



Zionsville Architectural Review Committee - Meeting Minutes

Location: Zionsville Town Hall

Tuesday, February 23rd, 2021

ATTENDEES:

Committee Members Present:

- Todd Rottmann
- Carol Mullet
- Tom Casalini
- Steve Herron
- Steve Freeland
- Mike Billig
- Cara Weber

Committee Members Absent:

- David Rausch

Others Present:

- Wayne DeLong, Town of Zionsville
- Janice Stevanovic, Town of Zionsville
- Roger Kilmer, Town of Zionsville
- John Watkins, Applicant
- Tim Lai, Architect for Applicant
- Eliza Ho, Architect for Applicant

President Todd Rottmann opened the meeting at 8:01 am. A Quorum was present.

Note: This was a virtual meeting.

MEETING AGENDA and MINUTES:

A new agenda was reviewed, and a motion to adopt the agenda was made by Steve Freeland and seconded by Tom Casalini. Motion was approved unanimously.

The February 25th, 2020 meeting minutes were reviewed. A motion to adopt the minutes with a revision to the attendance was made by Cara Weber and seconded by Mike Billig. Motion was approved unanimously.

REPORTS:

The ZARC Financials were reviewed for 2021. \$50k available, with no pending payouts.

OLD BUSINESS:

1. **ZARC Boundaries**
 - No discussion

NEW BUSINESS:

1. **75 North Main Street – COHATCH Zionsville**
 - Applicant introduced a project requesting funds from the ZARC to modify the existing building entrance and porch on the West end to accommodate for the addition of a new ADA ramp, new porch extension, and some window/facade repairs on the North end.



- The Applicant, John Watkins, introduced the business model and elaborated on the history of the existing structure.
- The Applicant's Architects, Tim Lai and Eliza Ho, introduced the modifications to the existing structure as well as the new-construction proposed additions to the structure for the new use.
- The consensus among ZARC committee members on this initial review was that the project is an exciting design that is completely new and unique while respecting much of the existing structure's details and history in the proposed work.
- ZARC members noted only a few items be considered for the next discussion including but not limited to what is noted here:
 - Consider dumpster enclosure relocation/inclusion within the request
 - Exterior lighting to be demonstrated/included within the request
 - Additional consideration of materials used and that longevity/durability/appearance is important to the ZARC
 - Wayfinding / Signage should be considered a little more for appropriate scale and function on the main street and how it works with the Architecture
- President Todd Rottmann finished with a request to see these changes incorporated into a resubmission and a final statement on the ZARC Committee's early appreciation of the design in this first submission.

NEXT MEETING DATE:

The next meeting is scheduled for 8:00am, Tuesday, March 23rd, 2021 and will be held virtually.

ADJOURN:

Early Adjourned: Mike Billig at 8:49am, Steve Herron at 9:05am

With no other new business, a motion to adjourn was made by Carol Mullet at 9:23am, and seconded by Tom Casalini. Motion was approved unanimously.

Respectfully submitted,

Steve Herron, Secretary