

HISTORICAL PRESERVATION

October 25, 2021
REGULAR MEETING

ROLL CALL

The meeting was called to order at 5:36p.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, Jolene Bolinger, Jim Crisman, Richard Oesterle

Members Absent: Laura Sauerman

Staff Present: Landmarks Director Todd Zeiger, Executive Secretary Anthony Schlueter, Assistant Planner Grace Roman, Recording Secretary Jenni Pause, IT Manager Mary Freda

APPROVAL OF MINUTES

Chairman Bremer asked the Board if there were any corrections to the meeting minutes for the September 27th. Jolene Bolinger motioned to approve the meeting minutes as presented. Jim Kendall 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 September 27, 2021, were approved.

OLD BUSINESS

None

NEW BUSINESS

Richard Oesterle recused himself for Petition # 21-14

21-14 The Old Bank, LLC, Petitioner/Owner

Request: Certificate of Appropriateness

Purpose: Window Replacements

Location: 138 South Main Street

Richard Oesterle, 138 S. Main St., came before the Board and provided an overview of the petition. Oesterle stated he replaced all the windows below the 3rd floor when he bought the building about 20

years ago and he is proposing to replace the remaining 22 windows. Oesterle detailed the type of windows, material, and colors. Oesterle introduced Mark Wisnieski of Pinnacle Builders, the contractor that will be performing the work.

Executive Secretary Anthony Schlueter read the Staff report written by Landmark Advisor Deb Parcels recommending approval of the application as submitted.

Bremer entertained a motion for the Finding of Facts. Todd Kabella motioned to approve #21-14 regarding the Finding of Facts as submitted on his application. Jolene Bolinger seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 6 Ayes, 0 Nay, and 0 Abstentions, Petition #21-14 regarding the Finding of Facts was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Bolinger motioned to approve #21-14. Jim Crisman seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 6 Ayes, 0 Nay, and 0 Abstentions, regarding the Certificate of Appropriateness for Petition #21-14 was approved.

Oesterle returned to the Board.

21-15 Douglas Buuck, Petitioner/Owner

Request: Certificate of Appropriateness

Purpose: Exterior Work

Location: 105 East South Street

Doug Buuck, 105 E. South St., came before the Board and provided an overview of the petition. Buuck stated they have not nailed down a color yet. Buuck stated they are currently stripping all the lead-based paint off the building. Buuck stated the painting will most likely take place in the spring. Buuck stated they are also doing some work on the soffit and gutters. Buuck stated he is also asking for approval to remove the skylights and replace the roof.

Bremer asked Buuck if he would like approval on the skylights. Buuck confirmed he would. Bremer asked Buuck if eh would be coming back before the Board for the approval of everything else. Buuck asked if he could just get Staff approval for his paint colors like his neighbor did. Bremer stated Landmarks would need to approve. Todd Zeiger from Indiana Landmarks stated that could be staff approved.

Kendall asked the petitioner if he is planning on taking the gutters out and replacing with a standard gutter or will he restore them as in soffit gutter. Buuck stated the problem is they have been tarred and pitched so many times he is not getting the proper flow. Buuck stated he would like to put something more modernized that he could put a leaf guard on. Kendall provided the petitioner with some other options that he could do that included a rubber membrane inside the gutters. Buuck stated he liked that idea and would bring it up with the roofing company.

Zeiger stated the gutters are an in-kind repair and Landmarks could give them some suggestions.

Bremer entertained a motion for the Finding of Facts. Kendall motioned to approve #21-15 regarding the Finding of Facts for the removal of the skylights, patching of the roof, replacement of 3 flat roofs, replace/repair gutters and paint the house with colors to be approved by Staff at a later date. Bolinger 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 #21-15 regarding the Finding of Facts was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Bolinger motioned to approve #21-15. Oesterle 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, regarding the Certificate of Appropriateness for Petition #21-15 was approved.

21-16 Philip & Cynthia Struebig, Petitioner/Owner

Request: Certificate of Appropriateness

Purpose: Exterior Work

Location: 238 South Main Street

Philip & Cynthia Struebig, 238 S. Main St., came before the Board and provided an overview of the petition. Struebig stated they are replacing the parking lot. Struebig stated they plan to match the building materials of the building behind this location.

Oesterle asked Struebig if they plan to replace the mansard roof with one more vertical. Struebig stated they do not, they will be leaving the mansard roof. C. Struebig detailed where the panel brick would be removed and where it would be saved. Struebig stated they will use the same look as the dentist office building behind them. C. Struebig stated they plan to mirror the dental office building. C. Struebig confirmed they will be leaving the mansard roof. Struebig stated they will use gray or dark gray.

Kendall asked Struebig to verify that the two bay up and down doors will stay. Struebig confirmed. Kendall asked Struebig to verify that the windows across the front will stay as is with no color or material change. Struebig confirmed they will stay as is.

