

Zionsville Architectural Review Committee minutes of the Feb. 23, 2010 meeting

Members of the Zionsville Architectural Review Committee met at 7:30 a.m. Feb. 23, 2010 in the Fireplace Room at the Zionsville Town Hall.

In attendance were committee members-- Elizabeth Demaree, Betsy Harris, Drew Kogan, David Rausch and Andra Walters as well as committee members-elect Chris Bucher and Eileen Davis. It is anticipated that both will be named to the committee by the Zionsville Town Council at its March 1, 2010 meeting. Terry Jones, Zionsville town planner, attended as did business property owners Kent Claghorn and Phillip Owens. Mr. Claghorn's rehabilitation project has been approved and is in progress. Mr. Owens is a prospective applicant.

Committee chairman David Rausch presided. Elizabeth moved that the agenda be adopted. Andra seconded the motion which carried.

Elizabeth moved that the minutes from the Dec. 8, 2009 meeting be approved. Andra seconded the motion which carried. Drew moved that the minutes from the Jan. 19 meeting be approved. Elizabeth seconded the motion which carried.

Chairman Rausch gave a brief report on applications received in 2009 including Casalini, which is completed; Brummett, which was approved and is in progress, and Claghorn, which was approved and is in progress. All others (Kogan, Lowder, Wright and Owens) were tabled on Dec. 7, 2009 pending further discussion of updated rules and program intent. In cases of projects in progress, Andra brought up the need for regular communication with the property owner, citing the Brummett location as an example. Pending further discussion by the committee, chairman Rausch will in the meantime visit the Brummett location to check on the progress and if rehabilitation is going in the direction approved by the committee.

The Brummett location also brought up brief discussion of signage. Andra stated that signage is a part of how a building looks. She asked if the architectural review committee could have a say in the aesthetics of signage in instances where rehabilitation moneys have been granted. This issue, too, will be discussed at a future date.

Chairman Rausch announced that at its February meeting, the Zionsville Town Council approved the rollover of funds not used by the committee in 2009.

Mr. Claghorn addressed the committee informally, giving a progress report of his rehabilitation project at Claghorn Custom Flooring, 100 N. First Street. Rehabilitation began on the south end of the building with removal of asbestos siding. During this procedure it was discovered that there once was a large plate glass window on the south façade and the reason Mr. Claghorn came to the meeting. He was unsure of how to approach this discovery and so in the meantime his builder completed the west façade --which "looks great," said Mr. Claghorn -- and has moved on to work on the north façade and eventually will work his way around to the front of the building, or east façade. Mr. Claghorn noted that he already was \$3000 over budget and questioned if he could ask for more grant money. Chairman Rausch commented, "the question is well timed and unanswerable" for now. Situations such as this need to be vetted by the committee and in the meantime he and Andra will look at the south façade to offer solutions concerning the window situation.

Town planner Terry Jones noted that Bob Lowder had amended his grant application to include five windows and three doors in addition to the original request for moneys for tuck pointing.

In the interest of time Betsy Harris moved that discussion concerning the Lowder and Wright applications be tabled until a future meeting since neither property owner was at the current meeting. Andra seconded the motion which carried.

Mr. Owens addressed the committee about plans for his building at 100 South Main Street which includes his business, Jewel Box Jewelers. His initial application requests matching funds for a new roof, windows and awnings. Mr. Owens spoke of his willingness to work with the committee in the rehabilitation of this building. Betsy noted the importance of the location of the building with its First Street façade being at one of the main gateways to the Zionsville Business District. He would entertain any ideas, said Mr. Owens. Chairman Rausch noted that this property would benefit from the façade rehabilitation program and vice versa and that perhaps rehabbing could occur in a phasing process. He and another committee member will make a site visit prior to a March meeting.

Concerning the Kogan application, Chairman Rausch said that in Drew's interest and everyone else's that the Zionsville Town Council's legal counsel (Andrew Buroker) was contacted for an opinion on procedure since Drew is seeking funds from a committee on which he sits. And that recusing himself from voting on the matter is simply not enough. Citing Indiana law, the attorney wrote that Drew would have to complete and file a disclosure form and not doing so would be a class D misdemeanor. If he decides to complete the form, he would then need to file it with the Zionsville Architectural Review Committee and get the Town Council's approval of his disclosure and approval to proceed with the grant request. Chairman Rausch gave Drew the disclosure form in early February. Drew said that he had not filled out the form. Chairman Rausch noted the importance of treating this grant application with the same objectivity as any other. He added that this application is also a little awkward in the fact that it was filed at a time when moneys had been granted for what has since been determined as sheer maintenance. Betsy moved that the Kogan grant request be tabled pending completion of the disclosure form and approval by the Town Council. Elizabeth seconded the motion which carried.

In the interest of time, the session ended before items under New Business on the agenda could be discussed. For this reason, a third meeting is scheduled for March (March 2) when the committee will not hear from property owners but focus instead, on topics not discussed under New Business on the Feb. 23 agenda.

There being no further business to discuss at this time, Drew moved that the meeting be adjourned. Elizabeth seconded the motion which carried.

The next three meetings will be held at 7:30 a.m., Tuesday, March 2, 9 and 23, 2010 in the Fireplace Room at the Zionsville Town Hall.

Respectfully submitted,

Betsy Harris, secretary