

Zionsville Architectural Review Committee

minutes of the September 8, 2009 meeting

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

In attendance were members of the committee -- Elizabeth Demaree, Sharon Grebe, David Rausch, Don Scott and Andra Walters. Terry Jones, Zionsville town planner, also attended as did commercial property owners, Tom Casalini and Jack Brummett.

Review committee chairman Rausch presided. The meeting agenda was adopted. Minutes of Aug. 11 were accepted as written.

Opening the meeting, David commended the committee which has gone from ground zero in conceiving a downtown Zionsville façade rehabilitation program authorized by the Zionsville Town Council and having it in place in just six months. That is not to say that there haven't been a lump or two along the way, he said. "Metaphorically speaking we're not the police; we're roadside assistants." He spoke of the importance of the committee having "the tools in the trunk" in order to carry out the spirit of the grant program in a healthy process enjoyable for both applicants and committee members.

Among bases covered thus far are defining eligibility and determining what constitutes a complete application. "The application, itself, is important; it is going to be the basis on which the decision is made to move forward." He noted the assignment of Drew and Sharon as the clearing house to determine the completeness of an application. Since revision of the original application, more of a responsibility is going to be placed on the property owners, that they are aware of the committee's building guidelines and how their proposed projects meet that criteria. Committee members Don and Andra have been appointed to review the conformance with the guidelines and look at the projects in more specifics.

Andra Walters noted for the record that when talking about so-called "roadside assistance," she wanted to clarify that the committee is also providing an educational opportunity for applicants. She spoke of a larger mission, looking at how the individual projects affect the enhancement of the village business district as a whole.

The floor was then turned over to two grant applicants who gave presentations of their projects.

Tom Casalini addressed the committee about his proposed rehabilitation project which had been discussed informally by the committee at the Aug. 25, 2009 where Mr. Casalini was not present. At that time it was stated that in Mr. Casalini's grant application, submitted July 31, 2009, his plans were to tuck point and seal (water proof) his 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."

Addressing the committee, Mr. Casalini described the project as "very simple tuck pointing top to bottom and on all four sides." He said that about 20 bricks needed to be replaced. Replacements would come from his contractor's collection of old brick. The structure would then be sealed top-to-bottom. When asked about the intent of the owner of the first floor of the building, Mr. Casalini said that over the course of nearly 30 years, they (he and Charles Elliott of Naples, FL) had come to a good working relationship. He mentioned his intent in the next 24 months of doing further rehabilitation on the front of the building as well as work on the back where graffiti had been painted and revision of the parking lot.

Chairman Rausch had two questions and a comment for the applicant. He noted that a sealant can keep moisture in a building rather than the hope that it would act as a retardant. He asked if there might be a site visit by committee members Don and Andra and a conversation with the contractor, Mr. Smith. He asked if first floor owner Charles Elliott would be submitting an identical grant application as well. The implication was that Mr. Elliott would.

Jack Brummett of Main Street Partners then addressed the committee concerning the grant application submitted Aug. 10, 2009 and signed by Anita Brummett. The rehabilitation concerned work on the Brummetts' property at 150-170 south Main Street which included tuck pointing and repair of brick; low-pressure power wash and painting the brick in a more historically sensitive color; installation of a new membrane roof and new flashing to existing parapets; new gutters at low slide; replacement of awnings at front of the building. Total cost of the rehabilitation was estimated at \$92,000; the grant request was for \$10,000.

Mr. Brummett said that he was relying heavily on the expertise of architect Barry Smith, a tenant of the building and who would serve as construction manager for the project. Concerning such questions as paint color, he was happy to comply with whatever the committee felt appropriate. He spoke of wanting to be sensitive to the town's wishes.

Chairman Rausch advised Mr. Brummett of the committee's need for a cost breakdown of the facets of the rehabilitation project, including those which apply to the building guidelines (which would not include the membrane roof.) He also spoke of the need for a site visit by Don and Andra before review and possible approval could commence. Chairman Rausch added that there was a certain timeliness for fulfilling the committee's requests since Main Street Partners had indicated an urgency to begin rehabilitation.

The committee also discussed that in all projects, the committee must have

decision-making approval over all facets, including those which our grant money does not cover. This is to ensure that the overall rehabilitation be appropriate. There was also the sentiment that as a time-saver, a cost breakdown should be a mandatory part of the initial application.

There being no further business, the meeting was adjourned. The next meeting will be held at 7:30 a.m., Sept. 22, 2009 in the Fireplace Room of the Zionsville Town Hall.

Respectfully submitted,

Betsy Harris, secretary