

Zionsville Architectural Review Committee

minutes of the September 22, 2009 meeting

Members of the Zionsville Architectural Review Committee met at 7:30 a.m. Sept. 22, 2009 in the Zionsville Town Hall.

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

Review committee chairman Rausch presided. The meeting agenda was adopted. Minutes from the Aug. 25 and Sept. 8 meetings were tape-recorded in the absence of the secretary and have not yet been transcribed.

Previous applicants were discussed, including Tom Cassalini and Main Street Partners. Tuckpoint is proceeding on the building owned in part by Cassalini. There is some question over the sealing product. It is felt that this is neither an overly complicated or onerous issue and can be solved in informal discussion with the property owner.

Regarding Main Street Partners, it is felt that the committee does not have enough information to have discussion about the application. There are multiple layers to the proposed rehabilitation of Main Street's building which is occupied by Cobblestone Grill, among others. Andra Walters suggested identifying the facet which would make the biggest impact on the building and granting funds for that as long as it is qualified work within the committee's guidelines.

Walters noted having access to historic photos of the building which show it was not painted until a later renovation when the structure was painted white. Having the opportunity to share the photos with the property owner is an opportunity to educate and a way of segueing into paint color with the owner. She offered colleagues at Historic Landmarks Foundation of Indiana as a resource in regard to appropriate color schemes for the paint job in which Main Street Partners has indicated interest.

It was also noted that the project's architect, Barry Smith, did not provide committee member Don Scott with materials promised in time for the Sept. 22 meeting.

The committee discussed the overall need for the creation of two formal documents each a letter -- one for the acceptance of a project and the other, a rejection -- which would be sent to a property owner following the review of his/her grant application.

Kent Claghorn addressed the committee informally about his desire to improve the façade of his building at 100 N. First Street. It was originally a grain elevator. He spoke of its asbestos siding which he hopes to cover with vertical wooden cladding which would be similar to the original. He mentioned paint and windows in need of repair. Discussion

between Claghorn and committee members included the possibility of removing the asbestos rather than covering it up. It was the consensus of the committee following the informal discussion that conversations such as these are beneficial for better understanding the scope of a project and its possible solutions before it is brought to the committee in the form of an application.

Terry Jones reported on having telephone discussions with people involved in façade rehabilitation projects in Crawfordsville and Crown Point. The Crawfordsville program has since expired. Neither had issues regarding whether or not applicants could come back to the committees for another grant within a specific time frame.

Jones said that both cities have historic districts with review boards, which set them apart from Zionsville's program. Each also had the ability to grant an applicant considerably more money. Crown Point, for example, can grant up to \$100,000.

There being no further business the meeting was adjourned.

The next meetings will be held at 7:30 a.m. Oct. 13 and 27, 2009 in the Fireplace Room at the Zionsville Town Hall.

Respectfully submitted,

Betsy Harris, secretary