



Historic Preservation Commission City of Crawfordsville, Indiana

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

September 27, 2023 at 5:30 PM Meeting Minutes

The City of Crawfordsville Historic Preservation Commission met as scheduled at 5:30 p.m. on Wednesday, September 27, 2023 in the Common Council Chambers of the Municipal Building. Members present were: Sue Lucas, Aaron Hurt, Thomas Meeks, Becky Hankins, and Emily Race. Member Thomas Neal was not present. Also in attendance were: Megan Huckstep, Director of Planning & Building Services; Tommy Kleckner of Indiana Landmarks; Tom Klein, Montgomery County Administrator; and Kathryn Vice, Executive Assistant, Planning & Building Services.

Becky Hankins, Historic Preservation Commission President, called the meeting to order at 5:30 p.m.

Meeting minutes from July 26, 2023 were presented for consideration. Aaron Hurt made a motion to approve the minutes as presented. Emily Race seconded. Motion passed 5-0.

At this time, Planning Director Megan Huckstep noted that the financial report was left off of the agenda in error; nonetheless, she informed the Commission that there were no changes from the meeting prior.

Under items of old business, Ms. Huckstep reminded the Commission that they had approved a mission statement at the July 26, 2023 meeting. After conferring with legal, Ms. Huckstep advised the Commission to proceed with adopting a Resolution acknowledging and approving that mission statement. She reminded members that adopting a mission statement was a recommendation provided in the CLG report. Emily Race made a motion to adopt a Resolution approving the mission statement. Aaron Hurt seconded. Motion passed 5-0.

Under items of new business, the Commission considered a Certificate of Appropriateness for exterior renovations of the Montgomery County Courthouse located at 100 E Main Street in the Montgomery County Courthouse Local Historic District. Henry Stellema, Architect of DLZ, came forward to present the proposed renovations to the Commission. He presented pictures that had been provided to the Commission. Mr. Stellema reported the main concern to be the stone, a Cleveland sandstone that has deteriorated throughout the years due to moisture. He stated to help alleviate the issue, they would be redoing the guttering and downspouts. Mr. Stellema stated they would also be repairing the roof and were looking at real and synthetic slate options. He stated they would like to clean and repaint the cornices to match. Mr. Stellema stated they would be doing work to the porch area, patching the stone and coating it. He stated the base of the tower would be cleaned and repainted. Mr. Stellema spoke about the enclosure located at the west elevation, stating they would be taking that away and closing off that access to the basement. He stated they would be repairing the ramp railing, as well as cleaning rust where railings used to be and filling in those holes. Mr. Stellema explained that



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the work would also entail cleaning the monument's stone, repointing the joints, and cleaning the copper. Susan Lucas asked whether an x-ray had been done at the base of the monument as there is a manhole there and was also at one time a fountain. Mr. Stellema stated an x-ray had not been done. Mr. Stellema stated the final aspect of the project would be lighting projected upward onto the building. Ms. Lucas asked about the scope of proposed plan for the guttering and downspouts. Mr. Stellema clarified that the whole gutter would be taken down and replaced with new copper, the heat trace system would be replaced, and the downspouts would be scoped and cleaned if necessary. Aaron Hurt asked for the proposed timeline of the project. Mr. Stellema stated they were currently working on some interior projects, but their goal was to have all the documents ready by the end of spring 2024 and to begin work that summer or fall. Tom Klein added that financing would be a factor in regards to timing.

Tommy Kleckner of Indiana Landmarks reviewed the staff report that had been provided to the Commission. Mr. Kleckner clarified that the proposed membrane roofing, south loggia roof soffit, and guttering would not fall under the Certificate of Appropriateness requirement. Mr. Kleckner presented the recommendations as follows:

- Replacement of existing slate with new slate over the alternate proposal of the use of artificial slate for the new roofing;
- Reinstallation of the existing pressed metal cornice is preferred. If a new pressed metal cornice is necessary, it should replicate exactly the existing historic cornice in design and dimensions. The paint color of the cornice should match that of the clock tower;
- The finished appearance of all new cementitious coating should replicate the historic faux sandstone treatment. All new mortar used for repointing should be of an historically appropriate composition and color;
- The applicant should strive to use the services of a qualified masonry contractor with applicable experience repairing a monument of this type. Consultation with a sculpture conservator is advised if not done so already;
- Regarding the proposed accent lighting, additional details and information is needed for adequate review before approval can be considered. Among the details and information needed are:
 - i. Proposed installation location of the fixtures
 - ii. Method of fixture attachment
 - iii. Clarification on how visible the accent lighting fixtures will be from public rights-of-way
 - iv. Clarification on how the necessary wiring will be treated to minimize its visibility

Mr. Kleckner stated should the Commission choose to approve the Certificate of Appropriateness as submitted, staff would recommend the approval be provisional upon the applicant providing at a future Historic Preservation Commission meeting additional information, details and clarification for the proposed accent lighting.



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After some further clarifying questions and discussion amongst the Commission, Emily Race moved for approval of the Certificate of Appropriateness with the following provisions:

1. Should the applicant wish to use a synthetic slate material, applicant would bring before the Commission details regarding the preferred product's specifications;
2. The applicant would bring before the Commission a more comprehensive lighting plan.

Thomas Meeks seconded. Motion passed 5-0.

Continuing with items of new business, Jennifer Cullings came forward requesting an extension for a façade renovation project at 122-124 W Main Street. Ms. Cullings reported that the work completed thus far has made the building safe again, but the aspects of the renovation applicable to the grant had not yet begun. She stated she had been working with Gary Isenberg to obtain a quote on transom windows. Ms. Cullings stated the company she had originally chosen to do the work was no longer available to do so. Should the Commission approve the extension, Ms. Huckstep advised making the original company aware of such in case the additional time may allow them to proceed. After some discussion amongst the Commission and Ms. Cullings, Emily Race made a motion to approve a six-month extension with the condition that Ms. Cullings provides an update on the status of the project in three months. Thomas Meeks seconded. Motion passed 5-0.

The meeting opened for public comment. Judith Kleine came forward to offer an update on the projects at the Masonic Temple. She stated they are still in the process of getting the paperwork for the DHPA grant; the DHPA had it as a grant for the City and not them, so they are working that out. However, due to this issue, the front elevation renovations will likely be pushed back to the spring. Ms. Kleine reported they have submitted plans to the State for the downstairs bathrooms. She stated they are trying to get their hood approved in the kitchen because the community Christmas dinner is going to be held there this year. Ms. Huckstep advised contacting Brandy Allen, Director of Operations & Community Development in regards to the DHPA grant issue, as well as Brian Bechtel, Chief Fire Inspector, and the Montgomery County Health Department in regards to the hood and kitchen.

Under miscellaneous business, Ms. Lucas informed the Commission that approximately 2-3 weeks ago the post office, located in a local historic district, installed two new pole lights in place of two 1920s, art deco pole lights without seeking a Certificate of Appropriateness. Mr. Kleckner stated that would be in violation of the preservation ordinance and could go to enforcement procedures.

Continuing under miscellaneous business, Ms. Lucas brought up discussion of the Paul Bruhn Historic Revitalization Grant. Mr. Kleckner provided a brief explanation of this grant program. He stated it would be a wonderful opportunity. Ms. Lucas stated she believe it would open up in January. She urged the Commission to consider applying for the grant.



With no further business, the meeting adjourned at 7:14 p.m.

Minutes Approved: 10/25/23

Bekky Thompson
President

Thomas Meekis
Member

Member

Aaron Hunt

Member

Member

Member