

Northwest Rutland Revitalization

2018 Walking Tour



15 private homes in this target district have used NWWVT's sustainable homeownership services since 2013.

Since 2013 the following events have taken place in this area: four block parties; four free outdoor movie screenings; three free fall festivals, front porch cleanups held; and a PhotoVoice project completed as part of community building efforts.

Two door-to-door Community Impact Measurement surveys conducted three years apart showed increased rates of neighborhood satisfaction and pride.

- A.** 59 Baxter Street- Renovated Property
- B.** 143 Maple Street - Now non-profit
- C.** 60 Baxter Street - GMP E-home
- D.** 65 Baxter Street - Baxter Street Park
- E.** 128 Library Ave - Renovated Property
- F.** 120 Library Ave - Renovated Property
- G.** 113 Library Ave - Community Green Space
- H.** 117 Park Ave- Renovated Property
- I.** 116 Park Ave- Razed Property/Part of 114

- J.** 114 Park Ave - Renovated Property
- K.** 89 Baxter Street - Northwest Community Garden
- L.** 148 Library Ave - Razed Property
- M.** 39 Pine Street - Renovated Property
- N.** 37 Pine Street - Razed Property - greenspace
- O.** 42 Cleveland Ave - Razed Property - greenspace
- P.** Water Street Park
- Q.** 105 Grove Street - 1st homeowner supported by NWWVT Homeownership Center

A. 59 Baxter Street- Renovated Property

This formerly vacant property was renovated by NWWVT with funds from a VCDP grant. It has been sold to an owner-occupant.



B. 143 Maple Street

Southwestern Vermont Council on Aging purchased this property and has rehabilitated the space into offices- just another example of private investment in Northwest Rutland.

C. 60 Baxter Street- GMP's First eHome

Green Mountain Power's eHome, a retrofitted home that features a heat pump hot water heater, two air source heat pumps, top-to-bottom weatherization, LED lighting and solar panels on the garage.

D. 65 Baxter Street- Baxter Street Park

This park and playground is situated on the plot of a home that burned down in the 1970's and a house razed by NWWVT with funds from a VCDP grant in late 2015. The land was deeded to the city, and the Rutland Recreation and Parks Department held community forums for input on design and then built the park in spring 2016. The Grand Opening was a well-attended celebration in July 2016.



E. 128 Library Ave- Renovated Property

This property was renovated in 2018 by NWWVT with funds from a VCDP grant. It has been sold to an owner-occupant.

F. 120 Library Ave- Renovated Property

This property was renovated by NWWVT with funds from a VCDP grant from December 2015-April 2016. The 3 bedroom, 1.5 bath home was under contract before the renovation was completed. It is owner-occupied by an individual who qualified for a Homeland Grant with NWWVT so that the property will be perpetually affordable.



O. 42 Cleveland Ave- Razed Property

A blighted, vacant property with a burnt out roof was razed by NWWVT in September 2016 with funds from a VCDP grant. It is now a greenspace owned by the City.

P. Water Street Park

NWWVT used NeighborWorks Week funds and their own elbow grease to create a pocket park in this location in 1989.

G. 113 Library Ave- Community Green Space

In January, NWWVT razed the vacant, blighted property that stood on this plot with funds from a VCDP grant. In May, a volunteers installed a fence, and every year since in August through October the space is used for outdoor, walk-in movie screenings and community events, such as a "Fall Festival" complete with pumpkin carving and free donuts.



H-J. 117, 116, 114 Park Ave: Renovated Properties

The U.S. Attorney's office filed suit to forfeit houses because those properties were used to distribute crack and heroin. The October 2016 settlement was made possible by an innovative partnership among the federal government, the City of Rutland, NWWVT, and other private parties. NWWVT has rehabbed 114 and finished 117 in October of 2018. 116 was razed and added to 114 as green space. The properties are owner-occupants with funds from a VCDP grant.

K. 89 Baxter Street - Northwest Community Garden

This is a community garden managed by the Rutland Recreation and Parks Department and owned by Rutland Discount Foods. In 2016, NWWVT supported an intern who held "drop-in" youth education sessions in the garden throughout the summer.



L. 148 Library Ave- Razed Property

A vacant, blighted property was razed by NWWVT on this lot in September 2016 with funds from a VCDP grant. It is owned and maintained by the neighboring plot at 146 Library Ave.

M. 39 Pine Street- Renovated Property

This formerly vacant property was renovation by NWWVT's LaborWorks team with funds from the VCDP grant. It was sold to an owner-occupant.

N. 37 Pine Street

The house that stood on this property was demolished by the City of Rutland in 2013 after it went up for tax sale and received no bids. It was a "blighted drug house" and is now city-owned and maintained green space.

Q. 105 Grove Street

This was the first home bought by a homeowner supported by NeighborWorks of Western Vermont's HomeOwnership Center. The same owner still occupies this property.