

The Historic Preservation Commission met at the Corydon Town Hall, 113 North Oak Street at 6:00 p.m. on February 6, 2018. The meeting was called to order by Chairman M. Adam Burkhardt with the following members forming a quorum: Timothy Johnson and Eva North. Attorney Chris Byrd and Advisory Member Laura Renwick were present. Commission members Douglas Glynn Ayers and Ewing VonSchmittou and Advisory Member Janet Bischoff was absent.

Chairman M. Adam Burkhardt led the Pledge of Allegiance.

The first item on the agenda was the approval of the minutes from the January 2, 2018 meeting. A motion to approve the minutes was made by Eva North and seconded by Timothy Johnson. The motion passed 3-0.

Doug York was present representing MAR Investors, LLC to request a COA for the rehabilitation of the rear portion of their property located at 133 East Chestnut Street, formerly known as Capitol Motor Parts & Machine Shop. Mr. York described the rehabilitation plans for the structure that was built in the 1960's. The lower floor of the structure will remain concrete block and the upper portion will be covered with concrete siding. A staircase entryway on the back of the structure will lead to the one thousand (1,000) square feet apartment on the second floor with ten (10) foot high ceilings. A balcony will extend across the front of the structure and with an area covered by an awning situated on the north side of the structure between the buildings. The front of the apartment will face Bicentennial Park. The lower area of the structure will be used as a community room with two (2) public restrooms located on the right that will be accessible from the park. One new window will be added on the top floor and another on the back side near the stairway, but the lower level will remain the same. The windows and insulation being installed will render the structure energy efficient. An overhead door will be installed on the south side of the building to allow easy access to the meeting/event area which will accommodate approximately forty (40) to forty-five (45) people in addition to double doors located on the front. This area will be equipped with screens and technology to accommodate the needs of the users. If approved tonight and the permit process goes smoothly, the rehabilitation should be completed by July 1, 2018. Eva North said the color palette adopted by the HPC would be made available to Mr. York.

Before calling for a motion Chairman Burkhardt stated the decision regarding this request, although less restrictive than the Commission guidelines, was in order because the back structure was an add-on to the original historical structure which fronts on East Chestnut Street. A motion was made by Timothy Johnson to approve the request with a second by Eva North. The motion passed 3-0.

Commission member Eva North asked Mr. York to give an update on the rehabilitation of the portion of his project that is located at 129 and 131 East Chestnut Street. He stated the final inspection was done today. The lobby will be retro 1907 to include a tin twelve (12) foot high ceiling, lighting and trim. Six (6) existing windows were opened up on the east side of the building facing Bicentennial Park. The lower floor will consist of office space for at least ten (10) Rodefer Moss employees, with additional office space for rent or the future expansion of the accounting firm.

The upper floor encompasses one fifteen hundred (1,500) square foot apartment and a sixteen hundred (1,600) square foot apartment with ten (10) foot high ceilings. The apartments will also be retro 1907 with Dutch appliances, lighting, trim and hardwood floors. Due to the lack of windows on the west side two (2) sky lights were installed. Energy efficient windows and insulation will be used in the rehabilitation of this area. Eventually, a roof top garden is planned. The target date of completion is May 1, 2018.

Under old business, Chairman Burkhardt brought up the discussion of the property located at 425 North Capitol Avenue. He stated although he did not feel the HPC should not be off-putting to citizens such as making them replace their aluminum siding with a historically acceptable product he was not in favor of the demolition of a property for convenience. Advisory member Laura Renwick stated she had driven past the property, but could not form an opinion without further information. She added a building was worth saving if it was structurally sound.

Eva North commented this property is located next to the Braham Tavern which is owned by the Historical Society of Harrison County, Inc. She said she had spoken to Missi Bush-Sawtelle and the Historical Society of Harrison County, Inc. was interested in preserving the structure. She added the structure could be rehabilitated into a house or possibly a museum. She further stated some hard copy historical credit bureau records would need to be preserved. Laura Renwick said Indiana Landmarks would be happy to assist.

Laura Renwick informed the Commission of the upcoming Indiana Statewide Preservation Conference that will be held in Columbus, Indiana in April. She stated the conference runs from the 17<sup>th</sup> through the 20<sup>th</sup>. She recommended the Commission try to attend the "camp" (Commission Assistance & Mentoring Program) on April 17<sup>th</sup>. The cost of the admission is \$25. She said she would send information by email when she returned to her office.

A motion was made by Timothy Johnson to adjourn the meeting and was seconded by Eva North. The motion passed 3-0 and Chairman Burkhardt adjourned the meeting at 6:30 p.m.

DATE APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

WITNESS: \_\_\_\_\_