantern immediately above the front door of the library, visible from Pond Street and School Street.

There are two size lights being proposed to replace the other four (4) lanterns and temporary light fixtures installed around the covered porch. One option is a 19" diameter 1" thick flat mounted light, and the other option is the same style disc light, but with a 15" diameter. Since these are proposed to be attached to the ceiling to use the existing mounting points and wiring as the lanterns, no carpentry will be required. Any gaps between the mounted light and ceiling will be filled with silicone to prevent water or insect infiltration.

B. Baraw expressed that the current hanging lanterns are not historically accurate to the building or for other buildings in Stowe. She would rather see the lights be flush with the ceiling. C. Carey stated that either way, these lights will likely not be visible from off the porch itself. The HPC generally liked the concept of the central hanging light remaining, while some members would prefer to see all the lights recessed or flush with the ceiling.

After discussion by the HPC members, M. Macdonald requested that the Applicant install one 15" light as presented, and one recessed 4" wafer light which will emit light in a stronger beam onto the walkway. Once this is complete, the HPC will conduct a site visit and make a formal recommendation at that time based on which lights appear more streamlined, and the quality, amount, and location of light emitted by each light, and then make a formal recommendation.

Project #: 7841
Owner: Julie Rubenstein and Archibald McKinley
Tax Parcel #: 7A-077.000
Location: 406 Maple Street
Project: Converting Portion of Covered Porch to Enclosed Mudroom
Zoning: VR20 / SHOD

The homeowners Julie Rubenstein and Archibald McKinley were present virtually to present their application, which Kim Brown originally presented on May 20th. M. Macdonald explained that during the previous meeting, the HPC requested that the Applicant provide three (3) different window designs for the covered porch to mudroom conversion, for the HPC to make a final formal recommendation.

J. Rubenstein detailed the four (4) designs that Kim Brown mocked up.

Option 1: Two (2) windows, are the same proportions as the windows elsewhere on the dwelling and are visibly narrower than the original proposed windows.

Option 2: Two (2) windows which are narrower and visibly shorter than the existing windows, which allows for more siding to be present along the new wall.

Option 3: Three (3) windows, separated by trim.

Option 4: Three (3) windows, tight together.

George Bambara asked the Applicant which design they preferred, to which J. Rubenstein responded that her preference would be options 1 or 2, since three windows appears to be crowded and detract from the design of the existing porch columns. The HPC discussed the options and settled on Option 1, being the most aesthetically pleasing and least detracting from the design of the dwelling.

C. McKechnie motioned to approve the design as presented, including the window design shown in option 1. C. Carey seconded the motion, which passed unanimously. This project is classified as a minor.

Project #: 7775
Owner: Stevens Family Trust Trustees HB & CD
Tax Parcel #: 7A-132.010
Location: 127 Mountain Rd
Project: Construct A Duplex (re-application Of Previously Approved Project)
Zoning: VC10 / SHOD

Sam Scofield recused himself to present on behalf of the owner, Hal Stevens, who joined the meeting virtually. S. Scofield explained to the HPC that this project is a re-application of a previously approved project at 127 Mountain Road, and that the only modification to the original plans include additional landscaping and plantings to further screen the proposed duplex from view from Mountain Road. Elevation drawings, site plans, and floor plans are all included in the submittal packet, showing the layout of the duplex, the location of parking spots, and the design of

the exterior walls. The lower level will be occupied by one unit, and the upper level occupied by another.

M. Macdonald asked if there were any other changes made to the design, to which S. Scofield replied that there are no other changes proposed. C. McKechnie voiced support of how the building appears nestled into the hillside rather than stuck on the land in a way which towers above the village.

C. Carey motioned to approve the design and re-approval as presented. G. Bambara seconded the motion, which passed unanimously. This project is classified as a major and will require DRB review.

Other Business:

Informal Discussion – Unpermitted Development

In a continuation of the discussion held during the May 20th HPC meeting, the HPC discussed the following items.

M. Macdonald mentioned that in addition to the unpermitted fencing located at 147 School Street, there are now new steps and a handrail. P & Z staff will reach out to the owner to apply for a permit.

M. Macdonald stated that he was made aware that the 51 South Main Street project is up to the Selectboard to determine legal actions to be taken, and that he is willing to provide testimony to the Selectboard if requested.

M. Macdonald stated that he spoke with the Stowe Land Trust Manager to determine how the community and the Land Trust should work with the landowner to clean up the collapsed covered porch at Ricketson Farm. M. Macdonald requested that P & Z staff research other town derelict building ordinances to determine if Stowe may be able to implement similar standards or ordinances in some capacity. B. Baraw suggested looking at Burlington's ordinance.

Review Meeting Minutes:

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

Meeting adjourned at 6:28 PM

Respectfully submitted,
Kyle Hansen, Deputy Zoning Administrator