

HISTORICAL PRESERVATION

August 23, 2021

REGULAR MEETING

ROLL CALL

The meeting was called to order at 5:46p.m. Chairman Paul Bremer asked for the roll call to be conducted. Members in attendance and absent are listed below:

Members Present:

Chairman Paul Bremer, Vice Chairman Jim Kendall, Todd Kabella, Laura Sauerman, Jolene Bolinger, Jim Crisman, Richard Oesterle

Members Absent: None

Staff Present: Landmarks Advisor Brad Miller, Executive Secretary Anthony Schlueter, Assistant Planner Grace Roman

APPROVAL OF MINUTES

Chairman Bremer asked the Board if there were any additions and/or corrections to the meeting minutes for July 26, 2021. Jolene Bolinger motioned to approve the meeting minutes as presented. Todd Kabella seconded the motion. A roll call vote was taken by a vote of 7 Ayes, 0 Nays, 0 Abstention, the motion passed, and the meeting minutes for July 26, 2021 were approved.

OLD BUSINESS

21-07 Duckit, LLC, Petitioner/Owner

Request: Certificate of Appropriateness

Purpose: Façade Restoration

Location: 208 South Main Street

Kyle Ropac, 1145 Mary Ellen Ct., came before the Board and provided an overview of the petition and the changes made to the original submittal. Ropac stated the site is going to house 2 different restaurants, one on top and one on bottom. Ropac showed on the rendering where he feels the building flow the flow of the other buildings and stated though it is an open concept, he feels it is the best use.

State Advisor Brad Miller reported this building is a notable structure within the downtown courthouse square historic district. Miller referenced the guidelines within the courthouse square. Miller stated he requested more information from the petitioner on the south and west elevations. Miller reported

pictures and colors have not been provided yet. Miller recommended denial of proposed work submitted. Miller reported the proposed façade is not compatible with adjacent historic buildings and district. Miller reported the building design is not consistent with historic district in terms of its relationship with the street or setback, roof and cornice form composition and a final list of proposed materials, fixtures and colors have not been provided. Miller reported the proposed building does not continue the street wall first established by the original façade and continued by the two structures adjacent to the building. Miller detailed why the roof is inappropriate and different from adjacent buildings. Miller reported the proposed building is unlike any other building in the district.

Executive Secretary Anthony Schlueter reported the city has taken great strides to keep the downtown vibrant and successful by following the Mayor's vision of encouraging new operation and locations of upscale restaurants & businesses in and around the downtown square. Schlueter reported on the various improvements and programs the city has done or implemented around the square including the sidewalks, crosswalks, sponsored downtown façade grant program, larger outdoor seating areas and downtown alcoholic beverage licenses. Schlueter detailed the success the programs and improvements have had. Schlueter reported he feels the renovation of this building with its updated design will add architectural diversity to the square and much more aesthetically pleasing than what was there before. Schlueter recommended approval of this petition.

Jim Kendall stated he feels Schlueter is right about some of the facades on the square because they were explained to the Commission what the problems were with each like the glazed brick or the faulty headers that to try to save them prove impractical, but with each of those projects the petitioners came back with a design that mirrored what was existing. Kendall detailed some of the buildings he is referring to where the petitioners matched the window openings, the sizes, and the façade. Kendall stated when he looks at this proposal it is not following the guidelines and he feels it does not fit in the downtown square.

Ropac stated the original building was built to be a fortress around all the documents at the title company so to have a different use it has to be redone. Kendall stated the limestone appearance from the 1936 building should be somewhat maintained: the same elevations, the same type of street wall and/or setbacks. Ropac asked Kendall if he felt when this building was originally constructed in 1936 if it was modern. Kendall stated when it was constructed it was Art Modern which was a type of architecture going back to the 20's and 30's. Ropac stated he has looked for guidance other than just rebuilding the same thing but hasn't really got any. Ropac stated he has gone back to his architect and has done some of things he has been requested to do.

Miller reported there is a way to pay homage to the building that is being lost and detailed the possible ways to do that. Miller reported there is two ways they could approach this project and this rendering is kind of a departure from both.

Todd Kabella stated this design is totally offset from anything on the downtown area. Kabella stated he understands the concept and goal is to attract people to the entity. Kabella stated he likes the building

but not for downtown Crown Point because it does not fit the district. Kabella stated this design is a radical design from the standards of what they have held other business owners to.

