

**NASHVILLE DEVELOPMENT  
REVIEW COMMISSION MEETING  
TUESDAY, OCTOBER 19, 2010**

**Commission members present:** President Suzannah Zody, Vice-President Brenda Young, Member Anna Cassiday, Member Tess Kean (arrived at 6:03pm), Member Richard Kelley, Member Connie Percifield and Member Rosemary Saurer. **Commission member not present:** Member Geoff Thompson. Also in attendance – Chief Administrator Phyllis Carr and Indiana Landmarks Representative Laura Renwick.

**REGULAR COMMISSION BUSINESS**

1) **CALL TO ORDER:** The meeting was called to order by President Zody at 6:02pm.

2) **ROLL CALL:** The roll was called by Chief Administrator Carr.

**3) APPROVAL OF THE MINUTES**

Vice-President Young made a motion to approve the minutes from the September 21, 2010 meeting and the October 6, 2010 meeting as presented. Member Cassiday seconded the motion. All were unanimously in favor.

**4) SIGN PERMIT APPLICATIONS**

**A. HANDMADE IN BROWN COUNTY – DOCKET #10-66**

Susan Showalter was present to represent her sign application. Ms. Showalter described her signs as having a black background with a photograph in the middle that is a fall scene with fall colors and the lettering will be orange and cream. Indiana Landmarks Representative Renwick asked where the signs would be located. Ms. Showalter explained she will put them in the windows of the shop and she will put one side in the front window facing out into the complex and the other sign will hang in the back on the wall facing out to the back alley. Member Kelley asked if both the signs would be the same. Ms. Showalter advised both signs would be the same except the one in the back would be smaller.

Town Superintendent Bush has approved the dimensions of the signs. Vice-President Young commented that since the larger sign cannot be seen from the street it would not count toward the signage square footage allotment. President Zody asked which part of the sign is wood. Ms. Showalter explained the sign would have a wooden frame around the vinyl sign. The photograph on the sign will be glossy. Indiana Landmarks Representative Renwick asked about lighting on the signs. Ms. Showalter said there would not be lighting on the signs.

Member Kelley made a motion to approve the sign application for Docket #10-66, Handmade in Brown County, based on the following guidelines: Si-2, Si-6, Si-7 and Si-11. Vice-President Young seconded the motion. All were unanimously in favor.

Member Kelley would like clarification of the guidelines regarding signs being visible to the public and the road versus an inside courtyard with a series of shops. If a sign is in a courtyard does it count as a sign? Vice-President Young understands that according to Planning and Zoning a sign permit is not required if a sign is on private property and inside an area and not visible from the public right-of-way. Member Kelley questions that definition. Vice-President Young and President Zody suggested asking Celeste Kirlin of Planning and Zoning to meet with the Commission to talk about this issue and possible other issues.

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**5) CERTIFICATE OF APPROPRIATENESS APPLICATION**

**A. STEVE ALEXANDER – BLUE ELK CROSSING – DOCKET #8-45**

Steve Alexander was not present for the meeting and President Zody advised he was placed on the agenda in case he did attend the meeting. She reported Mr. Alexander is to be meeting with Town Superintendent Bush and Vice-President Young to go through a check list to make sure they have everything needed to proceed.

President Zody asked if the sketches before them are the most current sketches as she does not believe they are. Member Saurer agreed the sketches are not the most current. President Zody asked Town Superintendent Bush and Vice-President Young to obtain the most current sketches with the recommendations the Development Review Commission discussed with Mr. Alexander last year.

**6) DEMOLITION PERMIT APPLICATION**

**A. MICHAEL THOMPSON – OLD BROWN COUNTY JAIL – 30 & 39 OLD SCHOOL WAY  
DOCKET #10-68**

Michael Thompson was present to represent the County regarding the demolition of the old jail. Vice-President Young reported according to the ordinances, a Certificate of Appropriateness has to be issued to the County from the Development Review Commission in order for them to get their Improvement Location Permit from Planning and Zoning if they need to proceed with demolition before the 45 day waiting period. Chief Administrator Carr presented copies of the COA for the Commission to review. Vice-President Young noted the Commission does have the original demolition permit request dated 9-27-10 which means the demolition date of 11-06-10 will fall within the 45 days allowed for review as stated in the ordinance.

