

## Zionsville Architectural Review Committee minutes of the August 25, 2009 meeting

Members of the Zionsville Architectural Review Committee met at 7:30 a.m. Aug. 25, 2009 in the Zionsville Town Hall.

In attendance were members of the committee -- Elizabeth Demaree, Sharon Grebe, David Rausch and, Don Scott.. Terry Jones, Zionsville town planner, also attended.

Review committee chairman Rausch presided. The meeting agenda was adopted. Minutes from the Aug. 11 meeting were tabled until a future reading.

The focus of the meeting was the review of the Tom Casalini grant application, submitted July 31, 2009. The application was for tuck point and seal (water proofing) on Mr. Casalini's property at 10 ½ N. Main Street (the second floor of the building located at 10 N. Main Street.). The estimated cost of the rehabilitation project was \$8,000; Mr. Casalini's grant request was for \$4,000. Included with the application was a certificate of insurance, sample of the mortar and the proposal of Jack E. Smith, the masonry contractor hired for the job.

In Mr. Smith's proposal he stated: "I will cut out and replace all bad brick. I do further agree to point all open holes in entire upper half of the building. I will then waterproof using Thompson's Clear Seal waterproofing. Mortar mixture will consist of two parts sand and one part natural color masonry mortar. I will furnish sample of mortar to be used."

Committee member Don Scott reported that he had met with Tom Casalini and his mason. "We talked about how he (Smith) was going to approach tucking the joints; he was very knowledgeable," said Don. However, two items came up in their conversation which concerned him. One was the mason's desire to spray a water repellent on the brick after completing the tuck point. When asked why, the mason replied for protection of the brick. With the particular product he planned using, this would require re-spraying every few years. This concerns Don, knowing that if a preservative has to be used, there are better products than Smith's choice. The other issue which was of concern to Don was a comment about painting an area on the back of the building where graffiti had been removed.

The committee discussed at length the water sealant issue including the role of the committee in suggesting other products, the possible parameters put on a grant for using or not using a particular product, even the eventuality of an applicant's possible need to amend a proposal for using a more expensive product than that originally proposed.

The consensus was that an applicant should have the opportunity to amend an application, that products could be suggested and that if an applicant uses a product not necessarily recommended, he is responsible for proving to the committee that his choice will get the job done. It was suggested by the committee that Don have a conversation with the mason, again advising him of other sealants which have worked effectively on other projects.

Committee member Drew Kogan moved that Mr. Casalini's application be approved . The motion was seconded by Elizabeth Demaree.

The status of the Main Street Partners application for a rehabilitation project of its building at 150-170 S. Main Street was discussed. Don reported that his telephone calls to the project architect, Barry Smith, had not been returned. It was suggested he telephone Anita Brummett, co-owner and who had signed the application, to reiterate the committee's need to have certain questions answered before it could be reviewed by the committee. They include defining the entire rehabilitation program, identifying the multi-faceted project as it relates to the guidelines and breaking out the numbers.

In other business, Chairman Rausch questioned what was the committee's document for approval. It was the consensus that in addition to the record of the meeting (the minutes), there needs to be an approval letter which would be sent to the applicant. He asked Don and committee member Andra Walters to work on such a letter.

Town planner Terry Jones said he would contact personnel associated with rehabilitation projects in Crown Point and Crawfordsville to see how they have handled the issue of amending an application.

In light of a project being begun toward the end of a year but actually completed early in the next year, moneys probably would need to be encumbered.. Terry said he would talk to Zionsville Clerk-Treasurer John Yeo to find out how this matter should be addressed.

Concerning the question of whether or not the committee has the right to put constraints on a building owner once a project is completed, it was felt that this is a legal matter and one that should be addressed by the Zionsville Town Council. Terry suggested a meeting between Chairman Rausch and town council president Matt Price to discuss this matter.

A public event to market the rehabilitation program was tabled until Spring, 2010.

There being no further business, the meeting was adjourned. The next meeting will be held at 7:30 a.m., Sept. 8, 2009 in the Fireplace Room of the Zionsville Town Hall.

Respectfully submitted,

Betsy Harris, secretary