



Architectural Review Committee

Meeting Minutes

Wednesday, May 13, 2026

City Hall, 1st Floor Conference Room
52 Washington Street, Rutland, VT 05701

Attendance

ARC Members Present:

Ed Clark, Chair
Chris Etori
Aaron Hilderbrand
Rebekah Stephens
Ed Bove, Planning Director and Zoning Admin.

Staff Members Present:

Luke Alexander, Asst. Zoning Administrator

Applicants Present:

None

I. **Call to Order** - The meeting was called to order at 10:07 AM by Chair Ed Clark.

II. **Additions/Deletions to Agenda** – None.

III. **Public Comment** – None.

IV. **New Business – 89 State Street**

- The proposed project is a façade modification of the structure at 89 State St.
- Two of the existing windows towards the west side of the building's front will be removed and replaced with a one garage door style window.
- The existing sign and brick base will be removed.
- Landscaping is difficult on the property due to the impervious surface; however, planter boxes may potentially be installed in the future.
- The existing exterior lighting will remain.
- Any new signage will have require a sign permit and review by the Architectural Review Committee.

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

V. **Old Business** – None.

VI. **Other Business** – None.

VII. **ADJOURN** – The meeting was adjourned at 10:12 AM.

Respectfully Submitted by Luke Alexander, Asst. Zoning Administrator