



Historic Preservation Commission

City of Crawfordsville, Indiana

City Building

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

November 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, November 20, 2024 in the Common Council Chambers of the Municipal Building. Members present were: Sue Lucas, Thomas Neal, Owen Bennett, Thomas Meeks, Emily Race, and Aaron Hurt. Member Becky Hankins was not present. 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.

Sue Lucas called the meeting to order at 5:00 p.m.

The November 20, 2024 agenda was presented for consideration. Emily Race moved to approve the agenda as presented. Owen Bennett seconded. Motion passed 6-0.

Meeting minutes from September 25, 2024 were presented for consideration. Emily Race made a motion to approve the minutes as presented. Owen Bennett seconded. Motion passed 6-0.

The Commission received the financial report. Emily Race made a motion to approve the financial report. Thomas Meeks seconded. Motion passed 6-0.

Under items of old business, Planning Director Megan Huckstep noted that they are still actively working on the updated loan application, but there was no major update at this time.

Continuing on under Certificate of Appropriateness review, the Commission considered a Certificate of Appropriateness submitted by Jon Oliver at 117 E Market Street. Mr. Oliver was present and came forward to provide comments on his request. He explained that he is applying to demo the existing structure due to safety concerns and in preparation for future development. Mr. Oliver reported that he is working with Ben Ross of Ratio Architects, who would be providing concept plans for the space. He stated he had discussed with Mr. Ross a multi-use space consisting of a boutique hotel, event space, and retail/restaurant space. Mr. Oliver stated these ideas would be dependent on financial feasibility, as well as square footage available. He stated that he should have the first concepts back within the first week or so of December. Mr. Oliver stated he would not be going with the quote he included in the packet, but that he would be using a local contractor for the project. He reported that he had attempted to make contact with CEL&P, but had been unable to do so. However, he felt that the power would be shut off for the demo and then a temporary service would be installed, depending on how the conversations with CEL&P go. Mr. Oliver felt that future construction would not begin any sooner than six months.



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Tommy Kleckner, Indiana Landmarks, reviewed the Staff Report that had been presented to the Commission. Mr. Kleckner explained that Staff had been in correspondence with Applicant since January 2024 and had met with Applicant on site in August 2024. He explained that Staff recommends approval of the COA contingent upon the following conditions:

1. Applicant agrees to and abides by all requirements, expectations, performance benchmarks, and deadlines that may be established by the City's Board of Works & Public Safety and any other City officials with jurisdiction over this matter.
2. Applicant submits proposed designs for new construction on the subject property through the COA process for the HPC's consideration at its May 2025 meeting.
3. Applicant agrees to maintain regular communication with City and HPC staff including updates on the progress of design development.

After hearing from Applicant and Staff, the Commission engaged in discussion. Thomas Meeks moved to approve the Certificate of Appropriateness at 117 E Market Street contingent upon Staff's recommended conditions. Thomas Neal seconded. Motion passed 6-0.

Continuing with items of new business, the Commission considered two grant applications, both submitted by Dr. Michael Scheidler at 105-107 E Main Street and 109 E Main Street. Dr. Scheidler was present and came forward to provide a brief overview of the plans that had been presented to the Commission. He noted that the A&E grant through Crawfordsville Main Street was very helpful.

Mr. Kleckner reviewed the Staff Report that had been presented to the Commission. He began with exterior masonry repair, noting that replacement brick should match existing historic brick as closely as possible, new mortar should be lime-based and match existing historic mortar as closely as possible, and the composition of new stucco should match existing as closely as possible. With regard to interior masonry repair, he stated per grant guidelines, funding of interior work will only be considered if necessary to stabilize or structurally support a building's exterior, which the proposed work did qualify with the replacement brick and new mortar matching the existing. Mr. Kleckner reviewed the Comprehensive Design Guidelines direction on cleaning in preparation for exterior painting. He stated the scope of the roof system repair would qualify for the grant. However the interior floor system and replacement of brick sidewalk pavers would not. Mr. Kleckner stated that Staff recommends approval of the grants for both 105-107 E Main Street and 109 E Main Street upon incorporation of staff comments and advises the HPC to authorize staff to work with Applicant to review and confirm all aspects of the scope of work for each building before work can begin.

After hearing from Applicant and Staff, the Commission engaged in discussion. Thomas Neal moved to forward the grants for 105-107 E Main Street and 109 E Main Street with Staff's recommended conditions to City Council with a positive recommendation. Owen Bennett seconded. Motion passed 6-0.



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Under items of miscellaneous business, the Commission discussed moving the December meeting date to December 18, 2024.

Continuing under items of miscellaneous business, Sue Lucas initiated discussion regarding the meet and greet held by the Commission for the proposed downtown designations. She reported additional conversations with property owners since the meet and greet, who were interested in more information. Mr. Kleckner noted that he would be working on presenting a 2025 Work Plan, which the downtown designations would carry over to.

Planning Director Megan Huckstep stated that three member appointments would be expiring at the end of the year, including Sue Lucas and Thomas Neal, who were present and confirmed they would renew their appointments.

Sue Lucas invited the Commission to the upcoming Crawfordsville Main Street's annual meeting on Monday, January 27th, 2025 at Masonic Cornerstone.

With no further business and no members of the public present for comment, the meeting adjourned at 6:16 p.m.

Minutes Approved: Jan 22, 2025

Beeby Hopkins
President

Emily Rave
Member

[Signature]
Member

Thomas R. Marks Jr.
Member

Member

[Signature]
Member

Member