President Zody opened up the meeting for questions from the Commission. Member Kelley asked if they will be reviewing the demolition guidelines for the Certificate of Appropriateness. Vice-President Young reported they will be using the demolition guidelines and noted their packets include Ordinance 2005-08 which is the Town's ordinance that governs demolition. She advised this is considered an historic building because a portion or a part thereof was built before 1941. The house was constructed in the early 1900's. Indiana Landmarks Representative Renwick commented that the house appears to be architecturally worthy of trying to explore some options for preservation.

Member Kelley asked Mr. Thompson if there has been any thought to a demolition of only part of the building and move the rest of the building or preserving it. Mr. Thompson advised there was a report done in the spring that explained the house is in such a poor run down condition that the Commissioners did not plan on salvaging any part of the house and the house also has a direct attachment to the jail. Discussion.

President Zody asked what the plans for the property are if the buildings were leveled. Mr. Thompson reported Mr. Miller and Mr. Hardin have drawn some pretty elaborate structure plans in conjunction with the Historical Society, but the Commissioners have not signed off on those plans. Mr. Thompson noted the current plans will be for the area to be an open space with grass. Due to the lateness in the year for this project, it will not be seeded until next year per the contract. Mr. Thompson spoke about the need for long range planning regarding the courthouse and consolidation of office space.

Member Kelley asked if plans could be created that include the old house. Mr. Thompson said he is sure the architects could create such plans, but the Commissioners haven't expressed an interest in keeping the house due to its poor condition. Discussion regarding the possibility of salvaging of the house.

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Indiana Landmarks Representative Renwick asked how the construction traffic will flow. Mr. Thompson explained the construction traffic will be staged in the parking lot and they will be fencing off the Van Buren Street side as well as part of the courthouse lawn. The contractor believes it will not take the full 45 days to complete the demolition barring any major weather events.

Vice-President Young asked if there will be any architectural features or building materials that will be salvaged or reused. Mr. Thompson is not aware of anything being preserved, however they have had people asking for the jail cells and anything else salvageable such as metal will go to the contractor. Vice-President Young read from the guidelines that the building be documented so those pictures and/or video are given to the Historical Society. Mr. Thompson agreed documentation is an important part of the demolition.

Member Saurer is interested in seeing that the façade be preserved and she is not sure how that should be done, but she believes this to be a part of the "old" Nashville. Indiana Landmarks Representative Renwick asked if there is a specific circumstance driving to get the buildings demolished. Mr. Thompson described the condition of the buildings and this is why the Commissioners had a study done to evaluate whether it was worth remodeling or better to demolish and plan for the future. Member Kelley said he feels the same way about the old jail, but feels that the house should stay as an historic preservation. Mr. Thompson advised the County has a contract with a company to demolish the property and the contractor plans to start on the morning of November 2, 2010. Discussion.

Vice-President Young stated the demolition ordinance allows for a review by the Development Review Commission and after 45 days from the time of application the demolition can go forward. President Zody asked where they go from here and if the Commission can have any positive impact prior to the scheduled demolition such as salvaging the frontage or the house itself. Vice-President Young noted the 45 days will be up November 9<sup>th</sup> or 10<sup>th</sup> so the Town Council could shorten the 45 day waiting period or waive it in the event the subject property deems hazardous to the public health, safety and welfare. Member Saurer commented that she believes the Commission is in agreement that the back part holds no value but the old house does historically. Discussion.

Member Saurer made a motion, in regard to application for demolition permit Docket #10-68DP, that the old house connected with the old jail has historic value to Nashville village and it would be valuable for Nashville and its appeal to preserve the old house. Member Kelley seconded the motion. President Zody noted if the motion passes she will present this motion to the Town Council. The motion passed 6-1 with Vice-President Young voting against the motion. She clarified that the County had already signed a contract to demolish the entire building on November 7, 2010. Vice-President Young did not feel that leaving a three sided structure was the best choice for the community.

Member Saurer made a motion that in the event the Town Council rules that the old house should be destroyed, she moved that thorough documentation of the old house be made. Member Cassiday seconded the motion. All were unanimously in favor. President Zody will bring these motions to the Town Council at their meeting on Thursday, October 21, 2010.

