



Historic Preservation Commission City of Crawfordsville, Indiana

City Building
300 E. Pike Street, 2nd Floor
Crawfordsville, IN 47933

February 21, 2024 at 5:00 PM Meeting Minutes

The City of Crawfordsville Historic Preservation Commission met in special session at 5:00 p.m. on Wednesday, February 21, 2024 in the Common Council Chambers of the Municipal Building. Members present were: Sue Lucas, Becky Hankins, Emily Race, Thomas Meeks, Thomas Neal, and Aaron Hurt. Also in attendance were: Megan Huckstep, Director of Planning & Building Services; Tommy Kleckner of Indiana Landmarks; Noah Nobbe of Indiana Landmarks; and Kathryn Fisher, Executive Assistant, Planning & Building Services.

Becky Hankins called the meeting to order at 5:00 p.m.

Meeting minutes from January 17, 2024 were presented for consideration. Thomas Neal made a motion to approve the minutes as presented. Emily Race seconded. Motion passed 6-0.

Planning Director Megan Huckstep reported there to be no changes to the financial report at this time.

Under items of old business, the Commission considered a Certificate of Appropriateness for roof renovations of the Montgomery County Courthouse located at 100 E Main Street. Henry Stellema, Architect of DLZ, came forward to present the proposed roofing material. Mr. Stellema explained the synthetic slate product would be lighter, taking weight off of the building, as well as safer to work on. He pointed out that the proposed material is a close match in both size and texture to what is existing. He stated they would like to go with the green color offered. Mr. Stellema circulated sheets of the existing slate as well as the proposed synthetic slate product for review and comparison amongst the Commission.

Tommy Kleckner, Indiana Landmarks, reviewed the staff report. Mr. Kleckner stated based upon general review of the design guidelines for the Montgomery County Courthouse Local Historic District, as well as the Secretary of the Interior's Standards for the Rehabilitation, Staff would recommend approval of the proposed simulated slate roofing product so long as the product selected matches the existing dominant slate in color, size, and reveal dimension. Sue Lucas moved to approve the Certificate of Appropriateness for the presented simulated slate roofing product with staff's recommended conditions. Aaron Hurt seconded. Motion passed 6-0.

Continuing with items of old business, the Commission considered a Certificate of Appropriateness for the Ben Hur Building located at 227 E Main Street. Jon Anderson came forward representing the application. He reminded the Commission they had previously conditionally approved a CoA in March 2022 with the exception of the first floor window treatments; that CoA had expired after a period of one year. He indicated that since that time, the scope of the project had changed, adding three lower level apartments necessitating



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basement window wells. Mr. Anderson stated they had a part two amendment approval pending with National Park Service. He stated they had started construction on February 5, 2024 with the hope to be done with demolition in March and to begin full construction in April. He anticipate project completion within ten months of that time.

Mr. Kleckner reviewed the staff report. He briefly reviewed the previous CoA approval that had expired. Mr. Kleckner stated Staff is comfortable recommending approval of items 1-5, provided that work adheres to project plans as submitted and is executed in keeping with cited sections of the local design guidelines, the Secretary of the Interior's Standards and National Park Service Preservation Briefs. He stated Staff recommends approval of the proposed window units and their configurations; however, Staff questions the effectiveness of the grid applique and, therefore, recommends HPC defer to the National Park Service's decision on this design element. Mr. Kleckner stated Staff recommends approval of proposed basement window wells and window treatments. In regards to the window well railing system, Mr. Kleckner stated Staff is of the opinion the proposed cable railing system is too modern for the period of the building's original construction and its later 1st-floor remodel. He stated Staff recommends denial of the proposed cable rail system and encourages Applicant to consider simple black metal railing system of vertical rail/baluster design, further recommending HPC grant Staff authorization to approve an appropriate metal rail design once identified and proposed by Applicant. Mr. Kleckner stated Staff advises any approvals to be contingent upon Applicant's commitment to comply with any National Park Service conditions and/or requirements to Part 2 of Applicant's federal tax credit application.

After brief discussion amongst the Commission, Emily Race moved to approve the Certificate of Appropriateness for all exterior work conditionally up Applicant's commitment to comply with any National Park Service conditions and/or requirements to Part 2 of the Applicant's federal tax credit application, as well as working with Staff to determine an appropriate metal rail design for the basement window well railing. Thomas Neal seconded. Motion passed 6-0.

As a final item of old business, the Commission considered the 2024 Work Plan. Mr. Kleckner reminded the Commission members they had reviewed the plan at the previous HPC meeting. He stated the primary change had been moving away from Downtown designation as a whole and rather designating separate districts throughout Downtown. Thomas Neal moved to approve the 2024 Work Plan as revised and presented today. Emily Race seconded. Motion passed 6-0.

Under miscellaneous items, Planning Director Megan Huckstep stated they would have a draft of the UDO within the next week or so. She stated there may be opportunities for training or information sessions that the HPC could attend. Beck Hankins requested an update on 122-124 W Main Street. Ms. Huckstep stated she had heard from Ms. Cullings who indicated she had been in contacted with Gary Isenburg and was awaiting quotes. She reminded the Commission that deadline was extended to April 11, 2024. Mr. Neal requested an update on the Journal Review Building. Ms. Huckstep reported that the property had transferred



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ownership and the City had had contact with the new owner. Sue Lucas reported that the previous owner had participated in Crawfordsville Main Street's Architectural and Engineering Grant and had shared that report with the new owner.

Ms. Huckstep stated the next regularly scheduled HPC meeting was during spring break. The Commission agreed to hold a special meeting on March 20, 2024 at 5:00 p.m. and to cancel the March 27, 2024 meeting.

With no further business, the meeting adjourned at 6:13 p.m.

Minutes Approved: March 20, 2023

Betty Hankins
President

Thomas Meek
Member

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Member

Aaron Hunt
Member

[Signature]
Member

Member