



ARCHITECTURAL REVIEW COMMITTEE MINUTES

WEDNESDAY, AUGUST 21, 2024 @ 9:00 AM
RUTLAND CITY HALL, UPSTAIRS CONFERENCE ROOM

ATTENDANCE

ARC MEMBERS PRESENT:

Rebecca Mattis, Acting Chair
Ed Bove
Chris Ettori
Aaron Hildebrand

OTHERS PRESENT:

Andrew Strniste, Zoning Administrator
Luke Alexander, Asst. Zoning Administrator

27 WALES ST MEETING:

Kent Belden, (Applicant/Landowner
Representative, 27 Wales St)

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- Members of the Architectural Review Committee convened in the Upstairs Conference Room at Rutland City Hall at 52 Washington Street around 8:50 AM.

[8:58] Acting Chair R. Mattis called the meeting to order.

ADDITIONS & DELETIONS TO THE AGENDA

[8:58] No additions or deletions to the agenda were proposed.

PUBLIC COMMENT

[8:58] No general comments from the public were provided.

NEW BUSINESS – 27 WALES STREET (HISTORIC RUTLAND HERALD BUILDING)

[8:59] The Applicant and Representative of the Landowner, K. Belden, presented the application to the Committee. The project relates to exterior improvements pertaining to the building at 27 Wales Street– the historic Rutland Herald Building. A photograph of the existing building was submitted for review, in addition to an elevation plan of the proposed improvements. The renovations entailed improvements to the front and side windows, including the replacement of the existing glass block border with stucco infill.

Acting Chair R. Mattis opined that the proposed renovation was a big improvement to the building. She informed the Committee that the glass blocks depicted to be removed, were not original to the building. A discussion ensued regarding the Applicant's plan for the removed glass blocks.

Applicant K. Belden advised that the previous phase of window renovations were completed two years prior with a Building Permit, but no Architectural Review Committee review.

Staff Member A. Strniste clarified that in inquiring with legal counsel, review was required, which was a shift in policy upon learning the new information.

Committee Member C. Ettori. inquired if the Applicant intended to paint the exterior of the building. K. Belden confirmed that the exterior paint will be addressed at a later date.

The Applicant K. Belden distributed cut sheets for the proposed windows to the Committee.

Committee Member E. Bove inquired about the building's front entrance. Applicant K. Belden advised that the front entrance would remain the same.

Acting Chair R. Mattis clarified if the Committee had any comments or concerns relating to the application.

Committee Member E. Bove clarified with Staff Member A. Strniste that the Application was exempt from Development Review Board review. Committee Member C. Ettori opined that he would like to see the exterior repainted at a later date; however, did not consider it a condition of approval.

- [9:08] Committee Member E. Bove sought a motion to approve the project as discussed. Committee Member C. Ettori seconded the motion, which was approved unanimously.

OLD BUSINESS

- [9:08] No old business was presented to the Architectural Review Committee.

OTHER BUSINESS

- [9:08] The Applicant K. Belden informally presented elevations regarding the proposed construction of a hotel located on the same parcel as 27 Wales Street to the Architectural Review Committee.

Acting Chair R. Mattis inquired about the proposed parking for the hotel. A discussion regarding the parking for the proposed project ensued.

R. Mattis opined that the architecture conforms with the aesthetic of the Downtown Business District.

Committee Member A. Hildebrand inquired regarding the cladding material for the building's exterior. Applicant K. Belden clarified that the proposed cladding for the building is metal.

A discussion regarding the heating system for the project ensued.

- [9:15] Acting Chair R. Mattis confirmed that there was no other business to be discussed and adjourned the meeting.

ADJOURN

- [9:15] The Committee adjourned.
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Respectfully Submitted by Luke Alexander, Asst. Zoning Administrator