Bremer stated unfortunately the proposed building is not a historical looking building at all. Bremer agreed it is very radical for the downtown district.

Ropac stated the biggest complaint he gets as a business owner is Crown Point does not need any more bars but no one else is going to be willing to sink a bunch of money into buildings on the square certainly not high-end restaurants. Ropac stated some changes need to be made.

Kabella stated the first proposals were closer to the original façade of the building but as it has progressed along it has gotten more and more modern and architecturally changed. Ropac stated he started his patio inside the building as a recommendation from one of the committee members. Kabella stated that was the ad hoc.

Jolene Bolinger stated this building does not fit in to the square. Ropac stated as it sat it did not fit in, it was modern when it was built. Miller reported that building was recognized as a contributing structure on national register of historic districts so by the national park service standards it was a historic building. Miller reported he wants to make sure he makes it clear that, that building that exists today was a historic building by federal/state standards.

Jim Crisman reminded Ropac that they have stated several times that they would like to keep a similar façade if they had to demo it. Crisman stated he can go back in the minutes where Ropac confirmed that the second floor would be flush with the first floor. Crisman stated the building should be similar to what was there. Crisman stated this rendering is completely radical compared to the other design and wasn't anywhere near what they expected.

Oesterle stated he is very excited about the interior floor plans and complimented Ropac on his vision. Oesterle stated the building seems to have gained 5' over the original building. Oesterle stated he would like the petitioner to tweak the front of the building to make it something closer where the Board can get along with it. Oesterle stated it is a great design, they are just more concerned with the appropriateness of the location. Oesterle asked how they can tweak this building so that they can all agree so that work can begin.

Ropac stated he is trying to create a patio but does not want to come before the Board and ask for garage doors. Ropac stated he does not have a lot of surface space where the windows could open. Kabella asked Ropac if he was going for an open concept. Ropac confirmed. The Board agreed they are trying to work with Ropac on the design and they want to see the project move forward they just need to see something more that fits in with the district. Kabella stated this design would set a whole new precedence for the downtown area especially after what they have made other petitioners do including the old antique mall on the corner adjacent this property. Kabella stated they made that petitioner

come back several times and made him do things that fit within the guidelines including making him keep the original wooden windows. Ropac stated the difference is that building was structurally sound.

Schlueter stated the existing building is very institutional looking and asked how they could make that type of building work for a restaurant. Schlueter stated he does not feel it is fair to tell him it has to stay somewhat the same. Crisman stated that is what is within the guidelines.

Miller reiterated that there are two paths that the petitioner can take; pay homage to the original building or put in a new building that respects the downtown area which would include the walls carry out, storefront is open, the second floor more wall than it is an opening like all the other second stories and constructing a building that is complimentary to the downtown historic district.

Kabella stated what they did with New Town West, since it was a new building, they made them design a building that was complimentary to the downtown historic district. Miller stated the reason they make them design things to compliment the district is so it doesn't create a false sense of history, and fits in with the surrounding buildings.

Oesterle asked Ropac if he visualizes glass in the six different openings during the winter. Ropac stated he does not. Oesterle and Ropac discussed the design.

Kendall asked if Ropac was willing to bring the whole things forward, losing the balcony and the seating underneath. Ropac stated he could, it would be similar to BW3's where they have the garage doors, he would just prefer not to because he does not think it would look appropriate.

Oesterle stated he was just making a suggestion. Ropac stated he could put another column in and put glass in those 6 openings but feels it will look more modern. Oesterle state he was thinking the openings could also be made smaller.

Kendall stated during previous discussions they talked about mirroring the windows upstairs that are smaller. Kendall asked if it was still a viable thing that those windows could still open. Ropac stated no because he thought after the building came down, he was not supposed to mirror what was there. Ropac stated that comment was before they figured out the façade needed to come down.

Sauerman asked Miller if it is possible to give a nod to the 1936 building by making the columns wider and out of limestone, and maybe making them black on the bottom. Sauerman stated maybe that would make the building appear more flush with the other buildings. Miller recommended addressing the larger issues like the windows and the front of the building first and then addressing the smaller issues. Sauerman recommended a solid roof. Ropac asked if they would be ok with a solid black roof. Sauerman & Bolinger stated they would be ok with that. Sauerman asked for wider columns to give a more substantial look to the building. Ropac asked if pulling the bottom of the building all the way out would be better. Sauerman agreed it would. Ropac stated he would be ok with pulling the bottom out making it flush with the other buildings, making the roof a solid black and making the columns wider.

