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**Architectural Review Meeting /March 16, 2016
Minutes**

Attendance: Dave Cooper, Ed Clark, Larry Walter, Brennan Duffy and Dave Coppock.

Also Attending: Alan Shelvey, Zoning Administrator.

- I. Call to order 8:33 am.
- II. There were no additions/deletions to the agenda.
- III. There was no public comment.
- IV. 121 West Street, Mark Foley Jr.

Mark presented pictures of the building located at 121 West Street as it exists now and one of the building as proposed without the chimneys. He explained that the store fronts below the shop cornice will remain the same while the building above will be restored to the natural brick with new vinyl windows with bronze tone finish. The windows will be operable and some will be blacked out on the inside while being seamless from the outside. It is believed the original brick is in good condition. There will be 66 windows. Ed Clark recused himself as he has worked on the project.

Dave Cooper moved to approve the application as presented. Dave Coppock seconded. Motion was approved.

38 West Street, Fred Bates.

Mr. Bates said it is the intention to demolish the building at 38 West Street to be replaced with a green space. Currently the building is leased to BROCC who is leaving in April. The costs to renovate the building in order to lease or rent is estimated to be \$100,000, which is more money than the Church can afford. The lot is shared with the building at 6 Court Street. The Church does not want to continue to be a landlord. Plans for the green space include using it for snow removal.

Jeff Freeman, also with Grace Church, gave additional information regarding the history of the property and discussed that maintenance on the building has been done "piece meal."

Dave Coppock said he did a visual inspection of the property and discussed the historical context with Jim Davidson of the Historical Society. He said the building is not consistent, in his opinion, with having any historic value.

Fred discussed the Condition Assessment conducted by Scott Newman of Historic Preservation Consulting and paid for by the Preservation Trust of Vermont. In his opinion, the report only demonstrates that the northeast wall in the cellar is original.

Ed Clark said that he could not support the applicants request without further due diligence. He suggested that the applicant look into obtaining grants to assist in the renovations of the building. Fred said that grants required matching funds and the Church did not have the desire or funds.

Jeff added that at the Church's congregation meeting it was voted to demolish the building. The Church has limited resources and the vote to demolish was unanimous. He said other "historic" buildings in the district have been taken down.

Dave Cooper read aloud from the Historic Preservation report and said he could not support the applicants request without additional information. Ed Clark suggested a tour of the building and Dave Coppock said additional time would allow for alternatives or a compromise.

Brennan Duffy asked if the Church had considered selling the building. There was discussion about the building sharing the lot, not having a driveway or parking without access from the Church parking lot.

Dave Cooper moved to table the discussion until Wednesday, April 6, at 8:30 am in order for the Committee to review the report by the Historic Preservationist and to tour the building on Wednesday, March 30, at 8:30 am. Ed seconded. Motion was approved. Fred will provide Barbara with the pdf of the report to distribute to the Committee.

103 Wales Street, Fred Laramie.

Fred Laramie explained that the applicant would like to install new aluminum storefront windows and remove the large windows. They will infill with vinyl siding as presented in the proposed sketch. The proposed changes will help the room to be more private.

Dave Cooper asked about using curtains as opposed to the "bunker style" windows. Ed said the plan was not attractive and discussed adding vertical elements to break up the horizontal siding. Larry Walter suggested blocking the window from the inside.

Ed moved to approve the application with amendments to the sketch to use some type of trim to create three panels below the windows. Dave Coppock seconded. The sketch was revised and submitted as Site Plan A Revised 3/16/16. Motion

was approved with condition that the work would be completed by August 1, 2016.

V. Old Business.

Dave Cooper discussed his frustration with not having standards with which to critique the applications. Brennan said he would reach out again to Alan Shelvey and Charles Romeo to draft the standards. Dave said he would also follow up with an email.

Dave Coppock asked for additional lead time on applications.

VI. Adjourn.

Dave Cooper moved to adjourn. Dave Coppock seconded. The meeting ended at 9:45 am.

For the Architectural Review Committee
Barbara Spaulding