

April 26, 2023
5:30 p.m.
Common Council Chambers

Historic Preservation Commission
City of Crawfordsville
Meeting Minutes

The City of Crawfordsville Historic Preservation Commission met as scheduled at 5:30 p.m. on Wednesday, April 26, 2023 in the Common Council Chambers of the Municipal Building. Members present were: Sue Lucas, Becky Hankins, Emily Race, Lewis McCrary, Thomas Neal, and Robyn Thompson. Also in attendance were: Megan Huckstep, Director of Planning & Building Services; Tommy Kleckner of Indiana Landmarks; Kent Minnette, City Attorney of Taylor, Minnette, Schneider and Clutter; and Kathryn Vice, Executive Assistant, Planning & Building Services.

Sue Lucas, Historic Preservation Commission Vice President, called the meeting to order at 5:30 p.m.

Meeting minutes from March 22, 2023 were presented for consideration. Thomas Neal made a motion to approve the minutes as presented. Emily Race seconded. Motion passed 5-0.

Updated financial reports were provided to the Commission for review. Planning Director Megan Huckstep reported that there were no changes and no payments made since the last report. Thomas Neal moved to approve the financial reports as submitted. Emily Race seconded. Motion approved 5-0.

Becky Hankins arrived and joined the Commission. Prior to opening the meeting for public comment on the proposed Main-Green Local Historic District, Tommy Kleckner of Indiana Landmarks provided a brief overview of the proposed district with a PowerPoint presentation. He noted that the boundaries for the district were first introduced at the March 22, 2023 HPC meeting and approved. Mr. Kleckner reviewed the classifications for each building within the district, reviewed the purpose of designating the district, and requirements of local designation.

The meeting was opened to public comment. Monte Thompson, current Pike-Washington Local Historic District business owner, came forward to endorse the proposal. Greg Morrison came forward to express his support of the proposed Main-Green Local Historic District from the purview of both his roles as a Crawfordsville Main Street board member and as a local realtor.

With no more public comment, the board engaged in discussion regarding the proposed Main-Green Local Historic District. Thomas Neal contended that the block in question is the core of Downtown Crawfordsville. He stated that encompassing the proposed half of the block as a local historic district would greatly complement the already existing Montgomery County Courthouse Historic District, which makes up the remainder of said block. Vice President Sue Lucas moved to approve the recommendation of the proposed Main-Green Local Historic District to City Council, noting the change of 119 North Green Street from a notable to

outstanding rating. Robyn Thompson seconded. Motion passed 6-0. Mr. Kleckner added to the record that he did submit a staff report recommending approval of the proposed local historic district designation.

Under items of new business, Monte Thompson came forward requesting a Certificate of Appropriateness for a signage change at 121 S Washington Street in the Pike-Washington Historic District. Mr. Thompson reported that the material type, coloring, and scale would remain as is, with the only change being that of the wording itself, to spell out McGowan Insurance Group in place of J.M. Thompson Insurance. Robyn Thompson questioned the timeframe within which the project would be completed. Mr. Thompson reported that Phantom Neon provided an estimation of one day for project completion. Mr. Kleckner noted that while this is only a minor change, he had nonetheless provided a staff report recommending the approval of the CoA. Emily Race moved to approve the Certificate of Appropriateness. Thomas Neal seconded. Motion passed 6-0.

Continuing with items of new business, Dr. Michael Scheidler came forward requesting a loan from the Crawfordsville Historic Restoration Program for reroofing and repairs at his recently purchased properties, 105 and 107 E Main Street. Dr. Scheidler reported that the roof of 105 E Main Street likely had not been reroofed since the 80s or 90s. He referred to the report from Sentry Roofing, Inc. that he had provided to highlight the damage. Dr. Scheidler stated that the previous owners of 107 E Main Street, Joe and Kathy Sadowski, had the roof redone circa 2011. He reported that the rubber roofing material may not have been installed properly and would require repairs. Dr. Scheidler clarified that he was applying for the loan at this time, but would be interested in applying for grants in the future, citing rising material and labor costs as contributing to the need for additional funding. Mr. Neal confirmed with Dr. Scheidler that he had reviewed the rules of the loan program. Dr. Scheidler confirmed that he had reviewed and was in agreement with the loan stipulations. Emily Race asked Dr. Scheidler for an estimated start date, should the loan be approved. Dr. Scheidler reported that he had inquired about estimates with three companies and would be seeking more. He stated that he would like to begin the work within the next month or so, approximately 4-6 weeks. Mr. Neal questioned the timeline of the project to completion. Dr. Scheidler stated that he would have to confer with the commercial roofing companies, but he would estimate that the project could be completed within a couple of weeks, with 105 E Main Street taking the most time to finish. Mrs. Lucas confirmed that there were no outstanding loans on any of the buildings being discussed. Ms. Huckstep confirmed there were no outstanding loans on these buildings. She clarified whether Dr. Scheidler was applying for one or two loans at this time. Dr. Scheidler explained that since 105 and 107 E Main Street were one parcel now, he was only applying for one \$10,000 loan at this time, but he would likely seek funding for 109 E Main Street in a separate application sometime in the future. Mrs. Lucas noted that Dr. Scheidler had applied and was approved for Crawfordsville Main Street's Architectural and Engineering Grant to have a complete building assessment. She explained that the assessment would help him come up with the best plan for these properties, pointing to his sensitivity and care as a historic property owner in the downtown community. Emily Race moved to recommend approval of the \$10,000 loan application from Dr. Scheidler for 105 and 107 E Main Street to City Council. Robyn Thompson seconded. Motion passed 6-0.

Continuing with miscellaneous items, Ms. Huckstep advised the Commission that she was able to secure a National Alliance of Preservation Commissions (NAPC) membership for HPC members. She noted that each member's information was provided to an NAPC representative, so they should all receive individual email notifications of webinars and such, however the Planning Department would also forward those emails to ensure access. Mr. Kleckner took this opportunity to notify the Commission that he had submitted the CLG annual report that DHPA required. He encourage members to take advantage of NAPC trainings and to report any trainings they may take to Ms. Huckstep for tracking purposes. Mr. Kleckner reminded the Commission of the upcoming Preserving Historic Places Conference to be held in Muncie during September. He encouraged members to attend.

Minutes Approved: 5/24/2023

President

Member

Member

Member

Member

Member