Crisman asked if there is brick along the south side. C. Struebig stated it is panel brick and the bottom is in very poor condition. C. Struebig stated the same panel brick is on the columns in the front and they will be removing the same height around the entire building and make it look uniform. Kendall asked what is going to replace the panel brick. Struebig stated the same materials as the dentist office behind them, a plywood panel and smart siding trim. Schlueter reported they are replacing it with wood and smart side trim. Crisman asked if the brick is red. Struebig stated it has been painted gray.

Kendall asked what color the lower half will be. C. Struebig stated they were thinking light gray for the top and a darker gray on the lower portion. Struebig stated they are also going to install landscaping.

Bremer asked if they have a proposed use for the building. C. Struebig stated they are exploring their options. Struebig stated they had a company out of Valparaiso show interest in putting in a wine tasting place.

Crisman asked if the panel brick will stay in the front. C. Struebig confirmed it will stay to about waist high.

Schlueter read the Staff report from Parcels which recommended approval. Schlueter reported the surface to be painted should be properly scraped, cleaned and primed prior to application of new paint.

Bremer entertained a motion for the Finding of Facts. Kendall motioned to approve #21-16 regarding the Finding of Facts for the replacement of the parking lot, landscaping, mansard metal roof will be repaired and remain white, the panel brick will be removed 3-4' from the ground and replaced with wood and smart side trim, existing doors & windows will remain as is, the color scheme is the panel brick will be painted a light gray and the wood smart siding will be a dark gray. Oesterle 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 #21-16 regarding the Finding of Facts was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Oesterle motioned to approve #21-16. Crisman 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, regarding the Certificate of Appropriateness for Petition #21-16 was approved.

Misc. and Public Comment

No Public

Zeiger came before the Board and provided details on the updating of the guidelines. Kendall asked if they could get hard copies of the document. Schlueter stated they can get copies once the guidelines are completed. Zeiger went over the template they have for the guidelines and highlighted the advantages of the new guidelines. Zeiger stated the new guidelines are very user friendly and made to be used online since everyone has access to the internet. Zeiger stated the new template for the guidelines is easier to read and navigate. Zeiger stated they have also installed graphics to help show examples. Zeiger stated they have both residential form and commercial.

Oesterle asked if these will be self-created forms. Zeiger stated they are working on Staff reports and C of A forms that could also be adopted. Zeiger stated these forms will not self-populate but they will be easier to produce. Oesterle asked Zeiger to verify a lot of this has to do with whether the city adopts these as their guidelines. Zeiger confirmed. Zeiger stated he is just there to give them an overview of what they look like and then if the city wants to work on them with Landmarks, they can use these models and tweak them for what works for City of Crown Point. Oesterle asked if they will be searchable

by residents on our website. Zeiger stated they will be. Zeiger stated they have examples of things that can be staff approved so that residents do not have to wait a month for approval. Zeiger stated they are just trying to figure out ways to make everything administratively faster for applicants and save the Board's energy for those projects that really need the extra help.

Kendall asked if the update includes some of the newer building material that is coming around. Zeiger confirmed it does. Zeiger stated the preservation philosophy is still the same, top replace in kind is still the best practice, if possible, but if not, they have a chart of pre-approved materials. Zeiger stated this would allow applicants to know what would be allowed instead everyone trying to figure it out on their own. Kendall asked if there is a pre-approved chart, who makes the decision on whether something is salvageable or not. Zeiger stated there is language and some graphics included for that. Zeiger stated there some language that includes a percentage for repair work vs non-repairable, but the Commission could determine what their threshold would be. Zeiger stated 50% is a general rule of thumb. Schlueter asked if the guidelines would break it down between residential and downtown historic district. Zeiger stated it will be residential or commercial design buildings. Zeiger stated the goal is to create something workable for the Commission, makes it easier for the applicant and provides a lot of information along with links to outside sources. Schlueter stated it seems very user friendly. Bremer stated they could have a workshop to discuss the guidelines. Kendall stated once they get a hard copy. Zeiger stated these are not designed to be a hard copy document because of all the links and because of the accessibility to computers these days. Zeiger encouraged the Board to look at these guidelines on their tablet or computer because that it was people are looking for and it is where the value of this is. Zeiger stated he will get a hard copy, but he encourages the Board to be as digital as possible to test this out properly. Zeiger stated they can wrap the guidelines into their contract for next year and the cost is minimal compared to what it could be. Zeiger recommended making these ready by February so they can be adopted before construction season begins. Schlueter stated he can work on getting the extra money for this project.

The Board voted on the grading for two projects for the Redevelopment façade grant.

138 S. Main St. received a total score of 70 points and 238 S. Main St. received a total score of 65 points.

Kendall asked Schlueter if he had anything on the house on Clark St. Schlueter stated it was sold for a much higher price than they thought it would, they do not know who bought it, but it appears to be a firm. Schlueter stated nothing will be able to be done with it for a year.

ADJOURNMENT

At 6:41 p.m., Chairman entertained a motion to adjourn. Bolinger motioned to adjourn, seconded by Kendall.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the 22 day of November, 2021.

Paul Bremer
Paul Bremer, Chairman

Anthony Schlueter
Anthony Schlueter, Executive Secretary