



# CORNERSTONE COMMENTATOR

A Membership Newsletter of the Cornerstone Society, Inc.

December 2014

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## IT'S TIME TO PARTY!

The Cornerstone Christmas Party is a popular Madison tradition. Join us Saturday, December 13th at the 301 West Street Art Center on the corner of 2nd and West Streets, downtown Madison. The fun begins at 7 p.m. All members are encouraged to attend and renew your annual membership at the same time. Invite guests (non members are \$15). It's always a great time to catch up with friends, and meet interesting new people who have moved to town.

In addition to the great art work and and interesting architecture of this former feed mill, there will be plenty to eat and drink.

New this year, board member Ron Zmyslo is bringing live jazz to the party with his band, **Zercussion**. And to compliment the holiday spirits, Sweet P's will provide hors d'oeuvres.

**It should be a great party! Don't miss it!**

## A GREAT SAVE

There once was a small, abandoned house on upper East Street. Built in the 1840s, it was made of stone and had sat forlorn for at least twenty years. Then, about three years ago, a new owner came along with ambitions to make it livable. But this year it was in trouble. After first denying a certificate to demolish the building, the Historic District Board of Review became convinced, on financial grounds, that the building could not be saved and granted it. Some Cornerstone members disagreed, but demolition was imminent. Jan Vetrhus and Camille Fife talked to the owner, Luke Burris and asked him to give them two weeks to raise funds to buy the property. He agreed. They contacted Indiana Landmarks endangered properties fund. In the meantime, Cornerstone board member Ron Roaks became involved, and in turn spoke to John Nyberg. Ron and John worked hard on a proposed floor plan to submit to the Indiana Landmarks committee. But the Cornerstone board just couldn't find a way to make it work, given the short time table.

In the meantime, John and his wife Kim began thinking about the little stone house. As John tells it: "We had seen the house from afar for many years. We wanted to save it." John and Kim are long-term hands-on preservationists. They got loans from their families and applied to the new PACE program for a grant to repair/restore the roof. Cornerstone enthusiastically endorsed their application and it was successful. John and Kim were able to work with the owner to take over the property. They plan, long-term to create a charming, single-family residence out of the little stone house. It will continue to be a fascinating, rare and valued part of our local landscape for a long time....thanks to the Nybers and to all!

## PRESIDENT'S CORNER



We all get caught up in complaining about things that are wrong in our community. But Cornerstone members don't just whine, they do something about it. While everyone was complaining about vinyl siding and replacement windows, Cornerstone led the effort to develop Design Guidelines for property owners. When people were upset that the city had not funded the Office of Historic Preservation, Cornerstone members wrote letters and made phone calls to keep the position. This tradition continues.

Instead of whining that realtors don't know how to market the historic district, Cornerstone has joined the Realtors Association. Instead of whining that organizations don't work together to accomplish more, Cornerstone has partnered with Main Street, JCHS, HMI and the City of Madison to offer "Preservation on a Shoestring" workshops throughout the year. Rather than whining that educators don't encourage students to value local history, Cornerstone led the effort to develop STEAMpower, a state Bicentennial legacy project that included a trolley tour for teachers of downtown. Instead of whining that too many buildings are being demolished by neglect, Cornerstone is working to help the owners or to find buyers who will be able to rehab the properties. There is always more to do!

But, we are encouraging everyone to STOP WHINING! There are plenty of challenges facing historic buildings in Jefferson County, but Cornerstone is rolling up our sleeves and getting to work. Join us in making a positive difference in 2015!