Kendall asked Ropac to verify what he is willing to do. Ropac and Kendall discussed options. Oesterle stated he would like to see the piers twice as big. Ropac stated he does not have an issue with making the columns wider.

Mayor David Uran asked what if the middle part becomes more of a matching of what was there before, and he installs knee walls on the left and right to match what was existing, so it feels like the storefront is there when you walk by which still gives Ropac the open concept. Kendall asked if he means there would be kind of a false front. Uran confirmed. Bremer stated that could be an option. Ropac asked where the knee walls would start and stop. Uran stated they would start at the column on the Great Harvest Bread Co side and go all the way to the alley. Ropac stated that is where the entrance is. Uran stated he could have the entrance in the middle. Ropac stated he needs an entrance to the left and to the right for two different restaurants. Ropac stated he is not opposed to putting up a knee wall. Uran Ropac and the Board discussed the options for the knee walls. Uran commended the commission on what they do to preserve the history of Crown Point and Ropac for being a resident of Crown Point and for investing in the downtown square and helping preserve the history. Uran asked the Commission to work with petitioners to help design things that will complement the square for years to come. Uran stated Miller has been charged here based on his history with Indiana Landmarks to do his best with the guidelines, but the Commission lives here and what they want to see is the generation of names that will be held accountable after the fact while still maintaining that vision of Crown Point.

Crisman stated he likes the idea of the knee wall and asked if it was possible to put knee walls on the second floor as well. Ropac asked Crisman if he means instead of the iron railing. Crisman confirmed. Ropac stated he does not have an issue with that.

The Commission and Ropac discussed the options of for the windows, doors, possible knee walls, railing and roof for first and second floor. Ropac stated he received awesome direction and he can work with that.

Miller stated there has been extra height added to this building that has not been discussed and wanted to make sure the Commission was aware of it.

Kendall and Bremer asked Ropac about the Angel Wing project that was previously approved for that building. Ropac stated if it does not interfere with where they are putting doors, he is ok with it. Ropac stated he is ok with them relocating them as well.

Sauerman asked Ropac if that was going to be siding at the top. Ropac confirmed. Miller stated he would need to do some type of contrast from the brick. Commission and Ropac discussed the change in height and options for what type of materials they will use. Kendall stated he is ok with it since it is just on the ally side that it is visible.

Bremer entertained a motion to defer the petition to Monday August 30th. Bolinger motioned to defer Petition #21-07 for one week. Sauerman seconded the motion. With no further discussion, Chairman

asked for roll call. With a roll call vote of 7 Ayes, 0 Nay, and 0 Abstentions, Petition #21-07 was deferred to Monday August 30.

NEW BUSINESS

None

Misc. and Public Comment

Debbie Thill, 321 E. Clark St., came and voiced her disappointed with the design of the building at 208 S. Main St. Thill stated she does not understand how they go from trying to make the building look somewhat like the old building to it looking nothing like the building. Thill asked who in the room has a financial interest in this building or any of the prior buildings that have been totally changed. Thill stated she wished anyone that does have a financial interest should recuse themselves from discussions. Bremer stated no one on the Board has any financial interest and there is only one building owner on the Commission and recuses himself when that building comes up. Thill stated she is talking about these new buildings. Thill informed the mayor that she did not feel it was his place to come to these meetings and voice his opinion about what he thinks the Board should do because they were appointed to make decisions. Thill stated she feels it is a conflict of interest for him to pressure the Board members to vote the way he feels they should.

Miller detailed the two opportunities coming up for continuing education.

Miller informed everyone that this will be his last meeting with Crown Point, he is taking a new position. Miller thanked everyone. Bremer thanked Miller for his years of work and wished him well.

Bremer asked About the property at 302 E Clark St. Miller stated it has not gone up for tax sale yet.

Miller stated Indiana Landmarks still doe not have a replacement for him but Deb Parcel will be filling in for him.

ADJOURNMENT

At 6:50 p.m., Chairman entertained a motion to adjourn. Kabella motioned to adjourn, seconded by Bollinger.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the 27 day of September, 2021.

Paul Bremer

Paul Bremer, Chairman

Anthony Schlueter

Anthony Schlueter, Executive Secretary

