

Zionsville Architectural Review Committee minutes of the August 24, 2010 meeting

The Zionsville Architectural Review Committee met at 7:30 a.m. August 24, 2010 in the Fireplace Room at the Zionsville Town Hall.

In attendance were committee members Chris Bucher, Eileen Davis, Betsy Harris, Drew Kogan, David Rausch and Andra Walters. Also attending were Terry Jones, Zionsville town planner and Marcia Baker, who represented her father, J. Marion Lowder, a downtown Zionsville commercial property owner and applicant.

Committee chairman David Rausch presided. Eileen moved that the agenda be adopted. Drew seconded the motion which carried. Eileen moved that the minutes from the July 27 meeting be approved. Drew seconded the motion which carried.

Due to a late start on the part of the committee and Mrs. Baker's need to leave for an existing appointment, the Lowder application was discussed briefly. The proposed rehabilitation on the building at 50 S. Main Street includes tuck pointing the south and east sides of the structure, the replacement of six windows and four doors, replacement of shutters and hardware, the addition of window boxes and paint. Projected cost of the project is \$15,077. Mr. Lowder's grant request is \$7,538.50.

The committee questioned the choice of window style as well as choice of building materials for the windows, doors and shutters. When asked about removal of the Colonial trim on the front entrance, Mrs. Baker suggested that it would be considered at a later time. Due in part to the lack of time for discussion, it was the consensus of the committee that the Lowder application be tabled until possibly the September meeting and in the meantime, Dave and Eileen would meet with the Lowder family. Dave noted that it is a great building and his hope is to work with the owner's family to ensure that rehabilitation is within the program guidelines.

Dave reminded the committee that the guidelines are not whims and wishes. "The guidelines are requirements -- not suggestions," he said, adding that perhaps the word "requirement" be used when working with applicants.

Among discussion which followed was the educational component of the committee in working with property owners to take a structure back to its original character as well as the "happy medium" of any improvement vs. no improvement.

Terry announced that the committee has a balance of \$23,906.25 in grant moneys available through the end of 2010.

Dave complimented Chris on the completion of the Façade Grant Program document, calling the graphics delightful. Other than for removing the word "historic" in reference to the Zionsville Village Business District properties on page 4 of the document, the program summary is ready for distribution.

Betsy outlined a marketing plan. She plans to meet with local members of the press, updating them on the program and planting feature story ideas appropriate to their respective newspapers. She will also meet with the commercial property owners who have participated or are participating in the grant program to inform them of the marketing plans regarding their rehabilitations. She anticipates feature articles mid-fall in both *The Indianapolis Star*, Zionsville edition, and the *Zionsville Times Sentinel*. In early November, she would like to offer a walking tour of rehabilitated properties for the electronic media. A similar tour is planned for commercial property owners, Town Council members and business owners. In late fall, she hopes to interest the *Indianapolis Business Journal* in a feature on the project. She stressed the importance of having yard signs at the various rehabilitation projects while under construction, sending news releases to the media with the approval of each grant request and having the Façade Grant Program document available for handout as well as highly visible on the town website.

Betsy also announced the formation of a beautification committee comprised of three Town Council members whose concentration will involve First Street. It excludes the buildings, themselves. She has been invited to attend a meeting of the committee.

There being no further business, Drew moved that the meeting be adjourned at 9:10 a.m.. Chris seconded the motion which carried.

The next regular monthly meeting will be held at 7:30 a.m., Tuesday, Sept. 28, 2010 in the Fireplace Room at the Zionsville Town Hall. Among topics to be discussed are procedural clarifications.

Respectfully submitted,

Betsy Harris, secretary