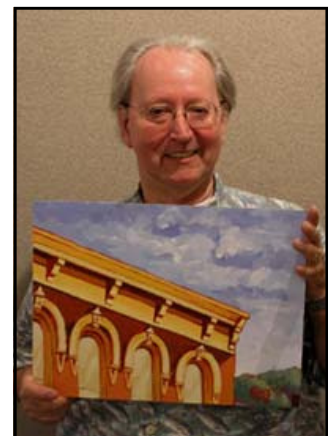
Jan Vetrhus, President

### **IN MEMORIAM-**

**Robert H. Saueressig** ( August 25, 1942— September 28, 2014 )

More than a Pretty Face Madison and the Cornerstone Society lost a dear friend with the passing of Bob Saueressig. Bob was a talented artist, a great marketing expert and an active member of many organizations, including the Madison Art Club, the Indiana Plein Air Painters Association, and the Cornerstone Society. Bob graciously helped with our organization's logo and offered his talents in many other ways. He was loved and well-known in Madison as well as in North Dakota, his home state. Bob's art will be on display at the West Street Art Center in Madison, through January 18, 2015.

*(Upper right: Bob with his bi-centennial mural painting;)*



## **SOME TIPS ABOUT SAVING ENERGY IN YOUR HOUSE** BY RON ZMYSLO

Air sealing your house is the first thing you should do when embarking on an energy savings program. Before you add insulation or upgrade your windows with weather-stripping or installing storm windows or storm doors first determine how leaky your house is and seal those leaks. Some houses, even modern houses can be extremely leaky having holes than when added up can equate to having a door open 24/7! In order to get the most benefit from adding insulation or upgrading windows one needs to close the door!

Imagine your house being a hollow square cube with walls, ceiling and floor made of super efficient insulation 24" thick, with super efficient windows and doors and you have your thermostat set at 70 degrees and its winter time outside with temperature at 15 degrees. Then cut imaginary holes in two sides one near the ground and one near the top. How well do you think the interior of the cube will maintain the 70 degrees? It won't, because the cold outside 15 degree air will be sucked into the cube and will then be warmed by the 70 degree interior air (decreasing interior and cooling the temperature) and then this buoyant air will be pushed out the top hole located near the top of the cube. This sucking and pushing of air is called **the stack** or **chimney effect** and occurs **24/7** and can be responsible for up to 20% or more of energy loss in a building bypassing your super efficient windows and doors negating much of their thermal efficiency.

Making your home more airtight will make it less expensive to heat and cool, while also improving interior comfort

Here are some of the locations where air leakage occurs in a typical house:

- Rim joists in the basement or crawl space
- Attic access hatches, doors and drop-down stairs

- Plumbing and wiring penetrations through floors, walls and ceilings
- Fireplaces and chimney penetrations through insulated ceilings and exterior walls
- Recessed lights and fans in insulated ceilings
- Cracks, gaps & holes in drywall or plaster
- Electric outlets and switches, especially on exterior walls
- Dropped ceilings & soffits
- Leaky basement windows and doors/hatches

How leaky is your house?



Ron presenting at our September workshop.

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***OR ON THE WEB:***

[www.cornerstonesociety.org](http://www.cornerstonesociety.org)



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Madison, IN 47250

## CORNERSTONE SOCIETY MEMBERSHIP:

Support the Work Cornerstone is Doing!

### ANNUAL MEMBERSHIP CATEGORIES

- |                          |                       |                |
|--------------------------|-----------------------|----------------|
| <input type="checkbox"/> | <b>BENEFACTOR</b>     | <b>\$1,000</b> |
| <input type="checkbox"/> | <b>CAPITAL</b>        | <b>\$500</b>   |
| <input type="checkbox"/> | <b>PILLAR</b>         | <b>\$250</b>   |
| <input type="checkbox"/> | <b>FOUNDATION</b>     | <b>\$100</b>   |
| <input type="checkbox"/> | <b>CONTRIBUTING</b>   | <b>\$50</b>    |
| <input type="checkbox"/> | <b>FAMILY</b>         | <b>\$30</b>    |
| <input type="checkbox"/> | <b>INDIVIDUAL</b>     | <b>\$20</b>    |
| <input type="checkbox"/> | <b>STUDENT/SENIOR</b> | <b>\$15</b>    |

Please check the appropriate category, fill in the information below and make your checks payable to:

**Cornerstone Society, Inc.**  
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Madison, IN 47250

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