

CITY OF FRANKFORT
Historic Preservation Commission

January 24, 2023

The Frankfort Historic Preservation Commission met at a Regular Meeting on January 24, 2023, in the City Council Chambers, 301 E Clinton St, Frankfort, IN at 5:30 PM. The following action was taken:

Bud McQuade was present and called the meeting to order as President. He led the board in the Pledge of Allegiance. Upon roll call, the following members were present: Gary Comonyak, Crystal Reichert, Bud Mcquade, Karen Walter, and Isac Chavez. Staff members present: Mikayla Passmore, Ashlee Bassett, and Don Stock.

ELECTION OF OFFICERS: President Bud Mcquade calls for nominations of officers.

Motion: Appoint Karen Walter as president

Motion made by: Isac Chavez **Second:** Gary Comonyak

No Roll call was taken. Karen Walter withdrew her nomination.

Bud Mcquade asks the board for any other nominations of officers. Karen Walter makes a motion for another nomination.

Motion: Appoint Bud Mcquade as President

Motion made by: Karen Walter **Second:** Crystal Reichert

Crystal Reichert asks prior to roll call if there is a co-chairman position.

Roll call:

- Yay- Gary Comonyak, Crystal Reichert, Isac Chavez, Karen Walter
- Abstain – Bud McQuade

MINUTES: Minutes from October 25, 2022 meeting were presented for review.

Motion: To approve minutes as presented.

Motion made by: Karen Walter **Second: Gary Comonyak**

Roll Call:

- Yay- Gary Comonyak, Bud McQuade, Karen Walter, Isac Chavez
- Abstain- Crystal Reichert

MINUTES: Minutes from November 22, 2022 meeting were presented for review.

Motion: To approve minutes as presented.

Motion made by: Gary Comonyak **Second: Crystal Reichert**

Roll Call:

- Yay- Gary Comonyak, Crystal Reichert, Bud McQuade
- Abstain- Karen Walter, Isac Chavez

NEW BUSINESS: Agenda Item No IV- 9 E Armstrong presented by Phillip Keith with Window Nation. Phillip notes that their crew was stopped in the progress of installation because they did not present an application to the HPC board before starting. Bud McQuade asks if a permit was issued or required for this project. Don Stock states that no permit is required

if they are not changing window sizes in the home. Karen Walter asks if they had submitted a plan. Don Stock responds that they did not submit a plan because no permits were to be issued. Bud McQuade asks how far along the project is. Phillip notes they are about 3/4ths of the way through the project. Karen Walter adds that she had stopped by the home and had spoken with the crew. At that time, the replaced windows did not have mullions, and the original ones did. Karen Walter continues that this home had recently gone through remodeling to repair the home and the historic architecture. This home is classified as notable. Karen Walter asks Phillip if there is any chance they would be able to install the mullions/grids in the windows with what has already been taken out. Phillip responds they would be able to re-order the grids and installed without having to remove the current windows. Phillip continues that some windows don't offer the option to add mullions. Phillip asks about the homes surrounding 9 E Armstrong and how they contribute historically. Karen Walter adds that the upper windows may have had grids. Phillip responds that the homeowner requested the new windows without mullions/grids due to personal preference. Karen Walter agrees that it can be a preference but historically the board would like to keep the similarity across the board. Karen continues that this home has had a lot of renovation done and throughout the projects, the home has still been maintained historically to keep the notable classification. The Historic board would like to maintain the original architectural and visual points of the home to keep the notable standard. Karen Walter notes that the board will vote on the slider windows to determine if they will suffice since they are not historical to the home. Karen questions the double French doors on the front of the home and whether they will be replaced. Phillip responds the doors will not be replaced as it is not in their contract. Karen asks if the slider windows could replicate the half mullions/grids similar to the rest of the home. Phillip responds yes, it could be added. Crystal Reichert adds that this would be a good solution for this application.

Motion: Application as presented by Window Nation, they have agreed to create a grid packet to supplement the windows that have already been installed, to replicate the architectural single-hung original window. Once this is provided to the board, they may continue based on the decision of the board.

Isac Chavez suggests to the board to keep in mind they are 3/4ths of the way complete with this project. Isac continues that the grid packet should be considered but if the homeowner decides against it, the board should allow them to continue. Isac notes that it does create hardships for the board to enforce when the applicant has already started the project and hadn't presented prior, but they should consider the situation.

Motion made by: Karen Walter

Second: Crystal Reichert

Karen Walter asks Phillip how quickly a response from their provider would be because they don't want to delay the project any longer. Phillip responds that it would be a 4-6 week turnaround depending on how long the approval would take. Phillip continues that they could have it closer to 2-4 weeks if approval was granted sooner. Bud McQuade notes that the HPC board only meets once a month. Karen Walter adds the board could vote via email.

Roll Call:

- Yay- Bud McQuade, Gary Comonyak, Crystal Reichert, Karen Walter, Isac Chavez

OTHER BUSINESS: Jordan Brewer with the Clinton County Commissioners to discuss the Regions bank building/ renovation. Jordan notes that there has been a discussion on renovating the building or demoing the building to rebuild. The Commissioners' board has decided to demo the current building and rebuild a new structure. Jordan states that they have a preliminary design to provide the HPC board. Bud asks if all three floors will be in use. Jordan Brewer responds that the building will be 3/4ths built out for future growth/renting. There will be two stories in use by the County offices, and the third floor may be used for future growth. Karen Walter adds that it will match the cityscape along the street. Bud asks if the windows will be operable. Jordan's team member responds they have not gotten that far into the details as it may mess with the building details. Crystal Reichert asks about the flooring breaks on the levels. Bud McQuade asks about signage. Jordan Brewer responds that they will be planning signage in the future. Jordan also notes that they do not have some of the details planned out as they are trying to be proactive with the HPC board. They plan to enhance the downtown with this proposed new building. Bud McQuade asks about the Main St. view. Jordan's team member responded that that will be the next step. Karen Walter asks about the build-outs and if they will be brick. Jordan's team member responds that it will be brick. Bud McQuade states that the material will be the biggest factor for the HPC board. Karen Walter asks about the crown molding and what material will be used. Jordan's team member responds it will be a fiberglass cornice. Bud McQuade asks the board if Main Street should be involved as well. Crystal Reichert agrees this

should be taken to the Main Street board once a formal application is brought to the HPC. Karen Walter asks about the parking and how it may affect downtown.

Unanimous voice vote to adjourn the meeting.

Minute's summary typed by Mikayla Passmore.

Respectfully submitted,

Mikayla Passmore