

Zionsville Architectural Review Committee minutes of the December 8 meeting

Members of the Zionsville Architectural Review Committee met at 7:30 a.m. Dec. 8, 2009 in the Zionsville Town Hall.

In attendance were members of the committee -- Elizabeth Demaree, Sharon Grebe, Betsy Harris, Drew Kogan, David Rausch and Andra Walters. Terry Jones, Zionsville town planner, also attended as did commercial property owner Kent Claghorn.

Committee chairman David Rausch presided. Drew moved that the meeting agenda be adopted. Elizabeth seconded the motion which carried. Elizabeth moved that the minutes from the Nov. 19 meeting be approved. Andra seconded the motion which carried.

Old business:

Mr. Claghorn along with David and Andra updated the committee on the grant proposal for the property at 100 N. First Street and their findings as a result of the site visit. On this occasion, Andra was able to provide Mr. Claghorn with photographs of similar grain elevators of the same vintage. Note: Two earlier photographs of the actual building circa 1950s are now in Mr. Claghorn's possession giving hints of the original structure.

Andra and Dave gave the committee a detailed architectural review summary of the building. The document is on file in the committee secretary's notebook.

Mr. Claghorn presented the committee with a revised proposal for the building's façade rehabilitation, including a three-phase program with cost estimates.

In Phase 1, rehabilitation primarily centers in the scale/garage area and the front and south sides of the building where existing asbestos siding will be removed and replaced with appropriate siding and insulation. New corrugated siding will be installed in the garage/scale area up to the grain bins. Windows will be removed from the attic area in back of the building and be reused in the front of the building. Caulking and painting will complete the phase. Total cost is \$24,806.00

In Phase 2, the grain bins and elevators will be prepped and painted, corrugated roofing will be installed on the entry roof and on the north side of the building, asbestos siding will be removed and replaced with appropriate siding, insulation and paint. Total cost is \$21,686.00

In Phase 3, the west side of the building will be the focus with a rehab similar to the other phases -- asbestos removal, appropriate siding and insulation, paint. Total cost is \$16,900.00.

Betsy moved that Mr. Claghorn's proposal be accepted in its entirety with phases 1 and 2 for now being specifically charged to the 2009 and 2010 budgets, specifically. Andra seconded the motion which carried. For the record, Andra noted her pleasure of working with Mr. Claghorn and how his rehabilitation reflects the spirit of the program.

Chairman Rausch noted that the Claghorn project exemplifies the need for a so-called master plan for a rehabilitation project. -- “not to create a limitation but an expectation.” This is an issue in need of further discussion.

Dave also clarified the so-called year-end encumbrances involved with funding. The committee was operating under a false belief that these moneys could be impounded at a year’s end for a project while approved, had not been completed. Discussion followed concerning whether or not moneys budgeted but not used could be rolled over to the ensuing year and be dispersed along with the moneys allocated for that year. Elizabeth agreed to discuss this matter with Town Council member Michelle Barrett.

Other business:

It was determined that the Kogan application for a rehabilitation project at 195 W. Main St., was complete and that the next step, a site visit by committee members Dave Rausch and Andra Walters could be scheduled.

Town planner Terry Jones reported that more applications have been received by the Department of Building and Planning. All centered on tuck pointing.

Andra moved that all applications received since the Kogan application be tabled until February. Hopefully by that date the committee will have had the opportunity to meet for the sole purposes of discussing and evaluating the program’s intent. Betsy seconded the motion which carried. Drew offered his home for such a meeting which while a retreat, is open to the public.

With regret, the resignation of committee member Sharon Grebe was accepted.

Items on the agenda -- Program Documentation Updates, including program intent and general administrative rules and the Proposed Committee Assignments for 2010 -- were not discussed because of time constraints.

There being no further business the meeting was adjourned at 9:30 a.m. The next meeting will be held at 5:30 p.m., Tuesday, Jan. 12, 2010 at the residence of committee member Drew Kogan, 395 W. Walnut Street.

Respectfully submitted,

Betsy Harris