

Zionsville Architectural Review Committee minutes of the Nov. 10, 2009 meeting

Members of the Zionsville Architectural Review Committee met at 7:30 a.m. Nov. 10, 2009 in the Zionsville Town Hall.

In attendance were members of the committee -- Elizabeth Demaree, 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. Elizabeth moved that the meeting agenda be adopted. Andra seconded the motion which carried. Drew moved that the minutes from the Oct. 27 meeting be approved. Andra seconded the motion which carried.

While Mr. Claghorn's application for a façade rehabilitation grant on his property at 100 N. First St. is incomplete, the committee nonetheless talked with him about his proposed project. In his application of November 11, 2009, Mr. Claghorn estimated the rehabilitation project at \$19,872 with a grant request of \$9,936. The figure is based on a job estimate from contractor Mitch Young. In his estimate, Mr. Young described the work as "will remove all old siding, install new steel barn siding. (Mr. Young indicated this would be on the rear and north sides of the building but in Mr. Claghorn's conversation and drawings, this appears to be in actuality the front and south sides of the building.) All lights and signage will be removed and re-installed. House wrap will be installed prior to new metal.." He would also remove and dispose of old asbestos siding for a total of \$19,871.99.

Mr. Claghorn indicated that this project would be the first phase of a larger rehabilitation. The committee asked that he provide figures for the total rehabilitation. Mr. Claghorn said that he would like to get started on the project as soon as possible. Chairman Rausch asked committee members Drew Kogan and Sharon Grebe to ensure the application's completeness as soon as possible. He asked Andra to accompany him for another site visit and conversation with Mr. Claghorn to explore all of the possibilities for the façade rehabilitation of this building, including choice of materials and features, such as windows. They hope to arrange a meeting prior to the committee's next meeting.

Old Business:

The Casalini/Elliott rehabilitation project has been completed. In a motion by Andra and seconded by Drew, it was recommended that the moneys granted for the tuck-pointing on the properties at 10 N. Main St. be paid. The motion carried. Both Mr. Casalini and Mr. Elliot will receive checks for \$3750 each for a total of \$7500. The cost of the project was \$15,000 which excludes the cost of a sealant. Each will also receive a letter (under revision by Andra) advising them of the approval and a forthcoming check for the grant.

The status of work involving the Brummett (Main Street Partners) rehabilitation project will be checked by Andra and David prior to the next meeting. Contracts and documentation also associated with the project needs completion.

David Brown, who had indicated his intention to file a grant application, has decided not to move forward with the proposal.

Drew Kogan, who had indicated intent to file a grant application, was not ready to do so prior to the meeting.

Contracts for uncompleted projects approved in 2009 need to be in place and properly documented by the year's end in order for moneys to be encumbered for payment in 2010.

New Business:

The map, which the committee is using to define eligible commercial properties for potential rehabilitation, needed to be amended in order to include the possible Claghorn project. Betsy Harris moved that the map be expanded to include the Claghorn location at 100 N. First St. because it had previously been deemed a commercial-use property and is adjacent to the Zionsville Business District. Elizabeth seconded the motion which carried.

Other:

It was with regret that the committee received the resignation of committee member and architect Don Scott who is moving to northern Indiana. Don's devotion to the façade rehabilitation program and his expertise were valued greatly. Possible replacements for the committee vacancy were discussed briefly. Suggestions included Zionsville architects Brent Davis or Eileen Davis.

It was suggested that because committee members have difficulty in opening each other's computer-generated documents that all printed materials go through Janice Stevanovic --

@zionsville-in. -- who is secretary in the Department of Planning in Building. She will then email the materials to committee members.

There being no further business, Elizabeth moved and Drew seconded that the meeting be adjourned. Because of the Thanksgiving holiday, the next meeting has been moved to 7:30 a.m., Thursday, Nov. 19, 2009, in the Fireplace Room of the Zionsville Town Hall.

Respectfully submitted,

Betsy Harris