



Historic Preservation Commission City of Crawfordsville, Indiana

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

March 20, 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, March 20, 2024 in the Common Council Chambers of the Municipal Building. Members present were: Sue Lucas, Becky Hankins, Thomas Meeks, Thomas Neal, and Aaron Hurt. Member Emily Race was not present. Also in attendance were: Megan Huckstep, Director of Planning & Building Services; Noah Nobbe of Indiana Landmarks; and Kathryn Fisher, Executive Assistant, Planning & Building Services.

Sue Lucas called the meeting to order at 5:04 p.m.

Meeting minutes from February 21, 2024 were presented for consideration. Thomas Meeks made a motion to approve the minutes as presented. Thomas Neal seconded. Motion passed 4-0.

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

Under items of old business, Sue Lucas stated she would be reaching out to members Aaron Hurt and Emily Race to hold an in person subcommittee meeting to begin discussion of revisions to the loan program.

Continuing with items of old business, the Commission considered a request for an extension for a façade renovation project at 122-124 W Main Street. Planning Director, Megan Huckstep reminded the Commission that City Council had approved the grants in October 2022 and the Commission then authorized a six month extension, making the deadline April 11, 2024. She stated that Property Owner, Jennifer Cullings had been working with Gary Isenberg and had met with him, as well as Tommy Kleckner and Noah Nobbe onsite.

Jennifer Cullings came forward requesting a three month extension. She stated Mr. Isenberg believed he could be done with the work within the requested three months. Ms. Cullings briefly described some of the work that had already been completed. She stated she would need the three month extension due to additional work that was necessary to make the building safe and in order to come up with the funds to replace what had to be allocated toward the unexpected work.

Mr. Isenberg came forward and explained that he, Mr. Kleckner, Mr. Nobbe, and Ms. Cullings had met onsite so that he could understand the scope of the project. He stated having received good direction from Mr. Kleckner in how to proceed. Mr. Isenberg stated that 124 was going to be a challenge because upon inspection he discovered that it had been plastered on the inside



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and the outside and the plaster framing is not attached to the c-channel. He stated he would be changing the whole wall assembly in order to reveal the columns all the way to the top.

Becky Hankins entered the meeting at 5:19 p.m.

Mr. Nobbe commented that as he understood it, 122 would be the priority at this time. He confirmed that Ms. Cullings had just received the quotes today for both buildings and she would need some time to take those into consideration and figure out the financing.

Ms. Huckstep raised the discussion of a potential amendment to the scope of work that was originally awarded the grant. She reminded the commission that there are two separate grants being considered for extension, \$7,000 for 122 W Main Street and \$7,000 for 124 W Main Street. Aaron Hurt moved to approve the three month extensions for the façade renovation grants at 122-124 W Main Street, setting the new deadline to July 11, 2024. Thomas Meeks seconded. Motion passed 5-0.

Under items of miscellaneous business, Ms. Huckstep stated they are moving through review of a full draft of the new Unified Development Ordinance and map. She updated on the Ben Hur building, stating they are still working on demo, had applied for a building permit earlier in the week, and did receive a variance from the Board of Zoning Appeals for parking. Ms. Huckstep stated they had spoken with the new owner of the Journal Review building who expressed interest in meeting with Mr. Kleckner to discuss potential plans for the building.

With no further business, the meeting adjourned at 5:39 p.m.

Minutes Approved: 4/24/2024

Becky Hankins

President

[Signature]

Member

Emily Rave

Member

Aaron Hurt

Member

Thomas Meeks

Member

[Signature]

Member