

## **Zionsville Architectural Review Committee minutes of the Jan. 19, 2010 meeting**

Members of the Zionsville Architectural Review Committee met at 5:30 p.m. Jan. 19, 2010 in the home of committee member Drew Kogan, 395 W. Walnut Street.

In attendance were members of the committee -- Betsy Harris, Drew Kogan, David Rausch and Andra Walters. Terry Jones, Zionsville town planner, also attended.

Committee chairman David Rausch presided.

The primary focus of the meeting was to review and assess this one-year-old grant program established by the Zionsville Town Council for the purpose of rehabilitating the facades of commercial buildings in the Zionsville Business District and contiguous commercial buildings in the downtown area.

Referring to the minutes of the Jan. 26, 2009 meeting, Dave reviewed with attendees the program's intent -- significant renovation and not just maintenance. This was reiterated in the letter to property owners on July 15, 2009 which stated: "Eligibility for the program should meet three criteria: 1) the property must be in or contiguous to the Zionsville Village Business District. 2) the rehabilitation must be visible from a public way. 3) the rehabilitation project must contribute to the enhancement and character of the building as well as the Town of Zionsville Business District. Another document involving intent and application and dated July 15, 2009 further stated the intent as promoting the rehabilitation of the facades of buildings in the ZBD to maintain and enhance their architectural contribution to the character of the business district.

This incentive program is clearly not intended as a maintenance only program unless routine maintenance such as tuck pointing and even painting is part of a larger, rehabilitation project.

In spite of the stated intent of the program, the bulk of applications received in 2009 were projects involving tuck pointing and sealing.

It is the consensus of the committee that a major reason for this phenomena is the \$10,000 cap in grant money available to applicants. This amount coupled with the building owner's matching moneys does not add up to significant rehabilitation. Thus, the committee is removing the \$10,000 cap it will award in 2010.

Again the committee will be allotted \$50,000 from the Zionsville Town Council to run the program in 2010. The committee is seeking rollover funds (comprised of unspent moneys allocated in 2009) from the Town Council at its Feb. 1, 2010 meeting. This amount added to the 2010 allocation will allow the committee to award grants for more significant rehabilitation.

Concerning process, the committee is generally proud of the program it put in place -- building it from the from the ground up. Other than occasional tweaking, the application and review components are working.

Attendees discussed the need for a marketing plan in order to build awareness and educate the public and more specifically, commercial property owners, of this grant program for façade rehabilitation. In addition, there was discussion of the possibility of the committee, itself, incubating some projects.

Other discussion included a desire of the committee to have more involvement in all design review as it relates to rehabs or in-fill within the business district.

The two vacancies on the committee were noted. Two possible candidates are Zionsville architect/resident Eileen Davis and Main Street resident/photographer Chris Bucher. Mr. Bucher is in-coming president of the Zionsville Village Residents Association. They will be contacted before the February meeting to determine their interest and availability.

The meeting was adjourned at 8:30 p.m. The next meeting will be held at 7:30 a.m., Tuesday, Feb. 9, 2010 in the Fireplace Room at the Zionsville Town Hall.

Respectfully submitted,

Betsy Harris