



Architectural Review Committee

Meeting Minutes

Wednesday, January 14, 2026

City Hall, 2nd Floor Conference Room
52 Washington Street, Rutland, VT 05701

Attendance

ARC Members Present:

Ed Clark, Chair
Chris Etori
Sean Adkins
Aaron Hilderbrand
Ed Bove, Rutland City Planning Director and
Zoning Administrator

Staff Members Present:

Luke Alexander, Asst. Zoning Administrator

Applicants Present:

Tammy Landon (16 Cottage St)
Dan Caputo (200 Columbian Ave)

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- I. **Call to Order** - The meeting was called to order at 9:02 AM by Chair Ed Clark.
II. **Additions/Deletions to Agenda** – None.
III. **Public Comment** – None.
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IV. **New Business** – 16 Cottage St. and 200 Columbian Ave.

16 Cottage Street

- The project involves the construction of a “tiny home” in the Downtown Business zoning district.
- The existing accessory structure and proposed principal structure were discussed.
- The proposed design and use of the tiny home were discussed.
- The foundation for the structure was discussed.
- The connection to municipal water and sewer was discussed.
- The proposed landscaping and fencing were discussed.
- The planned front porch for the structure and permitting requirements were discussed.

The ARC moved to recommend approval to the Zoning Administrator of the project as presented 5-0. (See ARC Findings and Decision for specific approvals and conditions)

200 Columbian Avenue

- The project involves an addition onto an existing vacant building in the Gateway Business District – State & West Streets.
- The existing building renovation and addition were discussed.
- The proposed use of the building, as well as the architecture was discussed.

- The exterior siding material and feasibility were discussed.
- The connection with neighboring properties was discussed.
- The current greenbelt parking in front of the property was discussed.
- The potential for curbed street parking in front of the buildings as a traffic calming technique was discussed.
- The permitting process going forward was discussed.
- The previous DRB review requirement, which is no longer required, was explained.

The ARC moved to recommend approval to the Zoning Administrator of the project as presented 5-0. (See ARC Findings and Decision for specific approvals and conditions)

V. Old Business – None.

VI. Other Business – None.

VII. ADJOURN – The meeting was adjourned at 9:24 AM.

Respectfully Submitted by Luke Alexander, Asst. Zoning Administrator