### **7) CERTIFICATE OF APPROPRIATENESS APPLICATION**

#### **A. JOHN AND ANN THICKSTON – 40 N. VAN BUREN STREET – DOCKET #10-67**

President Zody advised this COA is to paint the exterior, re-roof the building and new windows. She reported the building's owners have given written permission for Connie Percifield to speak on their behalf therefore she will not be a voting member of the Commission on this application.

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President Zody opened up the meeting for questions regarding the application. Member Saurer asked what they meant by replacing the windows. Mrs. Percifield advised the current windows are not tempered glass and they will be replaced but she is not sure with the exact type of windows. She explained the building has fallen into disrepair over the years and she contacted the owner for his inspection. Mr. Thickston wants to do a total renovation: new roof, replacing the interior floors, replacing the windows and repainting the exterior. If the Commission has recommendations as to the materials for the windows Mrs. Percifield will give the information to the owners. President Zody noted the guidelines would suggest wooden windows and Indiana Landmarks Representative Renwick commented that the configuration of the window should stay the same as well.

Member Saurer asked about the new roof. Mrs. Percifield advised the roof would have dimensional brown asphalt shingles. Member Kelley asked to see the building's paint samples. Mrs. Percifield presented color samples for the Commission's review. She explained the front and back doors will be a plum color and the body of the building (not the stone) would be a sage with a lighter sage trim. Mrs. Percifield advised she chose lighter colors than the surrounding buildings as this building sits back a bit from the other buildings.

Vice-President Young made a motion to approve the Certificate of Appropriateness application for Docket #10-67 based on the painting guidelines: P1, P3 and P5, based on the reroofing guidelines: R1 and R2 and based on the windows guidelines: W2, W6 and also the window material be wood. Member Cassiday seconded the motion. All were unanimously in favor of the motion.

### **8) ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION**

President Zody spoke about the Family Fun Center and she was under the impression there was something in the paperwork stating the excavating company was obligated to putting the area back in the same condition. She has not see this in writing so the Commission cannot assume this will be done and asked the members to review the warranty deed with a covenant attached prior to next month's meeting.

President Zody reported she has visited Mr. Fulford's ice machine and she feels that it is still a work in progress but for the most part he is in compliance. He has put up the wood siding, the stone cladding is installed and the porch is on. She noted he has temporary signage. Member Kelley has also seen the building and agrees the changes to the trailer look good.

President Zody advised she has given copies to the Commission members of the letter she sent to the Town Council addressing the three issues of concerns. The first issue is the demolition ordinance and President Zody read this portion of the letter to the Commission. She is asking the Council to meet with the DRC in a special meeting to discuss this ordinance. The second issue is requesting the new guidelines for canopies and awnings and the third issue is to approve the revision of the in-house staff approvals which concern existing signage. President Zody confirmed she would attend the Town Council meeting on Thursday, October 21, 2010 to address these issues with the Council.

### **9) REPORT FROM TOWN ADMINISTRATION**

Chief Administrator Carr advised one sign application was approved in-house for Our Brown County doing business as Singing Pines Project, Inc.

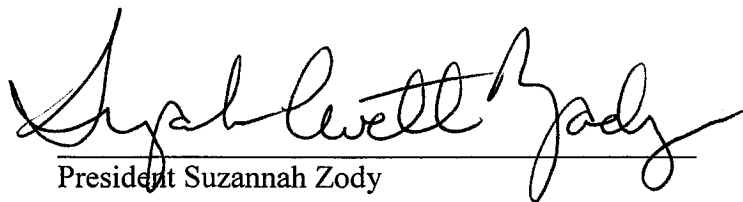
Indiana Landmarks Representative Renwick asked about the status of the application for the pavilion. President Zody advised a Technical Review Committee meeting was held last week on this project and is slated for the November DRC meeting. Vice-President Young clarified that the County would have

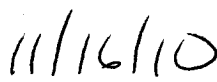
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to apply for the demolition permit as they are going to tear down the gazebo. Jenni Johnson is the person applying for the pavilion for the County. President Zody noted anyone wishing to use the new pavilion would have to have it approved through the auditor's office just as is done with the gazebo now.

**ADJOURNMENT**

Member Kelley made a motion to adjourn the meeting. Vice-President Young seconded the motion. All were unanimously in favor. President Zody adjourned the meeting at 7:36pm.

  
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President Suzannah Zody

  
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Date